

City of SeaTac
Schedule of Transportation Impact Fees - 2018 Update

Land Use Category - ITE 9th Edition	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit*	Pass-By Trip Reduction Factor ** (2)	Net New Trip Rate (3)	Impact Fee Per Unit (4)
RESIDENTIAL							
Single-Family Detached Housing	3	210	1.00	Dwelling Unit	1.00	1.00	\$3,508
Apartment	3	220	0.62	Dwelling Unit	1.00	0.62	\$2,175
Low-Rise Apartment (1-2 Floors)	3	221	0.58	Occupied Dwelling Unit	1.00	0.58	\$2,035
Residential Condominium/Townhouse	3	230	0.52	Dwelling Unit	1.00	0.52	\$1,824
Mobile Home Park	3	240	0.59	Occupied Dwelling Unit	1.00	0.59	\$2,070
Elderly Housing-Detached	3	251	0.27	Dwelling Unit	1.00	0.27	\$947
Elderly Housing-Attached	3	252	0.25	Dwelling Unit	1.00	0.25	\$877
Congregate Care Facility	1	253	0.17	Occupied Dwelling Unit	1.00	0.17	\$596
Recreational Home	1	260	0.26	Dwelling Unit	1.00	0.26	\$912
Residential P.U.D.	3	270	0.62	Dwelling Unit	1.00	0.62	\$2,175
INSTITUTIONAL							
County Park	1	412	0.09	Acre	1.00	0.09	\$316
Beach Park	1	415	1.30	Acre	1.00	1.30	\$4,561
Regional Park	1	417	0.20	Acre	1.00	0.20	\$702
Golf Course		430	2.92	Hole	1.00	2.92	\$10,245
Multi-Purpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	3.58	\$12,560
Multiplex Movie Theater	1	445	0.08	Seat	1.00	0.08	\$281
Casino/Video Lottery Establishment		473	13.43	1,000 sf GFA	1.00	13.43	\$47,118
Tennis Courts	1	490	3.88	Court	1.00	3.88	\$13,613
Racquet / Tennis Club		491	3.53	Court	1.00	3.53	\$12,385
Elementary School		520	0.15	Student	1.00	0.15	\$526
Middle/Junior High School		522	0.16	Student	1.00	0.16	\$561
High School		530	0.13	Student	1.00	0.13	\$456
Church		560	0.55	1,000 sf GFA	1.00	0.55	\$1,930
Day Care Center	5	565	12.34	1,000 sf GFA	1.00	12.34	\$43,294
Library		590	7.30	1,000 sf GFA	1.00	7.30	\$25,611
Hospital	1	610	0.93	1,000 sf GFA	1.00	0.93	\$3,263
Nursing Home	1	620	0.74	1,000 sf GFA	1.00	0.74	\$2,596
BUSINESS & COMMERCIAL							
Hotel		310	0.6	Room	1.00	0.60	\$2,105
All Suites Hotel	1	311	0.4	Room	1.00	0.40	\$1,403
Motel		320	0.47	Room	1.00	0.47	\$1,649
Resort Hotel		330	0.42	Room	1.00	0.42	\$1,474
Building Materials/Lumber	2(a), 3	812	4.49	1,000 sf GFA	0.75	3.37	\$11,815
Free-Standing Discount Superstore		813	4.35	1,000 sf GFA	0.73	3.18	\$11,141
Variety Store	2(b)	814	6.82	1,000 sf GLA	0.66	4.50	\$15,792
Free-Standing Discount Store		815	4.98	1,000 sf GFA	0.83	4.13	\$14,502
Hardware/Paint Store	3	816	4.84	1,000 sf GFA	0.74	3.58	\$12,566
Nursery-Retail (Garden Center)	2(a)	817	6.94	1,000 sf GFA	0.75	5.21	\$18,261
Nursery-Wholesale	2(a)	818	5.17	1,000 sf GFA	0.75	3.88	\$13,604
Shopping Center	6	820	n/a	1,000 sf GLA	0.66	n/a	n/a
Factory Outlet Center	2(b), 3	823	2.29	1,000 sf GFA	0.66	1.51	\$5,303
Quality Restaurant		931	7.49	1,000 sf GFA	0.56	4.19	\$14,716
High Turnover Sit-Down Restaurant		932	9.85	1,000 sf GFA	0.57	5.61	\$19,698
Fast Food Restaurant w/out Drive-Through	1	933	26.15	1,000 sf GFA	0.50	13.08	\$45,872
Fast Food Restaurant w/ Drive-Through		934	32.65	1,000 sf GFA	0.50	16.33	\$57,275
Quick Lubrication Vehicle Shop	2(c)	941	5.19	Servicing Position	0.72	3.74	\$13,110
Auto Care Center	2(c)	942	3.11	1,000 sf GLA	0.72	2.24	\$7,856
New Car Sales	2(a), 3	841	2.62	1,000 sf GFA	0.75	1.97	\$6,894
Auto Parts Sales	1,3	843	5.98	1,000 sf GFA	0.72	4.31	\$15,106
Gasoline/Service Station		944	13.87	Vehicle Fueling Position	0.58	8.04	\$28,224
Gasoline/Service Station w/ Convenience Market		945	13.51	Vehicle Fueling Position	0.44	5.94	\$20,855
Gasoline/Service Station w/ Convenience Market & Car Wash		946	13.86	Vehicle Fueling Position	0.44	6.10	\$21,396
Self-Service Car Wash		947	5.54	Wash Stall	0.65	3.60	\$12,634
Tire Store		848	4.15	1,000 sf GFA	0.72	2.99	\$10,483
Tire Superstore	2(e)	849	2.11	1,000 sf GFA	0.72	1.52	\$5,330
Supermarket	3	850	9.48	1,000 sf GFA	0.64	6.07	\$21,286
Convenience Market (24 Hr)		851	52.41	1,000 sf GFA	0.49	25.68	\$90,099
Convenience Market (16 Hr)	1	852	34.57	1,000 sf GFA	0.39	13.48	\$47,301
Convenience Market w/ Gas Pump		853	19.07	Vehicle Fueling Position	0.34	6.48	\$22,748
Discount Supermarket	3	854	8.34	1,000 sf GFA	0.79	6.59	\$23,115
Discount Club	2(f)	861	4.18	1,000 sf GFA	0.79	3.30	\$11,585
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.58	1.35	\$4,741
Electronics Superstore	1	863	4.5	1,000 sf GFA	0.60	2.70	\$9,473
Toy/Children's Superstore	1, 2(b)	864	4.99	1,000 sf GFA	0.66	3.29	\$11,555
Apparel Store	2(b)	876	3.83	1,000 sf GFA	0.66	2.53	\$8,869
Pharmacy/Drug Store w/out Drive-Through		880	8.4	1,000 sf GFA	0.47	3.95	\$13,851
Pharmacy/Drug Store w/ Drive-Through		881	9.91	1,000 sf GFA	0.51	5.05	\$17,732
Furniture Store		890	0.45	1,000 sf GFA	0.47	0.21	\$742
Video Rental	2(d), 3	896	13.6	1,000 sf GFA	0.65	8.84	\$31,014
Bank/Savings: Walk-in	2(d)	911	12.13	1,000 sf GFA	0.65	7.88	\$27,662
Bank/Savings: Drive-in		912	24.3	1,000 sf GFA	0.65	15.80	\$55,415

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OFFICE							
Clinic	1	630	5.18	1,000 sf GFA	1.00	5.18	\$18,174
General Office	3	710	1.49	1,000 sf GFA	1.00	1.49	\$5,228
Corporate Headquarters	3	714	1.41	1,000 sf GFA	1.00	1.41	\$4,947
Single Tenant Office	3	715	1.74	1,000 sf GFA	1.00	1.74	\$6,105
Medical-Dental Office Building	3	720	3.57	1,000 sf GFA	1.00	3.57	\$12,525
U.S. Post Office		732	11.22	1,000 sf GFA	1.00	11.22	\$39,364
Office Park	3	750	1.48	1,000 sf GFA	1.00	1.48	\$5,192
Research and Development Center	3	760	1.07	1,000 sf GFA	1.00	1.07	\$3,754
Business Park	3	770	1.26	1,000 sf GFA	1.00	1.26	\$4,421
INDUSTRIAL							
General Light Industrial	3	110	0.97	1,000 sf GFA	1.00	0.97	\$3,403
General Heavy Industrial	1	120	0.19	1,000 sf GFA	1.00	0.19	\$667
Industrial Park		130	0.85	1,000 sf GFA	1.00	0.85	\$2,982
Manufacturing	3	140	0.73	1,000 sf GFA	1.00	0.73	\$2,561
Warehouse	3	150	0.32	1,000 sf GFA	1.00	0.32	\$1,123
Mini-Warehouse		151	0.26	1,000 sf GFA	1.00	0.26	\$912
Utilities	1	170	0.76	1,000 sf GFA	1.00	0.76	\$2,666
PORT and TERMINAL							
Truck Terminal	1	30	0.83	1,000 sf GFA	1.00	0.83	\$2,912
Park and Ride Lot with Bus Service	3	90	0.62	Parking Space	1.00	0.62	\$2,175

* Abbreviations include: GFA = Gross Floor Area, sf = square feet, and GLA = Gross Leasable Area.

** The Pass-By Trip Reduction Factor reduces the Average Trip Rate based on average Pass-By trip percentages published in the *ITE Trip Generation Handbook* (3rd Edition, 2014).

NET NEW TRIP RATE CALCULATION:

ITE Trip Rate (1)	X	Pass-By Reduction Factor (2)	=	Net New Trip Rate (3)
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IMPACT FEE CALCULATION:

Net New Trip Rate (3)	X	\$3,508 Per New PM Peak Hour Trip	=	Impact Fee per Unit of Development (4)
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NOTES:

- (1) *Trip Generation* (9th Edition, 2012) has less than 6 studies supporting this average rate. Applicants are strongly encouraged to conduct, at their own expense, independent trip generation studies in support of their application.
- (2) No pass-by rates are available. Pass-by rates were estimated from other similar uses.

Code	Land Use	Pass-By Trip Reduction Factor
2 (a)	No Data Available 25% Estimated Pass-by	0.75
2 (b)	Shopping Center (850)	0.66
2 (c)	Auto Parts Sales (843)	0.72
2 (d)	Bank/Drive-In (912)	0.65
2 (e)	Tire Store (848)	0.72
2 (f)	Discount Supermarket (854)	0.79

- (3) Alternatively, the PM peak hour trip regression equation in *Trip Generation* can be used instead of the average trip rate identified in the table. However the equation must be used according to the instructions in *Trip Generation*.
- (4) No Average PM peak hour trip rate available. Need to perform own PM peak hour traffic count for the identified land use to calculate impact fee.
- (5) No pass-by data available in *Trip Generation Handbook*; applicants can conduct and provide pass-by study data to support application.
- (6) *ITE Trip Generation* (9th Edition, 2012) equation used instead of trip rate.

SOURCE: Transpo Group (2018). Intended for the sole use by the City of SeaTac.