

## Bellevue TIGER Benefit-Cost Analysis

Net Present Values (2016-2057)	7% Discount Rate	3% Discount Rate
Construction Costs	\$ (24,571,205)	\$ (27,150,738)
Maintenance Costs	\$ (153,721)	\$ (309,082)
<b>Total Costs</b>	<b>\$ (24,720,810)</b>	<b>\$ (27,455,266)</b>
Bike Recreation Benefits	\$ 2,731,721	\$ 5,451,234
Walk Recreation Benefits	\$ 15,113,775	\$ 30,160,004
Safety Benefits	\$ 98,805	\$ 197,169
Decreased Auto Use Benefits	\$ 204,467	\$ 417,330
User Delay Benefits	\$ 5,088,421	\$ 10,154,101
Property Value Premium	\$ 8,995,999	\$ 10,476,968
<b>Total Benefits</b>	<b>\$ 32,233,189</b>	<b>\$ 56,856,805</b>
<b>Net Economic Benefits</b>	<b>\$ 7,512,378</b>	<b>\$ 29,401,539</b>
<b>Benefit Cost Ratio</b>	<b>1.30</b>	<b>2.07</b>

Bellevue - TIGER Benefit-Cost Analysis															
Year	Construction Costs	Maintenance Costs	Total Costs	Bike Recreation Benefits	Walk Recreation Benefits	Safety Benefits	Decreased Auto Use Benefits	User Delay Benefits	Property Value Premium	Total Economic Benefits	Net Economic Benefits	2017 PV @ 7%	Cummulative 2017 PV @ 7%	2017 PV @ 3%	Cummulative 2017 PV @ 3%
2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2019	\$ (10,810,953)	\$ (1,642)	\$ (10,810,953)	\$ 164,854	\$ 912,086	\$ 5,963	\$ 1,322	\$ 307,076	\$ -	\$ 1,391,301	\$ (9,419,652)	\$ (8,227,489)	\$ (8,227,489)	\$ (8,878,926)	\$ (8,878,926)
2020	\$ (18,533,063)	\$ (3,285)	\$ (18,533,063)	\$ 168,633	\$ 932,997	\$ 6,099	\$ 13,249	\$ 314,116	\$ -	\$ 1,435,095	\$ (17,097,968)	\$ (13,957,035)	\$ (22,184,524)	\$ (15,647,062)	\$ (24,525,988)
2021	\$ -	\$ (4,927)	\$ (4,927)	\$ 172,500	\$ 954,387	\$ 6,239	\$ 13,553	\$ 321,318	\$ 11,791,919	\$ 13,259,916	\$ 13,254,989	\$ 10,112,167	\$ (12,072,356)	\$ 11,776,886	\$ (12,749,102)
2022	\$ -	\$ (6,569)	\$ (6,569)	\$ 176,454	\$ 976,267	\$ 6,382	\$ 13,864	\$ 328,684	\$ -	\$ 1,501,652	\$ 1,495,082	\$ 1,065,973	\$ (11,006,383)	\$ 1,289,671	\$ (11,459,431)
2023	\$ -	\$ (8,212)	\$ (8,212)	\$ 180,500	\$ 998,649	\$ 6,529	\$ 14,182	\$ 336,220	\$ -	\$ 1,536,078	\$ 1,527,867	\$ 1,018,082	\$ (9,988,301)	\$ 1,279,564	\$ (10,179,867)
2024	\$ -	\$ (9,854)	\$ (9,854)	\$ 184,638	\$ 1,021,544	\$ 6,678	\$ 14,507	\$ 343,928	\$ -	\$ 1,571,295	\$ 1,561,441	\$ 972,387	\$ (9,015,915)	\$ 1,269,594	\$ (8,910,273)
2025	\$ -	\$ (13,139)	\$ (13,139)	\$ 188,871	\$ 1,044,964	\$ 6,831	\$ 14,839	\$ 351,813	\$ -	\$ 1,607,318	\$ 1,594,179	\$ 927,827	\$ (8,088,088)	\$ 1,258,460	\$ (7,651,813)
2026	\$ -	\$ (16,423)	\$ (16,423)	\$ 193,201	\$ 1,068,921	\$ 6,988	\$ 15,179	\$ 359,878	\$ -	\$ 1,644,167	\$ 1,627,744	\$ 885,385	\$ (7,202,703)	\$ 1,247,530	\$ (6,404,283)
2027	\$ -	\$ (16,423)	\$ (16,423)	\$ 197,630	\$ 1,093,427	\$ 7,148	\$ 15,527	\$ 368,129	\$ -	\$ 1,681,862	\$ 1,665,438	\$ 846,624	\$ (6,356,078)	\$ 1,239,243	\$ (5,165,040)
2028	\$ -	\$ (16,423)	\$ (16,423)	\$ 202,161	\$ 1,118,495	\$ 7,312	\$ 15,883	\$ 376,569	\$ -	\$ 1,720,420	\$ 1,703,997	\$ 809,557	\$ (5,546,522)	\$ 1,231,003	\$ (3,934,037)
2029	\$ -	\$ (16,423)	\$ (16,423)	\$ 206,796	\$ 1,144,138	\$ 7,480	\$ 16,248	\$ 385,202	\$ -	\$ 1,759,862	\$ 1,743,439	\$ 774,108	\$ (4,772,414)	\$ 1,222,813	\$ (2,711,224)
2030	\$ -	\$ (16,423)	\$ (16,423)	\$ 211,537	\$ 1,170,368	\$ 7,651	\$ 16,620	\$ 394,033	\$ -	\$ 1,800,209	\$ 1,783,786	\$ 740,208	\$ (4,032,206)	\$ 1,214,671	\$ (1,496,552)
2031	\$ -	\$ (16,423)	\$ (16,423)	\$ 216,386	\$ 1,197,200	\$ 7,827	\$ 17,001	\$ 403,067	\$ -	\$ 1,841,481	\$ 1,825,057	\$ 707,789	\$ (3,324,418)	\$ 1,206,578	\$ (289,974)
2032	\$ -	\$ (16,423)	\$ (16,423)	\$ 221,347	\$ 1,224,647	\$ 8,006	\$ 17,391	\$ 412,307	\$ -	\$ 1,883,698	\$ 1,867,275	\$ 676,786	\$ (2,647,631)	\$ 1,198,533	\$ 908,558
2033	\$ -	\$ (16,423)	\$ (16,423)	\$ 226,422	\$ 1,252,723	\$ 8,190	\$ 17,790	\$ 421,760	\$ -	\$ 1,926,884	\$ 1,910,461	\$ 647,139	\$ (2,000,492)	\$ 1,190,536	\$ 2,099,094
2034	\$ -	\$ (16,423)	\$ (16,423)	\$ 231,613	\$ 1,281,443	\$ 8,377	\$ 18,197	\$ 431,429	\$ -	\$ 1,971,060	\$ 1,954,637	\$ 618,788	\$ (1,381,704)	\$ 1,182,587	\$ 3,281,682
2035	\$ -	\$ (16,423)	\$ (16,423)	\$ 236,923	\$ 1,310,822	\$ 8,569	\$ 18,615	\$ 441,320	\$ -	\$ 2,016,248	\$ 1,999,825	\$ 591,676	\$ (790,028)	\$ 1,174,686	\$ 4,456,368
2036	\$ -	\$ (16,423)	\$ (16,423)	\$ 242,355	\$ 1,340,873	\$ 8,766	\$ 19,041	\$ 451,438	\$ -	\$ 2,062,473	\$ 2,046,050	\$ 565,750	\$ (224,278)	\$ 1,166,834	\$ 5,623,202
2037	\$ -	\$ (16,423)	\$ (16,423)	\$ 247,911	\$ 1,371,614	\$ 8,967	\$ 19,478	\$ 461,787	\$ -	\$ 2,109,757	\$ 2,093,334	\$ 540,957	\$ 316,679	\$ 1,159,028	\$ 6,782,230
2038	\$ -	\$ (16,423)	\$ (16,423)	\$ 253,594	\$ 1,403,060	\$ 9,172	\$ 19,924	\$ 472,374	\$ -	\$ 2,158,126	\$ 2,141,702	\$ 517,249	\$ 833,928	\$ 1,151,270	\$ 7,933,500
2039	\$ -	\$ (16,423)	\$ (16,423)	\$ 259,408	\$ 1,435,227	\$ 9,383	\$ 20,381	\$ 483,204	\$ -	\$ 2,207,603	\$ 2,191,179	\$ 494,578	\$ 1,328,506	\$ 1,143,560	\$ 9,077,061
2040	\$ -	\$ (16,423)	\$ (16,423)	\$ 265,356	\$ 1,468,131	\$ 9,598	\$ 20,848	\$ 494,282	\$ -	\$ 2,258,214	\$ 2,241,791	\$ 472,899	\$ 1,801,405	\$ 1,135,897	\$ 10,212,958
2041	\$ -	\$ (16,423)	\$ (16,423)	\$ 271,439	\$ 1,501,789	\$ 9,818	\$ 21,326	\$ 505,614	\$ -	\$ 2,309,986	\$ 2,293,563	\$ 452,168	\$ 2,253,573	\$ 1,128,281	\$ 11,341,239
2042	\$ -	\$ (16,423)	\$ (16,423)	\$ 277,662	\$ 1,536,219	\$ 10,043	\$ 21,815	\$ 517,206	\$ -	\$ 2,362,945	\$ 2,346,522	\$ 432,345	\$ 2,685,918	\$ 1,120,712	\$ 12,461,950
2043	\$ -	\$ (16,423)	\$ (16,423)	\$ 284,028	\$ 1,571,438	\$ 10,273	\$ 22,316	\$ 529,063	\$ -	\$ 2,417,118	\$ 2,400,694	\$ 413,389	\$ 3,099,307	\$ 1,113,189	\$ 13,575,140
2044	\$ -	\$ (16,423)	\$ (16,423)	\$ 290,539	\$ 1,607,465	\$ 10,509	\$ 22,827	\$ 541,192	\$ -	\$ 2,472,533	\$ 2,456,109	\$ 395,263	\$ 3,494,569	\$ 1,105,714	\$ 14,680,853
2045	\$ -	\$ (16,423)	\$ (16,423)	\$ 297,200	\$ 1,644,318	\$ 10,750	\$ 23,350	\$ 553,600	\$ -	\$ 2,529,218	\$ 2,512,795	\$ 377,930	\$ 3,872,499	\$ 1,098,284	\$ 15,779,137
2046	\$ -	\$ (16,423)	\$ (16,423)	\$ 304,014	\$ 1,682,016	\$ 10,996	\$ 23,886	\$ 566,292	\$ -	\$ 2,587,203	\$ 2,570,780	\$ 361,356	\$ 4,233,855	\$ 1,090,901	\$ 16,870,038
2047	\$ -	\$ (16,423)	\$ (16,423)	\$ 310,984	\$ 1,720,577	\$ 11,248	\$ 24,433	\$ 579,274	\$ -	\$ 2,646,517	\$ 2,630,094	\$ 345,508	\$ 4,579,363	\$ 1,083,564	\$ 17,953,602
2048	\$ -	\$ (16,423)	\$ (16,423)	\$ 318,113	\$ 1,760,023	\$ 11,506	\$ 24,994	\$ 592,555	\$ -	\$ 2,707,191	\$ 2,690,768	\$ 330,354	\$ 4,909,717	\$ 1,076,273	\$ 19,029,875
2049	\$ -	\$ (16,423)	\$ (16,423)	\$ 325,406	\$ 1,800,374	\$ 11,770	\$ 25,567	\$ 606,140	\$ -	\$ 2,769,256	\$ 2,752,833	\$ 315,863	\$ 5,225,580	\$ 1,069,027	\$ 20,098,902
2050	\$ -	\$ (16,423)	\$ (16,423)	\$ 332,867	\$ 1,841,649	\$ 12,040	\$ 26,153	\$ 620,036	\$ -	\$ 2,832,744	\$ 2,816,321	\$ 302,007	\$ 5,527,587	\$ 1,061,827	\$ 21,160,729
2051	\$ -	\$ (16,423)	\$ (16,423)	\$ 340,498	\$ 1,883,871	\$ 12,316	\$ 26,752	\$ 634,251	\$ -	\$ 2,897,688	\$ 2,881,264	\$ 288,758	\$ 5,816,346	\$ 1,054,672	\$ 22,215,401
2052	\$ -	\$ (16,423)	\$ (16,423)	\$ 348,304	\$ 1,927,060	\$ 12,598	\$ 27,366	\$ 648,792	\$ -	\$ 2,964,120	\$ 2,947,697	\$ 276,090	\$ 6,092,436	\$ 1,047,563	\$ 23,262,963
2053	\$ -	\$ (16,423)	\$ (16,423)	\$ 356,289	\$ 1,971,240	\$ 12,887	\$ 27,993	\$ 663,666	\$ -	\$ 3,032,076	\$ 3,015,652	\$ 263,977	\$ 6,356,412	\$ 1,040,498	\$ 24,303,461
2054	\$ -	\$ (16,423)	\$ (16,423)	\$ 364,458	\$ 2,016,433	\$ 13,182	\$ 28,635	\$ 678,881	\$ -	\$ 3,101,589	\$ 3,085,166	\$ 252,394	\$ 6,608,806	\$ 1,033,478	\$ 25,336,939
2055	\$ -	\$ (16,423)	\$ (16,423)	\$ 372,813	\$ 2,062,662	\$ 13,484	\$ 29,291	\$ 694,445	\$ -	\$ 3,172,696	\$ 3,156,273	\$ 241,319	\$ 6,850,125	\$ 1,026,502	\$ 26,363,442
2056	\$ -	\$ (16,423)	\$ (16,423)	\$ 381,360	\$ 2,109,950	\$ 13,794	\$ 29,963	\$ 710,366	\$ -	\$ 3,245,433	\$ 3,229,010	\$ 230,729	\$ 7,080,853	\$ 1,019,571	\$ 27,383,013
2057	\$ -	\$ (16,423)	\$ (16,423)	\$ 390,104	\$ 2,158,323	\$ 14,110	\$ 30,650	\$ 726,652	\$ -	\$ 3,319,838	\$ 3,303,415	\$ 220,603	\$ 7,301,457	\$ 1,012,684	\$ 28,395,697
2058	\$ -	\$ (16,423)	\$ (16,423)	\$ 399,047	\$ 2,207,805	\$ 14,433	\$ 31,352	\$ 743,311	\$ -	\$ 3,395,949	\$ 3,379,526	\$ 210,922	\$ 7,512,378	\$ 1,005,841	\$ 29,401,539
2017 PV @ 7%	\$ (24,571,205)	\$ (153,721)	\$ (24,720,810)	\$ 2,731,721	\$ 15,113,775	\$ 98,805	\$ 204,467	\$ 5,088,421	\$ 8,995,999	\$ 32,233,189	\$ 7,512,378	\$ 7,512,378			
2017 PV @ 3%	\$ (27,150,738)	\$ (309,082)	\$ (27,455,266)	\$ 5,451,234	\$ 30,160,004	\$ 197,169	\$ 417,330	\$ 10,154,101	\$ 10,476,968	\$ 56,856,805	\$ 29,401,539			\$ 29,401,539	
<b>B/C Ratio @ 7%</b>	<b>1.30</b>														
<b>B/C Ratio @ 3%</b>	<b>2.07</b>														

\*Per federal guidance, benefits from reduced CO2 emissions are valued using 3%SOC values and always discounted at 3%.

Discount Rate 7.00%

Discount Rate 3.00%

Construction Schedule			
	Month	Year	% of Cost
<b>Start</b>	June	2019	36.84%
<b>Completion</b>	December	2020	63.16%
<b>TOTAL</b>			<b>100.00%</b>

\$29,344,016 Planning level estimate

Construction Estimate		
Variable	Bellevue	
	2017 Cost	YOE Year
PE	\$ -	2019
ROW	\$ -	2019
Construction	\$ -	2019
Other	\$ -	2019
<b>TOTAL</b>	<b>\$ -</b>	

Construction Estimate Schedule: Bellevue						
Year	PE	ROW	Construction	Other	Total	
2017	\$ -	\$ -	\$ -	\$ -	\$ 10,810,953	
2018	\$ -	\$ -	\$ -	\$ -	\$ 18,533,063	
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,344,016</b>	

Discount Rate 1.03 1.07

Year	Bellevue			
	Build	No Build	Annual (Savings)/Cost	2017 PV @ 3% 2017 PV @ 7%
2017	\$ -	\$ -	\$ -	\$ - \$ -
2018	\$ -	\$ -	\$ -	\$ - \$ -
2019	\$ 1,642	\$ -	\$ 1,642	\$ 1,417 \$ 1,171
2020	\$ 3,285	\$ -	\$ 3,285	\$ 2,751 \$ 2,189
2021	\$ 4,927	\$ -	\$ 4,927	\$ 4,006 \$ 3,068
2022	\$ 6,569	\$ -	\$ 6,569	\$ 5,186 \$ 3,823
2023	\$ 8,212	\$ -	\$ 8,212	\$ 6,294 \$ 4,467
2024	\$ 9,854	\$ -	\$ 9,854	\$ 7,332 \$ 5,009
2025	\$ 13,139	\$ -	\$ 13,139	\$ 9,492 \$ 6,242
2026	\$ 16,423	\$ -	\$ 16,423	\$ 11,519 \$ 7,292
2027	\$ 16,423	\$ -	\$ 16,423	\$ 11,183 \$ 6,815
2028	\$ 16,423	\$ -	\$ 16,423	\$ 10,858 \$ 6,369
2029	\$ 16,423	\$ -	\$ 16,423	\$ 10,542 \$ 5,953
2030	\$ 16,423	\$ -	\$ 16,423	\$ 10,234 \$ 5,563
2031	\$ 16,423	\$ -	\$ 16,423	\$ 9,936 \$ 5,199
2032	\$ 16,423	\$ -	\$ 16,423	\$ 9,647 \$ 4,859
2033	\$ 16,423	\$ -	\$ 16,423	\$ 9,366 \$ 4,541
2034	\$ 16,423	\$ -	\$ 16,423	\$ 9,093 \$ 4,244
2035	\$ 16,423	\$ -	\$ 16,423	\$ 8,828 \$ 3,966
2036	\$ 16,423	\$ -	\$ 16,423	\$ 8,571 \$ 3,707
2037	\$ 16,423	\$ -	\$ 16,423	\$ 8,322 \$ 3,464
2038	\$ 16,423	\$ -	\$ 16,423	\$ 8,079 \$ 3,238
2039	\$ 16,423	\$ -	\$ 16,423	\$ 7,844 \$ 3,026
2040	\$ 16,423	\$ -	\$ 16,423	\$ 7,615 \$ 2,828
2041	\$ 16,423	\$ -	\$ 16,423	\$ 7,394 \$ 2,643
2042	\$ 16,423	\$ -	\$ 16,423	\$ 7,178 \$ 2,470
2043	\$ 16,423	\$ -	\$ 16,423	\$ 6,969 \$ 2,309
2044	\$ 16,423	\$ -	\$ 16,423	\$ 6,766 \$ 2,157
2045	\$ 16,423	\$ -	\$ 16,423	\$ 6,569 \$ 2,016
2046	\$ 16,423	\$ -	\$ 16,423	\$ 6,378 \$ 1,884
2047	\$ 16,423	\$ -	\$ 16,423	\$ 6,192 \$ 1,761
2048	\$ 16,423	\$ -	\$ 16,423	\$ 6,012 \$ 1,646
2049	\$ 16,423	\$ -	\$ 16,423	\$ 5,837 \$ 1,538
2050	\$ 16,423	\$ -	\$ 16,423	\$ 5,667 \$ 1,438
2051	\$ 16,423	\$ -	\$ 16,423	\$ 5,502 \$ 1,344
2052	\$ 16,423	\$ -	\$ 16,423	\$ 5,341 \$ 1,256
2053	\$ 16,423	\$ -	\$ 16,423	\$ 5,186 \$ 1,174
2054	\$ 16,423	\$ -	\$ 16,423	\$ 5,035 \$ 1,097
2055	\$ 16,423	\$ -	\$ 16,423	\$ 4,888 \$ 1,025
2056	\$ 16,423	\$ -	\$ 16,423	\$ 4,746 \$ 958
2057	\$ 16,423	\$ -	\$ 16,423	\$ 4,607 \$ 895
2058	\$ 16,423	\$ -	\$ 16,423	\$ 4,473 \$ 837
<b>TOTAL</b>				<b>\$ 282,854 \$ 125,482</b>

Trail Maintenance	
\$6,500	2005\$
\$8,212	2016\$

"Building Trails: A Benefit-Cost Analysis"

Assumptions	
2.0	Miles of Trail

TRAIL MAINTENANCE COSTS: Bellevue			
Maintenance Year	Maintenance Level	Per Mile Cost (2016\$)	Total Cost (2016\$)
0	0%	\$0	\$0
1	0%	\$0	\$0
2	10%	\$821	\$1,642
3	20%	\$1,642	\$3,285
4	30%	\$2,464	\$4,927
5	40%	\$3,285	\$6,569
6	50%	\$4,106	\$8,212
7	60%	\$4,927	\$9,854
8	80%	\$6,569	\$13,139
9	100%	\$8,212	\$16,423
10	100%	\$8,212	\$16,423
11	100%	\$8,212	\$16,423
12	100%	\$8,212	\$16,423
13	100%	\$8,212	\$16,423
14	100%	\$8,212	\$16,423
15	100%	\$8,212	\$16,423
16	100%	\$8,212	\$16,423
17	100%	\$8,212	\$16,423
18	100%	\$8,212	\$16,423
19	100%	\$8,212	\$16,423
20	100%	\$8,212	\$16,423
21	100%	\$8,212	\$16,423
22	100%	\$8,212	\$16,423
23	100%	\$8,212	\$16,423
24	100%	\$8,212	\$16,423
25	100%	\$8,212	\$16,423
26	100%	\$8,212	\$16,423
27	100%	\$8,212	\$16,423
28	100%	\$8,212	\$16,423
29	100%	\$8,212	\$16,423
30	100%	\$8,212	\$16,423
31	100%	\$8,212	\$16,423
32	100%	\$8,212	\$16,423
33	100%	\$8,212	\$16,423
34	100%	\$8,212	\$16,423
35	100%	\$8,212	\$16,423
36	100%	\$8,212	\$16,423
37	100%	\$8,212	\$16,423
38	100%	\$8,212	\$16,423
39	100%	\$8,212	\$16,423
40	100%	\$8,212	\$16,423
41	100%	\$8,212	\$16,423
<b>Total Maintenance Cost</b>			<b>\$589,598</b>

Discount Rate 1.03 1.07

Year	New Recreational Cyclists	Bellevue		
		Value of Benefit	2017 PV @ 3%	2017 PV @ 7%
2017	0	\$ -	\$ -	\$ -
2018	0	\$ -	\$ -	\$ -
2019	45	\$ 164,854	\$ 155,391	\$ 143,990
2020	46	\$ 168,633	\$ 154,323	\$ 137,655
2021	47	\$ 172,500	\$ 153,264	\$ 131,599
2022	48	\$ 176,454	\$ 152,211	\$ 125,809
2023	49	\$ 180,500	\$ 151,166	\$ 120,275
2024	51	\$ 184,638	\$ 150,127	\$ 114,983
2025	52	\$ 188,871	\$ 149,096	\$ 109,925
2026	53	\$ 193,201	\$ 148,072	\$ 105,088
2027	54	\$ 197,630	\$ 147,055	\$ 100,465
2028	55	\$ 202,161	\$ 146,045	\$ 96,045
2029	57	\$ 206,796	\$ 145,042	\$ 91,820
2030	58	\$ 211,537	\$ 144,046	\$ 87,780
2031	59	\$ 216,386	\$ 143,057	\$ 83,918
2032	61	\$ 221,347	\$ 142,074	\$ 80,226
2033	62	\$ 226,422	\$ 141,099	\$ 76,697
2034	63	\$ 231,613	\$ 140,130	\$ 73,323
2035	65	\$ 236,923	\$ 139,167	\$ 70,097
2036	66	\$ 242,355	\$ 138,211	\$ 67,013
2037	68	\$ 247,911	\$ 137,262	\$ 64,065
2038	69	\$ 253,594	\$ 136,319	\$ 61,246
2039	71	\$ 259,408	\$ 135,383	\$ 58,552
2040	73	\$ 265,356	\$ 134,453	\$ 55,976
2041	74	\$ 271,439	\$ 133,530	\$ 53,513
2042	76	\$ 277,662	\$ 132,613	\$ 51,159
2043	78	\$ 284,028	\$ 131,702	\$ 48,908
2044	80	\$ 290,539	\$ 130,798	\$ 46,757
2045	81	\$ 297,200	\$ 129,899	\$ 44,700
2046	83	\$ 304,014	\$ 129,007	\$ 42,733
2047	85	\$ 310,984	\$ 128,121	\$ 40,853
2048	87	\$ 318,113	\$ 127,241	\$ 39,056
2049	89	\$ 325,406	\$ 126,367	\$ 37,337
2050	91	\$ 332,867	\$ 125,499	\$ 35,695
2051	93	\$ 340,498	\$ 124,638	\$ 34,124
2052	95	\$ 348,304	\$ 123,782	\$ 32,623
2053	98	\$ 356,289	\$ 122,931	\$ 31,188
2054	100	\$ 364,458	\$ 122,087	\$ 29,816
2055	102	\$ 372,813	\$ 121,249	\$ 28,504
2056	104	\$ 381,360	\$ 120,416	\$ 27,250
2057	107	\$ 390,104	\$ 119,589	\$ 26,051
2058	109	\$ 399,047	\$ 118,768	\$ 24,905
<b>TOTAL</b>		<b>\$ 10,614,216</b>	<b>\$ 5,451,234</b>	<b>\$ 2,731,721</b>

Annual Recreation Benefits	
Low Estimate	\$139,743
Mid Estimate	\$164,854
High Estimate	\$248,557
Total Annual Cyclist Benefits	
<b>Estimate for Analysis</b>	<b>\$164,854</b>

Assumptions	
Bicycle Growth	
Growth Rate of Cyclists	2.29%
Bicycle Commute	
Share of Cycle commuters in Bellevue	1.0%
Available Adults	40.0%
Savings per mile (urban) - 2004\$	\$0.13
Savings per mile (urban) - 2017\$	\$0.17
Commute Length (miles)	5.8
Recreation Value	
Value per day	\$10
Residential Density (persons per SQ mile) 2015	
0 - 800 meters of the facility	3,090
801 - 1600 meters of the facility	3,092
1601 - 2400 meters of the facility	2,767
Estimated Population (persons within 1.5 miles of facility) 2015	
0 - 800 meters of the facility	954
801 - 1600 meters of the facility	1,402
1601 - 2400 meters of the facility	2,199
Total Population	4,555

Outputs				
Demand (1.5 mile (2,400 m) radius around the proposed facility)				
	Low Estimate	Mid Estimate	High Estimate	
Residents		4,555	4,555	4,555
Existing Commuter Trips		18	18	18
New Commuter Trips		6	6	6
Total Existing Cyclists Trips		82	104	177
Total New Cyclists Trips		44	51	74
Annual Benefits				
	Low Estimate	Mid Estimate	High Estimate	
<b>Recreation</b>		<b>\$139,743</b>	<b>\$164,854</b>	<b>\$248,557</b>
Health		\$5,634	\$6,515	\$9,450
	Low Estimate	Mid Estimate	High Estimate	
Decreased Auto Use		\$1,322	\$1,322	\$1,322

Source:

ECONortwest analysis

2015 PSRC HH survey  
Benefit Cost Analysis of Bicycle Facilities.  
Barnes' Mn/DOT Report 2004-50,

2015 PSRC HH survey

Benefit Cost Analysis of Bicycle Facilities.

U.S. Census (2015) Block Group sums for City of Bellevue  
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Condo and Apt Occupancy 1.5

Under Construction  
Building Permit Issued  
Building Permit App in Review  
Zoning Permit Approved  
Zoning Permit App in Review  
Pre-Permit Review 5000

Planning Estimate 7500  
2.3%

Discount Rate 1.03 1.07

Year	New Recreational Pedestrian	Bellevue		
		Value of Benefit	2017 PV @ 3%	2017 PV @ 7%
2017	0	\$ -	\$ -	\$ -
2018	0	\$ -	\$ -	\$ -
2019	250	\$ 912,086	\$ 859,729	\$ 796,652
2020	256	\$ 932,997	\$ 853,824	\$ 761,603
2021	261	\$ 954,387	\$ 847,960	\$ 728,097
2022	267	\$ 976,267	\$ 842,137	\$ 696,065
2023	274	\$ 998,649	\$ 836,353	\$ 665,442
2024	280	\$ 1,021,544	\$ 830,609	\$ 636,166
2025	286	\$ 1,044,964	\$ 824,904	\$ 608,179
2026	293	\$ 1,068,921	\$ 819,239	\$ 581,422
2027	300	\$ 1,093,427	\$ 813,612	\$ 555,843
2028	306	\$ 1,118,495	\$ 808,025	\$ 531,389
2029	313	\$ 1,144,138	\$ 802,475	\$ 508,011
2030	321	\$ 1,170,368	\$ 796,964	\$ 485,661
2031	328	\$ 1,197,200	\$ 791,490	\$ 464,295
2032	336	\$ 1,224,647	\$ 786,054	\$ 443,868
2033	343	\$ 1,252,723	\$ 780,656	\$ 424,341
2034	351	\$ 1,281,443	\$ 775,294	\$ 405,672
2035	359	\$ 1,310,822	\$ 769,970	\$ 387,825
2036	367	\$ 1,340,873	\$ 764,681	\$ 370,763
2037	376	\$ 1,371,614	\$ 759,430	\$ 354,451
2038	384	\$ 1,403,060	\$ 754,214	\$ 338,857
2039	393	\$ 1,435,227	\$ 749,034	\$ 323,950
2040	402	\$ 1,468,131	\$ 743,890	\$ 309,698
2041	411	\$ 1,501,789	\$ 738,781	\$ 296,073
2042	421	\$ 1,536,219	\$ 733,707	\$ 283,047
2043	431	\$ 1,571,438	\$ 728,668	\$ 270,595
2044	440	\$ 1,607,465	\$ 723,663	\$ 258,690
2045	450	\$ 1,644,318	\$ 718,693	\$ 247,309
2046	461	\$ 1,682,016	\$ 713,757	\$ 236,429
2047	471	\$ 1,720,577	\$ 708,855	\$ 226,027
2048	482	\$ 1,760,023	\$ 703,987	\$ 216,083
2049	493	\$ 1,800,374	\$ 699,152	\$ 206,577
2050	505	\$ 1,841,649	\$ 694,350	\$ 197,489
2051	516	\$ 1,883,871	\$ 689,581	\$ 188,800
2052	528	\$ 1,927,060	\$ 684,845	\$ 180,494
2053	540	\$ 1,971,240	\$ 680,142	\$ 172,553
2054	552	\$ 2,016,433	\$ 675,471	\$ 164,962
2055	565	\$ 2,062,662	\$ 670,832	\$ 157,705
2056	578	\$ 2,109,950	\$ 666,224	\$ 150,767
2057	591	\$ 2,158,323	\$ 661,649	\$ 144,134
2058	605	\$ 2,207,805	\$ 657,105	\$ 137,793
<b>TOTAL</b>		<b>\$ 58,725,197</b>	<b>\$ 30,160,004</b>	<b>\$ 15,113,775</b>

Source:

Annual Recreation Benefits	
Low Estimate	\$821,687
Mid Estimate	\$912,086
High Estimate	\$1,583,384
Total Annual Pedestrian Benefits	
<b>Estimate for Analysis</b>	<b>\$912,086</b>

Assumptions	
Pedestrian Growth	
Growth Rate of Pedestrians	2.29%
Pedestrian Commute	
Share of Pedestrians	8.8%
Available Adults	40.0%
Savings per mile (urban) - 2004\$	\$0.13
Savings per mile (urban) - 2017\$	\$0.17
Commute Length (miles)	5.8
Recreation Value	
Value per day	\$10
Residential Density (persons per SQ mile) 2015	
0 - 800 meters of the facility	3,090
801 - 1600 meters of the facility	3,092
1601 - 2400 meters of the facility	2,767
Estimated Population (persons within 1.5 miles of facility) 2015	
0 - 800 meters of the facility	954
801 - 1600 meters of the facility	1,402
1601 - 2400 meters of the facility	2,199
Total Population	4,555

ECONortwest analysis

2015 PSRC HH survey  
Benefit Cost Analysis of Pedestrian Facilities.  
Barnes' Mn/DOT Report 2004-50,

2015 PSRC HH survey

U.S. Census (2015) Block Group sums for City  
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U.S. Census (2015) Block Group sums for City  
U.S. Census (2015) Block Group sums for City  
U.S. Census (2015) Block Group sums for City

Outputs				
Demand (1.5 mile (2,400 m) radius around the proposed facility)				
	<i>Low Estimate</i>	<i>Mid Estimate</i>	<i>High Estimate</i>	
Residents		4,555	4,555	4,555
Existing Commuter Trips		160	160	160
New Commuter Trips		50	50	50
Total Existing Pedestrian Trips		366	445	1,029
Total New Pedestrian Trips		276	300	484
Annual Benefits				
	<i>Low Estimate</i>	<i>Mid Estimate</i>	<i>High Estimate</i>	
<b>Recreation</b>		<b>\$821,687</b>	<b>\$912,086</b>	<b>\$1,583,384</b>
Health		\$35,273	\$38,443	\$61,985
	<i>Low Estimate</i>	<i>Mid Estimate</i>	<i>High Estimate</i>	
Decreased Auto Use		\$11,631	\$11,631	\$11,631

Discount Rate

1.03

1.07

Year	New Commuters	Bellevue		
		Value of Auto Red. (\$2017)	2017 Value of PV @ 3%*	2017 Value of PV @ 7%*
2017	0	\$ -	\$ -	\$ -
2018	0	\$ -	\$ -	\$ -
2019	56	\$ 1,321.66	\$ 1,245.79	\$ 1,154
2020	57	\$ 13,249.20	\$ 12,124.90	\$ 10,815.30
2021	59	\$ 13,552.95	\$ 12,041.62	\$ 10,339.48
2022	60	\$ 13,863.67	\$ 11,958.92	\$ 9,884.60
2023	62	\$ 14,181.51	\$ 11,876.79	\$ 9,449.74
2024	63	\$ 14,506.63	\$ 11,795.22	\$ 9,034.00
2025	64	\$ 14,839.21	\$ 11,714.21	\$ 8,636.56
2026	66	\$ 15,179.42	\$ 11,633.76	\$ 8,256.60
2027	67	\$ 15,527.42	\$ 11,553.86	\$ 7,893.35
2028	69	\$ 15,883.40	\$ 11,474.51	\$ 7,546.09
2029	70	\$ 16,247.54	\$ 11,395.70	\$ 7,214.10
2030	72	\$ 16,620.04	\$ 11,317.44	\$ 6,896.72
2031	74	\$ 17,001.07	\$ 11,239.71	\$ 6,593.31
2032	75	\$ 17,390.83	\$ 11,162.51	\$ 6,303.24
2033	77	\$ 17,789.54	\$ 11,085.85	\$ 6,025.93
2034	79	\$ 18,197.38	\$ 11,009.71	\$ 5,760.82
2035	81	\$ 18,614.57	\$ 10,934.10	\$ 5,507.38
2036	83	\$ 19,041.33	\$ 10,859.00	\$ 5,265.09
2037	84	\$ 19,477.87	\$ 10,784.43	\$ 5,033.45
2038	86	\$ 19,924.42	\$ 10,710.36	\$ 4,812.01
2039	88	\$ 20,381.21	\$ 10,636.80	\$ 4,600.31
2040	90	\$ 20,848.47	\$ 10,563.75	\$ 4,397.92
2041	93	\$ 21,326.44	\$ 10,491.20	\$ 4,204.44
2042	95	\$ 21,815.37	\$ 10,419.14	\$ 4,019.46
2043	97	\$ 22,315.51	\$ 10,347.59	\$ 3,842.63
2044	99	\$ 22,827.12	\$ 10,276.52	\$ 3,673.58
2045	101	\$ 23,350.45	\$ 10,205.94	\$ 3,511.96
2046	104	\$ 23,885.79	\$ 10,135.85	\$ 3,357.45
2047	106	\$ 24,433.39	\$ 10,066.23	\$ 3,209.74
2048	108	\$ 24,993.55	\$ 9,997.10	\$ 3,068.53
2049	111	\$ 25,566.55	\$ 9,928.44	\$ 2,933.54
2050	113	\$ 26,152.69	\$ 9,860.25	\$ 2,804.48
2051	116	\$ 26,752.27	\$ 9,792.53	\$ 2,681.09
2052	119	\$ 27,365.59	\$ 9,725.28	\$ 2,563.14
2053	121	\$ 27,992.98	\$ 9,658.48	\$ 2,450.38
2054	124	\$ 28,634.74	\$ 9,592.15	\$ 2,342.58
2055	127	\$ 29,291.22	\$ 9,526.27	\$ 2,239.51
2056	130	\$ 29,962.75	\$ 9,460.85	\$ 2,140.99
2057	133	\$ 30,649.68	\$ 9,395.87	\$ 2,046.80
2058	136	\$ 31,352.36	\$ 9,331.34	\$ 1,956.75
<b>TOTAL</b>		<b>\$ 417,330</b>	<b>\$ 204,467</b>	

\*Per federal guidance, benefits from reduced CO2 emissions are valued using 3%SOC values and always discounte

Discount Rate 1.03 1.07

Year	Bellevue				
	Volume Improved	Change in Accident Rate	Annual Value	2017 PV @ 3%	2017 PV @ 7%
2017	\$ -	0.00%	\$ -	\$ -	\$ -
2018	\$ -	0.00%	\$ -	\$ -	\$ -
2019	\$ -	0.00%	\$ 5,963	\$ 5,143	\$ 4,251
2020	\$ -	0.00%	\$ 6,099	\$ 5,108	\$ 4,064
2021	\$ -	0.00%	\$ 6,239	\$ 5,073	\$ 3,885
2022	\$ -	0.00%	\$ 6,382	\$ 5,038	\$ 3,715
2023	\$ -	0.00%	\$ 6,529	\$ 5,004	\$ 3,551
2024	\$ -	0.00%	\$ 6,678	\$ 4,969	\$ 3,395
2025	\$ -	0.00%	\$ 6,831	\$ 4,935	\$ 3,246
2026	\$ -	0.00%	\$ 6,988	\$ 4,901	\$ 3,103
2027	\$ -	0.00%	\$ 7,148	\$ 4,868	\$ 2,966
2028	\$ -	0.00%	\$ 7,312	\$ 4,834	\$ 2,836
2029	\$ -	0.00%	\$ 7,480	\$ 4,801	\$ 2,711
2030	\$ -	0.00%	\$ 7,651	\$ 4,768	\$ 2,592
2031	\$ -	0.00%	\$ 7,827	\$ 4,735	\$ 2,478
2032	\$ -	0.00%	\$ 8,006	\$ 4,703	\$ 2,369
2033	\$ -	0.00%	\$ 8,190	\$ 4,670	\$ 2,264
2034	\$ -	0.00%	\$ 8,377	\$ 4,638	\$ 2,165
2035	\$ -	0.00%	\$ 8,569	\$ 4,606	\$ 2,070
2036	\$ -	0.00%	\$ 8,766	\$ 4,575	\$ 1,979
2037	\$ -	0.00%	\$ 8,967	\$ 4,543	\$ 1,892
2038	\$ -	0.00%	\$ 9,172	\$ 4,512	\$ 1,808
2039	\$ -	0.00%	\$ 9,383	\$ 4,481	\$ 1,729
2040	\$ -	0.00%	\$ 9,598	\$ 4,450	\$ 1,653
2041	\$ -	0.00%	\$ 9,818	\$ 4,420	\$ 1,580
2042	\$ -	0.00%	\$ 10,043	\$ 4,390	\$ 1,510
2043	\$ -	0.00%	\$ 10,273	\$ 4,359	\$ 1,444
2044	\$ -	0.00%	\$ 10,509	\$ 4,329	\$ 1,380
2045	\$ -	0.00%	\$ 10,750	\$ 4,300	\$ 1,320
2046	\$ -	0.00%	\$ 10,996	\$ 4,270	\$ 1,262
2047	\$ -	0.00%	\$ 11,248	\$ 4,241	\$ 1,206
2048	\$ -	0.00%	\$ 11,506	\$ 4,212	\$ 1,153
2049	\$ -	0.00%	\$ 11,770	\$ 4,183	\$ 1,102
2050	\$ -	0.00%	\$ 12,040	\$ 4,154	\$ 1,054
2051	\$ -	0.00%	\$ 12,316	\$ 4,126	\$ 1,008
2052	\$ -	0.00%	\$ 12,598	\$ 4,097	\$ 963
2053	\$ -	0.00%	\$ 12,887	\$ 4,069	\$ 921
2054	\$ -	0.00%	\$ 13,182	\$ 4,041	\$ 880
2055	\$ -	0.00%	\$ 13,484	\$ 4,013	\$ 842
2056	\$ -	0.00%	\$ 13,794	\$ 3,986	\$ 805
2057	\$ -	0.00%	\$ 14,110	\$ 3,958	\$ 769
2058	\$ -	0.00%	\$ 14,433	\$ 3,931	\$ 735
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 383,911</b>	<b>\$ 180,437</b>	<b>\$ 80,654</b>

Miles Traveled	Reduced Fatalities	Reduced Injuries	Reduced PDO
0	0.000	0.000	0.000
0	0.000	0.000	0.000
86,355	0.001	0.046	0.111
88,335	0.001	0.047	0.113
90,360	0.001	0.048	0.116
92,432	0.001	0.049	0.119
94,551	0.001	0.050	0.121
96,718	0.001	0.051	0.124
98,936	0.001	0.052	0.127
101,204	0.001	0.054	0.130
103,524	0.001	0.055	0.133
105,898	0.001	0.056	0.136
108,325	0.001	0.057	0.139
110,809	0.001	0.059	0.142
113,349	0.001	0.060	0.145
115,948	0.001	0.061	0.149
118,606	0.001	0.063	0.152
121,325	0.001	0.064	0.156
124,107	0.001	0.066	0.159
126,952	0.001	0.067	0.163
129,863	0.001	0.069	0.167
132,840	0.001	0.070	0.170
135,885	0.001	0.072	0.174
139,001	0.001	0.074	0.178
142,187	0.001	0.075	0.182
145,447	0.001	0.077	0.187
148,782	0.001	0.079	0.191
152,193	0.001	0.081	0.195
155,682	0.001	0.083	0.200
159,251	0.001	0.084	0.204
162,902	0.001	0.086	0.209
166,637	0.001	0.088	0.214
170,457	0.001	0.090	0.219
174,365	0.001	0.092	0.224
178,362	0.001	0.095	0.229
182,451	0.001	0.097	0.234
186,634	0.001	0.099	0.240
190,913	0.001	0.101	0.245
195,290	0.001	0.104	0.251
199,767	0.001	0.106	0.256
204,347	0.001	0.108	0.262
209,032	0.001	0.111	0.268

Accident Rates / million vmt		
Severity	All	Urban WA
All	3.53	1.82
PDO	2.49	1.28
Injury	1.03	0.53
Fatal	0.01	0.01

Source:

Red cell value from NHTSB  
 Yellow cells from AASHTO Red Book  
 Light blue cells calculate the accidents avoided based on VMT reduced fi  
 Note: some cost for injury accidents need to be selected (currently using

AIS and VSL		
AIS Level	Severity	Fraction of VSL
1	Minor	0.003
2	Moderate	0.047
3	Serious	0.105
4	Severe	0.266
5	Critical	0.593
6	Unsurvivable	1.0

VSL and PDO Conversion Table			
VSL 2013	\$ 9,100,000	2013\$ Base	Conversion
<b>VSL 2016</b>	<b>\$ 9,558,591</b>	2014\$	1.05
PDO 2010	\$ 3,206.00	2010\$ Base	Conversion
<b>PDO 2016</b>	<b>\$ 3,900.84</b>	2014\$	1.22

KABCO to AIS Conversion Matrix					
AIS Level	K	A	B	C	O
0	0.000	0.034	0.083	0.234	0.925
1	0.000	0.554	0.768	0.689	0.073
2	0.000	0.209	0.109	0.064	0.002
3	0.000	0.144	0.032	0.011	0.000
4	0.000	0.040	0.006	0.001	0.000
5	0.000	0.018	0.001	0.000	0.000
6	1.000	0.000	0.000	0.000	0.000

KABCO
K: fatal injury
A: incapacitating injury
B: non-incapacitating injury
C: possible injury.
O/PDO: property damage only



Discount Rate 1.03 1.07

Year	Bellevue		
	Annual Hours Red.	Value of Reduction	2017 PV @ 3% 2017 PV @ 7%
2017	-	\$ -	\$ - \$ -
2018	-	\$ -	\$ - \$ -
2019	22,579	\$ 307,076	\$ 289,449 \$ 268,212
2020	23,097	\$ 314,116	\$ 287,461 \$ 256,412
2021	23,626	\$ 321,318	\$ 285,487 \$ 245,132
2022	24,168	\$ 328,684	\$ 283,526 \$ 234,347
2023	24,722	\$ 336,220	\$ 281,579 \$ 224,037
2024	25,289	\$ 343,928	\$ 279,645 \$ 214,181
2025	25,869	\$ 351,813	\$ 277,724 \$ 204,758
2026	26,462	\$ 359,878	\$ 275,817 \$ 195,750
2027	27,068	\$ 368,129	\$ 273,922 \$ 187,138
2028	27,689	\$ 376,569	\$ 272,041 \$ 178,905
2029	28,324	\$ 385,202	\$ 270,173 \$ 171,034
2030	28,973	\$ 394,033	\$ 268,317 \$ 163,510
2031	29,637	\$ 403,067	\$ 266,474 \$ 156,316
2032	30,317	\$ 412,307	\$ 264,644 \$ 149,439
2033	31,012	\$ 421,760	\$ 262,827 \$ 142,865
2034	31,723	\$ 431,429	\$ 261,022 \$ 136,579
2035	32,450	\$ 441,320	\$ 259,229 \$ 130,571
2036	33,194	\$ 451,438	\$ 257,449 \$ 124,826
2037	33,955	\$ 461,787	\$ 255,680 \$ 119,335
2038	34,733	\$ 472,374	\$ 253,924 \$ 114,085
2039	35,530	\$ 483,204	\$ 252,181 \$ 109,066
2040	36,344	\$ 494,282	\$ 250,449 \$ 104,267
2041	37,177	\$ 505,614	\$ 248,729 \$ 99,680
2042	38,030	\$ 517,206	\$ 247,020 \$ 95,295
2043	38,902	\$ 529,063	\$ 245,324 \$ 91,102
2044	39,794	\$ 541,192	\$ 243,639 \$ 87,094
2045	40,706	\$ 553,600	\$ 241,966 \$ 83,263
2046	41,639	\$ 566,292	\$ 240,304 \$ 79,600
2047	42,594	\$ 579,274	\$ 238,653 \$ 76,098
2048	43,570	\$ 592,555	\$ 237,014 \$ 72,750
2049	44,569	\$ 606,140	\$ 235,387 \$ 69,549
2050	45,591	\$ 620,036	\$ 233,770 \$ 66,489
2051	46,636	\$ 634,251	\$ 232,164 \$ 63,564
2052	47,705	\$ 648,792	\$ 230,570 \$ 60,768
2053	48,799	\$ 663,666	\$ 228,986 \$ 58,094
2054	49,918	\$ 678,881	\$ 227,414 \$ 55,538
2055	51,062	\$ 694,445	\$ 225,852 \$ 53,095
2056	52,233	\$ 710,366	\$ 224,301 \$ 50,759
2057	53,430	\$ 726,652	\$ 222,760 \$ 48,526
2058	54,655	\$ 743,311	\$ 221,230 \$ 46,391
<b>TOTAL</b>			<b>\$ 10,154,101 \$ 5,088,421</b>

Assumptions	
Bicycle Growth	
Perceived Distance Reduction	-26%
Value of Time	\$ 13.60
Speed (MPH)	10.00
Growth Rate of Cyclists	2.29%
Commute Length (miles)	2.6
Commute Days	260

2015 Outputs			
Demand (1.5 mile (2,400 m) radius around the proposed facility)			
	Low Estimate	Mid Estimate	High Estimate
Residents	4,555	4,555	4,555
Existing Commuter Trips	18	18	18
New Commuter Trips	6	6	6
Total Existing Cyclists Trips	82	104	177
Total New Cyclists Trips	44	51	74

Perceived Time Savings 2015		22,579.13	22,579.13	22,579.13
Perceived Time Savings 2040	NA	NA	NA	

SUM OF PROPERTY VALUE INCREASE

<b>Premium One Standard Deviation Less than Mean</b>			
Area	Single-Family Properties	Condo Properties	Total
Kirkland	\$1,382,702	\$124,684	<b>\$1,507,386</b>
Bellevue	\$4,809,342	\$386,476	<b>\$5,195,819</b>

<b>Mean Premium</b>			
Area	Single-Family Properties	Condo Properties	Total
Kirkland	\$2,780,852	\$286,355	<b>\$3,067,207</b>
Bellevue	\$10,912,785	\$879,134	<b>\$11,791,919</b>

**CPI-All Urban Consumers (Current Series)**  
**Original Data Value**

Series Id: CUUS0000SA0

Not Seasonally Adjusted

Series Title: All items in U.S. city average, all urban consumers, not seasonally

Area: U.S. city average

Item: All items

Base Period: 1982-84=100

Years: 2004 to 2017

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2004	185.2	186.2	187.4	188.0	189.1	189.7	189.4	189.5	189.9	190.9	191.0	190.3	188.9	187.6	190.2
2005	190.7	191.8	193.3	194.6	194.4	194.5	195.4	196.4	198.8	199.2	197.6	196.8	195.3	193.2	197.4
2006	198.3	198.7	199.8	201.5	202.5	202.9	203.5	203.9	202.9	201.8	201.5	201.8	201.6	200.6	202.6
2007	202.4	203.5	205.4	206.7	207.9	208.4	208.3	207.9	208.5	208.9	210.2	210.0	207.3	205.7	209.0
2008	211.1	211.7	213.5	214.8	216.6	218.8	220.0	219.1	218.8	216.6	212.4	210.2	215.3	214.4	216.2
2009	211.1	212.2	212.7	213.2	213.9	215.7	215.4	215.8	216.0	216.2	216.3	215.9	214.5	213.1	215.9
2010	216.7	216.7	217.6	218.0	218.2	218.0	218.0	218.3	218.4	218.7	218.8	219.2	218.1	217.5	218.6
2011	220.2	221.3	223.5	224.9	226.0	225.7	225.9	226.5	226.9	226.4	226.2	225.7	224.9	223.6	226.3
2012	226.7	227.7	229.4	230.1	229.8	229.5	229.1	230.4	231.4	231.3	230.2	229.6	229.6	228.9	230.3
2013	230.3	232.2	232.8	232.5	232.9	233.5	233.6	233.9	234.1	233.5	233.1	233.0	233.0	232.4	233.5
2014	233.9	234.8	236.3	237.1	237.9	238.3	238.3	237.9	238.0	237.4	236.2	234.8	236.7	236.4	237.1
2015	233.7	234.7	236.1	236.6	237.8	238.6	238.7	238.3	237.9	237.8	237.3	236.5	237.0	236.3	237.8
2016	236.9	237.1	238.1	239.3	240.2	241.0	240.6	240.8	241.4	241.7	241.4	241.4	240.0	238.8	241.2
2017	242.8	243.6	243.8	244.5	244.7	245.0	244.8	245.5						244.1	
													2004/2017	1.30	
													2005/2017	1.26	
													2010/2017	1.22	
													2013/2017	1.05	