



**Comprehensive Plan
Update and Amendments
Environmental Impact
Statement 2015**

DISCLAIMER:
This Map is Intended for
Planning Purposes Only.

SOURCE: City of Sumner
Public Work
Department, 2015

Scale:
0 500 1,000 2,000
Feet

Legend

	Sumner City Limits		
Districts	2016 Rate	2017 Rate	
	1	\$0.00	\$554.27
	2	\$1,189.19	\$1,189.19
	3	\$2,582.52	\$2,582.52

Figure 19 Traffic Impact Fee District Map

**City of Sumner
Schedule of Transportation Impact Fees DISTRICT 1**

Land Use Category (ITE 9th Edition)	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit*	Pass-By Trip Reduction Factor **	Truck Percentage Factor ***	Net New Trip Rate (4)	Impact Fee Per Unit 10/2016 (5)	Adjustable Value	Calculated Values		Adjustable Value
									# Units	Net New Trips	IMPACT FEE	% Trucks
RESIDENTIAL												
Single-Family Detached Housing	3	210	1.00	Dwelling Unit	1.00	1.000	1.00	\$554	0	0.00	\$0.00	0.00%
Apartment	3	220	0.62	Dwelling Unit	1.00	1.000	0.62	\$344	0	0.00	\$0.00	0.00%
Low-Rise Apartment (1-2 Floors)	3	221	0.58	Occupied Dwelling Unit	1.00	1.000	0.58	\$321	0	0.00	\$0.00	0.00%
Residential Condominium/Townhouse	3	230	0.52	Dwelling Unit	1.00	1.000	0.52	\$288	0	0.00	\$0.00	0.00%
Mobile Home Park	3	240	0.59	Occupied Dwelling Unit	1.00	1.000	0.59	\$327	0	0.00	\$0.00	0.00%
Retirement Community- Continued Care Retirement Community	3	255	0.20	Occupied Dwelling Unit	1.00	1.000	0.20	\$111	0	0.00	\$0.00	0.00%
Elderly Housing-Detached	3	251	0.27	Dwelling Unit	1.00	1.000	0.27	\$150	0	0.00	\$0.00	0.00%
Congregate Care Facility	1	253	0.17	Occupied Dwelling Unit	1.00	1.000	0.17	\$94	0	0.00	\$0.00	0.00%
Elderly Housing-Attached	3	252	0.23	Occupied Dwelling Unit	1.00	1.000	0.23	\$127	0	0.00	\$0.00	0.00%
Recreational Home	1	260	0.26	Dwelling Unit	1.00	1.000	0.26	\$144	0	0.00	\$0.00	0.00%
Residential P.U.D.	3	270	0.62	Dwelling Unit	1.00	1.000	0.62	\$344	0	0.00	\$0.00	0.00%
INSTITUTIONAL												
Park	1, 2	412	0.09	Acre	1.00	1.000	0.09	\$50	0	0.00	\$0.00	0.00%
Beach Park	1	415	1.30	Acre	1.00	1.000	1.30	\$721	0	0.00	\$0.00	0.00%
Regional Park	1	417	0.20	Acre	1.00	1.000	0.20	\$111	0	0.00	\$0.00	0.00%
Golf Course	1	430	0.30	Acre	1.00	1.000	0.30	\$166	0	0.00	\$0.00	0.00%
Multi-Purpose Recreational Facility	1	435	5.77	Acre	1.00	1.000	5.77	\$3,198	0	0.00	\$0.00	0.00%
Movie Theater w/ Matinee		444	0.07	Seat	1.00	1.000	0.07	\$39	0	0.00	\$0.00	0.00%
Casino/Video Lottery Establishment		473	13.43	1,000 sf GFA	1.00	1.000	13.43	\$7,444	0	0.00	\$0.00	0.00%
Tennis Courts	1	490	3.88	Court	1.00	1.000	3.88	\$2,151	0	0.00	\$0.00	0.00%
Racquet Club	1	491	1.06	1,000 sf GFA	1.00	1.000	1.06	\$588	0	0.00	\$0.00	0.00%
Elementary School		520	1.21	1,000 sf GFA	1.00	1.000	n/a	n/a	0	n/a	n/a	0.00%
Private School (K - 12)	1	536	0.17	Students	1.00	1.000	0.17	\$94	0	0.00	\$0.00	0.00%
Middle/Junior High School		522	1.19	1,000 sf GFA	1.00	1.000	1.19	\$660	0	0.00	\$0.00	0.00%
High School		530	0.97	1,000 sf GFA	1.00	1.000	0.97	\$538	0	0.00	\$0.00	0.00%
Church		560	0.55	1,000 sf GFA	1.00	1.000	0.55	\$305	0	0.00	\$0.00	0.00%
Day Care Center		565	12.34	1,000 sf GFA	1.00	1.000	12.34	\$6,840	0	0.00	\$0.00	0.00%
Library		590	7.30	1,000 sf GFA	1.00	1.000	7.30	\$4,046	0	0.00	\$0.00	0.00%
Hospital		610	0.93	1,000 sf GFA	1.00	1.000	0.93	\$515	0	0.00	\$0.00	0.00%
Nursing Home	1	620	0.74	1,000 sf GFA	1.00	1.000	0.74	\$410	0	0.00	\$0.00	0.00%
BUSINESS & COMMERCIAL												
Hotel		310	0.60	Room	0.75	1.025	0.46	\$256	0	0.00	\$0.00	0.83%
All Suites Hotel	1	311	0.40	Room	0.75	1.025	0.31	\$170	0	0.00	\$0.00	0.83%
Motel		320	0.47	Room	0.75	1.025	0.36	\$200	0	0.00	\$0.00	0.83%
Resort Hotel		330	0.42	Room	0.75	1.025	0.32	\$179	0	0.00	\$0.00	0.83%
Building Materials/Lumber		812	4.49	1,000 sf GFA	0.75	1.025	3.45	\$1,913	0	0.00	\$0.00	0.83%
Free-Standing Discount Superstore		813	4.35	1,000 sf GFA	0.73	1.025	3.25	\$1,804	0	0.00	\$0.00	0.83%
Specialty Retail Center	1	826	2.71	1,000 sf GLA	0.66	1.025	1.83	\$1,016	0	0.00	\$0.00	0.83%
Free-Standing Discount Store		815	4.98	1,000 sf GFA	0.83	1.025	4.24	\$2,348	0	0.00	\$0.00	0.83%
Hardware/Paint Store	3	816	4.84	1,000 sf GFA	0.74	1.025	3.67	\$2,035	0	0.00	\$0.00	0.83%
Nursery-Retail (Garden Center)		817	3.80	1,000 sf GFA	0.75	1.025	2.92	\$1,619	0	0.00	\$0.00	0.83%
Nursery-Wholesale		818	5.17	1,000 sf GFA	0.75	1.025	3.97	\$2,203	0	0.00	\$0.00	0.83%
Shopping Center	3	820	3.71	1,000 sf GLA	0.66	1.025	2.51	\$1,391	0	0.00	\$0.00	0.83%
Factory Outlet Center		823	2.29	1,000 sf GFA	0.75	1.025	1.76	\$976	0	0.00	\$0.00	0.83%
Quality Restaurant		931	7.49	1,000 sf GFA	0.56	1.025	4.30	\$2,383	0	0.00	\$0.00	0.83%
High Turnover Sit-Down Restaurant		932	9.85	1,000 sf GFA	0.57	1.025	5.75	\$3,189	0	0.00	\$0.00	0.83%
Fast Food Restaurant w/out Drive-Through	1	933	26.15	1,000 sf GFA	0.50	1.025	13.40	\$7,428	0	0.00	\$0.00	0.83%
Fast Food Restaurant w/ Drive-Through		934	32.65	1,000 sf GFA	0.50	1.025	16.73	\$9,274	0	0.00	\$0.00	0.83%
Quick Lubrication Vehicle Shop		941	5.19	Servicing Position	0.61	1.025	3.24	\$1,798	0	0.00	\$0.00	0.83%
Auto Care Center	1	942	3.38	1,000 sf GLA	0.61	1.025	2.11	\$1,171	0	0.00	\$0.00	0.83%
New Car Sales		841	2.62	1,000 sf GFA	0.75	1.025	2.01	\$1,116	0	0.00	\$0.00	0.83%
Auto Parts Sales	1	843	5.98	1,000 sf GFA	0.57	1.025	3.49	\$1,936	0	0.00	\$0.00	0.83%
Gasoline/Service Station		944	13.87	Vehicle Fueling Position	0.58	1.025	8.24	\$4,570	0	0.00	\$0.00	0.83%
Gasoline/Service Station w/ Convenience Market		945	13.51	Vehicle Fueling Position	0.44	1.025	6.09	\$3,377	0	0.00	\$0.00	0.83%
Gasoline/Service Station w/ Convenience Market & Car Wash		946	13.86	Vehicle Fueling Position	0.44	1.025	6.25	\$3,464	0	0.00	\$0.00	0.83%
Self-Service Car Wash	1	947	5.54	Wash Stall	0.77	1.025	4.37	\$2,423	0	0.00	\$0.00	0.83%
Tire Store		848	4.15	1,000 sf GFA	0.72	1.025	3.06	\$1,697	0	0.00	\$0.00	0.83%
Tire Superstore		849	2.11	1,000 sf GFA	0.61	1.025	1.32	\$731	0	0.00	\$0.00	0.83%
Supermarket	3	850	9.48	1,000 sf GFA	0.64	1.025	6.22	\$3,447	0	0.00	\$0.00	0.83%
Convenience Market (24 Hr)		851	52.41	1,000 sf GFA	0.49	1.025	26.32	\$14,589	0	0.00	\$0.00	0.83%
Convenience Market (16 Hr)	1	852	34.57	1,000 sf GFA	0.39	1.025	13.82	\$7,659	0	0.00	\$0.00	0.83%
Convenience Market w/ Gas Pump		853	19.07	Vehicle Fueling Position	0.34	1.025	6.65	\$3,683	0	0.00	\$0.00	0.83%
Discount Supermarket	1	854	8.34	1,000 sf GFA	0.79	1.025	6.75	\$3,743	0	0.00	\$0.00	0.83%
Discount Club		857	4.18	1,000 sf GFA	0.63	1.025	2.70	\$1,496	0	0.00	\$0.00	0.83%

Schedule of Transportation Impact Fees DISTRICT 1

Land Use Category (ITE 9th Edition)	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit*	Pass-By Trip Reduction Factor ** (2)	Truck Percentage Factor *** (3)	Net New Trip Rate (4)	Impact Fee Per Unit 10/2016 (5)	Adjustable Value	Calculated Values		Adjustable Value
									# Units	Net New Trips	IMPACT FEE	% Trucks
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.58	1.025	1.39	\$768	0	0.00	\$0.00	0.83%
Electronics Superstore	1	863	4.50	1,000 sf GFA	0.60	1.025	2.77	\$1,534	0	0.00	\$0.00	0.83%
Toy/Children's Superstore	1	864	4.99	1,000 sf GFA	0.75	1.025	3.84	\$2,126	0	0.00	\$0.00	0.83%
Apparel Store		876	3.83	1,000 sf GFA	0.75	1.025	2.94	\$1,632	0	0.00	\$0.00	0.83%
Pharmacy/Drug Store w/out Drive-Through		880	8.40	1,000 sf GFA	0.47	1.025	4.05	\$2,243	0	0.00	\$0.00	0.83%
Pharmacy/Drug Store w/ Drive-Through		881	9.91	1,000 sf GFA	0.51	1.025	5.18	\$2,871	0	0.00	\$0.00	0.83%
Furniture Store		890	0.45	1,000 sf GFA	0.47	1.025	0.22	\$120	0	0.00	\$0.00	0.83%
DVD/Video Rental Store	1	896	13.60	1,000 sf GFA	0.46	1.025	6.41	\$3,554	0	0.00	\$0.00	0.83%
Bank/Savings: Walk-in	1	911	12.13	1,000 sf GFA	0.53	1.025	6.59	\$3,652	0	0.00	\$0.00	0.83%
Bank/Savings: Drive-in		912	24.30	1,000 sf GFA	0.65	1.025	16.19	\$8,973	0	0.00	\$0.00	0.83%
OFFICE												
Clinic	1	630	5.18	1,000 sf GFA	1.00	1.025	5.31	\$2,943	0	0.00	\$0.00	0.83%
General Office	3	710	1.49	1,000 sf GFA	1.00	1.025	1.53	\$846	0	0.00	\$0.00	0.83%
Corporate Headquarters	3	714	1.41	1,000 sf GFA	1.00	1.025	1.45	\$801	0	0.00	\$0.00	0.83%
Single Tenant Office	3	715	1.74	1,000 sf GFA	1.00	1.025	1.78	\$988	0	0.00	\$0.00	0.83%
Medical-Dental Office Building	3	720	3.57	1,000 sf GFA	1.00	1.025	3.66	\$2,028	0	0.00	\$0.00	0.83%
U.S. Post Office		732	11.22	1,000 sf GFA	1.00	1.025	11.50	\$6,374	0	0.00	\$0.00	0.83%
Office Park	3	750	1.48	1,000 sf GFA	1.00	1.025	1.52	\$841	0	0.00	\$0.00	0.83%
Research and Development Center	3	760	1.07	1,000 sf GFA	1.00	1.025	1.10	\$608	0	0.00	\$0.00	0.83%
Business Park	3	770	1.26	1,000 sf GFA	1.00	1.025	1.29	\$716	0	0.00	\$0.00	0.83%
INDUSTRIAL												
General Light Industrial	3	110	0.97	1,000 sf GFA	1.00	1.353	1.31	\$727	0	0.00	\$0.00	11.75%
General Heavy Industrial	1	120	0.68	1,000 sf GFA	1.00	1.353	0.92	\$510	0	0.00	\$0.00	11.75%
Industrial Park		130	0.85	1,000 sf GFA	1.00	1.353	1.15	\$637	0	0.00	\$0.00	11.75%
Manufacturing	3	140	0.73	1,000 sf GFA	1.00	1.353	0.99	\$547	0	0.00	\$0.00	11.75%
Warehouse		150	0.32	1,000 sf GFA	1.00	1.353	0.43	\$240	0	0.00	\$0.00	11.75%
Mini-Warehouse		151	0.26	1,000 sf GFA	1.00	1.353	0.35	\$195	0	0.00	\$0.00	11.75%
Utilities	1	170	0.76	1,000 sf GFA	1.00	1.353	1.03	\$570	0	0.00	\$0.00	11.75%
PORT and TERMINAL												
Intermodal Truck Terminal	1	30	6.55	Acres	1.00	1.353	8.86	\$4,910	0	0.00	\$0.00	11.75%
Park and Ride Lot with Bus Service	3	90	0.62	Parking Space	1.00	1.353	0.84	\$465	0	0.00	\$0.00	11.75%

* 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* (3rd Edition, 2014) and previously adopted factors.

*** The Truck Trip Factor increases the trip rate to account for a truck-to-passenger car equivalent factor and a truck percentage obtained from the City of Sumner travel demand model.

NET NEW TRIP RATE CALCULATION:

ITE Trip Rate	X	Pass-By Reduction Factor	X	Truck Percentage Factor	=	Net New Trip Rate
(1)		(2)		(3)		(4)

IMPACT FEE CALCULATION:

Net New Trip Rate	X	\$1,645 Per New PM Peak Hour Trip	=	Impact Fee per Unit of Development
(4)				(5)

NOTES:

- (1) *Trip Generation* (9th Edition, 2012) 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) County Park PM peak hour trip rate. No City Park trip rate available for PM peak hour.
- (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*.

**City of Sumner
Schedule of Transportation Impact Fees DISTRICT 2**

Land Use Category (ITE 9th Edition)	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit*	Pass-By Trip Reduction Factor ** (2)	Truck Percentage Factor *** (3)	Net New Trip Rate (4)	Impact Fee Per Unit (5)	Adjustable Value	Calculated Values		Adjustable Value
									# Units	Net New Trips	IMPACT FEE	% Trucks
RESIDENTIAL												
Single-Family Detached Housing	3	210	1.00	Dwelling Unit	1.00	1.000	1.00	\$1,189	0	0.00	\$0.00	0.00%
Apartment	3	220	0.62	Dwelling Unit	1.00	1.000	0.62	\$737	0	0.00	\$0.00	0.00%
Low-Rise Apartment (1-2 Floors)	3	221	0.58	Occupied Dwelling Unit	1.00	1.000	0.58	\$690	0	0.00	\$0.00	0.00%
Residential Condominium/Townhouse	3	230	0.52	Dwelling Unit	1.00	1.000	0.52	\$618	0	0.00	\$0.00	0.00%
Mobile Home Park	3	240	0.59	Occupied Dwelling Unit	1.00	1.000	0.59	\$702	0	0.00	\$0.00	0.00%
Retirement Community- Continued Care Retirement Community	3	255	0.20	Occupied Dwelling Unit	1.00	1.000	0.20	\$238	0	0.00	\$0.00	0.00%
Elderly Housing-Detached	3	251	0.27	Dwelling Unit	1.00	1.000	0.27	\$321	0	0.00	\$0.00	0.00%
Congregate Care Facility	1	253	0.17	Occupied Dwelling Unit	1.00	1.000	0.17	\$202	0	0.00	\$0.00	0.00%
Elderly Housing-Attached	3	252	0.23	Occupied Dwelling Unit	1.00	1.000	0.23	\$274	0	0.00	\$0.00	0.00%
Recreational Home	1	260	0.26	Dwelling Unit	1.00	1.000	0.26	\$309	0	0.00	\$0.00	0.00%
Residential P.U.D.	3	270	0.62	Dwelling Unit	1.00	1.000	0.62	\$737	0	0.00	\$0.00	0.00%
INSTITUTIONAL												
Park	1, 2	412	0.09	Acre	1.00	1.000	0.09	\$107	0	0.00	\$0.00	0.00%
Beach Park	1	415	1.30	Acre	1.00	1.000	1.30	\$1,546	0	0.00	\$0.00	0.00%
Regional Park	1	417	0.20	Acre	1.00	1.000	0.20	\$238	0	0.00	\$0.00	0.00%
Golf Course	1	430	0.30	Acre	1.00	1.000	0.30	\$357	0	0.00	\$0.00	0.00%
Multi-Purpose Recreational Facility	1	435	5.77	Acre	1.00	1.000	5.77	\$6,862	0	0.00	\$0.00	0.00%
Movie Theater w/ Matinee		444	0.07	Seat	1.00	1.000	0.07	\$83	0	0.00	\$0.00	0.00%
Casino/Video Lottery Establishment		473	13.43	1,000 sf GFA	1.00	1.000	13.43	\$15,971	0	0.00	\$0.00	0.00%
Tennis Courts	1	490	3.88	Court	1.00	1.000	3.88	\$4,614	0	0.00	\$0.00	0.00%
Racquet Club	1	491	1.06	1,000 sf GFA	1.00	1.000	1.06	\$1,261	0	0.00	\$0.00	0.00%
Elementary School		520	1.21	1,000 sf GFA	1.00	1.000	n/a	n/a	0	n/a	n/a	0.00%
Private School (K - 12)	1	536	0.17	Students	1.00	1.000	0.17	\$202	0	0.00	\$0.00	0.00%
Middle/Junior High School		522	1.19	1,000 sf GFA	1.00	1.000	1.19	\$1,415	0	0.00	\$0.00	0.00%
High School		530	0.97	1,000 sf GFA	1.00	1.000	0.97	\$1,154	0	0.00	\$0.00	0.00%
Church		560	0.55	1,000 sf GFA	1.00	1.000	0.55	\$654	0	0.00	\$0.00	0.00%
Day Care Center		565	12.34	1,000 sf GFA	1.00	1.000	12.34	\$14,675	0	0.00	\$0.00	0.00%
Library		590	7.30	1,000 sf GFA	1.00	1.000	7.30	\$8,681	0	0.00	\$0.00	0.00%
Hospital		610	0.93	1,000 sf GFA	1.00	1.000	0.93	\$1,106	0	0.00	\$0.00	0.00%
Nursing Home	1	620	0.74	1,000 sf GFA	1.00	1.000	0.74	\$880	0	0.00	\$0.00	0.00%
BUSINESS & COMMERCIAL												
Hotel		310	0.60	Room	0.75	1.025	0.46	\$548	0	0.00	\$0.00	0.83%
All Suites Hotel	1	311	0.40	Room	0.75	1.025	0.31	\$366	0	0.00	\$0.00	0.83%
Motel		320	0.47	Room	0.75	1.025	0.36	\$430	0	0.00	\$0.00	0.83%
Resort Hotel		330	0.42	Room	0.75	1.025	0.32	\$384	0	0.00	\$0.00	0.83%
Building Materials/Lumber		812	4.49	1,000 sf GFA	0.75	1.025	3.45	\$4,104	0	0.00	\$0.00	0.83%
Free-Standing Discount Superstore		813	4.35	1,000 sf GFA	0.73	1.025	3.25	\$3,870	0	0.00	\$0.00	0.83%
Specialty Retail Center	1	826	2.71	1,000 sf GLA	0.66	1.025	1.83	\$2,180	0	0.00	\$0.00	0.83%
Free-Standing Discount Store		815	4.98	1,000 sf GFA	0.83	1.025	4.24	\$5,038	0	0.00	\$0.00	0.83%
Hardware/Paint Store	3	816	4.84	1,000 sf GFA	0.74	1.025	3.67	\$4,365	0	0.00	\$0.00	0.83%
Nursery-Retail (Garden Center)		817	3.80	1,000 sf GFA	0.75	1.025	2.92	\$3,474	0	0.00	\$0.00	0.83%
Nursery-Wholesale		818	5.17	1,000 sf GFA	0.75	1.025	3.97	\$4,726	0	0.00	\$0.00	0.83%
Shopping Center	3	820	3.71	1,000 sf GLA	0.66	1.025	2.51	\$2,984	0	0.00	\$0.00	0.83%
Factory Outlet Center		823	2.29	1,000 sf GFA	0.75	1.025	1.76	\$2,093	0	0.00	\$0.00	0.83%
Quality Restaurant		931	7.49	1,000 sf GFA	0.56	1.025	4.30	\$5,112	0	0.00	\$0.00	0.83%
High Turnover Sit-Down Restaurant		932	9.85	1,000 sf GFA	0.57	1.025	5.75	\$6,843	0	0.00	\$0.00	0.83%
Fast Food Restaurant w/out Drive-Through	1	933	26.15	1,000 sf GFA	0.50	1.025	13.40	\$15,936	0	0.00	\$0.00	0.83%
Fast Food Restaurant w/ Drive-Through		934	32.65	1,000 sf GFA	0.50	1.025	16.73	\$19,897	0	0.00	\$0.00	0.83%
Quick Lubrication Vehicle Shop		941	5.19	Servicing Position	0.61	1.025	3.24	\$3,859	0	0.00	\$0.00	0.83%
Auto Care Center	1	942	3.38	1,000 sf GLA	0.61	1.025	2.11	\$2,513	0	0.00	\$0.00	0.83%
New Car Sales		841	2.62	1,000 sf GFA	0.75	1.025	2.01	\$2,395	0	0.00	\$0.00	0.83%
Auto Parts Sales	1	843	5.98	1,000 sf GFA	0.57	1.025	3.49	\$4,154	0	0.00	\$0.00	0.83%
Gasoline/Service Station		944	13.87	Vehicle Fueling Position	0.58	1.025	8.24	\$9,805	0	0.00	\$0.00	0.83%
Gasoline/Service Station w/ Convenience Market		945	13.51	Vehicle Fueling Position	0.44	1.025	6.09	\$7,245	0	0.00	\$0.00	0.83%
Gasoline/Service Station w/ Convenience Market & Car Wash		946	13.86	Vehicle Fueling Position	0.44	1.025	6.25	\$7,433	0	0.00	\$0.00	0.83%
Self-Service Car Wash	1	947	5.54	Wash Stall	0.77	1.025	4.37	\$5,199	0	0.00	\$0.00	0.83%
Tire Store		848	4.15	1,000 sf GFA	0.72	1.025	3.06	\$3,642	0	0.00	\$0.00	0.83%
Tire Superstore		849	2.11	1,000 sf GFA	0.61	1.025	1.32	\$1,569	0	0.00	\$0.00	0.83%
Supermarket	3	850	9.48	1,000 sf GFA	0.64	1.025	6.22	\$7,395	0	0.00	\$0.00	0.83%
Convenience Market (24 Hr)		851	52.41	1,000 sf GFA	0.49	1.025	26.32	\$31,300	0	0.00	\$0.00	0.83%
Convenience Market (16 Hr)	1	852	34.57	1,000 sf GFA	0.39	1.025	13.82	\$16,432	0	0.00	\$0.00	0.83%
Convenience Market w/ Gas Pump		853	19.07	Vehicle Fueling Position	0.34	1.025	6.65	\$7,902	0	0.00	\$0.00	0.83%
Discount Supermarket	1	854	8.34	1,000 sf GFA	0.79	1.025	6.75	\$8,030	0	0.00	\$0.00	0.83%
Discount Club		857	4.18	1,000 sf GFA	0.63	1.025	2.70	\$3,210	0	0.00	\$0.00	0.83%

Schedule of Transportation Impact Fees DISTRICT 2

Land Use Category (ITE 9th Edition)	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit*	Pass-By Trip Reduction Factor ** (2)	Truck Percentage Factor *** (3)	Net New Trip Rate (4)	Impact Fee Per Unit (5)	Adjustable Value	Calculated Values		Adjustable Value
									# Units	Net New Trips	IMPACT FEE	% Trucks
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.58	1.025	1.39	\$1,647	0	0.00	\$0.00	0.83%
Electronics Superstore	1	863	4.50	1,000 sf GFA	0.60	1.025	2.77	\$3,291	0	0.00	\$0.00	0.83%
Toy/Children's Superstore	1	864	4.99	1,000 sf GFA	0.75	1.025	3.84	\$4,561	0	0.00	\$0.00	0.83%
Apparel Store		876	3.83	1,000 sf GFA	0.75	1.025	2.94	\$3,501	0	0.00	\$0.00	0.83%
Pharmacy/Drug Store w/out Drive-Through		880	8.40	1,000 sf GFA	0.47	1.025	4.05	\$4,812	0	0.00	\$0.00	0.83%
Pharmacy/Drug Store w/ Drive-Through		881	9.91	1,000 sf GFA	0.51	1.025	5.18	\$6,160	0	0.00	\$0.00	0.83%
Furniture Store		890	0.45	1,000 sf GFA	0.47	1.025	0.22	\$258	0	0.00	\$0.00	0.83%
DVD/Video Rental Store	1	896	13.60	1,000 sf GFA	0.46	1.025	6.41	\$7,625	0	0.00	\$0.00	0.83%
Bank/Savings: Walk-in	1	911	12.13	1,000 sf GFA	0.53	1.025	6.59	\$7,836	0	0.00	\$0.00	0.83%
Bank/Savings: Drive-in		912	24.30	1,000 sf GFA	0.65	1.025	16.19	\$19,251	0	0.00	\$0.00	0.83%
OFFICE												
Clinic	1	630	5.18	1,000 sf GFA	1.00	1.025	5.31	\$6,313	0	0.00	\$0.00	0.83%
General Office	3	710	1.49	1,000 sf GFA	1.00	1.025	1.53	\$1,816	0	0.00	\$0.00	0.83%
Corporate Headquarters	3	714	1.41	1,000 sf GFA	1.00	1.025	1.45	\$1,719	0	0.00	\$0.00	0.83%
Single Tenant Office	3	715	1.74	1,000 sf GFA	1.00	1.025	1.78	\$2,121	0	0.00	\$0.00	0.83%
Medical-Dental Office Building	3	720	3.57	1,000 sf GFA	1.00	1.025	3.66	\$4,351	0	0.00	\$0.00	0.83%
U.S. Post Office		732	11.22	1,000 sf GFA	1.00	1.025	11.50	\$13,675	0	0.00	\$0.00	0.83%
Office Park	3	750	1.48	1,000 sf GFA	1.00	1.025	1.52	\$1,804	0	0.00	\$0.00	0.83%
Research and Development Center	3	760	1.07	1,000 sf GFA	1.00	1.025	1.10	\$1,304	0	0.00	\$0.00	0.83%
Business Park	3	770	1.26	1,000 sf GFA	1.00	1.025	1.29	\$1,536	0	0.00	\$0.00	0.83%
INDUSTRIAL												
General Light Industrial	3	110	0.97	1,000 sf GFA	1.00	1.353	1.31	\$1,560	0	0.00	\$0.00	11.75%
General Heavy Industrial	1	120	0.68	1,000 sf GFA	1.00	1.353	0.92	\$1,094	0	0.00	\$0.00	11.75%
Industrial Park		130	0.85	1,000 sf GFA	1.00	1.353	1.15	\$1,367	0	0.00	\$0.00	11.75%
Manufacturing	3	140	0.73	1,000 sf GFA	1.00	1.353	0.99	\$1,174	0	0.00	\$0.00	11.75%
Warehouse		150	0.32	1,000 sf GFA	1.00	1.353	0.43	\$515	0	0.00	\$0.00	11.75%
Mini-Warehouse		151	0.26	1,000 sf GFA	1.00	1.353	0.35	\$418	0	0.00	\$0.00	11.75%
Utilities	1	170	0.76	1,000 sf GFA	1.00	1.353	1.03	\$1,222	0	0.00	\$0.00	11.75%
PORT and TERMINAL												
Intermodal Truck Terminal	1	30	6.55	Acres	1.00	1.353	8.86	\$10,535	0	0.00	\$0.00	11.75%
Park and Ride Lot with Bus Service	3	90	0.62	Parking Space	1.00	1.353	0.84	\$997	0	0.00	\$0.00	11.75%

* 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* (3rd Edition, 2014) and previously adopted factors.

*** The Truck Trip Factor increases the trip rate to account for a truck-to-passenger car equivalent factor and a truck percentage obtained from the City of Sumner travel demand model.

NET NEW TRIP RATE CALCULATION:

ITE Trip Rate (1)	X	Pass-By Reduction Factor (2)	X	Truck Percentage Factor (3)	=	Net New Trip Rate (4)
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IMPACT FEE CALCULATION:

Net New Trip Rate (4)	X	\$2,125 Per New PM Peak Hour Trip	=	Impact Fee per Unit of Development (5)
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NOTES:

- (1) *Trip Generation* (9th Edition, 2012) 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) County Park PM peak hour trip rate. No City Park trip rate available for PM peak hour.
- (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*.

**City of Sumner
Schedule of Transportation Impact Fees DISTRICT 3**

Land Use Category (ITE 9th Edition)	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit*	Pass-By Trip Reduction Factor ** (2)	Truck Percentage Factor *** (3)	Net New Trip Rate (4)	Impact Fee Per Unit (5)	Adjustable Value	Calculated Values		Adjustable Value
									# Units	Net New Trips	IMPACT FEE	% Trucks
RESIDENTIAL												
Single-Family Detached Housing	3	210	1.00	Dwelling Unit	1.00	1.000	1.00	\$2,583	0	0.00	\$0.00	0.00%
Apartment	3	220	0.62	Dwelling Unit	1.00	1.000	0.62	\$1,601	0	0.00	\$0.00	0.00%
Low-Rise Apartment (1-2 Floors)	3	221	0.58	Occupied Dwelling Unit	1.00	1.000	0.58	\$1,498	0	0.00	\$0.00	0.00%
Residential Condominium/Townhouse	3	230	0.52	Dwelling Unit	1.00	1.000	0.52	\$1,343	0	0.00	\$0.00	0.00%
Mobile Home Park	3	240	0.59	Occupied Dwelling Unit	1.00	1.000	0.59	\$1,524	0	0.00	\$0.00	0.00%
Retirement Community- Continued Care Retirement Community	3	255	0.20	Occupied Dwelling Unit	1.00	1.000	0.20	\$517	0	0.00	\$0.00	0.00%
Elderly Housing-Detached	3	251	0.27	Dwelling Unit	1.00	1.000	0.27	\$697	0	0.00	\$0.00	0.00%
Congregate Care Facility	1	253	0.17	Occupied Dwelling Unit	1.00	1.000	0.17	\$439	0	0.00	\$0.00	0.00%
Elderly Housing-Attached	3	252	0.23	Occupied Dwelling Unit	1.00	1.000	0.23	\$594	0	0.00	\$0.00	0.00%
Recreational Home	1	260	0.26	Dwelling Unit	1.00	1.000	0.26	\$671	0	0.00	\$0.00	0.00%
Residential P.U.D.	3	270	0.62	Dwelling Unit	1.00	1.000	0.62	\$1,601	0	0.00	\$0.00	0.00%
INSTITUTIONAL												
Park	1, 2	412	0.09	Acre	1.00	1.000	0.09	\$232	0	0.00	\$0.00	0.00%
Beach Park	1	415	1.30	Acre	1.00	1.000	1.30	\$3,357	0	0.00	\$0.00	0.00%
Regional Park	1	417	0.20	Acre	1.00	1.000	0.20	\$517	0	0.00	\$0.00	0.00%
Golf Course	1	430	0.30	Acre	1.00	1.000	0.30	\$775	0	0.00	\$0.00	0.00%
Multi-Purpose Recreational Facility	1	435	5.77	Acre	1.00	1.000	5.77	\$14,901	0	0.00	\$0.00	0.00%
Movie Theater w/ Matinee		444	0.07	Seat	1.00	1.000	0.07	\$181	0	0.00	\$0.00	0.00%
Casino/Video Lottery Establishment		473	13.43	1,000 sf GFA	1.00	1.000	13.43	\$34,683	0	0.00	\$0.00	0.00%
Tennis Courts	1	490	3.88	Court	1.00	1.000	3.88	\$10,020	0	0.00	\$0.00	0.00%
Racquet Club	1	491	1.06	1,000 sf GFA	1.00	1.000	1.06	\$2,737	0	0.00	\$0.00	0.00%
Elementary School		520	1.21	1,000 sf GFA	1.00	1.000	n/a	n/a	0	n/a	n/a	0.00%
Private School (K - 12)	1	536	0.17	Students	1.00	1.000	0.17	\$439	0	0.00	\$0.00	0.00%
Middle/Junior High School		522	1.19	1,000 sf GFA	1.00	1.000	1.19	\$3,073	0	0.00	\$0.00	0.00%
High School		530	0.97	1,000 sf GFA	1.00	1.000	0.97	\$2,505	0	0.00	\$0.00	0.00%
Church		560	0.55	1,000 sf GFA	1.00	1.000	0.55	\$1,420	0	0.00	\$0.00	0.00%
Day Care Center		565	12.34	1,000 sf GFA	1.00	1.000	12.34	\$31,868	0	0.00	\$0.00	0.00%
Library		590	7.30	1,000 sf GFA	1.00	1.000	7.30	\$18,852	0	0.00	\$0.00	0.00%
Hospital		610	0.93	1,000 sf GFA	1.00	1.000	0.93	\$2,402	0	0.00	\$0.00	0.00%
Nursing Home	1	620	0.74	1,000 sf GFA	1.00	1.000	0.74	\$1,911	0	0.00	\$0.00	0.00%
BUSINESS & COMMERCIAL												
Hotel		310	0.60	Room	0.75	1.025	0.46	\$1,191	0	0.00	\$0.00	0.83%
All Suites Hotel	1	311	0.40	Room	0.75	1.025	0.31	\$794	0	0.00	\$0.00	0.83%
Motel		320	0.47	Room	0.75	1.025	0.36	\$933	0	0.00	\$0.00	0.83%
Resort Hotel		330	0.42	Room	0.75	1.025	0.32	\$834	0	0.00	\$0.00	0.83%
Building Materials/Lumber		812	4.49	1,000 sf GFA	0.75	1.025	3.45	\$8,913	0	0.00	\$0.00	0.83%
Free-Standing Discount Superstore		813	4.35	1,000 sf GFA	0.73	1.025	3.25	\$8,405	0	0.00	\$0.00	0.83%
Specialty Retail Center	1	826	2.71	1,000 sf GLA	0.66	1.025	1.83	\$4,734	0	0.00	\$0.00	0.83%
Free-Standing Discount Store		815	4.98	1,000 sf GFA	0.83	1.025	4.24	\$10,940	0	0.00	\$0.00	0.83%
Hardware/Paint Store	3	816	4.84	1,000 sf GFA	0.74	1.025	3.67	\$9,480	0	0.00	\$0.00	0.83%
Nursery-Retail (Garden Center)		817	3.80	1,000 sf GFA	0.75	1.025	2.92	\$7,543	0	0.00	\$0.00	0.83%
Nursery-Wholesale		818	5.17	1,000 sf GFA	0.75	1.025	3.97	\$10,263	0	0.00	\$0.00	0.83%
Shopping Center	3	820	3.71	1,000 sf GLA	0.66	1.025	2.51	\$6,481	0	0.00	\$0.00	0.83%
Factory Outlet Center		823	2.29	1,000 sf GFA	0.75	1.025	1.76	\$4,546	0	0.00	\$0.00	0.83%
Quality Restaurant		931	7.49	1,000 sf GFA	0.56	1.025	4.30	\$11,102	0	0.00	\$0.00	0.83%
High Turnover Sit-Down Restaurant		932	9.85	1,000 sf GFA	0.57	1.025	5.75	\$14,861	0	0.00	\$0.00	0.83%
Fast Food Restaurant w/out Drive-Through	1	933	26.15	1,000 sf GFA	0.50	1.025	13.40	\$34,607	0	0.00	\$0.00	0.83%
Fast Food Restaurant w/ Drive-Through		934	32.65	1,000 sf GFA	0.50	1.025	16.73	\$43,209	0	0.00	\$0.00	0.83%
Quick Lubrication Vehicle Shop		941	5.19	Servicing Position	0.61	1.025	3.24	\$8,380	0	0.00	\$0.00	0.83%
Auto Care Center	1	942	3.38	1,000 sf GLA	0.61	1.025	2.11	\$5,457	0	0.00	\$0.00	0.83%
New Car Sales		841	2.62	1,000 sf GFA	0.75	1.025	2.01	\$5,201	0	0.00	\$0.00	0.83%
Auto Parts Sales	1	843	5.98	1,000 sf GFA	0.57	1.025	3.49	\$9,022	0	0.00	\$0.00	0.83%
Gasoline/Service Station		944	13.87	Vehicle Fueling Position	0.58	1.025	8.24	\$21,293	0	0.00	\$0.00	0.83%
Gasoline/Service Station w/ Convenience Market		945	13.51	Vehicle Fueling Position	0.44	1.025	6.09	\$15,734	0	0.00	\$0.00	0.83%
Gasoline/Service Station w/ Convenience Market & Car Wash		946	13.86	Vehicle Fueling Position	0.44	1.025	6.25	\$16,141	0	0.00	\$0.00	0.83%
Self-Service Car Wash	1	947	5.54	Wash Stall	0.77	1.025	4.37	\$11,291	0	0.00	\$0.00	0.83%
Tire Store		848	4.15	1,000 sf GFA	0.72	1.025	3.06	\$7,909	0	0.00	\$0.00	0.83%
Tire Superstore		849	2.11	1,000 sf GFA	0.61	1.025	1.32	\$3,407	0	0.00	\$0.00	0.83%
Supermarket	3	850	9.48	1,000 sf GFA	0.64	1.025	6.22	\$16,059	0	0.00	\$0.00	0.83%
Convenience Market (24 Hr)		851	52.41	1,000 sf GFA	0.49	1.025	26.32	\$67,973	0	0.00	\$0.00	0.83%
Convenience Market (16 Hr)	1	852	34.57	1,000 sf GFA	0.39	1.025	13.82	\$35,685	0	0.00	\$0.00	0.83%
Convenience Market w/ Gas Pump		853	19.07	Vehicle Fueling Position	0.34	1.025	6.65	\$17,161	0	0.00	\$0.00	0.83%
Discount Supermarket	1	854	8.34	1,000 sf GFA	0.79	1.025	6.75	\$17,439	0	0.00	\$0.00	0.83%
Discount Club		857	4.18	1,000 sf GFA	0.63	1.025	2.70	\$6,970	0	0.00	\$0.00	0.83%

Schedule of Transportation Impact Fees DISTRICT 3

Land Use Category (ITE 9th Edition)	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit*	Pass-By Trip Reduction Factor ** (2)	Truck Percentage Factor *** (3)	Net New Trip Rate (4)	Impact Fee Per Unit (5)	Adjustable Value	Calculated Values		Adjustable Value
									# Units	Net New Trips	IMPACT FEE	% Trucks
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.58	1.025	1.39	\$3,577	0	0.00	\$0.00	0.83%
Electronics Superstore	1	863	4.50	1,000 sf GFA	0.60	1.025	2.77	\$7,146	0	0.00	\$0.00	0.83%
Toy/Children's Superstore	1	864	4.99	1,000 sf GFA	0.75	1.025	3.84	\$9,906	0	0.00	\$0.00	0.83%
Apparel Store		876	3.83	1,000 sf GFA	0.75	1.025	2.94	\$7,603	0	0.00	\$0.00	0.83%
Pharmacy/Drug Store w/out Drive-Through		880	8.40	1,000 sf GFA	0.47	1.025	4.05	\$10,450	0	0.00	\$0.00	0.83%
Pharmacy/Drug Store w/ Drive-Through		881	9.91	1,000 sf GFA	0.51	1.025	5.18	\$13,377	0	0.00	\$0.00	0.83%
Furniture Store		890	0.45	1,000 sf GFA	0.47	1.025	0.22	\$560	0	0.00	\$0.00	0.83%
DVD/Video Rental Store	1	896	13.60	1,000 sf GFA	0.46	1.025	6.41	\$16,559	0	0.00	\$0.00	0.83%
Bank/Savings: Walk-in	1	911	12.13	1,000 sf GFA	0.53	1.025	6.59	\$17,016	0	0.00	\$0.00	0.83%
Bank/Savings: Drive-in		912	24.30	1,000 sf GFA	0.65	1.025	16.19	\$41,807	0	0.00	\$0.00	0.83%
OFFICE												
Clinic	1	630	5.18	1,000 sf GFA	1.00	1.025	5.31	\$13,711	0	0.00	\$0.00	0.83%
General Office	3	710	1.49	1,000 sf GFA	1.00	1.025	1.53	\$3,944	0	0.00	\$0.00	0.83%
Corporate Headquarters	3	714	1.41	1,000 sf GFA	1.00	1.025	1.45	\$3,732	0	0.00	\$0.00	0.83%
Single Tenant Office	3	715	1.74	1,000 sf GFA	1.00	1.025	1.78	\$4,605	0	0.00	\$0.00	0.83%
Medical-Dental Office Building	3	720	3.57	1,000 sf GFA	1.00	1.025	3.66	\$9,449	0	0.00	\$0.00	0.83%
U.S. Post Office		732	11.22	1,000 sf GFA	1.00	1.025	11.50	\$29,697	0	0.00	\$0.00	0.83%
Office Park	3	750	1.48	1,000 sf GFA	1.00	1.025	1.52	\$3,917	0	0.00	\$0.00	0.83%
Research and Development Center	3	760	1.07	1,000 sf GFA	1.00	1.025	1.10	\$2,832	0	0.00	\$0.00	0.83%
Business Park	3	770	1.26	1,000 sf GFA	1.00	1.025	1.29	\$3,335	0	0.00	\$0.00	0.83%
INDUSTRIAL												
General Light Industrial	3	110	0.97	1,000 sf GFA	1.00	1.353	1.31	\$3,388	0	0.00	\$0.00	11.75%
General Heavy Industrial	1	120	0.68	1,000 sf GFA	1.00	1.353	0.92	\$2,375	0	0.00	\$0.00	11.75%
Industrial Park		130	0.85	1,000 sf GFA	1.00	1.353	1.15	\$2,969	0	0.00	\$0.00	11.75%
Manufacturing Warehouse	3	140	0.73	1,000 sf GFA	1.00	1.353	0.99	\$2,550	0	0.00	\$0.00	11.75%
Warehouse		150	0.32	1,000 sf GFA	1.00	1.353	0.43	\$1,118	0	0.00	\$0.00	11.75%
Mini-Warehouse		151	0.26	1,000 sf GFA	1.00	1.353	0.35	\$908	0	0.00	\$0.00	11.75%
Utilities	1	170	0.76	1,000 sf GFA	1.00	1.353	1.03	\$2,655	0	0.00	\$0.00	11.75%
PORT and TERMINAL												
Intermodal Truck Terminal	1	30	6.55	Acres	1.00	1.353	8.86	\$22,878	0	0.00	\$0.00	11.75%
Park and Ride Lot with Bus Service	3	90	0.62	Parking Space	1.00	1.353	0.84	\$2,166	0	0.00	\$0.00	11.75%

* 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* (3rd Edition, 2014) and previously adopted factors.

*** The Truck Trip Factor increases the trip rate to account for a truck-to-passenger car equivalent factor and a truck percentage obtained from the City of Sumner travel demand model.

NET NEW TRIP RATE CALCULATION:

ITE Trip Rate	X	Pass-By Reduction Factor	X	Truck Percentage Factor	=	Net New Trip Rate
(1)		(2)		(3)		(4)

IMPACT FEE CALCULATION:

Net New Trip Rate	X	\$2,530 Per New PM Peak Hour Trip	=	Impact Fee per Unit of Development
(4)				(5)

NOTES:

- (1) *Trip Generation* (9th Edition, 2012) 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) County Park PM peak hour trip rate. No City Park trip rate available for PM peak hour.
- (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*.