

# DISTRICT 1 - Southridge Area

Exhibit A-1: City of Kennewick Fee Schedule for Transportation Impact Fees					2021 Transportation Impact Fee (Per New PM Peak Hour Trip) =		\$1,406
Land Use Category - Trip Generation, 9th Edition *	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	New Trip % *** (2)	Net New PM Peak Hour Trip Rate (3)	Unit of Development**	Unit of Development* \$
<b>RESIDENTIAL</b>							
Single-Family Detached Housing	2	210	0.99	100%	0.99	Dwelling Unit	\$ 1,392
Multi-Family	2	220, 221	0.56	100%	0.56	Dwelling Unit	\$ 787
Mobile Home Park	2	240	0.59	100%	0.59	Dwelling Unit	\$ 830
Senior Housing	2	251, 252	0.30	100%	0.30	Dwelling Unit	\$ 422
<b>INSTITUTIONAL</b>							
Assisted Living/Nursing Home	1	254, 620	0.22	100%	0.22	Beds	\$ 309
Animal Hospital/Veterinary Clinic	1	640	4.72	100%	4.72	1,000 sf GFA	\$ 6,636
Movie Theater	1	445	13.73	100%	13.73	Movie Screens	\$ 19,304
Casino/Video Lottery Establishment		473	13.49	100%	13.49	1,000 sf GFA	\$ 18,967
Health/Fitness Club	3(a)	492	3.45	75%	2.59	1,000 sf GFA	\$ 3,638
Church		560	0.49	100%	0.49	1,000 sf GFA	\$ 689
Day Care Center	3	565	11.12	56%	6.23	1,000 sf GFA	\$ 8,755
Elementary School	3(a)	520	1.21	75%	0.91	1,000 sf GFA	\$ 1,276
Middle School/Junior High School	3(a)	522	1.19	75%	0.89	1,000 sf GFA	\$ 1,255
High School	3(a)	530	0.97	75%	0.73	1,000 sf GFA	\$ 1,023
<b>BUSINESS &amp; COMMERCIAL</b>							
Quality Restaurant	3	931	7.80	56%	4.37	1,000 sf GFA	\$ 6,141
High Turnover Restaurant (Sit-Down, typically a chain)	3	932	9.77	57%	5.57	1,000 sf GFA	\$ 7,830
Fast Food Restaurant w/ Drive-Through	3	934	32.67	50%	16.34	1,000 sf GFA	\$ 22,967
Coffee/Donut Shop w/ Drive-Thru Window	3(b)	936, 937	43.38	20%	8.68	1,000 sf GFA	\$ 12,198
Coffee/Donut Shop w/ Drive-Thru Window, No Indoor Seating	1, 3	938	75.00	11%	8.25	1,000 sf GFA	\$ 11,600
Pharmacy/Drug Store with Drive-Through	3	881	10.29	51%	5.25	1,000 sf GFA	\$ 7,379
Drive-in Bank	3	912	20.45	65%	13.29	1,000 sf GFA	\$ 18,689
Shopping Center	3	820	3.81	66%	2.51	1,000 sf GLA	\$ 3,536
Variety Store ("Dollar Stores")	3	814	6.82	79%	5.39	1,000 sf GFA	\$ 7,575
Free-Standing Discount Store/Discount Club	3	815, 857	4.18	63%	2.63	1,000 sf GFA	\$ 3,703
Free-Standing Discount Superstore (includes grocery)	3	813	4.33	79%	3.42	1,000 sf GFA	\$ 4,810
Supermarket	2, 3	850, 854	9.24	64%	5.91	1,000 sf GFA	\$ 8,315
Convenience Market	3	851	52.41	49%	25.68	1,000 sf GFA	\$ 36,107
Convenience Market with Gasoline Pumps	3	853, 944, 945, 946	19.07	34%	6.48	Vehicle Fueling Positions	\$ 9,116
Automobile Parts Sales	1, 2, 3	843	5.98	57%	3.41	1,000 sf GFA	\$ 4,792
Quick Lubrication Vehicle Shop	3(a)	941	5.19	75%	3.89	Servicing Positions	\$ 5,473
Automobile Care Center	3(a)	942	3.11	75%	2.33	1,000 sf GLA	\$ 3,279
Self-Service Car Wash	3(c)	947	5.54	34%	1.88	Wash Stalls	\$ 2,648
Automated Car Wash	1, 3(c)	948	14.12	34%	4.80	1,000 sf GFA	\$ 6,750
Tire Store	3	848	4.15	72%	2.99	1,000 sf GFA	\$ 4,201
Automobile/RV Sales	3(a)	841, 842	2.62	75%	1.97	1,000 sf GFA	\$ 2,763
Sporting Goods Superstore	1, 3(d)	861	1.84	66%	1.21	1,000 sf GFA	\$ 1,707
Home Improvement Superstore	3	862	2.33	58%	1.35	1,000 sf GFA	\$ 1,900
Electronic Superstore	1, 3	863	4.26	60%	2.56	1,000 sf GFA	\$ 3,594
Toy/Children's Superstore	1, 3(a)	864	5.00	75%	3.75	1,000 sf GFA	\$ 5,273
Pet Supply Superstore	1, 3(a)	866	3.38	75%	2.54	1,000 sf GFA	\$ 3,564
Book Superstore	1, 3(d)	868	15.82	66%	10.44	1,000 sf GFA	\$ 14,680
Furniture Store	3	890	0.52	47%	0.24	1,000 sf GFA	\$ 344
Apparel Store	3(d)	876	4.12	66%	2.72	1,000 sf GFA	\$ 3,823
Factory Outlet Center	3(a)	823	2.29	75%	1.72	1,000 sf GFA	\$ 2,415
Department Store	3(d)	875	1.87	66%	1.23	1,000 sf GFA	\$ 1,735
Equipment Rental/Tractor Supply Store	3(a)	810, 811	1.40	75%	1.05	1,000 sf GFA	\$ 1,476
Hardware/Paint or Building Materials and Lumber Store	3(a)	812, 816	2.68	75%	2.01	1,000 sf GFA	\$ 2,826
Nursery (Garden Center)	3(a)	817	6.94	75%	5.21	1,000 sf GFA	\$ 7,318
Hotel		310	0.60	100%	0.60	Rooms	\$ 844
Motel		320	0.47	100%	0.47	Rooms	\$ 661
<b>OFFICE</b>							
General Office	2	710, 714, 715, 750	1.49	100%	1.49	1,000 sf GFA	\$ 2,095
Medical-Dental Office Building	2, 3(a)	720	3.46	100%	3.46	1,000 sf GFA	\$ 4,865
Government Office Building	1, 3(a)	730	1.21	100%	1.21	1,000 sf GFA	\$ 1,701
Business Park	2	770	0.42	100%	0.42	1,000 sf GFA	\$ 591
<b>INDUSTRIAL</b>							
Industrial	2	110, 120	0.97	100%	0.97	1,000 sf GFA	\$ 1,364
Industrial Park	2	130	0.40	100%	0.40	1,000 sf GFA	\$ 562
Manufacturing	2	140	0.67	100%	0.67	1,000 sf GFA	\$ 942
Warehousing/Storage		150, 151	0.19	100%	0.19	1,000 sf GFA	\$ 267

\* Trip Generation, Institute of Transportation Engineers, 10th Edition

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

\*\*\* The New Trip % reflects that not all trips are new to the Transportation Network. The New Trip % Factor reduces the Average Trip Rate based on average Pass-by trip percentages published in the ITE Trip Generation Handbook (3rd Edition, 2014)

### NOTES:

- (1) Trip Generation (10th Edition) has less than 6 studies supporting this average rate. Applicants are 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 and it must be shown that equation represents a more realistic estimate based on the curve vs. the average rate.
- (3) Uses Pass-by data from ITE Trip Generation Handbook (3rd Edition, 2014) Appendix F. Notes below indicate estimates based on similar land uses.

Code	Land Use	New Trip Percentage
3(a)	No Data Available. 25% Estimated Pass-by	75%
3(b)	No Data Available. 80% Estimated Pass-by	20%
3(c)	Convenience Market with Gasoline Pumps	34%
3(d)	Shopping Center (820)	66%

Net New PM Peak Hour Trip Rate Calculation:	ITE Average PM Peak Hour Trip Rate	X	New Trip %	=	Net New PM Peak Hour Trip Rate	Transportation Impact Fee Calculation:	Net New PM Peak Hour Trip Rate	X	\$1,406 Per New PM Peak Hour Trip	=	Impact Fee/Unit of Development	X	# of Units	=	Total Impact Fee
	(1)		(2)		(3)		(3)								

SOURCE: The Transpo Group (2018). Intended for the sole use by the City of Kennewick. As updated by City of Kennewick Staff (2015)

**DISTRICT 2 - Vista Field Area**

<b>Exhibit A-2: City of Kennewick Fee Schedule for Transportation Impact Fees</b>					<b>2021 Transportation Impact Fee (Per New PM Peak Hour Trip) =</b>		<b>\$922</b>
<b>Land Use Category - Trip Generation, 9th Edition *</b>	<b>Notes</b>	<b>ITE Land Use Code</b>	<b>ITE Average PM Peak Hour Trip Rate (1)</b>	<b>New Trip % *** (2)</b>	<b>Net New PM Peak Hour Trip Rate (3)</b>	<b>Unit of Development**</b>	<b>Unit of Development* \$</b>
<b>RESIDENTIAL</b>							
Single-Family Detached Housing	2	210	0.99	100%	0.99	Dwelling Unit	\$ 913
Multi-Family	2	220, 221	0.56	100%	0.56	Dwelling Unit	\$ 516
Mobile Home Park	2	240	0.59	100%	0.59	Dwelling Unit	\$ 544
Senior Housing	2	251, 252	0.30	100%	0.30	Dwelling Unit	\$ 277
<b>INSTITUTIONAL</b>							
Assisted Living/Nursing Home	1	254, 620	0.22	100%	0.22	Beds	\$ 203
Animal Hospital/Veterinary Clinic	1	640	4.72	100%	4.72	1,000 sf GFA	\$ 4,352
Movie Theater	1	445	13.73	100%	13.73	Movie Screens	\$ 12,659
Casino/Video Lottery Establishment		473	13.49	100%	13.49	1,000 sf GFA	\$ 12,438
Health/Fitness Club	3(a)	492	3.45	75%	2.59	1,000 sf GFA	\$ 2,386
Church		560	0.49	100%	0.49	1,000 sf GFA	\$ 452
Day Care Center	3	565	11.12	56%	6.23	1,000 sf GFA	\$ 5,741
Elementary School	3(a)	520	1.21	75%	0.91	1,000 sf GFA	\$ 837
Middle School/Junior High School	3(a)	522	1.19	75%	0.89	1,000 sf GFA	\$ 823
High School	3(a)	530	0.97	75%	0.73	1,000 sf GFA	\$ 671
<b>BUSINESS &amp; COMMERCIAL</b>							
Quality Restaurant	3	931	7.80	56%	4.37	1,000 sf GFA	\$ 4,027
High Turnover Restaurant (Sit-Down, typically a chain)	3	932	9.77	57%	5.57	1,000 sf GFA	\$ 5,135
Fast Food Restaurant w/ Drive-Through	3	934	32.67	50%	16.34	1,000 sf GFA	\$ 15,061
Coffee/Donut Shop w/ Drive-Thru Window	3(b)	936, 937	43.38	20%	8.68	1,000 sf GFA	\$ 7,999
Coffee/Donut Shop w/ Drive-Thru Window, No Indoor Seating	1, 3	938	75.00	11%	8.25	1,000 sf GFA	\$ 7,607
Pharmacy/Drug Store with Drive-Through	3	881	10.29	51%	5.25	1,000 sf GFA	\$ 4,839
Drive-in Bank	3	912	20.45	65%	13.29	1,000 sf GFA	\$ 12,256
Shopping Center	3	820	3.81	66%	2.51	1,000 sf GLA	\$ 2,318
Variety Store ("Dollar Stores")	3	814	6.82	79%	5.39	1,000 sf GFA	\$ 4,968
Free-Standing Discount Store/Discount Club	3	815, 857	4.18	63%	2.63	1,000 sf GFA	\$ 2,428
Free-Standing Discount Superstore (includes grocery)	3	813	4.33	79%	3.42	1,000 sf GFA	\$ 3,154
Supermarket	2, 3	850, 854	9.24	64%	5.91	1,000 sf GFA	\$ 5,452
Convenience Market	3	851	52.41	49%	25.68	1,000 sf GFA	\$ 23,678
Convenience Market with Gasoline Pumps	3	853, 944, 945, 946	19.07	34%	6.48	Vehicle Fueling Positions	\$ 5,978
Automobile Parts Sales	1, 2, 3	843	5.98	57%	3.41	1,000 sf GFA	\$ 3,143
Quick Lubrication Vehicle Shop	3(a)	941	5.19	75%	3.89	Servicing Positions	\$ 3,589
Automobile Care Center	3(a)	942	3.11	75%	2.33	1,000 sf GLA	\$ 2,151
Self-Service Car Wash	3(c)	947	5.54	34%	1.88	Wash Stalls	\$ 1,737
Automated Car Wash	1, 3(c)	948	14.12	34%	4.80	1,000 sf GFA	\$ 4,426
Tire Store	3	848	4.15	72%	2.99	1,000 sf GFA	\$ 2,755
Automobile/RV Sales	3(a)	841, 842	2.62	75%	1.97	1,000 sf GFA	\$ 1,812
Sporting Goods Superstore	1, 3(d)	861	1.84	66%	1.21	1,000 sf GFA	\$ 1,120
Home Improvement Superstore	3	862	2.33	58%	1.35	1,000 sf GFA	\$ 1,246
Electronic Superstore	1, 3	863	4.26	60%	2.56	1,000 sf GFA	\$ 2,357
Toy/Children's Superstore	1, 3(a)	864	5.00	75%	3.75	1,000 sf GFA	\$ 3,458
Pet Supply Superstore	1, 3(a)	866	3.38	75%	2.54	1,000 sf GFA	\$ 2,337
Book Superstore	1, 3(d)	868	15.82	66%	10.44	1,000 sf GFA	\$ 9,627
Furniture Store	3	890	0.52	47%	0.24	1,000 sf GFA	\$ 225
Apparel Store	3(d)	876	4.12	66%	2.72	1,000 sf GFA	\$ 2,507
Factory Outlet Center	3(a)	823	2.29	75%	1.72	1,000 sf GFA	\$ 1,584
Department Store	3(d)	875	1.87	66%	1.23	1,000 sf GFA	\$ 1,138
Equipment Rental/Tractor Supply Store	3(a)	810, 811	1.40	75%	1.05	1,000 sf GFA	\$ 968
Hardware/Paint or Building Materials and Lumber Store	3(a)	812, 816	2.68	75%	2.01	1,000 sf GFA	\$ 1,853
Nursery (Garden Center)	3(a)	817	6.94	75%	5.21	1,000 sf GFA	\$ 4,799
Hotel		310	0.60	100%	0.60	Rooms	\$ 553
Motel		320	0.47	100%	0.47	Rooms	\$ 433
<b>OFFICE</b>							
General Office	2	710, 714, 715, 750	1.49	100%	1.49	1,000 sf GFA	\$ 1,374
Medical-Dental Office Building	2, 3(a)	720	3.46	100%	3.46	1,000 sf GFA	\$ 3,190
Government Office Building	1, 3(a)	730	1.21	100%	1.21	1,000 sf GFA	\$ 1,116
Business Park	2	770	0.42	100%	0.42	1,000 sf GFA	\$ 387
<b>INDUSTRIAL</b>							
Industrial	2	110, 120	0.97	100%	0.97	1,000 sf GFA	\$ 894
Industrial Park	2	130	0.40	100%	0.40	1,000 sf GFA	\$ 369
Manufacturing	2	140	0.67	100%	0.67	1,000 sf GFA	\$ 618
Warehousing/Storage		150, 151	0.19	100%	0.19	1,000 sf GFA	\$ 175

\* Trip Generation, Institute of Transportation Engineers, 10th Edition

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

\*\*\* The New Trip % reflects that not all trips are new to the Transportation Network. The New Trip % Factor reduces the Average Trip Rate based on average Pass-by trip percentages published in the ITE Trip Generation Handbook (3rd Edition, 2014)

**NOTES:**

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- (3) Uses Pass-by data from ITE Trip Generation Handbook (3rd Edition, 2014) Appendix F. Notes below indicate estimates based on similar land uses.

Code	Land Use	New Trip Percentage
3(a)	No Data Available. 25% Estimated Pass-by	75%
3(b)	No Data Available. 80% Estimated Pass-by	20%
3(c)	Convenience Market with Gasoline Pumps	34%
3(d)	Shopping Center (820)	66%

<b>Net New PM Peak Hour Trip Rate Calculation:</b>	ITE Average PM Peak Hour Trip Rate (1)	X	New Trip % (2)	=	Net New PM Peak Hour Trip Rate (3)	<b>Transportation Impact Fee Calculation:</b>	Net New PM Peak Hour Trip Rate (3)	X	\$922 Per New PM Peak Hour Trip	=	Impact Fee/Unit of Development	X	# of Units	=	Total Impact Fee
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SOURCE: The Transpo Group (2018). Intended for the sole use by the City of Kennewick. As updated by City of Kennewick Staff (2015)

**DISTRICT 3 - Balance of City**

<b>Exhibit A-3: City of Kennewick Fee Schedule for Transportation Impact Fees</b>					<b>2021 Transportation Impact Fee (Per New PM Peak Hour Trip) =</b>		<b>\$1,054</b>
<b>Land Use Category - Trip Generation, 9th Edition *</b>	<b>Notes</b>	<b>ITE Land Use Code</b>	<b>ITE Average PM Peak Hour Trip Rate (1)</b>	<b>New Trip % *** (2)</b>	<b>Net New PM Peak Hour Trip Rate (3)</b>	<b>Unit of Development**</b>	<b>Impact Fee Per Unit of Development (4)</b>
<b>RESIDENTIAL</b>							
Single-Family Detached Housing	2	210	0.99	100%	0.99	Dwelling Unit	\$ 1,043
Multi-Family	2	220, 221	0.56	100%	0.56	Dwelling Unit	\$ 590
Mobile Home Park	2	240	0.59	100%	0.59	Dwelling Unit	\$ 622
Senior Housing	2	251, 252	0.30	100%	0.30	Dwelling Unit	\$ 316
<b>INSTITUTIONAL</b>							
Assisted Living/Nursing Home	1	254, 620	0.22	100%	0.22	Beds	\$ 232
Animal Hospital/Veterinary Clinic	1	640	4.72	100%	4.72	1,000 sf GFA	\$ 4,975
Movie Theater	1	445	13.73	100%	13.73	Movie Screens	\$ 14,471
Casino/Video Lottery Establishment		473	13.49	100%	13.49	1,000 sf GFA	\$ 14,218
Health/Fitness Club	3(a)	492	3.45	75%	2.59	1,000 sf GFA	\$ 2,727
Church		560	0.49	100%	0.49	1,000 sf GFA	\$ 516
Day Care Center	3	565	11.12	56%	6.23	1,000 sf GFA	\$ 6,563
Elementary School	3(a)	520	1.21	75%	0.91	1,000 sf GFA	\$ 957
Middle School/Junior High School	3(a)	522	1.19	75%	0.89	1,000 sf GFA	\$ 941
High School	3(a)	530	0.97	75%	0.73	1,000 sf GFA	\$ 767
<b>BUSINESS &amp; COMMERCIAL</b>							
Quality Restaurant	3	931	7.80	56%	4.37	1,000 sf GFA	\$ 4,604
High Turnover Restaurant (Sit-Down, typically a chain)	3	932	9.77	57%	5.57	1,000 sf GFA	\$ 5,870
Fast Food Restaurant w/ Drive-Through	3	934	32.67	50%	16.34	1,000 sf GFA	\$ 17,217
Coffee/Donut Shop w/ Drive-Thru Window	3(b)	936, 937	43.38	20%	8.68	1,000 sf GFA	\$ 9,145
Coffee/Donut Shop w/ Drive-Thru Window, No Indoor Seating	1, 3	938	75.00	11%	8.25	1,000 sf GFA	\$ 8,696
Pharmacy/Drug Store with Drive-Through	3	881	10.29	51%	5.25	1,000 sf GFA	\$ 5,531
Drive-in Bank	3	912	20.45	65%	13.29	1,000 sf GFA	\$ 14,010
Shopping Center	3	820	3.81	66%	2.51	1,000 sf GLA	\$ 2,650
Variety Store ("Dollar Stores")	3	814	6.82	79%	5.39	1,000 sf GFA	\$ 5,679
Free-Standing Discount Store/Discount Club	3	815, 857	4.18	63%	2.63	1,000 sf GFA	\$ 2,776
Free-Standing Discount Superstore (includes grocery)	3	813	4.33	79%	3.42	1,000 sf GFA	\$ 3,605
Supermarket	2, 3	850, 854	9.24	64%	5.91	1,000 sf GFA	\$ 6,233
Convenience Market	3	851	52.41	49%	25.68	1,000 sf GFA	\$ 27,068
Convenience Market with Gasoline Pumps	3	853, 944, 945, 946	19.07	34%	6.48	Vehicle Fueling Positions	\$ 6,834
Automobile Parts Sales	1, 2, 3	843	5.98	57%	3.41	1,000 sf GFA	\$ 3,593
Quick Lubrication Vehicle Shop	3(a)	941	5.19	75%	3.89	Servicing Positions	\$ 4,103
Automobile Care Center	3(a)	942	3.11	75%	2.33	1,000 sf GLA	\$ 2,458
Self-Service Car Wash	3(c)	947	5.54	34%	1.88	Wash Stalls	\$ 1,985
Automated Car Wash	1, 3(c)	948	14.12	34%	4.80	1,000 sf GFA	\$ 5,060
Tire Store	3	848	4.15	72%	2.99	1,000 sf GFA	\$ 3,149
Automobile/RV Sales	3(a)	841, 842	2.62	75%	1.97	1,000 sf GFA	\$ 2,071
Sporting Goods Superstore	1, 3(d)	861	1.84	66%	1.21	1,000 sf GFA	\$ 1,280
Home Improvement Superstore	3	862	2.33	58%	1.35	1,000 sf GFA	\$ 1,424
Electronic Superstore	1, 3	863	4.26	60%	2.56	1,000 sf GFA	\$ 2,694
Toy/Children's Superstore	1, 3(a)	864	5.00	75%	3.75	1,000 sf GFA	\$ 3,953
Pet Supply Superstore	1, 3(a)	866	3.38	75%	2.54	1,000 sf GFA	\$ 2,672
Book Superstore	1, 3(d)	868	15.82	66%	10.44	1,000 sf GFA	\$ 11,005
Furniture Store	3	890	0.52	47%	0.24	1,000 sf GFA	\$ 258
Apparel Store	3(d)	876	4.12	66%	2.72	1,000 sf GFA	\$ 2,866
Factory Outlet Center	3(a)	823	2.29	75%	1.72	1,000 sf GFA	\$ 1,810
Department Store	3(d)	875	1.87	66%	1.23	1,000 sf GFA	\$ 1,301
Equipment Rental/Tractor Supply Store	3(a)	810, 811	1.40	75%	1.05	1,000 sf GFA	\$ 1,107
Hardware/Paint or Building Materials and Lumber Store	3(a)	812, 816	2.68	75%	2.01	1,000 sf GFA	\$ 2,119
Nursery (Garden Center)	3(a)	817	6.94	75%	5.21	1,000 sf GFA	\$ 5,486
Hotel		310	0.60	100%	0.60	Rooms	\$ 632
Motel		320	0.47	100%	0.47	Rooms	\$ 495
<b>OFFICE</b>							
General Office	2	710, 714, 715, 750	1.49	100%	1.49	1,000 sf GFA	\$ 1,570
Medical-Dental Office Building	2, 3(a)	720	3.46	100%	3.46	1,000 sf GFA	\$ 3,647
Government Office Building	1, 3(a)	730	1.21	100%	1.21	1,000 sf GFA	\$ 1,275
Business Park	2	770	0.42	100%	0.42	1,000 sf GFA	\$ 443
<b>INDUSTRIAL</b>							
Industrial	2	110, 120	0.97	100%	0.97	1,000 sf GFA	\$ 1,022
Industrial Park	2	130	0.40	100%	0.40	1,000 sf GFA	\$ 422
Manufacturing	2	140	0.67	100%	0.67	1,000 sf GFA	\$ 706
Warehousing/Storage		150, 151	0.19	100%	0.19	1,000 sf GFA	\$ 200

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

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Code	Land Use	New Trip Percentage
3(a)	No Data Available. 25% Estimated Pass-by	75%
3(b)	No Data Available. 80% Estimated Pass-by	20%
3(c)	Convenience Market with Gasoline Pumps	34%
3(d)	Shopping Center (820)	66%

<b>Net New PM Peak Hour Trip Rate Calculation:</b>	ITE Average PM Peak Hour Trip Rate	X	New Trip %	=	Net New PM Peak Hour Trip Rate	<b>Transportation Impact Fee Calculation:</b>	Net New PM Peak Hour Trip Rate	X	\$1,054 Per New PM Peak Hour Trip	=	Impact Fee/Unit of Development	X	# of Units	=	Total Impact Fee
	(1)		(2)		(3)		(3)								

SOURCE: The Transpo Group (2018). Intended for the sole use by the City of Kennewick. As updated by City of Kennewick Staff (2015)

**DISTRICT 4 - Downtown Area**

<b>Exhibit A-4: City of Kennewick Fee Schedule for Transportation Impact Fees</b>					<b>2021 Transportation Impact Fee (Per New PM Peak Hour Trip) =</b>		<b>\$361</b>
<b>Land Use Category - Trip Generation, 9th Edition *</b>	<b>Notes</b>	<b>ITE Land Use Code</b>	<b>ITE Average PM Peak Hour Trip Rate (1)</b>	<b>New Trip % *** (2)</b>	<b>Net New PM Peak Hour Trip Rate (3)</b>	<b>Unit of Development**</b>	<b>Impact Fee Per Unit of Development (4)</b>
<b>RESIDENTIAL</b>							
Single-Family Detached Housing	2	210	0.99	100%	0.99	Dwelling Unit	\$ 357
Multi-Family	2	220, 221	0.56	100%	0.56	Dwelling Unit	\$ 202
Mobile Home Park	2	240	0.59	100%	0.59	Dwelling Unit	\$ 213
Senior Housing	2	251, 252	0.30	100%	0.30	Dwelling Unit	\$ 108
<b>INSTITUTIONAL</b>							
Assisted Living/Nursing Home	1	254, 620	0.22	100%	0.22	Beds	\$ 79
Animal Hospital/Veterinary Clinic	1	640	4.72	100%	4.72	1,000 sf GFA	\$ 1,704
Movie Theater	1	445	13.73	100%	13.73	Movie Screens	\$ 4,957
Casino/Video Lottery Establishment		473	13.49	100%	13.49	1,000 sf GFA	\$ 4,870
Health/Fitness Club	3(a)	492	3.45	75%	2.59	1,000 sf GFA	\$ 934
Church		560	0.49	100%	0.49	1,000 sf GFA	\$ 177
Day Care Center	3	565	11.12	56%	6.23	1,000 sf GFA	\$ 2,248
Elementary School	3(a)	520	1.21	75%	0.91	1,000 sf GFA	\$ 328
Middle School/Junior High School	3(a)	522	1.19	75%	0.89	1,000 sf GFA	\$ 322
High School	3(a)	530	0.97	75%	0.73	1,000 sf GFA	\$ 263
<b>BUSINESS &amp; COMMERCIAL</b>							
Quality Restaurant	3	931	7.80	56%	4.37	1,000 sf GFA	\$ 1,577
High Turnover Restaurant (Sit-Down, typically a chain)	3	932	9.77	57%	5.57	1,000 sf GFA	\$ 2,010
Fast Food Restaurant w/ Drive-Through	3	934	32.67	50%	16.34	1,000 sf GFA	\$ 5,897
Coffee/Donut Shop w/ Drive-Thru Window	3(b)	936, 937	43.38	20%	8.68	1,000 sf GFA	\$ 3,132
Coffee/Donut Shop w/ Drive-Thru Window, No Indoor Seating	1, 3	938	75.00	11%	8.25	1,000 sf GFA	\$ 2,978
Pharmacy/Drug Store with Drive-Through	3	881	10.29	51%	5.25	1,000 sf GFA	\$ 1,894
Drive-in Bank	3	912	20.45	65%	13.29	1,000 sf GFA	\$ 4,799
Shopping Center	3	820	3.81	66%	2.51	1,000 sf GLA	\$ 908
Variety Store ("Dollar Stores")	3	814	6.82	79%	5.39	1,000 sf GFA	\$ 1,945
Free-Standing Discount Store/Discount Club	3	815, 857	4.18	63%	2.63	1,000 sf GFA	\$ 951
Free-Standing Discount Superstore (includes grocery)	3	813	4.33	79%	3.42	1,000 sf GFA	\$ 1,235
Supermarket	2, 3	850, 854	9.24	64%	5.91	1,000 sf GFA	\$ 2,135
Convenience Market	3	851	52.41	49%	25.68	1,000 sf GFA	\$ 9,271
Convenience Market with Gasoline Pumps	3	853, 944, 945, 946	19.07	34%	6.48	Vehicle Fueling Positions	\$ 2,341
Automobile Parts Sales	1, 2, 3	843	5.98	57%	3.41	1,000 sf GFA	\$ 1,231
Quick Lubrication Vehicle Shop	3(a)	941	5.19	75%	3.89	Servicing Positions	\$ 1,405
Automobile Care Center	3(a)	942	3.11	75%	2.33	1,000 sf GLA	\$ 842
Self-Service Car Wash	3(c)	947	5.54	34%	1.88	Wash Stalls	\$ 680
Automated Car Wash	1, 3(c)	948	14.12	34%	4.80	1,000 sf GFA	\$ 1,733
Tire Store	3	848	4.15	72%	2.99	1,000 sf GFA	\$ 1,079
Automobile/RV Sales	3(a)	841, 842	2.62	75%	1.97	1,000 sf GFA	\$ 709
Sporting Goods Superstore	1, 3(d)	861	1.84	66%	1.21	1,000 sf GFA	\$ 438
Home Improvement Superstore	3	862	2.33	58%	1.35	1,000 sf GFA	\$ 488
Electronic Superstore	1, 3	863	4.26	60%	2.56	1,000 sf GFA	\$ 923
Toy/Children's Superstore	1, 3(a)	864	5.00	75%	3.75	1,000 sf GFA	\$ 1,354
Pet Supply Superstore	1, 3(a)	866	3.38	75%	2.54	1,000 sf GFA	\$ 915
Book Superstore	1, 3(d)	868	15.82	66%	10.44	1,000 sf GFA	\$ 3,769
Furniture Store	3	890	0.52	47%	0.24	1,000 sf GFA	\$ 88
Apparel Store	3(d)	876	4.12	66%	2.72	1,000 sf GFA	\$ 982
Factory Outlet Center	3(a)	823	2.29	75%	1.72	1,000 sf GFA	\$ 620
Department Store	3(d)	875	1.87	66%	1.23	1,000 sf GFA	\$ 446
Equipment Rental/Tractor Supply Store	3(a)	810, 811	1.40	75%	1.05	1,000 sf GFA	\$ 379
Hardware/Paint or Building Materials and Lumber Store	3(a)	812, 816	2.68	75%	2.01	1,000 sf GFA	\$ 726
Nursery (Garden Center)	3(a)	817	6.94	75%	5.21	1,000 sf GFA	\$ 1,879
Hotel		310	0.60	100%	0.60	Rooms	\$ 217
Motel		320	0.47	100%	0.47	Rooms	\$ 170
<b>OFFICE</b>							
General Office	2	710, 714, 715, 750	1.49	100%	1.49	1,000 sf GFA	\$ 538
Medical-Dental Office Building	2, 3(a)	720	3.46	100%	3.46	1,000 sf GFA	\$ 1,249
Government Office Building	1, 3(a)	730	1.21	100%	1.21	1,000 sf GFA	\$ 437
Business Park	2	770	0.42	100%	0.42	1,000 sf GFA	\$ 152
<b>INDUSTRIAL</b>							
Industrial	2	110, 120	0.97	100%	0.97	1,000 sf GFA	\$ 350
Industrial Park	2	130	0.40	100%	0.40	1,000 sf GFA	\$ 144
Manufacturing	2	140	0.67	100%	0.67	1,000 sf GFA	\$ 242
Warehousing/Storage		150, 151	0.19	100%	0.19	1,000 sf GFA	\$ 69

\* Trip Generation, Institute of Transportation Engineers, 10th Edition

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

\*\*\* The New Trip % reflects that not all trips are new to the Transportation Network. The New Trip % Factor reduces the Average Trip Rate based on average Pass-by trip percentages published in the ITE Trip Generation Handbook (3rd Edition, 2014)

**NOTES:**

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<b>Net New PM Peak Hour Trip Rate Calculation:</b>	ITE Average PM Peak Hour Trip Rate (1)	X	New Trip % (2)	=	Net New PM Peak Hour Trip Rate (3)	<b>Transportation Impact Fee Calculation:</b>	Net New PM Peak Hour Trip Rate (3)	X	\$361 Per New PM Peak Hour Trip	=	Impact Fee/Unit of Development	X	# of Units	=	Total Impact Fee

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