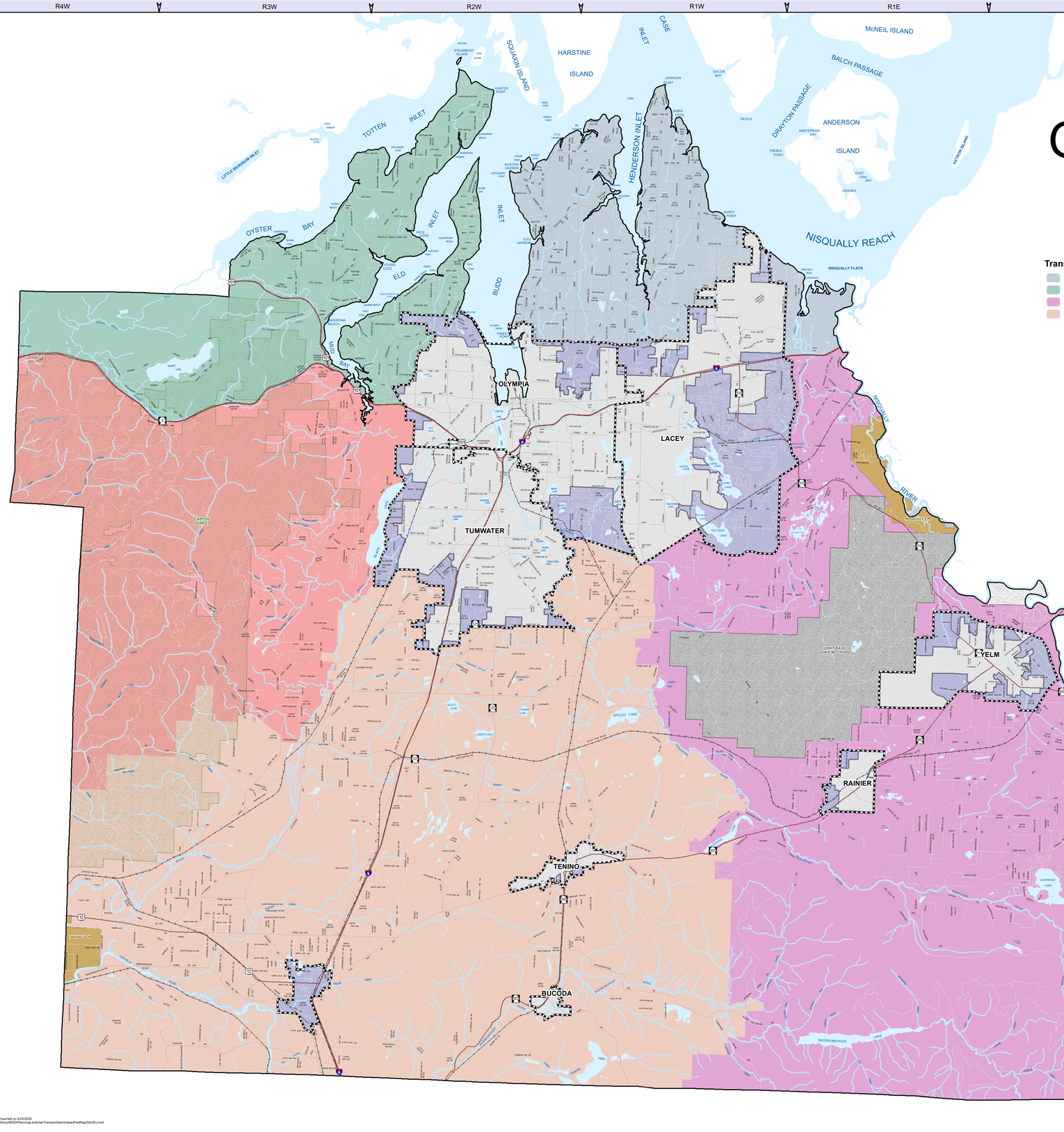
Thurston County

Growth Management Impact

Transportation Fee Areas



Transportation Impact Fee Areas

- North TSA Impact Fee Area
- Northwest TSA Impact Fee Area
- East TSA Impact Fee Area
- South TSA Impact Fee Area
- West TSA Impact Fee Area
- Central TSA Impact Fee Area
- Incorporated and Other (Non-Fee Area)

Park Impact Fee Schedule	
Housing Type	Impact Fee per Dwelling Unit
Single-Family Homes	$1,878.29
Multi-Family Dwelling Units	$1,338.00
Mobile Home Units	$1,691.53

Table based on: Resolution NO. 14820

Transportation Fees Current as of January 1, 2024
Park Impact Fees Current as of January 1, 2024
Fee Areas Current through 4/20/2024

Summary of Impact Fees

The information below is a summary. Impact fees are assessed and collected according to the Thurston County Impact Fee Ordinance (Title 25) and the most current Impact Fee Schedule. Please check with Thurston County Community Planning & Economic Development and/or Public Works staff for the most current fees.

--Impact Fees are used to fund new development's share of improvements to parks, transportation and schools that are necessary due the increase in residences, students and traffic related to new development.

--Impact fees will be assessed at the time a completed building application is submitted to the Thurston County Building Development Center.

--Impact Fees will be collected at the time the Building Permit is drawn.

--Impact fees for transportation and schools are not uniform across the county, rather the fee amount is based on the projected cost of a capital projects within a school district or transportation district service area.

--Park's impact fees are uniform across the county.

--Development applicants may calculate the potential impact fee amounts by identifying the location of their project, and then summing the transportation, school and parks fee impact per development unit.

TRANSPORTATION
IMPACT FEE SCHEDULE (MAXIMUM ALLOWABLE RATES)

Land Use	ITE Land Use Code[1]	Unit of Measure	Northwest TSA Impact Fee Rate	West TSA Impact Fee Rate	South TSA Impact Fee Rate	East TSA Impact Fee Rate	North TSA Impact Fee Rate	Central TSA Impact Fee Rate
		Cost Per Trip>	$3,659	$2,555	$5,749	$3,223	$2,555	$3,630
Residential								
Single Family (Detached)	210	dwelling	$3,336	$2,330	$5,242	$2,939	$2,330	$3,310
Accessory Dwelling Units	N/A	dwelling	$1,668	$1,165	$2,621	$1,469	$1,165	$1,655
Multi-Family	220, 221, 230, 233	dwelling	$1,995	$1,393	$3,135	$1,757	$1,393	$1,979
Senior Housing	251	dwelling	$809	$565	$1,271	$712	$565	$802
Mobile Home in MH Park	240	dwelling	$1,240	$866	$1,949	$1,092	$866	$1,230
Commercial - Services								
Drive-in Bank	912	sf/GFA	$17.72	$12.38	$27.85	$15.61	$12.38	$17.58
Hotel	310	room	$2,310.95	$1,613.69	$3,630.95	$2,035.58	$1,613.69	$2,292.63
Motel	320	room	$1,463.60	$1,022.00	$2,299.60	$1,289.20	$1,022.00	$1,452.00
Day Care Center	565	sf/GFA	$16.06	$11.22	$25.24	$14.15	$11.22	$15.93
Library	590	sf/GFA	$10.02	$7.00	$15.74	$8.83	$7.00	$9.94
Post Office	712	sf/GFA	$13.76	$9.61	$21.62	$12.12	$9.61	$13.65
Service Station	944	VFP	$9,186.40	$6,414.66	$14,431.62	$8,091.77	$6,414.66	$9,113.59
Service Station w/ minimart	945	sf/GFA	$43.39	$30.30	$68.17	$38.22	$30.30	$43.04
Auto Care Center	942	sf/GLA	$4.61	$3.22	$7.25	$4.06	$3.22	$4.58
Movie Theater	444, 445	seat	$131.77	$92.01	$207.04	$116.07	$92.01	$130.73
Health Club	492, 493	sf/GFA	$7.72	$5.39	$12.14	$6.80	$5.39	$7.66
Commercial - Institutional								
Elementary School	520	sf/GFA	$1.80	$1.25	$2.82	$1.58	$1.25	$1.78
Middle/Jr High School	522	sf/GFA	$2.48	$1.73	$3.89	$2.18	$1.73	$2.45
High School	530	sf/GFA	$2.77	$1.93	$4.34	$2.44	$1.93	$2.74
Assisted Living, Nursing Home	254, 620	bed	$700.99	$489.49	$1,101.39	$617.46	$489.49	$695.43
Church	560	sf/GFA	$1.75	$1.22	$2.74	$1.54	$1.22	$1.73
Hospital	610	sf/GFA	$3.74	$2.61	$5.87	$3.29	$2.61	$3.71
Commercial - Restaurant								
Restaurant	931	sf/GFA	$20.43	$14.27	$32.10	$18.00	$14.27	$20.27
High Turnover Restaurant	932	sf/GFA	$17.31	$12.09	$27.20	$15.25	$12.09	$17.17
Fast Food Restaurant	934	sf/GFA	$31.46	$21.97	$49.43	$27.71	$21.97	$31.21
Espresso w/drive thru	938	sf/GFA	$32.10	$22.41	$50.43	$28.27	$22.41	$31.84
Commercial - Retail Shopping								
Shopping Center	820	sf/GLA	$5.39	$3.77	$8.47	$4.75	$3.77	$5.35
Supermarket	850	sf/GFA	$14.01	$9.79	$22.02	$12.34	$9.79	$13.90
Convenience Market	851	sf/GFA	$27.66	$19.32	$43.47	$24.37	$19.32	$27.45
Free Standing Discount Store	813, 815, 857, 863, 864	sf/GFA	$6.84	$4.77	$10.74	$6.02	$4.77	$6.78
Hardware/ Paint Store	816	sf/GFA	$1.76	$1.23	$2.76	$1.55	$1.23	$1.74
Specialty Retail Center	814	sf/GFA	$5.60	$3.91	$8.80	$4.93	$3.91	$5.55
Furniture Store	890	sf/GFA	$0.51	$0.36	$0.80	$0.45	$0.36	$0.51
Home Improvement Superstore	862	sq ft/GFA	$3.30	$2.30	$5.18	$2.91	$2.30	$3.27
Pharmacy (with Drive Through)	881	sq ft/GFA	$8.42	$5.88	$13.23	$7.42	$5.88	$8.36
Car Sales - New/ Used	841	sf/GFA	$13.29	$9.28	$20.88	$11.71	$9.28	$13.18
Commercial - Office								
General Office	710, 715, 750	sf/GFA	$5.08	$3.55	$7.99	$4.48	$3.55	$5.04
Medical Office	720	sf/GFA	$11.99	$8.38	$18.85	$10.57	$8.38	$11.90
Industrial								
Light Industry/ Manufacturing	110, 140	sf/GFA	$3.09	$2.16	$4.86	$2.73	$2.16	$3.07
Heavy Industry	120	sf/GFA	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Industrial Park	130	sf/GFA	$1.97	$1.37	$3.09	$1.73	$1.37	$1.95
Min-Warehouse/ Storage	151	sf/GFA	$0.84	$0.58	$1.31	$0.74	$0.58	$0.83
Warehousing	150	sf/GFA	$0.93	$0.65	$1.47	$0.82	$0.65	$0.93

ITE Land Use based on Institute of Transportation Engineers Trip Generation Manual, 10th Edition. Any exemptions to the above rate schedule shall be as defined by Thurston County Code 25.04.060 - Exemptions.
sf/GLA= Square Feet of Gross Floor Area; sf/GLA= Square Feet of Gross Leasable Area; VFP=Vehicle Fueling Position

Table based on: Resolution NO. 14820

Cities **Urban Growth Areas**

0 5
Miles

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THURSTON COUNTY

Thurston GeoData Center

NORTH

Map Exported on 4/20/2024
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