



CITY OF PALO ALTO

Department of Planning and
Community Environment

250 Hamilton Avenue Ph: 650-329-2520
Palo Alto, CA 94301 Fax: 650-329-2154

REQUEST FOR CITYWIDE TRANSPORTATION IMPACT FEE ESTIMATE

Use this form to request an estimate of the traffic impact fee for your property. List the building area and uses existing on-site and what you propose to build, and send this form to the Transportation Section by fax (650-329-2154) or by mail.

The types of land uses below represent the most commonly encountered. If you believe your property will be used for something substantially different than the uses listed below, please contact the Transportation Section at 650-329-2520.

	EXISTING BUILDING AREA	PROPOSED BUILDING AREA
Automobile Care Center	_____	_____
Bar / Night-club	_____	_____
Bank	_____	_____
Convenience Market (24 hrs)	_____	_____
Convenience Market (< 24 hours)	_____	_____
Gas Station	_____	_____
Gym / Health Club	_____	_____
General Light Industrial	_____	_____
Office Building: General	_____	_____
Office Building: Medical/Dental	_____	_____
Pharmacy/Drugstore	_____	_____
Recreational Community Center	_____	_____
Research and Development	_____	_____
Restaurant (Fine Dining)	_____	_____
Restaurant (Sit-down, High-turnover)	_____	_____
Restaurant (Fast food, No drive-thru)	_____	_____
Restaurant (Fast food, Drive-thru)	_____	_____
Retail, Other	_____	_____
Supermarket	_____	_____
Warehousing	_____	_____
	EXISTING ROOMS	PROPOSED ROOMS
Hotel	_____	_____
Motel	_____	_____
	EXISTING UNITS	PROPOSED UNITS
Single-family detached housing	_____	_____
Apartment	_____	_____
Condominium/Townhouse	_____	_____
100% Affordable Housing (exempt)	_____	_____
BMR Units above City req's (exempt)	_____	_____

DISCLAIMER: Estimates are based on the information provided. Your final fee may differ after review by the Transportation Section. If a traffic study is required, the results of that study will be used to calculate the citywide transportation impact fee.

SELECTED USE DEFINITIONS

These definitions are from the Institute of Transportation Engineers Trip Generation Manual, 7th Edition

Apartments: Apartments are rental dwelling units that are located within the same building.

Automobile Care Center: An automobile care center houses numerous businesses that provide automobile-related services, such as repair and servicing, stereo installation, and seat cover upholstery.

Bar/Night Club: Contains a bar where alcoholic beverages and snacks are served and possibly some type of entertainment such as music, television screens, video games, or pool tables (*ITE Manual: Drinking Place*)

Convenience Market: These markets sell convenience foods, newspapers, magazines, and often beer and wine; they do not have gasoline pumps.

Gas Station: This land use includes gasoline/service stations with convenience markets where the primary business is the fueling of motor vehicles. (*ITE Manual: Gasoline/Service Station with Convenience Market*)

General Light Industrial: Light industrial facilities usually employ fewer than 500 persons, they have an emphasis on activities other than manufacturing, and typically have minimal office space. Typical light industrial activities include printing, material testing and assembly of data processing equipment.

Gyms/Health Clubs: Health/fitness clubs are privately owned facilities that primarily focus on individual fitness or training. (*ITE Manual: Health/Fitness Clubs*)

Hotels: Hotels are places of lodging that provide sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room) and/or other retail/service shops.

Motels: Motels are places of lodging that provide sleeping accommodations and often a restaurant. Motels generally offer free on-site parking and provide little or no meeting space and few (if any) supporting facilities.

Office (General): A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted.

Office (Medical/Dental): A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis, but is unable to provide prolonged in-house medical and surgical care.

Pharmacy/Drugstore: Pharmacies/drugstores are retail facilities that primarily sell prescription and non-prescription drugs. These facilities may also sell cosmetics, toiletries, medications, stationery, personal care products, limited food products, and general merchandise.

Recreational Community Center: Recreational community centers are stand-alone public facilities similar to and including YMCAs. These facilities often include classes and clubs for adults and children; a day care or nursery school; meeting rooms; swimming pools and whirlpools; saunas; tennis, racquetball, handball, basketball, and volleyball courts; outdoor athletic fields/courts' exercise classes; weightlifting and gymnastics equipment; locker rooms; and a restaurant or snack bar. Typically public access is allowed, but a fee may be charged.

Research and Development Center: Research and development centers are facilities or groups of facilities devoted almost exclusively to research and development activities. The range of specific types of businesses contained in this land use varies significantly. Research and development centers may contain offices and light fabrication areas.

Residential Condominiums/Townhouses: defined as ownership units that have at least one other owned unit within the same building structure.

Restaurant (Fast-food): This type of restaurant is characterized by a large carryout clientele; long hours of service; and high turnover rates for eat-in customers.

Restaurant (Fine-Dining): This land use consists of high quality, full-service eating establishments with turnover rates usually of at least one hour or longer. Fine dining restaurants generally do not serve breakfast; some do not serve lunch, all serve dinner. This type of restaurant usually requires reservations and is generally not part of a chain. (*ITE Manual: Quality Restaurant*)

Restaurant (Sit-down, High Turnover): This land use consists of sit-down, full-service establishments with turnover rates of approximately one hour or less. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours per day. These restaurants typically do not take reservations. Some facilities contained within this land use may also contain a bar area for serving food and alcoholic drinks.

Single-family detached housing: Single-family detached housing includes all single-family detached homes on individual lots.

Supermarket: Supermarkets are free-standing retail stores selling a complete assortment of food, food preparation, and wrapping materials and household cleaning items. Supermarkets may also contain that following products and services: ATMs, automobile supplies, bakeries, books and magazines, dry cleaning, floral arrangements, greeting cards, limited-service banks, photo centers, pharmacies, and video rental areas. Some facilities may be open 24 hours a day.

Warehousing: Warehouses are primarily devoted to the storage of materials, but they may also include office and maintenance areas.