Transportation Impact Fees

Planning & Community Development

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The City of Shoreline adopted Transportation Impact Fees by Ordinance No. 690 effective January 1, 2015. This ordinance is found in Shoreline Municipal Code (SMC) Chapter 12.40.

Transportation impact fees are charges assessed by the City against new development projects. The fees help recover the costs the City incurs for transportation system improvements to accommodate the higher travel demand added by the new development. The fees are assessed based upon the size and type of a development. In this way, each development contributes a proportionate share toward mitigating the transportation impacts to the City due to growth.

When are Transportation Impact Fees required?

Impact fees are required as part of development proposals when an applicant is seeking a building permit from the City. All building permits issued by the City will be charged impact fees. See Table A for fees.

Are there exemptions to the Transportation Impact Fees?

The following development activities are exempted from the payment of all transportation impact fees:

- Alteration or replacement of an existing residential structure that does not create an additional dwelling unit or change the type of dwelling unit
- Alteration or replacement of an existing non-residential structure that does not expand the usable space or change the existing land use
- Miscellaneous improvements which do not generate increased need for transportation facilities, including, but not limited to, fences, walls, residential swimming pools, and signs
- Demolition or moving of a structure
- Properties that have undergone State Environmental Policy Act review and received a final decision that includes mitigation requirements
- Any development that creates insignificant and/or temporary additional impacts on any transportation facility, including, but not limited to, home occupations that do not generate any additional transportation demand, special event permits, and temporary structures not exceeding a total of 30 days
- Low-income housing, subject to specific conditions
- Community-Based Human Services Agency, subject to specific conditions
- Businesses, subject to specific conditions

Hours of Operation:

Monday	8:00 am–5:00 pm
Tuesday	8:00 am–5:00 pm
Wednesday	1:00 pm–5:00 pm
Thursday	8:00 am–5:00 pm
Friday	8:00 am–5:00 pm

Permit Processing Ends at 4:00 pm Daily

When are Transportation Impact Fees due?

Impact fees are due and payable at the time a building permit is issued by the City.

How were the Transportation Impact Fees calculated?

The calculation of transportation impact fees, listed in Table A, is described in the Rate Study for Impact Fees for Transportation, adopted with Ordinance No. 690. A copy of the rate study can be obtained by contacting the Planning & Community Development Department at pcd@shorelinewa.gov or 206-801-2500. The rate study used methods for calculating the impact fees that are consistent with the requirements of State of Washington codes.

How can I estimate the amount of my Transportation Impact Fees?

Impact fees can be estimated using the rates shown in Table A. Impact fees for residential uses can be estimated by multiplying the proposed number of dwelling units by the appropriate impact fee rate. The impact fees for most commercial uses can be estimated by multiplying the proposed square footage by the appropriate impact fee rate. You can use the City's online fee calculator to estimate the amount of the fee for the types of development listed in Table A.

Where does money collected for the Transportation Impact Fees go?

Fees collected will be applied toward the seven transportation projects listed in the Rate Study for Impact Fees for Transportation. The project locations are shown on Map 1. The projects descriptions are:

1. Addition of a center two-way left-turn lane and traffic calming measures on Meridian Avenue N from N 145th Street to N 205th Street
2. Intersection improvements at N 185th Street and Meridian Avenue N
3. Addition of a center two-way left-turn lane on N 175th Street from Stone Avenue N to Meridian Avenue N
4. Intersection improvements at N 175th Street and Meridian Avenue N
5. Extension of left-turn pockets on N/NE 175th Street between Meridian Avenue N and the I-5 on-/off-ramps
6. Intersection improvements at NE 175th Street and 15th Avenue NE
7. Addition of a center two-way left-turn lane on NE 185th Street from 1st Avenue NE to 7th Avenue NE

How is the Transportation Impact Fee calculated if the use of the building is changed?

An impact fee applies to a building permit application that includes changing the use of the existing building from a lower impact use to a higher impact use. The transportation impact fee shall be the applicable impact fee for the land use category of the new use, less any impact fee associated with the preceding use. For example, if a permitted general office space (which has a lower fee) was changed to a medical office space (which has a higher fee) then the impact fee would be calculated based on difference between the lower fee and the higher fee.

How would a refund be considered?

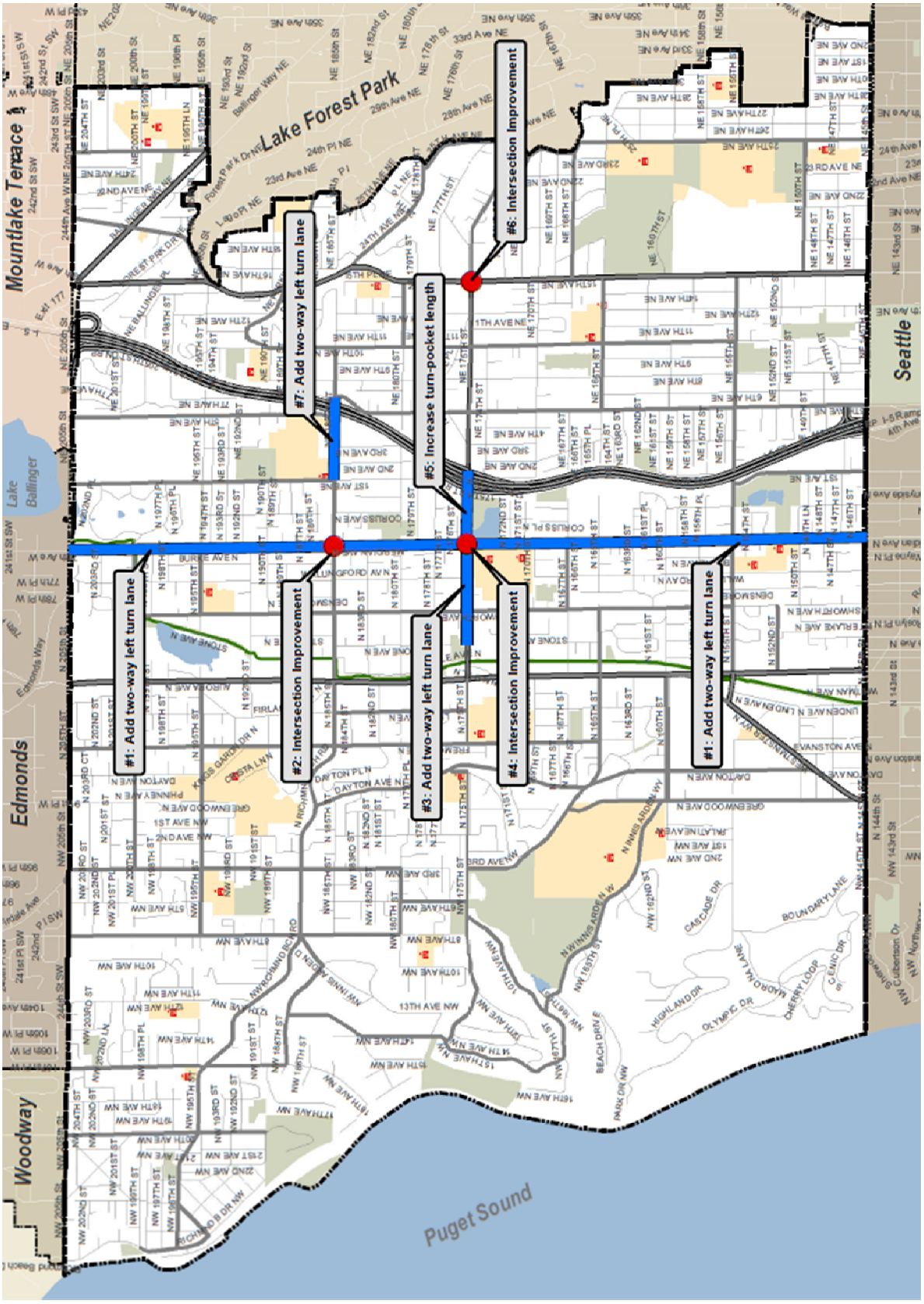
A project applicant may request a refund, including interest earned on transportation impact fees, when:

1. The permitted development activity is not pursued, and
2. The City has not expended or encumbered the impact fees in good faith prior to the application for refund.

If the City has expended or encumbered the fees in good faith, no refund shall be granted, but the amount of the impact fee may be credited against future impact fees on the same parcel. Owners seeking a refund of transportation impact fees must submit a written request for a refund of the fees to the Director within one year of the date the right to claim such refund arises or the date that notice is given, whichever is later.

MAP 1

ROADWAY PROJECTS TO ACCOMMODATE GROWTH MAP



Note: this handout is for informational use only and is not to be substituted for the Shoreline Municipal Code 1/2020

TABLE A

TRANSPORTATION IMPACT FEE RATE TABLE (SMC Chapter 3.01.015)

ITE Code	Land Use Category/Description	Impact Fee Per Unit @ $7,603.80 per Trip	
90	Park-and-ride lot w/ bus svc	3,604.21	per parking space
110	Light industrial	9.85	per square foot
140	Manufacturing	7.42	per square foot
151	Mini-warehouse	2.64	per square foot
210	Single family house (includes townhouse and duplex)	7,045.64	per dwelling unit
220	Apartment (includes accessory dwelling unit)	4,565.33	per dwelling unit
230	Condominium	4,635.09	per dwelling unit
240	Mobile home park	3,292.62	per dwelling unit
251	Senior housing	1,506.79	per dwelling unit
254	Assisted Living (includes adult family homes)	690.60	per bed
255	Continuing care retirement	2,247.78	per dwelling unit
310	Hotel	4,710.27	per room
320	Motel	3,752.25	per room
444	Movie theater	14.77	per square foot
492	Health/fitness club	19.45	per square foot
530	School (public or private)	5.72	per square foot
540	Junior/community college	14.96	per square foot
560	Church	3.85	per square foot
565	Day care center	36.94	per square foot
590	Library	18.67	per square foot
610	Hospital	9.05	per square foot
710	General office	13.62	per square foot
720	Medical office	24.74	per square foot
731	State motor vehicles dept	119.22	per square foot
732	United States post office	28.45	per square foot
820	General retail and personal services (includes shopping center)	10.30	per square foot
841	Car sales	18.94	per square foot
850	Supermarket	28.13	per square foot
851	Convenience market-24 hr	52.28	per square foot
854	Discount supermarket	28.69	per square foot
880	Pharmacy/drugstore	16.57	per square foot
912	Bank	40.31	per square foot
932	Restaurant: sit-down	29.07	per square foot
934	Fast food	66.88	per square foot
937	Coffee/donut shop	84.85	per square foot
941	Quick lube shop	30,170.72	per service bay
944	Gas station	27,435.58	per pump
948	Automated car wash	58.64	per square foot