

CITY OF MAPLE VALLEY, WASHINGTON

RESOLUTION NO. R-13-957

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MAPLE VALLEY, WASHINGTON, ESTABLISHING THE
TRANSPORTATION IMPACT FEE FOR 2014**

WHEREAS, the City of Maple Valley (“City”) adopted Ordinance No. O-11-475 on November 28, 2011, establishing a new Chapter, Chapter 16.60 Transportation Impact Fees, in the Maple Valley Municipal Code (“MVMC”); and

WHEREAS, MVMC Chapter 16.60.080.B, Assessment of transportation impact fees, provides that, “The impact fee schedule, as set forth in Table 16.60-1, shall be updated annually at a rate adjusted in accordance with the Consumer Price Index (CPI-W) for Seattle-Tacoma-Bremerton Area ending August of each year”; and

WHEREAS, the CPI-W for the Seattle-Tacoma-Bremerton Area ending August 2013 was 1.1 percent;

WHEREAS, MVMC Chapter 16.60.080.B provides that “The annual update shall occur via the City Council’s adoption of a resolution”;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF MAPLE VALLEY, WASHINGTON, AS FOLLOWS:**

The Transportation Impact Fee is hereby updated for the calendar year 2014 from \$3,986.00 to \$4,040.00 per PM Peak Hour Trip, and Table 16.60-1, attached as Attachment A, is revised to reflect this updated fee schedule.

PASSED BY THE CITY COUNCIL OF THE CITY OF MAPLE VALLEY,
WASHINGTON, AT A SPECIAL MEETING THEREOF THIS 12th DAY OF
NOVEMBER, 2013.

William T. Allison, Mayor

ATTEST:

Shaunna Lee-Rice, City Clerk

Approved as to form:

Patricia Taraday, City Attorney

**Table 16.60-1
City of Maple Valley
Schedule of Transportation Impact Fees**

Land Use Category - ITE 8th Edition	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit*	Pass-By Trip Reduction Factor ** (2)	Net New Trip Rate (3)	Impact Fee Per Unit (4)
RESIDENTIAL							
Single-Family Detached Housing	3	210	1.01	Dwelling Unit	1.00	1.01	\$4,080
Apartment	3	220	0.62	Dwelling Unit	1.00	0.62	\$2,505
Residential Condominium/Townhouse	3	230	0.52	Dwelling Unit	1.00	0.52	\$2,101
Mobile Home Park	3, 5	240	0.59	Occupied Dwelling Unit	1.00	0.59	\$2,384
Senior Adult Housing-Detached	3	251	0.27	Dwelling Unit	1.00	0.27	\$1,091
Senior Adult Housing-Attached	3, 5	252	0.16	Occupied Dwelling Unit	1.00	0.16	\$646
Congregate Care Facility	1, 5	253	0.17	Occupied Dwelling Unit	1.00	0.17	\$687
Recreational Homes	1	260	0.26	Dwelling Unit	1.00	0.26	\$1,050
INSTITUTIONAL							
Regional Park	1	417	0.20	Acre	1.00	0.20	\$808
Golf Course	1	430	0.30	Acre	1.00	0.30	\$1,212
Multipurpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	3.58	\$14,463
Movie Theater with Matinee	1	444	0.07	Seat	1.00	0.07	\$283
Casino/Video Lottery Establishment		473	13.43	1,000 sf GFA	1.00	13.43	\$54,257
Tennis Courts	1	490	3.88	Tennis Court	1.00	3.88	\$15,675
Health/Fitness Club	1	492	3.53	1,000 sf GFA	1.00	3.53	\$14,261
Elementary School		520	0.15	Students	1.00	0.15	\$606
Middle School/Junior High School		522	0.16	Students	1.00	0.16	\$646
High School		530	0.13	Students	1.00	0.13	\$525
Church		560	0.55	1,000 sf GFA	1.00	0.55	\$2,222
Day Care Center		565	4.79	Employees	1.00	4.79	\$19,352
Library		590	7.30	1,000 sf GFA	1.00	7.30	\$29,492
Hospital		610	1.14	1,000 sf GFA	1.00	1.14	\$4,606
Nursing Home	1	620	0.74	1,000 sf GFA	1.00	0.74	\$2,990
BUSINESS & COMMERCIAL							
Hotel		310	0.59	Room	1.00	0.59	\$2,384
Building Materials and Lumber Store	2(a), 3	812	4.49	1,000 sf GFA	0.75	3.37	\$13,605
Free-Standing Discount Superstore		813	4.61	1,000 sf GFA	0.72	3.32	\$13,410
Specialty Retail Center	1, 2(b), 3	814	2.71	1,000 sf GLA	0.66	1.79	\$7,226
Free-Standing Discount Store		815	5.00	1,000 sf GFA	0.83	4.15	\$16,766
Hardware/Paint Store	3	816	4.84	1,000 sf GFA	0.74	3.58	\$14,470
Nursery	2(a)	817	3.80	1,000 sf GFA	0.72	2.74	\$11,053
Shopping Center	4	820	n/a	1,000 sf GLA	0.66	n/a	n/a
Quality Restaurant		931	7.49	1,000 sf GFA	0.56	4.19	\$16,945
High Turnover (Sit-Down) Restaurant		932	11.15	1,000 sf GFA	0.57	6.36	\$25,676
Fast Food Restaurant without Drive-Through	1, 2(f)	933	26.15	1,000 sf GFA	0.50	13.08	\$52,823
Fast Food Restaurant with Drive-Through		934	33.84	1,000 sf GFA	0.50	16.92	\$68,357
Quick Lubrication Vehicle Shop	2(c)	941	5.19	Servicing Position	0.57	2.96	\$11,952
Automobile Care Center	1, 2(c)	942	3.38	1,000 sf GLA	0.57	1.93	\$7,783
New Car Sales	2(a)	841	2.59	1,000 sf GFA	0.75	1.94	\$7,848
Automobile Parts Sales	1, 3	843	5.98	1,000 sf GFA	0.57	3.41	\$13,771
Gasoline/Service Station		944	13.87	Vehicle Fueling Position	0.58	8.04	\$32,500
Gasoline/Service Station w/ Convenience Market		945	13.38	Vehicle Fueling Position	0.44	5.89	\$23,784
Gasoline/Service Station w/ Convenience Market & Car Wash	2(g)	946	13.94	Vehicle Fueling Position	0.44	6.13	\$24,780
Self-Service Car Wash	2(d)	947	5.54	Wash Stall	0.53	2.94	\$11,862
Tire Store		848	4.15	1,000 sf GFA	0.72	2.99	\$12,072
Supermarket	3	850	10.50	1,000 sf GFA	0.64	6.72	\$27,149
Convenience Market		851	52.41	1,000 sf GFA	0.39	20.44	\$82,577
Discount Club	2(e)	857	4.24	1,000 sf GFA	0.77	3.26	\$13,190
Home Improvement Superstore		862	2.37	1,000 sf GFA	0.52	1.23	\$4,979
Electronic Superstore	1	863	4.50	1,000 sf GFA	0.60	2.70	\$10,908
Toy/Children's Superstore	1, 2(b)	864	4.99	1,000 sf GFA	0.66	3.29	\$13,305
Apparel Store	2(b)	876	3.83	1,000 sf GFA	0.66	2.53	\$10,212
Pharmacy/Drug Store without Drive-Through		880	8.42	1,000 sf GFA	0.47	3.96	\$15,988
Pharmacy/Drug Store with Drive-Through		881	10.35	1,000 sf GFA	0.51	5.28	\$21,325
Furniture Store		890	0.45	1,000 sf GFA	0.47	0.21	\$854
Video Rental Store	2(d), 3	896	13.60	1,000 sf GFA	0.53	7.21	\$29,120
Walk-in Bank	1, 2(d)	911	12.13	1,000 sf GFA	0.53	6.43	\$25,973
Drive-in Bank		912	25.82	1,000 sf GFA	0.53	13.68	\$55,286

Schedule of Transportation Impact Fees

Land Use Category - ITE 8th Edition	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit*	Pass-By Trip Reduction Factor ** (2)	Net New Trip Rate (3)	Impact Fee Per Unit (4)
OFFICE							
Clinic	1	630	1.23	Employee	1.00	1.23	\$4,969
General Office Building	3	710	1.49	1,000 sf GFA	1.00	1.49	\$6,020
Corporate Headquarters Building	3	714	1.40	1,000 sf GFA	1.00	1.40	\$5,656
Medical-Dental Office Building	3	720	3.46	1,000 sf GFA	1.00	3.46	\$13,978
United States Post Office		732	11.12	1,000 sf GFA	1.00	11.12	\$44,925
Research and Development Center	3	760	1.07	1,000 sf GFA	1.00	1.07	\$4,323
Business Park	3	770	1.29	1,000 sf GFA	1.00	1.29	\$5,212
INDUSTRIAL							
General Light Industrial	3	110	0.97	1,000 sf GFA	1.00	0.97	\$3,919
General Heavy Industrial	1	120	0.88	Employee	1.00	0.88	\$3,555
Industrial Park		130	0.86	1,000 sf GFA	1.00	0.86	\$3,474
Manufacturing	3	140	0.73	1,000 sf GFA	1.00	0.73	\$2,949
Warehousing	3	150	0.32	1,000 sf GFA	1.00	0.32	\$1,293
Mini-Warehouse		151	0.26	1,000 sf GFA	1.00	0.26	\$1,050
Utilities	1	170	0.76	1,000 sf GFA	1.00	0.76	\$3,070
PORT and TERMINAL							
Truck Terminal	1	30	0.55	Employee	1.00	0.55	\$2,222
Park-and-Ride Lot with Bus Service	3	90	0.62	Parking Space	1.00	0.62	\$2,505

* Abbreviations include: GFA = Gross Floor Area, sf = square feet, and GLA = Gross Leasable Area.
 ** The Pass-By Trip Reduction Factor reduces the Average Trip Rate based on average Pass-By trip percentages published in the *ITE Trip Generation Handbook* (2nd Edition, 2004).

NET NEW TRIP RATE CALCULATION:

ITE Trip Rate (1)	X	Pass-By Reduction Factor (2)	=	Net New Trip Rate (3)
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IMPACT FEE CALCULATION:

Net New Trip Rate (3)	X	\$4,040 Per New PM Peak Hour Trip	=	Impact Fee per Unit of Development (4)
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- NOTES:**
- (1) *Trip Generation* (8th Edition, 2008) has less than 6 studies supporting this average rate. Applicants are strongly encouraged to conduct, at their own expense, independent trip generation studies in support of their application.
 - (2) No pass-by rates are available. Pass-by rates were estimated from other similar uses.

Code	Land Use	Average Pass-By Trip Percentage	Pass-By Trip Reduction Factor
2 (a)	No Data Available 25% Estimated Pass-by	25%	0.75
2 (b)	Shopping Center (820)	34%	0.66
2 (c)	Auto Parts Sales (843)	43%	0.57
2 (d)	Bank/Drive-In (912)	47%	0.53
2 (e)	Discount Supermarket (854)	23%	0.77
2 (f)	Fast Food Restaurant with Drive-Through (934)	50%	0.50
2 (g)	Gasoline/Service Station w/ Convenience Market (945)	56%	0.44

- (3) Alternatively, the PM peak hour trip regression equation in *Trip Generation* can be used instead of the average trip rate identified in the table. However the equation must be used according to the instructions in *Trip Generation*.
- (4) ITE *Trip Generation* (8th Edition, 2008) equation used instead of trip rate.
- (5) For land use types using "Occupied Dwelling Unit", apply 5% vacancy rate. ITE *Parking Generation* (3rd Edition, 2004), *Rental and Homeowner Vacancy Rates for the United States: 1960 to 2001*, U.S. Census Bureau.

SOURCE: Transpo Group (2011). Intended for the sole use by the City of Maple Valley.