

DRAFT Ordinance O2015000_ Attachment 3 — Schedule of Impact Fees

This schedule of impact fees is effective on the date of adoption of the ordinance and replaces all prior adopted impact fees. Development applications pay adopted impact fees at the time required and do not vest to prior adopted impact fees.

Per SCC 14.30, the County can collect impact fees on behalf of any district (including a city or town within their municipal UGAs) only if that district's Capital Facilities Plan is incorporated by reference into the County's Capital Facilities Plan. The County will stop collecting impact fees at the end of the last year of the district's latest Capital Facilities Plan incorporated by reference into the County's comprehensive plan.

<i>District (including city or town)</i>	<i>Type</i>	<i>Residential (per unit)</i>		<i>Commercial/ Non-Residential</i>	<i>Collection Expires</i>
		<i>Single-Family</i>	<i>Multi-Family</i>		
City of Burlington (UGA)	fire	\$253.73	\$253.73	\$0.219/sq ft	2018
	parks	\$655.00	\$655.00	\$0.50/sq ft	2018
	streets	\$2,665 per PM peak hour trip	\$2,665 per PM peak hour trip	\$2,665 per PM peak hour trip	2018
Mount Vernon School District	school	\$6,658	\$875	—	2020
Sedro-Woolley School District	school	\$1,678	\$847	—	2020
City of Mount Vernon (UGA)	fire	\$152	\$152	\$0.22/sq ft	2020
	parks	\$855	\$789	—	2020
	streets	See attached pages for all land use types.			2020
City of Sedro-Woolley (UGA)	fire	\$0.19/sq ft	\$0.19/sq ft	\$0.20/sq ft	2020
	parks	\$1500 up to three units	\$1500 per unit	—	2020
	streets	See attached pages for all land use types.			2019

Administration fee: Per SCC 14.30.020, the County may also collect an administration fee whenever impact fees are required. The County's collection of an administration fee, pursuant to SCC 14.30.020, is in addition to any impact fees collected for a district. The County will not collect a district's own administration fees.

The administration fee is:

- (a) for residential development: \$35 per dwelling unit;
- (b) for non-residential development: 1% of the impact fee or \$35, whichever is more.

Mount Vernon Traffic Impact Fees Updated February 4, 2014

Land Use Group (Definitions for these land use groups are provided following this table)	Impact Fee
Residential Groups:	
Single Family Dwelling Units, Duplex, and Any Type of Multi-Family Structure with 50 Dwelling Units or Less	\$6904.00 per each dwelling unit
Multi-Family Dwelling Units With 51 Units or More	\$4,237.00 per each dwelling unit
Single Family Dwelling Units, Duplex, and Any Type of Multi-Family Structure with 50 Dwelling Units or Less That are restricted to those individuals that are defined as senior citizens	\$1,778.00 per each dwelling unit
Multi-Family Dwelling Units With 51 Units or More that are restricted to those individuals that are defined as senior citizens	\$752.00 per each dwelling unit
Congregate Care Facility and Nursing Homes	\$1,161.00 per bed
Assisted Living Facilities	\$1,503.00 per bed
Commercial and Industrial Groups:	
All uses that are not identified within the Residential Groups above, but excluding private or public schools.	\$1,943.00 per PM peak hour trip

A Single-Family Dwelling Unit is a detached building containing but one kitchen, designed for and occupied exclusively by one family and the household employees of that family.

A Dwelling Unit is defined as a building or portion thereof providing complete housekeeping facilities for one family.

A Duplex is a building that contains two (2) one-family dwellings attached by a common wall and designed to be occupied by two families living independently of each other.

A Multi-Family Structure means a building designed to house three or more families living independently of each other attached by common walls.

Restricting a residential group to those individuals that are defined as senior citizens means that an applicant shall file with the Skagit County Auditor a covenant that will run with the land that restricts the age of the occupants within a dwelling unit. The age restriction shall be no younger than 62.

Congregate Care Facilities and Nursing Homes are licensed facilities that provide constant nursing care of elderly or disabled individuals who do not require hospitalization, but who cannot be cared for at home.

Assisted Living Facilities are used by individuals living separately from others, in a structure designed for the needs of elderly people. These establishments provide services such as the supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of an elderly person. This generally includes the provision of personal care, supervision of self-administered medication, limited health facilities, communal dining facilities and services such as housekeeping, organized social and recreational activities and transportation services.

Having any of the residential groups condominimized shall have no bearing on how the structure is defined. The number of dwelling units and whether or not they are attached by common walls shall be the bases in defining the residential groups.

Commercial and Industrial Groups include all uses not specifically listed within the Residential Group, excluding public and private schools. Commercial and Industrial Groups include, but are not limited to: all commercial, retail, office, industrial, church, governmental, healthcare facilities, hotels and bed and breakfasts, recreational facilities, banks, and eating and drinking establishments.

Impact fees shall be adjusted each January to provide for inflation. The Engineering News Record Construction Cost index for 20 cities shall be used.

Attachment A City Of Sedro-Woolley Schedule of Transportation Impact Fees - 2013 Update

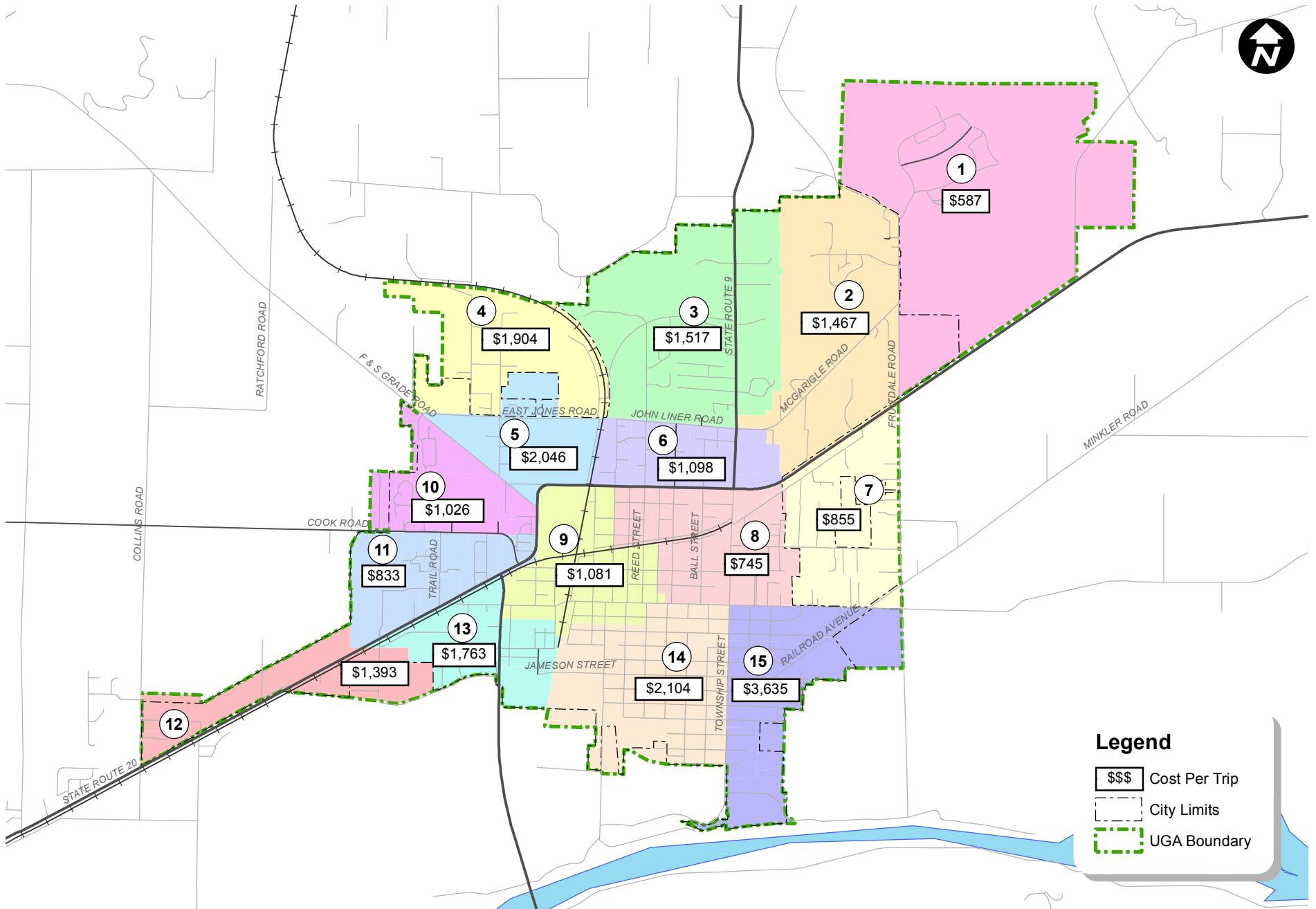
Land Use Category - ITE 9th Edition	LU Code	Unit*	Impact Fee Per Unit By District															
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
RESIDENTIAL																		
Single-Family Detached Housing	210	Dwelling Unit	\$587	\$1,467	\$1,517	\$1,906	\$2,046	\$1,098	\$855	\$745	\$1,081	\$1,026	\$833	\$1,393	\$1,763	\$2,104	\$3,635	
Apartment	220	Dwelling Unit	\$364	\$910	\$941	\$1,182	\$1,269	\$681	\$530	\$462	\$670	\$636	\$516	\$864	\$1,093	\$1,304	\$2,254	
Low-Rise Apartment (1-2 Floors)	221	Occupied Dwelling Unit	\$340	\$851	\$880	\$1,105	\$1,187	\$637	\$496	\$432	\$627	\$595	\$483	\$808	\$1,023	\$1,220	\$2,108	
Residential Condominium/Townhouse	230	Dwelling Unit	\$305	\$763	\$789	\$991	\$1,064	\$571	\$445	\$387	\$562	\$534	\$433	\$724	\$917	\$1,094	\$1,890	
Mobile Home Park	240	Occupied Dwelling Unit	\$346	\$866	\$895	\$1,125	\$1,207	\$648	\$504	\$440	\$638	\$605	\$491	\$822	\$1,040	\$1,241	\$2,145	
Elderly Housing-Detached	251	Dwelling Unit	\$158	\$396	\$410	\$515	\$552	\$296	\$231	\$201	\$292	\$277	\$225	\$376	\$476	\$568	\$981	
Elderly Housing-Attached	252	Occupied Dwelling Unit	\$147	\$367	\$379	\$477	\$512	\$275	\$214	\$186	\$270	\$257	\$208	\$348	\$441	\$526	\$909	
Congregate Care Facility	253	Occupied Dwelling Unit	\$100	\$249	\$258	\$324	\$348	\$187	\$145	\$127	\$184	\$174	\$142	\$237	\$300	\$358	\$618	
Recreational Home	260	Dwelling Unit	\$153	\$381	\$394	\$496	\$532	\$285	\$222	\$194	\$281	\$267	\$217	\$362	\$458	\$547	\$945	
Residential P.U.D.	270	Dwelling Unit	\$364	\$910	\$941	\$1,182	\$1,269	\$681	\$530	\$462	\$670	\$636	\$516	\$864	\$1,093	\$1,304	\$2,254	
INSTITUTIONAL																		
County Park	412	Acre	\$53	\$132	\$137	\$172	\$184	\$99	\$77	\$67	\$97	\$92	\$75	\$125	\$159	\$189	\$327	
Beach Park	415	Acre	\$763	\$1,907	\$1,972	\$2,478	\$2,660	\$1,427	\$1,112	\$969	\$1,405	\$1,334	\$1,083	\$1,811	\$2,292	\$2,735	\$4,726	
Regional Park	417	Acre	\$117	\$293	\$303	\$381	\$409	\$220	\$171	\$149	\$216	\$205	\$167	\$279	\$353	\$421	\$727	
Golf Course	430	Hole	\$1,714	\$4,284	\$4,430	\$5,566	\$5,974	\$3,206	\$2,497	\$2,175	\$3,157	\$2,996	\$2,432	\$4,068	\$5,148	\$6,144	\$10,614	
Multi-Purpose Recreational Facility	435	1,000 sf GFA	\$2,101	\$5,252	\$5,431	\$6,823	\$7,325	\$3,931	\$3,061	\$2,667	\$3,870	\$3,673	\$2,982	\$4,987	\$6,312	\$7,532	\$13,013	
Multiplex Movie Theater	445	Seats	\$47	\$117	\$121	\$152	\$164	\$88	\$68	\$60	\$86	\$82	\$67	\$111	\$141	\$168	\$291	
Casino/Video Lottery Establishment	473	1,000 sf GFA	\$7,883	\$19,702	\$20,373	\$25,598	\$27,478	\$14,746	\$11,483	\$10,005	\$14,518	\$13,779	\$11,187	\$18,708	\$23,677	\$28,257	\$48,818	
Tennis Courts	490	Court	\$2,278	\$5,692	\$5,886	\$7,395	\$7,938	\$4,260	\$3,317	\$2,891	\$4,194	\$3,981	\$3,232	\$5,405	\$6,840	\$8,164	\$14,104	
Racquet / Tennis Club	491	Court	\$2,072	\$5,179	\$5,355	\$6,728	\$7,222	\$3,876	\$3,018	\$2,630	\$3,816	\$3,622	\$2,940	\$4,917	\$6,223	\$7,427	\$12,832	
Elementary School	520	Student	\$88	\$220	\$228	\$286	\$307	\$165	\$128	\$112	\$162	\$154	\$125	\$209	\$264	\$316	\$545	
Middle/Junior High School	522	Student	\$94	\$235	\$243	\$305	\$327	\$176	\$137	\$119	\$173	\$164	\$133	\$223	\$282	\$337	\$582	
High School	530	Student	\$76	\$191	\$197	\$248	\$266	\$143	\$111	\$97	\$141	\$133	\$108	\$181	\$229	\$274	\$473	
Church	560	1,000 sf GFA	\$323	\$807	\$834	\$1,048	\$1,125	\$604	\$470	\$410	\$595	\$564	\$458	\$766	\$970	\$1,157	\$1,999	
Day Care Center	565	1,000 sf GFA	\$7,244	\$18,103	\$18,720	\$23,520	\$25,248	\$13,549	\$10,551	\$9,193	\$13,340	\$12,661	\$10,279	\$17,190	\$21,755	\$25,963	\$44,856	
Library	590	1,000 sf GFA	\$4,285	\$10,709	\$11,074	\$13,914	\$14,936	\$8,015	\$6,242	\$5,439	\$7,891	\$7,490	\$6,081	\$10,169	\$12,870	\$15,359	\$26,536	
Hospital	610	1,000 sf GFA	\$546	\$1,364	\$1,411	\$1,773	\$1,903	\$1,021	\$795	\$693	\$954	\$775	\$1,295	\$1,640	\$1,957	\$3,381		
Nursing Home	620	1,000 sf GFA	\$434	\$1,086	\$1,123	\$1,410	\$1,514	\$813	\$633	\$551	\$800	\$759	\$616	\$1,031	\$1,305	\$1,557	\$2,690	
BUSINESS & COMMERCIAL																		
Hotel	310	Room	\$352	\$880	\$910	\$1,144	\$1,228	\$659	\$513	\$447	\$649	\$616	\$500	\$836	\$1,058	\$1,262	\$2,181	
All Suites Hotel	311	Room	\$235	\$587	\$607	\$762	\$818	\$439	\$342	\$298	\$432	\$410	\$333	\$557	\$705	\$842	\$1,454	
Motel	320	Room	\$276	\$689	\$713	\$896	\$962	\$516	\$402	\$350	\$508	\$482	\$392	\$655	\$829	\$989	\$1,708	
Resort Hotel	330	Room	\$247	\$616	\$637	\$801	\$859	\$461	\$359	\$313	\$454	\$431	\$350	\$585	\$740	\$884	\$1,527	
Building Materials/Lumber	812	1,000 sf GFA	\$1,977	\$4,940	\$5,108	\$6,418	\$6,890	\$3,698	\$2,879	\$2,509	\$3,640	\$3,455	\$2,805	\$4,691	\$5,937	\$7,085	\$12,241	
Free-Standing Discount Superstore	813	1,000 sf GFA	\$1,838	\$4,595	\$4,751	\$5,970	\$6,408	\$3,439	\$2,678	\$2,333	\$3,386	\$3,213	\$2,609	\$4,363	\$5,522	\$6,590	\$11,385	
Variety Store	814	1,000 sf GFA	\$2,642	\$6,603	\$6,828	\$8,579	\$9,209	\$4,942	\$3,849	\$3,353	\$4,866	\$4,618	\$3,749	\$6,270	\$7,936	\$9,471	\$16,362	
Free-Standing Discount Store	815	1,000 sf GFA	\$2,426	\$6,064	\$6,270	\$7,878	\$8,457	\$4,538	\$3,534	\$3,079	\$4,468	\$4,241	\$3,443	\$5,758	\$7,287	\$8,697	\$15,025	
Hardware/Paint Store	816	1,000 sf GFA	\$2,102	\$5,254	\$5,433	\$6,827	\$7,328	\$3,933	\$3,062	\$2,668	\$3,872	\$3,675	\$2,983	\$4,989	\$6,314	\$7,536	\$13,019	
Nursery-Retail (Garden Center)	817	1,000 sf GFA	\$2,933	\$7,330	\$7,580	\$9,524	\$10,223	\$5,486	\$4,272	\$3,723	\$5,402	\$5,127	\$4,162	\$6,961	\$8,809	\$10,513	\$18,163	
Nursery-Wholesale	818	1,000 sf GFA	\$2,185	\$5,461	\$5,647	\$7,095	\$7,616	\$4,087	\$3,183	\$2,773	\$4,024	\$3,819	\$3,101	\$5,185	\$6,563	\$7,832	\$13,531	
Shopping Center	820	1,000 sf GLA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Factory Outlet Center	823	1,000 sf GFA	\$887	\$2,217	\$2,293	\$2,881	\$3,092	\$1,660	\$1,292	\$1,126	\$1,634	\$1,551	\$1,259	\$2,105	\$2,665	\$3,180	\$5,494	
Quality Restaurant	931	1,000 sf GFA	\$2,462	\$6,153	\$6,363	\$7,995	\$8,582	\$4,605	\$3,586	\$3,125	\$4,534	\$4,303	\$3,494	\$5,843	\$7,395	\$8,825	\$15,247	
High Turnover Sit-Down Restaurant	932	1,000 sf GFA	\$3,296	\$8,236	\$8,517	\$10,701	\$11,487	\$6,165	\$4,800	\$4,183	\$6,069	\$5,760	\$4,677	\$7,821	\$9,898	\$11,813	\$20,409	
Fast Food Restaurant w/out Drive-Through	933	1,000 sf GFA	\$7,675	\$19,181	\$19,835	\$24,921	\$26,751	\$14,356	\$11,179	\$9,741	\$14,134	\$13,415	\$10,891	\$18,213	\$23,051	\$27,510	\$47,528	
Fast Food Restaurant w/ Drive-Through	934	1,000 sf GFA	\$9,583	\$23,949	\$24,765	\$31,115	\$33,401	\$17,925	\$13,958	\$12,162	\$17,647	\$16,749	\$13,599	\$22,741	\$28,781	\$34,348	\$59,341	
Quick Lubrication Vehicle Shop	941	Servicing Position	\$1,737	\$4,340	\$4,488	\$5,639	\$6,053	\$3,248	\$2,529	\$2,204	\$3,198	\$3,035	\$2,464	\$4,121	\$5,215	\$6,224	\$10,753	
Auto Care Center	942	1,000 sf GLA	\$1,041	\$2,601	\$2,689	\$3,379	\$3,627	\$1,946	\$1,516	\$1,321	\$1,916	\$1,819	\$1,477	\$2,469	\$3,125	\$3,730	\$6,444	
New Car Sales	841	1,000 sf GFA	\$1,153	\$2,883	\$2,981	\$3,745	\$4,020	\$2,158	\$1,680	\$1,464	\$2,124	\$2,016	\$1,637	\$2,737	\$3,464	\$4,134	\$7,143	
Auto Parts Sales	843	1,000 sf GFA	\$2,001	\$5,000	\$5,171	\$6,497	\$6,974	\$3,743	\$2,914	\$2,539	\$3,685	\$3,497	\$2,839	\$4,748	\$6,009	\$7,172	\$12,390	

Attachment A City Of Sedro-Woolley Schedule of Transportation Impact Fees - 2013 Update

Land Use Category - ITE 9th Edition	LU Code	Unit*	Impact Fee Per Unit By District														
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Gasoline/Service Station	944	Vehicle Fueling Position	\$4,722	\$11,801	\$12,204	\$15,333	\$16,459	\$8,833	\$6,878	\$5,993	\$8,696	\$8,254	\$6,701	\$11,206	\$14,183	\$16,926	\$29,242
Gasoline/Service Station w/ Convenience Market	945	Vehicle Fueling Position	\$3,489	\$8,720	\$9,018	\$11,330	\$12,162	\$6,527	\$5,082	\$4,429	\$6,426	\$6,099	\$4,952	\$8,281	\$10,480	\$12,507	\$21,608
Gasoline/Service Station w/ Convenience Market & Car Wash	946	Vehicle Fueling Position	\$3,580	\$8,946	\$9,251	\$11,624	\$12,477	\$6,696	\$5,214	\$4,543	\$6,592	\$6,257	\$5,080	\$8,495	\$10,751	\$12,831	\$22,168
Self-Service Car Wash	947	Wash Stall	\$1,724	\$4,307	\$4,454	\$5,596	\$6,007	\$3,224	\$2,510	\$2,187	\$3,174	\$3,013	\$2,446	\$4,090	\$5,177	\$6,178	\$10,673
Tire Store	848	1,000 sf GFA	\$1,754	\$4,383	\$4,533	\$5,695	\$6,113	\$3,281	\$2,555	\$2,226	\$3,230	\$3,066	\$2,489	\$4,162	\$5,268	\$6,287	\$10,861
Tire Superstore	849	1,000 sf GFA	\$892	\$2,229	\$2,305	\$2,896	\$3,108	\$1,668	\$1,299	\$1,132	\$1,642	\$1,559	\$1,265	\$2,116	\$2,678	\$3,196	\$5,522
Supermarket	850	1,000 sf GFA	\$3,561	\$8,901	\$9,204	\$11,564	\$12,413	\$6,662	\$5,187	\$4,520	\$6,559	\$6,225	\$5,054	\$8,452	\$10,696	\$12,765	\$22,054
Convenience Market (24 Hr)	851	1,000 sf GFA	\$11,998	\$29,985	\$31,007	\$38,958	\$41,820	\$22,443	\$17,476	\$15,228	\$22,096	\$20,971	\$17,026	\$28,473	\$36,036	\$43,006	\$74,299
Convenience Market (16 Hr)	852	1,000 sf GFA	\$7,914	\$19,779	\$20,453	\$25,697	\$27,585	\$14,804	\$11,527	\$10,044	\$14,574	\$13,833	\$11,231	\$18,781	\$23,769	\$28,367	\$49,008
Convenience Market w/ Gas Pump	853	Vehicle Fueling Position	\$3,806	\$9,512	\$9,836	\$12,358	\$13,266	\$7,119	\$5,544	\$4,830	\$7,009	\$6,652	\$5,401	\$9,032	\$11,431	\$13,642	\$23,569
Discount Supermarket	854	1,000 sf GFA	\$3,770	\$9,421	\$9,742	\$12,240	\$13,139	\$7,051	\$5,491	\$4,784	\$6,942	\$6,589	\$5,349	\$8,946	\$11,322	\$13,511	\$23,343
Discount Club	861	1,000 sf GFA	\$1,889	\$4,722	\$4,883	\$6,135	\$6,585	\$3,534	\$2,752	\$2,398	\$3,479	\$3,302	\$2,681	\$4,484	\$5,674	\$6,772	\$11,700
Home Improvement Superstore	862	1,000 sf GFA	\$711	\$1,777	\$1,838	\$2,309	\$2,479	\$1,330	\$1,036	\$903	\$1,310	\$1,243	\$1,009	\$1,688	\$2,136	\$2,549	\$4,404
Electronics Superstore	863	1,000 sf GFA	\$1,585	\$3,961	\$4,096	\$5,146	\$5,524	\$2,965	\$2,309	\$2,012	\$2,919	\$2,770	\$2,249	\$3,761	\$4,760	\$5,681	\$9,815
Toy/Children's Superstore	864	1,000 sf GFA	\$1,933	\$4,831	\$4,996	\$6,277	\$6,738	\$3,616	\$2,816	\$2,454	\$3,560	\$3,379	\$2,743	\$4,588	\$5,806	\$6,929	\$11,972
Apparel Store	876	1,000 sf GFA	\$1,484	\$3,708	\$3,835	\$4,818	\$5,172	\$2,776	\$2,161	\$1,883	\$2,733	\$2,594	\$2,106	\$3,521	\$4,457	\$5,318	\$9,189
Pharmacy/Drug Store w/out Drive-Through	880	1,000 sf GFA	\$2,317	\$5,792	\$5,989	\$7,525	\$8,078	\$4,335	\$3,376	\$2,941	\$4,268	\$4,051	\$3,289	\$5,500	\$6,960	\$8,307	\$14,351
Pharmacy/Drug Store w/ Drive-Through	881	1,000 sf GFA	\$2,967	\$7,414	\$7,667	\$9,633	\$10,341	\$5,549	\$4,321	\$3,765	\$5,463	\$5,186	\$4,210	\$7,040	\$8,910	\$10,634	\$18,372
Furniture Store	890	1,000 sf GFA	\$124	\$310	\$321	\$403	\$433	\$232	\$181	\$158	\$229	\$217	\$176	\$295	\$373	\$445	\$769
Video Rental	896	1,000 sf GFA	\$4,231	\$10,574	\$10,935	\$13,738	\$14,748	\$7,914	\$6,163	\$5,370	\$7,792	\$7,395	\$6,004	\$10,041	\$12,708	\$15,166	\$26,201
Bank/Savings: Walk-in	911	1,000 sf GFA	\$3,774	\$9,431	\$9,753	\$12,253	\$13,154	\$7,059	\$5,497	\$4,790	\$6,950	\$6,596	\$5,355	\$8,955	\$11,334	\$13,526	\$23,369
Bank/Savings: Drive-in	912	1,000 sf GFA	\$7,560	\$18,893	\$19,537	\$24,547	\$26,350	\$14,141	\$11,012	\$9,595	\$13,922	\$13,214	\$10,728	\$17,940	\$22,706	\$27,097	\$46,815
OFFICE																	
Clinic	630	1,000 sf GFA	\$3,041	\$7,599	\$7,858	\$9,873	\$10,598	\$5,688	\$4,429	\$3,859	\$5,600	\$5,315	\$4,315	\$7,216	\$9,132	\$10,899	\$18,829
General Office	710	1,000 sf GFA	\$875	\$2,186	\$2,260	\$2,840	\$3,049	\$1,636	\$1,274	\$1,110	\$1,611	\$1,529	\$1,241	\$2,076	\$2,627	\$3,135	\$5,416
Corporate Headquarters	714	1,000 sf GFA	\$828	\$2,068	\$2,139	\$2,687	\$2,885	\$1,548	\$1,206	\$1,050	\$1,524	\$1,447	\$1,175	\$1,964	\$2,486	\$2,967	\$5,125
Single Tenant Office	715	1,000 sf GFA	\$1,021	\$2,553	\$2,640	\$3,316	\$3,560	\$1,911	\$1,488	\$1,296	\$1,881	\$1,785	\$1,449	\$2,424	\$3,068	\$3,661	\$6,325
Medical-Dental Office Building	720	1,000 sf GFA	\$2,096	\$5,237	\$5,416	\$6,804	\$7,304	\$3,920	\$3,052	\$2,660	\$3,859	\$3,663	\$2,974	\$4,973	\$6,294	\$7,511	\$12,977
U.S. Post Office	732	1,000 sf GFA	\$6,586	\$16,460	\$17,021	\$21,385	\$22,956	\$12,320	\$9,593	\$8,359	\$12,129	\$11,512	\$9,346	\$15,629	\$19,781	\$23,607	\$40,785
Office Park	750	1,000 sf GFA	\$869	\$2,171	\$2,245	\$2,821	\$3,028	\$1,625	\$1,265	\$1,103	\$1,600	\$1,518	\$1,233	\$2,062	\$2,609	\$3,114	\$5,380
Research and Development Center	760	1,000 sf GFA	\$628	\$1,570	\$1,623	\$2,039	\$2,189	\$1,175	\$915	\$797	\$1,157	\$1,098	\$891	\$1,491	\$1,886	\$2,251	\$3,889
Business Park	770	1,000 sf GFA	\$740	\$1,848	\$1,911	\$2,402	\$2,578	\$1,383	\$1,077	\$939	\$1,362	\$1,293	\$1,050	\$1,755	\$2,221	\$2,651	\$4,580
INDUSTRIAL																	
General Light Industrial	110	1,000 sf GFA	\$569	\$1,423	\$1,471	\$1,849	\$1,985	\$1,065	\$829	\$723	\$1,049	\$995	\$808	\$1,351	\$1,710	\$2,041	\$3,526
General Heavy Industrial	120	1,000 sf GFA	\$112	\$279	\$288	\$362	\$389	\$209	\$162	\$142	\$205	\$195	\$158	\$265	\$335	\$400	\$691
Industrial Park	130	1,000 sf GFA	\$499	\$1,247	\$1,289	\$1,620	\$1,739	\$933	\$727	\$633	\$919	\$872	\$708	\$1,184	\$1,499	\$1,788	\$3,090
Manufacturing	140	1,000 sf GFA	\$429	\$1,071	\$1,107	\$1,391	\$1,494	\$802	\$624	\$544	\$789	\$749	\$608	\$1,017	\$1,287	\$1,536	\$2,654
Warehouse	150	1,000 sf GFA	\$188	\$469	\$485	\$610	\$655	\$351	\$274	\$238	\$346	\$328	\$267	\$446	\$564	\$673	\$1,163
Mini-Warehouse	151	1,000 sf GFA	\$153	\$381	\$394	\$496	\$532	\$285	\$222	\$194	\$281	\$267	\$217	\$362	\$458	\$547	\$945
Utilities	170	1,000 sf GFA	\$446	\$1,115	\$1,153	\$1,449	\$1,555	\$834	\$650	\$566	\$822	\$780	\$633	\$1,059	\$1,340	\$1,599	\$2,763
PORT and TERMINAL																	
Truck Terminal	30	1,000 sf GFA	\$487	\$1,218	\$1,259	\$1,582	\$1,698	\$911	\$710	\$618	\$897	\$852	\$691	\$1,156	\$1,463	\$1,746	\$3,017
Park and Ride Lot with Bus Service	90	Parking Space	\$364	\$910	\$941	\$1,182	\$1,269	\$681	\$530	\$462	\$670	\$636	\$516	\$864	\$1,093	\$1,304	\$2,254

* Abbreviations include: GFA = Gross Floor Area, sf = square feet, and GLA = Gross Leasable Area.

SOURCE: The Transpo Group (2013). Intended for the sole use by the City of Sedro-Woolley.



Impact Fee Cost Per PM Peak Hour Trip by District - 2013 Update

ATTACHMENT

Sedro Woolley Transportation Impact Fee Ordinance

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