

Clackamas Countywide Transportation SDC Rates

ITE LAND USE CODE/CATEGORY	TSDC Per Unit *
RESIDENTIAL	
210 Single Family/Mobile Home	\$3,560 /dwelling unit
220 Apartment	\$2,500 /dwelling unit
230 Residential Condominium/Townhouse	\$2,180 /dwelling unit
240 Manufactured Housing (in Park)	\$1,856 /dwelling unit
254 Assisted Living	\$1,019 /bed
255 Continuing Care Retirement	\$1,045 /unit
RECREATIONAL	
411 CityPark	\$654 /acre
412 County Park	\$938 /acre
416 Campground/RV Park **	\$2,288 /camp site
420 Marina	\$1,652 /berth
430 Golf Course	\$19,945 /hole
432 Golf Driving Range **	\$5,144 /tee
435 Multipurpose Recreation/Arcade **	\$13,786 /T.S.F.G.F.A.
437 Bowling Alley	\$18,600 /lane
443 Movie Theater w/out matinee	\$90,538 /screen
444 Movie Theater w/matinee **	\$83,213 /screen
445 Multiplex Movie Theater (10+ screens)**	\$56,133 /screen
473 Casino/Video Poker/Lottery **	\$55,269 /T.S.F.G.F.A.
480 Amusement/Theme Park	\$31,178 /acre
488 Soccer Complex	\$29,355 /field
491 Racquet/Tennis Club	\$15,926 /court
492 Health/Fitness Club	\$13,552 /T.S.F.G.F.A.
495 Recreation/Community Center	\$12,768 /T.S.F.G.F.A.

* Abbreviations used in the "Unit" column:

T.S.F.G.F.A. = Thousand square feet gross floor area

T.S.F.G.L.A. = Thousand square feet gross leaseable area

V.F.P. = Vehicle fueling position

Clackamas Countywide Transportation SDC Rates

ITE LAND USE CODE/CATEGORY	TSDC Per Unit *
INSTITUTIONAL/MEDICAL	
501 Military Base	\$702 /employee
520 Elementary School (Public)	\$191 /student
522 Middle/Junior High School (Public)	\$240 /student
530 High School (Public)	\$477 /student
536 Private School (K - 12)	\$692 /student
540 Junior/Community College	\$333 /student
550 University/College	\$661 /student
560 Church	\$2,542 /T.S.F.G.F.A.
565 Day Care Center/Preschool	\$665 /student
590 Library	\$8,015 /T.S.F.G.F.A.
610 Hospital	\$4,657 /bed
620 Nursing Home	\$935 /bed
630 Clinic	\$12,401 /T.S.F.G.F.A.
COMMERCIAL/SERVICES	
310 Hotel/Motel	\$4,126 /room
812 Building Materials/Lumber	\$7,370 /T.S.F.G.F.A.
813 Free-Standing Discount Superstore with Groceries	\$11,100 /T.S.F.G.F.A.
814 Specialty Retail Center	\$9,181 /T.S.F.G.L.A.
815 Free-Standing Discount Store without Groceries	\$14,593 /T.S.F.G.F.A.
816 Hardware/Paint Stores	\$11,912 /T.S.F.G.F.A.
817 Nursery/Garden Center	\$7,474 /T.S.F.G.F.A.
818 Nursery (Wholesale) **	\$13,025 /T.S.F.G.F.A.
820 Shopping Center	\$8,895 /T.S.F.G.L.A.
823 Factory Outlet Center	\$5,508 /T.S.F.G.F.A.

* Abbreviations used in the "Unit" column:

T.S.F.G.F.A. = Thousand Square Feet Gross Floor Area

T.S.F.G.L.A. = Thousand Square Feet Gross Leaseable Area

V.F.P. = Vehicle Fueling Position

Clackamas Countywide Transportation SDC Rates

ITE LAND USE CODE/CATEGORY	TSDC Per Unit *
COMMERCIAL/SERVICES (continued)	
841 New Car Sales	\$6,906 /T.S.F.G.F.A.
843 Automobile Parts Sales	\$11,076 /T.S.F.G.F.A.
849 Tire Superstore	\$4,601 /T.S.F.G.F.A.
850 Supermarket	\$20,537 /T.S.F.G.F.A.
851 Convenience Market (24 hour)	\$45,270 /T.S.F.G.F.A.
853 Convenience Market with Fuel Pump	\$29,017 /V.F.P.
860 Wholesale Market	\$1,753 /T.S.F.G.F.A.
861 Discount Club	\$10,889 /T.S.F.G.F.A.
862 Home Improvement Superstore	\$4,864 /T.S.F.G.F.A.
863 Electronics Superstore	\$8,482 /T.S.F.G.F.A.
867 Office Supply Superstore **	\$7,043 /T.S.F.G.F.A.
870 Apparel Store **	\$7,934 /T.S.F.G.F.A.
880 Pharmacy/Drugstore without Drive-Thru Window	\$13,285 /T.S.F.G.F.A.
881 Pharmacy/Drugstore with Drive-Thru Window	\$14,112 /T.S.F.G.F.A.
890 Furniture Store	\$746 /T.S.F.G.F.A.
896 Video Rental Store **	\$49,590 /T.S.F.G.F.A.
911 Bank/Savings: Walk-in	\$40,763 /T.S.F.G.F.A.
912 Bank/Savings: Drive-In	\$41,002 /T.S.F.G.F.A.
931 Quality Restaurant (not a chain)	\$18,776 /T.S.F.G.F.A.
932 High Turnover, Sit-Down Restaurant (chain or stand alone)	\$13,482 /T.S.F.G.F.A.
933 Fast Food Restaurant (No Drive-Thru)	\$66,594 /T.S.F.G.F.A.
934 Fast Food Restaurant (With Drive-Thru)	\$46,143 /T.S.F.G.F.A.
936 Drinking Place/Bar **	\$10,547 /T.S.F.G.F.A.
941 Quick Lubrication Vehicle Shop	\$7,282 /Service Stall
942 Automobile Care Center **	\$7,300 /T.S.F.G.L.A.

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T.S.F.G.F.A. = Thousand square feet gross floor area
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V.F.P. = Vehicle fueling position

Clackamas Countywide Transportation SDC Rates

ITE LAND USE CODE/CATEGORY	TSDC Per Unit *
COMMERCIAL/SERVICES (continued)	
944 Gasoline/Service Station (no market or car wash)	\$15,377 /V.F.P.
945 Gasoline/Service Station (with convenience market)	\$11,266 /V.F.P.
946 Gasoline/Service Station (with convenience market and car wash)	\$10,578 /V.F.P.
OFFICE	
710 General Office Building	\$4,341 /T.S.F.G.F.A.
714 Corporate Headquarters Building	\$3,147 /T.S.F.G.F.A.
715 Single Tenant Office Building	\$4,562 /T.S.F.G.F.A.
720 Medical-Dental Office Building	\$14,246 /T.S.F.G.F.A.
730 Government Office Building	\$27,179 /T.S.F.G.F.A.
731 State Motor Vehicles Dept.	\$65,461 /T.S.F.G.F.A.
732 U.S. Post Office	\$35,407 /T.S.F.G.F.A.
750 Office Park	\$4,503 /T.S.F.G.F.A.
760 Research and Development Center	\$3,198 /T.S.F.G.F.A.
770 Business Park	\$5,031 /T.S.F.G.F.A.
PORT/INDUSTRIAL	
030 Truck Terminals	\$3,884 /T.S.F.G.F.A.
090 Park and Ride Lot With Bus Service	\$1,412 /Parking Space
093 Light Rail Transit Station With Parking	\$788 /Parking Space
110 General Light Industrial	\$2,748 /T.S.F.G.F.A.
120 General Heavy Industrial	\$591 /T.S.F.G.F.A.
130 Industrial Park	\$2,744 /T.S.F.G.F.A.
140 Manufacturing	\$1,506 /T.S.F.G.F.A.
150 Warehouse	\$1,956 /T.S.F.G.F.A.
151 Mini-Warehouse	\$986 /T.S.F.G.F.A.
170 Utilities**	\$2,487 /T.S.F.G.F.A.

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T.S.F.G.F.A. = Thousand square feet gross floor area

T.S.F.G.L.A. = Thousand square feet gross leaseable area

V.F.P. = Vehicle Fueling Position

Happy Valley/ Clackamas County Joint Transportation SDC Rates

ITE LAND USE CODE/CATEGORY	TSDC Per Unit *
RESIDENTIAL	
210 Single Family Detached	\$7,682 /dwelling unit
220 Apartment	\$5,394 /dwelling unit
230 Residential Condominium/Townhouse	\$4,704 /dwelling unit
240 Manufactured Housing (in Park)	\$4,005 /dwelling unit
254 Assisted Living	\$2,199 /bed
255 Continuing Care Retirement	\$2,256 /unit
RECREATIONAL	
411 CityPark	\$1,412 /acre
412 County Park	\$2,024 /acre
416 Campground/RV Park **	\$4,937 /camp site
420 Marina	\$3,564 /berth
430 Golf Course	\$43,033 /hole
432 Golf Driving Range **	\$11,099 /tee
435 Multipurpose Recreation/Arcade **	\$29,746 /T.S.F.G.F.A.
437 Bowling Alley	\$40,131 /lane
443 Movie Theater w/out matinee	\$195,344 /screen
444 Movie Theater w/matinee **	\$179,539 /screen
445 Multiplex Movie Theater (10+ screens)**	\$121,113 /screen
473 Casino/Video Poker/Lottery **	\$119,249 /T.S.F.G.F.A.
480 Amusement/Theme Park	\$67,269 /acre
488 Soccer Complex	\$63,336 /field
491 Racquet/Tennis Club	\$34,363 /court
492 Health/Fitness Club	\$29,239 /T.S.F.G.F.A.
495 Recreation/Community Center	\$27,549 /T.S.F.G.F.A.

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V.F.P. = Vehicle Fueling Position

Happy Valley/ Clackamas County Joint Transportation SDC Rates

ITE LAND USE CODE/CATEGORY	TSDC Per Unit *
INSTITUTIONAL/MEDICAL	
501 Military Base	\$1,514 /employee
520 Elementary School (Public)	\$413 /student
522 Middle/Junior High School (Public)	\$519 /student
530 High School (Public)	\$1,029 /student
536 Private School (K - 12)	\$1,493 /student
540 Junior/Community College	\$719 /student
550 University/College	\$1,426 /student
560 Church	\$5,484 /T.S.F.G.F.A.
565 Day Care Center/Preschool	\$1,435 /student
590 Library	\$17,294 /T.S.F.G.F.A.
610 Hospital	\$10,047 /bed
620 Nursing Home	\$2,017 /bed
630 Clinic	\$26,756 /T.S.F.G.F.A.
COMMERCIAL/SERVICES	
310 Hotel/Motel	\$8,902 /room
812 Building Materials/Lumber	\$15,902 /T.S.F.G.F.A.
813 Free-Standing Discount Superstore With Groceries	\$23,949 /T.S.F.G.F.A.
814 Specialty Retail Center	\$19,808 /T.S.F.G.L.A.
815 Free-Standing Discount Store Without Groceries	\$31,487 /T.S.F.G.F.A.
816 Hardware/Paint Stores	\$25,702 /T.S.F.G.F.A.
817 Nursery/Garden Center	\$16,126 /T.S.F.G.F.A.
818 Nursery (Wholesale) **	\$28,103 /T.S.F.G.F.A.
820 Shopping Center	\$19,192 /T.S.F.G.L.A.
823 Factory Outlet Center	\$11,884 /T.S.F.G.F.A.

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Happy Valley/ Clackamas County Joint Transportation SDC Rates

ITE LAND USE CODE/CATEGORY	TSDC Per Unit *
COMMERCIAL/SERVICES (continued)	
841 New Car Sales	\$14,901 /T.S.F.G.F.A.
843 Automobile Parts Sales	\$23,897 /T.S.F.G.F.A.
849 Tire Superstore	\$9,927 /T.S.F.G.F.A.
850 Supermarket	\$44,310 /T.S.F.G.F.A.
851 Convenience Market (24 hour)	\$97,675 /T.S.F.G.F.A.
853 Convenience Market With Fuel Pump	\$62,607 /V.F.P.
860 Wholesale Market	\$3,783 /T.S.F.G.F.A.
861 Discount Club	\$23,494 /T.S.F.G.F.A.
862 Home Improvement Superstore	\$10,494 /T.S.F.G.F.A.
863 Electronics Superstore	\$18,300 /T.S.F.G.F.A.
867 Office Supply Superstore **	\$15,196 /T.S.F.G.F.A.
870 Apparel Store **	\$17,118 /T.S.F.G.F.A.
880 Pharmacy/Drugstore Without Drive-Thru Window	\$28,664 /T.S.F.G.F.A.
881 Pharmacy/Drugstore With Drive-Thru Window	\$30,447 /T.S.F.G.F.A.
890 Furniture Store	\$1,610 /T.S.F.G.F.A.
896 Video Rental Store **	\$106,994 /T.S.F.G.F.A.
911 Bank/Savings: Walk-in	\$87,951 /T.S.F.G.F.A.
912 Bank/Savings: Drive-In	\$88,467 /T.S.F.G.F.A.
931 Quality Restaurant (not a chain)	\$40,512 /T.S.F.G.F.A.
932 High Turnover, Sit-Down Restaurant (chain or stand alone)	\$29,088 /T.S.F.G.F.A.
933 Fast Food Restaurant (No Drive-Thru)	\$143,683 /T.S.F.G.F.A.
934 Fast Food Restaurant (With Drive-Thru)	\$99,559 /T.S.F.G.F.A.
936 Drinking Place/Bar **	\$22,756 /T.S.F.G.F.A.
941 Quick Lubrication Vehicle Shop	\$15,711 /Service Stall
942 Automobile Care Center **	\$15,750 /T.S.F.G.L.A.

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COMMERCIAL/SERVICES (continued)	
944 Gasoline/Service Station (no Market or Car Wash)	\$33,178 /V.F.P.
945 Gasoline/Service Station (With Convenience Market)	\$24,306 /V.F.P.
946 Gasoline/Service Station (With Convenience Market and Car Wash)	\$22,822 /V.F.P.
OFFICE	
710 General Office Building	\$9,367 /T.S.F.G.F.A.
714 Corporate Headquarters Building	\$6,789 /T.S.F.G.F.A.
715 Single Tenant Office Building	\$9,843 /T.S.F.G.F.A.
720 Medical-Dental Office Building	\$30,737 /T.S.F.G.F.A.
730 Government Office Building	\$58,641 /T.S.F.G.F.A.
731 State Motor Vehicles Dept.	\$141,239 /T.S.F.G.F.A.
732 U.S. Post Office	\$76,394 /T.S.F.G.F.A.
750 Office Park	\$9,715 /T.S.F.G.F.A.
760 Research and Development Center	\$6,899 /T.S.F.G.F.A.
770 Business Park	\$10,855 /T.S.F.G.F.A.
PORT/INDUSTRIAL	
030 Truck Terminals	\$8,380 /T.S.F.G.F.A.
090 Park and Ride Lot With Bus Service	\$3,047 /Parking Space
093 Light Rail Transit Station With Parking	\$1,700 /Parking Space
110 General Light Industrial	\$5,930 /T.S.F.G.F.A.
120 General Heavy Industrial	\$1,276 /T.S.F.G.F.A.
130 Industrial Park	\$5,921 /T.S.F.G.F.A.
140 Manufacturing	\$3,250 /T.S.F.G.F.A.
150 Warehouse	\$4,220 /T.S.F.G.F.A.
151 Mini-Warehouse	\$2,127 /T.S.F.G.F.A.
170 Utilities**	\$5,366 /T.S.F.G.F.A.

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