

City of SeaTac  
Transportation Impact Fees - 2021 Update

Land Use Category - ITE 10th Edition	Residential		Institutional		Business/Commercial		
	ITE Land Use Code	ITE		Unit	Pass-By Trip Reduction Factor	Net New Trip Rate	Impact Fee Per Unit
		Average PM Peak Hour Trip Rate					
Single Family Detached Housing <sup>3</sup>	210	1.00	Dwelling Unit	1.00	1.00	\$	3,733.00
Low-rise Apartment <sup>3</sup>	220	0.56	Dwelling Unit	1.00	0.56	\$	2,090.00
Mid-rise Apartment <sup>3</sup>	221	0.44	Dwelling Unit	1.00	0.44	\$	1,643.00
High-rise Apartment <sup>3</sup>	222	0.36	Dwelling Unit	1.00	0.36	\$	1,344.00
Elder Housing - Detached <sup>3</sup>	251	0.30	Dwelling Unit	1.00	0.30	\$	1,120.00
Elder Housing - Attached <sup>3</sup>	252	0.26	Dwelling Unit	1.00	0.26	\$	971.00
Congregate Care Facility <sup>1</sup>	253	0.18	Dwelling Unit	1.00	0.18	\$	672.00
Recreational Home <sup>1</sup>	260	0.28	Dwelling Unit	1.00	0.28	\$	1,045.00
Mid-rise Residential w/ 1st floor commercial <sup>1,3</sup>	231	0.36	Dwelling Unit	1.00	0.36	\$	1,344.00
Mobile Home Park <sup>3</sup>	240	0.59	Dwelling Unit	1.00	0.59	\$	2,202.00
Public Park	411	0.11	Acre	1.00	0.11	\$	411.00
Golf Course	430	2.91	Hole	1.00	2.91	\$	10,863.00
Multi-Purpose Rec Facility <sup>1</sup>	435	3.58	1000 SF GFA	1.00	3.58	\$	13,364.00
Multiplex Movie Theatre <sup>1</sup>	445	13.73	Screen	1.00	13.73	\$	51,254.00
Casino/Video Lottery <sup>1</sup>	473	13.49	1000 SF GFA	1.00	13.49	\$	50,358.00
Elementary School	520	0.17	Student	1.00	0.17	\$	635.00
Middle School	522	0.17	Student	1.00	0.17	\$	635.00
High School	530	0.14	Student	1.00	0.14	\$	523.00
Church	560	0.49	1000 SF GFA	1.00	0.49	\$	1,829.00
Day Care Center <sup>4</sup>	565	0.79	Student	1.00	0.79	\$	2,949.00
Library	590	8.16	1000 SF GFA	1.00	8.16	\$	30,461.00
Hospital	610	0.97	1000 SF GFA	1.00	0.97	\$	3,621.00
Nursing Home	620	0.59	1000 SF GFA	1.00	0.59	\$	2,202.00
Hotel	310	0.60	Room	1.00	0.60	\$	2,240.00
All Suites Hotel	311	0.36	Room	1.00	0.36	\$	1,344.00
Business Hotel	312	0.32	Room	1.00	0.32	\$	1,195.00
Motel	320	0.38	Room	1.00	0.38	\$	1,419.00
Resort <sup>2,3</sup>	330	0.41	Room	1.00	0.41	\$	1,531.00
Building Materials/Lumber Store <sup>2,3</sup>	812	2.06	1000 SF GFA	0.75	1.55	\$	5,767.00
Free-Standing Discount Superstore <sup>2,3</sup>	813	4.33	1000 SF GFA	0.73	3.16	\$	11,800.00
Hardware/Paint Store <sup>3</sup>	816	2.68	1000 SF GFA	0.74	1.98	\$	7,403.00
Garden Center (Nursery-Retail) <sup>2</sup>	817	6.94	1000 SF GFA	0.75	5.21	\$	19,430.00
Nursery-Wholesale <sup>1,2</sup>	817	5.18	1000 SF GFA	0.75	3.89	\$	14,503.00
Shopping Center	820	3.81	1000 SF GFA	0.66	2.51	\$	9,387.00
Factory Outlet Center <sup>2,3</sup>	823	2.29	1000 SF GFA	0.66	1.51	\$	5,642.00
Quality Restaurant <sup>2,3</sup>	931	7.80	1000 SF GFA	0.56	4.37	\$	16,306.00
High-Turnover Sit-Down Restaurant <sup>2,3</sup>	932	9.77	1000 SF GFA	0.57	5.57	\$	20,789.00
Fast Food, no Drive-Through <sup>1</sup>	933	28.34	1000 SF GFA	0.50	14.17	\$	52,897.00
Fast Food, with Drive-Through	934	32.67	1000 SF GFA	0.50	16.34	\$	60,979.00
Auto Care Center <sup>2</sup>	942	3.11	1000 SF GFA	0.72	2.24	\$	8,359.00

Updated August 2020

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Business/Commercial	Office			Industrial/Port			
Land Use Category - ITE 10th Edition	ITE Land Use Code	ITE		Unit	Pass-By Trip Reduction Factor	Net New Trip Rate	Impact Fee Per Unit
		Average PM Peak Hour Trip Rate					
Car Sales <sup>2,3</sup>	841	3.75	1000 SF GFA	0.75	2.81	\$	10,499.00
Auto Parts Sales <sup>3</sup>	843	4.91	1000 SF GFA	0.72	3.54	\$	13,197.00
Gas/Service Station	944	14.03	Fueling position	0.58	8.14	\$	30,377.00
Gas/Service Station with Market	945	13.99	Fueling position	0.44	6.16	\$	22,979.00
Self-Service Car Wash	947	5.54	Wash Stall	0.65	3.601	\$	13,443.00
Tire Store	848	3.98	1000 SF GFA	0.72	2.866	\$	10,697.00
Supermarket <sup>3</sup>	850	9.24	1000 SF GFA	0.64	5.914	\$	22,075.00
Convenience Market (24 hour)	851	49.11	1000 SF GFA	0.49	24.06	\$	89,831.00
Convenience Market w/ Gas Pump	853	23.04	Fueling position	0.34	7.834	\$	29,243.00
Discount Supermarket <sup>3</sup>	854	8.38	1000 SF GFA	0.79	6.62	\$	24,713.00
Home Improvement Superstore	862	2.33	1000 SF GFA	0.58	1.351	\$	5,045.00
Electronics Superstore	863	4.26	1000 SF GFA	0.6	2.556	\$	9,542.00
Toy/Children's Superstore <sup>1,2</sup>	864	5	1000 SF GFA	0.66	3.3	\$	12,319.00
Apparel Store <sup>2</sup>	876	4.12	1000 SF GFA	0.66	2.719	\$	10,151.00
Pharmacy/Drug Store, no drivethrough <sup>2</sup>	880	8.51	1000 SF GFA	0.47	4	\$	14,931.00
Pharmacy/Drug Store, drivethrough <sup>2</sup>	881	10.29	1000 SF GFA	0.51	5.248	\$	19,590.00
Furniture Store	890	0.52	1000 SF GFA	0.47	0.244	\$	912.00
Bank: Walk-in <sup>1,2</sup>	911	12.13	1000 SF GFA	0.65	7.885	\$	29,433.00
Bank: Drive-in	912	20.45	1000 SF GFA	0.65	13.29	\$	49,621.00
Clinic <sup>1</sup>	630	3.28	1000 SF GFA	1	3.28	\$	12,244.00
General Office <sup>3</sup>	710	1.15	1000 SF GFA	1	1.15	\$	4,293.00
Single-Tenant Office <sup>1,3</sup>	715	1.71	1000 SF GFA	1	1.71	\$	6,383.00
Medical-Dental Office <sup>3</sup>	720	3.46	1000 SF GFA	1	3.46	\$	12,916.00
US Post Office <sup>3</sup>	732	11.21	1000 SF GFA	1	11.21	\$	41,847.00
Office Park <sup>1,3</sup>	750	1.07	1000 SF GFA	1	1.07	\$	3,994.00
Research and Development Center <sup>1,3</sup>	760	0.49	1000 SF GFA	1	0.49	\$	1,829.00
Business Park <sup>1,3</sup>	770	0.42	1000 SF GFA	1	0.42	\$	1,568.00
General Light industrial <sup>3</sup>	110	0.63	1000 SF GFA	1	0.63	\$	2,352.00
Industrial Park	130	0.4	1000 SF GFA	1	0.4	\$	1,493.00
Manufacturing <sup>3</sup>	140	0.67	1000 SF GFA	1	0.67	\$	2,501.00
Warehouse <sup>3</sup>	150	0.19	1000 SF GFA	1	0.19	\$	709.00
Mini-Warehouse	151	0.17	1000 SF GFA	1	0.17	\$	635.00
Utilities	170	2.27	1000 SF GFA	1	2.27	\$	8,474.00
Intermodal Truck Terminal	30	1.87	1000 SF GFA	1	1.87	\$	6,981.00
Park and Ride Lot with Bus Service <sup>3</sup>	90	1.51	Parking Space	1	1.51	\$	5,637.00

Updated August 2020

## **How to use this Table**

1. Find the most applicable Land Use Category. This list is not comprehensive. If none of these categories are applicable, or if another category in the ITE 10<sup>th</sup> edition is *more* applicable, please use that category.
2. Locate the unit on that row (fourth column), and determine how many of those units are part of this development. For example, a project with 34,000 SF GFA with units of 1,000 SF GFA would use 34 in the equation below.
3. Locate the Impact Fee Per Unit (rightmost column). Multiply that impact fee by the number of units determined in step two to find your total Transportation Impact Fee.

## **Traffic Impact Fee Calculation**

<p><b>Number of Units (see Column 4, next page, for what unit applies to this ITE Land Use Category)</b></p>	<p><b>X</b></p>	<p><b>Impact Fee Per Unit (see rightmost column, next page, for what Impact Fee Per Unit applies)</b></p>	<p><b>=</b></p>	<p><b>Transportation Impact Fee</b></p>
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Abbreviations:

GFA = Gross Floor area

SF = Area in Square Feet

GLA = Gross Leasable Area

Disclaimer: This Table was not prepared by a Traffic Engineer. The purpose of this table is solely to calculate Transportation Impact Fees. All average rates are based off of the ITE 10<sup>th</sup> edition Trip Generation Manual (2017), and data presented here should be verified in that manual before any other use. The pass by trip reduction factor is based on average pass-by trip percentages published in the ITE Trip Generation Handbook (3<sup>rd</sup> edition, 2014).

Notes:

<sup>1</sup> The ITE 10<sup>th</sup> edition Trip Generation Manual (2017) 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.

<sup>2</sup> No pass-by rates available. Pass-by rates shown were estimated from other similar uses.

<sup>3</sup> Alternatively, the PM peak hour regression equation in *Trip Generation* can be used instead of the average trip rate identified in the table.

<sup>4</sup> No pass-by data is available in *Trip Generation*. Applicants may conduct, at their own expense, independent trip generation studies in support of their application to apply a pass-by rate.