

# **PERMIT FEE SCHEDULE**

# October 1, 2023

# Through

# September 30, 2024

\*\*School Impact and Parks&Trail Impact set to update January 2024\*\*



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Welcome to the City of Sumner!

We hope this consolidated information will help you get started on the right foot as you go through the permit process.

If you are doing construction, please note that Sumner restricts construction to the following hours: Monday-Friday, 7 am – 6 pm, Saturday, Sunday and legal holidays 10 am – 6 pm.

Please be sure to come talk to the Permit Center before you start your project and the permit process. The City of Sumner Fee Schedule contains City fees and charges related to permitting, the fees included in this document have been adopted by City Council and are informational only. Details of every project including various development and permit fees should be reviewed with staff for specific compliance and conformity with codes and ordinances. Fee calculations are provided at permit approval however city staff is happy to assist you in estimating the cost of individual projects.

Our counter hours are 9 am to 4 pm, Monday, Tuesday, Wednesday, and Thursday. You can also call or email anytime.

The City of Sumner provides a wide range of municipal services to the community including public safety, planning, zoning regulation, building inspections and regulation, water, wastewater and stormwater management services, street maintenance, with parks and trail installation and maintenance.

Our online portal is now available for applications, permit issuance, inspection requests and more. Feel free to check out the self service portal here: https://selfservice.sumnerwa.gov/EnerGov\_Prod/SelfService

# **Building Permit Fees**

Permit V	Valuation	Dla	n Daviaw		Permit
FROM	TO	Plan Review Fee		Fee Fe	
1	500	\$	15.28	\$	23.50
501	600	\$	17.26	\$	26.55
601	700	\$	19.24	\$	29.60
701	800	\$	21.22	\$	32.65
801	900	\$	23.05	\$	35.70
901	1000	\$	25.19	\$	38.75
1001	1100	\$	27.17	\$	41.80
1101	1200	\$	29.15	\$	44.85
1201	1300	\$	31.14	\$	47.90
1301	1400	\$	33.12	\$	50.95
1401	1500	\$	35.10	\$	54.00
1501	1600	\$	37.08	\$	57.05
1601	1700	\$	39.07	\$	60.10
1701	1800	\$	41.05	\$	63.15
1801	1900	\$	43.03	\$	66.20
1901	2000	\$	45.01	\$	69.25
2001	3000	\$	54.11	\$	83.25
3001	4000	\$	63.21	\$	97.25
4001	5000	\$	72.31	\$	111.25
5001	6000	\$	81.41	\$	125.25
6001	7000	\$	90.51	\$	139.25
7001	8000	\$	99.61	\$	153.25
8001	9000	\$	108.71	\$	167.25
9001	10000	\$	117.81	\$	181.25
10001	11000	\$	126.91	\$	195.25
11001	12000	\$	136.01	\$	209.25
12001	13000	\$	145.11	\$	223.25
13001	14000	\$	154.21	\$	237.25
14001	15000	\$	163.31	\$	251.25
15001	16000	\$	172.41	\$	265.25
16001	17000	\$	181.51	\$	279.25
17001	18000	\$	190.61	\$	293.25
18001	19000	\$	199.71	\$	307.25
19001	20000	\$	208.81	\$	321.25
20001	21000	\$	217.91	\$	335.25

Permit Valuation		Plan Review		Permit	
FROM	ТО		Fee		Fee
21001	22000	\$	227.01	\$	349.25
22001	23000	\$	236.11	\$	363.25
23001	24000	\$	245.21	\$	377.25
24001	25000	\$	254.31	\$	391.25
25001	26000	\$	260.88	\$	401.35
26001	27000	\$	267.44	\$	411.45
27001	28000	\$	274.01	\$	421.55
28001	29000	\$	280.57	\$	431.65
29001	30000	\$	287.14	\$	441.75
30001	31000	\$	293.70	\$	451.85
31001	32000	\$	300.27	\$	461.95
32001	33000	\$	306.83	\$	472.05
33001	34000	\$	313.40	\$	482.15
34001	35000	\$	319.96	\$	492.25
35001	36000	\$	326.53	\$	502.35
36001	37000	\$	333.09	\$	512.45
37001	38000	\$	339.66	\$	522.55
38001	39000	\$	346.22	\$	532.65
39001	40000	\$	352.79	\$	542.75
40001	41000	\$	359.35	\$	552.85
41001	42000	\$	365.92	\$	562.95
42001	43000	\$	372.48	\$	573.05
43001	44000	\$	379.05	\$	583.15
44001	45000	\$	385.61	\$	593.25
45001	46000	\$	392.18	\$	603.35
46001	47000	\$	398.74	\$	613.45
47001	48000	\$	405.30	\$	623.55
48001	49000	\$	411.87	\$	633.65
49001	50000	\$	418.44	\$	643.75
50001	51000	\$	422.99	\$	650.75
51001	52000	\$	427.54	\$	657.75
52001	53000	\$	432.09	\$	664.75
53001	54000	\$	436.64	\$	671.75
54001	55000	\$	441.19	\$	678.75
55001	56000	\$	445.74	\$	685.75

Permit Valuation		Plan Review		Permit	
FROM	ТО		Fee		Fee
56001	57000	\$	450.29	\$	692.75
57001	58000	\$	454.84	\$	699.75
58001	59000	\$	459.39	\$	706.75
59001	60000	\$	463.94	\$	713.75
60001	61000	\$	468.49	\$	720.75
61001	62000	\$	473.04	\$	727.75
62001	63000	\$	477.59	\$	734.75
63001	64000	\$	482.14	\$	741.75
64001	65000	\$	486.69	\$	748.75
65001	66000	\$	491.24	\$	755.75
66001	67000	\$	495.79	\$	762.75
67001	68000	\$	500.34	\$	767.75
68001	69000	\$	504.89	\$	776.75
69001	70000	\$	509.44	\$	783.75
70001	71000	\$	513.99	\$	790.75
71001	72000	\$	518.54	\$	797.75
72001	73000	\$	523.09	\$	804.75
73001	74000	\$	527.64	\$	811.75
74001	75000	\$	532.19	\$	818.75
75001	76000	\$	536.74	\$	825.75
76001	77000	\$	541.29	\$	832.25
77001	78000	\$	545.84	\$	839.75
78001	79000	\$	550.39	\$	846.75
79001	80000	\$	554.94	\$	853.75
80001	81000	\$	559.49	\$	860.75
81001	82000	\$	564.04	\$	874.75
82001	83000	\$	568.59	\$	876.75
83001	84000	\$	573.14	\$	881.75
84001	85000	\$	577.69	\$	888.75
85001	86000	\$	582.24	\$	895.75
86001	87000	\$	586.79	\$	902.75
87001	88000	\$	591.34	\$	909.75
88001	89000	\$	595.89	\$	916.75
89001	90000	\$	600.44	\$	923.75
90001	91000	\$	604.99	\$	930.75

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Permit V	aluation	Pla	In Review	-	Permit	
FROM	ТО		Fee		Fee	
91001	92000	\$	609.54	\$	937.75	
92001	93000	\$	614.09	\$	944.75	
93001	94000	\$	618.64	\$	951.75	
94001	95000	\$	623.19	\$	958.75	
95001	96000	\$	627.74	\$	965.75	
96001	97000	\$	632.29	\$	972.75	
97001	98000	\$	636.84	\$	979.75	
98001	99000	\$	641.39	\$	986.75	
99001	100000	\$	645.94	\$	993.75	

\$100,001 to \$500,000 - \$993.75 for the first \$100,000, plus \$5.60 for each additional \$1,000, or fraction thereof, up to and including \$500,000.

\$500,001 to \$1,000,000 - \$3,233.75 for the first 500,000, plus \$4.75 for each additional \$1,000, or fraction thereof, up to and including \$1,000,000.

\$1,000,001 and up - \$5,608.75 for the first \$1,000,000, plus \$3.65 for each additional \$1,000, or fraction thereof.

**Plan Review Fee** is equal to 65% of the building permit fee for the Building Division, and up to 35% of the permit fee for the Fire Department. Plan Review Fees may be waived by the Building Official for projects involving single family residential alterations and residential accessory structures.

## **Mechanical Permit Fees**

Pe	rmit Issuance and Heaters	
1.	For the issuance of each mechanical permit	.\$23.50
2.	For issuing each supplemental permit for which the original permit has not expired, been	
	canceled or finaled	\$7.25

## Unit Fee Schedule (Note: The following do not include permit-issuing fee.)

## 1. Furnaces

	For the installation or relocation of each forced-air or gravity-type furnace or burner, including
	ducts and vents attached to such appliance, up to and including 100,000Btu/h (29.3kW)\$14.80
	For the installation or relocation of each forced-air or gravity-type furnace or burner, including
	ducts and vents attached to such appliance over 100,00 Btu/h (29.3 kW)\$18.20
	For the installation or relocation of each floor furnace, including vent\$14.80
	For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted
	unit heater\$14.80
2.	Appliance Vents
	For the installation, relocation or replacement of each appliance vent installed and not included
	in an appliance permit\$7.25
3.	Repairs or Additions
	For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit,
	absorption unit, or each heating, cooling, absorption or evaporative cooling system, including
	installation of controls regulated by the Mechanical Code\$13.70
4.	Boilers, Compressors and Absorption Systems
	For the installation or relocation of each boiler or compressor to and including 3 horsepower
	(10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)\$14.70
	For the installation or relocation of each boiler or compressor over three horsepower (10.6 kW)
	to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h
	(29.3 kW) to and including 500,000 Btu/h (146.6 kW)\$27.15
	For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to
	and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW)
	to and including 1,000,000 Btu/h (293.1 kW)
	For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to
	and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW)
	to and including 1,750,000 Btu/h (512.9 kW)\$55.45
	For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or
	each absorption system over 1,750,000 Btu/h (512.9 kW)\$92.65
5.	Air Handlers
	For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s),
	including ducts attached thereto\$10.65
	Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance,
	cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the
	Mechanical Code.
	For each air-handling unit over 10,000 cfm (4719 L/s)\$18.10
6.	Evaporative Coolers
_	For each evaporative cooler other than portable type\$10.65
7.	
	For each ventilation fan connected to a single duct\$7.25

For each ventilation system which is not a portion of any heating or air-conditioning system	10 65
authorized by a permit\$	10.03
For the installation of each hood which is served by mechanical exhaust, including the ducts for	
such hood\$	10.65
8. Incinerators	
For the installation or relocation of each domestic-type incinerator\$	18.20
For the installation or relocation of each commercial or industrial-type incinerator\$	14.50
9. Miscellaneous	
For each appliance or piece of equipment regulated by the Mechanical Code but not classed in othe appliance categories,	er
or for which no other fee is listed in the table\$	10.65
Other Inspections and Fees.	

### Other Inspections and Fees:

1.	Inspections outside of norma	business hours, j	per hour (minimum	charge-two hours)	)\$49.50*
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- 2. Reinspection fees assessed under provisions of Section 116.6 per inspection ......\$49.50\*
- 3. Inspections for which no fee is specifically indicated, per hour (minimum charge one half hour)\$49.50\*
- 4. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge – one half hour).....\$49.50\*

\*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

## **Plumbing Permit Fees**

Pern	nit Issuance
1.	For issuing each permit\$20.00
2.	For issuing each supplemental permit\$10.00
Unit	Fee Schedule (in addition to items 1 and 2 above)
1.	For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage
	piping and backflow protection therefore)\$7.00
2.	For each building sewer and each trailer park sewer\$15.00
3.	Rainwater systems – per drain (inside building)\$7.00
4.	For each cesspool (where permitted)\$25.00
5.	For each private sewage disposal system\$40.00
6.	For each water heater and/or vent\$7.00
7.	For each gas-piping system of one to five outlets\$5.00
8.	For each additional gas piping system outlet, per outlet\$1.00
9.	For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-
	type grease interceptors functioning as fixture traps\$7.00
10.	For each installation, alteration or repair of water piping and/or water treating equipment, each\$7.00
11.	For each repair or alteration of drainage or vent piping, each fixture\$7.00
12.	For each lawn sprinkler system on any one meter including backflow protection devices\$7.00
13.	For atmospheric-type vacuum breakers not included in item12:
	1 to 5\$5.00
	Over 5, each\$1.00
14.	For each backflow protective device other than atmospheric type vacuum breakers:
	2 inch (51mm) diameter and smaller\$7.00
	Over 2 inch (51mm) diameter\$15.00
15.	For each gray water system\$40.00
16.	For initial installation and testing for a reclaimed water system\$30.00*
17.	For each annual cross-connection testing of a reclaimed water system(excluding initial test)\$30.00*
18.	For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas\$50.00
19.	For each additional medical gas inlet(s)/outlet(s)\$5.00

## **Other Inspections and Fees**

1.	Inspections outside of normal business hours	\$30.00*
2.	Reinspection fee	\$30.00
	Inspections for which no fee is specifically indicated	
4.	Additional plan review required by changes, additions or revisions to approved plans	
	(minimum charge – one-half hour)	\$30.00*

\*Per hour for each hour worked or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of all the employees involved.

## **Summary of Mitigation Fees**

## Per Dwelling Unit Calculation:

\$763,493/19,258 (2020 Pop.)= \$40 per capita 2.52 person/dwelling unit=\$100 per dwelling unit

Ind/Com Employee Calculation: \$40.00 per capita x .75=\$30.00 per employee Average Employee Calculation: 0-100,000 s.f. = 1.191 emp/1000 s.f. 100,001-200,000 s.f. = 0.602 emp/1000 s.f. >200,000 s.f. = 0.46 emp/1000 s.f.

### **School Mitigation Fee:**

Effective January 1, 2019, and each January 1st thereafter, school impact fees shall be adjusted in an amount equal to the percentage increase in the Core Consumer Price Index for the Seattle/Tacoma/Bellevue Standard Metropolitan Statistical Area. The most recently published index shall be used to adjust the fee obligation for the following year. The current fees are as follows:

Single Family:	\$4,791.83
Mobile Homes:	Same as above
Multi-Family, Duplexes:	\$2,351.32
Zero lot line houses:	Same as above

The following will be collected at the time of building permit issuance. Fee's for per dwelling unit and per employee:

<b>Residential</b> / 1	Multifamily(Per dwelling unit*)	Commercial/Industrial
Park & Trails Mitigation Fee:	\$3,527.43 / *\$3,026.87	\$1,770.07 / \$829.27 (per 1,000 sq ft)
Fire Mitigation Fee:	\$80.00	\$30 per employee
School Mitigation Fee	\$4,791.83/ *\$2,351.32	\$0

\*Accessory Dwelling Units shall be charged 50% of the fee for a dwelling unit. When a development does not fit clearly into the above categories, the fee will be charged based on the closest category as determined by the Director.

## RIGHT-OF-WAY FEES ORD 1390 / ORD 2554

The total fee for permit approval shall be the sum of the below elements.

Base Permit Fee:	\$ 50.00
Inspection Fee:	
2 hours X Current Inspector Burdened Rate (Minimum)	\$ 150.00
Additional Inspection as Warranted: # hours X Staff Burdened Rate	
Plan Review Fee:	
1 hour X Current Engineer Burdened Rate (Minimum)	\$ 110.00
In-house plan review fee + # hours X Current Engineer Burdened Rate	
Third-party review fees as billed to City, including City administrative costs	
FRANCHISE PERMIT FEE, including gas, electric, telephone, etc;	\$ 50.00
Inspection Fee:	
1 hours X Current Inspector Burdened Rate (Minimum)	\$ 75.00
Additional Inspection as Warranted: # hours X Staff Burdened Rate	
Plan Review Fee:	
1 hour X Current Engineer Burdened Rate (Minimum)	\$ 110.00
In-house plan review fee + # hours X Current Engineer Burdened Rate	
**Burdened rate for City staff are:	
Associate Engineer	\$ 110.00
Engineering Technician	\$ 75.00

## SEWER UTILITY SYSTEM FEES

## FEE CHANGES EFFECTIVE October 1, 2021

motel

service station

mini-mart

The total fee for permit approval shall be the sum of the below elements.

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<u>Permit Base Fee:</u> Residential or commercial Sewer replacement Industrial Waste Discharge		I		\$ \$ \$	195.00 60.00 400.00
Inspection Fee:					
2 hours X Current Inspecto	or Burdened	d Rate ( Minimum	1)	\$	150.00
Additional Inspection as W	arranted: #	hours X Staff Bu	irdened Rate		
<u>Plan Review Fee:</u>					
1 hour X Current Engineer		· · /		\$	110.00
In-house plan review fee +		•			
Third-party review fees as	billed to Cit	y, including City a	administrative costs		
**Duradan ad vata fan Oitu ataff av					
**Burdened rate for City staff ar Associate Engineer	e:			\$	110.00
Associate Engineer				Φ	110.00
Engineering Technician				\$	75.00
				Ŧ	
System Development Charge -	per equival		. ,		\$6,150.05
Single family residence	=	1 ERU	•		
Multi-family residence	=		per unit after 1st unit		
Accessory dwelling units	=	0.5 ERU			
retail	=		per 1,000 sq/ft of building		
restaurant	=	0.14 ERU			
assembly	=	0.08 ERU			
office	=	0.8 ERU			
high cubed warehouse	=	0.03 ERU			
industrial domestic	=	0.1 ERU			
mobile home park	=	1.0 ERU	per space		

0.65 ERU per room

4.0 ERU

6.0 ERU

## STORM DRAINAGE FEES

FEE CHANGES EFFECTIVE October 1, 2021

<u>Permit Base Fee:</u> Commercial / Industrial	\$	100.00
Residential	\$	50.00
Inspection Fee:		
2 hours X Current Inspector Burdened Rate (Minimum)	\$	150.00
Additional Inspection as Warranted: # hours X Staff Burdened Rate		
<u>Plan Review Fee:</u> 1 hour X Current Engineer Burdened Rate (Minimum)	\$	75.00
In-house plan review fee + # hours X Current Engineer Burdened Rate		
Third-party review fees as billed to City, including City administrative costs		
**Burdened rate for City staff are:		
Associate Engineer	\$	110.00
Engineering Technician	\$	75.00
System Development Charge - per equivalent service unit (ES	\$3,7	739.75
Single family residence = 1 ESU per unit		
Multi-family residence = 0.8 ESU per unit after 1st unit		
Accessory dweling units = 0.8 ESU		

Single SITE PERMIT - includes one permit for TESC, grading and filling, and all non-structure site improvements; ((# impervious square feet/3,100sf)\*\$SDC)

Phased SITE PERMIT - includes separate TESC permit before the Site Development permit; TESC Phase: (# Square Feet of Distrubed Land / 1,000) X \$20 SITE Phase: ((# impervious square feet/3,100sf)\*\$SDC) - \$SDC Collected During TESC Phase

## WATER UTILITY SYSTEM FEES

#### EE CHANGES EFFECTIVE October 1, 2021

The total fee for permit approval shall be the sum of the below elements. An additional 25% shall be added to the total permit for applications outside the City limits for water system fees. (Ord No. 1820)

Permit Base Fee: Residential water service permit Commercial or industrial water service permit Fire hydrant Sprinkler system connection Cross connection control: Residential irrigation system All other systems	\$ \$ \$ \$ \$	195.00 225.00 195.00 250.00 125.00 175.00
Inspection Fee:		
2 hours X Current Inspector Burdened Rate (Minimum)	\$	150.00
Additional Inspection as Warranted: # hours X Staff Burdened Rate		
Purity test: Initial test	\$	35.00
First retake / additional retake	\$	35.00
Plan Review Fee:		
1 hour X Current Engineer Burdened Rate (Minimum) In-house plan review fee + # hours X Current Engineer Burdened Rate Third-party review fees as billed to City, including City administrative costs	\$	110.00
**Burdened rate for City staff are:		
Associate Engineer	\$	110.00
Engineering Technician	\$	75.00
System Development Charge - per equivalent residential unit (ERU	\$	7,698.85
1 Single family dwelling and the first unit per building for multi-family per meter size;	Ŷ	,000.00
Every other unit per building in multi-family dwellings as ¾ of an ERU; 2 Each industrial customer based on 3.50 Equivalent Residential Unit (ERU) per acre Meter size in inches	\$2	26,946.01
<u>3/4"</u>		\$7,698.85
1"		19,247.15
1 1/2"		38,494.35
2"		61,590.90
3"		15,482.96
4"		92,445.01
6"		84,943.22
8"	\$61	15,909.16

## CONTINUED WATER UTILITY SYSTEM FEES

Water meter only installation:	
3/4"	\$ 300.98
1"	\$ 404.21
1.5"	\$ 684.49
2"	\$ 878.11
Water tap supplies and water meter shall be installed by the Public Works Department: 3/4" 1"	\$ 911.53
	\$ 1,094.49
1.5"	\$ 2,596.01
2"	\$ 2,844.64

#### LAND USE FEES SMC 18.56.060

Unless otherwise noted, all applicable fees for land use permits and components shall be paid at the time of application. Sign permit fees shall be paid at the time of permit issuance.

The following fees shall be paid by any applicant for a land use permit based on the requested land use decisions:

Additional published notice:	\$120.00
Binding site plan:	\$2,500.00
Change in zoning map:	\$3,000.00
Conditional use:	\$1,100
Full subdivision – Preliminary plat:	\$2,500
Full subdivision – Final plat:	\$1,000
Land use review –	
Permits less than \$200,000:	\$30
Permits \$200,000 – \$1,000,000:	\$150
Permits over \$1,000,000:	\$250
Lot line adjustment:	\$185
Planned community:	\$3,000
Nonexempt Resource, Wildlife and Hazard Area Approvals	
Wetland projects involving public notice:	\$250
Permits \$200,000 – \$1,000,000:	\$150
Permits over \$1,000,000:	\$250
Lot line adjustment:	\$185
Planned community:	\$3,000
Nonexempt Resource, Wildlife and Hazard Area Approvals	
Wetland projects involving public notice:	\$250
Nonexempt projects involving:	
<ul> <li>Nonincidental grading &lt; 100 cy;</li> </ul>	
<ul> <li>Single-family residence by owner;</li> </ul>	
<ul> <li>Public facilities;</li> </ul>	
<ul> <li>Commercial use &lt; 4,000 sq. ft.:</li> </ul>	\$30

Nonexempt projects involving:

<ul> <li>Nonincidental grading or other; permanent fill 100 – 5,000 cu;</li> </ul>	
<ul> <li>Single-family residence;</li> </ul>	
<ul> <li>Commercial use 4,000 – 12,000 sq. ft.;</li> </ul>	
<ul> <li>Industrial use &lt; 12,000 sq. ft.;</li> </ul>	
<ul> <li>Short subdivision exempt from SEPA:</li> </ul>	\$100
Nonexempt projects involving:	
<ul> <li>Grading &gt; 5,000 cy;</li> </ul>	
<ul> <li>Commercial use &gt; 12,000 sq. ft.;</li> </ul>	
<ul> <li>Industrial use &gt; 12,000 sq. ft.;</li> </ul>	\$210
SEPA review (DNS) – *minor projects:	\$400
SEPA review (DNS) – **major projects:	\$1,200
Shoreline revision:	\$240
Shoreline substantial development permit:	\$2,600
Shoreline variance or conditional use with development permit:	\$220
Shoreline variance or conditional use without development permit:	\$2,800
Short subdivision:	\$600
Special exception:	\$500
Street vacation:	\$650 plus land costs
Temporary uses:	See land use review
Time extension by hearing examiner or council:	\$250
Urban village wetlands delineation:	See ***note below
Variance:	\$400
Zoning code interpretation:	\$185
Zoning code interpretation appeal:	\$615
Zoning code text amendment:	\$1,000

\* "minor project" shall be defined as less than 500 cubic yards of nonincidental grading, less than 6,000 square feet of commercial or industrial use, public facilities, fewer than five residential units, subdivisions of less than 10 lots, and all other projects of similar scope.

\*\* "major projects" shall be defined as greater than or equal to 500 cubic yards of nonincidental grading, greater than or equal to 6,000 square feet of commercial or industrial use, subdivisions of 10 or more lots, five or more residential units, and all other projects of similar scope.

\*\*Urban village delineation fees in the amount of \$300.00 for each lot which was included in the wetlands study titled "Sumner Urban Village Wetland Delineation Report – April 11, 1995" shall be paid at the time any such parcel obtains a land use permit of any type. Such payment shall be made only once. (Ord. 2019 § 1, 2002: Ord. 1762 § 2 (part), 1996)

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

						t Fee (Per PM Pe	ak 110ur 111p) >>	φ 2,290.90
		ITE Land	ITE Average PM Peak Hour Trip Rate		Pass-By Trip Reduction Factor **	Truck Percentage Factor ***	Net New Trip Rate	Impact Fee Per Unit
Land Use Category (ITE 10th Edition)	Notes	Use Code	(1)	Unit*	(2)	(3)	(4)	(5)
RESIDENTIAL	1							
Single-Family Detached Housing	2	210	0.99	Dwelling Unit	1.00	1.000	0.99	\$2,276
Multifamily Housing (Low-Rise)	2	210	0.56	Dwelling Unit	1.00	1.000	0.56	\$2,276 \$1,287
Multifamily Housing (Mid-Rise)	2	220	0.30	Dwelling Unit	1.00	1.000	0.30	\$1,012
Mid-Rise Residential with 1st-Floor Commercial	2	221	0.44	Dwelling Unit	1.00	1.000	0.36	\$828
Mobile Home Park	2	240	0.59	Occupied Dwelling Unit	1.00	1.000	0.59	\$1,356
Senior Adult Housing - Detached	2	240	0.30	Dwelling Unit	1.00	1.000	0.30	\$690
Senior Adult Housing - Attached	2	252	0.30	Dwelling Unit	1.00	1.000	0.26	\$598
Congregate Care Facility	2	253	0.18	Dwelling Unit	1.00	1.000	0.18	\$414
Continued Care Retirement Community	2	255	0.16	Dwelling Unit	1.00	1.000	0.18	\$368
Recreational Homes	1	260	0.28	Dwelling Unit	1.00	1.000	0.10	\$644
Residential Planned Unit Development	2	270	0.69	Dwelling Unit	1.00	1.000	0.69	\$1,586
	-	210	0.00	Divoling offic	1.00	1.000	0.00	ψ1,000
INSTITUTIONAL								
Public Park		411	0.11	Acre	1.00	1.000	0.11	\$253
Golf Course	1	430	0.28	Acre	1.00	1.000	0.28	\$644
Multi-Purpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	1.000	3.58	\$8,230
Movie Theater	1	444	0.09	Seat	1.00	1.000	0.09	\$207
Casino/Video Lottery Establishment		473	13.49	1,000 sf GFA	1.00	1.000	13.49	\$31,013
Tennis Courts	1	490	4.21	Court	1.00	1.000	4.21	\$9,679
Health/Fitness Club		492	3.45	1,000 sf GFA	1.00	1.000	3.45	\$7,931
Elementary School		520	1.37	1,000 sf GFA	1.00	1.000	1.37	\$3,150
Middle/Junior High School		522	1.19	1,000 sf GFA	1.00	1.000	1.19	\$2,736
High School		530	0.97	1,000 sf GFA	1.00	1.000	0.97	\$2,230
Private School (K - 12)	1	536	0.17	Students	1.00	1.000	0.17	\$391
Church		560	0.49	1,000 sf GFA	1.00	1.000	0.49	\$1,126
Day Care Center		565	11.12	1,000 sf GFA	1.00	1.000	11.12	\$25,565
Library		590	8.16	1,000 sf GFA	1.00	1.000	8.16	\$18,760
Hospital	2	610	0.97	1,000 sf GFA	1.00	1.000	0.97	\$2,230
Nursing Home		620	0.59	1,000 sf GFA	1.00	1.000	0.59	\$1,356
BUSINESS & COMMERCIAL								
Hotel		310	0.60	Room	0.75	1.025	0.46	\$1,060
All Suites Hotel		311	0.36	Room	0.75	1.025	0.28	\$636
Motel		320	0.38	Room	0.75	1.025	0.29	\$672
Resort Hotel		330	0.41	Room	0.75	1.025	0.32	\$725
Building Materials/Lumber Sales		812	2.06	1,000 sf GFA	0.75	1.025	1.58	\$3,640
Free-Standing Discount Superstore		813	4.33	1,000 sf GFA	0.71	1.025	3.15	\$7,244
Free-Standing Discount Store		815	4.83	1,000 sf GFA	0.83	1.025	4.11	\$9,446
Hardware/Paint Store		816	2.68	1,000 sf GFA	0.74	1.025	2.03	\$4,673
Nursery (Garden Center)		817	6.94	1,000 sf GFA	0.75	1.025	5.33	\$12,264
Nursery (Wholesale)		818	5.18	1,000 sf GFA	0.75	1.025	3.98	\$9,154
Shopping Center	2	820	3.81	1,000 sf GLA	0.66	1.025	2.58	\$5,925
Factory Outlet Center	2	823	2.29	1,000 sf GFA	0.75	1.025	1.76	\$4,047

Traffic Impact Fee (Per PM Peak Hour Trip) >> \$ 2,298.98

Automobile Sales (New)         2         840         2.43         1.000 df GFA         0.75         1.025         1.87         54.294           Automobile Sales (Mew)         842         0.77         1.000 df GFA         0.75         1.025         2.88         56.627           Automobile Sales         843         4.91         1.000 df GFA         0.75         1.025         2.87         58.558           Tire Superatore         848         3.98         1.000 df GFA         0.72         1.025         2.94         58.752           Superatore         849         2.11         1.000 df GFA         0.67         1.025         2.66         58.772           Convenience Market Min Gas Punps         853         49.29         1.000 df GFA         0.44         1.025         6.66         58.702           Discourt Superatore         853         49.29         1.000 df GFA         0.44         1.025         1.718         58.3467           Discourt Superatore         862         2.33         1.000 df GFA         0.43         1.025         1.39         53.164           Hore Improvement Superatore         862         2.33         1.000 df GFA         0.64         1.025         1.38         5.19           Apperal Sto	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)
Automobile Sales (Used) Recreational Vahice Sales         841         3.75         1.00 of CFA         0.75         1.025         2.88         56.627           Automobile Parts Sales         843         4.91         1.00 of CFA         0.57         1.025         2.89         \$5.631           The Store         843         4.91         1.00 of CFA         0.57         1.025         2.87         \$5.594           The Store         848         3.98         1.00 of CFA         0.72         1.025         2.84         \$5.590           Supermarket         2         850         9.24         1.00 of CFA         0.72         1.025         1.66         \$5.350           Supermarket         2         850         9.24         1.00 of CFA         0.44         1.025         8.60         1.025         1.66         \$5.590           Decount Club         857         4.18         1.000 of CFA         0.63         1.025         1.79         \$5.205           Particip Superstore         1         863         4.26         1.000 of CFA         0.60         1.025         2.10         \$5.025           Particip Superstore         1         863         1.00 of CFA         0.60         1.025         3.17         \$7.2	Automobile Sales (New)	2	840		1 000 sf GEA				
Recreational Vehicle Sales         842         0.77         1.000 st GFA         0.75         1.025         0.58         \$1.361           Automobile Praits Sales         843         4.91         1.000 st GFA         0.77         1.025         2.87         \$5.554           Tire Superstore         849         2.11         1.000 st GFA         0.72         1.025         2.84         \$5.752           Superstore         849         2.11         1.000 st GFA         0.72         1.025         6.66         \$13.334           Convenience Market         2         850         9.24         1.000 st GFA         0.49         1.025         6.66         \$13.334           Discourt Superstore         853         49.29         1.000 st GFA         0.49         1.025         6.76         \$15.59           Discourt Superstore         857         2.24         1.000 st GFA         0.63         1.025         2.73         \$15.59           ParamacyDrug Store without Drive-Through         886         3.55         1.000 st GFA         0.60         1.026         2.48         \$5.03           ParamacyDrug Store without Drive-Through         880         8.51         1.000 st GFA         0.47         1.025         4.10         \$5.24         4.1		-			,			-	• / -
Automobile Parts Sales         943         491         1000 st GFA         0.57         1.025         2.87         58,594           Tire Store         849         2.11         1.000 st GFA         0.72         1.025         2.94         58,572           Supernarket         2         850         9.24         1.000 st GFA         0.64         1.025         6.66         513.934           Convenience Market         851         49.11         1.000 st GFA         0.64         1.025         6.76         555,700           Discount Supernarket         853         49.29         1.000 st GFA         0.72         1.025         6.77         515,599           Discount Club         857         4.18         1.000 st GFA         0.63         1.025         6.73         515,599           Discount Club         867         4.18         1.000 st GFA         0.60         1.025         2.62         58,020           Part Store         868         3.25         1.000 st GFA         0.60         1.025         2.17         57,281           Part Store         868         3.25         1.000 st GFA         0.60         1.025         3.17         57,281           Part Store         91         811									* - / -
Thre Store         948         3.98         1,000 st GFA         0.72         1.025         2.94         56,752           Supernarket         2         850         9.24         1,000 st GFA         0.72         1.025         1.56         53,580           Supernarket         2         850         9.24         1,000 st GFA         0.64         1.025         6.06         \$13,934           Convenience Market Win Gas Pumps         653         449.29         1,000 st GFA         0.34         1.025         1.718         \$33,847           Discount Superstore         662         2.33         1,000 st GFA         0.53         1.025         2.70         \$56,005           Pet Supply Superstore         1         863         4.26         1,000 st GFA         0.58         1.025         2.62         \$50,019           Partarez/Drug Store without Drive-Through         866         3.55         1,000 st GFA         0.51         1.025         3.41         \$424           Pharmacy/Drug Store with Drive-Through         881         10.29         1.000 st GFA         0.51         1.025         5.38         \$12.39         \$31.7         \$7.281           Partarez/Drug Store with Drive-Through         880         0.52         1.000 st GFA									
Tite Superstore         849         2.11         1,000 sf GFA         0.72         1,025         1.56         \$3,890           Supermarket         2         850         9.24         1,000 sf GFA         0.49         1,025         6.06         \$13,934           Convenience Market Wit Gas Pumps         851         49.29         1,000 sf GFA         0.34         1,025         6.79         \$15,593           Discount Club         857         4.18         1,000 sf GFA         0.79         1,025         6.79         \$15,599           Discount Club         857         4.18         1,000 sf GFA         0.68         1,025         1.39         \$3,184           Part Superstore         862         2.33         1,000 sf GFA         0.60         1,025         2.62         \$6,023           Part Store         1         866         3.55         1,000 sf GFA         0.47         1,025         4.10         \$39,424           Part Store         876         4.12         1,000 sf GFA         0.47         1,025         \$3,17         \$7,281           Part Store         1         9.24         1,000 sf GFA         0.47         1,025         \$3,17.281           Part Store         1.000 sf GFA         0.47					· · · · · · · · · · · · · · · · · · ·				
Supermarket         2         850         9.24         1,000 sf GFA         0.64         1.025         6.06         \$13.934           Convenience Market         851         44.11         1,000 sf GFA         0.34         1.025         71.18         \$53.867.00           Discount Superstrice         857         4.18         1,000 sf GFA         0.79         1.025         6.79         \$51.599           Discount Superstrice         866         3.55         1,000 sf GFA         0.63         1.025         2.20         \$56.00           Pet Supply Superstrice         1         863         4.26         1,000 sf GFA         0.60         1.025         2.42         \$50.01           Apparel Store         866         3.55         1,000 sf GFA         0.60         1.025         2.41         \$9.424           Pharmacy/Drug Store with Drive-Through         880         8.51         1,000 sf GFA         0.47         1.025         5.38         \$12.324         \$10.33         \$12.224         4.10         \$9.424           Pharmacy/Drug Store with Drive-Through         881         10.29         1.000 sf GFA         0.47         1.025         5.38         \$12.324         \$10.025         \$10.25         1.010         \$10.25         5.36									
Convenience Market int Gas Pumps         BS1         49.11         1.000 st GFA         0.49         1.025         24.66         \$\$56.700           Convenience Market int Gas Pumps         853         49.29         1.000 st GFA         0.71         1.025         1.71.8         \$\$39.497           Discount Club         857         4.18         1.000 st GFA         0.79         1.025         6.79         \$\$15.599           Discount Club         867         4.18         1.000 st GFA         0.58         1.025         1.26         \$\$2.23         \$\$000 st GFA         0.58         1.025         2.62         \$\$6.23           Pat Supply Superstore         1         863         4.26         1.000 st GFA         0.60         1.025         2.82         \$\$5.019           Apparet Store         766         4.12         1.000 st GFA         0.61         1.025         3.17         \$\$7.281           Pharmacy/Drug Store with Drive-Through         880         8.51         1.000 st GFA         0.47         1.025         5.38         \$\$12.350           Future Store         890         0.52         1.000 st GFA         0.47         1.025         1.01         \$\$25         \$\$16.370           Drive-In Bank         1         912		2							
Convenience Market with Gas Pumps         853         49.29         1.000 st GFA         0.34         1.025         17.18         S39.487           Discount Superative         854         8.38         1.000 st GFA         0.63         1.025         2.70         \$65.205           Home Improvement Superatore         857         4.18         1.000 st GFA         0.63         1.025         2.70         \$65.205           Pet Supply Superatore         1         863         4.22         1.000 st GFA         0.60         1.025         2.48         \$56.013           Pet Supply Superatore         1         866         3.55         1.000 st GFA         0.60         1.025         2.41         \$57.281           Pharmacy/Drug Store with Drive-Through         880         8.51         1.000 st GFA         0.47         1.025         5.36         \$12.365           Within Bank         1         911         12.13         1.000 st GFA         0.65         1.025         8.36         \$13.62         \$13.75           Drive-In Bank         1         912         2.0.45         1.000 st GFA         0.65         1.025         8.36         \$13.25           Part Solon         1         912         2.0.45         1.000 st GFA <td< td=""><td></td><td>2</td><td></td><td></td><td>· · · · · · · · · · · · · · · · · · ·</td><td></td><td></td><td></td><td></td></td<>		2			· · · · · · · · · · · · · · · · · · ·				
Discount Supermarket         854         8.38         1.000 st GFA         0.79         1.025         6.79         \$15,590           Discount Superstore         857         4.18         1.000 st GFA         0.63         1.025         2.70         \$6,205           Home Improvement Superstore         1         863         4.26         1.000 st GFA         0.68         1.025         2.62         \$6,023           Pat Supply Superstore         866         3.55         1.000 st GFA         0.60         1.025         2.62         \$6,023           Pharmacy/Drug Store with Drive-Through         876         4.12         1.000 st GFA         0.47         1.025         3.17         \$7,281           Pharmacy/Drug Store with Drive-Through         881         10.29         1.000 st GFA         0.47         1.025         5.38         \$12,385           Yask-In Bank         1         911         12.13         1.000 st GFA         0.47         1.025         1.362         \$33,384           Patrons/Virug Store with Drive-Through         1918         1.45         1.000 st GFA         0.65         1.025         1.362         \$33,205           Patrons/Virug Store with Drive-Through         1913         2.26,52         \$315,507         1.002 st GFA									
Discount Club         857         4.18         1.000 st GFA         0.6.3         1.025         2.70         \$62.05           Home Improvement Superstore         1         863         4.26         1.000 st GFA         0.6.3         1.025         2.89         \$53.184           Electronics Superstore         1         866         3.55         1.000 st GFA         0.60         1.025         2.18         \$55.019           Appart Store         876         4.12         1.000 st GFA         0.47         1.025         3.17         \$7.281           Pharmacy/Drug Store with Drive-Through         880         8.51         1.000 st GFA         0.647         1.025         5.38         \$12.365           Furmiture Store         890         0.52         1.000 st GFA         0.65         1.025         5.86         \$18.576           Wilk-In Bank         1         911         121.3         1.000 st GFA         0.65         1.025         1.862         \$31.300           Hard Solon         1         912         2.045         1.000 st GFA         0.65         1.025         1.862         \$31.300           Hard Solon         1         913         1.45         1.000 st GFA         0.57         1.025         4.18									
Home Improvement Superstore         862         2.33         1.000 st GFA         0.58         1.025         1.39         53,184           Electronics Superstore         1         863         4.26         1.000 st GFA         0.60         1.025         2.62         \$6,023           Pt Stopply Superstore         866         3.55         1.000 st GFA         0.75         1.025         2.18         \$5,019           Pharmacy/Drug Store with Drive-Through         880         8.51         1.000 st GFA         0.47         1.025         5.38         \$12,355           Fumiture Store         1         911         12.13         1.000 st GFA         0.65         1.025         8.38         \$13,230           Trive-In Bank         1         911         12.13         1.000 st GFA         0.65         1.025         1.16         \$2,625         \$31,320           Har Salon         1         918         1.45         1.000 st GFA         0.57         1.025         1.11         \$2,626           High Turnover (Sti-Down) Restaurant         930         7.41         1.000 st GFA         0.57         1.025         4.48         \$10.29           High Turnover (Sti-Down) Restaurant without Drive-Through         1         933         2.267									
Electronics Supersiona         1         863         4.26         1.000 sf GFA         0.60         1.025         2.62         \$6,023           Pet Supply Supersiona         866         3.55         1.000 sf GFA         0.75         1.025         2.18         \$5,013           Pharmacy/Drug Store without Drive-Through         880         8.51         1.000 sf GFA         0.47         1.025         3.17         \$7,281           Pharmacy/Drug Store with Drive-Through         881         10.29         1.000 sf GFA         0.47         1.025         5.38         \$12,365           Furniture Store         890         0.52         1.000 sf GFA         0.47         1.025         8.38         \$13,578           Drive-In Bank         1         911         12.13         1.000 sf GFA         0.65         1.025         8.38         \$13,62         \$31,320           Hair Salon         1         918         1.45         1.000 sf GFA         0.57         1.025         8.48         \$10,29           Past Eopd Restaurant         930         14.13         1.000 sf GFA         0.57         1.025         \$11.13         \$12,62         \$11.13         \$12,62         \$11.33         \$12,25         \$13.122         \$13.320					· · · · · · · · · · · · · · · · · · ·				
Pet Supply Supersore         866         3.55         1.000 sf GFA         0.60         1.025         2.18         S5.019           Appared Store         876         4.12         1.000 sf GFA         0.75         1.025         3.17         S7.281           Pharmacy/Drug Store with Drive-Through         880         8.51         1.000 sf GFA         0.47         1.025         5.38         \$12.385           Walk-in Bank         1         911         12.13         1.000 sf GFA         0.65         1.025         8.08         \$13.20           Hair Salon         1         912         2.045         1.000 sf GFA         0.65         1.025         1.11         \$2.262           High Timover (Sit-Down) Restaurant         930         1.4.13         1.000 sf GFA         0.57         1.025         4.11         \$2.262           High Timover (Sit-Down) Restaurant         931         7.80         1.000 sf GFA         0.57         1.025         4.48         \$10.292           Past Food Restaurant Without Drive-Through         1         933         28.34         1.000 sf GFA         0.50         1.025         1.4.52         \$33.388           Past Food Restaurant Without Drive-Through         1         933         28.2.41         1.0000 sf GFA		1			,				+-/-
Appared Store         876         4.12         1.000 sf GFA         0.75         1.025         3.17         \$7,281           Pharmacy/Drug Store with Drive-Through         886         1.029         1.000 sf GFA         0.61         1.025         5.38         \$12,386           Furniture Store         891         0.52         1.000 sf GFA         0.61         1.025         5.38         \$12,386           Walk-In Bank         1         911         12.13         1.0000 sf GFA         0.65         1.025         0.100 st GFA         0.66         1.025         8.18 S78           Drive-In Bank         1         912         20.45         1.000 sf GFA         0.65         1.025         8.18 S78           Hair Salon         1         918         1.45         1.000 sf GFA         0.57         1.025         8.44           Year         930         141.13         1.000 sf GFA         0.57         1.025         8.48         \$10.029           Past Food Restaurant without Drive-Through         1         933         28.34         1.000 sf GFA         0.57         1.025         1.67.4         \$33.388           Fast Food Restaurant without Drive-Through         1         933         28.67         1.000 sf GFA         0.50					· · · · · · · · · · · · · · · · · · ·				
Pharmacy/Drug Store without Drive-Through         880         8.51         1.000 sf GFA         0.47         1.025         4.10         \$9.424           Pharmacy/Drug Store with Drive-Through         880         0.52         1.000 sf GFA         0.47         1.025         5.38         \$12.385           Walk-In Bank         1         911         12.13         1.000 sf GFA         0.665         1.025         6.38         \$13.576           Walk-In Bank         1         911         12.13         1.000 sf GFA         0.656         1.025         1.62.62         \$31.320           Hair Salon         1         918         1.45         1.000 sf GFA         0.56         1.025         4.48         \$10.225         1.11         \$2.52.62         \$18.977           Quality Restaurant         933         7.80         1.000 sf GFA         0.56         1.025         4.48         \$10.292         5.71         \$13.122           Fast Food Restaurant withorub Drive-Through         1         933         28.34         1.000 sf GFA         0.50         1.025         1.45.2         \$33.88           Fast Food Restaurant with Drive-Through         1         933         28.34         1.000 sf GFA         0.50         1.025         1.45.2         \$33.84					· · · · · · · · · · · · · · · · · · ·			-	
Pharmacy/Drug Store with Drive-Through         881         10.29         1.000 sf GFA         0.51         1.025         5.38         \$12,865           Walk-In Bank         1         911         12.13         1.000 sf GFA         0.65         1.025         8.08         \$18,576           Walk-In Bank         1         912         20.45         1.000 sf GFA         0.65         1.025         13.62         \$31,320           Hair Salon         1         918         1.45         1.000 sf GFA         0.65         1.025         13.62         \$31,320           Hair Salon         1         918         1.45         1.000 sf GFA         0.57         1.025         8.25         \$18,977           Quality Restaurant         930         14.13         1.000 sf GFA         0.56         1.025         5.71         \$13,228           High Turnover (St-Down) Restaurant         932         9.77         1.000 sf GFA         0.50         1.025         1.44.82         \$333.38           Fast Food Restaurant with Drive-Through         1         933         2.8.4         1.000 sf GFA         0.50         1.025         1.452         \$33.388           Gasoline/Service Station         642         3.11         1.000 sf GFA         0.50									* / -
Funiture Store         Strike         1         990         0.52         1,000 sf GFA         0.47         1,025         0.25         \$\$576           Walk-In Bank         1         911         12,13         1,000 sf GFA         0.65         1,025         8.08         \$\$18,576           Fast Casual Restaurant         1         912         20.45         1,000 sf GFA         0.65         1,025         1.11         \$\$2,662           Fast Casual Restaurant         930         14,13         1,000 sf GFA         0.57         1,025         4.48         \$\$10,292           High Turover (Sti-Down) Restaurant         930         14,13         1,000 sf GFA         0.57         1,025         1.4.52         \$\$33,388           Fast Food Restaurant without Drive-Through         1         933         28,34         1,000 sf GFA         0.50         1,025         14,452         \$\$33,388           Gasoline/Service Station         Restaurant with Drive-Through         1         934         32,67         1,000 sf GFA         0.50         1,025         14,452         \$\$33,388           Gasoline/Service Station         941         4.85         Servicing Position         0.61         1,025         3.03         \$\$6,971           Autorobile Carle Center <td></td> <td></td> <td></td> <td></td> <td>· · · · · · · · · · · · · · · · · · ·</td> <td></td> <td></td> <td></td> <td></td>					· · · · · · · · · · · · · · · · · · ·				
Walk-In Bank         1         911         12.13         1.000 sf GFA         0.65         1.025         8.08         \$									
Drive-In Bank         912         20.45         1,000 sf GFA         0.65         1.025         13.62         \$31320           Hair Salon         1         918         1.45         1,000 sf GFA         0.75         1.025         1.11         \$32,662           Fast Casual Restaurant         930         14.13         1,000 sf GFA         0.57         1.025         8.25         \$18,977           Quality Restaurant         931         7.80         1,000 sf GFA         0.56         1.025         4.48         \$10,029           High Tumover (Sit-Down) Restaurant         932         9.77         1,000 sf GFA         0.50         1.025         14.52         \$33,388           Fast Food Restaurant with Drive-Through         1         933         28.34         1,000 sf GFA         0.50         1.025         14.52         \$33,388           Gasoline/Service Station         941         4.85         Servicing Position         0.61         1.025         1.94         \$4470           Gasoline/Service Station with Convenience Market         942         3.11         1,000 sf GFA         0.61         1.025         8.34         \$19,470           Gasoline/Service Station with Convenience Market         947         5.54         Wash Stall         0.77		1							
Hair Salon         1         918         1.45         1.000 sf GFA         0.75         1.025         1.11         \$2.662           Fast Casual Restaurant Quality Restaurant         930         14.13         1.000 sf GFA         0.57         1.025         8.25         \$18,977           Quality Restaurant High Turnover (Sit-Down) Restaurant         931         7.80         1.000 sf GFA         0.57         1.025         4.48         \$10,292           High Turnover (Sit-Down) Restaurant without Drive-Through         933         28.34         1.000 sf GFA         0.57         1.025         14.52         \$33,388           Fast Food Restaurant without Drive-Through         933         28.34         1.000 sf GFA         0.50         1.025         16.74         \$33,388           Quick Lubrication Vehicle Shop         941         4.85         Servicing Position         0.61         1.025         3.03         \$6,971           Automobile Care Center         942         3.11         1.000 sf GFA         0.61         1.025         8.34         \$14,504           Self-Service Station         944         14.03         Vehicle Fueling Position         0.64         1.025         8.34         \$14,504           Self-Service Car Wash         947         5.54         Wash Sta					,				* - /
Fast Casual Restaurant         930         14.13         1,000 sf GFA         0.57         1.025         8.25         \$18,977           Quality Restaurant         931         7.80         1,000 sf GFA         0.56         1.025         4.48         \$10,292           High Turwore (Sit-Down) Restaurant without Drive-Through         1         933         28.34         1,000 sf GFA         0.56         1.025         1.45.2         \$33,889           Fast Food Restaurant without Drive-Through         1         933         28.34         1,000 sf GFA         0.50         1.025         14.52         \$33,889           Quick Lubrication Vehicle Shop         941         4.85         Servicing Position         0.61         1.025         1.94         \$4,470           Gasoline/Service Station         944         14.03         Yehicle Fueling Position         0.58         1.025         8.34         \$19,174           Gasoline/Service Station with Convenience Market         945         13.99         Vehicle Fueling Position         0.44         1.025         3.36         \$7,728           Clinic         1         630         3.28         1,000 sf GFA         1.00         1.025         3.62         \$8,317           General Office Building         2         710		1			· · · · · · · · · · · · · · · · · · ·				
Quality Restaurant         931         7.80         1.000 sf GFA         0.56         1.025         4.48         \$10.292           High Turnover (Sit-Down) Restaurant         932         9.77         1,000 sf GFA         0.57         1.025         5.71         \$13.122           Fast Food Restaurant with Drive-Through         1         933         28.34         1,000 sf GFA         0.50         1.025         1.6.74         \$33.489           Quick Lubrication Vehicle Shop         941         4.85         Servicing Position         0.61         1.025         1.0.9         \$6,971           Automobile Care Center         942         3.11         1,000 sf GFA         0.61         1.025         8.34         \$19,174           Gasoline/Service Station         944         14.03         Vehicle Fueling Position         0.58         1.025         8.34         \$19,174           Gasoline/Service Car Wash         945         13.99         Vehicle Fueling Position         0.44         1.025         6.31         \$14,504           Self-Service Car Wash         947         5.54         Wash Stall         0.77         1.025         3.66         \$7,728           Animal Hospital/Veterinary Clinic         1         630         3.28         1,000 sf GFA <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>									
High Turnover (Sit-Down) Restaurant         932         9.77         1,000 sf GFA         0.57         1.025         5.71         \$13,122           Fast Food Restaurant without Drive-Through Fast Food Restaurant with Drive-Through         1         933         28.34         1,000 sf GFA         0.50         1.025         16.74         \$33,849           Quick Lubrication Vehicle Shop         941         4.85         Servicing Position         0.61         1.025         3.03         \$6,971           Automobile Care Center         942         3.11         1,000 sf GFA         0.61         1.025         8.34         \$19,174           Gasoline/Service Station         944         14.03         Vehicle Fueling Position         0.44         1.025         6.31         \$14,504           Self-Service Car Wash         947         5.54         Wash Stall         0.77         1.025         3.36         \$7,728           Animal Hospital/Veterinary Clinic         1         630         3.28         1,000 sf GFA         1.00         1.025         3.62         \$8,311           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         3.62         \$8,321           Guice Lubriding         2         714									
Fast Food Restaurant without Drive-Through         1         933         28.34         1,000 sf GFA         0.50         1.025         14.52         \$33,388           Fast Food Restaurant with Drive-Through         934         32.67         1,000 sf GFA         0.50         1.025         16.74         \$33,489           Quick Lubrication Vehicle Shop         941         4.85         Servicing Position         0.61         1.025         3.03         \$6,971           Automobile Care Center         942         3.11         1,000 sf GFA         0.61         1.025         8.34         \$1,174           Gasoline/Service Station with Convenience Market         945         13.99         Vehicle Fueling Position         0.58         1.025         8.34         \$11,73           Self-Service Car Wash         947         5.54         Wash Stall         0.77         1.025         3.36         \$7,728           Animal Hospital/Veterinary Clinic         1         630         3.28         1,000 sf GFA         1.00         1.025         3.62         \$3,6137           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         1.62         \$3,62         \$3,6137           General Office Building         2									
Fast Food Restaurant with Drive-Through         934         32.67         1,000 sf GFA         0.50         1.025         16.74         \$\$38,489           Quick Lubrication Vehicle Shop         941         4.85         Servicing Position         0.61         1.025         3.03         \$6,971           Automobile Care Center         942         3.11         1,000 sf GLA         0.61         1.025         8.34         \$19,174           Gasoline/Service Station with Convenience Market         945         13.99         Vehicle Fueling Position         0.44         1.025         6.31         \$14,504           Self-Service Car Wash         947         5.54         Wash Stall         0.77         1.025         4.37         \$10,005           Clinic         1         630         3.28         1,000 sf GFA         1.00         1.025         3.36         \$7,728           Animal Hospital/Veterinary Clinic         1         640         3.53         1,000 sf GFA         1.00         1.025         1.18         \$2,710           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         1.75         \$4,029           Medical-Dental Office Building         2         720         3.46	Fast Food Restaurant without Drive-Through	1							
Quick Lubrication Vehicle Shop         941         4.85         Servicing Position         0.61         1.025         3.03         \$6,971           Automobile Care Center         942         3.11         1,000 sf GLA         0.61         1.025         1.94         \$4,470           Gasoline/Service Station         944         14.03         Vehicle Fueling Position         0.58         1.025         8.34         \$19,174           Gasoline/Service Station with Convenience Market         945         13.99         Vehicle Fueling Position         0.44         1.025         6.31         \$14,504           Self-Service Car Wash         947         5.54         Wash Stall         0.77         1.025         4.37         \$10,051           OFFICE         1         630         3.28         1,000 sf GFA         1.00         1.025         3.62         \$8,317           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         1.82         \$2,710           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         3.55         \$4,029           Medical-Dental Office Building         2         720         3.46         1,000 sf G								-	
Automobile Care Center         942         3.11         1,000 sf GLA         0.61         1.025         1.94         \$4,470           Gasoline/Service Station         944         14.03         Vehicle Fueling Position         0.58         1.025         8.34         \$19,174           Gasoline/Service Station with Convenience Market         945         13.99         Vehicle Fueling Position         0.44         1.025         6.31         \$14,504           Self-Service Car Wash         947         5.54         Wash Stall         0.77         1.025         4.37         \$10,051           OFFICE          640         3.53         1,000 sf GFA         1.00         1.025         3.62         \$8,317           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         0.61         \$1,48         \$2,710           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         0.61         \$1,41           Medical-Dental Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         0.61         \$1,41           General Uffice Building         2         720         3.46 </td <td>5</td> <td></td> <td></td> <td></td> <td>· · · · · · · · · · · · · · · · · · ·</td> <td></td> <td></td> <td>-</td> <td></td>	5				· · · · · · · · · · · · · · · · · · ·			-	
Gasoline/Service Station Gasoline/Service Station with Convenience Market         944 945         14.03 13.99         Vehicle Fueling Position Vehicle Fueling Position         0.58 0.44         1.025 1.025         8.34 6.31         \$19,174 \$14,504           Self-Service Car Wash         947         5.54         Wash Stall         0.77         1.025         6.31         \$14,504           OFFICE         Clinic         1         630         3.28         1,000 sf GFA         1.00         1.025         3.36         \$7,728           Animal Hospital/Veterinary Clinic         1         630         3.28         1,000 sf GFA         1.00         1.025         3.62         \$8,317           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         3.62         \$8,317           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         1.75         \$4,029           Medical-Dental Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         1.75         \$4,029           Medical-Dental Office Building         2         730         1.71         1,000 sf GFA         1.00         1.025         0.55         \$									
Gasoline/Service Station with Convenience Market         945         13.99         Vehicle Fueling Position         0.44         1.025         6.31         \$14,504           Self-Service Car Wash         947         5.54         Wash Stall         0.77         1.025         4.37         \$10,051           OFFICE           Clinic         1         630         3.28         1,000 sf GFA         1.00         1.025         3.36         \$7,728           Animal Hospital/Vetrinary Clinic         640         3.53         1,000 sf GFA         1.00         1.025         3.62         \$8,317           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         0.61         \$1,414           Single Tenant Office Building         2         714         0.60         1,000 sf GFA         1.00         1.025         1.75         \$4,029           Medical-Dental Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         3.55         \$8,153           Government Office Building         730         1.71         1,000 sf GFA         1.00         1.025         1.75         \$4,029           Medical-Dental Office Building         760									
Self-Service Car Wash         947         5.54         Wash Stall         0.77         1.025         4.37         \$10,051           OFFICE         Clinic         1         630         3.28         1,000 sf GFA         1.00         1.025         3.36         \$7,728           Animal Hospital/Veterinary Clinic         1         640         3.53         1,000 sf GFA         1.00         1.025         3.62         \$8,317           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         1.18         \$2,710           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         0.61         \$1,414           Single Tenant Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         3.55         \$8,153           Government Office Building         2         720         3.46         1,000 sf GFA         1.00         1.025         1.75         \$4,029           Medical-Dental Office Building         2         730         1.71         1,000 sf GFA         1.00         1.025         0.50         \$1,155           Business Park         1         770									
OFFICE         Clinic         1         630         3.28         1,000 sf GFA         1.00         1.025         3.36         \$7,728           Animal Hospital/Veterinary Clinic         1         640         3.53         1,000 sf GFA         1.00         1.025         3.62         \$8,317           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         1.18         \$2,710           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         0.61         \$1,414           Single Tenant Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         1.75         \$4,029           Medical-Dental Office Building         2         730         1.71         1,000 sf GFA         1.00         1.025         1.75         \$4,029           Research and Development Center         2         760         0.49         1,000 sf GFA         1.00         1.025         0.50         \$1,155           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.50         \$1,155           Business Park         1									
Clinic         1         630         3.28         1,000 sf GFA         1.00         1.025         3.36         \$7,728           Animal Hospital/Veterinary Clinic         640         3.53         1,000 sf GFA         1.00         1.025         3.62         \$8,317           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         3.62         \$8,317           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         0.61         \$1,414           Single Tenant Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         3.55         \$8,153           Government Office Building         2         720         3.46         1,000 sf GFA         1.00         1.025         1.75         \$4,029           Research and Development Center         2         760         0.49         1,000 sf GFA         1.00         1.025         0.50         \$1,155           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.50         \$1,155           Business Park         1         770         0.42         <	Self-Selvice Cal Wash		547	5.54	Wash Stall	0.77	1.025	4.37	\$10,031
Clinic         1         630         3.28         1,000 sf GFA         1.00         1.025         3.36         \$7,728           Animal Hospital/Veterinary Clinic         640         3.53         1,000 sf GFA         1.00         1.025         3.62         \$8,317           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         3.62         \$8,317           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         0.61         \$1,414           Single Tenant Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         3.55         \$8,153           Government Office Building         2         720         3.46         1,000 sf GFA         1.00         1.025         1.75         \$4,029           Research and Development Center         2         760         0.49         1,000 sf GFA         1.00         1.025         0.50         \$1,155           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.50         \$1,155           Business Park         1         770         0.42         <	OFFICE								
Animal Hospital/Veterinary Clinic         640         3.53         1,000 sf GFA         1.00         1.025         3.62         \$9,317           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         1.18         \$2,710           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         0.61         \$1,414           Single Tenant Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         3.55         \$4,029           Medical-Dental Office Building         2         720         3.46         1,000 sf GFA         1.00         1.025         1.75         \$4,029           Research and Development Center         2         760         0.49         1,000 sf GFA         1.00         1.025         0.50         \$1,155           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.43         \$990		1	630	3.28	1 000 sf GEA	1.00	1 025	3 36	\$7 728
General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         1.18         \$2,710           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         0.61         \$1,414           Single Tenant Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         1.75         \$4,029           Medical-Dental Office Building         2         720         3.46         1,000 sf GFA         1.00         1.025         1.75         \$4,029           Research and Development Office Building         2         730         1.71         1,000 sf GFA         1.00         1.025         1.75         \$4,029           Research and Development Center         2         760         0.49         1,000 sf GFA         1.00         1.025         0.50         \$1,155           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.43         \$990					,				* / -
Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         0.61         \$1,414           Single Tenant Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         0.61         \$1,414           Medical-Dental Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         1.75         \$4,029           Medical-Dental Office Building         2         720         3.46         1,000 sf GFA         1.00         1.025         3.55         \$8,153           Government Office Building         2         730         1.71         1,000 sf GFA         1.00         1.025         1.75         \$4,029           Research and Development Center         2         760         0.49         1,000 sf GFA         1.00         1.025         0.50         \$1,155           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.43         \$990		2							
Single Tenant Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         1.75         \$4,029           Medical-Dental Office Building         2         720         3.46         1,000 sf GFA         1.00         1.025         3.55         \$8,153           Government Office Building         730         1.71         1,000 sf GFA         1.00         1.025         1.75         \$4,029           Research and Development Center         2         760         0.49         1,000 sf GFA         1.00         1.025         0.50         \$1,155           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.43         \$990           INDUSTRIAL         2         110         0.63         1,000 sf GFA         1.00         1.353         0.85         \$1,959				-				-	+ / -
Medical-Dental Office Building         2         720         3.46         1,000 sf GFA         1.00         1.025         3.55         \$9,153           Government Office Building         730         1.71         1,000 sf GFA         1.00         1.025         1.75         \$4,029           Research and Development Center         2         760         0.49         1,000 sf GFA         1.00         1.025         0.50         \$1,155           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.43         \$990           INDUSTRIAL         General Light Industrial         2         110         0.63         1,000 sf GFA         1.00         1.353         0.85         \$1,959					,				• /
Government Office Building Research and Development Center         730         1.71         1,000 sf GFA         1.00         1.025         1.75         \$4,029           Business Park         2         760         0.49         1,000 sf GFA         1.00         1.025         0.50         \$1,155           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.43         \$990			-		,			-	* /
Research and Development Center         2         760         0.49         1,000 sf GFA         1.00         1.025         0.50         \$1,155           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.43         \$990           INDUSTRIAL         General Light Industrial         2         110         0.63         1,000 sf GFA         1.00         1.353         0.85         \$1,959		2							
Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.43         \$990           INDUSTRIAL General Light Industrial         2         110         0.63         1,000 sf GFA         1.00         1.353         0.85         \$1,959		2							
INDUSTRIAL           General Light Industrial         2         110         0.63         1,000 sf GFA         1.00         1.353         0.85         \$1,959									
General Light Industrial         2         110         0.63         1,000 sf GFA         1.00         1.353         0.85         \$1,959	Dubiness I dir		110	0.42	1,000 SI GI A	1.00	1.025	0.45	φ990
General Light Industrial         2         110         0.63         1,000 sf GFA         1.00         1.353         0.85         \$1,959									
		2	110	0.63		1.00	1 252	0.85	\$1 959
	Industrial Park	2	130	0.03	1,000 sf GFA	1.00	1.353	0.54	\$1,939

Traffic Impact Fee	(Per PM Peak Hour Trip) >>	\$ 2,298.98
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		ITE Land	ITE Average PM Peak Hour Trip Rate		Pass-By Trip Reduction Factor **	Truck Percentage Factor ***	Net New Trip Rate	Impact Fee Per Unit
Land Use Category (ITE 10th Edition)	Notes	Use Code	(1)	Unit*	(2)	(3)	(4)	(5)
Manufacturing		140	0.67	1,000 sf GFA	1.00	1.353	0.91	\$2,083
Warehousing	2	150	0.19	1,000 sf GFA	1.00	1.353	0.26	\$591
Mini-Warehouse (Self-Storage)		151	0.17	1,000 sf GFA	1.00	1.353	0.23	\$529
High-Cube Transload/Short-Term Warehouse		154	0.10	1,000 sf GFA	1.00	1.353	0.14	\$311
High-Cube Fulfillment Center Warehouse	1	155	1.37	1,000 sf GFA	1.00	1.353	1.85	\$4,260
High-Cube Parcel Hub Warehouse	1	156	0.64	1,000 sf GFA	1.00	1.353	0.87	\$1,990
High-Cube Cold Storage Warehouse	1	157	0.12	1,000 sf GFA	1.00	1.353	0.16	\$373
Data Center	1	160	0.09	1,000 sf GFA	1.00	1.353	0.12	\$280
Utility	2	170	2.27	1,000 sf GFA	1.00	1.353	3.07	\$7,058
Specialty Trade Contractor		180	1.97	1,000 sf GFA	1.00	1.353	2.66	\$6,125

FU									
	Intermodal Truck Terminal	1	30	1.87	1,000 sf GFA	1.00	1.353	2.53	\$5,815
	Park-and-Ride Lot with Bus or Light Rail Service	2	90	0.43	Parking Space	1.00	1.353	0.58	\$1,337
								·	

\* 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 fa

\*\*\* 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)	Pass X	B-By Reduction Factor (2)	x	Truck Percentage Factor (3) =	Net New Trip Rate (4)
IMPACT FEE CALCULATION:	Net New Trip Rate (4)	х	Impact Fee pe New PM Peak Hour Trip		= Impact Fee po of Developr (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

	-				папіс ітрас	t Fee (Per PM Pe	ак пош тпр) >>	φ 3,004.70
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)
Land Use Category (TE Toth Edition)	Notes	Use Code	(1)	Unit	(2)	(3)	(4)	(5)
RESIDENTIAL								
Single-Family Detached Housing	2	210	0.99	Dwelling Unit	1.00	1.000	0.99	\$3,628
Multifamily Housing (Low-Rise)	2	220	0.56	Dwelling Unit	1.00	1.000	0.56	\$2,052
Multifamily Housing (Mid-Rise)	2	221	0.44	Dwelling Unit	1.00	1.000	0.44	\$1,612
Mid-Rise Residential with 1st-Floor Commercial	1	231	0.36	Dwelling Unit	1.00	1.000	0.36	\$1,319
Mobile Home Park	2	240	0.59	Occupied Dwelling Unit	1.00	1.000	0.59	\$2,162
Senior Adult Housing - Detached	2	251	0.30	Dwelling Unit	1.00	1.000	0.30	\$1,099
Senior Adult Housing - Attached	2	252	0.26	Dwelling Unit	1.00	1.000	0.26	\$953
Congregate Care Facility	2	253	0.18	Dwelling Unit	1.00	1.000	0.18	\$660
Continued Care Retirement Community	2	255	0.16	Dwelling Unit	1.00	1.000	0.16	\$586
Recreational Homes	1	260	0.28	Dwelling Unit	1.00	1.000	0.28	\$1,026
Residential Planned Unit Development	2	270	0.69	Dwelling Unit	1.00	1.000	0.69	\$2,529
INSTITUTIONAL								
Public Park		411	0.11	Acre	1.00	1.000	0.11	\$403
Golf Course	1	430	0.28	Acre	1.00	1.000	0.28	\$1,026
Multi-Purpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	1.000	3.58	\$13,120
Movie Theater	1	444	0.09	Seat	1.00	1.000	0.09	\$330
Casino/Video Lottery Establishment		473	13.49	1,000 sf GFA	1.00	1.000	13.49	\$49,437
Tennis Courts	1	490	4.21	Court	1.00	1.000	4.21	\$15,428
Health/Fitness Club		492	3.45	1,000 sf GFA	1.00	1.000	3.45	\$12,643
Elementary School		520	1.37	1,000 sf GFA	1.00	1.000	1.37	\$5,021
Middle/Junior High School		522	1.19	1,000 sf GFA	1.00	1.000	1.19	\$4,361
High School		530	0.97	1,000 sf GFA	1.00	1.000	0.97	\$3,555
Private School (K - 12)	1	536	0.17	Students	1.00	1.000	0.17	\$623
Church		560	0.49	1,000 sf GFA	1.00	1.000	0.49	\$1,796
Day Care Center		565	11.12	1,000 sf GFA	1.00	1.000	11.12	\$40,752
Library		590	8.16	1,000 sf GFA	1.00	1.000	8.16	\$29,904
Hospital	2	610	0.97	1,000 sf GFA	1.00	1.000	0.97	\$3,555
Nursing Home		620	0.59	1,000 sf GFA	1.00	1.000	0.59	\$2,162
BUSINESS & COMMERCIAL								
		210	0.60	Room	0.75	1.025	0.46	\$1,690
Hotel All Suites Hotel		310 311	0.60	Room	0.75 0.75	1.025	0.46	\$1,690 \$1,014
Motel		311	0.36	Room	0.75	1.025	0.28	\$1,014 \$1,070
Resort Hotel		320	0.38	Room	0.75	1.025	0.29	\$1,070
Building Materials/Lumber Sales		812	2.06	1,000 sf GFA	0.75	1.025	1.58	\$1,155 \$5,803
Free-Standing Discount Superstore		813	4.33	1,000 sf GFA	0.75	1.025	3.15	\$5,803 \$11,547
Free-Standing Discount Store		815	4.83	1,000 sf GFA	0.83	1.025	4.11	\$15,057
Hardware/Paint Store		816	2.68	1,000 sf GFA	0.74	1.025	2.03	\$7,449
Nursery (Garden Center)		817	6.94	1,000 sf GFA	0.75	1.025	5.33	\$19,550
	-					1.025	3.98	\$14,592
Nursery (Wholesale)		818	5,18	1.000 St GEA	0.75	1,0/5	3.98	
Nursery (Wholesale) Shopping Center	2	818 820	5.18 3.81	1,000 sf GFA 1,000 sf GLA	0.75 0.66	1.025	3.98 2.58	\$9,445

Traffic Impact Fee (Per PM Peak Hour Trip) >> \$ 3,664.70

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)
Automobile Sales (New)	2	840	2.43	1.000 sf GFA	0.75	1.025	1.87	\$6,845
Automobile Sales (Used)	-	841	3.75	1.000 sf GFA	0.75	1.025	2.88	\$10.564
Recreational Vehicle Sales		842	0.77	1,000 sf GFA	0.75	1.025	0.59	\$2,169
Automobile Parts Sales		843	4.91	1.000 sf GFA	0.57	1.025	2.87	\$10,512
Tire Store		848	3.98	1,000 sf GFA	0.72	1.025	2.94	\$10,763
Tire Superstore		849	2.11	1.000 sf GFA	0.72	1.025	1.56	\$5,706
Supermarket	2	850	9.24	1,000 sf GFA	0.64	1.025	6.06	\$22,211
Convenience Market	2	850	49.11	1,000 sf GFA	0.49	1.025	24.66	\$90,383
Convenience Market with Gas Pumps		853	49.11	1,000 sf GFA	0.49	1.025	17.18	\$90,383 \$62,945
Discount Supermarket	-	854	8.38	1.000 sf GFA	0.79	1.025	6.79	\$24.865
Discount Club		857	4.18	1,000 sf GFA	0.63	1.025	2.70	\$9,891
				· · · · · · · · · · · · · · · · · · ·				
Home Improvement Superstore Electronics Superstore	1	862 863	2.33 4.26	1,000 sf GFA 1,000 sf GFA	0.58	1.025 1.025	1.39 2.62	\$5,076 \$9,600
	1	866	4.26 3.55	1,000 sf GFA	0.60	1.025	2.62	\$9,600 \$8,000
Pet Supply Superstore Apparel Store		876	4.12	· · · · · · · · · · · · · · · · · · ·	0.80		3.17	\$8,000 \$11.606
Pharmacy/Drug Store without Drive-Through		876	4.12 8.51	1,000 sf GFA	0.75	1.025 1.025	4.10	\$11,606
				1,000 sf GFA			-	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Pharmacy/Drug Store with Drive-Through		881	10.29	1,000 sf GFA	0.51	1.025	5.38	\$19,711
Furniture Store Walk-In Bank	1	890 911	0.52 12.13	1,000 sf GFA	0.47	1.025 1.025	0.25	\$918 \$29,614
	1			1,000 sf GFA			8.08	
Drive-In Bank		912	20.45	1,000 sf GFA	0.65	1.025	13.62	\$49,926
Hair Salon	1	918	1.45	1,000 sf GFA	0.75	1.025	1.11	\$4,085
Fast Casual Restaurant		930	14.13	1,000 sf GFA	0.57	1.025	8.25	\$30,251
Quality Restaurant		931	7.80	1,000 sf GFA	0.56	1.025	4.48	\$16,406
High Turnover (Sit-Down) Restaurant		932	9.77	1,000 sf GFA	0.57	1.025	5.71	\$20,917
Fast Food Restaurant without Drive-Through	1	933	28.34	1,000 sf GFA	0.50	1.025	14.52	\$53,222
Fast Food Restaurant with Drive-Through		934	32.67	1,000 sf GFA	0.50	1.025	16.74	\$61,354
Quick Lubrication Vehicle Shop		941	4.85	Servicing Position	0.61	1.025	3.03	\$11,112
Automobile Care Center		942	3.11	1,000 sf GLA	0.61	1.025	1.94	\$7,125
Gasoline/Service Station		944	14.03	Vehicle Fueling Position	0.58	1.025	8.34	\$30,564
Gasoline/Service Station with Convenience Market		945	13.99	Vehicle Fueling Position	0.44	1.025	6.31	\$23,120
Self-Service Car Wash		947	5.54	Wash Stall	0.77	1.025	4.37	\$16,022
OFFICE							1	
Clinic	1	630	3.28	1,000 sf GFA	1.00	1.025	3.36	\$12,320
Animal Hospital/Veterinary Clinic		640	3.53	1,000 sf GFA	1.00	1.025	3.62	\$13,259
General Office Building	2	710	1.15	1,000 sf GFA	1.00	1.025	1.18	\$4,319
Corporate Headquarters Building	2	714	0.60	1,000 sf GFA	1.00	1.025	0.61	\$2,254
Single Tenant Office Building	2	715	1.71	1,000 sf GFA	1.00	1.025	1.75	\$6,423
Medical-Dental Office Building	2	720	3.46	1,000 sf GFA	1.00	1.025	3.55	\$12,996
Government Office Building		730	1.71	1,000 sf GFA	1.00	1.025	1.75	\$6,423
Research and Development Center	2	760	0.49	1,000 sf GFA	1.00	1.025	0.50	\$1,840
Business Park	1	770	0.42	1,000 sf GFA	1.00	1.025	0.43	\$1,578
	_							
INDUSTRIAL								
General Light Industrial	2	110	0.63	1,000 sf GFA	1.00	1.353	0.85	\$3,123
Industrial Park		130	0.40	1.000 sf GFA	1.00	1.353	0.54	\$1,983

Traffic Impact Fee (Per PM Peak Hour Trip) >> \$ 3,664.70

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)
Manufacturing		140	0.67	1.000 sf GFA	1.00	1.353	0.91	\$3,321
Warehousing	2	150	0.19	1.000 sf GFA	1.00	1.353	0.26	\$942
Mini-Warehouse (Self-Storage)	-	151	0.17	1,000 sf GFA	1.00	1.353	0.23	\$843
High-Cube Transload/Short-Term Warehouse		154	0.10	1.000 sf GFA	1.00	1.353	0.14	\$496
High-Cube Fulfillment Center Warehouse	1	155	1.37	1,000 sf GFA	1.00	1.353	1.85	\$6,790
High-Cube Parcel Hub Warehouse	1	156	0.64	1,000 sf GFA	1.00	1.353	0.87	\$3,172
High-Cube Cold Storage Warehouse	1	157	0.12	1,000 sf GFA	1.00	1.353	0.16	\$595
Data Center	1	160	0.09	1,000 sf GFA	1.00	1.353	0.12	\$446
Utility	2	170	2.27	1,000 sf GFA	1.00	1.353	3.07	\$11,251
Specialty Trade Contractor		180	1.97	1,000 sf GFA	1.00	1.353	2.66	\$9,764

	PORT and TERMINAL								
	Intermodal Truck Terminal	1	30	1.87	1,000 sf GFA	1.00	1.353	2.53	\$9,269
Park-and-Ride Lot with Bus of Light Rail Service 2 90 0.43 Parking Space 1.00 1.353 0.5	Park-and-Ride Lot with Bus or Light Rail Service	2	90	0.43	Parking Space	1.00	1.353	0.58	\$2,131

\* 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 fa

\*\*\* 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)	Pass X	B-By Reduction Factor (2)	x	Truck Percentage Factor (3) =	Net New Trip Rate (4)
IMPACT FEE CALCULATION:	Net New Trip Rate (4)	х	Impact Fee pe New PM Peak Hour Trip		= Impact Fee po of Developr (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

					iname impae		ak Hour Trip) >>	φ 4,040.07
Land Use Category (ITE 10th Edition)	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate	Unit*	Pass-By Trip Reduction Factor ** (2)	Truck Percentage Factor *** (2)	Net New Trip Rate	Impact Fee Per Unit
Land Use Category (TE Toth Edition)	Notes	Use Code	(1)	Unit	(2)	(3)	(4)	(5)
RESIDENTIAL								
Single-Family Detached Housing	2	210	0.99	Dwelling Unit	1.00	1.000	0.99	\$4,003
Multifamily Housing (Low-Rise)	2	220	0.56	Dwelling Unit	1.00	1.000	0.56	\$2,265
Multifamily Housing (Mid-Rise)	2	221	0.44	Dwelling Unit	1.00	1.000	0.44	\$1,779
Mid-Rise Residential with 1st-Floor Commercial	1	231	0.36	Dwelling Unit	1.00	1.000	0.36	\$1,456
Mobile Home Park	2	240	0.59	Occupied Dwelling Unit	1.00	1.000	0.59	\$2,386
Senior Adult Housing - Detached	2	251	0.30	Dwelling Unit	1.00	1.000	0.30	\$1,213
Senior Adult Housing - Attached	2	252	0.26	Dwelling Unit	1.00	1.000	0.26	\$1,051
Congregate Care Facility	2	253	0.18	Dwelling Unit	1.00	1.000	0.18	\$728
Continued Care Retirement Community	2	255	0.16	Dwelling Unit	1.00	1.000	0.16	\$647
Recreational Homes	1	260	0.28	Dwelling Unit	1.00	1.000	0.28	\$1,132
Residential Planned Unit Development	2	270	0.69	Dwelling Unit	1.00	1.000	0.69	\$2,790
INSTITUTIONAL								
Public Park		411	0.11	Acre	1.00	1.000	0.11	\$445
Golf Course	1	430	0.28	Acre	1.00	1.000	0.28	\$1,132
Multi-Purpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	1.000	3.58	\$14,477
Movie Theater	1	444	0.09	Seat	1.00	1.000	0.09	\$364
Casino/Video Lottery Establishment		473	13.49	1,000 sf GFA	1.00	1.000	13.49	\$54,552
Tennis Courts	1	490	4.21	Court	1.00	1.000	4.21	\$17,025
Health/Fitness Club		492	3.45	1,000 sf GFA	1.00	1.000	3.45	\$13,951
Elementary School		520	1.37	1,000 sf GFA	1.00	1.000	1.37	\$5,540
Middle/Junior High School		522	1.19	1,000 sf GFA	1.00	1.000	1.19	\$4,812
High School		530	0.97	1,000 sf GFA	1.00	1.000	0.97	\$3,923
Private School (K - 12)	1	536	0.17	Students	1.00	1.000	0.17	\$687
Church		560	0.49	1,000 sf GFA	1.00	1.000	0.49	\$1,981
Day Care Center		565	11.12	1,000 sf GFA	1.00	1.000	11.12	\$44,968
Library	0	590	8.16	1,000 sf GFA	1.00	1.000	8.16	\$32,998
Hospital	2	610 620	0.97 0.59	1,000 sf GFA	1.00	1.000	0.97	\$3,923
Nursing Home		620	0.59	1,000 sf GFA	1.00	1.000	0.59	\$2,386
BUSINESS & COMMERCIAL								
Hotel		310	0.60	Room	0.75	1.025	0.46	\$1,865
All Suites Hotel		310	0.36	Room	0.75	1.025	0.40	\$1,119
Motel		320	0.38	Room	0.75	1.025	0.29	\$1,181
Resort Hotel		330	0.30	Room	0.75	1.025	0.32	\$1,274
Building Materials/Lumber Sales		812	2.06	1,000 sf GFA	0.75	1.025	1.58	\$6,403
Free-Standing Discount Superstore		813	4.33	1,000 sf GFA	0.71	1.025	3.15	\$12,742
Free-Standing Discount Store		815	4.83	1,000 sf GFA	0.83	1.025	4.11	\$16,615
Hardware/Paint Store		816	2.68	1,000 sf GFA	0.74	1.025	2.03	\$8,219
Nursery (Garden Center)		817	6.94	1,000 sf GFA	0.75	1.025	5.33	\$21,572
Nursery (Wholesale)		818	5.18	1,000 sf GFA	0.75	1.025	3.98	\$16,102
Shopping Center	2	820	3.81	1,000 sf GLA	0.66	1.025	2.58	\$10,422
Factory Outlet Center	2	823	2.29	1,000 sf GFA	0.75	1.025	1.76	\$7,118

Traffic Impact Fee (Per PM Peak Hour Trip) >> \$ 4,043.87

Traffic Impact Fee (Per PM Peak Hour Trip) >> \$ 4,043.87

Automobile Sales (New)         2         840         2.43         1.000 st GFA         0.75         1.025         1.87         157.55           Automobile Sales (New)         841         3.75         1.000 st GFA         0.75         1.025         2.88         \$11.65           Automobile Sales (New)         843         4.91         1.000 st GFA         0.77         1.025         2.247         \$11.97           The Superstore         849         3.98         1.000 st GFA         0.77         1.025         2.247         \$11.97           Superstore         849         2.91         1.000 st GFA         0.72         1.025         2.66         \$82.49           Convenience Market         2         850         9.24         1.000 st GFA         0.64         1.025         2.46         58.97         9.27         1.025         1.97         \$87.43           Decount Rube         851         49.29         1.000 st GFA         0.64         1.025         2.46         \$89.97         \$87.43         1.000 st GFA         0.24         1.025         \$87.97         \$87.43           Decount Rube market         857         4.18         1.000 st GFA         0.65         1.025         \$1.19         \$1.025         \$1.01	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)
Automobile Sales (Used) Recreational Vehicle Sales         841         3.76         1.000 of GFA         0.75         1.025         0.280         \$1165           Automobile Parts Sales         843         4.91         1.000 of GFA         0.77         1.025         0.297         \$11.95           The Store         844         3.91         1.000 of GFA         0.77         1.025         2.247         \$11.95           The Store         844         3.91         1.000 of GFA         0.72         1.025         2.247         \$11.95           Supernative         849         2.11         1.000 of GFA         0.72         1.025         0.624         \$11.25         0.605         \$24.50           Conventence Market         2         850         9.41         1.000 of GFA         0.44         1.025         6.05         \$27.93           Discount Supernative         857         4.18         1.000 of GFA         0.65         1.025         2.42         \$10.05           Per Supply Superstore         1         863         4.26         1.000 of GFA         0.60         1.025         2.42         \$10.05           Pharmacy/Drug Store without Drive-Through         863         4.26         1.000 of GFA         0.67         1.025		2	840		1 000 sf GEA				
Recreational Vehicle Sales         842         0.77         1.000 sf GFA         0.75         1.025         0.59         \$2,33           Autonoble Pratis Sales         843         4.91         1.000 sf GFA         0.57         1.025         2.87         \$11,59           Tire Store         848         3.98         1.000 sf GFA         0.72         1.025         2.84         \$11,59           Superstore         849         2.11         1.000 sf GFA         0.72         1.025         0.66         \$24,65         \$29,97         1.025         0.66         \$24,65         \$29,97         \$20,66         \$24,65         \$29,97         \$20,67         \$20,68         \$24,66         1.000 sf GFA         0.34         1.025         6.78         \$32,743         \$36,89         \$32,743         \$36,89         \$32,743         \$36,89         \$35,67         \$32,89         \$32,743         \$36,99         \$32,89         \$32,743         \$36,99         \$32,89         \$32,743         \$35,99         \$32,89         \$32,743         \$35,99         \$32,89         \$32,67         \$35,99         \$32,89         \$32,67         \$35,99         \$32,89         \$32,67         \$35,99         \$32,89         \$32,67         \$35,99         \$32,89         \$32,67         \$35,99		-							
Automobile Parts Sales         983         4.91         1.000 of GFA         0.57         1.025         2.87         \$11.87           Tre Store         848         3.98         1.000 of GFA         0.72         1.025         2.94         \$11.87           Tre Store         849         2.11         1.000 of GFA         0.72         1.025         1.56         \$62.94           Supernarket         2         850         9.2.4         1.000 of GFA         0.64         1.025         0.66         \$24.50           Convenience Market         851         49.2.9         1.000 of GFA         0.49         1.025         6.76         \$89.73           Discourt Gub         857         4.18         1.000 of GFA         0.63         1.025         6.79         \$27.43           Discourt Gub         857         4.18         1.000 of GFA         0.68         1.025         1.39         \$5.00           Hent Inst Superstore         1         863         4.26         1.000 of GFA         0.60         1.025         2.17         \$12.00           ParamacyDrug Store without Drive-Through         860         6.51         1.000 of GFA         0.64         1.025         8.17         \$12.00         \$12.51         \$11.99									
Tire Store         848         3.98         1.000 sf GFA         0.72         1.025         2.4         \$1.56         \$5.20           Supernaries         2         850         9.24         1.000 sf GFA         0.72         1.025         1.56         \$5.27           Converience Market with Gas Pumps         853         49.21         1.000 sf GFA         0.44         1.025         2.46         \$897.3           Discourt Superstore         853         49.23         1.000 sf GFA         0.44         1.025         2.77.8         \$897.3           Discourt Superstore         857         4.18         1.000 sf GFA         0.58         1.025         2.70         \$10.91           Hore Improvement Superstore         1         863         4.26         1.000 sf GFA         0.60         1.025         2.24         \$10.99           Pel SupP) Superstore         866         3.55         1.0000 sf GFA         0.60         1.025         2.40         \$10.57           PharmacyDrug Store without Drive-Through         881         1.029         1.005 sf GFA         0.61         1.025         5.38         \$21.70         \$10.25         1.005 sf GFA         0.65         1.025         8.88         \$21.000         \$10.82         \$25.83         <									
The Superatore         Head         2.11         1.000 st GFA         0.72         1.025         1.56         §24           Supermarket         2         850         9.24         1.000 st GFA         0.64         1.025         2.66         \$99.73           Convenience Market with Gas Pumps         851         49.29         1.000 st GFA         0.49         1.025         6.79         \$27.45           Discount Supermarket         854         8.38         1.000 st GFA         0.68         1.025         6.79         \$27.45           Discount Club         857         4.18         1.000 st GFA         0.68         1.025         2.60         \$3.001           Home Improvement Superstore         662         2.33         1.000 st GFA         0.60         1.025         2.62         \$3.05           Platting Store without Drive-Through         866         3.55         1.000 st GFA         0.60         1.025         4.10         \$3.63         \$3.17         \$7.75         1.025         3.17         \$7.122.65         3.17         \$7.75         1.025         1.300 st GFA         0.47         1.025         4.30         \$3.55         \$3.38         \$3.38         \$3.38         \$3.37.75         1.025         1.31         \$3.60									
Supermarket         2         850         9.24         1.000 d'GFA         0.64         1.025         0.66         624 50           Convenience Market									
Convenience Market witt Gas Pumps         851         49.11         1.000 st GFA         0.49         1.025         12.466         S99.73           Convenience Market witt Gas Pumps         853         49.29         1.000 st GFA         0.34         1.025         17.18         S99.43           Discount Supermarket         854         8.38         1.000 st GFA         0.79         1.025         6.79         S27.43           Discount Superstore         862         2.33         1.000 st GFA         0.68         1.025         2.6         \$1.09         \$5.601           Electronics Superstore         1         863         4.26         1.000 st GFA         0.60         1.025         2.18         \$8.822           Apparel Store         766         4.12         1.000 st GFA         0.61         1.025         3.18         \$2.165         \$1.025         5.10         \$1.025         5.10         \$1.657         \$1.025         \$1.01         \$1.657         \$1.025         \$1.01         \$1.657         \$1.025         \$1.01         \$1.657         \$1.025         \$1.01         \$1.657         \$1.025         \$1.01         \$1.657         \$1.025         \$1.01         \$1.657         \$1.025         \$1.01         \$1.025         \$1.057         \$1.025									
Convenience Market with Gas Pumps         853         49.29         1.000 st GFA         0.34         1.025         17.18         \$889.45           Discount Superstore         857         4.83         1.000 st GFA         0.79         1.025         6.79         \$27.43           Home Improvement Superstore         857         4.83         1.000 st GFA         0.68         1.025         2.70         \$10.91           Pet Suppl Superstore         1         862         2.33         1.000 st GFA         0.60         1.025         2.62         \$10.59           Pet Suppl Superstore         866         3.55         1.000 st GFA         0.60         1.025         2.18         \$8.82           Appared Store         876         4.12         1.000 st GFA         0.47         1.025         3.17         \$12.80           Pharmacy/Drug Store with Drive-Through         881         10.29         1.000 st GFA         0.51         1.025         5.38         \$2.175           Fumiture Store         890         0.52         1.000 st GFA         0.65         1.025         \$3.80         \$2.67           Viral R Bank         1         911         1.21.3         1.000 st GFA         0.55         1.025         \$3.80         \$2.67		2			,				
Discount Supermarket         854         8.38         1.000 sf GFA         0.79         1.025         6.79         \$27.43           Discount Club         857         4.18         1.000 sf GFA         0.63         1.025         2.70         \$10.44           Home Improvement Superstore         1         863         4.26         1.000 sf GFA         0.63         1.025         2.62         \$10.99           Plating Store         866         3.55         1.000 sf GFA         0.60         1.025         2.18         \$8.29           Pharmacy/Drug Store without Drive-Through         880         8.51         1.000 sf GFA         0.47         1.025         3.17         \$12.80           Pharmacy/Drug Store without Drive-Through         881         10.29         1.000 sf GFA         0.47         1.025         5.38         \$2.175           Furniture Store         890         0.52         1.000 sf GFA         0.47         1.025         5.38         \$2.175           Drive-In Bank         1         911         12.13         1.000 sf GFA         0.65         1.025         \$1.625         \$1.625         \$1.625         \$1.625         \$1.11         \$4.500         \$1.000 sf GFA         0.57         1.025         \$1.11         \$4.500									
Discount Club         857         4.18         1,000 sf GFA         0.63         1.025         2.70         \$1,001           Home Improvement Superstore         1         863         4.26         1,000 sf GFA         0.63         1.025         2.62         \$1,039         \$5,601           Pet Supply Superstore         1         866         3.55         1,000 sf GFA         0.60         1.025         2.62         \$1,005           Pharmacy/Drug Store without Drive-Through         876         4.12         1,000 sf GFA         0.47         1.025         5.18         \$1,025						1		-	
Home Improvement Superstore         862         2.33         1.000 st GFA         0.58         1.025         1.39         \$5.600           Electronics Superstore         1         863         4.26         1.000 st GFA         0.60         1.025         2.18         \$8.82           Apparel Store         876         4.12         1.000 st GFA         0.60         1.025         2.18         \$8.82           Pharmacy/Drug Store with Drive-Through         880         8.51         1.000 st GFA         0.47         1.025         5.38         \$21.75           Furniture Store         881         0.52         1.000 st GFA         0.47         1.025         5.88         \$21.001           Walk-In Bank         1         911         2.13         1.000 st GFA         0.65         1.025         1.362         \$3.08           Hair Salon         1         918         1.45         1.000 st GFA         0.65         1.025         1.11         \$4.50           Quality Restaurant         930         1.4.13         1.000 st GFA         0.57         1.025         1.11         \$4.50           Quality Restaurant         931         7.80         1.000 st GFA         0.56         1.025         4.48         \$18.00 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>									
Electronics Superstore         1         863         4.26         1.000 sf GFA         0.60         1.025         2.62         \$10.59           Apparel Store         876         4.12         1.000 sf GFA         0.60         1.025         3.17         \$12.80           PharmacyDrug Store without Drive-Through         880         8.51         1.000 sf GFA         0.47         1.025         3.17         \$12.80           PharmacyDrug Store with Drive-Through         880         8.51         1.000 sf GFA         0.47         1.025         5.38         \$21.75           Furniture Store         890         0.52         1.000 sf GFA         0.47         1.025         8.20         \$31.07         \$12.80         \$32.87           Drive-In Bank         1         911         12.13         1.000 sf GFA         0.65         1.025         8.26         \$31.03           Quality Restaurant         930         14.13         1.000 sf GFA         0.57         1.025         8.25         \$33.8           Past Sood Restaurant with Drive-Through         1         933         7.80         1.000 sf GFA         0.56         1.025         8.71         \$23.00           Quality Restaurant         932         9.77         1.000 sf GFA         0.5									
Pet Supply Supersione         866         3.55         1.000 sf GFA         0.60         1.025         2.18         \$8.802           Apparel Store         876         4.12         1.000 sf GFA         0.47         1.025         3.17         \$12.80           Pharmacy/Drug Store with Drive-Through         880         8.51         1.000 sf GFA         0.47         1.025         4.30         \$\$16.57           Puramacy/Drug Store with Drive-Through         890         0.52         1.000 sf GFA         0.47         1.025         6.38         \$\$21.67           Walk-In Bank         1         911         12.13         1.000 sf GFA         0.65         1.025         8.08         \$\$22.67           Hair Salon         1         918         1.45         1.000 sf GFA         0.65         1.025         \$\$1.11         \$\$4,500           Fast Casual Restaurant         930         7.80         1.000 sf GFA         0.56         1.025         \$\$2.51         \$\$3.38           Quality Restaurant         931         7.80         1.000 sf GFA         0.56         1.025         \$\$3.71         \$\$2.65         \$\$3.38         \$\$1.000 sf GFA         0.55         1.025         \$\$3.71         \$\$2.65         \$3.36         \$\$1.22         \$\$5.872									
Apparel Store         876         4.12         1.000 st GFA         0.75         1.025         3.17         \$12.80           Pharmacy/Drug Store with Drive-Through         880         8.51         1.000 st GFA         0.47         1.025         5.38         \$21.65           Furmiture Store         890         0.52         1.000 st GFA         0.47         1.025         5.38         \$21.65           Furmiture Store         911         12.13         1.000 st GFA         0.66         1.025         8.08         \$32.67           Drive-In Bank         1         911         12.13         1.000 st GFA         0.66         1.025         1.11         \$45.00           Cuality Restaurant         930         14.13         1.000 st GFA         0.57         1.025         8.11         \$34.50           Quality Restaurant         930         14.13         1.000 st GFA         0.57         1.025         \$37.38         \$38.18.10           High Turnover (Sit-Down) Restaurant         932         2.77         1.000 st GFA         0.50         1.025         \$57.1         \$23.88         \$28.77         1.000 st GFA         0.50         1.025         \$37.38         \$38.12.26         \$31.43         \$30.00 st GFA         0.50         1.025		1			,				
Pharmacy/Drug Store with out Drive-Through         880         8.51         1.000 sf GFA         0.47         1.025         4.10         \$16,37           Pharmacy/Drug Store with Drive-Through         880         0.52         1,000 sf GFA         0.47         1.025         5.38         \$21,75           Wark-In Bank         1         911         12.13         1,000 sf GFA         0.65         1.025         0.25         \$1,013           Drive-In Bank         912         20.45         1,000 sf GFA         0.65         1.025         1.362         \$56,09           Hair Salon         1         918         1.45         1,000 sf GFA         0.57         1.025         1.11         \$4,50           Gaulty Restaurant         933         7.80         1,000 sf GFA         0.56         1.025         4.48         \$18,30           Fast Casual Restaurant         933         28.34         1,000 sf GFA         0.56         1.025         4.48         \$18,30           Quick Lubricaton Vehicle Shop         944         2.57         1.000 sf GFA         0.50         1.025         1.67.4         \$87,72           Quick Lubricaton Vehicle Shop         944         2.51         1.000 sf GFA         0.50         1.025         1.67.4									
Pharmacy/Drug Store with Drive-Through         881         10.29         1.000 sf GFA         0.51         1.025         5.38         \$21,75           Furniture Store         890         0.52         1.000 sf GFA         0.47         1.025         0.28         \$10,00           Walk-In Bank         1         911         12.13         1.000 sf GFA         0.65         1.025         1.862         \$50,00           Drive-In Bank         1         918         1.45         1.000 sf GFA         0.65         1.025         1.862         \$50,00           Guality Restaurant         1         930         1.4.13         1.000 sf GFA         0.57         1.025         8.25         \$33,30           Guality Restaurant         930         1.4.13         1.000 sf GFA         0.57         1.025         8.21         \$30,80           Fast Food Restaurant withour Drive-Through         1         933         28.34         1.000 sf GFA         0.50         1.025         1.64         \$86,70           Cuick Lubrication Vehicle Shop         941         4.85         Servicing Position         0.61         1.025         3.03         \$12,25           Gasoline/Service Station         944         14.03         Vehicle Fueling Position         0.64									
Fundure Store         890         0.52         1,000 sf GFA         0.47         1.025         0.25         st.013           Walk-In Bank         1         911         12.13         1,000 sf GFA         0.65         1.025         8.08         \$\$25,09           Hair Salon         1         912         20.45         1,000 sf GFA         0.65         1.025         1.11         \$\$4,600           Fast Gasual Restaurant         930         14.13         1,000 sf GFA         0.57         1.025         1.11         \$\$4,600           High Turnover (Sit-Down) Restaurant         930         14.13         1,000 sf GFA         0.56         1.025         \$\$8,72         \$\$8,72           Fast Food Restaurant without Drive-Through         1         933         32.877         1,000 sf GFA         0.50         1.025         14.52         \$\$8,72           Fast Food Restaurant withor Drive-Through         1         933         32.67         1,000 sf GFA         0.50         1.025         1.025         1.452         \$\$8,72           Quick Lubrication Vehicle Shop         941         4.85         Servicing Position         0.61         1.025         3.03         \$\$12,26           Automobile Care Center         942         3.11         1.000 s									
Wark-In Bank         1         911         12.13         1,000 sf GFA         0.65         1.025         8.08         \$\$2,67           Drive-In Bank         1         912         20.45         1,000 sf GFA         0.65         1.025         13.62         \$\$5,09           Hair Salon         1         918         1.45         1,000 sf GFA         0.75         1.025         13.62         \$\$3,33           Quality Restaurant         930         14.13         1,000 sf GFA         0.57         1.025         8.25         \$\$33,38           Quality Restaurant         931         7.80         1,000 sf GFA         0.56         1.025         4.48         \$\$18,10           High Turnover (Sit-Down) Restaurant         932         9.77         1,000 sf GFA         0.57         1.025         5.71         \$\$23,08           Fast Food Restaurant with Drive-Through         1         933         28.34         1,000 sf GFA         0.50         1.025         16.74         \$\$67,70           Quick Lubrication Vehicle Shop         941         4.85         Servicing Position         0.61         1.025         1.94         \$\$33,72           Gasoline/Service Station         942         3.11         1.000 sf GFA         1.00         1.025 <td></td> <td></td> <td></td> <td></td> <td>,</td> <td></td> <td></td> <td></td> <td></td>					,				
Drive-In Bank Hair Salon         912         20.45         1,000 sf GFA         0.65         1,025         13.62         \$55,00           Fast Casual Restaurant Quality Restaurant         930         14.13         1,000 sf GFA         0.75         1,025         8.12         \$33,30           Quality Restaurant         930         14.13         1,000 sf GFA         0.56         1,025         4.43         \$18,10           High Turnover (Sit-Down) Restaurant         932         9.77         1,000 sf GFA         0.50         1,025         14.52         \$87,73           Fast Food Restaurant without Drive-Through         1         933         28.34         1,000 sf GFA         0.50         1,025         14.52         \$87,70           Quick Lubrication Vehicle Shop         941         4.85         Servicing Position         0.61         1,025         1.03         \$12,25           Automobile Care Center         942         3.11         1,000 sf GFA         0.61         1.025         8.34         \$37,86           Gasoline/Service Station         944         14.03         Vehicle Fueling Position         0.68         1.025         6.31         \$25,51           Self-Service Car Wash         947         5.54         Wash Stall         0.77         1.									
Hair Salon         1         918         1.45         1.000 sf GFA         0.75         1.025         1.11         \$4.500           Fast Casual Restaurant         930         14.13         1,000 sf GFA         0.57         1.025         8.25         \$33,38           Quality Restaurant         931         7.80         1,000 sf GFA         0.57         1.025         8.25         \$\$33,38           Past Food Restaurant without Drive-Through         932         9.77         1,000 sf GFA         0.57         1.025         5.71         \$\$23,00           Guick Lubrication Vehicle Shop         934         32.67         1,000 sf GFA         0.50         1.025         16.74         \$\$67,7           Quick Lubrication Vehicle Shop         941         4.85         Servicing Position         0.61         1.025         1.94         \$\$7,860           Gasoline/Service Station         944         14.03         Vehicle Fueling Position         0.58         1.025         8.34         \$\$33,7           Self-Service Car Wash         947         5.54         Wash Stail         0.77         1.025         4.37         \$\$17,68           Clinic         Animal Hospital/Veterinary Clinic         640         3.53         1,000 sf GFA         1.00         1.025		1							
Fast Casual Restaurant Quality Restaurant         930         14.13         1,000 sf GFA         0.57         1,025         8.25         \$33,38           Quality Restaurant High Turnover (Sit-Down) Restaurant         931         7.80         1,000 sf GFA         0.57         1,025         4.48         \$11,010           Fast Food Restaurant without Drive-Through         1         933         28.34         1,000 sf GFA         0.57         1,025         14.52         \$58,72           Fast Food Restaurant with Drive-Through         1         933         28.34         1,000 sf GFA         0.50         1,025         14.52         \$58,72           Quick Lubrication Vehicle Shop         941         4.85         Servicing Position         0.61         1,025         1.94         \$7,86C           Gasoline/Service Station         944         14.03         Vehicle Fueling Position         0.58         1,025         8.34         \$33,78C           Gasoline/Service Station with Convenience Market         945         13.99         Vehicle Fueling Position         0.44         1,025         8.34         \$33,78C           General Office Building         1         630         3.28         1,000 sf GFA         1,002         1,025         8.34         \$33,78C           General Office	Drive-In Bank		912		1,000 sf GFA			13.62	\$55,092
Quality Restaurant         931         7.80         1,000 sf GFA         0.56         1.025         4.48         \$18.10           High Turnover (Sit-Down) Restaurant         932         9.77         1,000 sf GFA         0.57         1.025         5.71         \$23.08           Fast Food Restaurant without Drive-Through         1         932         28.34         1,000 sf GFA         0.50         1.025         14.52         \$58,77           Quick Lubrication Vehicle Shop         944         4.85         Servicing Position         0.61         1.025         1.03         \$12,26           Automobile Care Center         942         3.11         1.000 sf GFA         0.61         1.025         8.34         \$33,72           Gasoline/Service Station         944         14.03         Vehicle Fueling Position         0.58         1.025         6.31         \$25,51           Self-Service Car Wash         947         5.54         Wash Stall         0.77         1.025         3.36         \$13,59           Animal Hospital/Veterinary Clinic         1         630         3.28         1,000 sf GFA         1.00         1.025         3.36         \$13,59           Animal Hospital/Veterinary Clinic         1         630         3.28         1,000 sf GFA	Hair Salon	1	918		,		1.025	1.11	\$4,507
High Turnover (Sit-Down) Restaurant         932         9.77         1,000 sf GFA         0.57         1.025         5.71         \$23,08           Fast Food Restaurant without Drive-Through         1         933         28.34         1,000 sf GFA         0.50         1.025         14.52         \$58,71         \$23,08           Fast Food Restaurant with Drive-Through         934         32.67         1,000 sf GFA         0.50         1.025         16.74         \$67,70           Quick Lubrication Vehicle Shop         941         4.85         Servicing Position         0.61         1.025         3.03         \$12,26           Automobile Care Center         942         3.11         1,000 sf GFA         0.61         1.025         8.34         \$33,72           Gasoline/Service Station         944         14.03         Vehicle Fueling Position         0.58         1.025         8.34         \$33,72           Self-Service Car Wash         947         5.54         Wash Stall         0.77         1.025         4.37         \$17,68           OFFICE         1         630         3.28         1,000 sf GFA         1.00         1.025         3.62         \$14,83           General Office Building         2         710         1.15         1.000 sf G	Fast Casual Restaurant		930	14.13	1,000 sf GFA	0.57	1.025	8.25	\$33,381
Fast Food Restaurant without Drive-Through         1         933         28.34         1,000 sf GFA         0.50         1.025         14.52         \$58,72           Fast Food Restaurant with Drive-Through         934         32.67         1,000 sf GFA         0.50         1.025         16.74         \$67,70           Quick Lubrication Vehicle Shop         941         4.85         Servicing Position         0.61         1.025         3.03         \$12.26           Automobile Care Center         942         3.11         1.000 sf GLA         0.61         1.025         8.34         \$33,72           Gasoline/Service Station         944         14.03         Vehicle Fueling Position         0.58         1.025         8.34         \$33,72           Self-Service Car Wash         947         5.54         Wash Stall         0.77         1.025         4.37         \$17,68           Clinic         1         630         3.28         1,000 sf GFA         1.00         1.025         3.62         \$14,63           General Office Building         2         710         1.15         1.000 sf GFA         1.00         1.025         3.62         \$14,63           Single Tenant Office Building         2         714         0.60         1.000 sf GFA	Quality Restaurant		931	7.80	1,000 sf GFA	0.56	1.025	4.48	\$18,103
Fast Food Restaurant with Drive-Through         934         32.67         1,000 sf GFA         0.50         1.025         16.74         \$67,70           Quick Lubrication Vehicle Shop         941         4.85         Servicing Position         0.61         1.025         3.03         \$12,26           Automobile Care Center         942         3.11         1,000 sf GLA         0.61         1.025         1.94         \$7,865           Gasoline/Service Station         944         14.03         Vehicle Fueling Position         0.58         1.025         8.34         \$33,72           Gasoline/Service Station with Convenience Market         945         13.99         Vehicle Fueling Position         0.44         1.025         6.31         \$25,51           Self-Service Car Wash         947         5.54         Wash Stall         0.77         1.025         3.36         \$13,59           Clinic         1         630         3.28         1,000 sf GFA         1.00         1.025         3.62         \$14,63           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         3.62         \$14,63           General Office Building         2         715         1.71         1,000 sf GFA <td< td=""><td></td><td></td><td>932</td><td>9.77</td><td>1,000 sf GFA</td><td>0.57</td><td>1.025</td><td>5.71</td><td>\$23,081</td></td<>			932	9.77	1,000 sf GFA	0.57	1.025	5.71	\$23,081
Quick Lubrication Vehicle Shop         941         4.85         Servicing Position         0.61         1.025         3.03         \$12,26           Automobile Care Center         942         3.11         1,000 sf GLA         0.61         1.025         1.94         \$7,860           Gasoline/Service Station         944         14.03         Vehicle Fueling Position         0.58         1.025         8.34         \$33,72           Gasoline/Service Station with Convenience Market         945         13.99         Vehicle Fueling Position         0.58         1.025         8.34         \$33,72           Self-Service Car Wash         947         5.54         Wash Stall         0.77         1.025         4.37         \$17,68           OFFICE         1         630         3.28         1,000 sf GFA         1.00         1.025         3.62         \$14,63           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         0.61         \$2,487           Single Tenant Office Building         2         714         0.60         1,000 sf GFA         1.00         1.025         1.75         \$7,087           Medical-Dental Office Building         2         715         1.71         1,000 sf GFA <td>Fast Food Restaurant without Drive-Through</td> <td>1</td> <td>933</td> <td>28.34</td> <td>1,000 sf GFA</td> <td>0.50</td> <td>1.025</td> <td>14.52</td> <td>\$58,728</td>	Fast Food Restaurant without Drive-Through	1	933	28.34	1,000 sf GFA	0.50	1.025	14.52	\$58,728
Automobile Care Center         942         3.11         1,000 sf GLA         0.61         1.025         1.94         \$7,865           Gasoline/Service Station         944         14.03         Vehicle Fueling Position         0.58         1.025         8.34         \$33,72           Gasoline/Service Station with Convenience Market         945         13.99         Vehicle Fueling Position         0.44         1.025         6.31         \$25,51           Self-Service Car Wash         947         5.54         Wash Stall         0.77         1.025         4.37         \$17,68           OFFICE         Clinic         640         3.53         1,000 sf GFA         1.00         1.025         3.62         \$14,63           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         1.18         \$4,766           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         1.61         \$2,705           Medical-Dental Office Building         2         714         0.60         1,000 sf GFA         1.00         1.025         1.75         \$7,087           Medical-Dental Office Building         2         720         3.46	Fast Food Restaurant with Drive-Through		934	32.67	1,000 sf GFA	0.50	1.025	16.74	\$67,701
Gasoline/Service Station         944         14.03         Vehicle Fueling Position         0.58         1.025         8.34         \$33,72           Gasoline/Service Station with Convenience Market         945         13.99         Vehicle Fueling Position         0.44         1.025         6.31         \$25,51           Self-Service Car Wash         947         5.54         Wash Stall         0.77         1.025         4.37         \$17,68           OFFICE         Clinic         1         630         3.28         1,000 sf GFA         1.00         1.025         3.36         \$13,59           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         3.36         \$14,63           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         1.18         \$4,766           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         1.18         \$4,766           General Office Building         2         714         0.60         1,000 sf GFA         1.00         1.025         1.75         \$7,087           Medical-Dental Office Building         2 <t< td=""><td>Quick Lubrication Vehicle Shop</td><td></td><td>941</td><td>4.85</td><td>Servicing Position</td><td>0.61</td><td>1.025</td><td>3.03</td><td>\$12,262</td></t<>	Quick Lubrication Vehicle Shop		941	4.85	Servicing Position	0.61	1.025	3.03	\$12,262
Gasoline/Service Station with Convenience Market         945         13.99         Vehicle Fueling Position         0.44         1.025         6.31         \$25,51           Self-Service Car Wash         947         5.54         Wash Stall         0.77         1.025         4.37         \$17,68           OFFICE         Clinic         1         630         3.28         1,000 sf GFA         1.00         1.025         3.36         \$13,59           Animal Hospital/Veterinary Clinic         640         3.53         1,000 sf GFA         1.00         1.025         3.62         \$14,63           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         0.61         \$2,487           Single Tenant Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         1.75         \$7,087           Medical-Dental Office Building         2         720         3.46         1,000 sf GFA         1.00         1.025         1.75         \$7,087           Research and Development Center         2         760         0.49         1,000 sf GFA         1.00         1.025         0.50         \$2,034           Business Park         1         770	Automobile Care Center		942	3.11	1,000 sf GLA	0.61	1.025	1.94	\$7,863
Self-Service Car Wash         947         5.54         Wash Stall         0.77         1.025         4.37         \$17,68           OFFICE         Clinic         1         630         3.28         1,000 sf GFA         1.00         1.025         3.36         \$13,59           Animal Hospital/Veterinary Clinic         640         3.53         1,000 sf GFA         1.00         1.025         3.62         \$14,63           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         1.18         \$4,766           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         1.18         \$4,766           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         1.18         \$4,766           Single Tenant Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         1.75         \$7,087           Medical-Dental Office Building         2         720         3.46         1,000 sf GFA         1.00         1.025         0.50         \$2,031           Research and Development Center         2         760 <td>Gasoline/Service Station</td> <td></td> <td>944</td> <td>14.03</td> <td>Vehicle Fueling Position</td> <td>0.58</td> <td>1.025</td> <td>8.34</td> <td>\$33,726</td>	Gasoline/Service Station		944	14.03	Vehicle Fueling Position	0.58	1.025	8.34	\$33,726
Self-Service Car Wash         947         5.54         Wash Stall         0.77         1.025         4.37         \$17,68           OFFICE         Clinic         1         630         3.28         1,000 sf GFA         1.00         1.025         3.36         \$13,59           Animal Hospital/Veterinary Clinic         1         640         3.53         1,000 sf GFA         1.00         1.025         3.62         \$14,63           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         1.18         \$4,766           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         1.18         \$4,766           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         1.18         \$4,766           Single Tenant Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         1.75         \$7,087           Medical-Dental Office Building         2         720         3.46         1,000 sf GFA         1.00         1.025         0.50         \$2,031           Research and Development Center         2	Gasoline/Service Station with Convenience Market		945	13.99	Vehicle Fueling Position	0.44	1.025	6.31	\$25,512
Clinic         1         630         3.28         1,000 sf GFA         1.00         1.025         3.36         \$13,59           Animal Hospital/Veterinary Clinic         640         3.53         1,000 sf GFA         1.00         1.025         3.62         \$14,63           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         1.18         \$4,766           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         0.61         \$2,487           Single Tenant Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         3.55         \$14,34           Government Office Building         2         730         1.71         1,000 sf GFA         1.00         1.025         1.75         \$7,087           Research and Development Center         2         760         0.49         1,000 sf GFA         1.00         1.025         0.50         \$2,031           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.43         \$1,741           INDUSTRIAL         2         110         0.63	Self-Service Car Wash		947	5.54	Wash Stall	0.77	1.025	4.37	\$17,680
Clinic         1         630         3.28         1,000 sf GFA         1.00         1.025         3.36         \$13,59           Animal Hospital/Veterinary Clinic         640         3.53         1,000 sf GFA         1.00         1.025         3.62         \$14,63           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         1.18         \$4,766           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         0.61         \$2,487           Single Tenant Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         3.55         \$14,34           Government Office Building         2         730         1.71         1,000 sf GFA         1.00         1.025         1.75         \$7,087           Research and Development Center         2         760         0.49         1,000 sf GFA         1.00         1.025         0.50         \$2,031           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.43         \$1,741           INDUSTRIAL         2         110         0.63						•		•	•
Animal Hospital/Veterinary Clinic         640         3.53         1,000 sf GFA         1.00         1.025         3.62         \$14,63           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         1.18         \$4,766           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         0.61         \$2,476           Single Tenant Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         3.55         \$14,33           Medical-Dental Office Building         2         720         3.46         1,000 sf GFA         1.00         1.025         3.55         \$14,34           Government Office Building         2         760         0.49         1,000 sf GFA         1.00         1.025         1.75         \$7,087           Research and Development Center         2         760         0.49         1,000 sf GFA         1.00         1.025         0.50         \$2,034           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.43         \$1,74           INDUSTRIAL         General Light Industrial         <	OFFICE								
Animal Hospital/Veterinary Clinic         640         3.53         1,000 sf GFA         1.00         1.025         3.62         \$14,63           General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         1.18         \$4,766           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         0.61         \$2,476           Single Tenant Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         3.55         \$14,33           Medical-Dental Office Building         2         720         3.46         1,000 sf GFA         1.00         1.025         3.55         \$14,34           Government Office Building         2         760         0.49         1,000 sf GFA         1.00         1.025         1.75         \$7,087           Research and Development Center         2         760         0.49         1,000 sf GFA         1.00         1.025         0.50         \$2,034           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.43         \$1,74           INDUSTRIAL         General Light Industrial         <	Clinic	1	630	3.28	1,000 sf GFA	1.00	1.025	3.36	\$13,594
General Office Building         2         710         1.15         1,000 sf GFA         1.00         1.025         1.18         \$4,760           Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         0.61         \$2,487           Single Tenant Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         1.75         \$7,087           Medical-Dental Office Building         2         720         3.46         1,000 sf GFA         1.00         1.025         1.75         \$7,087           Research and Development Center         2         760         0.49         1,000 sf GFA         1.00         1.025         1.75         \$7,087           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.50         \$2,031           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.43         \$1,741           INDUSTRIAL         2         110         0.63         1,000 sf GFA         1.00         1.353         0.85         \$3,446					,				\$14,630
Corporate Headquarters Building         2         714         0.60         1,000 sf GFA         1.00         1.025         0.61         \$2,487           Single Tenant Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         1.75         \$7,087           Medical-Dental Office Building         2         720         3.46         1,000 sf GFA         1.00         1.025         3.55         \$14,34           Government Office Building         2         730         1.71         1,000 sf GFA         1.00         1.025         1.75         \$7,087           Research and Development Center         2         760         0.49         1,000 sf GFA         1.00         1.025         0.50         \$2,031           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.43         \$1,741           INDUSTRIAL         General Light Industrial         2         110         0.63         1,000 sf GFA         1.00         1.353         0.85         \$3,446		2			,				\$4,766
Single Tenant Office Building         2         715         1.71         1,000 sf GFA         1.00         1.025         1.75         \$7,087           Medical-Dental Office Building         2         720         3.46         1,000 sf GFA         1.00         1.025         3.55         \$14,34           Government Office Building         730         1.71         1,000 sf GFA         1.00         1.025         1.75         \$7,087           Research and Development Center         2         760         0.49         1,000 sf GFA         1.00         1.025         0.50         \$2,031           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.43         \$1,741           INDUSTRIAL         General Light Industrial         2         110         0.63         1,000 sf GFA         1.00         1.353         0.85         \$3,446		2							\$2.487
Medical-Dental Office Building         2         720         3.46         1,000 sf GFA         1.00         1.025         3.55         \$14,34           Government Office Building         730         1.71         1,000 sf GFA         1.00         1.025         1.75         \$7,087           Research and Development Center         2         760         0.49         1,000 sf GFA         1.00         1.025         0.50         \$2,031           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.43         \$1,741           INDUSTRIAL         General Light Industrial         2         110         0.63         1,000 sf GFA         1.00         1.353         0.85         \$3,446					,				\$7,087
Government Office Building         730         1.71         1,000 sf GFA         1.00         1.025         1.75         \$7,087           Research and Development Center         2         760         0.49         1,000 sf GFA         1.00         1.025         0.50         \$2,034           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.43         \$1,741           INDUSTRIAL         General Light Industrial         2         110         0.63         1,000 sf GFA         1.00         1.353         0.85         \$3,446			-						\$14.340
Research and Development Center         2         760         0.49         1,000 sf GFA         1.00         1.025         0.50         \$2,031           Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.43         \$1,741           INDUSTRIAL           General Light Industrial         2         110         0.63         1,000 sf GFA         1.00         1.353         0.85         \$3,446		-							
Business Park         1         770         0.42         1,000 sf GFA         1.00         1.025         0.43         \$1,741           INDUSTRIAL           General Light Industrial         2         110         0.63         1,000 sf GFA         1.00         1.353         0.85         \$3,446		2							
INDUSTRIAL         2         110         0.63         1,000 sf GFA         1.00         1.353         0.85         \$3,446					,				
General Light Industrial         2         110         0.63         1,000 sf GFA         1.00         1.353         0.85         \$3,446	Eddinood Fully		110	0.72	1,000 31 01 A	1.00	1.020	0.40	ψ1,741
General Light Industrial         2         110         0.63         1,000 sf GFA         1.00         1.353         0.85         \$3,446	NDUSTRIAL								
		2	110	0.63	1 000 sf GEA	1.00	1 353	0.85	\$3.446
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Industrial Park	2	130	0.03	1.000 sf GFA	1.00	1.353	0.54	\$2,188

Traffic Impact Fee	(Per PM Peak Hour Trip) >>	\$	4,043.87
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Land Use Category (ITE 10th Edition)	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate	Unit*	Pass-By Trip Reduction Factor **	Truck Percentage Factor ***	Net New Trip Rate	Per Unit
	Notes		(1)		(2)	(3)	(4)	(5)
Manufacturing		140	0.67	1,000 sf GFA	1.00	1.353	0.91	\$3,664
Warehousing	2	150	0.19	1,000 sf GFA	1.00	1.353	0.26	\$1,039
Mini-Warehouse (Self-Storage)		151	0.17	1,000 sf GFA	1.00	1.353	0.23	\$930
High-Cube Transload/Short-Term Warehouse		154	0.10	1,000 sf GFA	1.00	1.353	0.14	\$547
High-Cube Fulfillment Center Warehouse	1	155	1.37	1,000 sf GFA	1.00	1.353	1.85	\$7,493
High-Cube Parcel Hub Warehouse	1	156	0.64	1,000 sf GFA	1.00	1.353	0.87	\$3,500
High-Cube Cold Storage Warehouse	1	157	0.12	1,000 sf GFA	1.00	1.353	0.16	\$656
Data Center	1	160	0.09	1,000 sf GFA	1.00	1.353	0.12	\$492
Utility	2	170	2.27	1,000 sf GFA	1.00	1.353	3.07	\$12,415
Specialty Trade Contractor		180	1.97	1,000 sf GFA	1.00	1.353	2.66	\$10,775

Intermodal Truck Terminal	1	30	1.87	1,000 sf GFA	1.00	1.353	2.53	\$10,228
Park-and-Ride Lot with Bus or Light Rail Service	2	90	0.43	Parking Space	1.00	1.353	0.58	\$2,352

\* 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 fa

\*\*\* 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)	Pass X	B-By Reduction Factor (2)	True X	Truck Percentage Factor (3) =	Net New Trip Rate (4)	
IMPACT FEE CALCULATION:	Net New Trip Rate (4)	х	Impact Fee pe New PM Peak Hour Trip			Impact Fee per Unit of Development (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*.

