

# Transportation Impact Fee

## Rate Schedule

|                    |                       |                                    | Impact Fee per Trip Rate: \$1,687.07 |                                |                                    |  |
|--------------------|-----------------------|------------------------------------|--------------------------------------|--------------------------------|------------------------------------|--|
| Land Use Group     | ITE Code <sup>1</sup> | ITE Land Use Category <sup>1</sup> | ITE Trip Rate <sup>2</sup>           | % Pass-By Trips <sup>3,4</sup> | Net New Trips per Development Unit | Impact Fee per Development Unit <sup>5</sup> |
| <b>Residential</b> |                       |                                    |                                      |                                |                                    |  |
| Dwelling           | 210                   | Single-Family Detached Housing     | 1.00                                 | 0%                             | 1.000                              | \$1,687.07 per DU                            |
| Dwelling           | 220                   | Apartment                          | 0.62                                 | 0%                             | 0.620                              | \$1,045.99 per DU                            |
| Dwelling           | 231                   | Low-Rise Condo/Townhouse           | 0.78                                 | 0%                             | 0.780                              | \$1,315.92 per DU                            |
| Dwelling           | 240                   | Mobile Home Park                   | 0.59                                 | 0%                             | 0.590                              | \$995.37 per DU                              |
| Dwelling – Group   | 251                   | Sr. Housing Detached               | 0.27                                 | 0%                             | 0.270                              | \$455.51 per DU                              |
| Dwelling – Group   | 252                   | Sr. Housing Attached               | 0.25                                 | 0%                             | 0.250                              | \$421.77 per DU                              |
| Dwelling – Group   | 253                   | Congregate Care Facility           | 0.17                                 | 0%                             | 0.170                              | \$286.80 per DU                              |
| Dwelling – Group   | 254                   | Assisted Living                    | 0.22                                 | 0%                             | 0.220                              | \$371.16 per Bed                             |
| Dwelling – Group   | 620                   | Nursing Home                       | 0.22                                 | 0%                             | 0.220                              | \$371.16 per Bed                             |

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|                        |                       |   | ITE Trip Rate <sup>2</sup>           | % Pass-By Trips <sup>3,4</sup> | Net New Trips per Development Unit |  |
| <b>Non-Residential</b> |                       |   |                                      |                                |                                    |  |
| Education              | 520                   | Public Elementary School                      | 1.21                                 | 0%                             | 1.210                              | \$2,041.36 per KSF                           |
| Education              | 522                   | Public Middle/Junior High School              | 1.19                                 | 0%                             | 1.190                              | \$2,007.62 per KSF                           |
| Education              | 530                   | Public High School                            | 0.97                                 | 0%                             | 0.970                              | \$1,636.46 per KSF                           |
| Education              | 534                   | Private School K-8 (limited data)             | 3.27                                 | 0%                             | 3.270                              | \$5,516.73 per KSF                           |
| Education              | 536                   | Private School K-12 (limited data)            | 2.75                                 | 0%                             | 2.750                              | \$4,639.45 per KSF                           |
| Industrial             | 110                   | General Light Industrial                      | 0.97                                 | 0%                             | 0.970                              | \$1,636.46 per KSF                           |
| Industrial             | 130                   | Industrial Park                               | 0.85                                 | 0%                             | 0.850                              | \$1,434.01 per KSF                           |
| Industrial             | 140                   | Manufacturing                                 | 0.73                                 | 0%                             | 0.730                              | \$1,231.56 per KSF                           |
| Institutional          | 566                   | Cemetery                                      | 0.84                                 | 0%                             | 0.840                              | \$1,417.14 per KSF                           |
| Medical                | 610                   | Hospital                                      | 0.93                                 | 0%                             | 0.930                              | \$1,568.98 per KSF                           |
| Medical                | 630                   | Clinic (limited data)                         | 5.18                                 | 0%                             | 5.180                              | \$8,739.05 per KSF                           |
| Medical                | 720                   | Medical/Dental Office                         | 3.57                                 | 0%                             | 3.570                              | \$6,022.86 per KSF                           |
| Office                 | 710                   | General Office                                | 1.49                                 | 0%                             | 1.490                              | \$2,513.74 per KSF                           |
| Office                 | 715                   | Single Tenant Office                          | 1.74                                 | 0%                             | 1.740                              | \$2,935.51 per KSF                           |
| Port and Terminal      | 30                    | Intermodal Truck Terminal                     | 0.83                                 | 0%                             | 0.830                              | \$1,400.27 per KSF                           |
| Recreation             | 411                   | City Park                                     | 3.50                                 | 25%                            | 2.625                              | \$4,428.57 per KSF                           |
| Recreation             | 420                   | Marina (limited data)                         | 0.19                                 | 25%                            | 0.143                              | \$241.25 per KSF                             |
| Recreation             | 430                   | Golf Course                                   | 0.30                                 | 25%                            | 0.225                              | \$379.59 per KSF                             |
| Recreation             | 437                   | Bowling Alley                                 | 1.51                                 | 25%                            | 1.133                              | \$1,911.46 per KSF                           |
| Recreation             | 441                   | Live Theater (limited data)                   | 0.02                                 | 25%                            | 0.015                              | \$25.31 per KSF                              |
| Recreation             | 444                   | Movie Theater                                 | 3.80                                 | 25%                            | 2.850                              | \$4,808.16 per KSF                           |
| Recreation             | 491                   | Racquet/Tennis Club                           | 0.84                                 | 25%                            | 0.630                              | \$1,062.86 per KSF                           |
| Recreation             | 492                   | Health Fitness Club                           | 3.53                                 | 25%                            | 2.648                              | \$4,467.37 per KSF                           |
| Recreation             | 493                   | Athletic Club                                 | 5.96                                 | 25%                            | 4.470                              | \$7,541.22 per KSF                           |
| Recreation             | 495                   | Recreational Community Center                 | 2.74                                 | 25%                            | 2.055                              | \$3,466.94 per KSF                           |
| Retail – Automotive    | 853                   | Convenience Market w/Gas Pumps                | 19.07                                | 66%                            | 6.484                              | \$10,938.99 per VSP                          |
| Retail – Automotive    | 941                   | Quick Lubrication Vehicle Stop                | 5.19                                 | 42%                            | 3.010                              | \$5,078.09 per VSP                           |
| Retail – Automotive    | 944                   | Gasoline/Service Station                      | 13.87                                | 42%                            | 8.045                              | \$13,572.51 per VSP                          |
| Retail – Automotive    | 945                   | Gas Station w/Convenience Market              | 13.51                                | 56%                            | 5.944                              | \$10,027.97 per VSP                          |
| Retail – Automotive    | 946                   | Gas Station w/Convenience Market and Car Wash | 13.86                                | 56%                            | 6.098                              | \$10,287.78 per VSP                          |
| Retail – Automotive    | 947                   | Self-Serve Car Wash                           | 5.54                                 | 42%                            | 3.213                              | \$5,420.57 per VSP                           |
| Retail – Large         | 814                   | Variety Store                                 | 6.82                                 | 34%                            | 4.501                              | \$7,593.52 per KSF                           |
| Retail – Large         | 815                   | Freestanding Discount Store                   | 4.98                                 | 17%                            | 4.133                              | \$6,972.68 per KSF                           |
| Retail – Large         | 850                   | Supermarket                                   | 9.48                                 | 36%                            | 6.067                              | \$10,235.48 per KSF                          |

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|----------------|-----------------------|------------------------------------|--------------------------------------|--------------------------------|------------------------------------|--|
|                |                       |                                    | ITE Trip Rate <sup>2</sup>           | % Pass-By Trips <sup>3,4</sup> | Net New Trips per Development Unit |  |
| Retail – Large | 854                   | Discount Supermarket               | 8.34                                 | 23%                            | 6.422                              | \$10,834.39 per KSF                          |
| Retail – Small | 590                   | Library                            | 7.30                                 | 0%                             | 7.300                              | \$12,315.64 per KSF                          |
| Retail – Small | 816                   | Hardware/Paint Store               | 4.84                                 | 26%                            | 3.582                              | \$6,043.10 per KSF                           |
| Retail – Small | 826                   | Specialty Retail Center            | 2.71                                 | 34%                            | 1.789                              | \$3,018.18 per KSF                           |
| Retail – Small | 841                   | Automobile Sales                   | 2.62                                 | 0%                             | 2.620                              | \$4,420.13 per KSF                           |
| Retail – Small | 843                   | Automobile Parts Sales             | 5.98                                 | 43%                            | 3.409                              | \$5,751.24 per KSF                           |
| Retail – Small | 848                   | Tire Store                         | 4.15                                 | 28%                            | 2.988                              | \$5,040.98 per KSF                           |
| Retail – Small | 851                   | Convenience Market                 | 52.41                                | 61%                            | 20.440                             | \$34,483.80 per KSF                          |
| Retail – Small | 876                   | Apparel Store                      | 3.83                                 | 34%                            | 2.528                              | \$4,264.92 per KSF                           |
| Retail – Small | 879                   | Arts and Crafts Store              | 6.21                                 | 34%                            | 4.099                              | \$6,915.32 per KSF                           |
| Retail – Small | 880                   | Pharmacy/Drug Store w/o Drive-Thru | 8.40                                 | 53%                            | 3.948                              | \$6,660.57 per KSF                           |
| Retail – Small | 881                   | Pharmacy/Drug Store w/Drive-Thru   | 9.91                                 | 49%                            | 5.054                              | \$8,526.47 per KSF                           |
| Retail – Small | 890                   | Furniture Store                    | 0.45                                 | 53%                            | 0.212                              | \$357.66 per KSF                             |
| Retail – Small | 896                   | DVD/Video Rental Store             | 13.60                                | 49%                            | 6.936                              | \$11,701.55 per KSF                          |
| Retail – Small | 911                   | Walk-In Bank (limited data)        | 12.13                                | 47%                            | 6.429                              | \$10,846.20 per KSF                          |
| Retail – Small | 912                   | Drive-In Bank                      | 24.30                                | 47%                            | 12.879                             | \$21,727.83 per KSF                          |
| Retail – Small | 925                   | Drinking Place                     | 11.34                                | 35%                            | 7.371                              | \$12,435.43 per KSF                          |
| Retail – Small | 931                   | Quality Restaurant                 | 7.49                                 | 44%                            | 4.194                              | \$7,075.59 per KSF                           |
| Retail – Small | 932                   | High Turnover Restaurant           | 9.85                                 | 43%                            | 5.615                              | \$9,472.92 per KSF                           |
| Retail – Small | 933                   | Fast Food w/o Drive-Thru           | 26.15                                | 49%                            | 13.337                             | \$22,500.51 per KSF                          |
| Retail – Small | 934                   | Fast Food w/Drive-Thru             | 32.65                                | 50%                            | 16.325                             | \$27,541.49 per KSF                          |
| Retail – Small | 936                   | Coffee/Donut Shop w/o Drive-Thru   | 40.75                                | 49%                            | 20.783                             | \$35,062.47 per KSF                          |
| Retail – Small | 942                   | Automobile Care Center             | 3.11                                 | 28%                            | 2.239                              | \$3,777.36 per KSF                           |
| Services       | 151                   | Mini Warehouse                     | 0.26                                 | 0%                             | 0.260                              | \$438.64 per KSF                             |
| Services       | 310                   | Hotel                              | 0.60                                 | 0%                             | 0.600                              | \$1,012.24 per KSF                           |
| Services       | 320                   | Motel                              | 0.47                                 | 0%                             | 0.470                              | \$792.92 per KSF                             |
| Services       | 560                   | Church                             | 0.55                                 | 0%                             | 0.550                              | \$927.89 per KSF                             |
| Services       | 565                   | Day Care Center                    | 12.34                                | 75%                            | 3.085                              | \$5,204.62 per KSF                           |
| Services       | 732                   | U.S. Post Office                   | 11.22                                | 47%                            | 5.947                              | \$10,033.03 per KSF                          |

<sup>1</sup>Institute of Transportation Engineers, Trip Generation Manual (9th Edition)

<sup>2</sup>Trip generation rate per development unit, for p.m. peak hour of the adjacent street traffic (4:00 to 6:00 p.m.). Note: sq. ft. rate expressed per 1,000 sf (KSF).

<sup>3</sup>Average pass-by rates, per Trip Generation Manual (9th Edition) User's Guide and Handbook: An ITE Recommended Practice, 2012.

<sup>4</sup>Pass-by rate adjusted based on local conditions and engineering judgment. (highlighted values)

<sup>5</sup>DU = Dwelling Unit, KSF = 1,000 Sq Ft, VSP = Vehicle Service Position