

Per Ordinance #356
Attachment A
Transportation Impact Fee Workbook
City of Woodinville, WA



Transportation Impact Fee Calculation Instructions

***** *The applicant has the option of A or B* *****

Option A

1. Enter development name, permit number, and street location in the respective first three boxes.
2. Box **(a)** - Enter the number of residential units or square footage of commercial/retail development divided by 1,000.
3. Enter the appropriate ITE Land Use Code (LUC) from Table 1. "Trip Generation Rates for Off-Site Impact".
4. Box **(b)** – Enter the off-site trip generation rate, located in the far right column, for the appropriate ITE LUC from Table 1.
5. Box **(c)** – Select applicable Transportation Service Area (TSA) and land use category from the table on the calculation worksheet. Enter Vehicle Miles Traveled (VMT) value from the applicable column and row.
6. Box **(d)** – Multiply box **(a)** x box **(b)** x box **(c)**. Enter the value.
7. Box **(e)** – Locate the adopted fee per VMT.
8. Box **(f)** – Multiply box **(d)** x box **(e)**. This is the Transportation Impact Fee due at Building Permit issuance.

Option B

1. Enter development name, permit number, and street location in the respective first three boxes.
2. Box **(a)** - Enter the number of residential units or square footage of commercial/retail development divided by 1,000.
3. Enter the appropriate ITE Land Use Code (LUC) from Table 1. "Trip Generation Rates for Off-Site Impact".
4. City Staff will fill in the outstanding appropriate information on the Transportation Impact Fee Calculation Worksheet (Steps 4 through 8; see above Option A) and perform the calculations. Applicants can review at Building Permit Issuance.

TRANSPORTATION IMPACT FEE CALCULATION WORKSHEET

City of Woodinville, WA

Pursuant to Transportation Impact Fee Ordinance # 356

Development Name:

Permit Number:

Street Location:

Size of Development:

Residential : Enter number of dwelling units

(a)

Non-residential: Enter building square feet / 1000, or specify other applicable unit

ITE Trip Generation Rate:

Enter ITE Land Use Code

Enter Offsite Trips

(b)

Vehicle Miles Traveled (VMT) Impact Per Trip Generated:

Select applicable Transportation Service Area (TSA) and Land Use Category

Enter VMT value from the applicable column and row below:

(c)

TRANSPORTATION SERVICE AREA (TSA)	RESIDENTIAL DEVELOPMENT	RETAIL ACTIVITY	NONRETAIL NONRESIDENTIAL ACTIVITY
1 Leota	1.56	1.46	1.44
2 The Wedge	0.75	1.02	0.76
3 West Ridge Valley Industrial Tourist District	0.80	1.25	1.11
4 Town Center North Industrial	0.90	1.02	0.85

VMT Impact for this Development:

Multiply factors together:

(a)x(b)x(c) =

(d)

Adopted Fee per VMT:

From Traffic Mitigation Ordinance, as updated:

\$1,966

(e)

Impact Fee Due for this Development:

Multiply factors together:

(d)x(e) =

(f)

Table 1 Trip Generation Rates for Off-Site Impact

ITE ⁽¹⁾ LAND USE DESCRIPTION & DRIVEWAY TRIP RATE				PASS-BY TRIPS ⁽⁵⁾	DIVERTED LINKED TRIPS ⁽⁹⁾	COMBINED TRIP REDUCTION	OFFSITE TRIPS / UNIT ⁽⁴⁾
NAME	CODE	UNIT OF MEASURE	TRIPS / UNIT ⁽²⁾				
RETAIL Class of Non-Residential Land Use				<i>Signature elements: non-residential activity where peak hour traffic is nearly equal in and out, and generated predominantly by customers or patrons, rather than by employees. Includes some public facilities.</i>			
Auto Care Center (multiple stores)	942	1000 sq. ft.	3.38	40%	0%	40%	2.03
Auto Parts Sales	843	1000 sq. ft.	5.98	43%	13%	56%	2.63
Bank, drive-in	912	1000 sq. ft.	45.74	47%	26%	73%	12.50
Bank, walk-in	911	1000 sq. ft.	42.02	0%	0%	0%	42.02
Bowling Alley	437	1000 sq. ft.	3.54	10%	0%	10%	3.19
Building Materials & Lumber Store	812	1000 sq. ft.	4.49	40%	0%	40%	2.69
Car Sales, New and Used	841	1000 sq. ft.	2.64	20%	0%	20%	2.11
Convenience Market (Open 24 Hours)	851	1000 sq. ft.	52.41	61%	22%	83%	8.91
Convenience Market (Open 15 - 16 Hours)	852	1000 sq. ft.	34.57	0%	0%	0%	34.57
Convenience Market (With Gasoline Pumps)	853	1000 sq. ft.	60.61	66%	18%	84%	9.82
Day Care	565	1000 sq. ft.	13.18	80%	0%	80%	2.64
Discount Club (membership warehouse store)	861	1000 sq. ft.	4.24	30%	0%	30%	2.97
Drinking Place	936	1000 sq. ft.	11.34	40%	0%	40%	6.80
Electronics Superstore	863	1000 sq. ft.	4.50	40%	33%	73%	1.22
Factory Outlet Center	823	1000 sq. ft.	2.29	20%	0%	20%	1.83
Freestanding Discount Store	815	1000 sq. ft.	5.06	17%	35%	52%	2.41
Free-standing Discount Superstore	813	1000 sq. ft.	3.87	20%	0%	20%	3.10
Furniture Store	890	1000 sq. ft.	0.46	53%	31%	84%	0.07
Hardware, paint store	816	1000 sq. ft.	4.84	40%	0%	40%	2.90
Health Club	492	1000 sq. ft.	4.05	10%	0%	10%	3.65
Home improvement superstore	862	1000 sq. ft.	2.45	48%	0%	48%	1.27
Library	590	1000 sq. ft.	7.09	10%	0%	10%	6.38
Lodge, Fraternal Organization, with dining facilities	591	1000 sq. ft.	4.05	10%	0%	10%	3.65
Nursery (Garden Center)	817	1000 sq. ft.	3.80	30%	0%	30%	2.66
Nursery (Wholesale)	818	1000 sq. ft.	5.17	10%	0%	10%	4.65
Pharmacy/Drug Store with drive-through window	881	1000 sq. ft.	8.62	49%	13%	62%	3.28
Pharmacy/Drug Store without drive-through window	880	1000 sq. ft.	8.42	53%	14%	67%	2.78
Racquet Club	491	1000 sq. ft.	1.06	10%	0%	10%	0.95
Recreational Community Center	495	1000 sq. ft.	1.64	10%	0%	10%	1.48
Restaurant, Quality	931	1000 sq. ft.	7.49	44%	27%	71%	2.17
Restaurant, High-Turnover (Sit Down)	932	1000 sq. ft.	10.92	43%	26%	69%	3.40
Restaurant, Fast-Food (without drive-through)	933	1000 sq. ft.	26.15	0%	0%	0%	26.15
Restaurant, Fast-Food (with drive-through)	934	1000 sq. ft.	34.64	50%	17%	67%	11.43
Restaurant, Fast-Food (with drive-through & no indoor seating)	935	1000 sq. ft.	153.85	44%	0%	44%	86.16
Shopping Ctr, over 65,000 sq. ft. + Add 195 trips ⁽⁶⁾	820	1000 sq. ft.	3.75	34%	26%	60%	1.48
Shopping Ctr, under 65,000 sq. ft. + Add 0 trips ⁽⁶⁾	820	1000 sq. ft.	3.75	34%	26%	60%	1.48
Specialty Retail Center	814	1000 sq. ft.	2.71	70%	0%	70%	0.81
State Motor Vehicles / Licensing Agency	731	1000 sq. ft.	17.09	30%	0%	30%	11.96
Supermarket	850	1000 sq. ft.	10.45	36%	38%	74%	2.73
Supermarket, discount supermarket	854	1000 sq. ft.	8.90	9%	21%	30%	6.23
Toy / Children's Superstore	864	1000 sq. ft.	4.99	30%	0%	30%	3.49
US Post Office	732	1000 sq. ft.	10.89	25%	0%	25%	8.17
Video Rental Store	896	1000 sq. ft.	13.60	70%	0%	70%	4.08
<i>Note alternative units of measure below:</i>							
Movie Theater, without Matinee	443	100 seats	7.00	20%	0%	20%	5.60
Movie Theater, with Matinee	444	100 seats	7.00	10%	0%	10%	6.30
Hotel	310	Per Room ⁽⁷⁾	0.59	0%	0%	0%	0.59
All Suites Hotel	311	Per Room ⁽⁷⁾	0.40	0%	0%	0%	0.40
Business Hotel	312	Per Occupied Rooms ⁽⁷⁾	0.62	0%	0%	0%	0.62
Motel	320	Per Room ⁽⁷⁾	0.47	10%	0%	10%	0.42
Carwash, Self-Service	947	Vehicle Servicing Position ⁽⁶⁾	5.54	0%	0%	0%	5.54
Carwash, Automated	948	1000 sq. ft.	14.12	50%	0%	50%	7.06
Quick-Lube Vehicle Servicing	941	Vehicle Servicing Position ⁽⁶⁾	5.19	60%	0%	60%	2.08
Gasoline/Service Station	944	Vehicle Servicing Position ⁽⁶⁾	13.86	42%	35%	77%	3.26
Gasoline/Service Station (w/ convenience market)	945	Vehicle Servicing Position ⁽⁶⁾	13.38	56%	31%	87%	1.71
Gasoline/Service Station (w/ convenience market & car wash)	946	Vehicle Servicing Position ⁽⁶⁾	13.33	90%	0%	90%	1.33
Tire Store	848	Vehicle Servicing Position ⁽⁶⁾	3.79	28%	10%	38%	2.35
Tire Superstore	849	Vehicle Servicing Position ⁽⁶⁾	3.17	0%	0%	0%	3.17
NON-RETAIL Class of Non-Residential Land Use				<i>Signature elements: non-residential activity where most afternoon peak hour traffic is generated by employees, rather than customers or patrons, and is predominantly outbound. Includes some public facilities.</i>			
Church	560	1000 sq. ft.	0.66	20%	0%	20%	0.53
School, Elementary	520	1000 sq. ft.	3.13	20%	0%	20%	2.50
School, Middle/Junior High	522	1000 sq. ft.	1.19	0%	0%	0%	1.19
School, High	530	1000 sq. ft.	0.97	10%	0%	10%	0.87
General Light Industrial	110	1000 sq. ft.	0.98	0%	0%	0%	0.98
Manufacturing	140	1000 sq. ft.	0.74	0%	0%	0%	0.74
Industrial Park	130	1000 sq. ft.	0.86	0%	0%	0%	0.86
Clinic	630	1000 sq. ft.	5.18	0%	0%	0%	5.18
Hospital	610	1000 sq. ft.	1.18	10%	0%	10%	1.06
Medical/Dental Office	720	1000 sq. ft.	3.72	10%	0%	10%	3.35
Research & Development Center	760	1000 sq. ft.	1.08	0%	0%	0%	1.08
Business Park (multiple buildings)	770	1000 sq. ft.	1.29	0%	0%	0%	1.29
General Office Building	710	1000 sq. ft.	1.49	0%	0%	0%	1.49
Corporate Headquarters Building	714	1000 sq. ft.	1.40	0%	0%	0%	1.40
Single Tenant Office Building	715	1000 sq. ft.	1.73	0%	0%	0%	1.73
Office Park (multiple buildings)	750	1000 sq. ft.	1.50	0%	0%	0%	1.50
Miniwarehouse (self-service storage)	151	1000 sq. ft.	0.26	0%	0%	0%	0.26
Warehousing (industrial)	150	1000 sq. ft.	0.47	0%	0%	0%	0.47

Table 1 Trip Generation Rates for Off-Site Impact

ITE ⁽¹⁾ LAND USE DESCRIPTION & DRIVEWAY TRIP RATE				PASS-BY TRIPS ⁽⁵⁾	DIVERTED LINKED TRIPS ⁽⁹⁾	COMBINED TRIP REDUCTION	OFFSITE TRIPS / UNIT ⁽⁴⁾
NAME	CODE	UNIT OF MEASURE	TRIPS / UNIT ⁽²⁾				
RESIDENTIAL Class of Land Use							
<i>Signature elements: places where people live, regardless of life circumstances.</i>							
Single-family (detached) dwelling	210	Dwelling Unit	1.01	0%	0%	0%	1.01
Duplex (detached) dwelling	210	Dwelling Unit	1.01	0%	0%	0%	1.01
Low-Rise Residential Condominium/Townhouse	231	Dwelling Unit	0.78	0%	0%	0%	0.78
Apartment	220	Dwelling Unit	0.62	0%	0%	0%	0.62
Low-Rise Apartment	221	Occupied Dwelling Unit	0.58	0%	0%	0%	0.58
High-Rise Apartment	222	Dwelling Unit	0.35	0%	0%	0%	0.35
Mid-Rise Apartment	223	Dwelling Unit	0.39	0%	0%	0%	0.39
Residential Condominium/Townhouse	230	Dwelling Unit	0.52	0%	0%	0%	0.52
Mobile Home Park	240	Occupied Dwelling Unit	0.59	0%	0%	0%	0.59
Retirement complex for active seniors ⁽⁷⁾	n/a	Dwelling Unit	0.45	0%	0%	0%	0.45
<i>Note alternative units of measure below:</i>							
Senior Adult Housing (Detached)	251	Dwelling Unit	0.26	0%	0%	0%	0.26
Senior Adult Housing (Attached)	252	Occupied Dwelling Unit	0.11	0%	0%	0%	0.11
Congregate Care Facility, Elderly Housing (Attached)	253	Dwelling Unit	0.17	10%	0%	10%	0.15
Nursing Home	620	Beds	0.22	10%	0%	10%	0.20

Notes:

- (1) Institution of Transportation Engineers, Trip Generation, 7th edition. This is the most complete trip generation reference source available. Refer to document for definitions of land use categories and additional trip generation information. For unusual land use cases not covered by this table, additional analysis may be necessary. The appropriate trip rate for any land use not covered by this table shall be determined by the Director of Public Works.
- (2) ITE trip rates describe Total Driveway Trips (in + out) at observed sites. For off-site impact mitigation, reductions are sometimes needed. Some ITE rates have been smoothed and averaged, to eliminate statistically insignificant differences and to provide constant trip rates.
- (3) Pass-by trips are made as intermediate stops on the way from an origin to a primary trip destination with out a route diversion.
- (4) Offsite Trip Rate = ITE Driveway Trip Rate * (1 - % Pass-by + % Diverted linked) . All rates apply to PM peak hour of adjacent traffic.
- (5) For shopping centers, ITE gives a logarithmic formula for trip rates. In this table, a simplified method of equal accuracy is provided. The method uses a flat fixed trip rate plus a base amount of trips, which closely matches the logarithmic formula over specified ranges. Under 65,000 sq. ft. the base amount is zero. From 65,000 to 350,000 sq. ft. the base amount is 195 trips, which includes pass-by reduction of 35%. Above 350,000 sq. ft., use the ITE log formula instead, and apply a 35% pass-by reduction.
- (6) Vehicle Servicing Position = space provided for one vehicle to be fueled or washed; not necessarily "pumps" or "hoses"
- (7) Use total rooms for hotel/motel; 15% vacancy factor is incorporated in gross trip rate. **Does not account for restaurants, meeting rooms.**
- (8) A retirement complex is a development oriented to active senior citizens who drive automobiles, but which offers few on-site services. A self-contained retirement community provides a full range of services and facilities similar to a small city. Facilities and services provided should include at least restaurants and retail shopping area, recreational facilities, medical clinic(s) and personal business services. A congregate care or "assisted living" facility has some caregivers employed on-site. Elderly residents may be mobile but do not drive cars. A nursing home has more health-care professionals than a congregate care facility, and the elderly residents are not self-sustaining.
- (9) Diverted linked trips are trips that are attracted from the traffic volume on roadways within the vicinity of the generator but that require a diversion from that roadway to another roadway to gain access to the site.

Table 2 City of Woodinville Transportation Impact Fees - Quick Reference Fee Schedule

ITE LAND USE DESCRIPTION		OFFSITE	TSA 1	TSA 2	TSA 3	TSA 4
NAME	UNIT OF MEASURE		Leota	The Wedge	West Ridge Valley Industrial Tourist District	North Industrial Town Center
RETAIL Class of Non-Residential Land Use						
Auto Care Center (multiple stores)	1000 sq. ft.	2.03	\$5,827	\$4,071	\$4,989	\$4,071
Auto Parts Sales	1000 sq. ft.	2.63	\$7,549	\$5,274	\$6,463	\$5,274
Bank, drive-in	1000 sq. ft.	12.50	\$35,881	\$25,067	\$30,720	\$25,067
Bank, walk-in	1000 sq. ft.	42.02	\$120,616	\$84,266	\$103,267	\$84,266
Bowling Alley	1000 sq. ft.	3.19	\$9,157	\$6,397	\$7,840	\$6,397
Building Materials & Lumber Store	1000 sq. ft.	2.69	\$7,722	\$5,394	\$6,611	\$5,394
Car Sales, New and Used	1000 sq. ft.	2.11	\$6,057	\$4,231	\$5,185	\$4,231
Convenience Market (Open 24 Hours)	1000 sq. ft.	8.91	\$25,576	\$17,868	\$21,897	\$17,868
Convenience Market (Open 15 - 16 Hours)	1000 sq. ft.	34.57	\$99,231	\$69,326	\$84,958	\$69,326
Convenience Market (With Gasoline Pumps)	1000 sq. ft.	9.82	\$28,188	\$19,693	\$24,133	\$19,693
Day Care	1000 sq. ft.	2.64	\$7,578	\$5,294	\$6,488	\$5,294
Discount Club (membership warehouse store)	1000 sq. ft.	2.97	\$8,525	\$5,956	\$7,299	\$5,956
Drinking Place	1000 sq. ft.	6.80	\$19,519	\$13,637	\$16,712	\$13,637
Electronics Superstore	1000 sq. ft.	1.22	\$3,502	\$2,447	\$2,998	\$2,447
Factory Outlet Center	1000 sq. ft.	1.83	\$5,253	\$3,670	\$4,497	\$3,670
Freestanding Discount Store	1000 sq. ft.	2.41	\$6,918	\$4,833	\$5,923	\$4,833
Free-standing Discount Superstore	1000 sq. ft.	3.10	\$8,898	\$6,217	\$7,618	\$6,217
Furniture Store	1000 sq. ft.	0.07	\$201	\$140	\$172	\$140
Hardware, paint store	1000 sq. ft.	2.90	\$8,324	\$5,816	\$7,127	\$5,816
Health Club	1000 sq. ft.	3.65	\$10,477	\$7,320	\$8,970	\$7,320
Home improvement superstore	1000 sq. ft.	1.27	\$3,645	\$2,547	\$3,121	\$2,547
Library	1000 sq. ft.	6.38	\$18,313	\$12,794	\$15,679	\$12,794
Lodge, Fraternal Organization, with dining facilities	1000 sq. ft.	3.65	\$10,477	\$7,320	\$8,970	\$7,320
Nursery (Garden Center)	1000 sq. ft.	2.66	\$7,635	\$5,334	\$6,537	\$5,334
Nursery (Wholesale)	1000 sq. ft.	4.65	\$13,348	\$9,325	\$11,428	\$9,325
Pharmacy/Drug Store with drive-through window	1000 sq. ft.	3.28	\$9,415	\$6,578	\$8,061	\$6,578
Pharmacy/Drug Store without drive-through window	1000 sq. ft.	2.78	\$7,980	\$5,575	\$6,832	\$5,575
Racquet Club	1000 sq. ft.	0.95	\$2,727	\$1,905	\$2,335	\$1,905
Recreational Community Center	1000 sq. ft.	1.48	\$4,248	\$2,968	\$3,637	\$2,968
Restaurant, Quality	1000 sq. ft.	2.17	\$6,229	\$4,352	\$5,333	\$4,352
Restaurant, High-Turnover (Sit Down)	1000 sq. ft.	3.40	\$9,760	\$6,818	\$8,356	\$6,818
Restaurant, Fast-Food (without drive-through)	1000 sq. ft.	26.15	\$75,062	\$52,441	\$64,266	\$52,441
Restaurant, Fast-Food (with drive-through)	1000 sq. ft.	11.43	\$32,809	\$22,922	\$28,090	\$22,922
Restaurant, Fast-Food (with drive-through & no indoor seating)	1000 sq. ft.	86.16	\$247,318	\$172,784	\$211,745	\$172,784
Shopping Ctr, over 65,000 sq. ft. + Add 195 trips	1000 sq. ft.	1.48	\$4,248	\$2,968	\$3,637	\$2,968
Shopping Ctr, under 65,000 sq. ft. + Add 0 trips	1000 sq. ft.	1.48	\$4,248	\$2,968	\$3,637	\$2,968
Specialty Retail Center	1000 sq. ft.	0.81	\$2,325	\$1,624	\$1,991	\$1,624
State Motor Vehicles / Licensing Agency	1000 sq. ft.	11.96	\$34,331	\$23,984	\$29,393	\$23,984
Supermarket	1000 sq. ft.	2.73	\$7,836	\$5,475	\$6,709	\$5,475
Supermarket, discount supermarket	1000 sq. ft.	6.23	\$17,883	\$12,494	\$15,311	\$12,494
Toy / Children's Superstore	1000 sq. ft.	3.49	\$10,018	\$6,999	\$8,577	\$6,999
US Post Office	1000 sq. ft.	8.17	\$23,452	\$16,384	\$20,078	\$16,384
Video Rental Store	1000 sq. ft.	4.08	\$11,711	\$8,182	\$10,027	\$8,182
Note alternative units of measure below:						
Movie Theater, without Matinee	100 seats	5.60	\$16,075	\$11,230	\$13,762	\$11,230
Movie Theater, with Matinee	100 seats	6.30	\$18,084	\$12,634	\$15,483	\$12,634
Hotel	Per Room (7)	0.59	\$1,694	\$1,183	\$1,450	\$1,183
All Suite Hotel	Per Room (7)	0.40	\$1,148	\$802	\$983	\$802
Business Hotel	Per Occupied Rooms (7)	0.62	\$1,780	\$1,243	\$1,524	\$1,243
Motel	Per Room (7)	0.42	\$1,206	\$842	\$1,032	\$842
Carwash, Self-Service	Vehicle Servicing Position (6)	5.54	\$15,902	\$11,110	\$13,615	\$11,110
Carwash, Automated	1000 sq. ft.	7.06	\$20,265	\$14,158	\$17,350	\$14,158
Quick-Lube Vehicle Servicing	Vehicle Servicing Position (6)	2.08	\$5,971	\$4,171	\$5,112	\$4,171
Gasoline/Service Station	Vehicle Servicing Position (6)	3.26	\$9,358	\$6,538	\$8,012	\$6,538
Gasoline/Service Station (w/ convenience market)	Vehicle Servicing Position (6)	1.71	\$4,908	\$3,429	\$4,202	\$3,429
Gasoline/Service Station (w/ convenience market & car wash)	Vehicle Servicing Position (6)	1.33	\$3,818	\$2,667	\$3,269	\$2,667
Tire Store	Vehicle Servicing Position (6)	2.35	\$6,746	\$4,713	\$5,775	\$4,713
Tire Superstore	Vehicle Servicing Position (6)	3.17	\$9,099	\$6,357	\$7,791	\$6,357
NON-RETAIL Class of Non-Residential Land Use						
Church	1000 sq. ft.	0.53	\$1,500	\$792	\$1,157	\$886
School, Elementary	1000 sq. ft.	2.50	\$7,078	\$3,736	\$5,456	\$4,178
School, Middle/Junior High	1000 sq. ft.	1.19	\$3,369	\$1,778	\$2,597	\$1,989
School, high	1000 sq. ft.	0.87	\$2,463	\$1,300	\$1,899	\$1,454
General Light Industrial	1000 sq. ft.	0.98	\$2,775	\$1,464	\$2,139	\$1,638
Manufacturing	1000 sq. ft.	0.74	\$2,095	\$1,106	\$1,615	\$1,237
Industrial Park	1000 sq. ft.	0.86	\$2,435	\$1,285	\$1,877	\$1,437

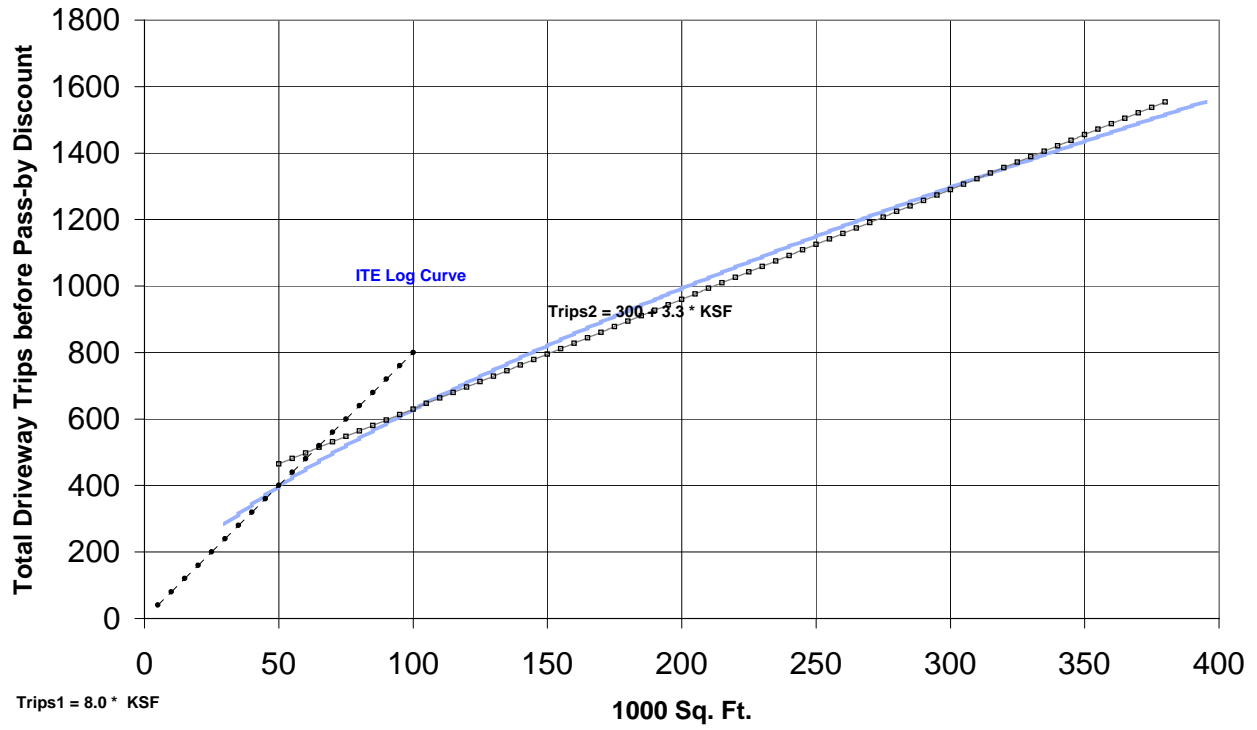
Table 2 City of Woodinville Transportation Impact Fees - Quick Reference Fee Schedule

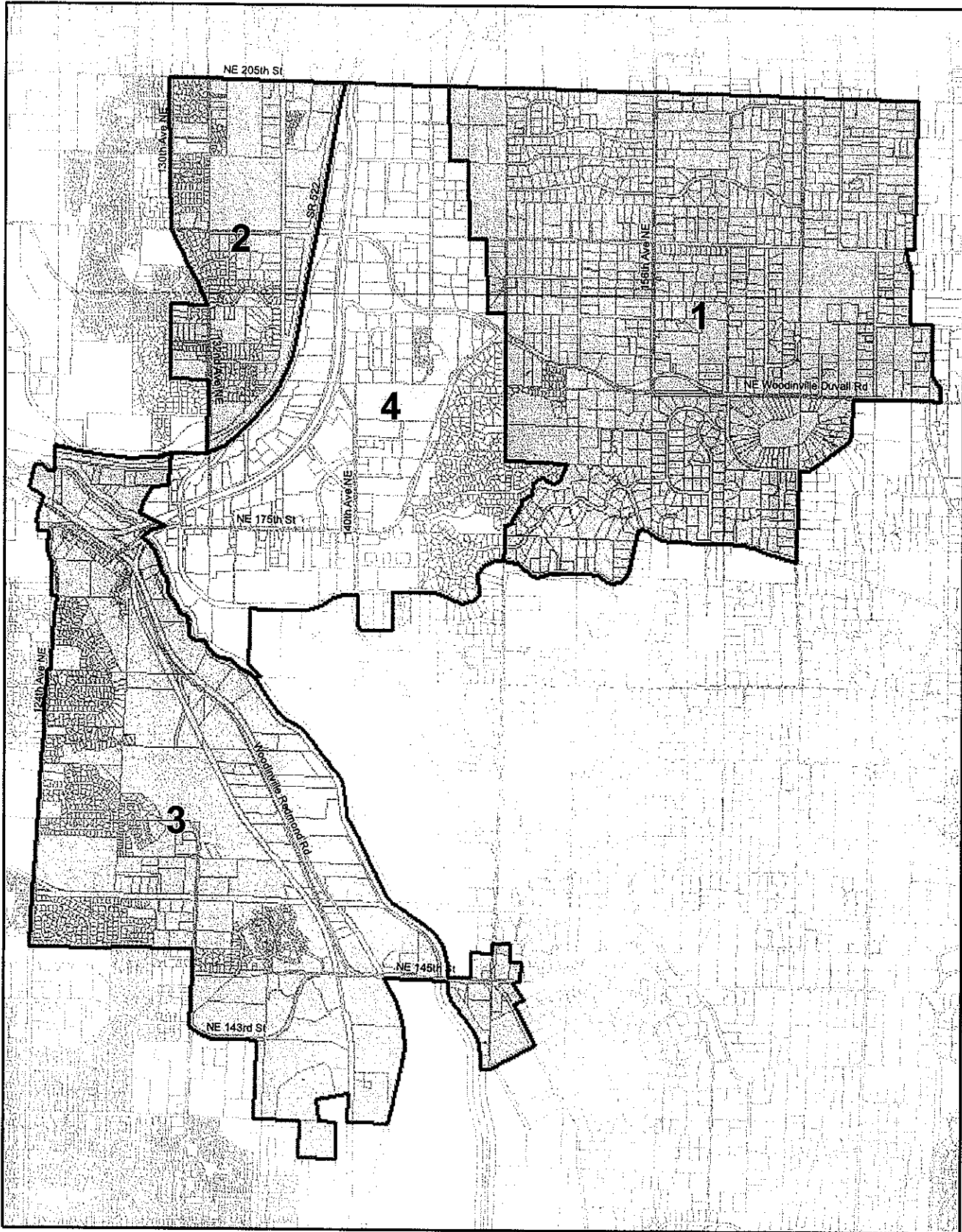
ITE LAND USE DESCRIPTION		OFFSITE	TSA 1	TSA 2	TSA 3	TSA 4
NAME	UNIT OF MEASURE		Leota	The Wedge	West Ridge Valley Industrial Tourist District	North Industrial Town Center
RETAIL Class of Non-Residential Land Use						
Auto Care Center (multiple stores)	1000 sq. ft.	2.03	\$5,827	\$4,071	\$4,989	\$4,071
Auto Parts Sales	1000 sq. ft.	2.63	\$7,549	\$5,274	\$6,463	\$5,274
Bank, drive-in	1000 sq. ft.	12.50	\$35,881	\$25,067	\$30,720	\$25,067
Bank, walk-in	1000 sq. ft.	42.02	\$120,616	\$84,266	\$103,267	\$84,266
Bowling Alley	1000 sq. ft.	3.19	\$9,157	\$6,397	\$7,840	\$6,397
Building Materials & Lumber Store	1000 sq. ft.	2.69	\$7,722	\$5,394	\$6,611	\$5,394
Car Sales, New and Used	1000 sq. ft.	2.11	\$6,057	\$4,231	\$5,185	\$4,231
Convenience Market (Open 24 Hours)	1000 sq. ft.	8.91	\$25,576	\$17,868	\$21,897	\$17,868
Convenience Market (Open 15 - 16 Hours)	1000 sq. ft.	34.57	\$99,231	\$69,326	\$84,958	\$69,326
Convenience Market (With Gasoline Pumps)	1000 sq. ft.	9.82	\$28,188	\$19,693	\$24,133	\$19,693
Day Care	1000 sq. ft.	2.64	\$7,578	\$5,294	\$6,488	\$5,294
Discount Club (membership warehouse store)	1000 sq. ft.	2.97	\$8,525	\$5,956	\$7,299	\$5,956
Drinking Place	1000 sq. ft.	6.80	\$19,519	\$13,637	\$16,712	\$13,637
Electronics Superstore	1000 sq. ft.	1.22	\$3,502	\$2,447	\$2,998	\$2,447
Factory Outlet Center	1000 sq. ft.	1.83	\$5,253	\$3,670	\$4,497	\$3,670
Freestanding Discount Store	1000 sq. ft.	2.41	\$6,918	\$4,833	\$5,923	\$4,833
Free-standing Discount Superstore	1000 sq. ft.	3.10	\$8,898	\$6,217	\$7,618	\$6,217
Furniture Store	1000 sq. ft.	0.07	\$201	\$140	\$172	\$140
Hardware, paint store	1000 sq. ft.	2.90	\$8,324	\$5,816	\$7,127	\$5,816
Health Club	1000 sq. ft.	3.65	\$10,477	\$7,320	\$8,970	\$7,320
Home improvement superstore	1000 sq. ft.	1.27	\$3,645	\$2,547	\$3,121	\$2,547
Library	1000 sq. ft.	6.38	\$18,313	\$12,794	\$15,679	\$12,794
Lodge, Fraternal Organization, with dining facilities	1000 sq. ft.	3.65	\$10,477	\$7,320	\$8,970	\$7,320
Nursery (Garden Center)	1000 sq. ft.	2.66	\$7,635	\$5,334	\$6,537	\$5,334
Nursery (Wholesale)	1000 sq. ft.	4.65	\$13,348	\$9,325	\$11,428	\$9,325
Pharmacy/Drug Store with drive-through window	1000 sq. ft.	3.28	\$9,415	\$6,578	\$8,061	\$6,578
Pharmacy/Drug Store without drive-through window	1000 sq. ft.	2.78	\$7,980	\$5,575	\$6,832	\$5,575
Racquet Club	1000 sq. ft.	0.95	\$2,727	\$1,905	\$2,335	\$1,905
Recreational Community Center	1000 sq. ft.	1.48	\$4,248	\$2,968	\$3,637	\$2,968
Restaurant, Quality	1000 sq. ft.	2.17	\$6,229	\$4,352	\$5,333	\$4,352
Restaurant, High-Turnover (Sit Down)	1000 sq. ft.	3.40	\$9,760	\$6,818	\$8,356	\$6,818
Restaurant, Fast-Food (without drive-through)	1000 sq. ft.	26.15	\$75,062	\$52,441	\$64,266	\$52,441
Restaurant, Fast-Food (with drive-through)	1000 sq. ft.	11.43	\$32,809	\$22,922	\$28,090	\$22,922
Restaurant, Fast-Food (with drive-through & no indoor seating)	1000 sq. ft.	86.16	\$247,318	\$172,784	\$211,745	\$172,784
Shopping Ctr, over 65,000 sq. ft. + Add 195 trips	1000 sq. ft.	1.48	\$4,248	\$2,968	\$3,637	\$2,968
Shopping Ctr, under 65,000 sq. ft. + Add 0 trips	1000 sq. ft.	1.48	\$4,248	\$2,968	\$3,637	\$2,968
Specialty Retail Center	1000 sq. ft.	0.81	\$2,325	\$1,624	\$1,991	\$1,624
State Motor Vehicles / Licensing Agency	1000 sq. ft.	11.96	\$34,331	\$23,984	\$29,393	\$23,984
Supermarket	1000 sq. ft.	2.73	\$7,836	\$5,475	\$6,709	\$5,475
Supermarket, discount supermarket	1000 sq. ft.	6.23	\$17,883	\$12,494	\$15,311	\$12,494
Toy / Children's Superstore	1000 sq. ft.	3.49	\$10,018	\$6,999	\$8,577	\$6,999
US Post Office	1000 sq. ft.	8.17	\$23,452	\$16,384	\$20,078	\$16,384
Video Rental Store	1000 sq. ft.	4.08	\$11,711	\$8,182	\$10,027	\$8,182
<i>Note alternative units of measure below:</i>						
Movie Theater, without Matinee	100 seats	5.60	\$16,075	\$11,230	\$13,762	\$11,230
Movie Theater, with Matinee	100 seats	6.30	\$18,084	\$12,634	\$15,483	\$12,634
Hotel	Per Room (7)	0.59	\$1,694	\$1,183	\$1,450	\$1,183
All Suite Hotel	Per Room (7)	0.40	\$1,148	\$802	\$983	\$802
Business Hotel	Per Occupied Rooms (7)	0.62	\$1,780	\$1,243	\$1,524	\$1,243
Motel	Per Room (7)	0.42	\$1,206	\$842	\$1,032	\$842

Table 3 Transportation Impact Fee Project List 2005-2024 Transportation Facilities Plan

2005-2024 TFP PROJECT NUMBER	MILES	TOTAL ADDITIONAL LANES	TOTAL CAPACITY	NEW ADDITIONAL CAPACITY	PROJECT COST (x1000)	DEVELOPER % OF PROJECT COST	DEVELOPER PORTION OF PROJECT COST (x1000)
GR-2	0.22	2	1600	352	\$3,500	21%	\$735
GR-6	0.24	2	1200	288	\$900	45%	\$405
GR-7	0.19	1	600	114	\$1,000	9%	\$90
GR-10	0.13	2	1200	156	\$3,500	63%	\$2,205
GR-17	0.17	2	1200	204	\$917	18%	\$165
I-1	0.25	1	250	62.5	\$750	7%	\$53
I-6B	0.25	1	250	62.5	\$4,600	17%	\$782
I-8	0.25	1	250	62.5	\$3,000	18%	\$540
I-10	0.25	1	250	62.5	\$188	7%	\$13
I-17	0.25	1	250	62.5	\$250	18%	\$45
I-21	0.25	1	250	62.5	\$250	14%	\$35
I-22	0.25	1	250	62.5	\$300	12%	\$36
RM-1	0.25	1	250	62.5	\$1,200	11%	\$132
RM-3	0.51	1	400	204	\$3,200	18%	\$576
RM-5	0.52	1	400	208	\$3,400	26%	\$884
RM-6	1.89	1	400	756	\$12,000	9%	\$1,080
RM-7	0.5	1	400	200	\$1,000	21%	\$210
RM-11	2.11	1	400	844	\$10,200	18%	\$1,836
RM-12	0.25	1	1600	400	\$3,600	18%	\$648
RM-15A	0.25	2	2000	500	\$7,200	23%	\$1,656
RM-25	0.26	4	4400	1144	\$37,000	8%	\$2,960
RM-27	0.69	1	400	276	\$900	11%	\$99
RM-15B	0.25	1	250	62.5	\$400	8%	\$32
RO-3	1	1	400	400	\$900	12%	\$108
RO-4	0.68	1	1400	952	\$1,600	14%	\$224
RO-12	1.76	1	100	176	\$1,500	5%	\$75
RO-14	0.7	1	100	70	\$1,000	17%	\$170
RO-16	0.48	1	100	48	\$1,800	14%	\$252
RO-17	0.48	1	100	48	\$1,300	12%	\$156
RO-19	0.54	1	100	54	\$1,450	15%	\$218
RO-20	0.38	1	100	38	\$500	31%	\$155
RO-21	1.16	1	100	116	\$2,600	15%	\$390
RO-22	0.66	1	100	66	\$1,800	17%	\$306
RO-26	0.24	1	100	24	\$400	18%	\$72
RO-27D	0.4	2	2200	880	\$4,000	16%	\$640
RO-28	0.09	1	400	36	\$350	13%	\$46
I-11	0.25	1	250	62.5	\$188	10%	\$19
20-Year Totals	19		24,000	9,179	\$118,643	17%	\$18,046
Developer Cost of Capacity per VMT							\$1,966

Shopping Center Trip Generation





Transportation Service Areas (TSA)

Source: City of Woodinville Transportation Impact Fee Ordinance No. 356

City of Woodinville
Public Works Department

January 2005

