

New Table 4-1

Pierce County Transportation Impact Fee Schedule

Traffic Impact Fee Schedule						
			Impact Fee Rate in dollars per Land Use Unit by TSA (cost per trip)			
LAND USE	ITE Land Use Code (LUC) ¹	UNIT OF MEASURE	TSA A (\$483.87)	TSA B (\$483.87)	TSA C (\$796.47)	TSA D (\$189.03)
Residential						
Single-Family Detached Housing and Attached Housing up to 2-Units (Duplex)	210	Dwelling Units	4439	4439	7243	1795
Accessory Dwelling Unit (ADU)	210	Dwelling Units	2270	2270	3671	948
Multi Family (incl. triplex, condos)	220, 221, 222, 225	Dwelling Units	3033	3033	4927	1246
Mid-Rise and High-Rise Residential with 1st Floor Commercial 3 or more levels (floors)	231, 232	Dwelling Units	2857	2857	4638	1177
Mobile Home Park	240	Dwelling Units	2398	2398	3883	998
Senior Adult Housing Detached	251	Dwelling Units	2063	2063	3331	867
Senior Adult Housing Attached	252	Dwelling Units	1801	1801	2900	764
Assisted Living	252, 254, 255	Dwelling Units / Beds	1176	1176	1871	520
Centers and Corridors Proposal- Multi Family (incl. triplex, condos)	220, 221, 222, 225, 231, 232	Dwelling Units	2036	2036	3286	856
Commercial						
General – Retail, Restaurant & Services	All LUC's in 400, 800 and 900 series except LUC 944	SF GFA/GLA	5.42	5.42	8.93	2.12
Gasoline Sales ²	944	Pumps	12004.17	12004.17	19759.35	4689.58
Commercial - Institutional						
Institutional	All LUC's in 500 and 600 series unless specifically listed	SF GFA	2.95	2.95	4.85	1.15
Public Elementary / Jr. High School	520, 522	SF GFA	3.10	3.10	5.11	1.21
Public High School	530	SF GFA	2.48	2.48	4.07	0.97
Private Kindergarten through 8th Grade	534	SF GFA	5.67	5.67	9.34	2.22
Private Kindergarten through 12th Grade	536	SF GFA	5.46	5.46	8.98	2.13
Industrial						
Warehousing/Storage	All LUC's in 100 series unless specifically listed	SF GFA	2.29	2.29	3.77	0.90
Industrial/Manufacturing	110, 130, 140	SF GFA	2.13	2.13	3.50	0.83
Mini Warehouse	151	SF GFA	0.75	0.75	1.23	0.29
Commercial - Office						
Office Land Uses	All LUC's in 700 series except LUC 720	SF GFA	5.27	5.27	8.67	2.06
Corporate Headquarters	714	SF GFA	4.30	4.30	7.08	1.68
Research and Development Center	760	SF GFA	6.09	6.09	10.03	2.38
Medical Office/Clinic	720	SF GFA	13.04	13.04	21.46	5.09

Administration Fees of \$100 per Residential Unit and 1% for Commercial uses are included in the above listed rates.

TSA = Transportation Service Area

GFA = Gross Floor Area

GLA = Gross Leasable Area

**For uses listed in square feet, the trip rate is given in thousands of square feet; the cost per unit is converted to square feet.

1) Land Use Code – Reference TRIP GENERATION, 10th Edition, Institute of Transportation Engineers

2) Gasoline Sales Rate per Pump applies in addition to Commercial General Rate per SF GFA/GLA (note each pump to service a max of two vehicles at a time).

3) Effective until August 1, 2019, the cost per trip rate for TSA B shall be 88% of the value stated in Table 4-1. Land use rates shall be adjusted accordingly. Effective August 1, 2019, 100% of the rate shall apply.

4) Effective until August 1, 2019, the cost per trip rate for TSA C shall be 61% of the value stated in Table 4-1. Land use rates shall be adjusted accordingly. Effective August 1, 2019, 100% of the rate shall apply.

