From: Harrison Husting
To: Jeffrey Delapena
Cc: Jose Alvarez
Subject: Fw: trip tables
Date: Tuesday, August 18, 2026 1:00:12 PM
Attachments: Outlook-Clark Coun.png
Outlook-Clark Coun.png
Outlook-Clark Coun.png
Outlook-Clark Coun.png

Jeff,

Can you add this to the Comp Plan record?

Thanks,
Harrison

Harrison Husting he/him/his
Transportation Planner III
COMMUNITY PLANNING

564.397.4343

From: Heidi Pozzo <hcpheidi@yahoo.com>
Sent: Tuesday, August 18, 2026 12:42 PM
To: Harrison Husting <Harrison.Husting@clark.wa.gov>
Subject: Re: trip tables

Thanks Harrison!

In the FEIS on p. 134, there is discussion that RTC modeled the Ridgefield Connector. That project has an impact on traffic on I-5 and 179th/Delfel. Anyway, putting the project in the model but not having it funded is a conflict.

Thanks,

Heidi

> On Aug 18, 2026, at 12:25 PM, Harrison Husting <Harrison.Husting@clark.wa.gov> wrote:
>
> Hi Heidi,
>
> Thanks for bringing those additional ordinances to my attention. I'll look into it. If we need to make any changes, it will most likely be on the version that goes to Council in October.
>
> The NW 219th Extension/Ridgefield I-5 Connector Project is not included in the proposed CFP (Appendix A). It seems that that project was removed from the County's CFP in 2016 (see page A: Transportation Issues-297). The city of Ridgefield is currently pursuing a feasibility study and plans to present their findings to County Council in early 2027. At that time, Council will weigh in and make a decision about that project.
>
> Thanks,
> Harrison
>
> <Outlook-Clark Coun.png>
>
> **Harrison Husting** he/him/his
> Transportation Planner III
> COMMUNITY PLANNING
>
> 564.397.4343
>
> <Outlook-Clark Coun.png> <Outlook-Clark Coun.png> <Outlook-Clark Coun.png>
>
> ---
>
> **From:** Heidi Pozzo <hcpheidi@yahoo.com>
> **Sent:** Tuesday, August 18, 2026 11:36 AM
> **To:** Harrison Husting <Harrison.Husting@clark.wa.gov>
> **Subject:** Re: trip tables
>
> Thanks Harrison.
>
> I'll think a bit about your thoughts.
>
> At the end of Appendix A is a list of concurrency ordinances. I believe there were 3 more in 2016, 2017 and 2019 that need to be added to the list.
>
> Separately, were you able to determine if the road connecting the 219th/Exit 11 west connector to Ridgefield is in a capital plan? I may have missed it, but the offramp is in the RTC model but I didn't see the road.

Thanks!

Heidi

On Aug 18, 2026, at 9:36 AM, Harrison Husting <Harrison.Husting@clark.wa.gov> wrote:

Hi Heidi,

Thanks for your patience.

The short answer is no. We don't look at the different types of development as part of the calculations, or future revenue projections, because there are just too many unknowns (i.e., there are over 180 land use codes in the ITE Trip Generation Manual, and we don't know how a parcel will redevelop and what code would apply until it comes in for a development application). We just determine the private share for each project and then the county collects TIF associated with that project until the full private share has been fulfill/collected.

You make an interesting point, though. However, it's possible that the opposite might be true. While you are right that the generation rates are lower per unit, the number of units per acre is greater for attached and MFH. So, depending on the scale of the MFH development, more TIF could be collected per acre. I would need to dedicate some time to become more familiar with the proposed housing code/zoning changes to see if that statement is true. But you could try to do your own analysis by looking at the assumed units/acre for each zone used in the Vacant Buildable Lands Model (VBLM).

Hope this helps.

Thanks,
Harrison

<Outlook-Clark Coun.png>

Harrison Husting he/him/his
Transportation Planner III
COMMUNITY PLANNING

564.397.4343

<Outlook-Clark Coun.png> <Outlook-Clark Coun.png> <Outlook-Clark Coun.png>

From: Heidi Pozzo <hcpheidi@yahoo.com>
Sent: Wednesday, August 12, 2026 2:27 PM
To: Harrison Husting <Harrison.Husting@clark.wa.gov>
Subject: Re: trip tables

Hi Harrison,

Thanks for clarifying. In the Mt Vista area, we are seeing a big shift to attached and MFH homes which have lower trip generation rates. When the model was put together that determined how many dollars would come from TIF fees, was the zoning shift taken into account that would result in fewer dollars per unit than SFH?

Thank you!

Heidi

On Aug 12, 2026, at 1:47 PM, Harrison Husting <Harrison.Husting@clark.wa.gov> wrote:

Hi Heidi,

All great questions. I can try my best to provide you an answer, but I will admit that this does stretch my knowledge on the topic.

Before I dive into a response, can you clarify what specific share(s) you're wanting to know more about? It is the overall 20-year revenue estimates of TIF from the financial analysis, or the individual project private shares? Or something else?

Thanks,
Harrison

<Outlook-Clark Coun.png>

Harrison Husting he/him/his
Transportation Planner III
COMMUNITY PLANNING

564.397.4343

<Outlook-Clark Coun.png> <Outlook-Clark Coun.png> <Outlook-Clark Coun.png>

From: Heidi Pozzo <hcpheidi@yahoo.com>
Sent: Wednesday, August 12, 2026 12:10 PM
To: Harrison Husting <Harrison.Husting@clark.wa.gov>

Subject: Re: trip tables

HI Harrison,

Thanks for sending this. I do have a few questions.

When the shares of what is coming from TIF vs. County funding, are you looking at the split between single family homes and attached or MFH? The trip generation rate is quite different and a lot of the housing in the 179th area is now attached or MFH going forward.

How is the impact from pass through traffic being evaluated in terms of trips? For example, a lot of traffic gets off at 179th and goes up Delfel to get to the southern end of Ridgefield. Is there a capital project for the connection of the 219th west offramp from I-5 to Ridgefield? I believe that off ramp is included in the RTC model, but I'm not sure if the roads to connect it are assumed as needing to be built with dollars assigned.

Thanks!

Heidi

> On Aug 12, 2026, at 11:40 AM, Harrison Husting <Harrison.Husting@clark.wa.gov> wrote:
>
> Hi Heidi,
>
> The memo from our consultant that outlines the TIF methodology is now posted on the Council Hearing grid and linked below.
>
> https://clark.wa.gov/sites/default/files/media/document/2026-08/081226-tif-update_memo.pdf
>
> The table that I referenced during the PC Works Session on 8/6 is Table 1 in the memo.
>
> Let me know if there's anything else I can help you with.
>
> Thanks,
> Harrison
>
> <image001.png>
>
> **Harrison Husting** he/him/his
> Transportation Planner III
> COMMUNITY PLANNING
>
> 564.397.4343
>
> <image002.png> <image003.png> <image004.png>
>
> ---
>
> **From:** Heidi Pozzo <hcpheidi@yahoo.com>
> **Sent:** Friday, August 7, 2026 8:14 AM
> **To:** Harrison Husting <Harrison.Husting@clark.wa.gov>
> **Subject:** Re: trip tables
>
> Thank you Harrison!
>
> > On Aug 7, 2026, at 8:11 AM, Harrison Husting <Harrison.Husting@clark.wa.gov> wrote:
> >
> > Hi Heidi,
> >
> > I would be happy to share it. I'm working with the consultant to finalize a memo that outlines the step process for the TIF rates in more detail. That will be shared with PC and Council once it is finalized and can share it with you at that time. We also have been scheduled for a last-minute Council Work Session next Wednesday on the topic. I'm hoping to get it for them by then, if not soon after.
> >
> > Also, thank you for your comments related to TIF section in Appendix A. I'll review what you submitted and see what we are able to address before our upcoming scheduled Council Hearing.
> >
> > If you have any other questions, please feel free to reach out.
> >
> > Thanks,
> > Harrison
> >
> > <Outlook-Clark Coun.png>
> >
> > **Harrison Husting** he/him/his
> > Transportation Planner III
> > COMMUNITY PLANNING

564.397.4343

<Outlook-Clark Coun.png> <Outlook-Clark Coun.png> <Outlook-Clark Coun.png>

From: Heidi Pozzo <hcpheidi@yahoo.com>
Sent: Thursday, August 6, 2026 6:45 PM
To: Harrison Husting <Harrison.Husting@clark.wa.gov>
Subject: trip tables

EXTERNAL: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Harrison,

You were talking about the trip tables by TIF district in the PC meeting tonight and that you would be sending that information out. May I get a copy of that as well?

Thank you,

Heidi