

Transportation Impact Fees PIES

3/9/26



Spokane's Impact Fee History

- *Adopted in 2011*
- *Updated in 2019 and 2023*
- *Pays for capacity improvements (concurrency)*
- *Paid at building permit for new development*
- *Provides source for grant match*

Projects Built Using Impact Fees

Project Status as of 12/31/2025	District	City Project	Impact Fees Claimed as of 12/31/25	Impact fees Obligated as of 12/31/25	SEPA Fees Claimed as of 12/31/25
Construction Complete	NORTHEAST	Havana Street Overpass Project	\$34,437		\$41,120
Construction Complete	NORTHEAST	Hamilton Street Corridor	\$936,112		\$9,720
Construction Complete	NORTHEAST	Greene/Ermina Signal	\$91,792		
Construction Complete	NORTHEAST	Garland Avenue Pathway	\$50,000		
Construction Complete	NORTHWEST	Cedar Road/ Country Homes Signal	\$288,307		\$17,094
Construction Complete	NORTHWEST	Indian Trail Rd Grind & Overlay	\$401,976		\$22,476
Construction Complete	NORTHWEST	Wellesley/Maple (2019107)	\$121,559		
In Design	NORTHWEST	Francis/Assembly/Nine Mile Intersection		TBD	
In Design	NORTHWEST	Rowan at Maple-Ash Traffic Signals		\$600,000	
Construction Complete	DOWNTOWN	MLK Riverside Extension Phase 1			\$12,303
Construction Complete	DOWNTOWN	Washington/North River Dr signal	\$119,000		
Construction in progress	DOWNTOWN	Ash Street Restripe (Cycle 10 Traffic Calming)	\$831	\$24,169	
2026 Construction	DOWNTOWN	Sunset/Government Way signal		\$130,600	
Construction Complete	SOUTH	44th Regal/Freya Connection	\$418,228		\$80,577
Construction Complete	SOUTH	37th Ave Roadway Project			
Construction Complete	SOUTH	37th & Grand Signal	\$33,350		
Construction Complete	SOUTH	Regal/Palouse Signal			\$28,722
Construction Complete	SOUTH	44th/Regal Signal (2008131)			\$34,333
Construction Complete	SOUTH	29th Avenue Southeast Blvd to Freya (2005177)			\$10,950
Concept Design Complete	SOUTH	Ray-Freya Alternatives Analysis			\$70,443
Construction Complete	SOUTH	44-Crestline/Altamont	\$200,000		
In Design	SOUTH	Palouse/Freya Roundabout	\$4,755	\$595,244	
2026 Construction	LATAH	US 195/Meadowlane	\$500,771	\$308,892	
In Design	LATAH	Thorpe Tunnels Preliminary Engineering	\$168,369	\$331,631	
In Design	LATAH	Inland Empire Way NB Connection		TBD	
Construction Complete	5-MILE	Five Mile - Lincoln to Strong			\$735,480
Concept Design Complete	WEST PLAINS	12th Avenue - Deer Heights to Flint			\$60,000
2026 Construction	WEST PLAINS	Sunset Highway Shared Use Path		\$50,000	

Future Funding Commitments

District	Future Commitments listed in the Fund Balance Table
NORTHEAST	Nevada/Magnesium signal modifications, Nevada/Lincoln signal modifications, Freya sidewalk?
NORTHWEST	Francis/Assembly/Nine Mile intersection, Flett Middle SRTS?
DOWNTOWN	Fish Lake Trail Phase 2?
SOUTH	57 th /Hatch Intersection, Ray-Freya Intersections and pathway
WESTPLAINS	Sunset/Assembly signal
LATAH	Inland Empire Way NB Connection

Estimated Fund Balances

Through 12/31/25

District	Impact Fees & SEPA Mitigation Collected by District by 12/25	Fees Spent on Projects by 12/25	Fees Obligated to projects	Future Commitments	Available Balance
NORTHEAST	2,698,642	(1,112,340)	-	(320,000)	1,266,301
NORTHWEST	2,129,122	(811,842)	(600,000)	(500,000)	1,417,280
DOWNTOWN	251,110	(119,831)	-	(185,600)	(54,321)
SOUTH	1,973,336	(1,012,905)	-	(100,000)	1,094,349
WESTPLAINS	695,094	-	-	(650,000)	45,094
SEPA 5-MILE	735,480	(735,480)	-	-	-
LATAH	1,498,732	(669,140)	(640,522)	-	1,470,114
SEPA MITIGATION (All districts)	808,170	(392,492)	-	(83,752)	442,762
TOTAL	10,787,687				5,681,580

Review of Current Code



Impact Fee Webpage

<https://my.spokanecity.org/business/commercial/impact-fees/>

Transportation Impact Fees

Current Impact Fee Code

- [SMC 17D.075 Transportation Impact Fees](#)
 - [Appendix A – 2026 Impact Fee Rate Schedules effective 1/1/2026](#) (PDF 199 KB)
 - [Appendix A – 2025 Impact Fee Rate Schedules effective 1/1/2025](#) (PDF 580 KB)
 - [Appendix A – 2024 Impact Fee Rate Schedules effective 6/12/2024](#) (PDF 124 KB)
 - [Appendix A – 2024 Impact Fee Rate Schedules effective 1/1/2024](#) (PDF 498 KB)
 - [Appendix A – 2023 Impact Fee Rate Schedules effective 3/14/2023](#) (PDF 573 KB)
 - [Appendix A – 2023 Impact Fee Rate Schedules through 3/13/2023](#) (PDF 413 KB)
 - [Appendix A – 2022 Impact Fee Rate Schedules](#) (PDF 426 KB)
 - [Appendix A – 2021 Impact Fee Rate Schedules](#) (PDF 101 KB)
 - [Appendix A – 2019-2020 Impact Fee Rate Schedules](#) (PDF 5.1 MB)
 - [Appendix B – Service Area Map effective 3/14/2023](#) (PDF 500 KB)
 - [Appendix B – Service Area Map through 3/13/2023](#) (PDF 1.3 MB)
 - [Appendix D – Transportation Impact Fee Project List](#) (PDF 35 KB)
- [Frequently Asked Questions](#) (PDF 56 KB)

Annual Reporting

- [Impact Fee Project Expenditures through 12-31-24](#) (PDF 115 KB)
- [Impact Fee Project Expenditures through 12-31-23](#) (PDF 118 KB)



Contact Information

Inga Note, P.E.

Integrated Capital Management

inote@spokanecity.org

[509.625.6331](tel:509.625.6331)

DSC & Permit Center

3rd Floor City Hall

808 W Spokane Falls Blvd

Spokane, WA 99201

PermitTeam@spokanecity.org

[509.625.6300](tel:509.625.6300)

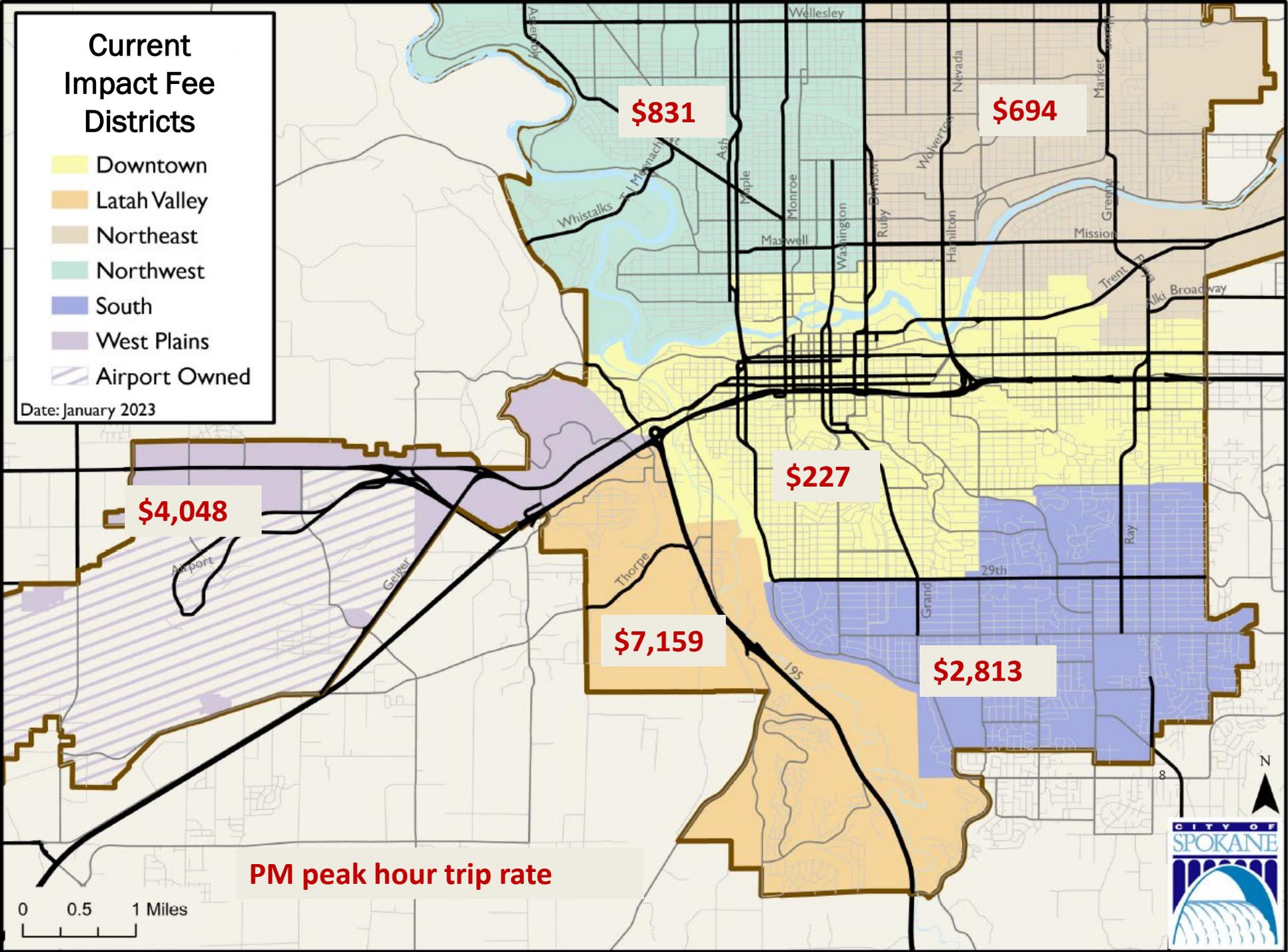
Walk-in Hours:

- M/T/TH/F: 8 a.m. – 5 p.m.
- W: 11 a.m. – 5 p.m.

Current Impact Fee Districts

-  Downtown
-  Latah Valley
-  Northeast
-  Northwest
-  South
-  West Plains
-  Airport Owned

Date: January 2023



PM peak hour trip rate

0 0.5 1 Miles



Appendix A Tables



2026 South District Transportation Impact Fee Schedule

Effective January 1st, 2026

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Residential			
Single Family Detached	210	dwelling	\$3,093.74
Single Family Attached (duplex, townhouse)	215	dwelling	\$1,875.99
Multi-Family 1-2 level	220	dwelling	\$1,678.52
Multi-Family 3-10 level	221	dwelling	\$1,283.57
ADU	-	dwelling	\$1,283.57
Multi Family Low-Income (1-2 level)	223	dwelling	\$1,513.96
Assisted Living	254	bed	\$627.86
Continuing Care Retirement Comm	255	dwelling	\$497.06
Nursing Home	620	bed	\$366.25
Commercial - Services			
Hotel (3 Levels or More)	310	room	\$2,207.36
Hotel/Motel	320	room	\$1,758.41
Movie Theater	444	sq ft/GFA	\$6.37
Health Club	492	sq ft/GFA	\$7.67
Day Care	565	sq ft/GFA	\$15.62
Bank	912	sq ft/GFA	\$17.09
Commercial - Institutional			
Elementary School	520	sq ft/GFA	\$1.72
Middle School	522	sq ft/GFA	\$1.19
High School	530	sq ft/GFA	\$1.42
University/College	550	ASF	\$1.88

BASE RATE PER PM TRIP		\$2,813	
Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit
COST PER TRIP			
Commercial - Retail			
Free-Standing Discount Superstore	813	sq ft/GFA	\$5.14
Specialty Retail Center	826	sq ft/GLA	\$2.93
Hardware/Paint Store	816	sq ft/GFA	\$5.24
Nursery/Garden Center	817	sq ft/GFA	\$9.57
Shopping Center	820	sq ft/GLA	\$4.38
Car Sales - New/Used	841	sq ft/GFA	\$6.49
Tire Store	848	Service bay	\$5,735.82
Supermarket	850	sq ft/GFA	\$11.20
Convenience Market	851	sq ft/GFA	\$25.36
Pharmacy	881	sq ft/GFA	\$7.94
Furniture Store	890	sq ft/GFA	\$0.43
Quick Lubrication Vehicle Shop	941	Service Bay	\$9,343.66
Auto Parts & Service Center	943	sq ft/GFA	\$7.03
Service Station/Minimart/Carwash	853	VFP	\$9,655.90
Industrial			
Light Industry/High Technology	110	sq ft/GFA	\$4.09
Heavy Industrial	120	sq ft/GFA	\$2.87
Industrial Park	132	sq ft/GFA	\$3.59
Manufacturing	140	sq ft/GFA	\$3.08
Warehousing	150	sq ft/GFA	\$1.35
Mini-Storage	151	sq ft/GFA	\$0.69

Appendix D - Impact Fee Project List

Project	Description	Estimated Cost (in 2022 dollars)	Needed from Impact Fees	Option 7 Districts
5th Ave / Sherman St	Intersection - Install new traffic signal	\$858,004	\$465,639	D
Ash Street 2-way from Broadway to Dean	Convert Ash Street to a 2-way street to allow access to Maple Street Bridge SB.	\$296,182	\$133,282	D
D Bicycle Improvements	stripe bike facilities on arterials, , crossing improvements	\$500,000	\$225,000	D
D Pedestrian Improvements	install pedestrian facilities on arterials	\$500,000	\$225,000	D
Assembly St / Francis Ave (SR291)	Intersection - Construct Roundabout	\$3,090,000	\$1,545,000	NW
Indian Trail Rd - Kathleen to Barnes	Widening - Construct to 5-lane section	\$4,100,000	\$2,050,000	NW
Wellesley / Driscoll	WB right turn lane	\$31,000	\$15,500	NW
Wellesley / Assembly	signal	\$1,030,000	\$515,000	NW
Francis/Alberta	modify NB and SB lanes to allow protected phasing	\$824,000	\$412,000	NW
Francis/Maple	add WBR lane	\$824,000	\$412,000	NW
NW Bicycle Improvements	stripe bike facilities on arterials	\$100,000	\$50,000	NW
NW Pedestrian Improvements	install pedestrian facilities on arterials	\$100,000	\$50,000	NW
29th Ave / Freya St	Stripe EBL and WBL turn lanes, and widen for NB and SB left turn lane. Keep 4-way stop.	\$167,707	\$52,828	S
29th/ Regal	EBR slip lane, bike lanes N-S, new cabinet, signal pole	\$520,000	\$145,080	S
37th / Ray, 37th/Freya	37th/Ray roundabout or realignment with signal. Includes modifications to Ferris High School driveways. Signalize 37th/Freya.	\$5,810,826	\$3,294,738	S
57th/Hatch	Reconfigure and install signal	\$1,654,933	\$908,558	S
44th/Regal	Widen northbound approach to 2 lanes	\$598,679	\$134,703	S
Freya / Palouse Hwy	roundabout (or turn lanes)	\$4,987,000	\$2,154,384	S
S Bicycle Improvements	stripe bike facilities on arterials	\$250,000	\$112,500	S
S Pedestrian Improvements	install pedestrian facilities on arterials	\$250,000	\$112,500	S
Lindeke frontage road from 16th to Thorpe	2-3 lane frontage road, with bridge for trail at 16th	\$9,300,000	\$5,022,000	L
US 195/Meadowlane	intersection improvement with J-turns	\$809,663	\$809,663	L
Inland Empire Way two-way	provide 2 way roadway from Cheney-Spokane to downtown	\$9,200,000	\$4,140,000	L
BNSF Tunnel on Thorpe - PE and concept eval	widen existing tunnel or bore new pedestrian tunnel	\$1,400,000	\$819,000	L
Fish Lake Trail Tunnel on Thorpe - PE and concept eval	replace with bridge to provide wider roadway	\$600,000	\$351,000	L
Qualchan and Cheney-Spokane Path	pathway from Lincoln Blvd to Yokes	\$1,093,917	\$492,263	L
Cheney-Spokane restripe and bike path	Qualchan to Interchange	\$1,860,627	\$837,282	L

Lincoln Rd / Nevada St	Intersection Improvements - Construct separate eastbound and westbound left-turn lanes; include west leg widening and construction of 3-lane east of Nevada 1000'	\$1,545,000	\$772,500	NE
Mission/Havana	signal or protected receiving lane for NB left.	\$824,000	\$412,000	NE
Crestline / Magnesium	add EBR turn lane, two lanes for NB, all-way stop.	\$670,000	\$335,000	NE
Nevada / Magnesium	left turn protected-permitted phasing, restripe for WBL and EBL turn lanes, add WBR, one through lane east-west, maybe ROW on NE corner	\$1,030,000	\$515,000	NE
Sprague/Freya	Add NBR turn lane	\$503,000	\$251,500	NE
NE Bicycle Improvements	stripe bike facilities on arterials	\$100,000	\$50,000	NE
NE Pedestrian Improvements	install pedestrian facilities on arterials	\$100,000	\$50,000	NE
21st Avenue: Hazelwood to Lucas, Technology to Spotted	segment - construct new 3-lane arterial	\$10,715,560	\$5,788,402	WP
21st Avenue: Lucas Drive to Flint (built)	segment - construct new 3-lane arterial	\$1,485,553	\$1,485,553	WP
12th Avenue: Deer Heights to Flint	segment - construct new 3-lane arterial	\$3,733,396	\$2,016,034	WP
12th-14th Avenue: Campus to Russell	segment - construct new arterial	\$7,506,982	\$4,053,770	WP
Sidewalk on Lindeke	from 13th to 16th	\$1,114,474	\$501,513	L
Rustle Street Bridge Widening for Non-Motorized users	add non-motorized	\$5,872,347	\$2,642,558	L
Sidewalk on Grandview	from Garden Springs-Rustle to 17th	\$903,578	\$406,610	L
Sunset Highway/Assembly	new signal	\$823,690	\$474,445	WP
Sunset/Government Way	signal upgrades to protected-permitted phasing	\$354,007	\$130,629	D
W Bicycle Improvements	stripe bike facilities on arterials or US 2 Bike Path	\$50,000	\$22,500	WP
W Pedestrian Improvements	install pedestrian facilities on arterials	\$50,000	\$22,500	WP

Total Project Cost

\$88,138,125

\$45,413,433

Work Plan for 2026



Needed Changes

- Update the project list
 - Thorpe Tunnels
 - Maple/Rowan and Ash/Rowan signals
- Add more “multimodal commuting” facilities per new state law
 - Arterial sidewalk infill
 - Bicycle facilities

Needed Changes

- Use “Trip End” data from the new SRTC Model
- Incorporate non-residential 11th Edition Trip Generation updates
- Move code section from SMC 17D to SMC 8
- Revisions to trip rate calculation
- Evaluate district boundary options

Committee Members

[Section 17D.075.140](#) Review

The fee schedules set forth in this chapter shall be reviewed by the city council as it may deem necessary and appropriate typically every four to six years, considering significant changes to the regional travel demand model, the impact fee projects in the City's comprehensive plan, and area growth.

A transportation impact fee advisory board consisting of individuals representing the building, real estate, and property development industries, the broader business community, community leaders, community assembly, and citizens shall be appointed by the mayor to review proposed changes to the fee schedules set forth in this chapter prior to their review and adoption by the city council. This review shall occur in accordance with 17D.075.140(A). Provided, this section shall not be interpreted as requiring review by an advisory board or city council prior to the automatic fee adjustments contemplated in SMC 17D.075.040(A).

**2026 Transportation Impact Fee
Advisory Committee Members**

District 2 Community Leader

Transportation consultant

Council Members

Commercial broker

Council Member

Public Affairs & Strategic Officer, Spokane Homebuilders

Land use Attorney

Plan Commission, District 1 Citizen

Government Affairs, Spokane Association of Realtors

Plan Commission, NEPDA

SRTC staff

Futurewise

Downtown Spokane Partnership

Community Assembly (Dist 1)

Low Income Housing Representative

Community Assembly (Dist 3)

Next Steps

Plan Commission - April

Cabinet Meeting – May

Impact Fee Committee Meeting #1 – May

Impact Fee Committee Meeting #2 – June

Impact Fee Committee Meeting #3 – July

Impact Fee Committee Meeting #4 – August

Plan Commission Hearing – fall

Council Hearing - fall