



Transportation Impact Fee Update

Public Works Department
Infrastructure, Planning, and Sustainability Committee
August 27, 2025

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Overview

Informational Briefing

- Background of Impact Fees
- Program Updates
 - Community Feedback
 - Fee Updates
 - Proposed Reductions
- Next Steps

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Background



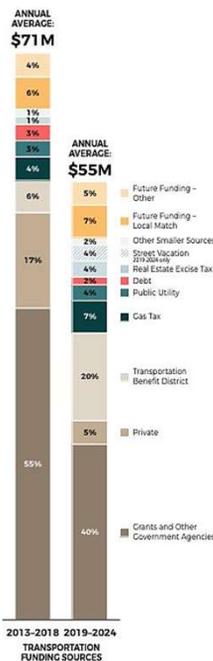
- Address growth and demand for services
 - 60,000 housing units and 94,000 jobs by 2050
- 15-Minute City
- Predictability for development and mitigation
- Support development of 42 priority City capital projects

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Program Updates



- Support affordable housing
- Prioritize ADA accessibility, connectivity, and access to transit
- Consider other development fees and costs
- Review other sources of funding to meet transportation needs
- Ensure fees are not significantly different by district

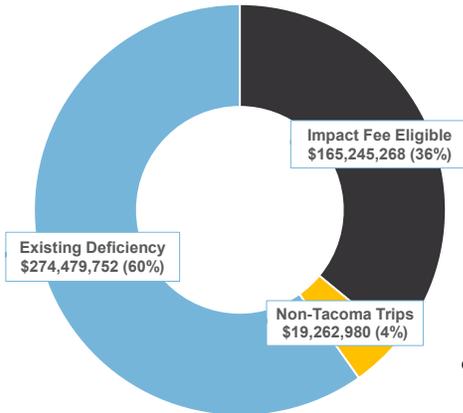
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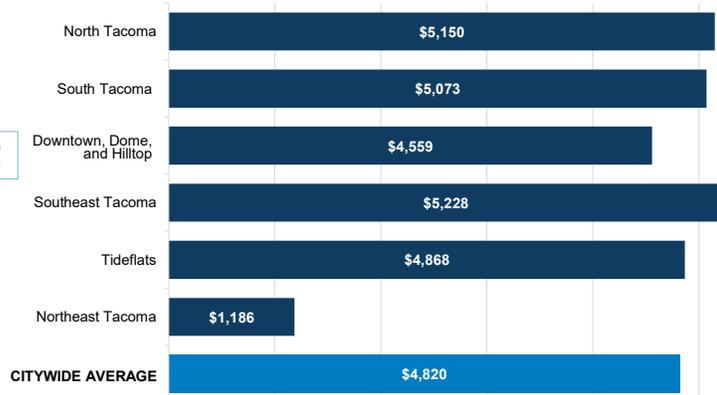
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Program Updates: Draft Fee

ALLOCATION OF \$459M CAPITAL COSTS



DISTRICT PER TRIP FEE RATES



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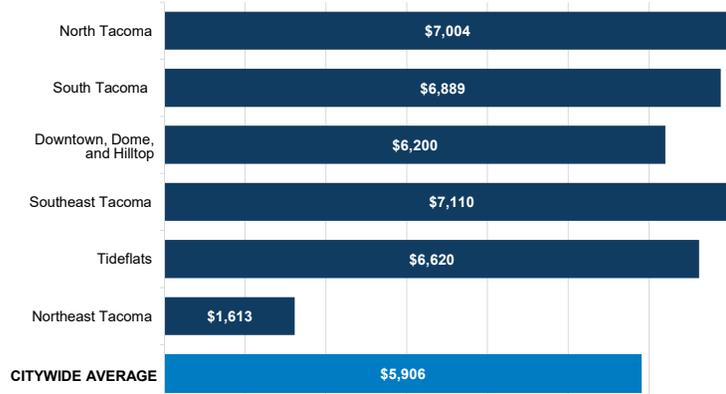
Program Updates: Draft Fee

Single Family Home

- 1 Home
- 1.4 PM Peak-Hour Trips



IMPACT FEE PER DISTRICT



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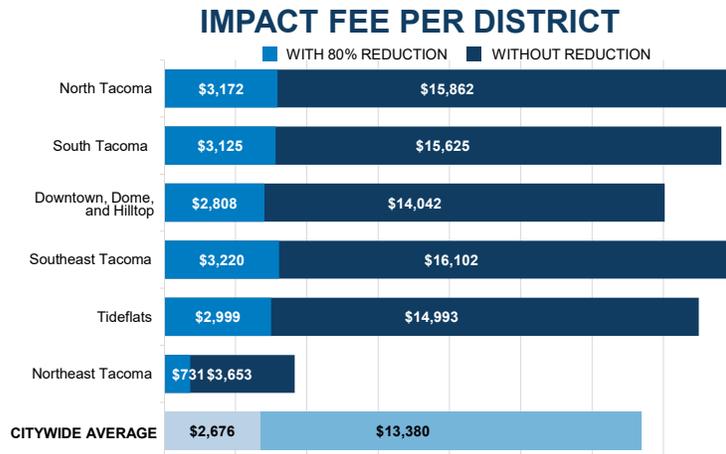


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Program Updates: Draft Fee

Low-Rise 4-Plex

- 4 Units
- 3 PM Peak-Hour Trips

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Program Updates: Reductions & Exemptions

Use Type	Payback Required?
50% reduction for MFTE units proximate to high frequency transit (HB 1491)	No
Partial exemptions of up to 80% for qualifying* low-income housing & early learning facilities	No
50% reduction for ADU based on principal unit	No
Full exemption for development that doesn't generate new trips	No

* As defined in RCW 82.02.060(2)

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Next Steps

Date	Step
August – September 2025	Stakeholder Outreach
August 27, 2025	Council Committee Review
September – October 2025	City Council Consideration
Quarter 1 to Quarter 2 2026	Ordinance Effective Date
Quarter 1 to Quarter 3 2026	Additional Education and Outreach



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