

**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 ** (2)	Truck Percentage Factor *** (3)	Net New Trip Rate (4)	Impact Fee Per Unit 10/2017 (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	\$1,121	0	0.00	\$0.00	0.00%
Apartment	3	220	0.62	Dwelling Unit	1.00	1.000	0.62	\$695	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	\$650	0	0.00	\$0.00	0.00%
Residential Condominium/Townhouse	3	230	0.52	Dwelling Unit	1.00	1.000	0.52	\$583	0	0.00	\$0.00	0.00%
Mobile Home Park	3	240	0.59	Occupied Dwelling Unit	1.00	1.000	0.59	\$661	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	\$224	0	0.00	\$0.00	0.00%
Elderly Housing-Detached	3	251	0.27	Dwelling Unit	1.00	1.000	0.27	\$303	0	0.00	\$0.00	0.00%
Congregate Care Facility	1	253	0.17	Occupied Dwelling Unit	1.00	1.000	0.17	\$191	0	0.00	\$0.00	0.00%
Elderly Housing-Attached	3	252	0.23	Occupied Dwelling Unit	1.00	1.000	0.23	\$258	0	0.00	\$0.00	0.00%
Recreational Home	1	260	0.26	Dwelling Unit	1.00	1.000	0.26	\$291	0	0.00	\$0.00	0.00%
Residential P.U.D.	3	270	0.62	Dwelling Unit	1.00	1.000	0.62	\$695	0	0.00	\$0.00	0.00%
INSTITUTIONAL												
Park	1, 2	412	0.09	Acre	1.00	1.000	0.09	\$101	0	0.00	\$0.00	0.00%
Beach Park	1	415	1.30	Acre	1.00	1.000	1.30	\$1,457	0	0.00	\$0.00	0.00%
Regional Park	1	417	0.20	Acre	1.00	1.000	0.20	\$224	0	0.00	\$0.00	0.00%
Golf Course	1	430	0.30	Acre	1.00	1.000	0.30	\$336	0	0.00	\$0.00	0.00%
Multi-Purpose Recreational Facility	1	435	5.77	Acre	1.00	1.000	5.77	\$6,468	0	0.00	\$0.00	0.00%
Movie Theater w/ Matinee		444	0.07	Seat	1.00	1.000	0.07	\$78	0	0.00	\$0.00	0.00%
Casino/Video Lottery Establishment		473	13.43	1,000 sf GFA	1.00	1.000	13.43	\$15,055	0	0.00	\$0.00	0.00%
Tennis Courts	1	490	3.88	Court	1.00	1.000	3.88	\$4,349	0	0.00	\$0.00	0.00%
Racquet Club	1	491	1.06	1,000 sf GFA	1.00	1.000	1.06	\$1,188	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	\$191	0	0.00	\$0.00	0.00%
Middle/Junior High School		522	1.19	1,000 sf GFA	1.00	1.000	1.19	\$1,334	0	0.00	\$0.00	0.00%
High School		530	0.97	1,000 sf GFA	1.00	1.000	0.97	\$1,087	0	0.00	\$0.00	0.00%
Church		560	0.55	1,000 sf GFA	1.00	1.000	0.55	\$617	0	0.00	\$0.00	0.00%
Day Care Center		565	12.34	1,000 sf GFA	1.00	1.000	12.34	\$13,833	0	0.00	\$0.00	0.00%
Library		590	7.30	1,000 sf GFA	1.00	1.000	7.30	\$8,183	0	0.00	\$0.00	0.00%
Hospital		610	0.93	1,000 sf GFA	1.00	1.000	0.93	\$1,043	0	0.00	\$0.00	0.00%
Nursing Home	1	620	0.74	1,000 sf GFA	1.00	1.000	0.74	\$830	0	0.00	\$0.00	0.00%
BUSINESS & COMMERCIAL												
Hotel		310	0.60	Room	0.75	1.025	0.46	\$517	0	0.00	\$0.00	0.83%
All Suites Hotel	1	311	0.40	Room	0.75	1.025	0.31	\$345	0	0.00	\$0.00	0.83%
Motel		320	0.47	Room	0.75	1.025	0.36	\$405	0	0.00	\$0.00	0.83%
Resort Hotel		330	0.42	Room	0.75	1.025	0.32	\$362	0	0.00	\$0.00	0.83%
Building Materials/Lumber		812	4.49	1,000 sf GFA	0.75	1.025	3.45	\$3,869	0	0.00	\$0.00	0.83%
Free-Standing Discount Superstore		813	4.35	1,000 sf GFA	0.73	1.025	3.25	\$3,648	0	0.00	\$0.00	0.83%
Specialty Retail Center	1	826	2.71	1,000 sf GLA	0.66	1.025	1.83	\$2,055	0	0.00	\$0.00	0.83%
Free-Standing Discount Store		815	4.98	1,000 sf GFA	0.83	1.025	4.24	\$4,749	0	0.00	\$0.00	0.83%
Hardware/Paint Store	3	816	4.84	1,000 sf GFA	0.74	1.025	3.67	\$4,115	0	0.00	\$0.00	0.83%
Nursery-Retail (Garden Center)		817	3.80	1,000 sf GFA	0.75	1.025	2.92	\$3,274	0	0.00	\$0.00	0.83%
Nursery-Wholesale		818	5.17	1,000 sf GFA	0.75	1.025	3.97	\$4,455	0	0.00	\$0.00	0.83%
Shopping Center	3	820	3.71	1,000 sf GLA	0.66	1.025	2.51	\$2,813	0	0.00	\$0.00	0.83%
Factory Outlet Center		823	2.29	1,000 sf GFA	0.75	1.025	1.76	\$1,973	0	0.00	\$0.00	0.83%
Quality Restaurant		931	7.49	1,000 sf GFA	0.56	1.025	4.30	\$4,819	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	\$6,451	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	\$15,022	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	\$18,756	0	0.00	\$0.00	0.83%
Quick Lubrication Vehicle Shop		941	5.19	Servicing Position	0.61	1.025	3.24	\$3,637	0	0.00	\$0.00	0.83%
Auto Care Center	1	942	3.38	1,000 sf GLA	0.61	1.025	2.11	\$2,369	0	0.00	\$0.00	0.83%
New Car Sales		841	2.62	1,000 sf GFA	0.75	1.025	2.01	\$2,258	0	0.00	\$0.00	0.83%
Auto Parts Sales	1	843	5.98	1,000 sf GFA	0.57	1.025	3.49	\$3,916	0	0.00	\$0.00	0.83%
Gasoline/Service Station		944	13.87	Vehicle Fueling Position	0.58	1.025	8.24	\$9,243	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	\$6,830	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	\$7,007	0	0.00	\$0.00	0.83%
Self-Service Car Wash	1	947	5.54	Wash Stall	0.77	1.025	4.37	\$4,901	0	0.00	\$0.00	0.83%
Tire Store		848	4.15	1,000 sf GFA	0.72	1.025	3.06	\$3,433	0	0.00	\$0.00	0.83%
Tire Superstore		849	2.11	1,000 sf GFA	0.61	1.025	1.32	\$1,479	0	0.00	\$0.00	0.83%
Supermarket	3	850	9.48	1,000 sf GFA	0.64	1.025	6.22	\$6,971	0	0.00	\$0.00	0.83%

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									# Units	Net New Trips	IMPACT FEE	% Trucks
Convenience Market (24 Hr)		851	52.41	1,000 sf GFA	0.49	1.025	26.32	\$29,505	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	\$15,490	0	0.00	\$0.00	0.83%
Convenience Market w/ Gas Pump		853	19.07	Vehicle Fueling Position	0.34	1.025	6.65	\$7,449	0	0.00	\$0.00	0.83%
Discount Supermarket	1	854	8.34	1,000 sf GFA	0.79	1.025	6.75	\$7,570	0	0.00	\$0.00	0.83%
Discount Club		857	4.18	1,000 sf GFA	0.63	1.025	2.70	\$3,026	0	0.00	\$0.00	0.83%
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.58	1.025	1.39	\$1,553	0	0.00	\$0.00	0.83%
Electronics Superstore	1	863	4.50	1,000 sf GFA	0.60	1.025	2.77	\$3,102	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	\$4,300	0	0.00	\$0.00	0.83%
Apparel Store		876	3.83	1,000 sf GFA	0.75	1.025	2.94	\$3,300	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	\$4,536	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	\$5,807	0	0.00	\$0.00	0.83%
Furniture Store		890	0.45	1,000 sf GFA	0.47	1.025	0.22	\$243	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	\$7,188	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	\$7,386	0	0.00	\$0.00	0.83%
Bank/Savings: Drive-in		912	24.30	1,000 sf GFA	0.65	1.025	16.19	\$18,147	0	0.00	\$0.00	0.83%
OFFICE												
Clinic	1	630	5.18	1,000 sf GFA	1.00	1.025	5.31	\$5,951	0	0.00	\$0.00	0.83%
General Office	3	710	1.49	1,000 sf GFA	1.00	1.025	1.53	\$1,712	0	0.00	\$0.00	0.83%
Corporate Headquarters	3	714	1.41	1,000 sf GFA	1.00	1.025	1.45	\$1,620	0	0.00	\$0.00	0.83%
Single Tenant Office	3	715	1.74	1,000 sf GFA	1.00	1.025	1.78	\$1,999	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	\$4,102	0	0.00	\$0.00	0.83%
U.S. Post Office		732	11.22	1,000 sf GFA	1.00	1.025	11.50	\$12,891	0	0.00	\$0.00	0.83%
Office Park	3	750	1.48	1,000 sf GFA	1.00	1.025	1.52	\$1,700	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	\$1,229	0	0.00	\$0.00	0.83%
Business Park	3	770	1.26	1,000 sf GFA	1.00	1.025	1.29	\$1,448	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	\$1,471	0	0.00	\$0.00	11.75%
General Heavy Industrial	1	120	0.68	1,000 sf GFA	1.00	1.353	0.92	\$1,031	0	0.00	\$0.00	11.75%
Industrial Park		130	0.85	1,000 sf GFA	1.00	1.353	1.15	\$1,289	0	0.00	\$0.00	11.75%
Manufacturing	3	140	0.73	1,000 sf GFA	1.00	1.353	0.99	\$1,107	0	0.00	\$0.00	11.75%
Warehouse		150	0.32	1,000 sf GFA	1.00	1.353	0.43	\$485	0	0.00	\$0.00	11.75%
Mini-Warehouse		151	0.26	1,000 sf GFA	1.00	1.353	0.35	\$394	0	0.00	\$0.00	11.75%
Utilities	1	170	0.76	1,000 sf GFA	1.00	1.353	1.03	\$1,152	0	0.00	\$0.00	11.75%
PORT and TERMINAL												
Intermodal Truck Terminal	1	30	6.55	Acres	1.00	1.353	8.86	\$9,931	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	\$940	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	\$1121.00 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 10/2017 (5)	Adjustable Value	Calculated Values		Adjustable Value
									# Units	Net New Trips	IMPACT FEE	% Trucks
RESIDENTIAL												
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Apartment	3	220	0.62	Dwelling Unit	1.00	1.000	0.62	\$1,053	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	\$985	0	0.00	\$0.00	0.00%
Residential Condominium/Townhouse	3	230	0.52	Dwelling Unit	1.00	1.000	0.52	\$883	0	0.00	\$0.00	0.00%
Mobile Home Park	3	240	0.59	Occupied Dwelling Unit	1.00	1.000	0.59	\$1,002	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	\$340	0	0.00	\$0.00	0.00%
Elderly Housing-Detached	3	251	0.27	Dwelling Unit	1.00	1.000	0.27	\$458	0	0.00	\$0.00	0.00%
Congregate Care Facility	1	253	0.17	Occupied Dwelling Unit	1.00	1.000	0.17	\$289	0	0.00	\$0.00	0.00%
Elderly Housing-Attached	3	252	0.23	Occupied Dwelling Unit	1.00	1.000	0.23	\$390	0	0.00	\$0.00	0.00%
Recreational Home	1	260	0.26	Dwelling Unit	1.00	1.000	0.26	\$441	0	0.00	\$0.00	0.00%
Residential P.U.D.	3	270	0.62	Dwelling Unit	1.00	1.000	0.62	\$1,053	0	0.00	\$0.00	0.00%
INSTITUTIONAL												
Park	1, 2	412	0.09	Acre	1.00	1.000	0.09	\$153	0	0.00	\$0.00	0.00%
Beach Park	1	415	1.30	Acre	1.00	1.000	1.30	\$2,207	0	0.00	\$0.00	0.00%
Regional Park	1	417	0.20	Acre	1.00	1.000	0.20	\$340	0	0.00	\$0.00	0.00%
Golf Course	1	430	0.30	Acre	1.00	1.000	0.30	\$509	0	0.00	\$0.00	0.00%
Multi-Purpose Recreational Facility	1	435	5.77	Acre	1.00	1.000	5.77	\$9,795	0	0.00	\$0.00	0.00%
Movie Theater w/ Matinee		444	0.07	Seat	1.00	1.000	0.07	\$119	0	0.00	\$0.00	0.00%
Casino/Video Lottery Establishment		473	13.43	1,000 sf GFA	1.00	1.000	13.43	\$22,799	0	0.00	\$0.00	0.00%
Tennis Courts	1	490	3.88	Court	1.00	1.000	3.88	\$6,587	0	0.00	\$0.00	0.00%
Racquet Club	1	491	1.06	1,000 sf GFA	1.00	1.000	1.06	\$1,799	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	\$289	0	0.00	\$0.00	0.00%
Middle/Junior High School		522	1.19	1,000 sf GFA	1.00	1.000	1.19	\$2,020	0	0.00	\$0.00	0.00%
High School		530	0.97	1,000 sf GFA	1.00	1.000	0.97	\$1,647	0	0.00	\$0.00	0.00%
Church		560	0.55	1,000 sf GFA	1.00	1.000	0.55	\$934	0	0.00	\$0.00	0.00%
Day Care Center		565	12.34	1,000 sf GFA	1.00	1.000	12.34	\$20,949	0	0.00	\$0.00	0.00%
Library		590	7.30	1,000 sf GFA	1.00	1.000	7.30	\$12,393	0	0.00	\$0.00	0.00%
Hospital		610	0.93	1,000 sf GFA	1.00	1.000	0.93	\$1,579	0	0.00	\$0.00	0.00%
Nursing Home	1	620	0.74	1,000 sf GFA	1.00	1.000	0.74	\$1,256	0	0.00	\$0.00	0.00%
BUSINESS & COMMERCIAL												
Hotel		310	0.60	Room	0.75	1.025	0.46	\$783	0	0.00	\$0.00	0.83%
All Suites Hotel	1	311	0.40	Room	0.75	1.025	0.31	\$522	0	0.00	\$0.00	0.83%
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Free-Standing Discount Superstore		813	4.35	1,000 sf GFA	0.73	1.025	3.25	\$5,525	0	0.00	\$0.00	0.83%
Specialty Retail Center	1	826	2.71	1,000 sf GLA	0.66	1.025	1.83	\$3,112	0	0.00	\$0.00	0.83%
Free-Standing Discount Store		815	4.98	1,000 sf GFA	0.83	1.025	4.24	\$7,192	0	0.00	\$0.00	0.83%
Hardware/Paint Store	3	816	4.84	1,000 sf GFA	0.74	1.025	3.67	\$6,232	0	0.00	\$0.00	0.83%
Nursery-Retail (Garden Center)		817	3.80	1,000 sf GFA	0.75	1.025	2.92	\$4,959	0	0.00	\$0.00	0.83%
Nursery-Wholesale		818	5.17	1,000 sf GFA	0.75	1.025	3.97	\$6,746	0	0.00	\$0.00	0.83%
Shopping Center	3	820	3.71	1,000 sf GLA	0.66	1.025	2.51	\$4,260	0	0.00	\$0.00	0.83%
Factory Outlet Center		823	2.29	1,000 sf GFA	0.75	1.025	1.76	\$2,988	0	0.00	\$0.00	0.83%
Quality Restaurant		931	7.49	1,000 sf GFA	0.56	1.025	4.30	\$7,298	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	\$9,769	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	\$22,749	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	\$28,404	0	0.00	\$0.00	0.83%
Quick Lubrication Vehicle Shop		941	5.19	Servicing Position	0.61	1.025	3.24	\$5,508	0	0.00	\$0.00	0.83%
Auto Care Center	1	942	3.38	1,000 sf GLA	0.61	1.025	2.11	\$3,587	0	0.00	\$0.00	0.83%
New Car Sales		841	2.62	1,000 sf GFA	0.75	1.025	2.01	\$3,419	0	0.00	\$0.00	0.83%
Auto Parts Sales	1	843	5.98	1,000 sf GFA	0.57	1.025	3.49	\$5,931	0	0.00	\$0.00	0.83%
Gasoline/Service Station		944	13.87	Vehicle Fueling Position	0.58	1.025	8.24	\$13,997	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	\$10,343	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	\$10,611	0	0.00	\$0.00	0.83%
Self-Service Car Wash	1	947	5.54	Wash Stall	0.77	1.025	4.37	\$7,422	0	0.00	\$0.00	0.83%
Tire Store		848	4.15	1,000 sf GFA	0.72	1.025	3.06	\$5,199	0	0.00	\$0.00	0.83%
Tire Superstore		849	2.11	1,000 sf GFA	0.61	1.025	1.32	\$2,239	0	0.00	\$0.00	0.83%
Supermarket	3	850	9.48	1,000 sf GFA	0.64	1.025	6.22	\$10,556	0	0.00	\$0.00	0.83%
Convenience Market (24 Hr)		851	52.41	1,000 sf GFA	0.49	1.025	26.32	\$44,682	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	\$23,458	0	0.00	\$0.00	0.83%
Convenience Market w/ Gas Pump		853	19.07	Vehicle Fueling Position	0.34	1.025	6.65	\$11,281	0	0.00	\$0.00	0.83%
Discount Supermarket	1	854	8.34	1,000 sf GFA	0.79	1.025	6.75	\$11,463	0	0.00	\$0.00	0.83%
Discount Club		857	4.18	1,000 sf GFA	0.63	1.025	2.70	\$4,582	0	0.00	\$0.00	0.83%
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.58	1.025	1.39	\$2,351	0	0.00	\$0.00	0.83%
Electronics Superstore	1	863	4.50	1,000 sf GFA	0.60	1.025	2.77	\$4,698	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	\$6,512	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 10/2017 (5)	Adjustable Value	Calculated Values		Adjustable Value
									# Units	Net New Trips	IMPACT FEE	% Trucks
Apparel Store		876	3.83	1,000 sf GFA	0.75	1.025	2.94	\$4,998	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	\$6,869	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	\$8,794	0	0.00	\$0.00	0.83%
Furniture Store		890	0.45	1,000 sf GFA	0.47	1.025	0.22	\$368	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	\$10,885	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	\$11,186	0	0.00	\$0.00	0.83%
Bank/Savings: Drive-in		912	24.30	1,000 sf GFA	0.65	1.025	16.19	\$27,482	0	0.00	\$0.00	0.83%
OFFICE												
Clinic	1	630	5.18	1,000 sf GFA	1.00	1.025	5.31	\$9,013	0	0.00	\$0.00	0.83%
General Office	3	710	1.49	1,000 sf GFA	1.00	1.025	1.53	\$2,592	0	0.00	\$0.00	0.83%
Corporate Headquarters	3	714	1.41	1,000 sf GFA	1.00	1.025	1.45	\$2,453	0	0.00	\$0.00	0.83%
Single Tenant Office	3	715	1.74	1,000 sf GFA	1.00	1.025	1.78	\$3,027	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	\$6,211	0	0.00	\$0.00	0.83%
U.S. Post Office		732	11.22	1,000 sf GFA	1.00	1.025	11.50	\$19,522	0	0.00	\$0.00	0.83%
Office Park	3	750	1.48	1,000 sf GFA	1.00	1.025	1.52	\$2,575	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	\$1,862	0	0.00	\$0.00	0.83%
Business Park	3	770	1.26	1,000 sf GFA	1.00	1.025	1.29	\$2,192	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	\$2,227	0	0.00	\$0.00	11.75%
General Heavy Industrial	1	120	0.68	1,000 sf GFA	1.00	1.353	0.92	\$1,561	0	0.00	\$0.00	11.75%
Industrial Park		130	0.85	1,000 sf GFA	1.00	1.353	1.15	\$1,952	0	0.00	\$0.00	11.75%
Manufacturing	3	140	0.73	1,000 sf GFA	1.00	1.353	0.99	\$1,676	0	0.00	\$0.00	11.75%
Warehouse		150	0.32	1,000 sf GFA	1.00	1.353	0.43	\$735	0	0.00	\$0.00	11.75%
Mini-Warehouse		151	0.26	1,000 sf GFA	1.00	1.353	0.35	\$597	0	0.00	\$0.00	11.75%
Utilities	1	170	0.76	1,000 sf GFA	1.00	1.353	1.03	\$1,745	0	0.00	\$0.00	11.75%
PORT and TERMINAL												
Intermodal Truck Terminal	1	30	6.55	Acres	1.00	1.353	8.86	\$15,039	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	\$1,424	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	\$1697.62 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 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 10/2017 (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	\$2,611	0	0.00	\$0.00	0.00%
Apartment	3	220	0.62	Dwelling Unit	1.00	1.000	0.62	\$1,619	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	\$1,514	0	0.00	\$0.00	0.00%
Residential Condominium/Townhouse	3	230	0.52	Dwelling Unit	1.00	1.000	0.52	\$1,358	0	0.00	\$0.00	0.00%
Mobile Home Park	3	240	0.59	Occupied Dwelling Unit	1.00	1.000	0.59	\$1,540	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	\$522	0	0.00	\$0.00	0.00%
Elderly Housing-Detached	3	251	0.27	Dwelling Unit	1.00	1.000	0.27	\$705	0	0.00	\$0.00	0.00%
Congregate Care Facility	1	253	0.17	Occupied Dwelling Unit	1.00	1.000	0.17	\$444	0	0.00	\$0.00	0.00%
Elderly Housing-Attached	3	252	0.23	Occupied Dwelling Unit	1.00	1.000	0.23	\$601	0	0.00	\$0.00	0.00%
Recreational Home	1	260	0.26	Dwelling Unit	1.00	1.000	0.26	\$679	0	0.00	\$0.00	0.00%
Residential P.U.D.	3	270	0.62	Dwelling Unit	1.00	1.000	0.62	\$1,619	0	0.00	\$0.00	0.00%
INSTITUTIONAL												
Park	1, 2	412	0.09	Acre	1.00	1.000	0.09	\$235	0	0.00	\$0.00	0.00%
Beach Park	1	415	1.30	Acre	1.00	1.000	1.30	\$3,394	0	0.00	\$0.00	0.00%
Regional Park	1	417	0.20	Acre	1.00	1.000	0.20	\$522	0	0.00	\$0.00	0.00%
Golf Course	1	430	0.30	Acre	1.00	1.000	0.30	\$783	0	0.00	\$0.00	0.00%
Multi-Purpose Recreational Facility	1	435	5.77	Acre	1.00	1.000	5.77	\$15,065	0	0.00	\$0.00	0.00%
Movie Theater w/ Matinee		444	0.07	Seat	1.00	1.000	0.07	\$183	0	0.00	\$0.00	0.00%
Casino/Video Lottery Establishment		473	13.43	1,000 sf GFA	1.00	1.000	13.43	\$35,065	0	0.00	\$0.00	0.00%
Tennis Courts	1	490	3.88	Court	1.00	1.000	3.88	\$10,130	0	0.00	\$0.00	0.00%
Racquet Club	1	491	1.06	1,000 sf GFA	1.00	1.000	1.06	\$2,768	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	\$444	0	0.00	\$0.00	0.00%
Middle/Junior High School		522	1.19	1,000 sf GFA	1.00	1.000	1.19	\$3,107	0	0.00	\$0.00	0.00%
High School		530	0.97	1,000 sf GFA	1.00	1.000	0.97	\$2,533	0	0.00	\$0.00	0.00%
Church		560	0.55	1,000 sf GFA	1.00	1.000	0.55	\$1,436	0	0.00	\$0.00	0.00%
Day Care Center		565	12.34	1,000 sf GFA	1.00	1.000	12.34	\$32,219	0	0.00	\$0.00	0.00%
Library		590	7.30	1,000 sf GFA	1.00	1.000	7.30	\$19,060	0	0.00	\$0.00	0.00%
Hospital		610	0.93	1,000 sf GFA	1.00	1.000	0.93	\$2,428	0	0.00	\$0.00	0.00%
Nursing Home	1	620	0.74	1,000 sf GFA	1.00	1.000	0.74	\$1,932	0	0.00	\$0.00	0.00%
BUSINESS & COMMERCIAL												
Hotel		310	0.60	Room	0.75	1.025	0.46	\$1,204	0	0.00	\$0.00	0.83%
All Suites Hotel	1	311	0.40	Room	0.75	1.025	0.31	\$803	0	0.00	\$0.00	0.83%
Motel		320	0.47	Room	0.75	1.025	0.36	\$943	0	0.00	\$0.00	0.83%
Resort Hotel		330	0.42	Room	0.75	1.025	0.32	\$843	0	0.00	\$0.00	0.83%
Building Materials/Lumber		812	4.49	1,000 sf GFA	0.75	1.025	3.45	\$9,011	0	0.00	\$0.00	0.83%
Free-Standing Discount Superstore		813	4.35	1,000 sf GFA	0.73	1.025	3.25	\$8,497	0	0.00	\$0.00	0.83%
Specialty Retail Center	1	826	2.71	1,000 sf GLA	0.66	1.025	1.83	\$4,786	0	0.00	\$0.00	0.83%
Free-Standing Discount Store		815	4.98	1,000 sf GFA	0.83	1.025	4.24	\$11,061	0	0.00	\$0.00	0.83%
Hardware/Paint Store	3	816	4.84	1,000 sf GFA	0.74	1.025	3.67	\$9,584	0	0.00	\$0.00	0.83%
Nursery-Retail (Garden Center)		817	3.80	1,000 sf GFA	0.75	1.025	2.92	\$7,626	0	0.00	\$0.00	0.83%
Nursery-Wholesale		818	5.17	1,000 sf GFA	0.75	1.025	3.97	\$10,376	0	0.00	\$0.00	0.83%
Shopping Center	3	820	3.71	1,000 sf GLA	0.66	1.025	2.51	\$6,552	0	0.00	\$0.00	0.83%
Factory Outlet Center		823	2.29	1,000 sf GFA	0.75	1.025	1.76	\$4,596	0	0.00	\$0.00	0.83%
Quality Restaurant		931	7.49	1,000 sf GFA	0.56	1.025	4.30	\$11,224	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	\$15,024	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	\$34,988	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	\$43,685	0	0.00	\$0.00	0.83%
Quick Lubrication Vehicle Shop		941	5.19	Servicing Position	0.61	1.025	3.24	\$8,472	0	0.00	\$0.00	0.83%
Auto Care Center	1	942	3.38	1,000 sf GLA	0.61	1.025	2.11	\$5,517	0	0.00	\$0.00	0.83%
New Car Sales		841	2.62	1,000 sf GFA	0.75	1.025	2.01	\$5,258	0	0.00	\$0.00	0.83%
Auto Parts Sales	1	843	5.98	1,000 sf GFA	0.57	1.025	3.49	\$9,121	0	0.00	\$0.00	0.83%
Gasoline/Service Station		944	13.87	Vehicle Fueling Position	0.58	1.025	8.24	\$21,527	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	\$15,907	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	\$16,319	0	0.00	\$0.00	0.83%
Self-Service Car Wash	1	947	5.54	Wash Stall	0.77	1.025	4.37	\$11,415	0	0.00	\$0.00	0.83%
Tire Store		848	4.15	1,000 sf GFA	0.72	1.025	3.06	\$7,996	0	0.00	\$0.00	0.83%
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Supermarket	3	850	9.48	1,000 sf GFA	0.64	1.025	6.22	\$16,235	0	0.00	\$0.00	0.83%
Convenience Market (24 Hr)		851	52.41	1,000 sf GFA	0.49	1.025	26.32	\$68,721	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	\$36,078	0	0.00	\$0.00	0.83%
Convenience Market w/ Gas Pump		853	19.07	Vehicle Fueling Position	0.34	1.025	6.65	\$17,350	0	0.00	\$0.00	0.83%
Discount Supermarket	1	854	8.34	1,000 sf GFA	0.79	1.025	6.75	\$17,631	0	0.00	\$0.00	0.83%
Discount Club		857	4.18	1,000 sf GFA	0.63	1.025	2.70	\$7,047	0	0.00	\$0.00	0.83%
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.58	1.025	1.39	\$3,616	0	0.00	\$0.00	0.83%
Electronics Superstore	1	863	4.50	1,000 sf GFA	0.60	1.025	2.77	\$7,225	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	\$10,015	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 10/2017 (5)	Adjustable Value	Calculated Values		Adjustable Value
									# Units	Net New Trips	IMPACT FEE	% Trucks
Apparel Store		876	3.83	1,000 sf GFA	0.75	1.025	2.94	\$7,687	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	\$10,565	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	\$13,524	0	0.00	\$0.00	0.83%
Furniture Store		890	0.45	1,000 sf GFA	0.47	1.025	0.22	\$566	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	\$16,741	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	\$17,203	0	0.00	\$0.00	0.83%
Bank/Savings: Drive-in		912	24.30	1,000 sf GFA	0.65	1.025	16.19	\$42,267	0	0.00	\$0.00	0.83%
OFFICE												
Clinic	1	630	5.18	1,000 sf GFA	1.00	1.025	5.31	\$13,861	0	0.00	\$0.00	0.83%
General Office	3	710	1.49	1,000 sf GFA	1.00	1.025	1.53	\$3,987	0	0.00	\$0.00	0.83%
Corporate Headquarters	3	714	1.41	1,000 sf GFA	1.00	1.025	1.45	\$3,773	0	0.00	\$0.00	0.83%
Single Tenant Office	3	715	1.74	1,000 sf GFA	1.00	1.025	1.78	\$4,656	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	\$9,553	0	0.00	\$0.00	0.83%
U.S. Post Office		732	11.22	1,000 sf GFA	1.00	1.025	11.50	\$30,024	0	0.00	\$0.00	0.83%
Office Park	3	750	1.48	1,000 sf GFA	1.00	1.025	1.52	\$3,960	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	\$2,863	0	0.00	\$0.00	0.83%
Business Park	3	770	1.26	1,000 sf GFA	1.00	1.025	1.29	\$3,372	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	\$3,425	0	0.00	\$0.00	11.75%
General Heavy Industrial	1	120	0.68	1,000 sf GFA	1.00	1.353	0.92	\$2,401	0	0.00	\$0.00	11.75%
Industrial Park		130	0.85	1,000 sf GFA	1.00	1.353	1.15	\$3,002	0	0.00	\$0.00	11.75%
Manufacturing	3	140	0.73	1,000 sf GFA	1.00	1.353	0.99	\$2,578	0	0.00	\$0.00	11.75%
Warehouse		150	0.32	1,000 sf GFA	1.00	1.353	0.43	\$1,130	0	0.00	\$0.00	11.75%
Mini-Warehouse		151	0.26	1,000 sf GFA	1.00	1.353	0.35	\$918	0	0.00	\$0.00	11.75%
Utilities	1	170	0.76	1,000 sf GFA	1.00	1.353	1.03	\$2,684	0	0.00	\$0.00	11.75%
PORT and TERMINAL												
Intermodal Truck Terminal	1	30	6.55	Acres	1.00	1.353	8.86	\$23,130	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	\$2,189	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:

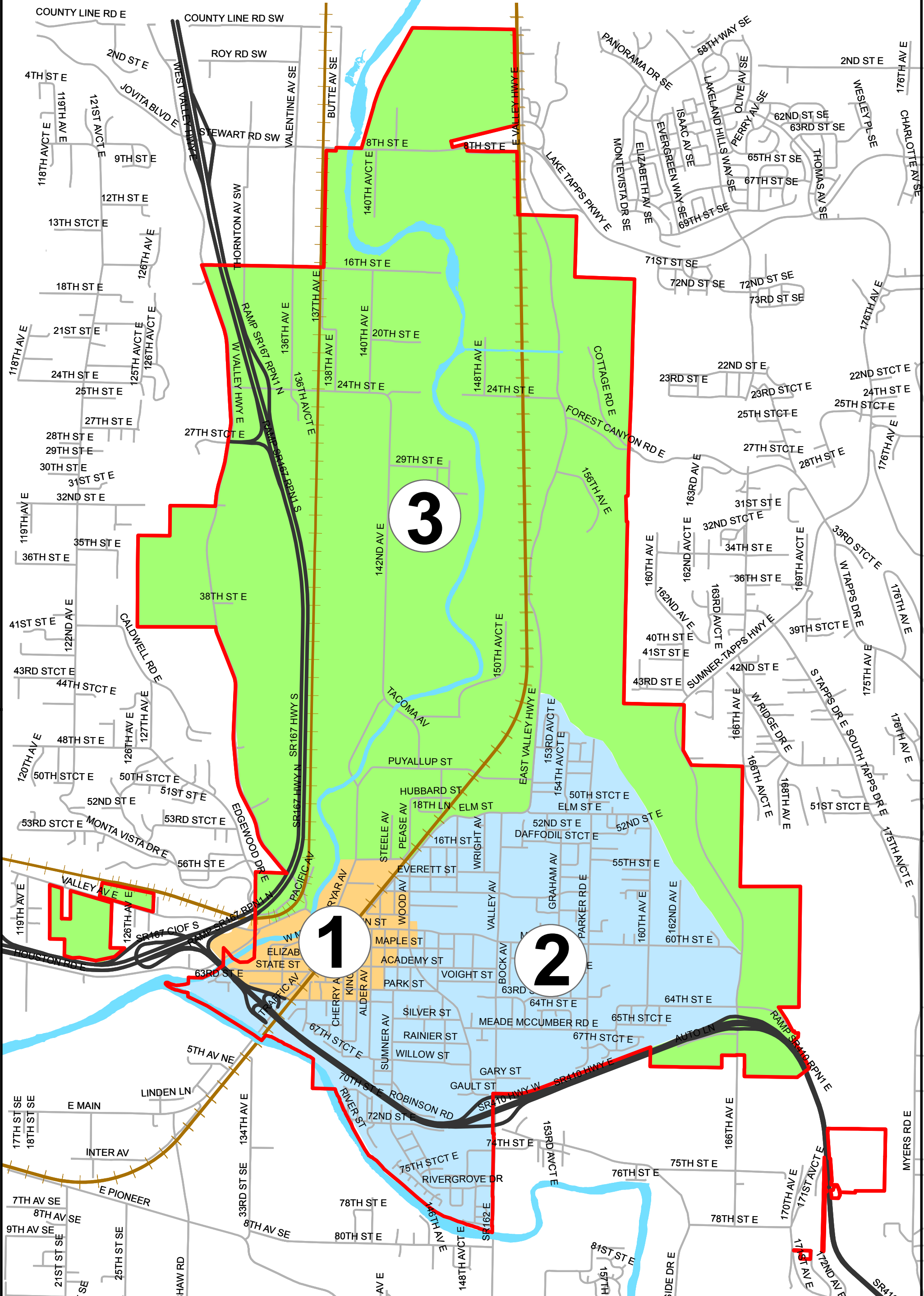
ITE Trip Rate	X	Pass-By Reduction Factor	X	Truck Percentage Factor	=	Net New Trip Rate
(1)		(2)		(3)		(4)

IMPACT FEE CALCULATION:

Net New Trip Rate	X	\$2,610.93 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*.



**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

Figure 19 Traffic Impact Fee District Map