

DISTRICT 1 - Southridge Area

Exhibit A-1: City of Kennewick Fee Schedule for Transportation Impact Fees					2022 Transportation Impact Fee (Per New PM Peak Hour Trip) = \$1,452		
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* \$
RESIDENTIAL							
Single-Family Detached Housing	2	210	0.99	100%	0.99	Dwelling Unit	\$ 1,437
Multi-Family	2	220, 221	0.56	100%	0.56	Dwelling Unit	\$ 813
Mobile Home Park	2	240	0.59	100%	0.59	Dwelling Unit	\$ 857
Senior Housing	2	251, 252	0.30	100%	0.30	Dwelling Unit	\$ 436
INSTITUTIONAL							
Assisted Living/Nursing Home	1	254, 620	0.22	100%	0.22	Beds	\$ 319
Animal Hospital/Veterinary Clinic	1	640	4.72	100%	4.72	1,000 sf GFA	\$ 6,853
Movie Theater	1	445	13.73	100%	13.73	Movie Screens	\$ 19,936
Casino/Video Lottery Establishment		473	13.49	100%	13.49	1,000 sf GFA	\$ 19,587
Health/Fitness Club	3(a)	492	3.45	75%	2.59	1,000 sf GFA	\$ 3,757
Church		560	0.49	100%	0.49	1,000 sf GFA	\$ 711
Day Care Center	3	565	11.12	56%	6.23	1,000 sf GFA	\$ 9,042
Elementary School	3(a)	520	1.21	75%	0.91	1,000 sf GFA	\$ 1,318
Middle School/Junior High School	3(a)	522	1.19	75%	0.89	1,000 sf GFA	\$ 1,296
High School	3(a)	530	0.97	75%	0.73	1,000 sf GFA	\$ 1,056
BUSINESS & COMMERCIAL							
Quality Restaurant	3	931	7.80	56%	4.37	1,000 sf GFA	\$ 6,342
High Turnover Restaurant (Sit-Down, typically a chain)	3	932	9.77	57%	5.57	1,000 sf GFA	\$ 8,086
Fast Food Restaurant w/ Drive-Through	3	934	32.67	50%	16.34	1,000 sf GFA	\$ 23,718
Coffee/Donut Shop w/ Drive-Thru Window	3(b)	936, 937	43.38	20%	8.68	1,000 sf GFA	\$ 12,598
Coffee/Donut Shop w/ Drive-Thru Window, No Indoor Seating	1, 3	938	75.00	11%	8.25	1,000 sf GFA	\$ 11,979
Pharmacy/Drug Store with Drive-Through	3	881	10.29	51%	5.25	1,000 sf GFA	\$ 7,620
Drive-in Bank	3	912	20.45	65%	13.29	1,000 sf GFA	\$ 19,301
Shopping Center	3	820	3.81	66%	2.51	1,000 sf GLA	\$ 3,651
Variety Store ("Dollar Stores")	3	814	6.82	79%	5.39	1,000 sf GFA	\$ 7,823
Free-Standing Discount Store/Discount Club	3	815, 857	4.18	63%	2.63	1,000 sf GFA	\$ 3,824
Free-Standing Discount Superstore (includes grocery)	3	813	4.33	79%	3.42	1,000 sf GFA	\$ 4,967
Supermarket	2, 3	850, 854	9.24	64%	5.91	1,000 sf GFA	\$ 8,587
Convenience Market	3	851	52.41	49%	25.68	1,000 sf GFA	\$ 37,289
Convenience Market with Gasoline Pumps	3	853, 944, 945, 946	19.07	34%	6.48	Vehicle Fueling Positions	\$ 9,414
Automobile Parts Sales	1, 2, 3	843	5.98	57%	3.41	1,000 sf GFA	\$ 4,949
Quick Lubrication Vehicle Shop	3(a)	941	5.19	75%	3.89	Servicing Positions	\$ 5,652
Automobile Care Center	3(a)	942	3.11	75%	2.33	1,000 sf GLA	\$ 3,387
Self-Service Car Wash	3(c)	947	5.54	34%	1.88	Wash Stalls	\$ 2,735
Automated Car Wash	1, 3(c)	948	14.12	34%	4.80	1,000 sf GFA	\$ 6,971
Tire Store	3	848	4.15	72%	2.99	1,000 sf GFA	\$ 4,339
Automobile/RV Sales	3(a)	841, 842	2.62	75%	1.97	1,000 sf GFA	\$ 2,853
Sporting Goods Superstore	1, 3(d)	861	1.84	66%	1.21	1,000 sf GFA	\$ 1,763
Home Improvement Superstore	3	862	2.33	58%	1.35	1,000 sf GFA	\$ 1,962
Electronic Superstore	1, 3	863	4.26	60%	2.56	1,000 sf GFA	\$ 3,711
Toy/Children's Superstore	1, 3(a)	864	5.00	75%	3.75	1,000 sf GFA	\$ 5,445
Pet Supply Superstore	1, 3(a)	866	3.38	75%	2.54	1,000 sf GFA	\$ 3,681
Book Superstore	1, 3(d)	868	15.82	66%	10.44	1,000 sf GFA	\$ 15,161
Furniture Store	3	890	0.52	47%	0.24	1,000 sf GFA	\$ 355
Apparel Store	3(d)	876	4.12	66%	2.72	1,000 sf GFA	\$ 3,948
Factory Outlet Center	3(a)	823	2.29	75%	1.72	1,000 sf GFA	\$ 2,494
Department Store	3(d)	875	1.87	66%	1.23	1,000 sf GFA	\$ 1,792
Equipment Rental/Tractor Supply Store	3(a)	810, 811	1.40	75%	1.05	1,000 sf GFA	\$ 1,525
Hardware/Paint or Building Materials and Lumber Store	3(a)	812, 816	2.68	75%	2.01	1,000 sf GFA	\$ 2,919
Nursery (Garden Center)	3(a)	817	6.94	75%	5.21	1,000 sf GFA	\$ 7,558
Hotel		310	0.60	100%	0.60	Rooms	\$ 871
Motel		320	0.47	100%	0.47	Rooms	\$ 682
OFFICE							
General Office	2	710, 714, 715, 750	1.49	100%	1.49	1,000 sf GFA	\$ 2,163
Medical-Dental Office Building	2, 3(a)	720	3.46	100%	3.46	1,000 sf GFA	\$ 5,024
Government Office Building	1, 3(a)	730	1.21	100%	1.21	1,000 sf GFA	\$ 1,757
Business Park	2	770	0.42	100%	0.42	1,000 sf GFA	\$ 610
INDUSTRIAL							
Industrial	2	110, 120	0.97	100%	0.97	1,000 sf GFA	\$ 1,408
Industrial Park	2	130	0.40	100%	0.40	1,000 sf GFA	\$ 581
Manufacturing	2	140	0.67	100%	0.67	1,000 sf GFA	\$ 973
Warehousing/Storage		150, 151	0.19	100%	0.19	1,000 sf GFA	\$ 276

* 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 (1)	X	New Trip % (2)	=	Net New PM Peak Hour Trip Rate (3)	Transportation Impact Fee Calculation:	Net New PM Peak Hour Trip Rate (3)	X	\$1,452 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 2 - Vista Field Area

Exhibit A-2: City of Kennewick Fee Schedule for Transportation Impact Fees					2022 Transportation Impact Fee (Per New PM Peak Hour Trip) = \$951		
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* \$
RESIDENTIAL							
Single-Family Detached Housing	2	210	0.99	100%	0.99	Dwelling Unit	\$ 941
Multi-Family	2	220, 221	0.56	100%	0.56	Dwelling Unit	\$ 533
Mobile Home Park	2	240	0.59	100%	0.59	Dwelling Unit	\$ 561
Senior Housing	2	251, 252	0.30	100%	0.30	Dwelling Unit	\$ 285
INSTITUTIONAL							
Assisted Living/Nursing Home	1	254, 620	0.22	100%	0.22	Beds	\$ 209
Animal Hospital/Veterinary Clinic	1	640	4.72	100%	4.72	1,000 sf GFA	\$ 4,489
Movie Theater	1	445	13.73	100%	13.73	Movie Screens	\$ 13,057
Casino/Video Lottery Establishment		473	13.49	100%	13.49	1,000 sf GFA	\$ 12,829
Health/Fitness Club	3(a)	492	3.45	75%	2.59	1,000 sf GFA	\$ 2,461
Church		560	0.49	100%	0.49	1,000 sf GFA	\$ 466
Day Care Center	3	565	11.12	56%	6.23	1,000 sf GFA	\$ 5,922
Elementary School	3(a)	520	1.21	75%	0.91	1,000 sf GFA	\$ 863
Middle School/Junior High School	3(a)	522	1.19	75%	0.89	1,000 sf GFA	\$ 849
High School	3(a)	530	0.97	75%	0.73	1,000 sf GFA	\$ 692
BUSINESS & COMMERCIAL							
Quality Restaurant	3	931	7.80	56%	4.37	1,000 sf GFA	\$ 4,154
High Turnover Restaurant (Sit-Down, typically a chain)	3	932	9.77	57%	5.57	1,000 sf GFA	\$ 5,296
Fast Food Restaurant w/ Drive-Through	3	934	32.67	50%	16.34	1,000 sf GFA	\$ 15,535
Coffee/Donut Shop w/ Drive-Thru Window	3(b)	936, 937	43.38	20%	8.68	1,000 sf GFA	\$ 8,251
Coffee/Donut Shop w/ Drive-Thru Window, No Indoor Seating	1, 3	938	75.00	11%	8.25	1,000 sf GFA	\$ 7,846
Pharmacy/Drug Store with Drive-Through	3	881	10.29	51%	5.25	1,000 sf GFA	\$ 4,991
Drive-in Bank	3	912	20.45	65%	13.29	1,000 sf GFA	\$ 12,641
Shopping Center	3	820	3.81	66%	2.51	1,000 sf GLA	\$ 2,391
Variety Store ("Dollar Stores")	3	814	6.82	79%	5.39	1,000 sf GFA	\$ 5,124
Free-Standing Discount Store/Discount Club	3	815, 857	4.18	63%	2.63	1,000 sf GFA	\$ 2,504
Free-Standing Discount Superstore (includes grocery)	3	813	4.33	79%	3.42	1,000 sf GFA	\$ 3,253
Supermarket	2, 3	850, 854	9.24	64%	5.91	1,000 sf GFA	\$ 5,624
Convenience Market	3	851	52.41	49%	25.68	1,000 sf GFA	\$ 24,423
Convenience Market with Gasoline Pumps	3	853, 944, 945, 946	19.07	34%	6.48	Vehicle Fueling Positions	\$ 6,166
Automobile Parts Sales	1, 2, 3	843	5.98	57%	3.41	1,000 sf GFA	\$ 3,242
Quick Lubrication Vehicle Shop	3(a)	941	5.19	75%	3.89	Servicing Positions	\$ 3,702
Automobile Care Center	3(a)	942	3.11	75%	2.33	1,000 sf GLA	\$ 2,218
Self-Service Car Wash	3(c)	947	5.54	34%	1.88	Wash Stalls	\$ 1,791
Automated Car Wash	1, 3(c)	948	14.12	34%	4.80	1,000 sf GFA	\$ 4,566
Tire Store	3	848	4.15	72%	2.99	1,000 sf GFA	\$ 2,842
Automobile/RV Sales	3(a)	841, 842	2.62	75%	1.97	1,000 sf GFA	\$ 1,869
Sporting Goods Superstore	1, 3(d)	861	1.84	66%	1.21	1,000 sf GFA	\$ 1,155
Home Improvement Superstore	3	862	2.33	58%	1.35	1,000 sf GFA	\$ 1,285
Electronic Superstore	1, 3	863	4.26	60%	2.56	1,000 sf GFA	\$ 2,431
Toy/Children's Superstore	1, 3(a)	864	5.00	75%	3.75	1,000 sf GFA	\$ 3,566
Pet Supply Superstore	1, 3(a)	866	3.38	75%	2.54	1,000 sf GFA	\$ 2,411
Book Superstore	1, 3(d)	868	15.82	66%	10.44	1,000 sf GFA	\$ 9,930
Furniture Store	3	890	0.52	47%	0.24	1,000 sf GFA	\$ 232
Apparel Store	3(d)	876	4.12	66%	2.72	1,000 sf GFA	\$ 2,586
Factory Outlet Center	3(a)	823	2.29	75%	1.72	1,000 sf GFA	\$ 1,633
Department Store	3(d)	875	1.87	66%	1.23	1,000 sf GFA	\$ 1,174
Equipment Rental/Tractor Supply Store	3(a)	810, 811	1.40	75%	1.05	1,000 sf GFA	\$ 999
Hardware/Paint or Building Materials and Lumber Store	3(a)	812, 816	2.68	75%	2.01	1,000 sf GFA	\$ 1,912
Nursery (Garden Center)	3(a)	817	6.94	75%	5.21	1,000 sf GFA	\$ 4,950
Hotel		310	0.60	100%	0.60	Rooms	\$ 571
Motel		320	0.47	100%	0.47	Rooms	\$ 447
OFFICE							
General Office	2	710, 714, 715, 750	1.49	100%	1.49	1,000 sf GFA	\$ 1,417
Medical-Dental Office Building	2, 3(a)	720	3.46	100%	3.46	1,000 sf GFA	\$ 3,290
Government Office Building	1, 3(a)	730	1.21	100%	1.21	1,000 sf GFA	\$ 1,151
Business Park	2	770	0.42	100%	0.42	1,000 sf GFA	\$ 399
INDUSTRIAL							
Industrial	2	110, 120	0.97	100%	0.97	1,000 sf GFA	\$ 922
Industrial Park	2	130	0.40	100%	0.40	1,000 sf GFA	\$ 380
Manufacturing	2	140	0.67	100%	0.67	1,000 sf GFA	\$ 637
Warehousing/Storage		150, 151	0.19	100%	0.19	1,000 sf GFA	\$ 181

* 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	\$951 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 3 - Balance of City

Exhibit A-3: City of Kennewick Fee Schedule for Transportation Impact Fees					2022 Transportation Impact Fee (Per New PM Peak Hour Trip) =		\$1,088
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**	Impact Fee Per Unit of Development (4)
RESIDENTIAL							
Single-Family Detached Housing	2	210	0.99	100%	0.99	Dwelling Unit	\$ 1,077
Multi-Family	2	220, 221	0.56	100%	0.56	Dwelling Unit	\$ 609
Mobile Home Park	2	240	0.59	100%	0.59	Dwelling Unit	\$ 642
Senior Housing	2	251, 252	0.30	100%	0.30	Dwelling Unit	\$ 326
INSTITUTIONAL							
Assisted Living/Nursing Home	1	254, 620	0.22	100%	0.22	Beds	\$ 239
Animal Hospital/Veterinary Clinic	1	640	4.72	100%	4.72	1,000 sf GFA	\$ 5,135
Movie Theater	1	445	13.73	100%	13.73	Movie Screens	\$ 14,938
Casino/Video Lottery Establishment		473	13.49	100%	13.49	1,000 sf GFA	\$ 14,677
Health/Fitness Club	3(a)	492	3.45	75%	2.59	1,000 sf GFA	\$ 2,815
Church		560	0.49	100%	0.49	1,000 sf GFA	\$ 533
Day Care Center	3	565	11.12	56%	6.23	1,000 sf GFA	\$ 6,775
Elementary School	3(a)	520	1.21	75%	0.91	1,000 sf GFA	\$ 987
Middle School/Junior High School	3(a)	522	1.19	75%	0.89	1,000 sf GFA	\$ 971
High School	3(a)	530	0.97	75%	0.73	1,000 sf GFA	\$ 792
BUSINESS & COMMERCIAL							
Quality Restaurant	3	931	7.80	56%	4.37	1,000 sf GFA	\$ 4,752
High Turnover Restaurant (Sit-Down, typically a chain)	3	932	9.77	57%	5.57	1,000 sf GFA	\$ 6,059
Fast Food Restaurant w/ Drive-Through	3	934	32.67	50%	16.34	1,000 sf GFA	\$ 17,772
Coffee/Donut Shop w/ Drive-Thru Window	3(b)	936, 937	43.38	20%	8.68	1,000 sf GFA	\$ 9,439
Coffee/Donut Shop w/ Drive-Thru Window, No Indoor Seating	1, 3	938	75.00	11%	8.25	1,000 sf GFA	\$ 8,976
Pharmacy/Drug Store with Drive-Through	3	881	10.29	51%	5.25	1,000 sf GFA	\$ 5,710
Drive-in Bank	3	912	20.45	65%	13.29	1,000 sf GFA	\$ 14,462
Shopping Center	3	820	3.81	66%	2.51	1,000 sf GLA	\$ 2,736
Variety Store ("Dollar Stores")	3	814	6.82	79%	5.39	1,000 sf GFA	\$ 5,862
Free-Standing Discount Store/Discount Club	3	815, 857	4.18	63%	2.63	1,000 sf GFA	\$ 2,865
Free-Standing Discount Superstore (includes grocery)	3	813	4.33	79%	3.42	1,000 sf GFA	\$ 3,722
Supermarket	2, 3	850, 854	9.24	64%	5.91	1,000 sf GFA	\$ 6,434
Convenience Market	3	851	52.41	49%	25.68	1,000 sf GFA	\$ 27,941
Convenience Market with Gasoline Pumps	3	853, 944, 945, 946	19.07	34%	6.48	Vehicle Fueling Positions	\$ 7,054
Automobile Parts Sales	1, 2, 3	843	5.98	57%	3.41	1,000 sf GFA	\$ 3,709
Quick Lubrication Vehicle Shop	3(a)	941	5.19	75%	3.89	Servicing Positions	\$ 4,235
Automobile Care Center	3(a)	942	3.11	75%	2.33	1,000 sf GLA	\$ 2,538
Self-Service Car Wash	3(c)	947	5.54	34%	1.88	Wash Stalls	\$ 2,049
Automated Car Wash	1, 3(c)	948	14.12	34%	4.80	1,000 sf GFA	\$ 5,223
Tire Store	3	848	4.15	72%	2.99	1,000 sf GFA	\$ 3,251
Automobile/RV Sales	3(a)	841, 842	2.62	75%	1.97	1,000 sf GFA	\$ 2,138
Sporting Goods Superstore	1, 3(d)	861	1.84	66%	1.21	1,000 sf GFA	\$ 1,321
Home Improvement Superstore	3	862	2.33	58%	1.35	1,000 sf GFA	\$ 1,470
Electronic Superstore	1, 3	863	4.26	60%	2.56	1,000 sf GFA	\$ 2,781
Toy/Children's Superstore	1, 3(a)	864	5.00	75%	3.75	1,000 sf GFA	\$ 4,080
Pet Supply Superstore	1, 3(a)	866	3.38	75%	2.54	1,000 sf GFA	\$ 2,758
Book Superstore	1, 3(d)	868	15.82	66%	10.44	1,000 sf GFA	\$ 11,360
Furniture Store	3	890	0.52	47%	0.24	1,000 sf GFA	\$ 266
Apparel Store	3(d)	876	4.12	66%	2.72	1,000 sf GFA	\$ 2,958
Factory Outlet Center	3(a)	823	2.29	75%	1.72	1,000 sf GFA	\$ 1,869
Department Store	3(d)	875	1.87	66%	1.23	1,000 sf GFA	\$ 1,343
Equipment Rental/Tractor Supply Store	3(a)	810, 811	1.40	75%	1.05	1,000 sf GFA	\$ 1,142
Hardware/Paint or Building Materials and Lumber Store	3(a)	812, 816	2.68	75%	2.01	1,000 sf GFA	\$ 2,187
Nursery (Garden Center)	3(a)	817	6.94	75%	5.21	1,000 sf GFA	\$ 5,663
Hotel		310	0.60	100%	0.60	Rooms	\$ 653
Motel		320	0.47	100%	0.47	Rooms	\$ 511
OFFICE							
General Office	2	710, 714, 715, 750	1.49	100%	1.49	1,000 sf GFA	\$ 1,621
Medical-Dental Office Building	2, 3(a)	720	3.46	100%	3.46	1,000 sf GFA	\$ 3,764
Government Office Building	1, 3(a)	730	1.21	100%	1.21	1,000 sf GFA	\$ 1,316
Business Park	2	770	0.42	100%	0.42	1,000 sf GFA	\$ 457
INDUSTRIAL							
Industrial	2	110, 120	0.97	100%	0.97	1,000 sf GFA	\$ 1,055
Industrial Park	2	130	0.40	100%	0.40	1,000 sf GFA	\$ 435
Manufacturing	2	140	0.67	100%	0.67	1,000 sf GFA	\$ 729
Warehousing/Storage		150, 151	0.19	100%	0.19	1,000 sf GFA	\$ 207

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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 (1)	X	New Trip % (2)	=	Net New PM Peak Hour Trip Rate (3)	Transportation Impact Fee Calculation:	Net New PM Peak Hour Trip Rate (3)	X	\$1,088 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 4 - Downtown Area

Exhibit A-4: City of Kennewick Fee Schedule for Transportation Impact Fees					2022 Transportation Impact Fee (Per New PM Peak Hour Trip) =		\$373
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**	Impact Fee Per Unit of Development (4)
RESIDENTIAL							
Single-Family Detached Housing	2	210	0.99	100%	0.99	Dwelling Unit	\$ 369
Multi-Family	2	220, 221	0.56	100%	0.56	Dwelling Unit	\$ 209
Mobile Home Park	2	240	0.59	100%	0.59	Dwelling Unit	\$ 220
Senior Housing	2	251, 252	0.30	100%	0.30	Dwelling Unit	\$ 112
INSTITUTIONAL							
Assisted Living/Nursing Home	1	254, 620	0.22	100%	0.22	Beds	\$ 82
Animal Hospital/Veterinary Clinic	1	640	4.72	100%	4.72	1,000 sf GFA	\$ 1,761
Movie Theater	1	445	13.73	100%	13.73	Movie Screens	\$ 5,121
Casino/Video Lottery Establishment		473	13.49	100%	13.49	1,000 sf GFA	\$ 5,032
Health/Fitness Club	3(a)	492	3.45	75%	2.59	1,000 sf GFA	\$ 965
Church		560	0.49	100%	0.49	1,000 sf GFA	\$ 183
Day Care Center	3	565	11.12	56%	6.23	1,000 sf GFA	\$ 2,323
Elementary School	3(a)	520	1.21	75%	0.91	1,000 sf GFA	\$ 338
Middle School/Junior High School	3(a)	522	1.19	75%	0.89	1,000 sf GFA	\$ 333
High School	3(a)	530	0.97	75%	0.73	1,000 sf GFA	\$ 271
BUSINESS & COMMERCIAL							
Quality Restaurant	3	931	7.80	56%	4.37	1,000 sf GFA	\$ 1,629
High Turnover Restaurant (Sit-Down, typically a chain)	3	932	9.77	57%	5.57	1,000 sf GFA	\$ 2,077
Fast Food Restaurant w/ Drive-Through	3	934	32.67	50%	16.34	1,000 sf GFA	\$ 6,093
Coffee/Donut Shop w/ Drive-Thru Window	3(b)	936, 937	43.38	20%	8.68	1,000 sf GFA	\$ 3,236
Coffee/Donut Shop w/ Drive-Thru Window, No Indoor Seating	1, 3	938	75.00	11%	8.25	1,000 sf GFA	\$ 3,077
Pharmacy/Drug Store with Drive-Through	3	881	10.29	51%	5.25	1,000 sf GFA	\$ 1,957
Drive-in Bank	3	912	20.45	65%	13.29	1,000 sf GFA	\$ 4,958
Shopping Center	3	820	3.81	66%	2.51	1,000 sf GLA	\$ 938
Variety Store ("Dollar Stores")	3	814	6.82	79%	5.39	1,000 sf GFA	\$ 2,010
Free-Standing Discount Store/Discount Club	3	815, 857	4.18	63%	2.63	1,000 sf GFA	\$ 982
Free-Standing Discount Superstore (includes grocery)	3	813	4.33	79%	3.42	1,000 sf GFA	\$ 1,276
Supermarket	2, 3	850, 854	9.24	64%	5.91	1,000 sf GFA	\$ 2,206
Convenience Market	3	851	52.41	49%	25.68	1,000 sf GFA	\$ 9,579
Convenience Market with Gasoline Pumps	3	853, 944, 945, 946	19.07	34%	6.48	Vehicle Fueling Positions	\$ 2,418
Automobile Parts Sales	1, 2, 3	843	5.98	57%	3.41	1,000 sf GFA	\$ 1,271
Quick Lubrication Vehicle Shop	3(a)	941	5.19	75%	3.89	Servicing Positions	\$ 1,452
Automobile Care Center	3(a)	942	3.11	75%	2.33	1,000 sf GLA	\$ 870
Self-Service Car Wash	3(c)	947	5.54	34%	1.88	Wash Stalls	\$ 703
Automated Car Wash	1, 3(c)	948	14.12	34%	4.80	1,000 sf GFA	\$ 1,791
Tire Store	3	848	4.15	72%	2.99	1,000 sf GFA	\$ 1,115
Automobile/RV Sales	3(a)	841, 842	2.62	75%	1.97	1,000 sf GFA	\$ 733
Sporting Goods Superstore	1, 3(d)	861	1.84	66%	1.21	1,000 sf GFA	\$ 453
Home Improvement Superstore	3	862	2.33	58%	1.35	1,000 sf GFA	\$ 504
Electronic Superstore	1, 3	863	4.26	60%	2.56	1,000 sf GFA	\$ 953
Toy/Children's Superstore	1, 3(a)	864	5.00	75%	3.75	1,000 sf GFA	\$ 1,399
Pet Supply Superstore	1, 3(a)	866	3.38	75%	2.54	1,000 sf GFA	\$ 946
Book Superstore	1, 3(d)	868	15.82	66%	10.44	1,000 sf GFA	\$ 3,895
Furniture Store	3	890	0.52	47%	0.24	1,000 sf GFA	\$ 91
Apparel Store	3(d)	876	4.12	66%	2.72	1,000 sf GFA	\$ 1,014
Factory Outlet Center	3(a)	823	2.29	75%	1.72	1,000 sf GFA	\$ 641
Department Store	3(d)	875	1.87	66%	1.23	1,000 sf GFA	\$ 460
Equipment Rental/Tractor Supply Store	3(a)	810, 811	1.40	75%	1.05	1,000 sf GFA	\$ 392
Hardware/Paint or Building Materials and Lumber Store	3(a)	812, 816	2.68	75%	2.01	1,000 sf GFA	\$ 750
Nursery (Garden Center)	3(a)	817	6.94	75%	5.21	1,000 sf GFA	\$ 1,941
Hotel		310	0.60	100%	0.60	Rooms	\$ 224
Motel		320	0.47	100%	0.47	Rooms	\$ 175
OFFICE							
General Office	2	710, 714, 715, 750	1.49	100%	1.49	1,000 sf GFA	\$ 556
Medical-Dental Office Building	2, 3(a)	720	3.46	100%	3.46	1,000 sf GFA	\$ 1,291
Government Office Building	1, 3(a)	730	1.21	100%	1.21	1,000 sf GFA	\$ 451
Business Park	2	770	0.42	100%	0.42	1,000 sf GFA	\$ 157
INDUSTRIAL							
Industrial	2	110, 120	0.97	100%	0.97	1,000 sf GFA	\$ 362
Industrial Park	2	130	0.40	100%	0.40	1,000 sf GFA	\$ 149
Manufacturing	2	140	0.67	100%	0.67	1,000 sf GFA	\$ 250
Warehousing/Storage		150, 151	0.19	100%	0.19	1,000 sf GFA	\$ 71

* 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	\$373 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)