

2023 Latah District Transportation Impact Fee Schedule

| COST PER TRIP Residential Single Family & Duplex 210 dwelling \$7,470.4 Multi-Family 1-2 level 220 dwelling \$5,261.8 Multi-Family 1-2 level 221 dwelling \$3,455.5 ADU - dwelling \$3,455.5 ADU - dwelling \$3,141.4 Nursing Home 254 bed \$1,722.0 Continuing Care Retirement Comr 255 dwelling \$950.0 Assisted Living 620 bed \$1,306.3 Commercial - Services | Land Use | ITE Land Use Code | Unit of Measure | Fee per Unit |
|---|---------------------------------|----------------------|--------------------|--------------|
| Residential Single Family & Duplex 210 dwelling \$7,470.4 Multi-Family 1-2 level 220 dwelling \$5,261.8 Multi-Family 3-10 level 221 dwelling \$3,455.5 ADU - dwelling \$3,455.5 Multi Family Low-Income - dwelling \$3,141.4 Nursing Home 254 bed \$1,722.0 Continuing Care Retirement Comm 255 dwelling \$950.0 Assisted Living 620 bed \$1,306.3 Commercial - Services - - \$1,006.3 Hotel (3 Levels or More) 310 room \$5,010.3 Hotel/Motel 320 room \$3,991.2 Movie Theater 444 \$q ft/GFA \$14.4 Health Club 492 \$q ft/GFA \$38.7 Commercial - Institutional - - \$38.7 Elementary School 520 \$q ft/GFA \$33.8 Middle School 522 \$q ft/GFA \$33.2 | COST PER TRIP | | | |
| Multi-Family 1-2 level 220 dwelling \$5,261.8 Multi-Family 3-10 level 221 dwelling \$3,455.5 ADU - dwelling \$3,455.5 Multi-Family Low-Income - dwelling \$3,141.4 Nursing Home 254 bed \$1,722.0 Continuing Care Retirement Comm 255 dwelling \$950.0 Assisted Living 620 bed \$1,306.3 Commercial - Services - - welling \$391.2 Hotel (3 Levels or More) 310 room \$5,010.3 Hotel/Motel 320 room \$3,991.2 Movie Theater 444 \$94 ft/GFA \$14.4 | Residential | | | |
| Multi-Family 3-10 level 221 dwelling \$3,455.5 ADU - dwelling \$3,455.5 Multi Family Low-Income - dwelling \$3,141.4 Nursing Home 254 bed \$1,722.0 Continuing Care Retirement Comr 255 dwelling \$950.0 Assisted Living 620 bed \$1,306.3 Commercial - Services - - 444 Hotel (3 Levels or More) 310 room \$5,010.3 Hotel/Motel 320 room \$3,991.2 Movie Theater 444 \$q ft/GFA \$114.4 Health Club 492 \$q ft/GFA \$35.4 Bank 912 \$s q ft/GFA \$38.7 Commercial - Institutional - - \$38.7 Elementary School 520 \$s q ft/GFA \$33.8 Middle School 522 \$s q ft/GFA \$3.2 University/College 550 ASF \$4.2 Religious Institute 560 \$s | Single Family & Duplex | 210 | dwelling | \$7,470.45 |
| ADU-dwelling\$3,455.5Multi Family Low-Income-dwelling\$3,141.4Nursing Home254bed\$1,722.0Continuing Care Retirement Comr255dwelling\$950.0Assisted Living620bed\$1,306.3Commercial - Services444Hotel (3 Levels or More)310room\$5,010.3Hotel/Motel320room\$3,991.2Movie Theater444sq ft/GFA\$14.4Health Club492sq ft/GFA\$17.4Day Care565sq ft/GFA\$35.4Bank912sq ft/GFA\$38.7Commercial - Institutional520sq ft/GFA\$3.8Biddle School522sq ft/GFA\$3.2University/College550ASF\$4.2Religious Institute560sq ft/GFA\$3.5Library590sq ft/GFA\$2.3.4Hospital610sq ft/GFA\$2.3.4Mospital610sq ft/GFA\$3.2.5General Office710sq ft/GFA\$32.5Veterinary Clinic640sq ft/GFA\$32.5General Office710sq ft/GFA\$32.5General Office710sq ft/GFA\$32.5General Office710sq ft/GFA\$32.5General Office710sq ft/GFA\$32.5General Office710sq ft/GFA\$32.5General Office720sq ft/GFA\$32.5 <td>Multi-Family 1-2 level</td> <td>220</td> <td>dwelling</td> <td>\$5,261.88</td> | Multi-Family 1-2 level | 220 | dwelling | \$5,261.88 |
| Multi Family Low-Income - dwelling \$3,141.4 Nursing Home 254 bed \$1,722.0 Continuing Care Retirement Comr 255 dwelling \$950.0 Assisted Living 620 bed \$1,306.3 Commercial - Services - - 0 Hotel (3 Levels or More) 310 room \$5,010.3 Hotel/Motel 320 room \$3,991.2 Movie Theater 444 sq ft/GFA \$14.4 Health Club 492 sq ft/GFA \$14.4 Health Club 492 sq ft/GFA \$35.4 Bank 912 sq ft/GFA \$38.7 Commercial - Institutional Elementary School 520 sq ft/GFA \$3.8 Middle School 522 sq ft/GFA \$3.2 1.1 University/College 550 ASF \$4.2 Religious Institute 560 sq ft/GFA \$3.5 Library 590 sq ft/GFA \$2.3.4 Hospital | Multi-Family 3-10 level | 221 | dwelling | \$3,455.56 |
| Nursing Home 254 bed \$1,722.0 Continuing Care Retirement Comm 255 dwelling \$950.0 Assisted Living 620 bed \$1,306.3 Commercial - Services | ADU | - | dwelling | \$3,455.56 |
| Continuing Care Retirement Comm 255 dwelling \$950.0 Assisted Living 620 bed \$1,306.3 Commercial - Services Hotel (3 Levels or More) 310 room \$5,010.3 Hotel/Motel 320 room \$3,991.2 Movie Theater 444 sq ft/GFA \$14.4 Health Club 492 sq ft/GFA \$17.4 Day Care 565 sq ft/GFA \$38.7 Commercial - Institutional 912 sq ft/GFA \$38.7 Commercial - Institutional Elementary School 520 sq ft/GFA \$3.2 Middle School 522 sq ft/GFA \$3.2 University/College 550 ASF \$4.2 Religious Institute 560 sq ft/GFA \$3.5 Library 590 sq ft/GFA \$2.4 Hospital 610 sq ft/GFA \$3.5 Commercial - Administrative Office Yeterinary Clinic 640 sq ft/GFA \$32.5 <td>Multi Family Low-Income</td> <td>-</td> <td>dwelling</td> <td>\$3,141.42</td> | Multi Family Low-Income | - | dwelling | \$3,141.42 |
| Assisted Living 620 bed \$1,306.3 Commercial - Services 310 room \$5,010.3 Hotel (3 Levels or More) 310 room \$5,010.3 Hotel/Motel 320 room \$3,991.2 Movie Theater 444 sq ft/GFA \$14.4 Health Club 492 sq ft/GFA \$17.4 Day Care 565 sq ft/GFA \$35.4 Bank 912 sq ft/GFA \$38.7 Commercial - Institutional Elementary School 520 sq ft/GFA \$3.8 Middle School 522 sq ft/GFA \$3.2 University/College 550 ASF \$4.2 Religious Institute 560 sq ft/GFA \$3.5 Library 590 sq ft/GFA \$2.4 Hospital 610 sq ft/GFA \$7.9 Commercial - Administrative Office Yeterinary Clinic 640 sq ft/GFA \$32.5 General Office 710 sq ft/GFA \$32.5 3 | Nursing Home | 254 | bed | \$1,722.03 |
| Commercial - Services Hotel (3 Levels or More) 310 room \$5,010.3 Hotel/Motel 320 room \$3,991.2 Movie Theater 444 sq ft/GFA \$14.4 Health Club 492 sq ft/GFA \$17.4 Day Care 565 sq ft/GFA \$35.4 Bank 912 sq ft/GFA \$38.7 Commercial - Institutional Elementary School 520 sq ft/GFA \$38.8 Middle School 522 sq ft/GFA \$3.2 \$3.2 University/College 550 ASF \$4.2 Religious Institute 560 sq ft/GFA \$3.5 Library 590 sq ft/GFA \$2.4 Hospital 610 sq ft/GFA \$3.2 Commercial - Administrative Office Yeterinary Clinic 640 sq ft/GFA \$32.5 General Office 710 sq ft/GFA \$32.5 \$32.5 | Continuing Care Retirement Comm | 255 | dwelling | \$950.09 |
| Hotel (3 Levels or More) 310 room \$5,010.3 Hotel/Motel 320 room \$3,991.2 Movie Theater 444 sq ft/GFA \$14.4 Health Club 492 sq ft/GFA \$17.4 Day Care 565 sq ft/GFA \$35.4 Bank 912 sq ft/GFA \$38.7 Commercial - Institutional 520 sq ft/GFA \$38.8 Biddle School 522 sq ft/GFA \$3.2 Middle School 522 sq ft/GFA \$3.2 University/College 550 ASF \$4.2 Religious Institute 560 sq ft/GFA \$3.5 Library 590 sq ft/GFA \$2.4 Hospital 610 sq ft/GFA \$7.9 Commercial - Administrative Office Yeterinary Clinic 640 sq ft/GFA \$32.5 General Office 710 sq ft/GFA \$32.5 \$32.5 | Assisted Living | 620 | bed | \$1,306.37 |
| Hotel/Motel 320 room \$3,991.2 Movie Theater 444 sq ft/GFA \$14.4 Health Club 492 sq ft/GFA \$17.4 Day Care 565 sq ft/GFA \$3.7 Day Care 565 sq ft/GFA \$38.7 Bank 912 sq ft/GFA \$38.7 Commercial - Institutional Elementary School 520 sq ft/GFA \$3.8 Middle School 522 sq ft/GFA \$3.2 \$3.2 High School 530 sq ft/GFA \$3.2 University/College 550 ASF \$4.2 Religious Institute 560 sq ft/GFA \$3.5 Library 590 sq ft/GFA \$2.3.4 Hospital 610 sq ft/GFA \$7.9 Commercial - Administrative Office \$32.5 \$32.5 \$32.5 Veterinary Clinic 640 sq ft/GFA \$32.5 General Office 710 sq ft/GFA \$32.5 General Office | Commercial - Services | | | - |
| Movie Theater 444 sq ft/GFA \$14.4 Health Club 492 sq ft/GFA \$17.4 Day Care 565 sq ft/GFA \$35.4 Bank 912 sq ft/GFA \$38.7 Commercial - Institutional Elementary School 520 sq ft/GFA \$3.8 Middle School 522 sq ft/GFA \$3.2 High School 530 sq ft/GFA \$3.2 University/College 550 ASF \$4.2 Religious Institute 560 sq ft/GFA \$3.5 Library 590 sq ft/GFA \$2.3 Hospital 610 sq ft/GFA \$7.9 Commercial - Administrative Office Yeterinary Clinic 640 sq ft/GFA \$32.5 General Office 710 sq ft/GFA \$32.5 | Hotel (3 Levels or More) | 310 | room | \$5,010.31 |
| Health Club 492 sq ft/GFA \$17.4 Day Care 565 sq ft/GFA \$35.4 Bank 912 sq ft/GFA \$38.7 Commercial - Institutional Elementary School 520 sq ft/GFA \$38.8 Middle School 522 sq ft/GFA \$38.8 Middle School 522 sq ft/GFA \$3.8 Middle School 522 sq ft/GFA \$3.2 University/College 550 ASF \$4.2 Religious Institute 560 sq ft/GFA \$3.5 Library 590 sq ft/GFA \$2.3 Hospital 610 sq ft/GFA \$7.9 Commercial - Administrative Office Yeterinary Clinic 640 sq ft/GFA \$32.5 General Office 710 sq ft/GFA \$32.5 | Hotel/Motel | 320 | room | \$3,991.26 |
| Day Care 565 sq ft/GFA \$35.4 Bank 912 sq ft/GFA \$38.7 Commercial - Institutional Elementary School 520 sq ft/GFA \$3.8 Middle School 522 sq ft/GFA \$3.8 Middle School 522 sq ft/GFA \$3.8 Middle School 522 sq ft/GFA \$3.8 University/College 550 ASF \$4.2 Religious Institute 560 sq ft/GFA \$3.5 Library 590 sq ft/GFA \$2.3.4 Hospital 610 sq ft/GFA \$2.4 Veterinary Clinic 640 sq ft/GFA \$32.5 General Office 710 sq ft/GFA \$32.5 General Office 710 sq ft/GFA \$32.5 | Movie Theater | 444 | sq ft/GFA | \$14.45 |
| Bank 912 sq ft/GFA \$38.7 Commercial - Institutional Elementary School 520 sq ft/GFA \$38.7 Middle School 522 sq ft/GFA \$3.8 Middle School 522 sq ft/GFA \$3.2 High School 530 sq ft/GFA \$3.2 University/College 550 ASF \$4.2 Religious Institute 560 sq ft/GFA \$3.5 Library 590 sq ft/GFA \$2.3.4 Hospital 610 sq ft/GFA \$7.9 Commercial - Administrative Office Veterinary Clinic 640 sq ft/GFA \$32.5 General Office 710 sq ft/GFA \$11.1 Medical Office / Clinic 720 sq ft/GFA \$24.6 | Health Club | 492 | sq ft/GFA | \$17.41 |
| Commercial - InstitutionalElementary School520sq ft/GFA\$3.8Middle School522sq ft/GFA\$2.7High School530sq ft/GFA\$3.2University/College550ASF\$4.2Religious Institute560sq ft/GFA\$3.5Library590sq ft/GFA\$23.4Hospital610sq ft/GFA\$7.9Commercial - Administrative Office710sq ft/GFA\$32.5Veterinary Clinic640sq ft/GFA\$32.5General Office710sq ft/GFA\$11.1Medical Office / Clinic720sq ft/GFA\$24.6 | Day Care | 565 | sq ft/GFA | \$35.46 |
| Elementary School 520 sq ft/GFA \$3.8 Middle School 522 sq ft/GFA \$2.7 High School 530 sq ft/GFA \$3.2 University/College 550 ASF \$4.2 Religious Institute 560 sq ft/GFA \$3.5 Library 590 sq ft/GFA \$23.4 Hospital 610 sq ft/GFA \$7.9 Commercial - Administrative Office Y Y Y Veterinary Clinic 640 sq ft/GFA \$32.5 General Office 710 sq ft/GFA \$11.1 Medical Office / Clinic 720 sq ft/GFA \$24.6 | Bank | 912 | sq ft/GFA | \$38.79 |
| Middle School 522 sq ft/GFA \$2.7 High School 530 sq ft/GFA \$3.2 University/College 550 ASF \$4.2 Religious Institute 560 sq ft/GFA \$3.5 Library 590 sq ft/GFA \$23.4 Hospital 610 sq ft/GFA \$7.9 Commercial - Administrative Office Yeterinary Clinic 640 sq ft/GFA \$32.5 General Office 710 sq ft/GFA \$11.1 Medical Office / Clinic 720 sq ft/GFA \$24.6 | Commercial - Institutional | | | - |
| High School530sq ft/GFA\$3.2University/College550ASF\$4.2Religious Institute560sq ft/GFA\$3.5Library590sq ft/GFA\$23.4Hospital610sq ft/GFA\$7.9Commercial - Administrative OfficeVeterinary Clinic640sq ft/GFA\$32.5General Office710sq ft/GFA\$11.1Medical Office / Clinic720sq ft/GFA\$24.6 | Elementary School | 520 | sq ft/GFA | \$3.89 |
| University/College550ASF\$4.2Religious Institute560sq ft/GFA\$3.5Library590sq ft/GFA\$23.4Hospital610sq ft/GFA\$7.9Commercial - Administrative OfficeVeterinary Clinic640sq ft/GFA\$32.5General Office710sq ft/GFA\$11.1Medical Office / Clinic720sq ft/GFA\$24.6 | Middle School | 522 | sq ft/GFA | \$2.70 |
| Religious Institute 560 sq ft/GFA \$3.5 Library 590 sq ft/GFA \$23.4 Hospital 610 sq ft/GFA \$7.9 Commercial - Administrative Office 500 sq ft/GFA \$3.5 Veterinary Clinic 640 sq ft/GFA \$32.5 General Office 710 sq ft/GFA \$11.1 Medical Office / Clinic 720 sq ft/GFA \$24.6 | High School | 530 | sq ft/GFA | \$3.22 |
| Library590sq ft/GFA\$23.4Hospital610sq ft/GFA\$7.9Commercial - Administrative OfficeVeterinary Clinic640sq ft/GFA\$32.5General Office710sq ft/GFA\$11.1Medical Office / Clinic720sq ft/GFA\$24.6 | University/College | 550 | ASF | \$4.26 |
| Hospital 610 sq ft/GFA \$7.9 Commercial - Administrative Office Veterinary Clinic 640 sq ft/GFA \$32.5 General Office 710 sq ft/GFA \$11.1 Medical Office / Clinic 720 sq ft/GFA \$24.6 | Religious Institute | 560 | sq ft/GFA | \$3.51 |
| Commercial - Administrative Office Veterinary Clinic 640 sq ft/GFA \$32.5 General Office 710 sq ft/GFA \$11.1 Medical Office / Clinic 720 sq ft/GFA \$24.6 | Library | 590 | sq ft/GFA | \$23.42 |
| Veterinary Clinic 640 sq ft/GFA \$32.5 General Office 710 sq ft/GFA \$11.1 Medical Office / Clinic 720 sq ft/GFA \$24.6 | Hospital | 610 | sq ft/GFA | \$7.93 |
| General Office 710 sq ft/GFA \$11.1 Medical Office / Clinic 720 sq ft/GFA \$24.6 | Commercial - Administrative | Office | | |
| Medical Office / Clinic 720 sq ft/GFA \$24.6 | Veterinary Clinic | 640 | sq ft/GFA | \$32.55 |
| | General Office | 710 | sq ft/GFA | \$11.13 |
| Office Park 750 sq ft/GFA \$11.0 | Medical Office / Clinic | 720 | sq ft/GFA | \$24.62 |
| | Office Park | 750 | sq ft/GFA | \$11.06 |

| BASE RATE PER PM TRIP | \$6,385 | | |
|-----------------------------------|----------|-------------|--------------|
| | ITE Land | Unit of | |
| Land Use | Use Code | Measure | Fee per Unit |
| COST PER TRIP | | | |
| Commercial - Retail | 1 | | |
| Free-Standing Discount Superstore | 813 | sq ft/GFA | \$11.67 |
| Specialty Retail Center | 826 | sq ft/GLA | \$6.66 |
| Hardware/Paint Store | 816 | sq ft/GFA | \$11.90 |
| Nursery/Garden Center | 817 | sq ft/GFA | \$21.71 |
| Shopping Center | 820 | sq ft/GLA | \$9.95 |
| Car Sales - New/Used | 841 | sq ft/GFA | \$14.72 |
| Tire Store | 848 | Service bay | \$13,019.27 |
| Supermarket | 850 | sq ft/GFA | \$25.42 |
| Convenience Market | 851 | sq ft/GFA | \$57.56 |
| Pharmacy | 881 | sq ft/GFA | \$18.03 |
| Furniture Store | 890 | sq ft/GFA | \$0.98 |
| Quick Lubrication Vehicle Shop | 941 | Service Bay | \$21,208.42 |
| Auto Parts & Service Center | 943 | sq ft/GFA | \$15.95 |
| Service Station/Minimart/Carwash | 853 | VFP | \$21,917.15 |
| Industrial | - | - | |
| Light Industry/High Technology | 110 | sq ft/GFA | \$9.29 |
| Heavy Industrial | 120 | sq ft/GFA | \$6.51 |
| Industrial Park | 132 | sq ft/GFA | \$8.14 |
| Manufacturing | 140 | sq ft/GFA | \$6.99 |
| Warehousing | 150 | sq ft/GFA | \$3.06 |
| Mini-Storage | 151 | sq ft/GFA | \$1.58 |
| Commercial - Restaurant | | | |
| Drinking Establishment | 925 | sq ft/GFA | \$29.11 |
| Quality Restaurant | 931 | sq ft/GFA | \$27.98 |
| High Turnover Restaurant | 932 | sq ft/GFA | \$28.30 |
| Fast Casual | - | sq ft/GFA | \$47.10 |
| Fast Food Restaurant | 934 | sq ft/GFA | \$69.84 |
| Coffee Shop with Drive-Thru | 937 | sq ft/GFA | \$27.33 |

Notes:

Updated Dec 2016 using the ITE Trip Generation Manual, 9th Edition Fees are reduced, where applicable, to account for "pass-by" trips

Definitions:

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GFA= Gross Floor Area

ASF= Assignable Square Feet (aka Net Assignable Area): the sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant or specific use. It can be subdivided into Classroom, labs, offices, study facilities, special use, general use, support, health care, residential and unclassified. Areas defined as building service, circulation, mechanical and structural should not be included.

ITE = Institute of Transportation Engineers

Multi-Family = 3 or more dwelling units with a common wall (SMC 17A.020.130). Cottage housing (SMC 17C.110.350) may also be treated as multi-family 1-2 level.

Drinking Establishment = contains a bar, serves alcohol and food, may have TV screens, pool tables, and other entertainment. Restaurants that specialize in food but also have a bar are considered High-Turnover Restaurants.

Quality Restaurant = duration of stay > 1 hour, not a chain, serves dinner and sometimes lunch, patrons wait to be seated, order from menu, pay after (Ex. Milford's, Clinkerdagger, Anthony's, Luna)

High-Turnover Restaurant = duration of stay approx. 1 hour, often a chain restaurant, may be open 24 hours, patrons wait to be seated, order from menu (Ex. Applebee's, Denny's, Buffalo Wild Wings, The Onion, Twigs)

Fast Casual Restaurant = duration of stay < 1 hour, patrons order at counter and eat in the restaurant. Food is typically made to order. Most do not have a drive-through. (Ex. Chipotle, Panera Bread, Five Guys, Qdoba, Mod Pizza).



2023 Downtown District Transportation Impact Fee Schedule

| Land Use | ITE Land Use Code | Unit of Measure | Fee per Unit |
|---------------------------------|----------------------|--------------------|--------------|
| COST PER TRIP | | | |
| Residential | | | |
| Single Family & Duplex | 210 | dwelling | \$236.34 |
| Multi-Family 1-2 level | 220 | dwelling | \$166.47 |
| Multi-Family 3-10 level | 221 | dwelling | \$109.32 |
| ADU | - | dwelling | \$109.32 |
| Multi Family Low-Income | - | dwelling | \$99.38 |
| Nursing Home | 254 | bed | \$54.48 |
| Continuing Care Retirement Comm | 255 | dwelling | \$30.06 |
| Assisted Living | 620 | bed | \$41.33 |
| Commercial - Services | | | - |
| Hotel (3 Levels or More) | 310 | room | \$158.51 |
| Hotel/Motel | 320 | room | \$126.27 |
| Movie Theater | 444 | sq ft/GFA | \$0.46 |
| Health Club | 492 | sq ft/GFA | \$0.55 |
| Day Care | 565 | sq ft/GFA | \$1.12 |
| Bank | 912 | sq ft/GFA | \$1.23 |
| Commercial - Institutional | | | - |
| Elementary School | 520 | sq ft/GFA | \$0.12 |
| Middle School | 522 | sq ft/GFA | \$0.09 |
| High School | 530 | sq ft/GFA | \$0.10 |
| University/College | 550 | ASF | \$0.13 |
| Religious Institute | 560 | sq ft/GFA | \$0.11 |
| Library | 590 | sq ft/GFA | \$0.74 |
| Hospital | 610 | sq ft/GFA | \$0.25 |
| Commercial - Administrative | Office | | |
| Veterinary Clinic | 640 | sq ft/GFA | \$1.03 |
| General Office | 710 | sq ft/GFA | \$0.35 |
| Medical Office / Clinic | 720 | sq ft/GFA | \$0.78 |
| Office Park | 750 | sq ft/GFA | \$0.35 |

| BASE RATE PER PM TRIP | \$202 | | |
|-----------------------------------|----------|-------------|--------------|
| | ITE Land | Unit of | |
| Land Use | Use Code | Measure | Fee per Unit |
| COST PER TRIP | | | |
| Commercial - Retail | r | - | |
| Free-Standing Discount Superstore | 813 | sq ft/GFA | \$0.37 |
| Specialty Retail Center | 826 | sq ft/GLA | \$0.21 |
| Hardware/Paint Store | 816 | sq ft/GFA | \$0.38 |
| Nursery/Garden Center | 817 | sq ft/GFA | \$0.69 |
| Shopping Center | 820 | sq ft/GLA | \$0.31 |
| Car Sales - New/Used | 841 | sq ft/GFA | \$0.47 |
| Tire Store | 848 | Service bay | \$411.89 |
| Supermarket | 850 | sq ft/GFA | \$0.80 |
| Convenience Market | 851 | sq ft/GFA | \$1.82 |
| Pharmacy | 881 | sq ft/GFA | \$0.57 |
| Furniture Store | 890 | sq ft/GFA | \$0.03 |
| Quick Lubrication Vehicle Shop | 941 | Service Bay | \$670.96 |
| Auto Parts & Service Center | 943 | sq ft/GFA | \$0.50 |
| Service Station/Minimart/Carwash | 853 | VFP | \$693.39 |
| Industrial | r | - | |
| Light Industry/High Technology | 110 | sq ft/GFA | \$0.29 |
| Heavy Industrial | 120 | sq ft/GFA | \$0.21 |
| Industrial Park | 132 | sq ft/GFA | \$0.26 |
| Manufacturing | 140 | sq ft/GFA | \$0.22 |
| Warehousing | 150 | sq ft/GFA | \$0.10 |
| Mini-Storage | 151 | sq ft/GFA | \$0.05 |
| Commercial - Restaurant | - | - | |
| Drinking Establishment | 925 | sq ft/GFA | \$0.92 |
| Quality Restaurant | 931 | sq ft/GFA | \$0.89 |
| High Turnover Restaurant | 932 | sq ft/GFA | \$0.90 |
| Fast Casual | - | sq ft/GFA | \$1.49 |
| Fast Food Restaurant | 934 | sq ft/GFA | \$2.21 |
| Coffee Shop with Drive-Thru | 937 | sq ft/GFA | \$0.86 |

Notes:

Updated Dec 2016 using the ITE Trip Generation Manual, 9th Edition Fees are reduced, where applicable, to account for "pass-by" trips

Definitions:

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GFA= Gross Floor Area

ASF= Assignable Square Feet (aka Net Assignable Area): the sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant or specific use. It can be subdivided into Classroom, labs, offices, study facilities, special use, general use, support, health care, residential and unclassified. Areas defined as building service, circulation, mechanical and structural should not be included.

ITE = Institute of Transportation Engineers

Multi-Family = 3 or more dwelling units with a common wall (SMC 17A.020.130). Cottage housing (SMC 17C.110.350) may also be treated as multi-family 1-2 level.

Drinking Establishment = contains a bar, serves alcohol and food, may have TV screens, pool tables, and other entertainment. Restaurants that specialize in food but also have a bar are considered High-Turnover Restaurants.

Quality Restaurant = duration of stay > 1 hour, not a chain, serves dinner and sometimes lunch, patrons wait to be seated, order from menu, pay after (Ex. Clinkerdagger, Anthony's, Luna)

High-Turnover Restaurant = duration of stay approx. 1 hour, often a chain restaurant, may be open 24 hours, patrons wait to be seated, order from menu (Ex. Applebee's, Denny's, Buffalo Wild Wings, The Onion, Twigs)

Fast Casual Restaurant = duration of stay < 1 hour, patrons order at counter and eat in the restaurant. Food is typically made to order. Most do not have a drive-through. (Ex. Chipotle, Panera Bread, Five Guys, Qdoba, Mod Pizza).



2023 Northwest District Transportation Impact Fee Schedule

| Land Use | ITE Land Use Code | Unit of Measure | Fee per Unit |
|---------------------------------|----------------------|--------------------|--------------|
| COST PER TRIP | | | |
| Residential | | | |
| Single Family & Duplex | 210 | dwelling | \$866.87 |
| Multi-Family 1-2 level | 220 | dwelling | \$610.59 |
| Multi-Family 3-10 level | 221 | dwelling | \$400.98 |
| ADU | - | dwelling | \$400.98 |
| Multi Family Low-Income | - | dwelling | \$364.53 |
| Nursing Home | 254 | bed | \$199.82 |
| Continuing Care Retirement Comm | 255 | dwelling | \$110.25 |
| Assisted Living | 620 | bed | \$151.59 |
| Commercial - Services | | | - |
| Hotel (3 Levels or More) | 310 | room | \$581.39 |
| Hotel/Motel | 320 | room | \$463.14 |
| Movie Theater | 444 | sq ft/GFA | \$1.68 |
| Health Club | 492 | sq ft/GFA | \$2.02 |
| Day Care | 565 | sq ft/GFA | \$4.11 |
| Bank | 912 | sq ft/GFA | \$4.50 |
| Commercial - Institutional | | | |
| Elementary School | 520 | sq ft/GFA | \$0.45 |
| Middle School | 522 | sq ft/GFA | \$0.31 |
| High School | 530 | sq ft/GFA | \$0.37 |
| University/College | 550 | ASF | \$0.49 |
| Religious Institute | 560 | sq ft/GFA | \$0.41 |
| Library | 590 | sq ft/GFA | \$2.72 |
| Hospital | 610 | sq ft/GFA | \$0.92 |
| Commercial - Administrative | Office | | - |
| Veterinary Clinic | 640 | sq ft/GFA | \$3.78 |
| General Office | 710 | sq ft/GFA | \$1.29 |
| Medical Office / Clinic | 720 | sq ft/GFA | \$2.86 |
| Office Park | 750 | sq ft/GFA | \$1.28 |

| BASE RATE PER PM TRIP | \$741 | | |
|-----------------------------------|----------|-------------|--------------|
| | ITE Land | Unit of | |
| Land Use | Use Code | Measure | Fee per Unit |
| COST PER TRIP | | | |
| Commercial - Retail | ī. | - | |
| Free-Standing Discount Superstore | 813 | sq ft/GFA | \$1.35 |
| Specialty Retail Center | 826 | sq ft/GLA | \$0.77 |
| Hardware/Paint Store | 816 | sq ft/GFA | \$1.38 |
| Nursery/Garden Center | 817 | sq ft/GFA | \$2.52 |
| Shopping Center | 820 | sq ft/GLA | \$1.15 |
| Car Sales - New/Used | 841 | sq ft/GFA | \$1.71 |
| Tire Store | 848 | Service bay | \$1,510.75 |
| Supermarket | 850 | sq ft/GFA | \$2.95 |
| Convenience Market | 851 | sq ft/GFA | \$6.68 |
| Pharmacy | 881 | sq ft/GFA | \$2.09 |
| Furniture Store | 890 | sq ft/GFA | \$0.11 |
| Quick Lubrication Vehicle Shop | 941 | Service Bay | \$2,461.01 |
| Auto Parts & Service Center | 943 | sq ft/GFA | \$1.85 |
| Service Station/Minimart/Carwash | 853 | VFP | \$2,543.25 |
| Industrial | I | | |
| Light Industry/High Technology | 110 | sq ft/GFA | \$1.08 |
| Heavy Industrial | 120 | sq ft/GFA | \$0.76 |
| Industrial Park | 132 | sq ft/GFA | \$0.94 |
| Manufacturing | 140 | sq ft/GFA | \$0.81 |
| Warehousing | 150 | sq ft/GFA | \$0.36 |
| Mini-Storage | 151 | sq ft/GFA | \$0.18 |
| Commercial - Restaurant | i | - | |
| Drinking Establishment | 925 | sq ft/GFA | \$3.38 |
| Quality Restaurant | 931 | sq ft/GFA | \$3.25 |
| High Turnover Restaurant | 932 | sq ft/GFA | \$3.28 |
| Fast Casual | - | sq ft/GFA | \$5.47 |
| Fast Food Restaurant | 934 | sq ft/GFA | \$8.10 |
| Coffee Shop with Drive-Thru | 937 | sq ft/GFA | \$3.17 |

Notes:

Updated Dec 2016 using the ITE Trip Generation Manual, 9th Edition Fees are reduced, where applicable, to account for "pass-by" trips

Definitions:

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GFA= Gross Floor Area

ASF= Assignable Square Feet (aka Net Assignable Area): the sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant or specific use. It can be subdivided into Classroom, labs, offices, study facilities, special use, general use, support, health care, residential and unclassified. Areas defined as building service, circulation, mechanical and structural should not be included.

ITE = Institute of Transportation Engineers

Multi-Family = 3 or more dwelling units with a common wall (SMC 17A.020.130). Cottage housing (SMC 17C.110.350) may also be treated as multi-family 1-2 level.

Drinking Establishment = contains a bar, serves alcohol and food, may have TV screens, pool tables, and other entertainment. Restaurants that specialize in food but also have a bar are considered High-Turnover Restaurants.

Quality Restaurant = duration of stay > 1 hour, not a chain, serves dinner and sometimes lunch, patrons wait to be seated, order from menu, pay after (Ex. Milford's, Clinkerdagger, Anthony's, Luna)

High-Turnover Restaurant = duration of stay approx. 1 hour, often a chain restaurant, may be open 24 hours, patrons wait to be seated, order from menu (Ex. Applebee's, Denny's, Buffalo Wild Wings, The Onion, Twigs)

Fast Casual Restaurant = duration of stay < 1 hour, patrons order at counter and eat in the restaurant. Food is typically made to order. Most do not have a drive-through. (Ex. Chipotle, Panera Bread, Five Guys, Qdoba, Mod Pizza).



2023 South District Transportation Impact Fee Schedule

| Land Use | ITE Land Use Code | Unit of Measure | Fee per Unit |
|---------------------------------|----------------------|--------------------|--------------|
| COST PER TRIP | | | |
| Residential | | | |
| Single Family & Duplex | 210 | dwelling | \$2,935.53 |
| Multi-Family 1-2 level | 220 | dwelling | \$2,067.67 |
| Multi-Family 3-10 level | 221 | dwelling | \$1,357.87 |
| ADU | - | dwelling | \$1,357.87 |
| Multi Family Low-Income | - | dwelling | \$1,234.43 |
| Nursing Home | 254 | bed | \$676.68 |
| Continuing Care Retirement Comm | 255 | dwelling | \$373.34 |
| Assisted Living | 620 | bed | \$513.34 |
| Commercial - Services | | | |
| Hotel (3 Levels or More) | 310 | room | \$1,968.81 |
| Hotel/Motel | 320 | room | \$1,568.38 |
| Movie Theater | 444 | sq ft/GFA | \$5.68 |
| Health Club | 492 | sq ft/GFA | \$6.84 |
| Day Care | 565 | sq ft/GFA | \$13.93 |
| Bank | 912 | sq ft/GFA | \$15.24 |
| Commercial - Institutional | | | |
| Elementary School | 520 | sq ft/GFA | \$1.53 |
| Middle School | 522 | sq ft/GFA | \$1.06 |
| High School | 530 | sq ft/GFA | \$1.26 |
| University/College | 550 | ASF | \$1.67 |
| Religious Institute | 560 | sq ft/GFA | \$1.38 |
| Library | 590 | sq ft/GFA | \$9.20 |
| Hospital | 610 | sq ft/GFA | \$3.12 |
| Commercial - Administrative | Office | | |
| Veterinary Clinic | 640 | sq ft/GFA | \$12.79 |
| General Office | 710 | sq ft/GFA | \$4.37 |
| Medical Office / Clinic | 720 | sq ft/GFA | \$9.67 |
| Office Park | 750 | sq ft/GFA | \$4.34 |

| BASE RATE PER PM TRIP | \$2,509 | | |
|-----------------------------------|----------|-------------|--------------|
| | ITE Land | Unit of | |
| Land Use | Use Code | Measure | Fee per Unit |
| COST PER TRIP | | | |
| Commercial - Retail | | | |
| Free-Standing Discount Superstore | 813 | sq ft/GFA | \$4.58 |
| Specialty Retail Center | 826 | sq ft/GLA | \$2.62 |
| Hardware/Paint Store | 816 | sq ft/GFA | \$4.68 |
| Nursery/Garden Center | 817 | sq ft/GFA | \$8.53 |
| Shopping Center | 820 | sq ft/GLA | \$3.91 |
| Car Sales - New/Used | 841 | sq ft/GFA | \$5.78 |
| Tire Store | 848 | Service bay | \$5,115.95 |
| Supermarket | 850 | sq ft/GFA | \$9.99 |
| Convenience Market | 851 | sq ft/GFA | \$22.62 |
| Pharmacy | 881 | sq ft/GFA | \$7.09 |
| Furniture Store | 890 | sq ft/GFA | \$0.39 |
| Quick Lubrication Vehicle Shop | 941 | Service Bay | \$8,333.89 |
| Auto Parts & Service Center | 943 | sq ft/GFA | \$6.27 |
| Service Station/Minimart/Carwash | 853 | VFP | \$8,612.39 |
| Industrial | 1 | - | |
| Light Industry/High Technology | 110 | sq ft/GFA | \$3.65 |
| Heavy Industrial | 120 | sq ft/GFA | \$2.56 |
| Industrial Park | 132 | sq ft/GFA | \$3.20 |
| Manufacturing | 140 | sq ft/GFA | \$2.75 |
| Warehousing | 150 | sq ft/GFA | \$1.20 |
| Mini-Storage | 151 | sq ft/GFA | \$0.62 |
| Commercial - Restaurant | | | |
| Drinking Establishment | 925 | sq ft/GFA | \$11.44 |
| Quality Restaurant | 931 | sq ft/GFA | \$10.99 |
| High Turnover Restaurant | 932 | sq ft/GFA | \$11.12 |
| Fast Casual | - | sq ft/GFA | \$18.51 |
| Fast Food Restaurant | 934 | sq ft/GFA | \$27.44 |
| Coffee Shop with Drive-Thru | 937 | sq ft/GFA | \$10.74 |

Notes:

Updated Dec 2016 using the ITE Trip Generation Manual, 9th Edition Fees are reduced, where applicable, to account for "pass-by" trips

Definitions:

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GFA= Gross Floor Area

ASF= Assignable Square Feet (aka Net Assignable Area): the sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant or specific use. It can be subdivided into Classroom, labs, offices, study facilities, special use, general use, support, health care, residential and unclassified. Areas defined ITE = Institute of Transportation Engineers

Multi-Family = 3 or more dwelling units with a common wall (SMC 17A.020.130). Cottage housing (SMC 17C.110.350) may also be treated as multi-family 1-2 level.

Drinking Establishment = contains a bar, serves alcohol and food, may have TV screens, pool tables, and other entertainment. Restaurants that specialize in food but also have a bar are considered High-Turnover Restaurants.

Quality Restaurant = duration of stay > 1 hour, not a chain, serves dinner and sometimes lunch, patrons wait to be seated, order from menu, pay after (Ex. Milford's, Clinkerdagger, Anthony's, Luna)

High-Turnover Restaurant = duration of stay approx. 1 hour, often a chain restaurant, may be open 24 hours, patrons wait to be seated, order from menu (Ex. Applebee's, Denny's, Buffalo Wild Wings, The Onion, Twigs)

Fast Casual Restaurant = duration of stay < 1 hour, patrons order at counter and eat in the restaurant. Food is typically made to order. Most do not have a drive-through. (Ex. Chipotle, Panera Bread, Five Guys, Qdoba, Mod Pizza).



2023 Northeast District Transportation Impact Fee Schedule

| Land Use COST PER TRIP Residential Single Family & Duplex Multi-Family 1-2 level Multi-Family 3-10 level ADU Multi Family Low-Income Nursing Home Continuing Care Retirement Comm | Use Code 210 220 221 - - 254 r 255 620 | Measure dwelling dwelling dwelling dwelling bed dwelling bed | Fee per Unit \$724.25 \$510.13 \$335.01 \$335.01 \$304.56 \$166.95 \$92.11 |
|---|--|---|---|
| Residential Single Family & Duplex Multi-Family 1-2 level Multi-Family 3-10 level ADU Multi Family Low-Income Nursing Home | 220 221 - - 254 r 255 | dwelling dwelling dwelling dwelling bed dwelling | \$510.13 \$335.01 \$335.01 \$304.56 \$166.95 |
| Single Family & Duplex Multi-Family 1-2 level Multi-Family 3-10 level ADU Multi Family Low-Income Nursing Home | 220 221 - - 254 r 255 | dwelling dwelling dwelling dwelling bed dwelling | \$510.13 \$335.01 \$335.01 \$304.56 \$166.95 |
| Multi-Family 1-2 level Multi-Family 3-10 level ADU Multi Family Low-Income Nursing Home | 220 221 - - 254 r 255 | dwelling dwelling dwelling dwelling bed dwelling | \$510.13 \$335.01 \$335.01 \$304.56 \$166.95 |
| Multi-Family 3-10 level ADU Multi Family Low-Income Nursing Home | 221 - - 254 n 255 | dwelling dwelling dwelling bed dwelling | \$335.01 \$335.01 \$304.56 \$166.95 |
| ADU Multi Family Low-Income Nursing Home | - - 254 n 255 | dwelling dwelling bed dwelling | \$335.01 \$304.56 \$166.95 |
| Multi Family Low-Income Nursing Home | 254 n 255 | dwelling bed dwelling | \$304.56 \$166.95 |
| Nursing Home | 254 n 255 | bed dwelling | \$166.95 |
| | n 255 | dwelling | |
| Continuing Care Retirement Com | | | \$92.11 |
| eentaning eare reeta enterne eenta | 620 | bed | φυ2.11 |
| Assisted Living | | buu | \$126.65 |
| Commercial - Services | | - | |
| Hotel (3 Levels or More) | 310 | room | \$485.74 |
| Hotel/Motel | 320 | room | \$386.95 |
| Movie Theater | 444 | sq ft/GFA | \$1.40 |
| Health Club | 492 | sq ft/GFA | \$1.69 |
| Day Care | 565 | sq ft/GFA | \$3.44 |
| Bank | 912 | sq ft/GFA | \$3.76 |
| Commercial - Institutional | | | |
| Elementary School | 520 | sq ft/GFA | \$0.38 |
| Middle School | 522 | sq ft/GFA | \$0.26 |
| High School | 530 | sq ft/GFA | \$0.31 |
| University/College | 550 | ASF | \$0.41 |
| Religious Institute | 560 | sq ft/GFA | \$0.34 |
| Library | 590 | sq ft/GFA | \$2.27 |
| Hospital | 610 | sq ft/GFA | \$0.77 |
| Commercial - Administrative | Office | | |
| Veterinary Clinic | 640 | sq ft/GFA | \$3.16 |
| General Office | 710 | sq ft/GFA | \$1.08 |
| Medical Office / Clinic | 720 | sq ft/GFA | \$2.39 |
| Office Park | 750 | sq ft/GFA | \$1.07 |

| Land Use Use Code Measure Fee per Unit COST PER TRIP Commercial - Retail Free-Standing Discount Superstore 813 sq ft/GFA \$1.13 Specialty Retail Center 826 sq ft/GFA \$1.13 Specialty Retail Center 816 sq ft/GFA \$1.15 Nursery/Garden Center 817 sq ft/GFA \$2.11 Shopping Center 820 sq ft/GFA \$1.43 Tire Store 848 Service bay \$1.262.20 Supermarket 850 sq ft/GFA \$2.46 Convenience Market 851 sq ft/GFA \$1.55 Pharmacy 881 sq ft/GFA \$2.46 Convenience Market 853 vFP \$2.056.13 Auto Parts & Service Center 943 sq ft/GFA \$1.55 Service Station/Minimart/Carwash 85 | BASE RATE PER PM TRIP | \$619 | | |
|--|-----------------------------------|----------|-------------|--------------|
| COST PER TRIPCommercial - RetailFree-Standing Discount Superstore813sq ft/GFA\$1.13Specialty Retail Center826sq ft/GFA\$1.15Hardware/Paint Store816sq ft/GFA\$2.11Shopping Center820sq ft/GFA\$2.11Shopping Center820sq ft/GFA\$1.43Tire Store848Service bay\$1,262.20Supermarket850sq ft/GFA\$2.46Convenience Market851sq ft/GFA\$2.46Convenience Market851sq ft/GFA\$2.66Pharmacy881sq ft/GFA\$1.75Furniture Store890sq ft/GFA\$0.10Quick Lubrication Vehicle Shop941Service Bay\$2,056.13Auto Parts & Service Center943sq ft/GFA\$1.55Service Station/Minimart/Carwash853VFP\$2,124.84Industrial120sq ft/GFA\$0.63Industrial120sq ft/GFA\$0.63Industrial Park132sq ft/GFA\$0.63Manufacturing140sq ft/GFA\$0.63Mini-Storage151sq ft/GFA\$0.15Commercial - Restaurant925sq ft/GFA\$2.82Quality Restaurant931sq ft/GFA\$2.74Fast Casual-sq ft/GFA\$2.71Fast Casual-sq ft/GFA\$2.71Fast Food Restaurant934sq ft/GFA\$4.57Fast Food Restaurant< | | ITE Land | Unit of | |
| Commercial - Retail Free-Standing Discount Superstore 813 sq ft/GFA \$1.13 Specialty Retail Center 826 sq ft/GFA \$0.65 Hardware/Paint Store 816 sq ft/GFA \$1.15 Nursery/Garden Center 817 sq ft/GFA \$2.11 Shopping Center 820 sq ft/GFA \$2.46 Convenience Market 851 sq ft/GFA \$2.46 Convenience Market 851 sq ft/GFA \$1.75 Furniture Store 890 sq ft/GFA \$0.10 Quick Lubrication Vehicle Shop 941 Service Bay \$2,056.13 Auto Parts & Service Center 943 sq ft/GFA \$1.55 Service Station/Minimart/Carwash 853 VFP \$2,124.84 Industrial 120 sq ft/GFA \$0.63 Industry/High Technology | Land Use | Use Code | Measure | Fee per Unit |
| Free-Standing Discount Superstore 813 sq ft/GFA \$1.13 Specialty Retail Center 826 sq ft/GLA \$0.65 Hardware/Paint Store 816 sq ft/GFA \$1.15 Nursery/Garden Center 817 sq ft/GFA \$2.11 Shopping Center 820 sq ft/GFA \$2.11 Shopping Center 820 sq ft/GFA \$2.11 Stropping Center 820 sq ft/GFA \$2.11 Stropping Center 820 sq ft/GFA \$1.43 Tire Store 848 Service bay \$1,262.20 Supermarket 850 sq ft/GFA \$2.46 Convenience Market 851 sq ft/GFA \$2.46 Quick Lubrication Vehicle Shop 941 Service Bay \$2,056.13 Auto Parts & Service Center 943 sq ft/GFA \$1.55 Service Station/Minimart/Carwash 853 VFP \$2,124.84 Industrial 120 sq ft/GFA \$0.63 Industrial 120 sq ft/GFA \$0.63 | | | | |
| Specialty Retail Center 826 sq ft/GLA \$0.65 Hardware/Paint Store 816 sq ft/GFA \$1.15 Nursery/Garden Center 817 sq ft/GFA \$2.11 Shopping Center 820 sq ft/GFA \$1.43 Tire Store 848 Service bay \$1,262.20 Supermarket 850 sq ft/GFA \$2.46 Convenience Market 851 sq ft/GFA \$2.46 Convenience Market 851 sq ft/GFA \$1.75 Furniture Store 890 sq ft/GFA \$0.10 Quick Lubrication Vehicle Shop 941 Service Bay \$2,056.13 Auto Parts & Service Center 943 sq ft/GFA \$1.55 Service Station/Minimart/Carwash 853 VFP \$2,124.84 Industrial 120 sq ft/GFA \$0.63 | Commercial - Retail | | | |
| Hardware/Paint Store 816 sq ft/GFA \$1.15 Nursery/Garden Center 817 sq ft/GFA \$2.11 Shopping Center 820 sq ft/GFA \$0.96 Car Sales - New/Used 841 sq ft/GFA \$1.43 Tire Store 848 Service bay \$1,262.20 Supermarket 850 sq ft/GFA \$2.46 Convenience Market 851 sq ft/GFA \$2.46 Convenience Market 851 sq ft/GFA \$1.75 Furniture Store 890 sq ft/GFA \$0.10 Quick Lubrication Vehicle Shop 941 Service Bay \$2,056.13 Auto Parts & Service Center 943 sq ft/GFA \$1.55 Service Station/Minimart/Carwash 853 VFP \$2,124.84 Industrial 120 sq ft/GFA \$0.63 | Free-Standing Discount Superstore | 813 | sq ft/GFA | \$1.13 |
| Nursery/Garden Center 817 sq ft/GFA \$2.11 Shopping Center 820 sq ft/GLA \$0.96 Car Sales - New/Used 841 sq ft/GFA \$1.43 Tire Store 848 Service bay \$1,262.20 Supermarket 850 sq ft/GFA \$2.46 Convenience Market 851 sq ft/GFA \$5.58 Pharmacy 881 sq ft/GFA \$1.75 Furniture Store 890 sq ft/GFA \$0.10 Quick Lubrication Vehicle Shop 941 Service Bay \$2,056.13 Auto Parts & Service Center 943 sq ft/GFA \$1.55 Service Station/Minimart/Carwash 853 VFP \$2,124.84 Industrial 120 sq ft/GFA \$0.63 Industrial 120 sq ft/GFA \$0.63 Industrial 120 sq ft/GFA \$0.63 Industrial Park 132 sq ft/GFA \$0.63 Manufacturing 140 sq ft/GFA \$0.68 Warehousing | Specialty Retail Center | 826 | sq ft/GLA | \$0.65 |
| Shopping Center 820 sq ft/GLA \$0.96 Car Sales - New/Used 841 sq ft/GFA \$1.43 Tire Store 848 Service bay \$1,262.20 Supermarket 850 sq ft/GFA \$2.46 Convenience Market 851 sq ft/GFA \$2.46 Convenience Market 851 sq ft/GFA \$5.58 Pharmacy 881 sq ft/GFA \$1.75 Furniture Store 890 sq ft/GFA \$0.10 Quick Lubrication Vehicle Shop 941 Service Bay \$2,056.13 Auto Parts & Service Center 943 sq ft/GFA \$1.55 Service Station/Minimart/Carwash 853 VFP \$2,124.84 Industrial 120 sq ft/GFA \$0.90 Heavy Industrial 120 sq ft/GFA \$0.63 Industrial Park 132 sq ft/GFA \$0.63 Manufacturing 140 sq ft/GFA \$0.68 Warehousing 150 sq ft/GFA \$0.30 Mini-Storage <td>Hardware/Paint Store</td> <td>816</td> <td>sq ft/GFA</td> <td>\$1.15</td> | Hardware/Paint Store | 816 | sq ft/GFA | \$1.15 |
| Car Sales - New/Used 841 sq ft/GFA \$1.43 Tire Store 848 Service bay \$1,262.20 Supermarket 850 sq ft/GFA \$2.46 Convenience Market 851 sq ft/GFA \$2.46 Convenience Market 851 sq ft/GFA \$5.58 Pharmacy 881 sq ft/GFA \$0.10 Quick Lubrication Vehicle Shop 941 Service Bay \$2,056.13 Auto Parts & Service Center 943 sq ft/GFA \$1.55 Service Station/Minimart/Carwash 853 VFP \$2,124.84 Industrial 120 sq ft/GFA \$0.90 Heavy Industrial 120 sq ft/GFA \$0.63 Industrial Park 132 sq ft/GFA \$0.63 Manufacturing 140 sq ft/GFA \$0.68 Warehousing 150 sq ft/GFA \$0.30 Mini-Storage 151 sq ft/GFA \$0.30 Mini-Storage 151 sq ft/GFA \$2.82 Quality Restaurant <td>Nursery/Garden Center</td> <td>817</td> <td>sq ft/GFA</td> <td>\$2.11</td> | Nursery/Garden Center | 817 | sq ft/GFA | \$2.11 |
| Tire Store 848 Service bay \$1,262.20 Supermarket 850 sq ft/GFA \$2.46 Convenience Market 851 sq ft/GFA \$5.58 Pharmacy 881 sq ft/GFA \$1.75 Furniture Store 890 sq ft/GFA \$0.10 Quick Lubrication Vehicle Shop 941 Service Bay \$2,056.13 Auto Parts & Service Center 943 sq ft/GFA \$1.55 Service Station/Minimart/Carwash 853 VFP \$2,124.84 Industrial 120 sq ft/GFA \$0.90 Heavy Industrial 120 sq ft/GFA \$0.63 Industrial Park 132 sq ft/GFA \$0.63 Manufacturing 140 sq ft/GFA \$0.63 Warehousing 150 sq ft/GFA \$0.68 Warehousing 150 sq ft/GFA \$0.15 Commercial - Restaurant 925 sq ft/GFA \$0.15 Commercial - Restaurant 931 sq ft/GFA \$2.71 High Turnove | Shopping Center | 820 | sq ft/GLA | \$0.96 |
| Supermarket 850 sq ft/GFA \$2.46 Convenience Market 851 sq ft/GFA \$5.58 Pharmacy 881 sq ft/GFA \$1.75 Furniture Store 890 sq ft/GFA \$0.10 Quick Lubrication Vehicle Shop 941 Service Bay \$2,056.13 Auto Parts & Service Center 943 sq ft/GFA \$1.55 Service Station/Minimart/Carwash 853 VFP \$2,124.84 Industrial 120 sq ft/GFA \$0.90 Heavy Industrial 120 sq ft/GFA \$0.63 Industrial Park 132 sq ft/GFA \$0.63 Industrial Park 132 sq ft/GFA \$0.63 Manufacturing 140 sq ft/GFA \$0.68 Warehousing 150 sq ft/GFA \$0.63 Mini-Storage 151 sq ft/GFA \$0.15 Commercial - Restaurant 925 sq ft/GFA \$2.82 Quality Restaurant 931 sq ft/GFA \$2.71 High Turnover Res | Car Sales - New/Used | 841 | sq ft/GFA | \$1.43 |
| Convenience Market 851 sq ft/GFA \$5.58 Pharmacy 881 sq ft/GFA \$1.75 Furniture Store 890 sq ft/GFA \$0.10 Quick Lubrication Vehicle Shop 941 Service Bay \$2,056.13 Auto Parts & Service Center 943 sq ft/GFA \$1.55 Service Station/Minimart/Carwash 853 VFP \$2,124.84 Industrial 120 sq ft/GFA \$0.90 Heavy Industrial 120 sq ft/GFA \$0.63 Industrial Park 132 sq ft/GFA \$0.63 Industrial Park 132 sq ft/GFA \$0.63 Manufacturing 140 sq ft/GFA \$0.63 Warehousing 150 sq ft/GFA \$0.68 Warehousing 150 sq ft/GFA \$0.30 Mini-Storage 151 sq ft/GFA \$0.30 Drinking Establishment 925 sq ft/GFA \$2.82 Quality Restaurant 931 sq ft/GFA \$2.74 Fast Casual | Tire Store | 848 | Service bay | \$1,262.20 |
| Pharmacy 881 sq ft/GFA \$1.75 Furniture Store 890 sq ft/GFA \$0.10 Quick Lubrication Vehicle Shop 941 Service Bay \$2,056.13 Auto Parts & Service Center 943 sq ft/GFA \$1.55 Service Station/Minimart/Carwash 853 VFP \$2,124.84 Industrial Light Industry/High Technology 110 sq ft/GFA \$0.90 Heavy Industrial 120 sq ft/GFA \$0.63 Industrial Park 132 sq ft/GFA \$0.63 Industrial Park 132 sq ft/GFA \$0.63 Manufacturing 140 sq ft/GFA \$0.63 Warehousing 150 sq ft/GFA \$0.63 Mini-Storage 151 sq ft/GFA \$0.30 Mini-Storage 151 sq ft/GFA \$0.15 Commercial - Restaurant 925 sq ft/GFA \$2.82 Quality Restaurant 931 sq ft/GFA \$2.71 High Turnover Restaurant 932 sq ft/GFA \$4.5 | Supermarket | 850 | sq ft/GFA | \$2.46 |
| Furniture Store890sq ft/GFA\$0.10Quick Lubrication Vehicle Shop941Service Bay\$2,056.13Auto Parts & Service Center943sq ft/GFA\$1.55Service Station/Minimart/Carwash853VFP\$2,124.84Industrial100sq ft/GFA\$0.90Heavy Industrial120sq ft/GFA\$0.90Heavy Industrial120sq ft/GFA\$0.63Industrial Park132sq ft/GFA\$0.63Manufacturing140sq ft/GFA\$0.68Warehousing150sq ft/GFA\$0.30Mini-Storage151sq ft/GFA\$0.15Commercial - Restaurant925sq ft/GFA\$2.82Quality Restaurant931sq ft/GFA\$2.71High Turnover Restaurant932sq ft/GFA\$2.74Fast Casual-sq ft/GFA\$4.57Fast Food Restaurant934sq ft/GFA\$6.77 | Convenience Market | 851 | sq ft/GFA | \$5.58 |
| Quick Lubrication Vehicle Shop941Service Bay\$2,056.13Auto Parts & Service Center943sq ft/GFA\$1.55Service Station/Minimart/Carwash853VFP\$2,124.84IndustrialIndustrialIndustrialIndustrialLight Industry/High Technology110sq ft/GFA\$0.90Heavy Industrial120sq ft/GFA\$0.63Industrial Park132sq ft/GFA\$0.63Industrial Park132sq ft/GFA\$0.63Manufacturing140sq ft/GFA\$0.68Warehousing150sq ft/GFA\$0.30Mini-Storage151sq ft/GFA\$0.15Commercial - Restaurant925sq ft/GFA\$2.82Quality Restaurant931sq ft/GFA\$2.71High Turnover Restaurant932sq ft/GFA\$2.74Fast Casual-sq ft/GFA\$4.57Fast Food Restaurant934sq ft/GFA\$6.77 | Pharmacy | 881 | sq ft/GFA | \$1.75 |
| Auto Parts & Service Center943sq ft/GFA\$1.55Service Station/Minimart/Carwash853VFP\$2,124.84IndustrialIndustryLight Industry/High Technology110sq ft/GFA\$0.90Heavy Industrial120sq ft/GFA\$0.63Industrial Park132sq ft/GFA\$0.63Manufacturing140sq ft/GFA\$0.68Warehousing150sq ft/GFA\$0.30Mini-Storage151sq ft/GFA\$0.30Drinking Establishment925sq ft/GFA\$2.82Quality Restaurant931sq ft/GFA\$2.71High Turnover Restaurant932sq ft/GFA\$2.74Fast Casual-sq ft/GFA\$4.57Fast Food Restaurant934sq ft/GFA\$6.77 | Furniture Store | 890 | sq ft/GFA | \$0.10 |
| Service Station/Minimart/Carwash 853 VFP \$2,124.84 Industrial Light Industry/High Technology 110 sq ft/GFA \$0.90 Heavy Industrial 120 sq ft/GFA \$0.63 Industrial Park 132 sq ft/GFA \$0.63 Industrial Park 132 sq ft/GFA \$0.63 Manufacturing 140 sq ft/GFA \$0.68 Warehousing 150 sq ft/GFA \$0.30 Mini-Storage 151 sq ft/GFA \$0.15 Commercial - Restaurant 925 sq ft/GFA \$2.82 Quality Restaurant 931 sq ft/GFA \$2.71 High Turnover Restaurant 932 sq ft/GFA \$2.74 Fast Casual - sq ft/GFA \$4.57 Fast Food Restaurant 934 sq ft/GFA \$6.77 | Quick Lubrication Vehicle Shop | 941 | Service Bay | \$2,056.13 |
| IndustrialLight Industry/High Technology110sq ft/GFA\$0.90Heavy Industrial120sq ft/GFA\$0.63Industrial Park132sq ft/GFA\$0.79Manufacturing140sq ft/GFA\$0.68Warehousing150sq ft/GFA\$0.30Mini-Storage151sq ft/GFA\$0.15Commercial - Restaurant925sq ft/GFA\$2.82Quality Restaurant931sq ft/GFA\$2.71High Turnover Restaurant932sq ft/GFA\$2.74Fast Casual-sq ft/GFA\$4.57Fast Food Restaurant934sq ft/GFA\$6.77 | Auto Parts & Service Center | 943 | sq ft/GFA | \$1.55 |
| Light Industry/High Technology 110 sq ft/GFA \$0.90 Heavy Industrial 120 sq ft/GFA \$0.63 Industrial Park 132 sq ft/GFA \$0.79 Manufacturing 140 sq ft/GFA \$0.68 Warehousing 150 sq ft/GFA \$0.30 Mini-Storage 151 sq ft/GFA \$0.15 Commercial - Restaurant 925 sq ft/GFA \$2.82 Quality Restaurant 931 sq ft/GFA \$2.71 High Turnover Restaurant 932 sq ft/GFA \$2.74 Fast Casual - sq ft/GFA \$4.57 Fast Food Restaurant 934 sq ft/GFA \$6.77 | Service Station/Minimart/Carwash | 853 | VFP | \$2,124.84 |
| Beavy Industrial 120 sq ft/GFA \$0.63 Industrial Park 132 sq ft/GFA \$0.79 Manufacturing 140 sq ft/GFA \$0.68 Warehousing 150 sq ft/GFA \$0.68 Warehousing 150 sq ft/GFA \$0.08 Mini-Storage 151 sq ft/GFA \$0.15 Commercial - Restaurant 925 sq ft/GFA \$2.82 Quality Restaurant 931 sq ft/GFA \$2.71 High Turnover Restaurant 932 sq ft/GFA \$2.74 Fast Casual - sq ft/GFA \$4.57 Fast Food Restaurant 934 sq ft/GFA \$6.77 | Industrial | | | |
| Industrial Park132sq ft/GFA\$0.79Manufacturing140sq ft/GFA\$0.68Warehousing150sq ft/GFA\$0.30Mini-Storage151sq ft/GFA\$0.30Mini-Storage151sq ft/GFA\$0.15Commercial - RestaurantDrinking Establishment925sq ft/GFA\$2.82Quality Restaurant931sq ft/GFA\$2.71High Turnover Restaurant932sq ft/GFA\$2.74Fast Casual-sq ft/GFA\$4.57Fast Food Restaurant934sq ft/GFA\$6.77 | Light Industry/High Technology | 110 | sq ft/GFA | \$0.90 |
| Manufacturing140sq ft/GFA\$0.68Warehousing150sq ft/GFA\$0.30Mini-Storage151sq ft/GFA\$0.15Commercial - RestaurantDrinking Establishment925sq ft/GFA\$2.82Quality Restaurant931sq ft/GFA\$2.71High Turnover Restaurant932sq ft/GFA\$2.74Fast Casual-sq ft/GFA\$4.57Fast Food Restaurant934sq ft/GFA\$6.77 | Heavy Industrial | 120 | sq ft/GFA | \$0.63 |
| Warehousing 150 sq ft/GFA \$0.30 Mini-Storage 151 sq ft/GFA \$0.15 Commercial - Restaurant 925 sq ft/GFA \$2.82 Quality Restaurant 931 sq ft/GFA \$2.71 High Turnover Restaurant 932 sq ft/GFA \$2.74 Fast Casual - sq ft/GFA \$4.57 Fast Food Restaurant 934 sq ft/GFA \$6.77 | Industrial Park | 132 | sq ft/GFA | \$0.79 |
| Mini-Storage 151 sq ft/GFA \$0.15 Commercial - Restaurant 925 sq ft/GFA \$2.82 Quality Restaurant 931 sq ft/GFA \$2.71 High Turnover Restaurant 932 sq ft/GFA \$2.74 Fast Casual - sq ft/GFA \$4.57 Fast Food Restaurant 934 sq ft/GFA \$6.77 | Manufacturing | 140 | sq ft/GFA | \$0.68 |
| Commercial - RestaurantDrinking Establishment925sq ft/GFA\$2.82Quality Restaurant931sq ft/GFA\$2.71High Turnover Restaurant932sq ft/GFA\$2.74Fast Casual-sq ft/GFA\$4.57Fast Food Restaurant934sq ft/GFA\$6.77 | Warehousing | 150 | sq ft/GFA | \$0.30 |
| Drinking Establishment925sq ft/GFA\$2.82Quality Restaurant931sq ft/GFA\$2.71High Turnover Restaurant932sq ft/GFA\$2.74Fast Casual-sq ft/GFA\$4.57Fast Food Restaurant934sq ft/GFA\$6.77 | Mini-Storage | 151 | sq ft/GFA | \$0.15 |
| Quality Restaurant931sq ft/GFA\$2.71High Turnover Restaurant932sq ft/GFA\$2.74Fast Casual-sq ft/GFA\$4.57Fast Food Restaurant934sq ft/GFA\$6.77 | Commercial - Restaurant | - | - | |
| High Turnover Restaurant 932 sq ft/GFA \$2.74 Fast Casual - sq ft/GFA \$4.57 Fast Food Restaurant 934 sq ft/GFA \$6.77 | Drinking Establishment | 925 | sq ft/GFA | \$2.82 |
| Fast Casual - sq ft/GFA \$4.57 Fast Food Restaurant 934 sq ft/GFA \$6.77 | Quality Restaurant | 931 | sq ft/GFA | \$2.71 |
| Fast Food Restaurant 934 sq ft/GFA \$6.77 | High Turnover Restaurant | 932 | sq ft/GFA | \$2.74 |
| | Fast Casual | - | sq ft/GFA | \$4.57 |
| Coffee Shop with Drive-Thru 937 sq ft/GFA \$2.65 | Fast Food Restaurant | 934 | sq ft/GFA | \$6.77 |
| | Coffee Shop with Drive-Thru | 937 | sq ft/GFA | \$2.65 |

Notes:

Updated Dec 2016 using the ITE Trip Generation Manual, 9th Edition Fees are reduced, where applicable, to account for "pass-by" trips

Definitions:

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GFA= Gross Floor Area

ASF= Assignable Square Feet (aka Net Assignable Area): the sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant or specific use. It can be subdivided into Classroom, labs, offices, study facilities, special use, general use, support, health care, residential and unclassified. Areas defined as building service, circulation, mechanical and structural should not be included.

ITE = Institute of Transportation Engineers

Multi-Family = 3 or more dwelling units with a common wall (SMC 17A.020.130). Cottage housing (SMC 17C.110.350) may also be treated as multi-family 1-2 level.

Drinking Establishment = contains a bar, serves alcohol and food, may have TV screens, pool tables, and other entertainment. Restaurants that specialize in food but also have a bar are considered High-Turnover Restaurants.

Quality Restaurant = duration of stay > 1 hour, not a chain, serves dinner and sometimes lunch, patrons wait to be seated, order from menu, pay after (Ex. Milford's, Clinkerdagger, Anthony's, Luna)

High-Turnover Restaurant = duration of stay approx. 1 hour, often a chain restaurant, may be open 24 hours, patrons wait to be seated, order from menu (Ex. Applebee's, Denny's, Buffalo Wild Wings, The Onion, Twigs)

Fast Casual Restaurant = duration of stay < 1 hour, patrons order at counter and eat in the restaurant. Food is typically made to order. Most do not have a drive-through. (Ex. Chipotle, Panera Bread, Five Guys, Qdoba, Mod Pizza).



2023 West Plains District Transportation Impact Fee Schedule

| Land Use | ITE Land Use Code | Unit of Measure | Fee per Unit |
|---------------------------------|----------------------|--------------------|--------------|
| COST PER TRIP | | | |
| Residential | | | |
| Single Family & Duplex | 210 | dwelling | \$4,223.70 |
| Multi-Family 1-2 level | 220 | dwelling | \$2,975.00 |
| Multi-Family 3-10 level | 221 | dwelling | \$1,953.73 |
| ADU | - | dwelling | \$1,953.73 |
| Multi Family Low-Income | - | dwelling | \$1,776.12 |
| Nursing Home | 254 | bed | \$973.62 |
| Continuing Care Retirement Comm | 255 | dwelling | \$537.17 |
| Assisted Living | 620 | bed | \$738.61 |
| Commercial - Services | | | - |
| Hotel (3 Levels or More) | 310 | room | \$2,832.77 |
| Hotel/Motel | 320 | room | \$2,256.61 |
| Movie Theater | 444 | sq ft/GFA | \$8.17 |
| Health Club | 492 | sq ft/GFA | \$9.84 |
| Day Care | 565 | sq ft/GFA | \$20.05 |
| Bank | 912 | sq ft/GFA | \$21.93 |
| Commercial - Institutional | | | |
| Elementary School | 520 | sq ft/GFA | \$2.20 |
| Middle School | 522 | sq ft/GFA | \$1.52 |
| High School | 530 | sq ft/GFA | \$1.82 |
| University/College | 550 | ASF | \$2.41 |
| Religious Institute | 560 | sq ft/GFA | \$1.99 |
| Library | 590 | sq ft/GFA | \$13.24 |
| Hospital | 610 | sq ft/GFA | \$4.49 |
| Commercial - Administrative | Office | | |
| Veterinary Clinic | 640 | sq ft/GFA | \$18.40 |
| General Office | 710 | sq ft/GFA | \$6.29 |
| Medical Office / Clinic | 720 | sq ft/GFA | \$13.92 |
| Office Park | 750 | sq ft/GFA | \$6.25 |

| BASE RATE PER PM TRIP | \$3,610 | | |
|-----------------------------------|----------|-------------|--------------|
| | ITE Land | Unit of | |
| Land Use | Use Code | Measure | Fee per Unit |
| COST PER TRIP | | | |
| Commercial - Retail | ī. | - | |
| Free-Standing Discount Superstore | 813 | sq ft/GFA | \$6.60 |
| Specialty Retail Center | 826 | sq ft/GLA | \$3.77 |
| Hardware/Paint Store | 816 | sq ft/GFA | \$6.73 |
| Nursery/Garden Center | 817 | sq ft/GFA | \$12.28 |
| Shopping Center | 820 | sq ft/GLA | \$5.63 |
| Car Sales - New/Used | 841 | sq ft/GFA | \$8.32 |
| Tire Store | 848 | Service bay | \$7,360.93 |
| Supermarket | 850 | sq ft/GFA | \$14.37 |
| Convenience Market | 851 | sq ft/GFA | \$32.54 |
| Pharmacy | 881 | sq ft/GFA | \$10.20 |
| Furniture Store | 890 | sq ft/GFA | \$0.56 |
| Quick Lubrication Vehicle Shop | 941 | Service Bay | \$11,990.98 |
| Auto Parts & Service Center | 943 | sq ft/GFA | \$9.02 |
| Service Station/Minimart/Carwash | 853 | VFP | \$12,391.69 |
| Industrial | i | - | |
| Light Industry/High Technology | 110 | sq ft/GFA | \$5.25 |
| Heavy Industrial | 120 | sq ft/GFA | \$3.68 |
| Industrial Park | 132 | sq ft/GFA | \$4.60 |
| Manufacturing | 140 | sq ft/GFA | \$3.95 |
| Warehousing | 150 | sq ft/GFA | \$1.73 |
| Mini-Storage | 151 | sq ft/GFA | \$0.89 |
| Commercial - Restaurant | | | |
| Drinking Establishment | 925 | sq ft/GFA | \$16.46 |
| Quality Restaurant | 931 | sq ft/GFA | \$15.82 |
| High Turnover Restaurant | 932 | sq ft/GFA | \$16.00 |
| Fast Casual | - | sq ft/GFA | \$26.63 |
| Fast Food Restaurant | 934 | sq ft/GFA | \$39.49 |
| Coffee Shop with Drive-Thru | 937 | sq ft/GFA | \$15.45 |

Notes:

Updated Dec 2016 using the ITE Trip Generation Manual, 9th Edition Fees are reduced, where applicable, to account for "pass-by" trips

Definitions:

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GFA= Gross Floor Area

ASF= Assignable Square Feet (aka Net Assignable Area): the sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant or specific use. It can be subdivided into Classroom, labs, offices, study facilities, special use, general use, support, health care, residential and unclassified. Areas defined as building service, circulation, mechanical and structural should not be included.

ITE = Institute of Transportation Engineers

Multi-Family = 3 or more dwelling units with a common wall (SMC 17A.020.130). Cottage housing (SMC 17C.110.350) may also be treated as multi-family 1-2 level.

Drinking Establishment = contains a bar, serves alcohol and food, may have TV screens, pool tables, and other entertainment. Restaurants that specialize in food but also have a bar are considered High-Turnover Restaurants.

Quality Restaurant = duration of stay > 1 hour, not a chain, serves dinner and sometimes lunch, patrons wait to be seated, order from menu, pay after (Ex. Milford's, Clinkerdagger, Anthony's, Luna)

High-Turnover Restaurant = duration of stay approx. 1 hour, often a chain restaurant, may be open 24 hours, patrons wait to be seated, order from menu (Ex. Applebee's, Denny's, Buffalo Wild Wings, The Onion, Twigs)

Fast Casual Restaurant = duration of stay < 1 hour, patrons order at counter and eat in the restaurant. Food is typically made to order. Most do not have a drive-through. (Ex. Chipotle, Panera Bread, Five Guys, Qdoba, Mod Pizza).