

City of Sumner
Schedule of Transportation Impact Fees

Land Use Category (ITE 6th 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)
Single-Family Detached Housing	3	210	1.01	Dwelling Unit	1.00	1.000	1.01	\$1,177
Apartment	3	220	0.62	Dwelling Unit	1.00	1.000	0.62	\$722
Low-Rise Apartment (1-2 Floors)	3	221	0.58	Occupied Dwelling Unit	1.00	1.000	0.58	\$676
Residential Condominium/Townhouse	3	230	0.54	Dwelling Unit	1.00	1.000	0.54	\$629
Mobile Home Park	3	240	0.56	Occupied Dwelling Unit	1.00	1.000	0.56	\$652
Retirement Community	3	250	0.27	Occupied Dwelling Unit	1.00	1.000	0.27	\$315
Elderly Housing-Detached	1	251	0.23	Dwelling Unit	1.00	1.000	0.23	\$268
Congregate Care Facility	1	252	0.17	Occupied Dwelling Unit	1.00	1.000	0.17	\$198
Elderly Housing-Attached	1	253	0.10	Occupied Dwelling Unit	1.00	1.000	0.10	\$117
Recreational Home	1	260	0.26	Dwelling Unit	1.00	1.000	0.26	\$303
Residential P.U.D.	3	270	0.62	Dwelling Unit	1.00	1.000	0.62	\$722
Park	1, 2	412	0.06	Acre	1.00	1.000	0.06	\$70
Beach Park	1	415	1.30	Acre	1.00	1.000	1.30	\$1,515
Regional Park	1	417	0.20	Acre	1.00	1.000	0.20	\$233
Golf Course	1	430	0.30	Acre	1.00	1.000	0.30	\$350
Multi-Purpose Recreational Facility	1	435	5.77	Acre	1.00	1.000	5.77	\$6,722
Movie Theater w/ Matinee		444	0.14	Seat	1.00	1.000	0.14	\$163
Casino/Video Lottery Establishment		473	13.43	1,000 sf GFA	1.00	1.000	13.43	\$15,646
Tennis Courts	1	491	3.88	Court	1.00	1.000	3.88	\$4,520
Racquet Club	1	492	1.83	1,000 sf GFA	1.00	1.000	1.83	\$2,132
Elementary School	4	520	n/a	1,000 sf GFA	1.00	1.000	n/a	n/a
Private School (K - 12)	1	521	5.50	1,000 sf GFA	1.00	1.000	5.50	\$6,408
Middle/Junior High School	1	522	1.23	1,000 sf GFA	1.00	1.000	1.23	\$1,433
High School		530	1.02	1,000 sf GFA	1.00	1.000	1.02	\$1,188
Church		560	0.66	1,000 sf GFA	1.00	1.000	0.66	\$769
Day Care Center		565	13.20	1,000 sf GFA	1.00	1.000	13.20	\$15,378
Library		590	7.09	1,000 sf GFA	1.00	1.025	7.27	\$8,466
Hospital	1	610	0.92	1,000 sf GFA	1.00	1.025	0.94	\$1,098
Nursing Home	1	620	0.36	1,000 sf GFA	1.00	1.025	0.37	\$430
Hotel	1	310	0.61	Room	0.75	1.025	0.47	\$546
All Suites Hotel	1	311	0.40	Room	0.75	1.025	0.31	\$358
Motel		320	0.47	Room	0.75	1.025	0.36	\$421
Resort Hotel	3	330	0.42	Room	0.75	1.025	0.32	\$376
Building Materials/Lumber		812	4.04	1,000 sf GFA	0.75	1.025	3.11	\$3,618
Free-Standing Discount Superstore		813	3.82	1,000 sf GFA	0.83	1.025	3.25	\$3,786
Specialty Retail Center	1	814	2.59	1,000 sf GLA	0.66	1.025	1.75	\$2,041
Free-Standing Discount Store		815	4.24	1,000 sf GFA	0.83	1.025	3.61	\$4,202
Hardware/Paint Store	3	816	4.42	1,000 sf GFA	0.75	1.025	3.40	\$3,958
Nursery-Retail (Garden Center)		817	3.80	1,000 sf GFA	0.75	1.025	2.92	\$3,403
Nursery-Wholesale		818	5.17	1,000 sf GFA	0.75	1.025	3.97	\$4,630
Shopping Center	3	820	3.74	1,000 sf GLA	0.66	1.025	2.53	\$2,947

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Factory Outlet Center		823	2.29	1,000 sf GFA	0.75	1.025	1.76	\$2,051
Quality Restaurant		831	7.49	1,000 sf GFA	0.54	1.025	4.15	\$4,829
High Turnover Sit-Down Restaurant		832	10.86	1,000 sf GFA	0.57	1.025	6.34	\$7,391
Fast Food Restaurant w/out Drive-Through	1	833	26.15	1,000 sf GFA	0.50	1.025	13.40	\$15,612
Fast Food Restaurant w/ Drive-Through		834	33.48	1,000 sf GFA	0.50	1.025	17.16	\$19,988
Quick Lubrication Vehicle Shop		837	5.19	Servicing Position	0.61	1.025	3.24	\$3,780
Auto Care Center	1	840	3.38	1,000 sf GLA	0.61	1.025	2.11	\$2,462
New Car Sales		841	2.80	1,000 sf GFA	0.75	1.025	2.15	\$2,507
Auto Parts Sales	1	843	5.98	1,000 sf GFA	0.57	1.025	3.49	\$4,070
Gasoline/Service Station		844	14.56	Vehicle Fueling Position	0.58	1.025	8.66	\$10,083
Gasoline/Service Station w/ Convenience Market		845	13.38	Vehicle Fueling Position	0.44	1.025	6.03	\$7,029
Gasoline/Service Station w/ Convenience Market & Car Wash		846	13.19	Vehicle Fueling Position	0.44	1.025	5.95	\$6,930
Self-Service Car Wash	1	847	5.79	Wash Stall	0.77	1.025	4.57	\$5,323
Tire Store		848	4.12	1,000 sf GFA	0.72	1.025	3.04	\$3,542
Wholesale Tire Store		849	2.11	1,000 sf GFA	0.61	1.025	1.32	\$1,537
Supermarket	3	850	11.51	1,000 sf GFA	0.64	1.025	7.55	\$8,796
Convenience Market (24 Hr)		851	53.73	1,000 sf GFA	0.39	1.025	21.48	\$25,020
Convenience Market (16 Hr)	1	852	34.57	1,000 sf GFA	0.39	1.025	13.82	\$16,098
Convenience Market w/ Gas Pump		853	19.22	Vehicle Fueling Position	0.34	1.025	6.70	\$7,803
Discount Supermarket	1	854	9.83	1,000 sf GFA	0.91	1.025	9.17	\$10,681
Discount Club		861	3.80	1,000 sf GFA	0.46	1.025	1.79	\$2,087
Home Improvement Superstore		862	2.87	1,000 sf GFA	0.52	1.025	1.53	\$1,782
Electronics Superstore	1	863	4.50	1,000 sf GFA	0.60	1.025	2.77	\$3,224
Toy/Children's Superstore	1	864	4.99	1,000 sf GFA	0.75	1.025	3.84	\$4,469
Apparel Store		870	3.83	1,000 sf GFA	0.75	1.025	2.94	\$3,430
Pharmacy/Drug Store w/out Drive-Through		880	7.63	1,000 sf GFA	0.47	1.000	3.59	\$4,178
Pharmacy/Drug Store w/ Drive-Through	1	881	10.40	1,000 sf GFA	0.51	1.000	5.30	\$6,179
Furniture Store		890	0.45	1,000 sf GFA	0.47	1.025	0.22	\$253
Video Rental	3	896	13.60	1,000 sf GFA	0.46	1.025	6.41	\$7,470
Bank/Savings: Walk-in	1	911	33.15	1,000 sf GFA	0.53	1.025	18.01	\$20,978
Bank/Savings: Drive-in		912	54.77	1,000 sf GFA	0.53	1.025	29.75	\$34,660

Clinic	1	630	5.18	1,000 sf GFA	1.00	1.025	5.31	\$6,185
General Office	3	710	1.49	1,000 sf GFA	1.00	1.025	1.53	\$1,779
Corporate Headquarters	3	714	1.39	1,000 sf GFA	1.00	1.025	1.42	\$1,660
Single Tenant Office	3	715	1.72	1,000 sf GFA	1.00	1.000	1.72	\$2,004
Medical-Dental Office Building	3	720	3.66	1,000 sf GFA	1.00	1.000	3.66	\$4,264
U.S. Post Office		732	10.79	1,000 sf GFA	1.00	1.353	14.59	\$17,001
Office Park	3	750	1.50	1,000 sf GFA	1.00	1.353	2.03	\$2,363
Research and Development Center	3	760	1.08	1,000 sf GFA	1.00	1.353	1.46	\$1,702
Business Park	3	770	1.29	1,000 sf GFA	1.00	1.353	1.74	\$2,033

General Light Industrial	3	110	0.98	1,000 sf GFA	1.00	1.353	1.33	\$1,544
General Heavy Industrial	1	120	0.19	1,000 sf GFA	1.00	1.000	0.19	\$221
Industrial Park		130	0.92	1,000 sf GFA	1.00	1.000	0.92	\$1,072
Manufacturing	3	140	0.74	1,000 sf GFA	1.00	1.353	1.00	\$1,166
Warehouse		150	0.51	1,000 sf GFA	1.00	1.353	0.69	\$804
Mini-Warehouse		151	0.26	1,000 sf GFA	1.00	1.000	0.26	\$303

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Utilities	1	170	0.49	1,000 sf GFA	1.00	1.000	0.49	\$571
Truck Terminal	1	30	0.82	1,000 sf GFA	1.00	1.000	0.82	\$955
Park and Ride Lot with Bus Service	3	90	0.63	Parking Space	1.00	1.000	0.63	\$734

* 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 percentages published in the *ITE Trip Generation Handbook* (2nd Edition, 2001).

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

NET NEW TRIP RATE CALCULATION:

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

Net New Trip Rate (4)	X	\$1,165 Per New PM Peak Hour Trip	=	Impact Fee per Unit of Development (5)
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NOTES:

- (1) *Trip Generation* (6th Edition, 1997) has less than 6 studies supporting this average rate. Applicants are strongly encouraged to conduct, at their own expense, independent trip generation studies in support of their application.
- (2) County Park PM peak hour trip rate. No City Park trip rate available for PM peak hour.
- (3) Alternatively, the PM peak hour trip regression equation in *Trip Generation* can be used instead of the average trip rate identified in the table. However the equation must be used according to the instructions in *Trip Generation*.
- (4) No Average PM peak hour trip rate available. Need to perform own PM peak hour traffic count for the identified land use to calculate impact fee.

SOURCE: The Transpo Group (2003). Intended for the sole use by the City of Sumner.