



PUBLIC WORKS BULLETIN A3 PAVEMENT MITIGATION AND TRANSPORTATION IMPACT FEES

CITY OF TUKWILA
Public Works Department
206-433-0179

This Bulletin summarizes pavement mitigation fees and transportation impact fees applicable to private development projects within the city.

PAVEMENT MITIGATION FEE

The City does not allow pavement cuts in pavement that is three years old or newer (*TMC 11.04 Recently Improved Street*), except by written approval from the Public Works Director.

Public Works charges a pavement mitigation fee whenever pavement in the right-of-way is disturbed. The pavement mitigation fee compensates the City for reduced life span due to disturbance of roadway surfaces. The fee is based on the total square footage of impacted pavement and on the remaining life of the existing pavement. The mitigation fee, based on cut limits shown on the permit plan set, is paid when the permit is issued. To estimate the cut area, add two feet to all sides of the expected cut limits before calculating the area. This fee may be adjusted, based on the Inspector's measurement of the actual cut limits. Use the following table to estimate the pavement mitigation fee.

Approx. Remaining Years	Pavement Mitigation Fee
0-1	\$0.00
1-2 (10%)	\$1.00
2-5 (25%)	\$2.50
5-7 (33%)	\$3.30
7-10 (50%)	\$5.00
10-15 (75%)	\$7.50
15-20 (100%)	\$10.00

TRANSPORTATION IMPACT FEE

Consistent with the Comprehensive Plan, the Six-year Transportation Plan and the Capital Improvement Plan, the transportation impact fee helps ensure that new development bears its proportionate fair share of transportation facilities necessitated by the new development. The fee applies to any construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure that requires a building permit and **generates any new PM peak hour trips**. The transportation impact fee is charged to each development according to an impact fee schedule based on defined zones. The fees are assessed as part of the building permit and are due and payable when the permit is issued. (TMC 9.48.030 and Ordinance 2624)

This Bulletin should not be used as a substitute for codes and regulations. Your project will be reviewed for specific compliance to codes and regulations.

Figure 9-1
Traffic Impact Fee Schedule 2020

Land Uses	Unit of Measure	Zone 1	Zone 2	Zone 3	Zone 4
Cost per Trip All Other Uses		\$4,438.73	\$4,863.14	\$5,345.42	\$2,057.66
Residential					
Single Family	dwelling	\$4,394.34	\$4,814.51	\$5,291.97	\$2,037.08
Multi Family	dwelling	\$2,012.22	\$2,204.62	\$2,423.26	\$932.81
Retirement Community	dwelling	\$821.17	\$899.68	\$988.90	\$380.67
Nursing Home/Convalescent Center	bed	\$976.52	\$1,069.89	\$1,175.99	\$452.69
Assisted Living	dwelling	\$1,154.07	\$1,264.42	\$1,389.81	\$534.99
Residential Suites/Microunit apartments	dwelling	\$1,331.62	\$1,458.94	\$1,603.63	\$617.30
Commercial - Services					
Drive-in Bank	sq ft/GFA	\$59.00	\$64.64	\$71.05	\$27.35
Walk-in Bank	sq ft/GFA	\$43.07	\$47.19	\$51.87	\$19.97
Day Care Center	sq ft/GFA	\$49.36	\$54.08	\$59.44	\$22.88
Library	sq ft/GFA	\$27.17	\$29.76	\$32.71	\$12.59
Post Office	sq ft/GFA	\$37.32	\$40.89	\$44.94	\$17.30
Hotel/Motel	room	\$2,663.24	\$2,917.88	\$3,207.25	\$1,234.60
Service Station	VFP	\$36,119.72	\$39,573.32	\$43,497.82	\$16,744.00
Service Station/Minimart	VFP	\$27,323.05	\$29,935.54	\$32,904.27	\$12,666.13
Service Station/Minimart/Car Wash	VFP	\$17,750.48	\$19,447.70	\$21,376.33	\$8,228.58
Carwash (Self-Serve)	Stall	\$15,983.87	\$17,512.17	\$19,248.86	\$7,409.63
Movie Theater	screen	\$339.56	\$372.03	\$408.92	\$157.41
Health Club	sq ft/GFA	\$16.21	\$17.76	\$19.52	\$7.52
Racquet Club	sq ft/GFA	\$12.72	\$13.93	\$15.31	\$5.90
Public Park	acre	\$488.26	\$534.95	\$588.00	\$226.34
Golf Driving Range	tees	\$5,548.41	\$6,078.93	\$6,681.78	\$2,572.08
Batting Cages	cage	\$9,853.98	\$10,796.17	\$11,866.83	\$4,568.01
Multipurpose Recreational Facility	sq ft/GFA	\$15.89	\$17.41	\$19.14	\$7.37
Trampoline Park	sq ft/GFA	\$6.66	\$7.29	\$8.02	\$3.09
Bowling Alley	sq ft/GFA	\$5.15	\$5.64	\$6.20	\$2.39
Ice Skating Rink	sq ft/GFA	\$5.90	\$6.47	\$7.11	\$2.74
Casino/Video Lottery Estab. With Food	sq ft/GFA	\$59.88	\$65.60	\$72.11	\$27.76
Commercial - Institutional					
Elementary School/Jr. High School	student	\$754.58	\$826.73	\$908.72	\$349.80
High School	student	\$621.42	\$680.84	\$748.36	\$288.07
University/College	student	\$843.36	\$924.00	\$1,015.63	\$390.96
Religious Institutions	sq ft/GFA	\$2.17	\$2.38	\$2.62	\$1.01
Hospital	sq ft/GFA	\$3.44	\$3.77	\$4.15	\$1.60
Commercial - Restaurant					
Quality Restaurant	sq ft/GFA	\$19.39	\$21.24	\$23.35	\$8.99
High Turnover Restaurant	sq ft/GFA	\$24.72	\$27.08	\$29.77	\$11.46
Fast Food Restaurant w/o drive thru	sq ft/GFA	\$62.90	\$68.91	\$75.74	\$29.16
Fast Food Restaurant w/ drive thru	sq ft/GFA	\$72.51	\$79.44	\$87.32	\$33.61
Drinking Place	sq ft/GFA	\$37.85	\$41.47	\$45.58	\$17.55
Coffee/Donut Shot w/ drive thru	sq ft/GFA	\$19.26	\$21.10	\$23.19	\$8.93
Industrial					
Light Industry/High Technology	sq ft/GFA	\$2.80	\$3.06	\$3.37	\$1.30
Industrial Park	sq ft/GFA	\$1.78	\$1.95	\$2.14	\$0.82
Warehousing/Storage	sq ft/GFA	\$0.84	\$0.92	\$1.02	\$0.39
Mini Warehouse	sq ft/GFA	\$0.75	\$0.83	\$0.91	\$0.35

GLA= Gross Leasible Area

GFA= Gross Floor Area

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

Figure 9-1
Traffic Impact Fee Schedule 2020

Land Uses	Unit of Measure	Zone 1	Zone 2	Zone 3	Zone 4
Cost per Trip All Other Uses		\$4,438.73	\$4,863.14	\$5,345.42	\$2,057.66
Commercial - Retail					
Shopping Center					
up to 9,999 sq ft	sq ft/GLA	\$26.28	\$28.79	\$31.64	\$12.18
10,000 sq ft-49,999 sq ft	sq ft/GLA	\$16.49	\$18.07	\$19.86	\$7.64
50,000 sq ft-99,999 sq ft	sq ft/GLA	\$14.31	\$15.67	\$17.23	\$6.63
100,000 sq ft-199,999 sq ft	sq ft/GLA	\$13.02	\$14.27	\$15.68	\$6.04
200,000 sq ft-299,999 sq ft	sq ft/GLA	\$12.35	\$13.53	\$14.87	\$5.72
300,000 sq ft-399,999 sq ft	sq ft/GLA	\$12.18	\$13.34	\$14.67	\$5.65
over 400,000 sq ft	sq ft/GLA	\$12.62	\$13.82	\$15.19	\$5.85
Miscellaneous Retail Sales	sq ft/GFA	\$12.48	\$13.68	\$15.03	\$5.79
Supermarket	sq ft/GFA	\$26.25	\$28.76	\$31.61	\$12.17
Convenience Market	sq ft/GFA	\$106.81	\$117.03	\$128.63	\$49.52
Nursery/Garden Center	sq ft/GFA	\$21.56	\$23.63	\$25.97	\$10.00
Furniture Store	sq ft/GFA	\$1.08	\$1.19	\$1.31	\$0.50
Car Sales - New/Used	sq ft/GFA	\$10.97	\$12.02	\$13.21	\$5.09
Auto Care Center	sq ft/GLA	\$13.80	\$15.12	\$16.62	\$6.40
Quick Lubrication Vehicle Shop	Service Bay	\$15,069.49	\$16,510.36	\$18,147.70	\$6,985.76
Auto Parts Sales	sq ft/GFA	\$15.26	\$16.71	\$18.37	\$7.07
Pharmacy (with Drive Through)	sq ft/GFA	\$23.29	\$25.52	\$28.05	\$10.80
Pharmacy (no Drive Through)	sq ft/GFA	\$17.75	\$19.45	\$21.38	\$8.23
Free Standing Discount Store	sq ft/GFA	\$17.79	\$19.50	\$21.43	\$8.25
Hardware/Paint Store	sq ft/GFA	\$7.78	\$8.53	\$9.37	\$3.61
Discount Club	sq ft/GFA	\$11.69	\$12.81	\$14.08	\$5.42
Video Rental	sq ft/GFA	\$27.17	\$29.76	\$32.71	\$12.59
Home Improvement Superstore	sq ft/GFA	\$6.00	\$6.57	\$7.22	\$2.78
Tire Store	Service Bay	\$10,929.93	\$11,975.00	\$13,162.56	\$5,066.78
Electronics Superstore	sq ft/GFA	\$13.24	\$14.50	\$15.94	\$6.14
Commercial - Office					
Administrative Office					
up to 9,999 sq ft	sq ft/GFA	\$5.27	\$5.78	\$6.35	\$2.44
10,000 sq ft-49,999 sq ft	sq ft/GFA	\$4.83	\$5.30	\$5.82	\$2.24
50,000 sq ft-99,999 sq ft	sq ft/GFA	\$4.63	\$5.08	\$5.58	\$2.15
100,000 sq ft-199,999 sq ft	sq ft/GFA	\$4.47	\$4.90	\$5.39	\$2.07
200,000 sq ft-299,999 sq ft	sq ft/GFA	\$4.35	\$4.77	\$5.24	\$2.02
over 300,000 sq ft	sq ft/GFA	\$4.31	\$4.73	\$5.20	\$2.00
Medical Office/Clinic	sq ft/GFA	\$10.92	\$11.96	\$13.15	\$5.06

GLA= Gross Leasible Area

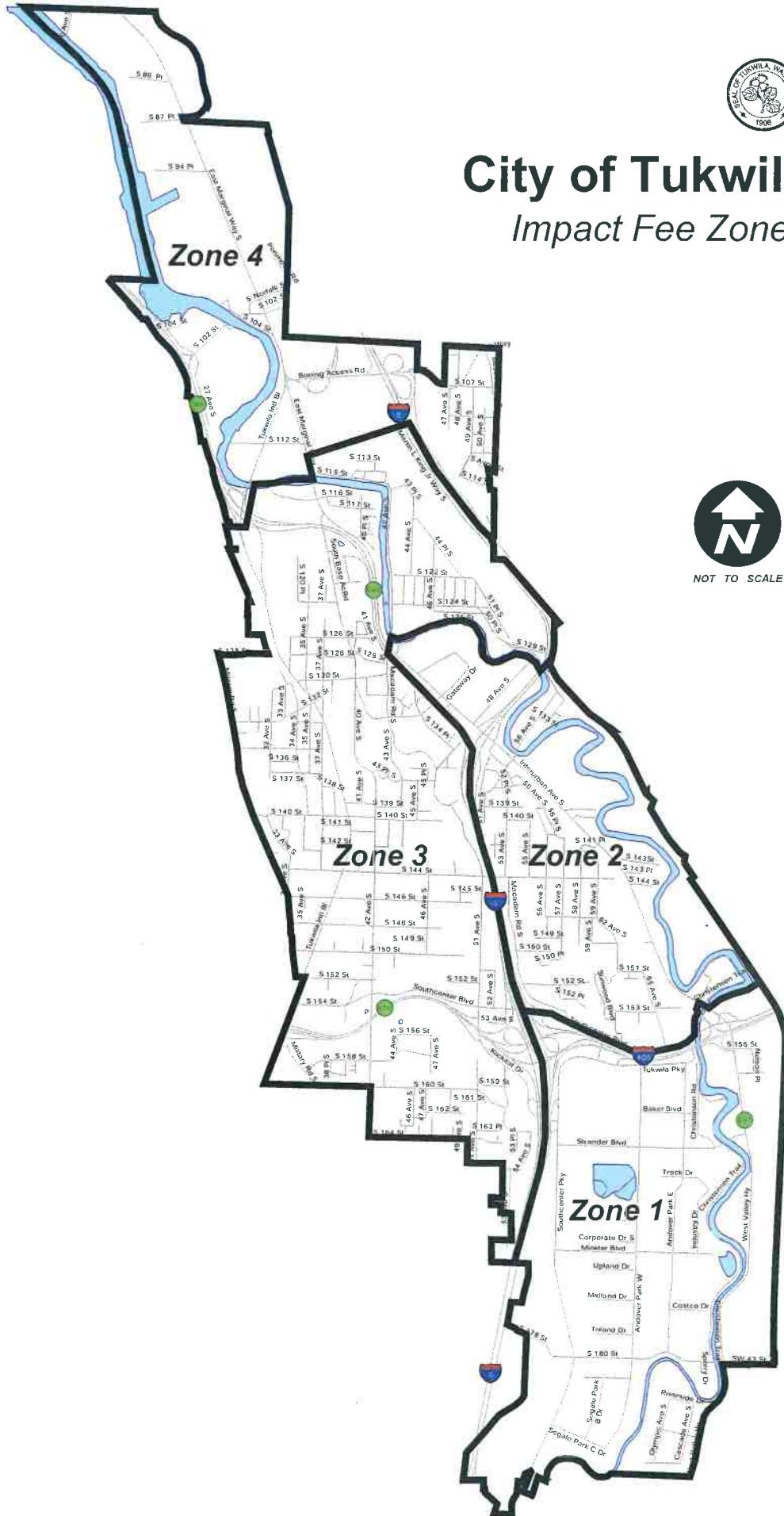
GFA= Gross Floor Area

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



City of Tukwila

Impact Fee Zones



NOT TO SCALE

