

2024 Transportation Impact Fee Rate Schedule

			Northwest	West	South + South UGA	East + East UGA	North	Central UGAs
Land Use	ITE Land Use Code	Unit of Measure	Impact Fee Rate	Impact Fee Rate	Impact Fee Rate	Impact Fee Rate	Impact Fee Rate	Impact Fee Rate
Cost Per Trip End			\$3,659	\$2,555	\$5,749	\$3,223	\$2,555	\$3,630
Residential								
Single Family (Detached)	210	dwelling	\$3,336	\$2,330	\$5,242	\$2,939	\$2,330	\$3,310
Accessory Dwelling Units	N/A	dwelling	\$1,668	\$1,165	\$2,621	\$1,469	\$1,165	\$1,655
Multi-Family	220, 221, 230, 233	dwelling	\$1,995	\$1,393	\$3,135	\$1,757	\$1,393	\$1,979
Senior Housing	251	dwelling	\$809	\$565	\$1,271	\$712	\$565	\$802
Mobile Home in MH Park	240	dwelling	\$1,240	\$866	\$1,949	\$1,092	\$866	\$1,230
Commercial - Services								
Drive-in Bank	912	sf/GFA	\$17.72	\$12.38	\$27.85	\$15.61	\$12.38	\$17.58
Hotel	310	room	\$2,310.95	\$1,613.69	\$3,630.95	\$2,035.58	\$1,613.69	\$2,292.63
Motel	320	room	1463.60	1022.00	2299.60	1289.20	1022.00	1452.00
Day Care Center	565	sf/GFA	\$16.06	\$11.22	\$25.24	\$14.15	\$11.22	\$15.93
Library	590	sf/GFA	\$10.02	\$7.00	\$15.74	\$8.83	\$7.00	\$9.94
Post Office	732	sf/GFA	\$13.76	\$9.61	\$21.62	\$12.12	\$9.61	\$13.65
Service Station	944	VFP	\$9,186.40	\$6,414.66	\$14,433.62	\$8,091.77	\$6,414.66	\$9,113.59
Service Station w/ minimart	945	sf/GFA	\$43.39	\$30.30	\$68.17	\$38.22	\$30.30	\$43.04
Auto Care Center	942	sf/GFA	\$4.61	\$3.22	\$7.25	\$4.06	\$3.22	\$4.58
Movie Theater	444, 445	seat	\$131.77	\$92.01	\$207.04	\$116.07	\$92.01	\$130.73
Health Club	492, 493	sf/GFA	\$7.72	\$5.39	\$12.14	\$6.80	\$5.39	\$7.66
Commercial - Institutional								
Elementary School	520	sf/GFA	\$1.80	\$1.25	\$2.82	\$1.58	\$1.25	\$1.78
Middle/Jr High School	522	sf/GFA	\$2.48	\$1.73	\$3.89	\$2.18	\$1.73	\$2.46
High School	530	sf/GFA	\$2.77	\$1.93	\$4.34	\$2.44	\$1.93	\$2.74
Assisted Living, Nursing Home	254, 620	bed	\$700.99	\$489.49	\$1,101.39	\$617.46	\$489.49	\$695.43
Church	560	sf/GFA	\$1.75	\$1.22	\$2.74	\$1.54	\$1.22	\$1.73
Hospital	610	sf/GFA	\$3.74	\$2.61	\$5.87	\$3.29	\$2.61	\$3.71
Commercial - Restaurant								
Restaurant	931	sf/GFA	\$20.43	\$14.27	\$32.10	\$18.00	\$14.27	\$20.27
High Turnover Restaurant	932	sf/GFA	\$17.31	\$12.09	\$27.20	\$15.25	\$12.09	\$17.17
Fast Food Restaurant	934	sf/GFA	\$31.46	\$21.97	\$49.43	\$27.71	\$21.97	\$31.21
Espresso w/drive thru	938	sf/GFA	\$32.10	\$22.41	\$50.43	\$28.27	\$22.41	\$31.84
Commercial - Retail Shopping								
Shopping Center	820	sf/GLA	\$5.39	\$3.77	\$8.47	\$4.75	\$3.77	\$5.35
Supermarket	850	sf/GFA	\$14.01	\$9.79	\$22.02	\$12.34	\$9.79	\$13.90
Convenience Market	851	sf/GFA	\$27.66	\$19.32	\$43.47	\$24.37	\$19.32	\$27.45
Free Standing Discount Store	813, 815, 857, 863, 864	sf/GFA	\$6.84	\$4.77	\$10.74	\$6.02	\$4.77	\$6.78
Hardware/Paint Store	816	sf/GFA	\$1.76	\$1.23	\$2.76	\$1.55	\$1.23	\$1.74
Specialty Retail Center	814	sf/GFA	\$5.60	\$3.91	\$8.80	\$4.93	\$3.91	\$5.55
Furniture Store	890	sf/GFA	\$0.51	\$0.36	\$0.80	\$0.45	\$0.36	\$0.51
Home Improvement Superstore	862	sq ft/GFA	\$3.30	\$2.30	\$5.18	\$2.91	\$2.30	\$3.27
Pharmacy(with Drive Through)	881	sq ft/GFA	\$8.42	\$5.88	\$13.23	\$7.42	\$5.88	\$8.36
Car Sales -New/ Used	841	sf/GFA	\$13.29	\$9.28	\$20.88	\$11.71	\$9.28	\$13.18
Commercial - Office								
General Office	710, 715, 750	sf/GFA	\$5.08	\$3.55	\$7.99	\$4.48	\$3.55	\$5.04
Medical Office	720	sf/GFA	\$11.99	\$8.38	\$18.85	\$10.57	\$8.38	\$11.90
Industrial								
Light Industry/Manufacturing	110, 140	sf/GFA	\$3.09	\$2.16	\$4.86	\$2.73	\$2.16	\$3.07
Heavy Industry	120	sf/GFA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Industrial Park	130	sf/GFA	\$1.97	\$1.37	\$3.09	\$1.73	\$1.37	\$1.95
Mini-Warehouse/Storage	151	sf/GFA	\$0.84	\$0.58	\$1.31	\$0.74	\$0.58	\$0.83
Warehousing	150	sf/GFA	\$0.93	\$0.65	\$1.47	\$0.82	\$0.65	\$0.93

Notes:

ITE Land Use based on Institute of Transportation Engineers *Trip Generation Manual, 10th Edition*
Any exemptions to the above rate schedule shall be as defined by Thurston County Code 25.04.060 - Exemptions.

For land uses not specifically identified here, trip generation rates could be derived from ITE or a special study by the applicant.

Unit of Measure definitions:
sf /GFA= Square feet Gross Floor Area; sf/GLA= Square Feet Gross Leasable Area; VFP= Vehicle Fueling Position