

# INDUSTRY NOTICE

12/11/2006

Pierce County has recently adopted a Traffic Impact Fee program with an effective date of January 1, 2007. Traffic impact fees (TIFs) are a one-time charge to all new development for the capital cost of road improvements that are needed to serve new development.

Traffic impact fees for residential uses (single family building permits, building permits for apartments, etc.) shall generally be paid to the County at the time a complete building permit application is submitted to the County. The applicant, does, however, have the option of paying the traffic impact fee at the time of recording of the final plat.

Traffic impact fees for non-residential uses (commercial building permits, building permits for industrial uses, etc.) shall be paid to the County prior to building permit issuance.

The two ordinances that were passed by the County Council and approved by the County Executive are Ordinance 2006-60s which outlines the new traffic impact fee program as well as other related details such as: exemptions, credits, refunds, and the use of funds; and Ordinance 2006-61s which specifies minimum existing offsite public roadway width requirements for new development; traffic impact analysis requirements for proposed development activities; and site plan review for proposed developments. Copies of both of these ordinances are available at [www.piercecountywa.org/tif](http://www.piercecountywa.org/tif).

Attached is a rate schedule and map of Transportation Service Area's (TSA's) that are being distributed for your reference.

## **Sample Rate Calculations**

Example #1: A 6,000 square foot video rental facility to be constructed in TSA 5

6,000 SF GFA x \$3.99/SF GFA = \$23,940.00	<i>Traffic Impact Fee</i>
3% x \$23,940.00 = \$718.20	<i>Administrative Fee</i>
<u>\$50.00</u>	<i>Application Fee (Non-residential)</i>
\$24,708.20	<i>Total Traffic Impact Fee Payment</i>

Example #2: A 64-unit apartment complex to be constructed in TSA-2

64 dwellings x \$738.34/dwelling = \$47,253.76	<i>Traffic Impact Fee</i>
3% x \$47,253.76 = \$1,417.61	<i>Administrative Fee</i>
64 dwellings x \$50.00/dwelling = <u>\$3,200.00</u>	<i>Application Fee (Residential)</i>
\$51,871.37	<i>Total Traffic Impact Fee Payment</i>

Example #3: A 76,000 square foot light-industrial facility to be constructed within a designated Employment Center in TSA-4

76,000 SF GFA x \$3.02/SF GFA x 10% = \$22,952.00	<i>Traffic Impact Fee with 90% Exemption (Econ Dev)</i>
3% x \$22,952.00 = \$688.56	<i>Administrative Fee</i>
<u>\$50.00</u>	<i>Application Fee (Non-residential)</i>
\$23,690.56	<i>Total Traffic Impact Fee Payment</i>

**Residential** building permit complete applications (including multi-family apartments and townhomes) submitted on or before December 29, 2006, will not be subject to traffic impact fees. Residential building permit applications submitted after December 31, 2006, will be subject to traffic impact fees.

**Non-residential development** applications that are currently in process (either under review or already having some processes completed) could potentially be subject to traffic impact fees. To assist in clarifying this determination, it has been jointly established by the Directors of PALS (Planning and Land Services) and PW&U (Public Works and Utilities) that the current rules and processes for either Site Development Permits and/or Building Permits shall continue to be followed for any such complete permit application submitted on or before Friday, December 29, 2006, with such processes continuing to be honored through the life of such permit (unless the applicant wishes to formally waive this privilege and instead follow the new processes that become effective January 1, 2007). Note that this provision only applies to the effective permit applied for, and not for subsequent permits (e.g., submitting for only a Site Development Permit prior to year-end will not protect a development from having to pay Traffic Impact Fees).

The following three scenarios are provided to clarify which **non-residential** projects are subject to the new traffic impact fees.

**Scenario #1:** Both an ancillary permit application (i.e., site development application, SEPA application) and a building permit application are submitted prior to January 1, 2007, the effective date of the TIF ordinance.

- A. A SEPA threshold determination (i.e., MDNS) will be issued in conjunction with all non-exempt applications which are submitted prior to the effective date of the TIF ordinance. SEPA mitigation, if any, will be imposed and conditioned using the current review procedures without regard to the adoption of the TIF ordinance. TIFs will not be imposed because a complete building permit application was submitted prior to the effective date of the TIF ordinance.
- B. Prior to 1/1/07, an applicant may file a written request with PALS asking that the SEPA threshold determination (i.e., MDNS) **and** building permit not be issued until after effective date of the TIF (1/1/07). Such request will only be considered if made in writing prior to issuance of the SEPA threshold determination. If approved, TIFs will be imposed on the building permit and the SEPA threshold determination (i.e. MDNS) will be issued in conjunction with all non-exempt applications as if they were submitted after 12/31/06.<sup>1</sup>

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<sup>1</sup> For those projects that voluntarily choose to delay the issuance of their building permit and SEPA threshold determination, these projects will remain vested to the standards and requirements in place at the time completed applications are submitted.

**Scenario #2:** An ancillary permit application (i.e., site development application) is submitted prior to January 1, 2007, but the building permit application is submitted after January 1, 2007.

- A. A SEPA threshold determination (i.e., MDNS) will be issued in conjunction with all non-exempt applications which are submitted prior to the effective date of the TIF ordinance. SEPA mitigation, if any, will be imposed and conditioned using the current review procedures without regard to the adoption of the TIF ordinance. TIFs will be imposed as well because a complete building permit application was submitted after the effective date of the TIF ordinance (1/1/07). After 1/1/07, the applicant may apply for credits against the TIF for SEPA mitigation requirements per PCC 4A.10/100.
  
- B. Prior to 1/1/07, an applicant may file a written request with PALS asking that the SEPA threshold determination (i.e., MDNS) **and** building permit not be issued until after effective date of the TIF (1/1/07). Such request will only be considered if made in writing prior to issuance of the SEPA threshold determination. If approved, TIFs will be imposed on the building permit and the SEPA threshold determination (i.e. MDNS) will be issued in conjunction with all non-exempt applications as if they were submitted after 12/31/06.

**Scenario #3:** Both the ancillary permit application (i.e., site development application) and building permit application are submitted after January 1, 2007.

- A. In this scenario a SEPA threshold determination (i.e., MDNS) will be issued in conjunction with all non-exempt applications. After 1/1/07, the applicant may apply for credits against the TIF for SEPA mitigation requirements per PCC 4A.10.100. In addition, unless exempt, TIFs will be assessed pursuant to the TIF ordinance.

All questions regarding the new traffic impact fees may be directed to: Rory Grindley, P.E./PTOE, Public Works and Utilities Associate County Traffic Engineer (253) 798-2275, or Mitch Brells, P.E., PALS Development Engineering Supervisor (253) 798-3755.

Thank you for your attention to this matter.

## Traffic Impact Fee Schedule

### Impact Fee Rate per Land Use Unit (\$\$)

LAND USE	LUC <sup>1</sup>	UNIT OF MEASURE	TSA 1	TSA 2 <sup>6</sup>	TSA 3 <sup>6</sup>	TSA 4 <sup>6</sup>	TSA 5 <sup>6</sup>	TSA 6	TSA 7	TSA 8	TSA 9 <sup>7</sup>	TSA 10 <sup>6</sup>	TSA 11 <sup>6</sup>
<b>Residential</b>													
		<b>Cost per Trip &gt;</b>	<b>\$ 160.00</b>	<b>\$ 130.03</b>	<b>\$ 324.65</b>	<b>\$ 351.94</b>	<b>\$ 167.84</b>	<b>\$ 161.36</b>	<b>\$ 15.41</b>	<b>\$ 236.83</b>	<b>\$ 351.94</b>	<b>\$ 117.23</b>	<b>\$ 9.65</b>
Single Family <sup>2</sup>	210	Dwelling	1,527.08	1,241.08	3,098.65	3,359.07	1,601.97	1,540.13	147.12	2,260.42	3,359.07	1,118.95	92.14
Multi Family (incl. duplex, condos) <sup>2</sup>	220,221,230,233	Dwelling	908.49	738.34	1,843.45	1,998.37	953.04	916.25	87.52	1,344.77	1,998.37	665.68	54.81
Assisted Living	252	Dwelling	224.63	182.56	455.81	494.12	235.65	226.55	21.64	332.51	494.12	164.60	13.55
Mobile Home Park	240	Dwelling	568.78	462.26	1,154.14	1,251.14	596.68	573.65	54.80	841.93	1,251.14	416.77	34.32
<b>Commercial - Services</b>													
Bank with drive-up window	912	SF GFA	9.94	8.08	20.17	21.86	10.43	10.02	0.96	14.71	21.86	7.28	0.60
Bank	911	SF GFA	8.41	6.84	17.07	18.50	8.82	8.48	0.81	12.45	18.50	6.16	0.51
Day Care Center	565	SF GFA	6.47	5.26	13.12	14.23	6.79	6.52	0.62	9.57	14.23	4.74	0.39
Library	590	SF GFA	3.69	3.00	7.49	8.12	3.87	3.73	0.36	5.47	8.12	2.71	0.22
Post Office	732	SF GFA	7.40	6.01	15.02	16.28	7.76	7.46	0.71	10.95	16.28	5.42	0.45
Hotel/Motel	310,320	Room	894.22	726.74	1,814.49	1,966.98	938.07	901.86	86.15	1,323.64	1,966.98	655.22	53.95
Service Station/Gasoline Sales <sup>3</sup>	944	VFP	2,804.60	2,279.33	5,690.91	6,169.19	2,942.14	2,828.57	270.19	4,151.43	6,169.19	2,055.03	169.21
Quick Lubrication Vehicle Shop	941	Service Bay	1,855.95	1,508.36	3,765.98	4,082.48	1,946.97	1,871.81	178.80	2,747.22	4,082.48	1,359.92	111.98
Auto Care Center	942	SF GLA	2.47	2.01	5.01	5.43	2.59	2.49	0.24	3.66	5.43	1.81	0.15
Racquet Club/Health Club	491,492,493	SF GFA	2.55	2.07	5.18	5.61	2.68	2.57	0.25	3.78	5.61	1.87	0.15
Marina	420	Berth	425.59	345.88	863.58	936.16	446.46	429.23	41.00	629.97	936.16	311.84	25.68
<b>Commercial - Institutional</b>													
Nursing Home	620	Bed	165.60	134.58	336.02	364.26	173.72	167.01	15.95	245.12	364.26	121.34	9.99
Elementary School/Jr. High School	520,522	SF GFA	1.19	0.97	2.42	2.63	1.25	1.20	0.12	1.77	2.63	0.88	0.07
High School	530	SF GFA	1.22	1.00	2.49	2.69	1.29	1.24	0.12	1.81	2.69	0.90	0.07
University/College	540,550	Student	362.93	294.96	736.44	798.34	380.73	366.04	34.96	537.22	798.34	265.93	21.90
Church	560	SF GFA	0.94	0.76	1.91	2.07	0.99	0.95	0.09	1.39	2.07	0.69	0.06
Hospital	610	SF GFA	1.89	1.53	3.83	4.15	1.98	1.90	0.18	2.79	4.15	1.38	0.11
<b>Commercial - Restaurant</b>													
Quality Restaurant	931	SF GFA	4.66	3.79	9.46	10.26	4.89	4.70	0.45	6.90	10.26	3.42	0.28
High Turnover Restaurant	932	SF GFA	5.82	4.73	11.81	12.80	6.10	5.87	0.56	8.61	12.80	4.26	0.35
Fast Food Restaurant with drive/thru	934	SF GFA	11.11	9.03	22.55	24.44	11.66	11.21	1.07	16.45	24.44	8.14	0.67
<b>Industrial</b>													
Light Industrial	110	SF GFA	1.37	1.12	2.79	3.02	1.44	1.39	0.13	2.03	3.02	1.01	0.08
Heavy Industrial	120	SF GFA	0.30	0.24	0.60	0.65	0.31	0.30	0.03	0.44	0.65	0.22	0.02
Industrial Park	130	SF GFA	1.37	1.12	2.78	3.02	1.44	1.38	0.13	2.03	3.02	1.01	0.08
Manufacturing	140	SF GFA	0.75	0.61	1.53	1.66	0.79	0.76	0.07	1.12	1.66	0.55	0.05
Warehousing/Storage	150	SF GFA	0.98	0.79	1.98	2.15	1.03	0.99	0.09	1.45	2.15	0.72	0.06
Mini Warehouse	151	SF GFA	0.21	0.17	0.42	0.45	0.22	0.21	0.02	0.30	0.45	0.15	0.01

TSA = Transportation Service Area

1) Land Use Code - Reference TRIP GENERATION, 7th Edition, Institute of Transportation Engineers; 2) Use 50% of values shown for Senior/Retirement restricted residential developments; 3) With or Without Minimart (not to exceed 1,000 S.F.) and/or Carwash (Fuel is Primary Use); 4) Single Store per Site, 50,000 S.F. Maximum; 5) If Gasoline Sales included on-site, use 50% of Gasoline Sales New Trip Rate times number of fueling positions to calculate additional trips; 6) The traffic impact fee rates and corresponding fees for the varying land uses for TSAs 2, 3, 4, 5, 10 and 11 have been increased by 2% from those identified in the rate study (Exhibit "B"). The 2% increase is for the inclusion of funding for the cost of continuous street illumination along urban arterial roadways proposed for three or more lanes within the traffic impact fee program and the designated TSAs. This increase was made based on an approved amendment of the Council EID Committee on September 19, 2006 to Ordinance 2006-60. 7) Impact Fees collected from applicants within TSA 9 will be used primarily to fund improvements to the queuing lanes associated with the ferry landings. The fees for TSA 9 were set by a Council EID Committee amendment to Ordinance 2006-60 on October 3, 2006 to match the highest TSA traffic impact fee rates in the County, which are those of TSA 4. 8) The Pierce County Council adopted a substitute ordinance, Ordinance No. 2006-60s, on October 3, 2006, which includes the above referenced committee amendments.

SF GFA = Square Foot Gross Floor Area

SF GLA = Square Foot Gross Leasable Area

VFP = Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

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<b>Commercial - Retail</b>													
Shopping Center	820												
Up to 49,999 sq ft	0	SF GLA	2.65	2.15	5.37	5.82	2.78	2.67	0.26	3.92	5.82	1.94	0.16
50,000 sq ft-99,999 sq ft	0	SF GLA	2.18	1.77	4.43	4.80	2.29	2.20	0.21	3.23	4.80	1.60	0.13
100,000 sq ft-199,999 sq ft	0	SF GLA	1.87	1.52	3.79	4.11	1.96	1.88	0.18	2.76	4.11	1.37	0.11
200,000 sq ft-299,999 sq ft	0	SF GLA	2.15	1.75	4.37	4.73	2.26	2.17	0.21	3.19	4.73	1.58	0.13
300,000 sq ft-399,999 sq ft	0	SF GLA	2.06	1.67	4.18	4.53	2.16	2.08	0.20	3.05	4.53	1.51	0.12
over 400,000 sq ft	0	SF GLA	2.46	2.00	4.99	5.41	2.58	2.48	0.24	3.64	5.41	1.80	0.15
Specialty Retail Sales <sup>4</sup>	814	SF GFA	3.35	2.72	6.79	7.36	3.51	3.38	0.32	4.95	7.36	2.45	0.20
Supermarket <sup>5</sup>	850	SF GFA	4.24	3.44	8.60	9.32	4.44	4.27	0.41	6.27	9.32	3.10	0.26
Convenience Market <sup>5</sup>	851	SF GFA	19.66	15.98	39.89	43.25	20.62	19.83	1.89	29.10	43.25	14.41	1.19
Nursery	817	SF GFA	4.59	3.73	9.31	10.09	4.81	4.63	0.44	6.79	10.09	3.36	0.28
Furniture Store	890	SF GFA	0.69	0.56	1.39	1.51	0.72	0.69	0.07	1.02	1.51	0.50	0.04
Car Sales - New/Used	841	SF GFA	3.46	2.81	7.01	7.60	3.63	3.49	0.33	5.12	7.60	2.53	0.21
Auto Parts Sales	843	SF GFA	4.37	3.55	8.86	9.61	4.58	4.41	0.42	6.47	9.61	3.20	0.26
Pharmacy(with Drive Through)	881	SF GFA	2.61	2.12	5.29	5.74	2.74	2.63	0.25	3.86	5.74	1.91	0.16
Pharmacy(w/o Drive Through)	880	SF GFA	2.67	2.17	5.41	5.86	2.80	2.69	0.26	3.95	5.86	1.95	0.16
Free Standing Discount Store	813,815	SF GFA	2.38	1.94	4.84	5.24	2.50	2.40	0.23	3.53	5.24	1.75	0.14
Hardware/Paint Store	812,816	SF GFA	2.81	2.29	5.71	6.19	2.95	2.84	0.27	4.17	6.19	2.06	0.17
Discount Club <sup>5</sup>	861	SF GFA	3.46	2.82	7.03	7.62	3.63	3.49	0.33	5.13	7.62	2.54	0.21
Video Rental	896	SF GFA	3.81	3.09	7.73	8.38	3.99	3.84	0.37	5.64	8.38	2.79	0.23
Home Improvement Superstore	862	SF GFA	1.64	1.33	3.32	3.60	1.72	1.65	0.16	2.42	3.60	1.20	0.10
Tire Store	848	SF GFA	1.75	1.43	3.56	3.86	1.84	1.77	0.17	2.60	3.86	1.29	0.11
Electronics Superstore	863	SF GFA	2.47	2.01	5.02	5.44	2.59	2.49	0.24	3.66	5.44	1.81	0.15
<b>Commercial - Office</b>													
General Office	710,715,750												
up to 49,999 sq ft		SF GFA	2.35	1.91	4.77	5.17	2.47	2.37	0.23	3.48	5.17	1.72	0.14
50,000 sq ft-99,999 sq ft		SF GFA	1.83	1.48	3.71	4.02	1.92	1.84	0.18	2.70	4.02	1.34	0.11
100,000 sq ft-199,999 sq ft		SF GFA	1.56	1.27	3.16	3.43	1.63	1.57	0.15	2.31	3.43	1.14	0.09
200,000 sq ft-299,999 sq ft		SF GFA	1.39	1.13	2.81	3.05	1.45	1.40	0.13	2.05	3.05	1.02	0.08
over 300,000 sq ft		SF GFA	1.33	1.08	2.69	2.92	1.39	1.34	0.13	1.96	2.92	0.97	0.08
Corporate Headquarters	714	SF GFA	1.02	0.83	2.07	2.25	1.07	1.03	0.10	1.51	2.25	0.75	0.06
Research and Development Center	760	SF GFA	1.04	0.84	2.11	2.29	1.09	1.05	0.10	1.54	2.29	0.76	0.06
Medical Office/Clinic	720	SF GFA	4.37	3.55	8.87	9.62	4.59	4.41	0.42	6.47	9.62	3.20	0.26

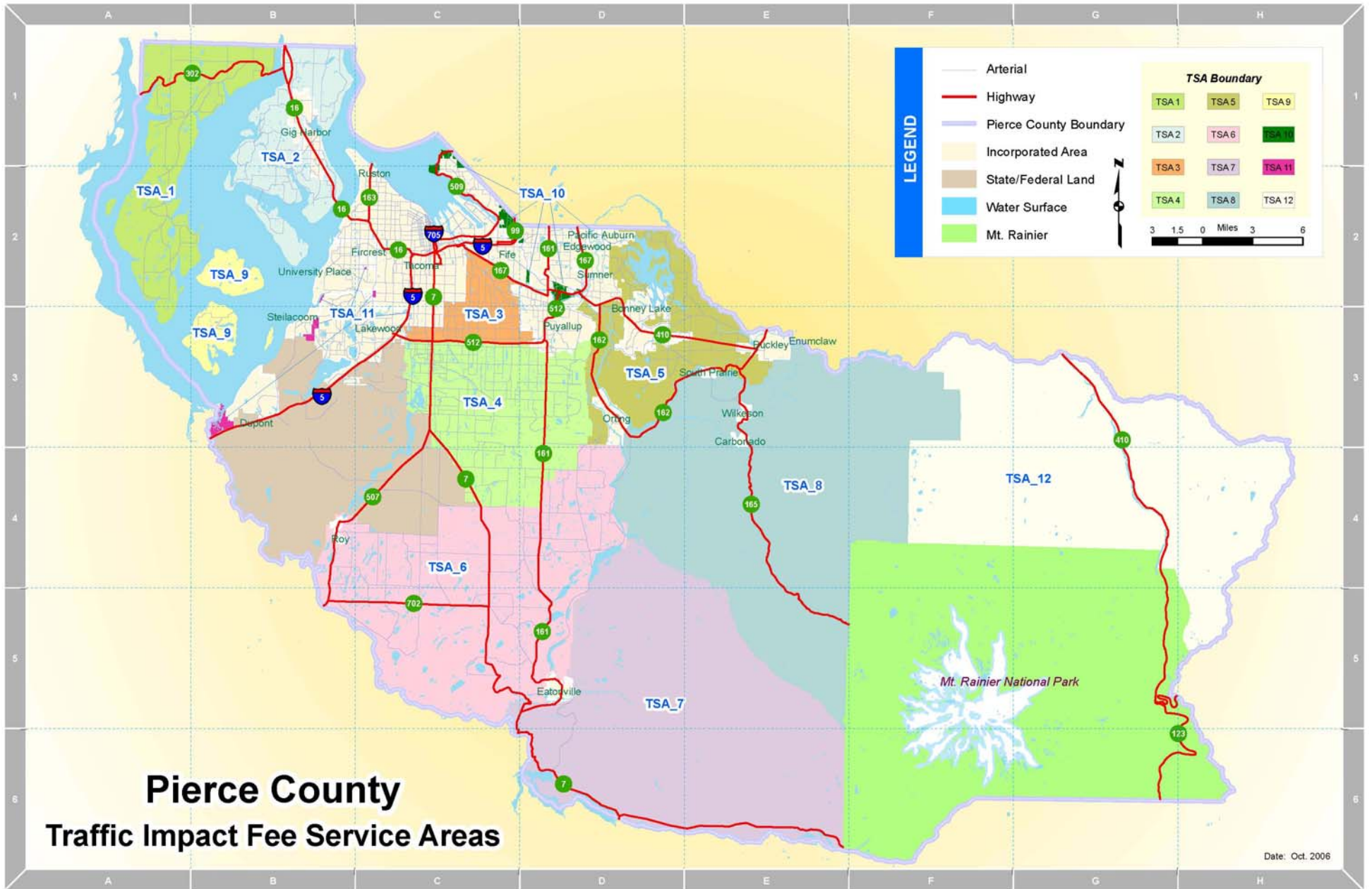
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# Pierce County Traffic Impact Fee Service Areas

Date: Oct. 2006