

City of Sumner
Schedule of Transportation Impact Fees DISTRICT 1

Traffic Impact Fee (Per PM Peak Hour Trip) >> \$ 1,915.58

Land Use Category (ITE 10th 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)
RESIDENTIAL								
Single-Family Detached Housing	2	210	0.99	Dwelling Unit	1.00	1.000	0.99	\$1,896
Multifamily Housing (Low-Rise)	2	220	0.56	Dwelling Unit	1.00	1.000	0.56	\$1,073
Multifamily Housing (Mid-Rise)	2	221	0.44	Dwelling Unit	1.00	1.000	0.44	\$843
Mid-Rise Residential with 1st-Floor Commercial	1	231	0.36	Dwelling Unit	1.00	1.000	0.36	\$690
Mobile Home Park	2	240	0.59	Occupied Dwelling Unit	1.00	1.000	0.59	\$1,130
Senior Adult Housing - Detached	2	251	0.30	Dwelling Unit	1.00	1.000	0.30	\$575
Senior Adult Housing - Attached	2	252	0.26	Dwelling Unit	1.00	1.000	0.26	\$498
Congregate Care Facility	2	253	0.18	Dwelling Unit	1.00	1.000	0.18	\$345
Continued Care Retirement Community	2	255	0.16	Dwelling Unit	1.00	1.000	0.16	\$306
Recreational Homes	1	260	0.28	Dwelling Unit	1.00	1.000	0.28	\$536
Residential Planned Unit Development	2	270	0.69	Dwelling Unit	1.00	1.000	0.69	\$1,322
INSTITUTIONAL								
Public Park		411	0.11	Acre	1.00	1.000	0.11	\$211
Golf Course	1	430	0.28	Acre	1.00	1.000	0.28	\$536
Multi-Purpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	1.000	3.58	\$6,858
Movie Theater	1	444	0.09	Seat	1.00	1.000	0.09	\$172
Casino/Video Lottery Establishment		473	13.49	1,000 sf GFA	1.00	1.000	13.49	\$25,841
Tennis Courts	1	490	4.21	Court	1.00	1.000	4.21	\$8,065
Health/Fitness Club		492	3.45	1,000 sf GFA	1.00	1.000	3.45	\$6,609
Elementary School		520	1.37	1,000 sf GFA	1.00	1.000	1.37	\$2,624
Middle/Junior High School		522	1.19	1,000 sf GFA	1.00	1.000	1.19	\$2,280
High School		530	0.97	1,000 sf GFA	1.00	1.000	0.97	\$1,858
Private School (K - 12)	1	536	0.17	Students	1.00	1.000	0.17	\$326
Church		560	0.49	1,000 sf GFA	1.00	1.000	0.49	\$939
Day Care Center		565	11.12	1,000 sf GFA	1.00	1.000	11.12	\$21,301
Library		590	8.16	1,000 sf GFA	1.00	1.000	8.16	\$15,631
Hospital	2	610	0.97	1,000 sf GFA	1.00	1.000	0.97	\$1,858
Nursing Home		620	0.59	1,000 sf GFA	1.00	1.000	0.59	\$1,130
BUSINESS & COMMERCIAL								
Hotel		310	0.60	Room	0.75	1.025	0.46	\$883
All Suites Hotel		311	0.36	Room	0.75	1.025	0.28	\$530
Motel		320	0.38	Room	0.75	1.025	0.29	\$560
Resort Hotel		330	0.41	Room	0.75	1.025	0.32	\$604
Building Materials/Lumber Sales		812	2.06	1,000 sf GFA	0.75	1.025	1.58	\$3,033
Free-Standing Discount Superstore		813	4.33	1,000 sf GFA	0.71	1.025	3.15	\$6,036
Free-Standing Discount Store		815	4.83	1,000 sf GFA	0.83	1.025	4.11	\$7,871
Hardware/Paint Store		816	2.68	1,000 sf GFA	0.74	1.025	2.03	\$3,894
Nursery (Garden Center)		817	6.94	1,000 sf GFA	0.75	1.025	5.33	\$10,219

Schedule of Transportation Impact Fees DISTRICT 1

Traffic Impact Fee (Per PM Peak Hour Trip) >> \$ 1,915.58

Land Use Category (ITE 10th 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)
Nursery (Wholesale)		818	5.18	1,000 sf GFA	0.75	1.025	3.98	\$7,627
Shopping Center	2	820	3.81	1,000 sf GLA	0.66	1.025	2.58	\$4,937
Factory Outlet Center	2	823	2.29	1,000 sf GFA	0.75	1.025	1.76	\$3,372
Automobile Sales (New)	2	840	2.43	1,000 sf GFA	0.75	1.025	1.87	\$3,578
Automobile Sales (Used)		841	3.75	1,000 sf GFA	0.75	1.025	2.88	\$5,522
Recreational Vehicle Sales		842	0.77	1,000 sf GFA	0.75	1.025	0.59	\$1,134
Automobile Parts Sales		843	4.91	1,000 sf GFA	0.57	1.025	2.87	\$5,495
Tire Store		848	3.98	1,000 sf GFA	0.72	1.025	2.94	\$5,626
Tire Superstore		849	2.11	1,000 sf GFA	0.72	1.025	1.56	\$2,983
Supermarket	2	850	9.24	1,000 sf GFA	0.64	1.025	6.06	\$11,610
Convenience Market		851	49.11	1,000 sf GFA	0.49	1.025	24.66	\$47,244
Convenience Market with Gas Pumps		853	49.29	1,000 sf GFA	0.34	1.025	17.18	\$32,902
Discount Supermarket		854	8.38	1,000 sf GFA	0.79	1.025	6.79	\$12,997
Discount Club		857	4.18	1,000 sf GFA	0.63	1.025	2.70	\$5,170
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.58	1.025	1.39	\$2,653
Electronics Superstore	1	863	4.26	1,000 sf GFA	0.60	1.025	2.62	\$5,018
Pet Supply Superstore		866	3.55	1,000 sf GFA	0.60	1.025	2.18	\$4,182
Apparel Store		876	4.12	1,000 sf GFA	0.75	1.025	3.17	\$6,067
Pharmacy/Drug Store without Drive-Through		880	8.51	1,000 sf GFA	0.47	1.025	4.10	\$7,853
Pharmacy/Drug Store with Drive-Through		881	10.29	1,000 sf GFA	0.51	1.025	5.38	\$10,303
Furniture Store		890	0.52	1,000 sf GFA	0.47	1.025	0.25	\$480
Walk-In Bank	1	911	12.13	1,000 sf GFA	0.65	1.025	8.08	\$15,479
Drive-In Bank		912	20.45	1,000 sf GFA	0.65	1.025	13.62	\$26,097
Hair Salon	1	918	1.45	1,000 sf GFA	0.75	1.025	1.11	\$2,135
Fast Casual Restaurant		930	14.13	1,000 sf GFA	0.57	1.025	8.25	\$15,812
Quality Restaurant		931	7.80	1,000 sf GFA	0.56	1.025	4.48	\$8,576
High Turnover (Sit-Down) Restaurant		932	9.77	1,000 sf GFA	0.57	1.025	5.71	\$10,933
Fast Food Restaurant without Drive-Through	1	933	28.34	1,000 sf GFA	0.50	1.025	14.52	\$27,820
Fast Food Restaurant with Drive-Through		934	32.67	1,000 sf GFA	0.50	1.025	16.74	\$32,070
Quick Lubrication Vehicle Shop		941	4.85	Servicing Position	0.61	1.025	3.03	\$5,808
Automobile Care Center		942	3.11	1,000 sf GLA	0.61	1.025	1.94	\$3,725
Gasoline/Service Station		944	14.03	Vehicle Fueling Position	0.58	1.025	8.34	\$15,976
Gasoline/Service Station with Convenience Market		945	13.99	Vehicle Fueling Position	0.44	1.025	6.31	\$12,085
Self-Service Car Wash		947	5.54	Wash Stall	0.77	1.025	4.37	\$8,375

OFFICE

Clinic	1	630	3.28	1,000 sf GFA	1.00	1.025	3.36	\$6,440
Animal Hospital/Veterinary Clinic		640	3.53	1,000 sf GFA	1.00	1.025	3.62	\$6,930
General Office Building	2	710	1.15	1,000 sf GFA	1.00	1.025	1.18	\$2,258
Corporate Headquarters Building	2	714	0.60	1,000 sf GFA	1.00	1.025	0.61	\$1,178
Single Tenant Office Building	2	715	1.71	1,000 sf GFA	1.00	1.025	1.75	\$3,357
Medical-Dental Office Building	2	720	3.46	1,000 sf GFA	1.00	1.025	3.55	\$6,793
Government Office Building		730	1.71	1,000 sf GFA	1.00	1.025	1.75	\$3,357

Schedule of Transportation Impact Fees DISTRICT 1

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Land Use Category (ITE 10th 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)
Research and Development Center	2	760	0.49	1,000 sf GFA	1.00	1.025	0.50	\$962
Business Park	1	770	0.42	1,000 sf GFA	1.00	1.025	0.43	\$825

INDUSTRIAL

General Light Industrial	2	110	0.63	1,000 sf GFA	1.00	1.353	0.85	\$1,632
Industrial Park		130	0.40	1,000 sf GFA	1.00	1.353	0.54	\$1,036
Manufacturing		140	0.67	1,000 sf GFA	1.00	1.353	0.91	\$1,736
Warehousing	2	150	0.19	1,000 sf GFA	1.00	1.353	0.26	\$492
Mini-Warehouse (Self-Storage)		151	0.17	1,000 sf GFA	1.00	1.353	0.23	\$440
High-Cube Transload/Short-Term Warehouse		154	0.10	1,000 sf GFA	1.00	1.353	0.14	\$259
High-Cube Fulfillment Center Warehouse	1	155	1.37	1,000 sf GFA	1.00	1.353	1.85	\$3,549
High-Cube Parcel Hub Warehouse	1	156	0.64	1,000 sf GFA	1.00	1.353	0.87	\$1,658
High-Cube Cold Storage Warehouse	1	157	0.12	1,000 sf GFA	1.00	1.353	0.16	\$311
Data Center	1	160	0.09	1,000 sf GFA	1.00	1.353	0.12	\$233
Utility	2	170	2.27	1,000 sf GFA	1.00	1.353	3.07	\$5,881
Specialty Trade Contractor		180	1.97	1,000 sf GFA	1.00	1.353	2.66	\$5,104

PORT and TERMINAL

Intermodal Truck Terminal	1	30	1.87	1,000 sf GFA	1.00	1.353	2.53	\$4,845
Park-and-Ride Lot with Bus or Light Rail Service	2	90	0.43	Parking Space	1.00	1.353	0.58	\$1,114

* 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, 2017) 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	Impact Fee per New PM Peak Hour Trip	=	Impact Fee per Unit of Development
(4)				(5)

NOTES:

- (1) *Trip Generation* (10th Edition, 2017) 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) 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**

Traffic Impact Fee (Per PM Peak Hour Trip) >> \$ 3,053.55

Land Use Category (ITE 10th 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)
RESIDENTIAL								
Single-Family Detached Housing	2	210	0.99	Dwelling Unit	1.00	1.000	0.99	\$3,023
Multifamily Housing (Low-Rise)	2	220	0.56	Dwelling Unit	1.00	1.000	0.56	\$1,710
Multifamily Housing (Mid-Rise)	2	221	0.44	Dwelling Unit	1.00	1.000	0.44	\$1,344
Mid-Rise Residential with 1st-Floor Commercial	1	231	0.36	Dwelling Unit	1.00	1.000	0.36	\$1,099
Mobile Home Park	2	240	0.59	Occupied Dwelling Unit	1.00	1.000	0.59	\$1,802
Senior Adult Housing - Detached	2	251	0.30	Dwelling Unit	1.00	1.000	0.30	\$916
Senior Adult Housing - Attached	2	252	0.26	Dwelling Unit	1.00	1.000	0.26	\$794
Congregate Care Facility	2	253	0.18	Dwelling Unit	1.00	1.000	0.18	\$550
Continued Care Retirement Community	2	255	0.16	Dwelling Unit	1.00	1.000	0.16	\$489
Recreational Homes	1	260	0.28	Dwelling Unit	1.00	1.000	0.28	\$855
Residential Planned Unit Development	2	270	0.69	Dwelling Unit	1.00	1.000	0.69	\$2,107
INSTITUTIONAL								
Public Park		411	0.11	Acre	1.00	1.000	0.11	\$336
Golf Course	1	430	0.28	Acre	1.00	1.000	0.28	\$855
Multi-Purpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	1.000	3.58	\$10,932
Movie Theater	1	444	0.09	Seat	1.00	1.000	0.09	\$275
Casino/Video Lottery Establishment		473	13.49	1,000 sf GFA	1.00	1.000	13.49	\$41,192
Tennis Courts	1	490	4.21	Court	1.00	1.000	4.21	\$12,855
Health/Fitness Club		492	3.45	1,000 sf GFA	1.00	1.000	3.45	\$10,535
Elementary School		520	1.37	1,000 sf GFA	1.00	1.000	1.37	\$4,183
Middle/Junior High School		522	1.19	1,000 sf GFA	1.00	1.000	1.19	\$3,634
High School		530	0.97	1,000 sf GFA	1.00	1.000	0.97	\$2,962
Private School (K - 12)	1	536	0.17	Students	1.00	1.000	0.17	\$519
Church		560	0.49	1,000 sf GFA	1.00	1.000	0.49	\$1,496
Day Care Center		565	11.12	1,000 sf GFA	1.00	1.000	11.12	\$33,955
Library		590	8.16	1,000 sf GFA	1.00	1.000	8.16	\$24,917
Hospital	2	610	0.97	1,000 sf GFA	1.00	1.000	0.97	\$2,962
Nursing Home		620	0.59	1,000 sf GFA	1.00	1.000	0.59	\$1,802
BUSINESS & COMMERCIAL								
Hotel		310	0.60	Room	0.75	1.025	0.46	\$1,408
All Suites Hotel		311	0.36	Room	0.75	1.025	0.28	\$845
Motel		320	0.38	Room	0.75	1.025	0.29	\$892
Resort Hotel		330	0.41	Room	0.75	1.025	0.32	\$962
Building Materials/Lumber Sales		812	2.06	1,000 sf GFA	0.75	1.025	1.58	\$4,835
Free-Standing Discount Superstore		813	4.33	1,000 sf GFA	0.71	1.025	3.15	\$9,621
Free-Standing Discount Store		815	4.83	1,000 sf GFA	0.83	1.025	4.11	\$12,546
Hardware/Paint Store		816	2.68	1,000 sf GFA	0.74	1.025	2.03	\$6,207
Nursery (Garden Center)		817	6.94	1,000 sf GFA	0.75	1.025	5.33	\$16,289

Schedule of Transportation Impact Fees DISTRICT 2

Traffic Impact Fee (Per PM Peak Hour Trip) >> \$ 3,053.55

Land Use Category (ITE 10th 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)
Nursery (Wholesale)		818	5.18	1,000 sf GFA	0.75	1.025	3.98	\$12,158
Shopping Center	2	820	3.81	1,000 sf GLA	0.66	1.025	2.58	\$7,870
Factory Outlet Center	2	823	2.29	1,000 sf GFA	0.75	1.025	1.76	\$5,375
Automobile Sales (New)	2	840	2.43	1,000 sf GFA	0.75	1.025	1.87	\$5,704
Automobile Sales (Used)		841	3.75	1,000 sf GFA	0.75	1.025	2.88	\$8,802
Recreational Vehicle Sales		842	0.77	1,000 sf GFA	0.75	1.025	0.59	\$1,807
Automobile Parts Sales		843	4.91	1,000 sf GFA	0.57	1.025	2.87	\$8,759
Tire Store		848	3.98	1,000 sf GFA	0.72	1.025	2.94	\$8,968
Tire Superstore		849	2.11	1,000 sf GFA	0.72	1.025	1.56	\$4,754
Supermarket	2	850	9.24	1,000 sf GFA	0.64	1.025	6.06	\$18,507
Convenience Market		851	49.11	1,000 sf GFA	0.49	1.025	24.66	\$75,310
Convenience Market with Gas Pumps		853	49.29	1,000 sf GFA	0.34	1.025	17.18	\$52,447
Discount Supermarket		854	8.38	1,000 sf GFA	0.79	1.025	6.79	\$20,718
Discount Club		857	4.18	1,000 sf GFA	0.63	1.025	2.70	\$8,241
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.58	1.025	1.39	\$4,229
Electronics Superstore	1	863	4.26	1,000 sf GFA	0.60	1.025	2.62	\$7,999
Pet Supply Superstore		866	3.55	1,000 sf GFA	0.60	1.025	2.18	\$6,666
Apparel Store		876	4.12	1,000 sf GFA	0.75	1.025	3.17	\$9,670
Pharmacy/Drug Store without Drive-Through		880	8.51	1,000 sf GFA	0.47	1.025	4.10	\$12,517
Pharmacy/Drug Store with Drive-Through		881	10.29	1,000 sf GFA	0.51	1.025	5.38	\$16,424
Furniture Store		890	0.52	1,000 sf GFA	0.47	1.025	0.25	\$765
Walk-In Bank	1	911	12.13	1,000 sf GFA	0.65	1.025	8.08	\$24,675
Drive-In Bank		912	20.45	1,000 sf GFA	0.65	1.025	13.62	\$41,600
Hair Salon	1	918	1.45	1,000 sf GFA	0.75	1.025	1.11	\$3,403
Fast Casual Restaurant		930	14.13	1,000 sf GFA	0.57	1.025	8.25	\$25,206
Quality Restaurant		931	7.80	1,000 sf GFA	0.56	1.025	4.48	\$13,670
High Turnover (Sit-Down) Restaurant		932	9.77	1,000 sf GFA	0.57	1.025	5.71	\$17,428
Fast Food Restaurant without Drive-Through	1	933	28.34	1,000 sf GFA	0.50	1.025	14.52	\$44,346
Fast Food Restaurant with Drive-Through		934	32.67	1,000 sf GFA	0.50	1.025	16.74	\$51,122
Quick Lubrication Vehicle Shop		941	4.85	Servicing Position	0.61	1.025	3.03	\$9,259
Automobile Care Center		942	3.11	1,000 sf GLA	0.61	1.025	1.94	\$5,937
Gasoline/Service Station		944	14.03	Vehicle Fueling Position	0.58	1.025	8.34	\$25,467
Gasoline/Service Station with Convenience Market		945	13.99	Vehicle Fueling Position	0.44	1.025	6.31	\$19,264
Self-Service Car Wash		947	5.54	Wash Stall	0.77	1.025	4.37	\$13,350

OFFICE

Clinic	1	630	3.28	1,000 sf GFA	1.00	1.025	3.36	\$10,265
Animal Hospital/Veterinary Clinic		640	3.53	1,000 sf GFA	1.00	1.025	3.62	\$11,047
General Office Building	2	710	1.15	1,000 sf GFA	1.00	1.025	1.18	\$3,599
Corporate Headquarters Building	2	714	0.60	1,000 sf GFA	1.00	1.025	0.61	\$1,878
Single Tenant Office Building	2	715	1.71	1,000 sf GFA	1.00	1.025	1.75	\$5,352
Medical-Dental Office Building	2	720	3.46	1,000 sf GFA	1.00	1.025	3.55	\$10,828
Government Office Building		730	1.71	1,000 sf GFA	1.00	1.025	1.75	\$5,352

Schedule of Transportation Impact Fees DISTRICT 2

Traffic Impact Fee (Per PM Peak Hour Trip) >> \$ 3,053.55

Land Use Category (ITE 10th 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)
Research and Development Center	2	760	0.49	1,000 sf GFA	1.00	1.025	0.50	\$1,533
Business Park	1	770	0.42	1,000 sf GFA	1.00	1.025	0.43	\$1,314

INDUSTRIAL

General Light Industrial	2	110	0.63	1,000 sf GFA	1.00	1.353	0.85	\$2,602
Industrial Park		130	0.40	1,000 sf GFA	1.00	1.353	0.54	\$1,652
Manufacturing		140	0.67	1,000 sf GFA	1.00	1.353	0.91	\$2,767
Warehousing	2	150	0.19	1,000 sf GFA	1.00	1.353	0.26	\$785
Mini-Warehouse (Self-Storage)		151	0.17	1,000 sf GFA	1.00	1.353	0.23	\$702
High-Cube Transload/Short-Term Warehouse		154	0.10	1,000 sf GFA	1.00	1.353	0.14	\$413
High-Cube Fulfillment Center Warehouse	1	155	1.37	1,000 sf GFA	1.00	1.353	1.85	\$5,658
High-Cube Parcel Hub Warehouse	1	156	0.64	1,000 sf GFA	1.00	1.353	0.87	\$2,643
High-Cube Cold Storage Warehouse	1	157	0.12	1,000 sf GFA	1.00	1.353	0.16	\$496
Data Center	1	160	0.09	1,000 sf GFA	1.00	1.353	0.12	\$372
Utility	2	170	2.27	1,000 sf GFA	1.00	1.353	3.07	\$9,375
Specialty Trade Contractor		180	1.97	1,000 sf GFA	1.00	1.353	2.66	\$8,136

PORT and TERMINAL

Intermodal Truck Terminal	1	30	1.87	1,000 sf GFA	1.00	1.353	2.53	\$7,723
Park-and-Ride Lot with Bus or Light Rail Service	2	90	0.43	Parking Space	1.00	1.353	0.58	\$1,776

* 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, 2017) 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	Impact Fee per New PM Peak Hour Trip	=	Impact Fee per Unit of Development
(4)				(5)

NOTES:

- (1) *Trip Generation* (10th Edition, 2017) 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) 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**

Traffic Impact Fee (Per PM Peak Hour Trip) >> \$ 3,369.48

Land Use Category (ITE 10th 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)
RESIDENTIAL								
Single-Family Detached Housing	2	210	0.99	Dwelling Unit	1.00	1.000	0.99	\$3,336
Multifamily Housing (Low-Rise)	2	220	0.56	Dwelling Unit	1.00	1.000	0.56	\$1,887
Multifamily Housing (Mid-Rise)	2	221	0.44	Dwelling Unit	1.00	1.000	0.44	\$1,483
Mid-Rise Residential with 1st-Floor Commercial	1	231	0.36	Dwelling Unit	1.00	1.000	0.36	\$1,213
Mobile Home Park	2	240	0.59	Occupied Dwelling Unit	1.00	1.000	0.59	\$1,988
Senior Adult Housing - Detached	2	251	0.30	Dwelling Unit	1.00	1.000	0.30	\$1,011
Senior Adult Housing - Attached	2	252	0.26	Dwelling Unit	1.00	1.000	0.26	\$876
Congregate Care Facility	2	253	0.18	Dwelling Unit	1.00	1.000	0.18	\$607
Continued Care Retirement Community	2	255	0.16	Dwelling Unit	1.00	1.000	0.16	\$539
Recreational Homes	1	260	0.28	Dwelling Unit	1.00	1.000	0.28	\$943
Residential Planned Unit Development	2	270	0.69	Dwelling Unit	1.00	1.000	0.69	\$2,325
INSTITUTIONAL								
Public Park		411	0.11	Acre	1.00	1.000	0.11	\$371
Golf Course	1	430	0.28	Acre	1.00	1.000	0.28	\$943
Multi-Purpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	1.000	3.58	\$12,063
Movie Theater	1	444	0.09	Seat	1.00	1.000	0.09	\$303
Casino/Video Lottery Establishment		473	13.49	1,000 sf GFA	1.00	1.000	13.49	\$45,454
Tennis Courts	1	490	4.21	Court	1.00	1.000	4.21	\$14,186
Health/Fitness Club		492	3.45	1,000 sf GFA	1.00	1.000	3.45	\$11,625
Elementary School		520	1.37	1,000 sf GFA	1.00	1.000	1.37	\$4,616
Middle/Junior High School		522	1.19	1,000 sf GFA	1.00	1.000	1.19	\$4,010
High School		530	0.97	1,000 sf GFA	1.00	1.000	0.97	\$3,268
Private School (K - 12)	1	536	0.17	Students	1.00	1.000	0.17	\$573
Church		560	0.49	1,000 sf GFA	1.00	1.000	0.49	\$1,651
Day Care Center		565	11.12	1,000 sf GFA	1.00	1.000	11.12	\$37,469
Library		590	8.16	1,000 sf GFA	1.00	1.000	8.16	\$27,495
Hospital	2	610	0.97	1,000 sf GFA	1.00	1.000	0.97	\$3,268
Nursing Home		620	0.59	1,000 sf GFA	1.00	1.000	0.59	\$1,988
BUSINESS & COMMERCIAL								
Hotel		310	0.60	Room	0.75	1.025	0.46	\$1,554
All Suites Hotel		311	0.36	Room	0.75	1.025	0.28	\$932
Motel		320	0.38	Room	0.75	1.025	0.29	\$984
Resort Hotel		330	0.41	Room	0.75	1.025	0.32	\$1,062
Building Materials/Lumber Sales		812	2.06	1,000 sf GFA	0.75	1.025	1.58	\$5,335
Free-Standing Discount Superstore		813	4.33	1,000 sf GFA	0.71	1.025	3.15	\$10,617
Free-Standing Discount Store		815	4.83	1,000 sf GFA	0.83	1.025	4.11	\$13,844
Hardware/Paint Store		816	2.68	1,000 sf GFA	0.74	1.025	2.03	\$6,849
Nursery (Garden Center)		817	6.94	1,000 sf GFA	0.75	1.025	5.33	\$17,975

Schedule of Transportation Impact Fees DISTRICT 3

Traffic Impact Fee (Per PM Peak Hour Trip) >> \$ 3,369.48

Land Use Category (ITE 10th 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)
Nursery (Wholesale)		818	5.18	1,000 sf GFA	0.75	1.025	3.98	\$13,416
Shopping Center	2	820	3.81	1,000 sf GLA	0.66	1.025	2.58	\$8,684
Factory Outlet Center	2	823	2.29	1,000 sf GFA	0.75	1.025	1.76	\$5,931
Automobile Sales (New)	2	840	2.43	1,000 sf GFA	0.75	1.025	1.87	\$6,294
Automobile Sales (Used)		841	3.75	1,000 sf GFA	0.75	1.025	2.88	\$9,713
Recreational Vehicle Sales		842	0.77	1,000 sf GFA	0.75	1.025	0.59	\$1,994
Automobile Parts Sales		843	4.91	1,000 sf GFA	0.57	1.025	2.87	\$9,665
Tire Store		848	3.98	1,000 sf GFA	0.72	1.025	2.94	\$9,896
Tire Superstore		849	2.11	1,000 sf GFA	0.72	1.025	1.56	\$5,246
Supermarket	2	850	9.24	1,000 sf GFA	0.64	1.025	6.06	\$20,422
Convenience Market		851	49.11	1,000 sf GFA	0.49	1.025	24.66	\$83,102
Convenience Market with Gas Pumps		853	49.29	1,000 sf GFA	0.34	1.025	17.18	\$57,874
Discount Supermarket		854	8.38	1,000 sf GFA	0.79	1.025	6.79	\$22,862
Discount Club		857	4.18	1,000 sf GFA	0.63	1.025	2.70	\$9,094
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.58	1.025	1.39	\$4,667
Electronics Superstore	1	863	4.26	1,000 sf GFA	0.60	1.025	2.62	\$8,827
Pet Supply Superstore		866	3.55	1,000 sf GFA	0.60	1.025	2.18	\$7,356
Apparel Store		876	4.12	1,000 sf GFA	0.75	1.025	3.17	\$10,671
Pharmacy/Drug Store without Drive-Through		880	8.51	1,000 sf GFA	0.47	1.025	4.10	\$13,813
Pharmacy/Drug Store with Drive-Through		881	10.29	1,000 sf GFA	0.51	1.025	5.38	\$18,123
Furniture Store		890	0.52	1,000 sf GFA	0.47	1.025	0.25	\$844
Walk-In Bank	1	911	12.13	1,000 sf GFA	0.65	1.025	8.08	\$27,228
Drive-In Bank		912	20.45	1,000 sf GFA	0.65	1.025	13.62	\$45,904
Hair Salon	1	918	1.45	1,000 sf GFA	0.75	1.025	1.11	\$3,756
Fast Casual Restaurant		930	14.13	1,000 sf GFA	0.57	1.025	8.25	\$27,814
Quality Restaurant		931	7.80	1,000 sf GFA	0.56	1.025	4.48	\$15,084
High Turnover (Sit-Down) Restaurant		932	9.77	1,000 sf GFA	0.57	1.025	5.71	\$19,232
Fast Food Restaurant without Drive-Through	1	933	28.34	1,000 sf GFA	0.50	1.025	14.52	\$48,934
Fast Food Restaurant with Drive-Through		934	32.67	1,000 sf GFA	0.50	1.025	16.74	\$56,411
Quick Lubrication Vehicle Shop		941	4.85	Servicing Position	0.61	1.025	3.03	\$10,217
Automobile Care Center		942	3.11	1,000 sf GLA	0.61	1.025	1.94	\$6,551
Gasoline/Service Station		944	14.03	Vehicle Fueling Position	0.58	1.025	8.34	\$28,102
Gasoline/Service Station with Convenience Market		945	13.99	Vehicle Fueling Position	0.44	1.025	6.31	\$21,258
Self-Service Car Wash		947	5.54	Wash Stall	0.77	1.025	4.37	\$14,731

OFFICE

Clinic	1	630	3.28	1,000 sf GFA	1.00	1.025	3.36	\$11,327
Animal Hospital/Veterinary Clinic		640	3.53	1,000 sf GFA	1.00	1.025	3.62	\$12,190
General Office Building	2	710	1.15	1,000 sf GFA	1.00	1.025	1.18	\$3,971
Corporate Headquarters Building	2	714	0.60	1,000 sf GFA	1.00	1.025	0.61	\$2,072
Single Tenant Office Building	2	715	1.71	1,000 sf GFA	1.00	1.025	1.75	\$5,905
Medical-Dental Office Building	2	720	3.46	1,000 sf GFA	1.00	1.025	3.55	\$11,949
Government Office Building		730	1.71	1,000 sf GFA	1.00	1.025	1.75	\$5,905

Schedule of Transportation Impact Fees DISTRICT 3

Traffic Impact Fee (Per PM Peak Hour Trip) >> \$ 3,369.48

Land Use Category (ITE 10th 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)
Research and Development Center	2	760	0.49	1,000 sf GFA	1.00	1.025	0.50	\$1,692
Business Park	1	770	0.42	1,000 sf GFA	1.00	1.025	0.43	\$1,450

INDUSTRIAL

General Light Industrial	2	110	0.63	1,000 sf GFA	1.00	1.353	0.85	\$2,871
Industrial Park		130	0.40	1,000 sf GFA	1.00	1.353	0.54	\$1,823
Manufacturing		140	0.67	1,000 sf GFA	1.00	1.353	0.91	\$3,053
Warehousing	2	150	0.19	1,000 sf GFA	1.00	1.353	0.26	\$866
Mini-Warehouse (Self-Storage)		151	0.17	1,000 sf GFA	1.00	1.353	0.23	\$775
High-Cube Transload/Short-Term Warehouse		154	0.10	1,000 sf GFA	1.00	1.353	0.14	\$456
High-Cube Fulfillment Center Warehouse	1	155	1.37	1,000 sf GFA	1.00	1.353	1.85	\$6,243
High-Cube Parcel Hub Warehouse	1	156	0.64	1,000 sf GFA	1.00	1.353	0.87	\$2,917
High-Cube Cold Storage Warehouse	1	157	0.12	1,000 sf GFA	1.00	1.353	0.16	\$547
Data Center	1	160	0.09	1,000 sf GFA	1.00	1.353	0.12	\$410
Utility	2	170	2.27	1,000 sf GFA	1.00	1.353	3.07	\$10,345
Specialty Trade Contractor		180	1.97	1,000 sf GFA	1.00	1.353	2.66	\$8,978

PORT and TERMINAL

Intermodal Truck Terminal	1	30	1.87	1,000 sf GFA	1.00	1.353	2.53	\$8,522
Park-and-Ride Lot with Bus or Light Rail Service	2	90	0.43	Parking Space	1.00	1.353	0.58	\$1,960

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

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NET NEW TRIP RATE CALCULATION:

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(1)		(2)		(3)		(4)

IMPACT FEE CALCULATION:

Net New Trip Rate	X	Impact Fee per New PM Peak Hour Trip	=	Impact Fee per Unit of Development
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