



Department of Public Works - Engineering

Memorandum

Date: December 15, 2021
To: City Staff, General Public
From: Christopher Wierzbicki, P.E., Director of Public Works
Subject: Publication of scheduled rate increase for Transportation Impact Fees effective January 1st, 2022.

1. BIMC 15.130.140 requires that the Transportation Impact Fee (TIF) rate schedule be indexed to provide for an automatic fee adjustment every 2 years, beginning January 1st, 2018. The adjustment is based on a simple 2 year moving average of the previous two years of the October value of the 20-city Cost Construction Index (CCI) as published by Engineering News Record and using October 2015 as the baseline.
2. The adjustment is to be published by COBI Public Works by December 15th in odd years, prior to the rate taking effect on January 1st, 2022.
3. The current rate in effect through December 31st, 2021 is \$1726.40 per peak PM trip. The two-year CCI average has seen a 4.9% increase, resulting in a new peak PM trip rate of \$1,811.82.
4. The updated TIF rate schedule is included below.
5. This schedule will be provided to COBI Finance Department immediately for enactment effective January 1st, 2022 and made available to the public via the City's website.
6. The TIF rate in effect at the time of the fee being paid is the applicable value, regardless of the submittal date of the permit application.

CHRISTOPHER WIERZBICKI, P.E.

2022-2023 Transportation Impact Fee

Rate Schedule

			Impact Fee per Trip Rate: \$1,811.82			
Land Use Group	ITE Code ¹	ITE Land Use Category ¹	ITE Trip Rate ²	% Pass-By Trips ^{3,4}	Net New Trips per Development Unit	Impact Fee per Development Unit ⁵
Residential						
Dwelling	210	Single-Family Detached Housing	1.00	0%	1.000	\$1,811.82 per DU
Dwelling	220	Apartment/ADU	0.62	0%	0.620	\$1,123.33 per DU
Dwelling	231	Low-Rise Condo/Townhouse	0.78	0%	0.780	\$1,413.22 per DU
Dwelling	240	Mobile Home Park	0.59	0%	0.590	\$1,068.98 per DU
Dwelling – Group	251	Sr. Housing Detached	0.27	0%	0.270	\$489.19 per DU
Dwelling – Group	252	Sr. Housing Attached	0.25	0%	0.250	\$452.96 per DU
Dwelling – Group	253	Congregate Care Facility	0.17	0%	0.170	\$308.01 per DU
Dwelling – Group	254	Assisted Living	0.22	0%	0.220	\$398.60 per Bed
Dwelling – Group	620	Nursing Home	0.22	0%	0.220	\$398.60 per Bed

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Non-Residential						
Education	520	Public Elementary School	1.21	0%	1.210	\$2,192.31 per KSF
Education	522	Public Middle/Junior High School	1.19	0%	1.190	\$2,156.07 per KSF
Education	530	Public High School	0.97	0%	0.970	\$1,757.47 per KSF
Education	534	Private School K-8 (limited data)	3.27	0%	3.270	\$5,924.67 per KSF
Education	536	Private School K-12 (limited data)	2.75	0%	2.750	\$4,982.52 per KSF
Industrial	110	General Light Industrial	0.97	0%	0.970	\$1,757.47 per KSF
Industrial	130	Industrial Park	0.85	0%	0.850	\$1,540.05 per KSF
Industrial	140	Manufacturing	0.73	0%	0.730	\$1,322.63 per KSF
Institutional	566	Cemetery	0.84	0%	0.840	\$1,521.93 per KSF
Medical	610	Hospital	0.93	0%	0.930	\$1,685.00 per KSF
Medical	630	Clinic (limited data)	5.18	0%	5.180	\$9,385.25 per KSF
Medical	720	Medical/Dental Office	3.57	0%	3.570	\$6,468.21 per KSF
Office	710	General Office	1.49	0%	1.490	\$2,699.62 per KSF
Office	715	Single Tenant Office	1.74	0%	1.740	\$3,152.57 per KSF
Port and Terminal	30	Intermodal Truck Terminal	0.83	0%	0.830	\$1,503.81 per KSF
Recreation	411	City Park	3.50	25%	2.625	\$4,756.04 per KSF
Recreation	420	Marina (limited data)	0.19	25%	0.143	\$259.09 per KSF
Recreation	430	Golf Course	0.30	25%	0.225	\$407.66 per KSF
Recreation	437	Bowling Alley	1.51	25%	1.133	\$2,052.80 per KSF
Recreation	441	Live Theater (limited data)	0.02	25%	0.015	\$27.18 per KSF
Recreation	444	Movie Theater	3.80	25%	2.850	\$5,163.70 per KSF
Recreation	491	Racquet/Tennis Club	0.84	25%	0.630	\$1,141.45 per KSF
Recreation	492	Health Fitness Club	3.53	25%	2.648	\$4,797.71 per KSF
Recreation	493	Athletic Club	5.96	25%	4.470	\$8,098.85 per KSF
Recreation	495	Recreational Community Center	2.74	25%	2.055	\$3,723.30 per KSF
Retail – Automotive	853	Convenience Market w/Gas Pumps	19.07	66%	6.484	\$11,747.87 per VSP
Retail – Automotive	941	Quick Lubrication Vehicle Stop	5.19	42%	3.010	\$5,453.59 per VSP
Retail – Automotive	944	Gasoline/Service Station	13.87	42%	8.045	\$14,576.13 per VSP
Retail – Automotive	945	Gas Station w/Convenience Market	13.51	56%	5.944	\$10,769.48 per VSP
Retail – Automotive	946	Gas Station w/Convenience Market and Car Wash	13.86	56%	6.098	\$11,048.50 per VSP
Retail – Automotive	947	Self-Serve Car Wash	5.54	42%	3.213	\$5,821.39 per VSP
Retail – Large	814	Variety Store	6.82	34%	4.501	\$8,155.02 per KSF
Retail – Large	815	Freestanding Discount Store	4.98	17%	4.133	\$7,488.27 per KSF
Retail – Large	850	Supermarket	9.48	36%	6.067	\$10,992.34 per KSF

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Retail – Large	854	Discount Supermarket	8.34	23%	6.422	\$11,635.53 per KSF
Retail – Small	590	Library	7.30	0%	7.300	\$13,226.32 per KSF
Retail – Small	816	Hardware/Paint Store	4.84	26%	3.582	\$6,489.95 per KSF
Retail – Small	826	Specialty Retail Center	2.71	34%	1.789	\$3,241.35 per KSF
Retail – Small	841	Automobile Sales	2.62	0%	2.620	\$4,746.98 per KSF
Retail – Small	843	Automobile Parts Sales	5.98	43%	3.409	\$6,176.51 per KSF
Retail – Small	848	Tire Store	4.15	28%	2.988	\$5,413.73 per KSF
Retail – Small	851	Convenience Market	52.41	61%	20.440	\$37,033.69 per KSF
Retail – Small	876	Apparel Store	3.83	34%	2.528	\$4,580.29 per KSF
Retail – Small	879	Arts and Crafts Store	6.21	34%	4.099	\$7,426.67 per KSF
Retail – Small	880	Pharmacy/Drug Store w/o Drive-Thru	8.40	53%	3.948	\$7,153.08 per KSF
Retail – Small	881	Pharmacy/Drug Store w/Drive-Thru	9.91	49%	5.054	\$9,156.96 per KSF
Retail – Small	890	Furniture Store	0.45	53%	0.212	\$384.11 per KSF
Retail – Small	896	DVD/Video Rental Store	13.60	49%	6.936	\$12,566.81 per KSF
Retail – Small	911	Walk-In Bank (limited data)	12.13	47%	6.429	\$11,648.22 per KSF
Retail – Small	912	Drive-In Bank	24.30	47%	12.879	\$23,334.48 per KSF
Retail – Small	925	Drinking Place	11.34	35%	7.371	\$13,354.96 per KSF
Retail – Small	931	Quality Restaurant	7.49	44%	4.194	\$7,598.79 per KSF
Retail – Small	932	High Turnover Restaurant	9.85	43%	5.615	\$10,173.39 per KSF
Retail – Small	933	Fast Food w/o Drive-Thru	26.15	49%	13.337	\$24,164.30 per KSF
Retail – Small	934	Fast Food w/Drive-Thru	32.65	50%	16.325	\$29,578.03 per KSF
Retail – Small	936	Coffee/Donut Shop w/o Drive-Thru	40.75	49%	20.783	\$37,655.14 per KSF
Retail – Small	942	Automobile Care Center	3.11	28%	2.239	\$4,056.67 per KSF
Services	151	Mini Warehouse	0.26	0%	0.260	\$471.07 per KSF
Services	310	Hotel	0.60	0%	0.600	\$1,087.09 per KSF
Services	320	Motel	0.47	0%	0.470	\$851.56 per KSF
Services	560	Church	0.55	0%	0.550	\$996.50 per KSF
Services	565	Day Care Center	12.34	75%	3.085	\$5,589.48 per KSF
Services	732	U.S. Post Office	11.22	47%	5.947	\$10,774.92 per KSF

¹Institute of Transportation Engineers, Trip Generation Manual (9th Edition)

²Trip generation rate per development unit, for p.m. peak hour of the adjacent street traffic (4:00 to 6:00 p.m.). Note: sq. ft. rate expressed per 1,000 sf (KSF).

³Average pass-by rates, per Trip Generation Manual (9th Edition) User's Guide and Handbook: An ITE Recommended Practice, 2012.

⁴Pass-by rate adjusted based on local conditions and engineering judgment. (highlighted values)

⁵DU = Dwelling Unit, KSF = 1,000 Sq Ft, VSP = Vehicle Service Position