Northwest Service Area

Transportation Impact Fee Schedule

Land Use	ITE Land Use Code	Unit of Measure	Fee per Unit*
COST PER TRIP			
Residential			
Single Family	210	dwelling	$749.20
Multi Family (2 Levels or Less)	221	dwelling	$483.49
Multi Family (3 Levels or More)	232	dwelling	$296.33
Nursing Home	253	bed	$100.24
Retirement Community	255	dwelling	$170.99
Assisted Living	620	dwelling	$129.72
Commercial - Services			
Hotel (3 Levels or More)	310	room	$497.50
Hotel/Motel	320	room	$396.31
Movie Theater	444	sq ft/GFA	$1.86
Health Club	492	sq ft/GFA	$1.73
Day Care	565	sq ft/GFA	$3.97
Bank	912	sq ft/GFA	$3.58
Commercial - Institutional			
Elementary School/Jr. High School	522	student	$47.58
High School	530	student	$44.18
University/College	550	student	$133.14
Religious Institute	560	sq ft/GFA	$0.43
Library	590	sq ft/GFA	$1.55
Hospital	610	sq ft/GFA	$0.97
Commercial - Restaurant			
Quality Restaurant	931	sq ft/GFA	$3.00
High Turnover Restaurant	932	sq ft/GFA	$4.03
Fast Food Restaurant	934	sq ft/GFA	$7.19
Espresso Stand**	-	sq ft/GFA	$4.30
Drinking Establishment	925	sq ft/GFA	$2.70

BASE RATE PER PM TRIP **$634**

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	$1.15
Specialty Retail Center	814	sq ft/GLA	$0.66
Hardware/Paint Store	816	sq ft/GFA	$1.18
Nursery/Garden Center	817	sq ft/GFA	$1.18
Shopping Center	820	sq ft/GLA	$0.93
Car Sales - New/Used	841	sq ft/GFA	$1.76
Tire Store	848	Service bay	$1,292.75
Supermarket	850	sq ft/GFA	$3.26
Convenience Market	851	sq ft/GFA	$7.29
Pharmacy	881	sq ft/GFA	$1.91
Furniture Store	890	sq ft/GFA	$0.08
Video Rental	896	sq ft/GFA	$2.95
Quick Lubrication Vehicle Shop	941	Service Bay	$2,105.89
Auto Parts & Service Center	943	sq ft/GFA	$1.58
Service Station/Minimart/Carwash	853	VFP	$5,126.32
Industrial			
Light Industry/High Technology	110	sq ft/GFA	$1.06
Heavy Industrial	120	sq ft/GFA	$0.73
Industrial Park	132	sq ft/GFA	$0.93
Manufacturing	140	sq ft/GFA	$0.80
Warehouse/Storage	150	sq ft/GFA	$0.51
Commercial - Administrative Office			
General Office	710	sq ft/GFA	$1.45
Medical Office / Clinic	720	sq ft/GFA	$3.16
Office Park	750	sq ft/GFA	$1.44

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

GLA= Gross Leasible Area

GFA= Gross Floor Area

ITE = Institute of Transportation Engineers

* Fee per Unit are reduced, where applicable, to account for "pass-by" trips

** No ITE rates in ITE Trig Generation Manual, 8th Edition - Referenced Starbucks Study March, 2002.