

Attachment B - City Of Bonney Lake

**2023 Schedule of Transportation Impact Fees**

| Land Use Category - ITE 9 <sup>th</sup> 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) |
|---|---------|-------------------|--|--------------------------|--------------------------------------|-----------------------|-------------------------|
| <b>RESIDENTIAL</b>  |         |                   |  |                          |                                      |                       |                         |
| Single-Family Detached Housing                                    | 3       | 210               | 0.99                                   | Dwelling Unit            | 1.00                                 | 0.99                  | \$3,955                 |
| Multifamily Housing (Low-Rise, 1 to 2 floors)                     | 3       | 220               | 0.56                                   | Dwelling Unit            | 1.00                                 | 0.56                  | \$2,237                 |
| Multifamily Housing (Mid-Rise, 3 to 10 floors)                    | 3       | 221               | 0.44                                   | Dwelling Unit            | 1.00                                 | 0.44                  | \$1,758                 |
| Multifamily Housing (High-Rise, 10 floors or more)                | 3       | 222               | 0.36                                   | Dwelling Unit            | 1.00                                 | 0.36                  | \$1,438                 |
| Mobile Home Park  | 3       | 240               | 0.59                                   | Occupied Dwelling Unit   | 1.00                                 | 0.59                  | \$2,357                 |
| Senior Adult Housing-Detached                                     | 3       | 251               | 0.30                                   | Dwelling Unit            | 1.00                                 | 0.30                  | \$1,199                 |
| Senior Adult Housing-Attached                                     | 3       | 252               | 0.23                                   | Occupied Dwelling Unit   | 1.00                                 | 0.23                  | \$919                   |
| Congregate Care Facility  | 3       | 253               | 0.18                                   | Occupied Dwelling Unit   | 1.00                                 | 0.18                  | \$719                   |
| Recreational Homes  | 1       | 260               | 0.28                                   | Dwelling Unit            | 1.00                                 | 0.28                  | \$1,119                 |
| Residential Planned Unit Development (PUD)                        | 3       | 270               | 0.69                                   | Dwelling Unit            | 1.00                                 | 0.69                  | \$2,757                 |
| <b>INSTITUTIONAL</b>  |         |                   |  |                          |                                      |                       |                         |
| Public Park   | 3       | 411               | 0.11                                   | Acre                     | 1.00                                 | 0.11                  | \$439                   |
| Golf Course   |         | 430               | 2.91                                   | Holes                    | 1.00                                 | 2.91                  | \$11,625                |
| Multipurpose Recreational Facility                                | 1       | 435               | 3.58                                   | 1,000 sf GFA             | 1.00                                 | 3.58                  | \$14,302                |
| Movie Theater   | 1       | 444               | 0.09                                   | Seat                     | 1.00                                 | 0.09                  | \$360                   |
| Casino/Video Lottery Establishment                                |         | 473               | 13.49                                  | 1,000 sf GFA             | 1.00                                 | 13.49                 | \$53,893                |
| Tennis Courts   | 1       | 490               | 4.21                                   | Tennis Court             | 1.00                                 | 4.21                  | \$16,819                |
| Health/Fitness Club   |         | 492               | 3.45                                   | 1,000 sf GFA             | 1.00                                 | 3.45                  | \$13,783                |
| Recreational Community Center                                     | 3       | 495               | 2.31                                   | 1,000 sf GLA             | 1.00                                 | 2.31                  | \$9,228                 |
| Elementary School   |         | 520               | 1.37                                   | 1,000 sf GFA             | 1.00                                 | 1.37                  | \$5,473                 |
| Middle School/Junior High School                                  |         | 522               | 1.19                                   | 1,000 sf GFA             | 1.00                                 | 1.19                  | \$4,754                 |
| High School   |         | 530               | 0.97                                   | 1,000 sf GFA             | 1.00                                 | 0.97                  | \$3,875                 |
| Church  | 3       | 560               | 0.49                                   | 1,000 sf GFA             | 1.00                                 | 0.49                  | \$1,958                 |
| Day Care Center   |         | 565               | 11.12                                  | 1,000 sf GFA             | 1.00                                 | 11.12                 | \$44,424                |
| Library   | 3       | 590               | 8.16                                   | 1,000 sf GFA             | 1.00                                 | 8.16                  | \$32,599                |
| Hospital  | 3       | 610               | 0.97                                   | 1,000 sf GFA             | 1.00                                 | 0.97                  | \$3,875                 |
| Nursing Home  |         | 620               | 0.59                                   | 1,000 sf GFA             | 1.00                                 | 0.59                  | \$2,357                 |
| <b>BUSINESS &amp; COMMERCIAL</b>                                  |         |                   |  |                          |                                      |                       |                         |
| Hotel   | 3       | 310               | 0.60                                   | Room                     | 1.00                                 | 0.60                  | \$2,397                 |
| All Suites Hotel  | 3       | 311               | 0.36                                   | Room                     | 1.00                                 | 0.36                  | \$1,438                 |
| Motel   | 3       | 320               | 0.38                                   | Room                     | 1.00                                 | 0.38                  | \$1,518                 |
| Resort Hotel  | 3       | 330               | 0.41                                   | Room                     | 1.00                                 | 0.41                  | \$1,638                 |
| Construction Equipment Rental Store                               | 1, 2(a) | 811               | 0.99                                   | 1,000 sf GFA             | 0.75                                 | 0.74                  | \$2,966                 |
| Building Materials and Lumber Store                               | 2(a)    | 812               | 2.06                                   | 1,000 sf GFA             | 0.75                                 | 1.55                  | \$6,172                 |
| Free-Standing Discount Superstore                                 |         | 813               | 4.33                                   | 1,000 sf GFA             | 0.71                                 | 3.07                  | \$12,282                |
| Variety Store   | 2(b)    | 814               | 6.84                                   | 1,000 sf GLA             | 0.66                                 | 4.51                  | \$18,035                |
| Free-Standing Discount Store                                      |         | 815               | 4.83                                   | 1,000 sf GFA             | 0.83                                 | 4.01                  | \$16,016                |
| Hardware/Paint Store  |         | 816               | 2.68                                   | 1,000 sf GFA             | 0.74                                 | 1.98                  | \$7,923                 |
| Nursery (Garden Center)   | 2(a)    | 817               | 6.94                                   | 1,000 sf GFA             | 0.75                                 | 5.21                  | \$20,794                |
| Nursery (Wholesale)   | 2(a)    | 818               | 5.18                                   | 1,000 sf GFA             | 0.75                                 | 3.89                  | \$15,521                |
| Shopping Center   | 6       | 820               | See Calculator                         | 1,000 sf GLA             | 0.66                                 |                       |                         |
| Factory Outlet Center   | 2(b), 3 | 823               | 2.29                                   | 1,000 sf GFA             | 0.66                                 | 1.51                  | \$6,038                 |
| Quality Restaurant  |         | 931               | 7.80                                   | 1,000 sf GFA             | 0.56                                 | 4.37                  | \$17,450                |
| Drinking Place  | 2(f)    | 925               | 11.36                                  | 1,000 sf GFA             | 0.57                                 | 6.48                  | \$25,868                |
| Fast Casual Restaurant  | 2(f)    | 930               | 14.13                                  | 1,000 sf GFA             | 0.57                                 | 8.05                  | \$32,176                |
| High Turnover (Sit-Down) Restaurant                               |         | 932               | 9.77                                   | 1,000 sf GFA             | 0.57                                 | 5.57                  | \$22,248                |
| Fast Food Restaurant without Drive-Through                        | 2(g)    | 933               | 28.34                                  | 1,000 sf GFA             | 0.50                                 | 14.17                 | \$56,609                |
| Fast Food Restaurant with Drive-Through                           |         | 934               | 32.67                                  | 1,000 sf GFA             | 0.50                                 | 16.34                 | \$65,258                |
| Coffee/Donut Shop with Drive-Through Window                       | 2(j)    | 937               | 43.48                                  | 1,000 sf GFA             | 0.30                                 | 13.04                 | \$52,111                |
| Coffee/Donut Shop with Drive-Through Window and No Indoor Seating | 1       | 938               | 83.33                                  | 1,000 sf GFA             | 0.11                                 | 9.17                  | \$36,619                |
| Quick Lubrication Vehicle Shop                                    | 2(c)    | 941               | 4.85                                   | Servicing Position       | 0.57                                 | 2.76                  | \$11,044                |
| Automobile Care Center  | 2(c), 3 | 942               | 3.11                                   | 1,000 sf GLA             | 0.57                                 | 1.77                  | \$7,082                 |
| Automobile Sales (New)  | 2(a), 3 | 840               | 2.43                                   | 1,000 sf GLA             | 0.75                                 | 1.82                  | \$7,281                 |
| Automobile Sales (Used)   | 2(a)    | 841               | 3.75                                   | 1,000 sf GFA             | 0.75                                 | 2.81                  | \$11,236                |
| Recreational Vehicle Sales  | 2(a)    | 842               | 0.77                                   | 1,000 sf GFA             | 0.75                                 | 0.58                  | \$2,307                 |
| Automobile Parts Sales  |         | 843               | 4.91                                   | 1,000 sf GFA             | 0.57                                 | 2.80                  | \$11,181                |
| Gasoline/Service Station  |         | 944               | 14.03                                  | Vehicle Fueling Position | 0.58                                 | 8.14                  | \$32,509                |
| Gasoline/Service Station w/ Convenience Market                    |         | 945               | 13.99                                  | Vehicle Fueling Position | 0.44                                 | 6.16                  | \$24,592                |
| Self-Service Car Wash   | 2(d)    | 947               | 5.54                                   | Wash Stall               | 0.65                                 | 3.60                  | \$14,386                |
| Tire Store  |         | 848               | 3.98                                   | 1,000 sf GFA             | 0.72                                 | 2.87                  | \$11,448                |
| Tire Superstore   | 2(e)    | 849               | 2.11                                   | 1,000 sf GFA             | 0.72                                 | 1.52                  | \$6,069                 |
| Supermarket   |         | 850               | 9.24                                   | 1,000 sf GFA             | 0.64                                 | 5.91                  | \$23,625                |
| Convenience Market  |         | 851               | 49.11                                  | 1,000 sf GFA             | 0.49                                 | 24.06                 | \$96,135                |
| Convenience Market with Gasoline Pumps                            |         | 853               | 23.04                                  | Vehicle Fueling Position | 0.34                                 | 7.83                  | \$31,295                |
| Discount Supermarket  | 3       | 854               | 8.38                                   | 1,000 sf GFA             | 0.79                                 | 6.62                  | \$26,448                |
| Discount Club   |         | 857               | 4.18                                   | 1,000 sf GFA             | 0.63                                 | 2.63                  | \$10,520                |
| Home Improvement Superstore                                       |         | 862               | 2.33                                   | 1,000 sf GFA             | 0.58                                 | 1.35                  | \$5,399                 |
| Electronic Superstore   | 1, 3    | 863               | 4.26                                   | 1,000 sf GFA             | 0.60                                 | 2.56                  | \$10,211                |
| Toy/Children's Superstore   | 1, 2(b) | 864               | 5.00                                   | 1,000 sf GFA             | 0.66                                 | 3.30                  | \$13,184                |
| Apparel Store   | 2(b)    | 876               | 4.12                                   | 1,000 sf GFA             | 0.66                                 | 2.72                  | \$10,863                |
| Pharmacy/Drug Store without Drive-Through                         |         | 880               | 8.51                                   | 1,000 sf GFA             | 0.47                                 | 4.00                  | \$15,979                |
| Pharmacy/Drug Store with Drive-Through                            |         | 881               | 10.29                                  | 1,000 sf GFA             | 0.51                                 | 5.25                  | \$20,965                |
| Furniture Store   | 3       | 890               | 0.52                                   | 1,000 sf GFA             | 0.47                                 | 0.24                  | \$976                   |
| Walk-in Bank  | 1, 2(d) | 911               | 12.13                                  | 1,000 sf GFA             | 0.65                                 | 7.88                  | \$31,499                |
| Drive-in Bank   |         | 912               | 20.45                                  | 1,000 sf GFA             | 0.65                                 | 13.29                 | \$53,104                |

## 2023 Schedule of Transportation Impact Fees

| 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) |
|--|-------|-------------------|--|---------------|--------------------------------------|-----------------------|-------------------------|
| <b>OFFICE</b>  |       |                   |  |               |                                      |                       |                         |
| Clinic   | 1, 3  | 630               | 0.85                                   | Employee      | 1.00                                 | 0.85                  | \$3,396                 |
| Free Standing Emergency Room                         | 1     | 650               | 1.52                                   | 1,000 sf GLA  | 1.00                                 | 1.52                  | \$6,072                 |
| General Office Building                              | 3     | 710               | 1.15                                   | 1,000 sf GFA  | 1.00                                 | 1.15                  | \$4,594                 |
| Small Office Building                                |       | 712               | 2.45                                   | 1,000 sf GLA  | 1.00                                 | 2.45                  | \$9,788                 |
| Corporate Headquarters Building                      | 3     | 714               | 1.40                                   | 1,000 sf GFA  | 1.00                                 | 1.40                  | \$5,593                 |
| Single Tenant Office Building                        | 3     | 715               | 1.71                                   | 1,000 sf GFA  | 1.00                                 | 1.71                  | \$6,831                 |
| Medical-Dental Office Building                       | 3     | 720               | 3.46                                   | 1,000 sf GFA  | 1.00                                 | 3.46                  | \$13,823                |
| United States Post Office                            |       | 732               | 11.21                                  | 1,000 sf GFA  | 1.00                                 | 11.21                 | \$44,784                |
| Office Park  | 3     | 750               | 1.33                                   | 1,000 sf GFA  | 1.00                                 | 1.33                  | \$5,313                 |
| Research and Development Center                      | 1, 3  | 760               | 0.49                                   | 1,000 sf GFA  | 1.00                                 | 0.49                  | \$1,958                 |
| Business Park  | 3     | 770               | 1.26                                   | 1,000 sf GFA  | 1.00                                 | 1.26                  | \$5,034                 |
| <b>INDUSTRIAL</b>                                    |       |                   |  |               |                                      |                       |                         |
| General Light Industrial                             | 3     | 110               | 0.63                                   | 1,000 sf GFA  | 1.00                                 | 0.63                  | \$2,517                 |
| Industrial Park                                      |       | 130               | 0.40                                   | 1,000 sf GFA  | 1.00                                 | 0.40                  | \$1,598                 |
| Manufacturing  |       | 140               | 0.67                                   | 1,000 sf GFA  | 1.00                                 | 0.67                  | \$2,677                 |
| Warehousing  | 3     | 150               | 0.19                                   | 1,000 sf GFA  | 1.00                                 | 0.19                  | \$759                   |
| Mini-Warehouse                                       |       | 151               | 0.17                                   | 1,000 sf GFA  | 1.00                                 | 0.17                  | \$679                   |
| High-Cube Transload and Short-Term Storage Warehouse |       | 154               | 0.10                                   | 1,000 sf GFA  | 1.00                                 | 0.10                  | \$400                   |
| Utilities  | 3     | 170               | 2.27                                   | 1,000 sf GFA  | 1.00                                 | 2.27                  | \$9,069                 |
| <b>PORT and TERMINAL</b>                             |       |                   |  |               |                                      |                       |                         |
| Truck Terminal                                       | 1     | 30                | 0.69                                   | Employee      | 1.00                                 | 0.69                  | \$2,757                 |
| Park-and-Ride Lot with Bus Service                   | 3     | 90                | 0.43                                   | Parking Space | 1.00                                 | 0.43                  | \$1,718                 |

\* 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 |   | Pass-By Reduction Factor |   |  | Net New Trip Rate |
| (1)           | X | (2)                      | = |  | (3)               |

|                           |
|---------------------------|
| SHOPPING CENTER TRIP RATE |
|---------------------------|

To use the Shopping Center trip rate calculator, simply input the project (in the gray cell) and it will produce the result.

IMPACT FEE CALCULATION:

|                   |   |                                   |   |  |                                    |
|-------------------|---|-----------------------------------|---|--|------------------------------------|
| Net New Trip Rate |   | \$3,995 Per New PM Peak Hour Trip |   |  | Impact Fee per Unit of Development |
| (3)               | X |                                   | = |  | (4)                                |

**NOTES:**

- (1) *Trip Generation* (10th Edition, 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.
- (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 (820)  | 0.66                          |
| 2 (c) | Auto Parts Sales (843)   | 0.57                          |
| 2 (d) | Bank/Drive-In (912)  | 0.65                          |
| 2 (e) | Tire Store (848)   | 0.72                          |
| 2 (f) | High Turnover (Sit-Down) Restaurant (932)  | 0.57                          |
| 2 (g) | Fast Food Restaurant with Drive-Through (934)  | 0.50                          |
| 2 (h) | Gasoline/Service Station w/ Convenience Market (945)   | 0.44                          |
| 2 (i) | Convenience Market (851)   | 0.49                          |
| 2 (j) | Average of Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (LU 938) and Fast-Food Restaurant with Drive Through (LU 934) | 0.30                          |
- (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) *ITE Trip Generation* (10th Edition, 2017) equation used instead of trip rate.
- (6) Shopping Center Calculator to be used for each project. Built off of the fitted curve equation from ITE 9th edition.

**SOURCE:** The Transpo Group (2006). Intended for the sole use by the City of Bonney Lake.