

City of SeaTac
Transportation Impact Fees - 2025 Update

| Residential | Institutional | | Business/Commercial | | | |
|---|-------------------|------------------------------------|---------------------|-------------------------------|-------------------|---------------------|
| Land Use Category - ITE 10th Edition | ITE Land Use Code | ITE Average PM Peak Hour Trip Rate | Unit | Pass-By Trip Reduction Factor | Net New Trip Rate | Impact Fee Per Unit |
| Single Family Detached Housing ³ | 210 | 1.00 | Dwelling Unit | 1.00 | 1.00 | \$ 4,355.00 |
| Attached or Detached ADU ⁵ | | 1.00 | Dwelling Unit | 1.00 | 1.00 | \$ 2,178.00 |
| Low-rise Apartment ³ | 220 | 0.56 | Dwelling Unit | 1.00 | 0.56 | \$ 2,439.00 |
| Mid-rise Apartment ³ | 221 | 0.44 | Dwelling Unit | 1.00 | 0.44 | \$ 1,916.00 |
| High-rise Apartment ³ | 222 | 0.36 | Dwelling Unit | 1.00 | 0.36 | \$ 1,567.00 |
| Elder Housing - Detached ³ | 251 | 0.30 | Dwelling Unit | 1.00 | 0.30 | \$ 1,306.00 |
| Elder Housing - Attached ³ | 252 | 0.26 | Dwelling Unit | 1.00 | 0.2 | \$ 1,132.00 |
| Congregate Care Facility ¹ | 253 | 0.18 | Dwelling Unit | 1.00 | 0.18 | \$ 784.00 |
| Recreational Home ¹ | 260 | 0.28 | Dwelling Unit | 1.00 | 0.28 | \$ 1,219.00 |
| Mid-rise Residential w/ 1st floor commercial ^{1,3} | 231 | 0.36 | Dwelling Unit | 1.00 | 0.36 | \$ 1,567.00 |
| Mobile Home Park ³ | 240 | 0.59 | Dwelling Unit | 1.00 | 0.59 | \$ 2,569.00 |
| Public Park | 411 | 0.11 | Acre | 1.00 | 0.11 | \$ 479.00 |
| Golf Course | 430 | 2.91 | Hole | 1.00 | 2.91 | \$ 12,673.00 |
| Multi-Purpose Rec Facility ¹ | 435 | 3.58 | 1000 SF GFA | 1.00 | 3.58 | \$ 15,591.00 |
| Multiplex Movie Theatre ¹ | 445 | 13.73 | Screen | 1.00 | 13.73 | \$ 59,794.00 |
| Casino/Video Lottery ¹ | 473 | 13.49 | 1000 SF GFA | 1.00 | 13.49 | \$ 58,748.00 |
| Elementary School | 520 | 0.17 | Student | 1.00 | 0.17 | \$ 740.00 |
| Middle School | 522 | 0.17 | Student | 1.00 | 0.17 | \$ 740.00 |
| High School | 530 | 0.14 | Student | 1.00 | 0.14 | \$ 609.00 |
| Church | 560 | 0.49 | 1000 SF GFA | 1.00 | 0.49 | \$ 2,133.00 |
| Day Care Center ⁴ | 565 | 0.79 | Student | 1.00 | 0.79 | \$ 3,440.00 |
| Library | 590 | 8.16 | 1000 SF GFA | 1.00 | 8.16 | \$ 35,537.00 |
| Hospital | 610 | 0.97 | 1000 SF GFA | 1.00 | 0.97 | \$ 4,424.00 |
| Nursing Home | 620 | 0.59 | 1000 SF GFA | 1.00 | 0.59 | \$ 2,569.00 |
| Hotel | 310 | 0.60 | Room | 1.00 | 0.60 | \$ 2,613.00 |
| All Suites Hotel | 311 | 0.36 | Room | 1.00 | 0.36 | \$ 1,567.00 |
| Business Hotel | 312 | 0.32 | Room | 1.00 | 0.32 | \$ 1,393.00 |
| Motel | 320 | 0.38 | Room | 1.00 | 0.38 | \$ 1,655.00 |
| Resort ^{2,3} | 330 | 0.41 | Room | 1.00 | 0.41 | \$ 1,785.00 |
| Building Materials/Lumber Store ^{2,3} | 812 | 2.06 | 1000 SF GFA | 0.75 | 1.55 | \$ 6,728.00 |
| Free-Standing Discount Superstore ^{2,3} | 813 | 4.33 | 1000 SF GFA | 0.73 | 3.16 | \$ 13,765.00 |
| Hardware/Paint Store ³ | 816 | 2.68 | 1000 SF GFA | 0.74 | 1.98 | \$ 8,637.00 |
| Garden Center (Nursery-Retail) ² | 817 | 6.94 | 1000 SF GFA | 0.75 | 5.21 | \$ 22,668.00 |
| Nursery-Wholesale ^{1,2} | 817 | 5.18 | 1000 SF GFA | 0.75 | 3.89 | \$ 16,919.00 |
| Shopping Center | 820 | 3.81 | 1000 SF GFA | 0.66 | 2.5 | \$ 10,951.00 |
| Factory Outlet Center ^{2,3} | 823 | 2.29 | 1000 SF GFA | 0.66 | 1.51 | \$ 6,582.00 |
| Quality Restaurant ^{2,3} | 931 | 7.80 | 1000 SF GFA | 0.56 | 4.37 | \$ 19,023.00 |
| High-Turnover Sit-Down Restaurant ^{2,3} | 932 | 9.77 | 1000 SF GFA | 0.57 | 5.57 | \$ 24,252.00 |
| Fast Food, no Drive-Through ¹ | 933 | 28.34 | 1000 SF GFA | 0.50 | 14.17 | \$ 61,710.00 |
| Fast Food, with Drive-Through | 934 | 32.67 | 1000 SF GFA | 0.50 | 16.34 | \$ 71,139.00 |

Updated December 2024

City of SeaTac
Transportation Impact Fees - 2025 Update

| Business/Commercial | Office | | Industrial/Port | | | |
|---|-------------------|------------------------------------|------------------|-------------------------------|-------------------|---------------------|
| Land Use Category - ITE 10th Edition | ITE Land Use Code | ITE Average PM Peak Hour Trip Rate | Unit | Pass-By Trip Reduction Factor | Net New Trip Rate | Impact Fee Per Unit |
| Car Sales ^{2, 3} | 841 | 3.75 | 1000 SF GFA | 0.75 | 2.81 | \$ 12,238.00 |
| Auto Care Center ² | 942 | 3.11 | 1000 SF GFA | 0.72 | 2.24 | \$ 9,572.00 |
| Auto Parts Sales ³ | 843 | 4.91 | 1000 SF GFA | 0.72 | 3.54 | \$ 15,417.00 |
| Gas/Service Station | 944 | 14.03 | Fueling position | 0.58 | 8.14 | \$ 35,450.00 |
| Gas/Service Station with Market | 945 | 13.99 | Fueling position | 0.44 | 6.16 | \$ 26,808.00 |
| Self-Service Car Wash | 947 | 5.54 | Wash Stall | 0.65 | 3.601 | \$ 15,682.00 |
| Tire Store | 848 | 3.98 | 1000 SF GFA | 0.72 | 2.866 | \$ 12,480.00 |
| Supermarket ³ | 850 | 9.24 | 1000 SF GFA | 0.64 | 5.914 | \$ 25,754.00 |
| Convenience Market (24 hour) | 851 | 49.11 | 1000 SF GFA | 0.49 | 24.06 | \$ 104,798.0 |
| Convenience Market w/ Gas Pump | 853 | 23.04 | Fueling position | 0.34 | 7.834 | \$ 34,115.00 |
| Discount Supermarket ³ | 854 | 8.38 | 1000 SF GFA | 0.79 | 6.62 | \$ 28,831.00 |
| Home Improvement Superstore | 862 | 2.33 | 1000 SF GFA | 0.58 | 1.351 | \$ 5,885.00 |
| Electronics Superstore | 863 | 4.26 | 1000 SF GFA | 0.6 | 2.55 | \$ 11,131.00 |
| Toy/Children's Superstore ^{1,2} | 864 | 5 | 1000 SF GFA | 0.66 | 3.3 | \$ 14,372.00 |
| Apparel Store ² | 876 | 4.12 | 1000 SF GFA | 0.66 | 2.719 | \$ 11,842.00 |
| Pharmacy/Drug Store, no drivethrough ² | 880 | 8.51 | 1000 SF GFA | 0.47 | 4 | \$ 17,419.00 |
| Pharmacy/Drug Store, drivethrough ² | 881 | 10.29 | 1000 SF GFA | 0.51 | 5.248 | \$ 22,855.00 |
| Furniture Store | 890 | 0.52 | 1000 SF GFA | 0.47 | 0.24 | \$ 1,064.00 |
| Bank: Walk-in ^{1,2} | 911 | 12.13 | 1000 SF GFA | 0.65 | 7.885 | \$ 34,337.00 |
| Bank: Drive-in | 912 | 20.45 | 1000 SF GFA | 0.65 | 13.29 | \$ 57,889.00 |
| Clinic ¹ | 630 | 3.28 | 1000 SF GFA | 1 | 3.28 | \$ 14,284.00 |
| General Office ³ | 710 | 1.15 | 1000 SF GFA | 1 | 1.15 | \$ 5,008.00 |
| Single-Tenant Office ^{1,3} | 715 | 1.71 | 1000 SF GFA | 1 | 1.71 | \$ 7,447.00 |
| Medical-Dental Office ³ | 720 | 3.46 | 1000 SF GFA | 1 | 3.46 | \$ 15,068.00 |
| US Post Office ³ | 732 | 11.21 | 1000 SF GFA | 1 | 11.21 | \$ 48,820.00 |
| Office Park ^{1,3} | 750 | 1.07 | 1000 SF GFA | 1 | 1.07 | \$ 4,660.00 |
| Research and Development Center ^{1,3} | 760 | 0.49 | 1000 SF GFA | 1 | 0.49 | \$ 2,134.00 |
| Business Park ^{1,3} | 770 | 0.42 | 1000 SF GFA | 1 | 0.42 | \$ 1,829.00 |
| General Light industrial ³ | 110 | 0.63 | 1000 SF GFA | 1 | 0.63 | \$ 2,744.00 |
| Industrial Park | 130 | 0.4 | 1000 SF GFA | 1 | 0.4 | \$ 1,742.00 |
| Manufacturing ³ | 140 | 0.67 | 1000 SF GFA | 1 | 0.67 | \$ 2,918.00 |
| Warehouse ³ | 150 | 0.19 | 1000 SF GFA | 1 | 0.19 | \$ 827.00 |
| Mini-Warehouse | 151 | 0.17 | 1000 SF GFA | 1 | 0.17 | \$ 740.00 |
| Utilities | 170 | 2.27 | 1000 SF GFA | 1 | 2.27 | \$ 9,886.00 |
| Intermodal Truck Terminal | 30 | 1.87 | 1000 SF GFA | 1 | 1.87 | \$ 8,144.00 |

Updated December 2024

How to use this Table

1. Find the most applicable Land Use Category. This list is not comprehensive. If none of these categories are applicable, or if another category in the ITE 10th edition is *more* applicable, please use that category.
2. Locate the unit on that row (fourth column), and determine how many of those units are part of this development. For example, a project with 34,000 SF GFA with units of 1,000 SF GFA would use 34 in the equation below.
3. Locate the Impact Fee Per Unit (rightmost column). Multiply that impact fee by the number of units determined in step two to find your total Transportation Impact Fee.

Traffic Impact Fee Calculation

| | | | | |
|---|----------|--|----------|--------------------------------------|
| Number of Units (see Column 4, next page, for what unit applies to this ITE Land Use Category) | X | Impact Fee Per Unit (see rightmost column, next page, for what Impact Fee Per Unit applies) | = | Transportation Impact Fee |
|---|----------|--|----------|--------------------------------------|

Abbreviations:

GFA = Gross Floor area

SF = Area in Square Feet

GLA = Gross Leasable Area

Disclaimer: This Table was not prepared by a Traffic Engineer. The purpose of this table is solely to calculate Transportation Impact Fees. All average rates are based off of the ITE 10th edition Trip Generation Manual (2017), and data presented here should be verified in that manual before any other use. The pass by trip reduction factor is based on average pass-by trip percentages published in the ITE Trip Generation Handbook (3rd edition, 2014).

Notes:

¹ The ITE 10th edition Trip Generation Manual (2017) has less than 6 studies supporting this average rate. Applicants are strongly encouraged to conduct, at their own expense, independent trip generation studies in support of their application.

² No pass-by rates available. Pass-by rates shown were estimated from other similar uses.

³ Alternatively, the PM peak hour regression equation in *Trip Generation* can be used instead of the average trip rate identified in the table.

⁴ No pass-by data is available in *Trip Generation*. Applicants may conduct, at their own expense, independent trip generation studies in support of their application to apply a pass-by rate.

⁵ ADU and DADU fees shall be capped at 50% of the value on fees that would be assessed on the principal unit, per RCW 36.70A.635 and RCW 36.70A.680,681,696