



Transportation Impact Fees

Public Works Department
Infrastructure, Planning, and Sustainability Committee
June 11, 2025

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Overview

- Request for Feedback
- Briefing on Transportation Impact Fees
 - Background
 - Program Updates
 - Program Details, Examples, and Considerations
 - Next Steps
 - Recommendations: Staff seeks feedback on draft Transportation Impact Fee Program and next steps with City Council



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Background



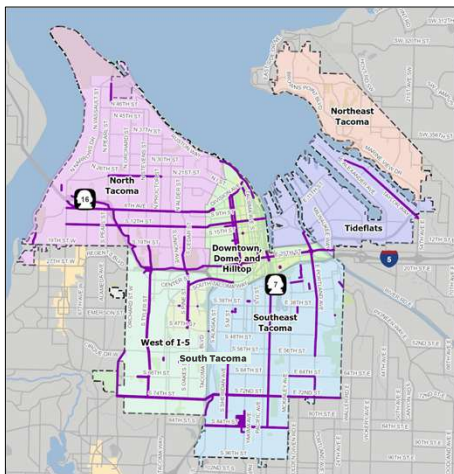
- One-time charges paid by new development
- Address growth and demand for services
- Authorities - RCW 82.02.050-110 and WAC 365-196-850
- 2018 Impact Fee Memo; 2021 Feasibility Study
- Recommendation to move forward with Transportation Impact Fees

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Program Updates



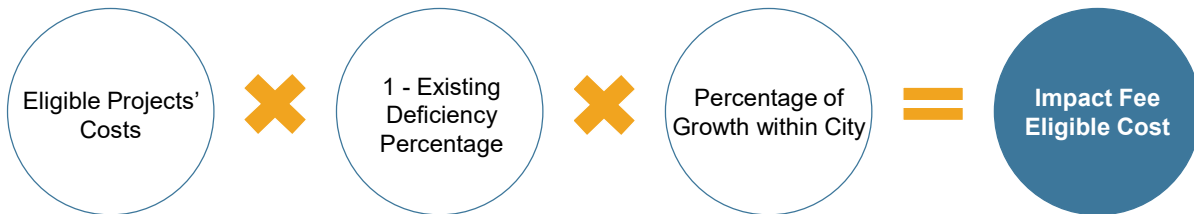
- **52 projects:** Mostly active mode & complete-streets focused
 - Selected from 236 capital projects on the CIP
 - All provide capacity for growth
 - **\$909M** in total capital cost
- **6 districts:** Districts selected based on their unique land use and trip-making characteristics

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Program Details: Rate Development



To ensure that impact fees have a strong nexus with development projects, eligibility calculations are performed for each district based on 10 years of expected growth.

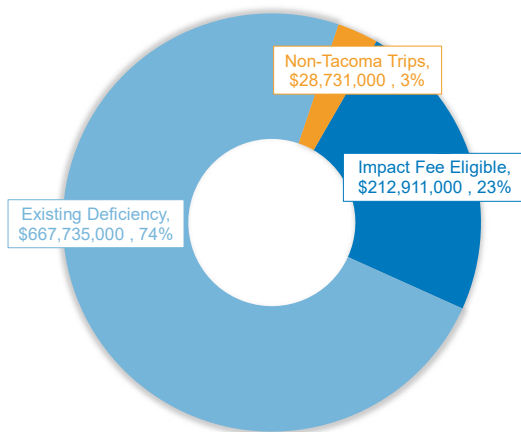
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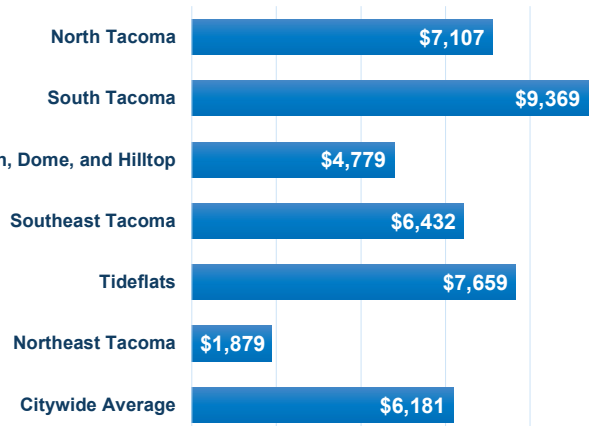
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Program Details: Draft Rates

ALLOCATION OF \$909M CAPITAL COSTS



DISTRICT PER TRIP FEE RATES

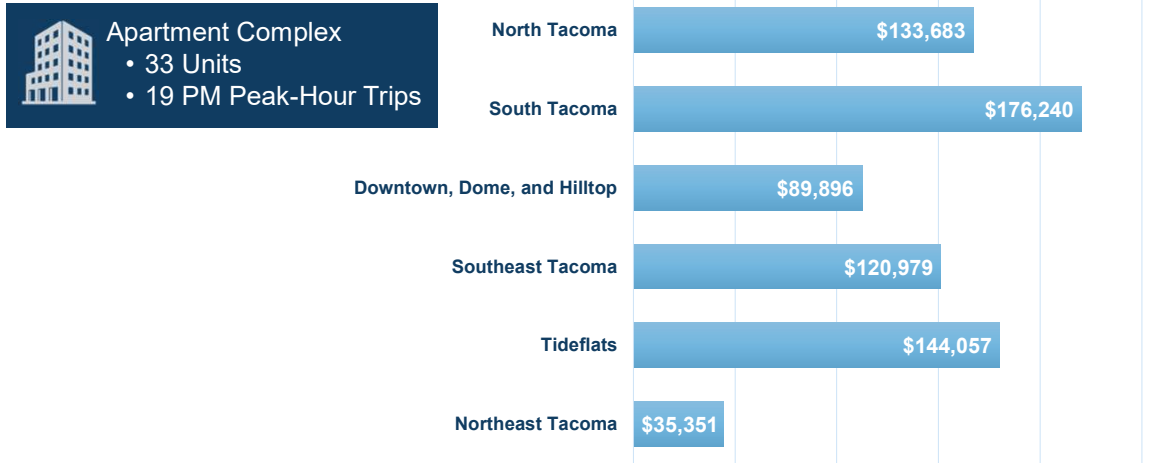


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Program Example: Fee Per District



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Program Example: Fee Stacking Peer Cities



*Example assumes citywide average TIF rate of \$6,181 per person trip.

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Program Considerations: Exemptions & Reductions

Use Type	Payback Required
50% reduction of middle housing in station areas (HB 1491)	No
Partial exemptions of up to 80% for qualifying* low-income housing & early learning facilities	No
Exemptions beyond 80% for above uses	Yes
Exemptions for affordable housing not meeting state definition	Yes
Public facilities (city-owned buildings, schools, park-and-rides)	Yes
Ground floor-commercial, other desirable uses	Yes
Quantified reductions for uses or amenities that would reduce trips	No

* As defined in RCW 82.02.060(2)

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Next Steps

Date	Task
October 2024 – April 2025	Review capital facilities element Identify eligible projects
June 2025 – August 2025	Stakeholder outreach Develop rate and nexus study
September 2025 – October 2025	City Council review and adoption
Spring 2026	Implementation

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Recommendations

- Staff seeks feedback on draft Transportation Impact Fee Program and next steps with City Council

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