

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

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

Land Use Category (ITE 10th Edition)	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit*	Pass-By Trip Reduction Factor ** (2)	Truck Percentage Factor *** (3)	Net New Trip Rate (4)	Impact Fee Per Unit (5)
RESIDENTIAL								
Single-Family Detached Housing	2	210	0.99	Dwelling Unit	1.00	1.000	0.99	\$2,276
Multifamily Housing (Low-Rise)	2	220	0.56	Dwelling Unit	1.00	1.000	0.56	\$1,287
Multifamily Housing (Mid-Rise)	2	221	0.44	Dwelling Unit	1.00	1.000	0.44	\$1,012
Mid-Rise Residential with 1st-Floor Commercial	1	231	0.36	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	251	0.30	Dwelling Unit	1.00	1.000	0.30	\$690
Senior Adult Housing - Attached	2	252	0.26	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	0.16	\$368
Recreational Homes	1	260	0.28	Dwelling Unit	1.00	1.000	0.28	\$644
Residential Planned Unit Development	2	270	0.69	Dwelling Unit	1.00	1.000	0.69	\$1,586
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

Schedule of Transportation Impact Fees DISTRICT 1

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

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	\$4,294
Automobile Sales (Used)		841	3.75	1,000 sf GFA	0.75	1.025	2.88	\$6,627
Recreational Vehicle Sales		842	0.77	1,000 sf GFA	0.75	1.025	0.59	\$1,361
Automobile Parts Sales		843	4.91	1,000 sf GFA	0.57	1.025	2.87	\$6,594
Tire Store		848	3.98	1,000 sf GFA	0.72	1.025	2.94	\$6,752
Tire Superstore		849	2.11	1,000 sf GFA	0.72	1.025	1.56	\$3,580
Supermarket	2	850	9.24	1,000 sf GFA	0.64	1.025	6.06	\$13,934
Convenience Market		851	49.11	1,000 sf GFA	0.49	1.025	24.66	\$56,700
Convenience Market with Gas Pumps		853	49.29	1,000 sf GFA	0.34	1.025	17.18	\$39,487
Discount Supermarket		854	8.38	1,000 sf GFA	0.79	1.025	6.79	\$15,599
Discount Club		857	4.18	1,000 sf GFA	0.63	1.025	2.70	\$6,205
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.58	1.025	1.39	\$3,184
Electronics Superstore	1	863	4.26	1,000 sf GFA	0.60	1.025	2.62	\$6,023
Pet Supply Superstore		866	3.55	1,000 sf GFA	0.60	1.025	2.18	\$5,019
Apparel Store		876	4.12	1,000 sf GFA	0.75	1.025	3.17	\$7,281
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		881	10.29	1,000 sf GFA	0.51	1.025	5.38	\$12,365
Furniture Store		890	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	\$18,578
Drive-In Bank		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	0.75	1.025	1.11	\$2,562
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 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	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	\$38,489
Quick Lubrication Vehicle Shop		941	4.85	Service 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								
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	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	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								
General Light Industrial	2	110	0.63	1,000 sf GFA	1.00	1.353	0.85	\$1,959
Industrial Park		130	0.40	1,000 sf GFA	1.00	1.353	0.54	\$1,244

Schedule of Transportation Impact Fees DISTRICT 1

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

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	\$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

PORT and TERMINAL

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 factors.

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

NET NEW TRIP RATE CALCULATION:

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

IMPACT FEE CALCULATION:

Net New Trip Rate	X	Impact Fee per New PM Peak Hour Trip	=	Impact Fee per Unit of Development
(4)				(5)

NOTES:

(1) *Trip Generation* (10th Edition, 2017) has less than 6 studies supporting this average rate. Applicants are strongly encouraged to conduct, at their own expense, independent trip generation studies in support of their application.

(2) Alternatively, the PM peak hour trip regression equation in *Trip Generation* can be used instead of the average trip rate identified in the table. However the equation must be used according to the instructions in *Trip Generation*.

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

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

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)
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								
Hotel		310	0.60	Room	0.75	1.025	0.46	\$1,690
All Suites Hotel		311	0.36	Room	0.75	1.025	0.28	\$1,014
Motel		320	0.38	Room	0.75	1.025	0.29	\$1,070
Resort Hotel		330	0.41	Room	0.75	1.025	0.32	\$1,155
Building Materials/Lumber Sales		812	2.06	1,000 sf GFA	0.75	1.025	1.58	\$5,803
Free-Standing Discount Superstore		813	4.33	1,000 sf GFA	0.71	1.025	3.15	\$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
Nursery (Wholesale)		818	5.18	1,000 sf GFA	0.75	1.025	3.98	\$14,592
Shopping Center	2	820	3.81	1,000 sf GLA	0.66	1.025	2.58	\$9,445
Factory Outlet Center	2	823	2.29	1,000 sf GFA	0.75	1.025	1.76	\$6,451

Schedule of Transportation Impact Fees DISTRICT 2

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		851	49.11	1,000 sf GFA	0.49	1.025	24.66	\$90,383
Convenience Market with Gas Pumps		853	49.29	1,000 sf GFA	0.34	1.025	17.18	\$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		862	2.33	1,000 sf GFA	0.58	1.025	1.39	\$5,076
Electronics Superstore	1	863	4.26	1,000 sf GFA	0.60	1.025	2.62	\$9,600
Pet Supply Superstore		866	3.55	1,000 sf GFA	0.60	1.025	2.18	\$8,000
Apparel Store		876	4.12	1,000 sf GFA	0.75	1.025	3.17	\$11,606
Pharmacy/Drug Store without Drive-Through		880	8.51	1,000 sf GFA	0.47	1.025	4.10	\$15,023
Pharmacy/Drug Store with Drive-Through		881	10.29	1,000 sf GFA	0.51	1.025	5.38	\$19,711
Furniture Store		890	0.52	1,000 sf GFA	0.47	1.025	0.25	\$918
Walk-In Bank	1	911	12.13	1,000 sf GFA	0.65	1.025	8.08	\$29,614
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	Service 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								
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	0.71	1,000 sf GFA	1.00	1.025	1.75	\$6,423
Research and Development Center	2	760	1.49	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

Schedule of Transportation Impact Fees DISTRICT 2

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 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 factors.

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

NET NEW TRIP RATE CALCULATION:

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

IMPACT FEE CALCULATION:

Net New Trip Rate	X	Impact Fee per New PM Peak Hour Trip	=	Impact Fee per Unit of Development
(4)				(5)

NOTES:

(1) *Trip Generation* (10th Edition, 2017) has less than 6 studies supporting this average rate. Applicants are strongly encouraged to conduct, at their own expense, independent trip generation studies in support of their application.

(2) Alternatively, the PM peak hour trip regression equation in *Trip Generation* can be used instead of the average trip rate identified in the table. However the equation must be used according to the instructions in *Trip Generation*.

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

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

Land Use Category (ITE 10th Edition)	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit*	Pass-By Trip Reduction Factor ** (2)	Truck Percentage Factor *** (3)	Net New Trip Rate (4)	Impact Fee Per Unit (5)
RESIDENTIAL								
Single-Family Detached Housing	2	210	0.99	Dwelling Unit	1.00	1.000	0.99	\$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		590	8.16	1,000 sf GFA	1.00	1.000	8.16	\$32,998
Hospital	2	610	0.97	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		311	0.36	Room	0.75	1.025	0.28	\$1,119
Motel		320	0.38	Room	0.75	1.025	0.29	\$1,181
Resort Hotel		330	0.41	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

Schedule of Transportation Impact Fees DISTRICT 3

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

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	\$7,553
Automobile Sales (Used)		841	3.75	1,000 sf GFA	0.75	1.025	2.88	\$11,657
Recreational Vehicle Sales		842	0.77	1,000 sf GFA	0.75	1.025	0.59	\$2,393
Automobile Parts Sales		843	4.91	1,000 sf GFA	0.57	1.025	2.87	\$11,599
Tire Store		848	3.98	1,000 sf GFA	0.72	1.025	2.94	\$11,877
Tire Superstore		849	2.11	1,000 sf GFA	0.72	1.025	1.56	\$6,296
Supermarket	2	850	9.24	1,000 sf GFA	0.64	1.025	6.06	\$24,509
Convenience Market		851	49.11	1,000 sf GFA	0.49	1.025	24.66	\$99,734
Convenience Market with Gas Pumps		853	49.29	1,000 sf GFA	0.34	1.025	17.18	\$69,457
Discount Supermarket		854	8.38	1,000 sf GFA	0.79	1.025	6.79	\$27,438
Discount Club		857	4.18	1,000 sf GFA	0.63	1.025	2.70	\$10,914
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.58	1.025	1.39	\$5,601
Electronics Superstore	1	863	4.26	1,000 sf GFA	0.60	1.025	2.62	\$10,594
Pet Supply Superstore		866	3.55	1,000 sf GFA	0.60	1.025	2.18	\$8,828
Apparel Store		876	4.12	1,000 sf GFA	0.75	1.025	3.17	\$12,807
Pharmacy/Drug Store without Drive-Through		880	8.51	1,000 sf GFA	0.47	1.025	4.10	\$16,577
Pharmacy/Drug Store with Drive-Through		881	10.29	1,000 sf GFA	0.51	1.025	5.38	\$21,750
Furniture Store		890	0.52	1,000 sf GFA	0.47	1.025	0.25	\$1,013
Walk-In Bank	1	911	12.13	1,000 sf GFA	0.65	1.025	8.08	\$32,678
Drive-In Bank		912	20.45	1,000 sf GFA	0.65	1.025	13.62	\$55,092
Hair Salon	1	918	1.45	1,000 sf GFA	0.75	1.025	1.11	\$4,507
Fast Casual Restaurant		930	14.13	1,000 sf GFA	0.57	1.025	8.25	\$33,381
Quality Restaurant		931	7.80	1,000 sf GFA	0.56	1.025	4.48	\$18,103
High Turnover (Sit-Down) Restaurant		932	9.77	1,000 sf GFA	0.57	1.025	5.71	\$23,081
Fast Food Restaurant without Drive-Through	1	933	28.34	1,000 sf GFA	0.50	1.025	14.52	\$58,728
Fast Food Restaurant with Drive-Through		934	32.67	1,000 sf GFA	0.50	1.025	16.74	\$67,701
Quick Lubrication Vehicle Shop		941	4.85	Service Position	0.61	1.025	3.03	\$12,262
Automobile Care Center		942	3.11	1,000 sf GLA	0.61	1.025	1.94	\$7,863
Gasoline/Service Station		944	14.03	Vehicle Fueling Position	0.58	1.025	8.34	\$33,726
Gasoline/Service Station with Convenience Market		945	13.99	Vehicle Fueling Position	0.44	1.025	6.31	\$25,512
Self-Service Car Wash		947	5.54	Wash Stall	0.77	1.025	4.37	\$17,680
OFFICE								
Clinic	1	630	3.28	1,000 sf GFA	1.00	1.025	3.36	\$13,594
Animal Hospital/Veterinary Clinic		640	3.53	1,000 sf GFA	1.00	1.025	3.62	\$14,630
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	1.75	\$7,087
Medical-Dental Office Building	2	720	3.46	1,000 sf GFA	1.00	1.025	3.55	\$14,340
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
Industrial Park		130	0.40	1,000 sf GFA	1.00	1.353	0.54	\$2,188

Schedule of Transportation Impact Fees DISTRICT 3

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

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	\$3,664
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

PORT and TERMINAL

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.

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NET NEW TRIP RATE CALCULATION:

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

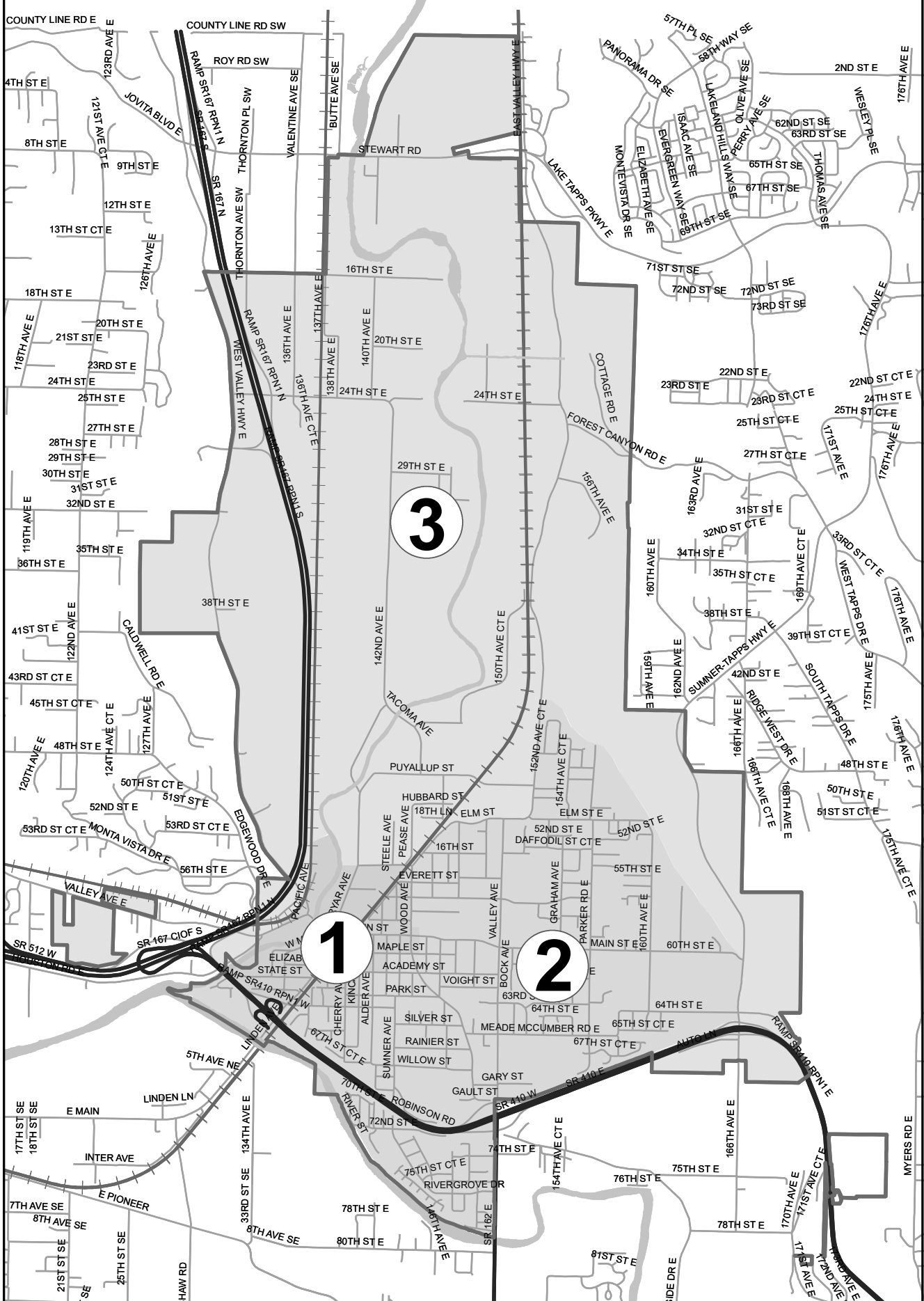
IMPACT FEE CALCULATION:

Net New Trip Rate	X	Impact Fee per New PM Peak Hour Trip	=	Impact Fee per Unit of Development
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**Comprehensive Plan
Update and Amendments
Environmental Impact
Statement 2015**

DISCLAIMER:
This Map is Intended for
Planning Purposes Only.
SOURCE: City of Sumner
Public Work
Department, 2019
Scale:
0 500 1,000 2,000
Feet



Legend

- Sumner City Limits
- Districts**
- 1
- 2
- 3