

**City of Port Orchard Traffic Impact Fee Rate Schedule**  
**Transportation Impact Fee Rate Per New PM Peak Hour Trip:**  
**Rate beginning March 1, 2024: \$ 6,063.94**

ITE Code <sup>1</sup>	ITE Land Use Category <sup>1</sup>	ITE Trip Rate <sup>2</sup>	Rate per Unit <sup>3</sup>	Updated fee for 3/1/2024
210	Single-Family Detached Housing	0.99	DU	\$ 6,003.30
220	Low-Rise Multifamily Housing (1-2 floors)	0.56	DU	\$ 3,395.81
221	Mid-Rise Multifamily Housing (3-10 floors)	0.44	DU	\$ 2,668.13
230	Mid-Rise Residential w/ 1st Floor Commercial	0.36	DU	\$ 2,183.02
240	Mobile Home Park	0.46	DU	\$ 2,789.41
251	Senior Housing Detached	0.30	DU	\$ 1,819.18
252	Senior Housing Attached	0.26	DU	\$ 1,576.62
253	Congregate Care Facility	0.18	DU	\$ 1,091.51
254	Assisted Living	0.26	bed	\$ 1,576.62
260	Recreational Home	0.28	DU	\$ 1,697.90
270	Residential PUD	0.69	DU	\$ 4,184.12
-	Accessory Dwelling Unit (≤ 450 sf)	0.56	DU	\$ 3,395.81
-	Accessory Dwelling Unit (> 450 sf)	0.28	DU	\$ 1,697.90

<sup>1</sup> Institute of Transportation Engineers, Trip Generation Manual (10th Edition)

<sup>2</sup> Trip generation rate per development unit for PM peak hour of the adjacent street

<sup>3</sup> DU = Dwelling Unit

City of Port Orchard Traffic Impact Fee Rate Schedule – Non-Residential LUC 1-799 (2024 Update)

ITE Code <sup>1</sup>	ITE Land Use Category <sup>1</sup>	Base Trip Rate <sup>2</sup>	% Primary Trips	Net Trip Rate	Rate per Unit <sup>3</sup>	Updated Fee For 3/1/2024
<b>PORT AND TERMINAL</b>						
30	Intermodal Truck Terminal	1.87	*	1.870	ksf	\$ 11,336.57
90	Park and Ride with Bus Service	0.43	*	0.430	space	\$ 2,607.50
<b>INDUSTRIAL</b>						
110	General Light Industrial	0.63	*	0.630	KSF	\$ 3,820.28
130	Industrial Park	0.40	*	0.400	KSF	\$ 2,425.58
140	Manufacturing	0.67	*	0.670	KSF	\$ 4,062.84
150	Warehousing	0.19	*	0.190	KSF	\$ 1,152.15
151	Mini Warehouse	0.17	*	0.170	KSF	\$ 1,030.87
170	Utilities	2.27	*	2.270	KSF	\$ 13,765.14
180	Speciality Trade Contractor	1.97	*	1.970	KSF	\$ 11,945.96
<b>LODGING</b>						
310	Hotel	0.60	*	0.600	room	\$ 3,638.36
311	All Suites Hotel	0.36	*	0.360	room	\$ 2,183.02
312	Business Hotel	0.32	*	0.320	room	\$ 1,940.46
320	Motel	0.38	*	0.380	room	\$ 2,304.30
<b>RECREATIONAL</b>						
411	Public Park	0.11	*	0.110	acre	\$ 667.03
416	Campground/RV Park	0.27	*	0.270	site	\$ 1,637.26
430	Golf Course	0.28	*	0.280	acre	\$ 1,697.90
432	Golf Driving Range	1.25	*	1.250	tee	\$ 7,579.93
433	Batting Cages	2.22	*	2.220	cage	\$ 13,461.95
434	Rock Climbing Gym	1.64	*	1.640	KSF	\$ 9,944.86
435	Multi-Purpose Recreational Facility	3.58	*	3.580	KSF	\$ 21,708.91
437	Bowling Alley	1.16	*	1.160	KSF	\$ 7,034.17
444	Movie Theater	14.60	*	14.600	screen	\$ 88,533.52
445	Multiplex Movie Theater	13.73	*	13.730	screen	\$ 83,257.90
488	Soccer Complex	16.43	*	16.430	field	\$ 99,630.53
490	Tennis Courts	4.21	*	4.210	court	\$ 25,529.19
491	Racquet/Tennis Club	3.82	*	3.820	court	\$ 23,164.25
492	Health Fitness Club	3.45	*	3.450	KSF	\$ 20,920.60
493	Athletic Club	6.29	*	6.290	KSF	\$ 38,142.18
495	Recreational Community Center	2.31	*	2.310	KSF	\$ 14,007.70
<b>INSTITUTIONAL</b>						
520	Public Elementary School	1.37	*	1.370	KSF	\$ 8,307.60
522	Public Middle/Junior High School	1.19	*	1.190	KSF	\$ 7,216.09
530	Public High School	0.97	*	0.970	KSF	\$ 5,882.02
537	Charter Elementary School	0.14	*	0.140	student	\$ 848.95
538	School District Office	2.04	*	2.040	KSF	\$ 12,370.44
540	Junior / Community College	1.86	*	1.860	KSF	\$ 11,278.93
560	Church	0.49	*	0.490	KSF	\$ 2,971.33
565	Day Care Center	11.12	44%	4.893	KSF	\$ 29,669.65
566	Cemetery	0.46	*	0.460	acre	\$ 2,789.41
571	Prison	0.05	*	0.050	bed	\$ 303.20
575	Fire & Rescue Station	0.48	*	0.480	KSF	\$ 2,910.69
590	Library	8.16	*	8.160	KSF	\$ 49,481.75
<b>MEDICAL</b>						
610	Hospital	0.97	*	0.970	KSF	\$ 5,882.02
620	Nursing Home	0.59	*	0.590	KSF	\$ 3,577.73
630	Clinic	3.28	*	3.280	KSF	\$ 19,889.72
640	Animal Hospital / Veterinary Clinic	3.53	*	3.530	KSF	\$ 21,405.71
650	Freestanding Emergency Room	1.52	*	1.520	KSF	\$ 9,217.19
<b>OFFICE</b>						
710	General Office	1.15	*	1.150	KSF	\$ 6,973.53
712	Single-Tenant Office (<5,000 sf)	2.45	*	2.450	KSF	\$ 14,856.65
715	Single Tenant Office (>5,000 sf)	1.71	*	1.710	KSF	\$ 10,369.34
720	Medical/Dental Office	3.46	*	3.460	KSF	\$ 20,981.23
730	Government Office Building	1.71	*	1.710	KSF	\$ 10,369.34
732	US Post Office	11.21	*	11.210	KSF	\$ 67,976.77
733	Government Office Complex	2.82	*	2.820	KSF	\$ 17,100.31
750	Office Park	1.07	*	1.070	KSF	\$ 6,488.42
760	Research and Development Center	0.49	*	0.490	KSF	\$ 2,971.33
770	Business Park	0.42	*	0.420	KSF	\$ 2,546.86

<sup>1</sup> Institute of Transportation Engineers, Trip Generation Manual (10th Edition)

<sup>2</sup> Trip generation rate per development unit, for PM Peak Hour of the adjacent street traffic (4-6 pm).

<sup>3</sup> DU = Dwelling Unit; KSF = 1,000 square feet; VSP = Vehicle servicing position

\* Pass-by and diverted trip rate data not available. Primary trip rates may be applied based on local data, Pass-by rates should be used with caution and refined using local data whenever possible.

**City of Port Orchard Traffic Impact Fee Rate Schedule – Non-Residential LUC 800-999 (2024)**

ITE Code <sup>1</sup>	ITE Land Use Category <sup>1</sup>	Base Rate <sup>2</sup>	% Primary Trips <sup>3</sup>	Net Trip Rate	Rate per Unit <sup>4</sup>	Updated Fee for 3/1/2024
<b>RETAIL</b>						
810	Tractor Supply Store	1.40	66%	0.924	KSF	\$ 5,603.08
811	Construction Equipment Rental Store	0.99	74%	0.733	KSF	\$ 4,442.44
812	Building Materials and Lumber Store	2.06	74%	1.524	KSF	\$ 9,243.87
813	Free-Standing Discount Superstore (w/ Grocery)	4.33	71%	3.074	KSF	\$ 18,642.37
814	Variety Store	6.84	66%	4.514	KSF	\$ 27,375.05
815	Free Standing Discount Store (w/o Grocery)	4.83	83%	4.009	KSF	\$ 24,309.73
816	Hardware/Paint Store	2.68	74%	1.983	KSF	\$ 12,026.01
817	Nursery (Garden Center)	6.94	74%	5.136	KSF	\$ 31,141.97
818	Nursery (Wholesale)	5.18	74%	3.833	KSF	\$ 23,244.30
820	Shopping Center	3.81	66%	2.515	KSF	\$ 15,248.38
823	Factory Outlet Center	2.29	66%	1.511	KSF	\$ 9,165.04
840	Automobile Sales (New)	2.43	100%	2.430	KSF	\$ 14,735.37
841	Automobile Sales (Used)	3.75	100%	3.750	KSF	\$ 22,739.78
842	Recreational Vehicle Sales	0.77	100%	0.770	KSF	\$ 4,669.23
843	Automobile Parts Sales	4.91	44%	2.160	KSF	\$ 13,100.54
848	Tire Store	3.98	72%	2.866	KSF	\$ 17,376.83
849	Tire Superstore	2.11	72%	1.519	KSF	\$ 9,212.34
850	Supermarket	9.24	64%	5.914	KSF	\$ 35,859.72
851	Convenience Market	49.11	49%	24.064	KSF	\$ 145,922.05
853	Convenience Market w/Gas Pumps	49.23	17%	8.369	VFP	\$ 50,749.72
854	Discount Supermarket	8.38	51%	4.274	KSF	\$ 25,916.07
857	Discount Club	4.18	63%	2.633	KSF	\$ 15,968.78
861	Sporting Goods Superstore	2.02	66%	1.333	KSF	\$ 8,084.45
862	Home Improvement Superstore	2.33	58%	1.351	KSF	\$ 8,194.81
863	Electronics Superstore	4.26	60%	2.556	KSF	\$ 15,499.43
866	Pet Supply Superstore	3.55	66%	2.343	KSF	\$ 14,207.81
867	Office Supply Superstore	2.77	66%	1.828	KSF	\$ 11,086.10
875	Department Store	1.95	66%	1.287	KSF	\$ 7,804.29
876	Apparel Store	4.12	66%	2.719	KSF	\$ 16,489.07
879	Arts and Crafts Store	6.21	66%	4.099	KSF	\$ 24,853.66
880	Pharmacy/Drug Store w/o Drive-Thru	8.51	47%	4.000	KSF	\$ 24,253.94
881	Pharmacy/Drug Store w/ Drive-Thru	10.29	38%	3.910	KSF	\$ 23,711.22
882	Marijuana Dispensary	21.83	100%	21.830	KSF	\$ 132,375.81
890	Furniture Store	0.52	47%	0.244	KSF	\$ 1,482.03
899	Liquor Store	16.37	64%	10.477	KSF	\$ 63,530.69
<b>SERVICES</b>						
911	Walk-in Bank	12.13	65%	7.885	KSF	\$ 47,811.14
912	Drive-in Bank	20.45	65%	13.293	KSF	\$ 80,604.92
918	Hair Salon	1.45	65%	0.943	KSF	\$ 5,715.26
920	Copy, Print, and Express Ship Store	7.42	66%	4.897	KSF	\$ 29,696.33
925	Drinking Place	11.36	100%	11.360	KSF	\$ 68,886.36
930	Fast Casual Restaurant	14.13	57%	8.054	KSF	\$ 48,839.58
931	Quality Restaurant	7.80	56%	4.368	KSF	\$ 26,487.29
932	High Turnover (Sit-Down) Restaurant	9.77	57%	5.569	KSF	\$ 33,769.48
933	Fast Food w/o Drive-Thru	28.34	57%	16.154	KSF	\$ 97,955.67
934	Fast Food w/ Drive-Thru	32.67	50%	16.335	KSF	\$ 99,054.46
935	Fast Food Restaurant w/ Drive-Thru w/o Indoor Seating	42.65	50%	21.325	KSF	\$ 129,313.52
936	Coffee/Donut Shop w/o Drive-Thru	36.31	57%	20.697	KSF	\$ 125,503.55
937	Coffee/Donut Shop w/ Drive-Thru	43.38	50%	21.690	KSF	\$ 131,526.86
938	Coffee/Donut Shop w/ Drive-Thru w/o Indoor Seating (Espresso Stand)	83.33	11%	9.166	KSF	\$ 55,583.89
939	Bread/Donut/Bagel Shop w/o Drive-Thru	28.00	57%	15.960	KSF	\$ 96,780.48
940	Bread/Donut/Bagel Shop w/ Drive-Thru	19.02	50%	9.510	KSF	\$ 57,668.07
941	Quick Lubrication Vehicle Stop	4.85	72%	3.492	VSP	\$ 21,175.28
942	Automobile Care Center	3.11	72%	2.239	KSF	\$ 13,578.37
943	Automobile Parts and Service Center	2.26	72%	1.627	KSF	\$ 9,867.24
944	Gasoline/Service Station	14.03	58%	8.137	VFP	\$ 49,344.71
945	Gas Station w/Convenience Market	13.99	12%	1.679	VFP	\$ 10,180.14
947	Self-Serve Car Wash	5.54	58%	3.213	stall	\$ 19,484.65
948	Automated Car Wash	77.50	58%	44.950	stall	\$ 272,574.10
950	Truck Stop	22.73	58%	13.183	KSF	\$ 79,943.35
960	Super Convenience Market/ Gas Station	22.96	35%	8.036	VFP	\$ 48,729.82
970	Winery	7.31	100%	7.310	KSF	\$ 44,327.40

<sup>1</sup> Institute of Transportation Engineers, Trip Generation Manual (10th Edition)

<sup>2</sup> Trip generation rate per development unit, for PM Peak Hour of the adjacent street traffic (4-6 pm).

<sup>3</sup> Average primary trip rates, per Trip Generation Handbook (3rd Edition), 2017. Additional primary rates based on similar land use and engineering judgment.

<sup>4</sup> DU = Dwelling Unit. KSF = 1,000 sq. ft.; VSP = Vehicle servicing position