

DISTRICT 1 - Southridge Area

Exhibit A-1: City of Kennewick Fee Schedule for Transportation Impact Fees					2020 Transportation Impact Fee (Per New PM Peak Hour Trip) = \$1,381		
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	\$ 1,367
Multi-Family	2	220, 221	0.56	100%	0.56	Dwelling Unit	\$ 773
Mobile Home Park	2	240	0.59	100%	0.59	Dwelling Unit	\$ 815
Senior Housing	2	251, 252	0.30	100%	0.30	Dwelling Unit	\$ 414
INSTITUTIONAL							
Assisted Living/Nursing Home	1	254, 620	0.22	100%	0.22	Beds	\$ 304
Animal Hospital/Veterinary Clinic	1	640	4.72	100%	4.72	1,000 sf GFA	\$ 6,517
Movie Theater	1	445	13.73	100%	13.73	Movie Screens	\$ 18,958
Casino/Video Lottery Establishment		473	13.49	100%	13.49	1,000 sf GFA	\$ 18,626
Health/Fitness Club	3(a)	492	3.45	75%	2.59	1,000 sf GFA	\$ 3,573
Church		560	0.49	100%	0.49	1,000 sf GFA	\$ 677
Day Care Center	3	565	11.12	56%	6.23	1,000 sf GFA	\$ 8,598
Elementary School	3(a)	520	1.21	75%	0.91	1,000 sf GFA	\$ 1,253
Middle School/Junior High School	3(a)	522	1.19	75%	0.89	1,000 sf GFA	\$ 1,232
High School	3(a)	530	0.97	75%	0.73	1,000 sf GFA	\$ 1,004
BUSINESS & COMMERCIAL							
Quality Restaurant	3	931	7.80	56%	4.37	1,000 sf GFA	\$ 6,031
High Turnover Restaurant (Sit-Down, typically a chain)	3	932	9.77	57%	5.57	1,000 sf GFA	\$ 7,689
Fast Food Restaurant w/ Drive-Through	3	934	32.67	50%	16.34	1,000 sf GFA	\$ 22,554
Coffee/Donut Shop w/ Drive-Thru Window	3(b)	936, 937	43.38	20%	8.68	1,000 sf GFA	\$ 11,979
Coffee/Donut Shop w/ Drive-Thru Window, No Indoor Seating	1, 3	938	75.00	11%	8.25	1,000 sf GFA	\$ 11,391
Pharmacy/Drug Store with Drive-Through	3	881	10.29	51%	5.25	1,000 sf GFA	\$ 7,246
Drive-in Bank	3	912	20.45	65%	13.29	1,000 sf GFA	\$ 18,353
Shopping Center	3	820	3.81	66%	2.51	1,000 sf GLA	\$ 3,472
Variety Store ("Dollar Stores")	3	814	6.82	79%	5.39	1,000 sf GFA	\$ 7,439
Free-Standing Discount Store/Discount Club	3	815, 857	4.18	63%	2.63	1,000 sf GFA	\$ 3,636
Free-Standing Discount Superstore (includes grocery)	3	813	4.33	79%	3.42	1,000 sf GFA	\$ 4,723
Supermarket	2, 3	850, 854	9.24	64%	5.91	1,000 sf GFA	\$ 8,165
Convenience Market	3	851	52.41	49%	25.68	1,000 sf GFA	\$ 35,459
Convenience Market with Gasoline Pumps	3	853, 944, 945, 946	19.07	34%	6.48	Vehicle Fueling Positions	\$ 8,952
Automobile Parts Sales	1, 2, 3	843	5.98	57%	3.41	1,000 sf GFA	\$ 4,706
Quick Lubrication Vehicle Shop	3(a)	941	5.19	75%	3.89	Servicing Positions	\$ 5,375
Automobile Care Center	3(a)	942	3.11	75%	2.33	1,000 sf GLA	\$ 3,221
Self-Service Car Wash	3(c)	947	5.54	34%	1.88	Wash Stalls	\$ 2,601
Automated Car Wash	1, 3(c)	948	14.12	34%	4.80	1,000 sf GFA	\$ 6,629
Tire Store	3	848	4.15	72%	2.99	1,000 sf GFA	\$ 4,126
Automobile/RV Sales	3(a)	841, 842	2.62	75%	1.97	1,000 sf GFA	\$ 2,713
Sporting Goods Superstore	1, 3(d)	861	1.84	66%	1.21	1,000 sf GFA	\$ 1,677
Home Improvement Superstore	3	862	2.33	58%	1.35	1,000 sf GFA	\$ 1,866
Electronic Superstore	1, 3	863	4.26	60%	2.56	1,000 sf GFA	\$ 3,529
Toy/Children's Superstore	1, 3(a)	864	5.00	75%	3.75	1,000 sf GFA	\$ 5,178
Pet Supply Superstore	1, 3(a)	866	3.38	75%	2.54	1,000 sf GFA	\$ 3,500
Book Superstore	1, 3(d)	868	15.82	66%	10.44	1,000 sf GFA	\$ 14,417
Furniture Store	3	890	0.52	47%	0.24	1,000 sf GFA	\$ 337
Apparel Store	3(d)	876	4.12	66%	2.72	1,000 sf GFA	\$ 3,755
Factory Outlet Center	3(a)	823	2.29	75%	1.72	1,000 sf GFA	\$ 2,371
Department Store	3(d)	875	1.87	66%	1.23	1,000 sf GFA	\$ 1,704
Equipment Rental/Tractor Supply Store	3(a)	810, 811	1.40	75%	1.05	1,000 sf GFA	\$ 1,450
Hardware/Paint or Building Materials and Lumber Store	3(a)	812, 816	2.68	75%	2.01	1,000 sf GFA	\$ 2,775
Nursery (Garden Center)	3(a)	817	6.94	75%	5.21	1,000 sf GFA	\$ 7,187
Hotel		310	0.60	100%	0.60	Rooms	\$ 828
Motel		320	0.47	100%	0.47	Rooms	\$ 649
OFFICE							
General Office	2	710, 714, 715, 750	1.49	100%	1.49	1,000 sf GFA	\$ 2,057
Medical-Dental Office Building	2, 3(a)	720	3.46	100%	3.46	1,000 sf GFA	\$ 4,777
Government Office Building	1, 3(a)	730	1.21	100%	1.21	1,000 sf GFA	\$ 1,671
Business Park	2	770	0.42	100%	0.42	1,000 sf GFA	\$ 580
INDUSTRIAL							
Industrial	2	110, 120	0.97	100%	0.97	1,000 sf GFA	\$ 1,339
Industrial Park	2	130	0.40	100%	0.40	1,000 sf GFA	\$ 552
Manufacturing	2	140	0.67	100%	0.67	1,000 sf GFA	\$ 925
Warehousing/Storage		150, 151	0.19	100%	0.19	1,000 sf GFA	\$ 262

* 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	\$1,381 Per New PM Peak Hour Trip	=	Impact Fee/Unit of Development	X	# of Units	=	Total Impact Fee

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					2020 Transportation Impact Fee (Per New PM Peak Hour Trip) =		\$905
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	\$ 896
Multi-Family	2	220, 221	0.56	100%	0.56	Dwelling Unit	\$ 507
Mobile Home Park	2	240	0.59	100%	0.59	Dwelling Unit	\$ 534
Senior Housing	2	251, 252	0.30	100%	0.30	Dwelling Unit	\$ 272
INSTITUTIONAL							
Assisted Living/Nursing Home	1	254, 620	0.22	100%	0.22	Beds	\$ 199
Animal Hospital/Veterinary Clinic	1	640	4.72	100%	4.72	1,000 sf GFA	\$ 4,273
Movie Theater	1	445	13.73	100%	13.73	Movie Screens	\$ 12,429
Casino/Video Lottery Establishment		473	13.49	100%	13.49	1,000 sf GFA	\$ 12,212
Health/Fitness Club	3(a)	492	3.45	75%	2.59	1,000 sf GFA	\$ 2,342
Church		560	0.49	100%	0.49	1,000 sf GFA	\$ 444
Day Care Center	3	565	11.12	56%	6.23	1,000 sf GFA	\$ 5,637
Elementary School	3(a)	520	1.21	75%	0.91	1,000 sf GFA	\$ 822
Middle School/Junior High School	3(a)	522	1.19	75%	0.89	1,000 sf GFA	\$ 808
High School	3(a)	530	0.97	75%	0.73	1,000 sf GFA	\$ 659
BUSINESS & COMMERCIAL							
Quality Restaurant	3	931	7.80	56%	4.37	1,000 sf GFA	\$ 3,954
High Turnover Restaurant (Sit-Down, typically a chain)	3	932	9.77	57%	5.57	1,000 sf GFA	\$ 5,041
Fast Food Restaurant w/ Drive-Through	3	934	32.67	50%	16.34	1,000 sf GFA	\$ 14,787
Coffee/Donut Shop w/ Drive-Thru Window	3(b)	936, 937	43.38	20%	8.68	1,000 sf GFA	\$ 7,854
Coffee/Donut Shop w/ Drive-Thru Window, No Indoor Seating	1, 3	938	75.00	11%	8.25	1,000 sf GFA	\$ 7,468
Pharmacy/Drug Store with Drive-Through	3	881	10.29	51%	5.25	1,000 sf GFA	\$ 4,751
Drive-in Bank	3	912	20.45	65%	13.29	1,000 sf GFA	\$ 12,033
Shopping Center	3	820	3.81	66%	2.51	1,000 sf GLA	\$ 2,276
Variety Store ("Dollar Stores")	3	814	6.82	79%	5.39	1,000 sf GFA	\$ 4,877
Free-Standing Discount Store/Discount Club	3	815, 857	4.18	63%	2.63	1,000 sf GFA	\$ 2,384
Free-Standing Discount Superstore (includes grocery)	3	813	4.33	79%	3.42	1,000 sf GFA	\$ 3,097
Supermarket	2, 3	850, 854	9.24	64%	5.91	1,000 sf GFA	\$ 5,353
Convenience Market	3	851	52.41	49%	25.68	1,000 sf GFA	\$ 23,248
Convenience Market with Gasoline Pumps	3	853, 944, 945, 946	19.07	34%	6.48	Vehicle Fueling Positions	\$ 5,870
Automobile Parts Sales	1, 2, 3	843	5.98	57%	3.41	1,000 sf GFA	\$ 3,086
Quick Lubrication Vehicle Shop	3(a)	941	5.19	75%	3.89	Servicing Positions	\$ 3,524
Automobile Care Center	3(a)	942	3.11	75%	2.33	1,000 sf GLA	\$ 2,112
Self-Service Car Wash	3(c)	947	5.54	34%	1.88	Wash Stalls	\$ 1,705
Automated Car Wash	1, 3(c)	948	14.12	34%	4.80	1,000 sf GFA	\$ 4,346
Tire Store	3	848	4.15	72%	2.99	1,000 sf GFA	\$ 2,705
Automobile/RV Sales	3(a)	841, 842	2.62	75%	1.97	1,000 sf GFA	\$ 1,779
Sporting Goods Superstore	1, 3(d)	861	1.84	66%	1.21	1,000 sf GFA	\$ 1,099
Home Improvement Superstore	3	862	2.33	58%	1.35	1,000 sf GFA	\$ 1,223
Electronic Superstore	1, 3	863	4.26	60%	2.56	1,000 sf GFA	\$ 2,314
Toy/Children's Superstore	1, 3(a)	864	5.00	75%	3.75	1,000 sf GFA	\$ 3,395
Pet Supply Superstore	1, 3(a)	866	3.38	75%	2.54	1,000 sf GFA	\$ 2,295
Book Superstore	1, 3(d)	868	15.82	66%	10.44	1,000 sf GFA	\$ 9,452
Furniture Store	3	890	0.52	47%	0.24	1,000 sf GFA	\$ 221
Apparel Store	3(d)	876	4.12	66%	2.72	1,000 sf GFA	\$ 2,462
Factory Outlet Center	3(a)	823	2.29	75%	1.72	1,000 sf GFA	\$ 1,555
Department Store	3(d)	875	1.87	66%	1.23	1,000 sf GFA	\$ 1,117
Equipment Rental/Tractor Supply Store	3(a)	810, 811	1.40	75%	1.05	1,000 sf GFA	\$ 951
Hardware/Paint or Building Materials and Lumber Store	3(a)	812, 816	2.68	75%	2.01	1,000 sf GFA	\$ 1,820
Nursery (Garden Center)	3(a)	817	6.94	75%	5.21	1,000 sf GFA	\$ 4,712
Hotel		310	0.60	100%	0.60	Rooms	\$ 543
Motel		320	0.47	100%	0.47	Rooms	\$ 425
OFFICE							
General Office	2	710, 714, 715, 750	1.49	100%	1.49	1,000 sf GFA	\$ 1,349
Medical-Dental Office Building	2, 3(a)	720	3.46	100%	3.46	1,000 sf GFA	\$ 3,132
Government Office Building	1, 3(a)	730	1.21	100%	1.21	1,000 sf GFA	\$ 1,095
Business Park	2	770	0.42	100%	0.42	1,000 sf GFA	\$ 380
INDUSTRIAL							
Industrial	2	110, 120	0.97	100%	0.97	1,000 sf GFA	\$ 878
Industrial Park	2	130	0.40	100%	0.40	1,000 sf GFA	\$ 362
Manufacturing	2	140	0.67	100%	0.67	1,000 sf GFA	\$ 607
Warehousing/Storage		150, 151	0.19	100%	0.19	1,000 sf GFA	\$ 172

* 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	\$905 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					2020 Transportation Impact Fee (Per New PM Peak Hour Trip) =		\$1,035
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	\$ 1,025
Multi-Family	2	220, 221	0.56	100%	0.56	Dwelling Unit	\$ 580
Mobile Home Park	2	240	0.59	100%	0.59	Dwelling Unit	\$ 611
Senior Housing	2	251, 252	0.30	100%	0.30	Dwelling Unit	\$ 311
INSTITUTIONAL							
Assisted Living/Nursing Home	1	254, 620	0.22	100%	0.22	Beds	\$ 228
Animal Hospital/Veterinary Clinic	1	640	4.72	100%	4.72	1,000 sf GFA	\$ 4,887
Movie Theater	1	445	13.73	100%	13.73	Movie Screens	\$ 14,215
Casino/Video Lottery Establishment		473	13.49	100%	13.49	1,000 sf GFA	\$ 13,966
Health/Fitness Club	3(a)	492	3.45	75%	2.59	1,000 sf GFA	\$ 2,679
Church		560	0.49	100%	0.49	1,000 sf GFA	\$ 507
Day Care Center	3	565	11.12	56%	6.23	1,000 sf GFA	\$ 6,447
Elementary School	3(a)	520	1.21	75%	0.91	1,000 sf GFA	\$ 940
Middle School/Junior High School	3(a)	522	1.19	75%	0.89	1,000 sf GFA	\$ 924
High School	3(a)	530	0.97	75%	0.73	1,000 sf GFA	\$ 753
BUSINESS & COMMERCIAL							
Quality Restaurant	3	931	7.80	56%	4.37	1,000 sf GFA	\$ 4,522
High Turnover Restaurant (Sit-Down, typically a chain)	3	932	9.77	57%	5.57	1,000 sf GFA	\$ 5,765
Fast Food Restaurant w/ Drive-Through	3	934	32.67	50%	16.34	1,000 sf GFA	\$ 16,912
Coffee/Donut Shop w/ Drive-Thru Window	3(b)	936, 937	43.38	20%	8.68	1,000 sf GFA	\$ 8,982
Coffee/Donut Shop w/ Drive-Thru Window, No Indoor Seating	1, 3	938	75.00	11%	8.25	1,000 sf GFA	\$ 8,541
Pharmacy/Drug Store with Drive-Through	3	881	10.29	51%	5.25	1,000 sf GFA	\$ 5,433
Drive-in Bank	3	912	20.45	65%	13.29	1,000 sf GFA	\$ 13,762
Shopping Center	3	820	3.81	66%	2.51	1,000 sf GLA	\$ 2,603
Variety Store ("Dollar Stores")	3	814	6.82	79%	5.39	1,000 sf GFA	\$ 5,578
Free-Standing Discount Store/Discount Club	3	815, 857	4.18	63%	2.63	1,000 sf GFA	\$ 2,726
Free-Standing Discount Superstore (includes grocery)	3	813	4.33	79%	3.42	1,000 sf GFA	\$ 3,541
Supermarket	2, 3	850, 854	9.24	64%	5.91	1,000 sf GFA	\$ 6,122
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Convenience Market with Gasoline Pumps	3	853, 944, 945, 946	19.07	34%	6.48	Vehicle Fueling Positions	\$ 6,713
Automobile Parts Sales	1, 2, 3	843	5.98	57%	3.41	1,000 sf GFA	\$ 3,529
Quick Lubrication Vehicle Shop	3(a)	941	5.19	75%	3.89	Servicing Positions	\$ 4,030
Automobile Care Center	3(a)	942	3.11	75%	2.33	1,000 sf GLA	\$ 2,415
Self-Service Car Wash	3(c)	947	5.54	34%	1.88	Wash Stalls	\$ 1,950
Automated Car Wash	1, 3(c)	948	14.12	34%	4.80	1,000 sf GFA	\$ 4,970
Tire Store	3	848	4.15	72%	2.99	1,000 sf GFA	\$ 3,093
Automobile/RV Sales	3(a)	841, 842	2.62	75%	1.97	1,000 sf GFA	\$ 2,034
Sporting Goods Superstore	1, 3(d)	861	1.84	66%	1.21	1,000 sf GFA	\$ 1,257
Home Improvement Superstore	3	862	2.33	58%	1.35	1,000 sf GFA	\$ 1,399
Electronic Superstore	1, 3	863	4.26	60%	2.56	1,000 sf GFA	\$ 2,646
Toy/Children's Superstore	1, 3(a)	864	5.00	75%	3.75	1,000 sf GFA	\$ 3,882
Pet Supply Superstore	1, 3(a)	866	3.38	75%	2.54	1,000 sf GFA	\$ 2,624
Book Superstore	1, 3(d)	868	15.82	66%	10.44	1,000 sf GFA	\$ 10,810
Furniture Store	3	890	0.52	47%	0.24	1,000 sf GFA	\$ 253
Apparel Store	3(d)	876	4.12	66%	2.72	1,000 sf GFA	\$ 2,815
Factory Outlet Center	3(a)	823	2.29	75%	1.72	1,000 sf GFA	\$ 1,778
Department Store	3(d)	875	1.87	66%	1.23	1,000 sf GFA	\$ 1,278
Equipment Rental/Tractor Supply Store	3(a)	810, 811	1.40	75%	1.05	1,000 sf GFA	\$ 1,087
Hardware/Paint or Building Materials and Lumber Store	3(a)	812, 816	2.68	75%	2.01	1,000 sf GFA	\$ 2,081
Nursery (Garden Center)	3(a)	817	6.94	75%	5.21	1,000 sf GFA	\$ 5,389
Hotel		310	0.60	100%	0.60	Rooms	\$ 621
Motel		320	0.47	100%	0.47	Rooms	\$ 487
OFFICE							
General Office	2	710, 714, 715, 750	1.49	100%	1.49	1,000 sf GFA	\$ 1,543
Medical-Dental Office Building	2, 3(a)	720	3.46	100%	3.46	1,000 sf GFA	\$ 3,582
Government Office Building	1, 3(a)	730	1.21	100%	1.21	1,000 sf GFA	\$ 1,253
Business Park	2	770	0.42	100%	0.42	1,000 sf GFA	\$ 435
INDUSTRIAL							
Industrial	2	110, 120	0.97	100%	0.97	1,000 sf GFA	\$ 1,004
Industrial Park	2	130	0.40	100%	0.40	1,000 sf GFA	\$ 414
Manufacturing	2	140	0.67	100%	0.67	1,000 sf GFA	\$ 694
Warehousing/Storage		150, 151	0.19	100%	0.19	1,000 sf GFA	\$ 197

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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	\$1,035 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

Exhibit A-4: City of Kennewick Fee Schedule for Transportation Impact Fees					2020 Transportation Impact Fee (Per New PM Peak Hour Trip) =		\$355
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	\$ 351
Multi-Family	2	220, 221	0.56	100%	0.56	Dwelling Unit	\$ 199
Mobile Home Park	2	240	0.59	100%	0.59	Dwelling Unit	\$ 209
Senior Housing	2	251, 252	0.30	100%	0.30	Dwelling Unit	\$ 106
INSTITUTIONAL							
Assisted Living/Nursing Home	1	254, 620	0.22	100%	0.22	Beds	\$ 78
Animal Hospital/Veterinary Clinic	1	640	4.72	100%	4.72	1,000 sf GFA	\$ 1,674
Movie Theater	1	445	13.73	100%	13.73	Movie Screens	\$ 4,868
Casino/Video Lottery Establishment		473	13.49	100%	13.49	1,000 sf GFA	\$ 4,783
Health/Fitness Club	3(a)	492	3.45	75%	2.59	1,000 sf GFA	\$ 917
Church		560	0.49	100%	0.49	1,000 sf GFA	\$ 174
Day Care Center	3	565	11.12	56%	6.23	1,000 sf GFA	\$ 2,208
Elementary School	3(a)	520	1.21	75%	0.91	1,000 sf GFA	\$ 322
Middle School/Junior High School	3(a)	522	1.19	75%	0.89	1,000 sf GFA	\$ 316
High School	3(a)	530	0.97	75%	0.73	1,000 sf GFA	\$ 258
BUSINESS & COMMERCIAL							
Quality Restaurant	3	931	7.80	56%	4.37	1,000 sf GFA	\$ 1,549
High Turnover Restaurant (Sit-Down, typically a chain)	3	932	9.77	57%	5.57	1,000 sf GFA	\$ 1,975
Fast Food Restaurant w/ Drive-Through	3	934	32.67	50%	16.34	1,000 sf GFA	\$ 5,792
Coffee/Donut Shop w/ Drive-Thru Window	3(b)	936, 937	43.38	20%	8.68	1,000 sf GFA	\$ 3,076
Coffee/Donut Shop w/ Drive-Thru Window, No Indoor Seating	1, 3	938	75.00	11%	8.25	1,000 sf GFA	\$ 2,925
Pharmacy/Drug Store with Drive-Through	3	881	10.29	51%	5.25	1,000 sf GFA	\$ 1,861
Drive-in Bank	3	912	20.45	65%	13.29	1,000 sf GFA	\$ 4,713
Shopping Center	3	820	3.81	66%	2.51	1,000 sf GLA	\$ 892
Variety Store ("Dollar Stores")	3	814	6.82	79%	5.39	1,000 sf GFA	\$ 1,910
Free-Standing Discount Store/Discount Club	3	815, 857	4.18	63%	2.63	1,000 sf GFA	\$ 934
Free-Standing Discount Superstore (includes grocery)	3	813	4.33	79%	3.42	1,000 sf GFA	\$ 1,213
Supermarket	2, 3	850, 854	9.24	64%	5.91	1,000 sf GFA	\$ 2,097
Convenience Market	3	851	52.41	49%	25.68	1,000 sf GFA	\$ 9,106
Convenience Market with Gasoline Pumps	3	853, 944, 945, 946	19.07	34%	6.48	Vehicle Fueling Positions	\$ 2,299
Automobile Parts Sales	1, 2, 3	843	5.98	57%	3.41	1,000 sf GFA	\$ 1,209
Quick Lubrication Vehicle Shop	3(a)	941	5.19	75%	3.89	Servicing Positions	\$ 1,380
Automobile Care Center	3(a)	942	3.11	75%	2.33	1,000 sf GLA	\$ 827
Self-Service Car Wash	3(c)	947	5.54	34%	1.88	Wash Stalls	\$ 668
Automated Car Wash	1, 3(c)	948	14.12	34%	4.80	1,000 sf GFA	\$ 1,702
Tire Store	3	848	4.15	72%	2.99	1,000 sf GFA	\$ 1,059
Automobile/RV Sales	3(a)	841, 842	2.62	75%	1.97	1,000 sf GFA	\$ 697
Sporting Goods Superstore	1, 3(d)	861	1.84	66%	1.21	1,000 sf GFA	\$ 431
Home Improvement Superstore	3	862	2.33	58%	1.35	1,000 sf GFA	\$ 479
Electronic Superstore	1, 3	863	4.26	60%	2.56	1,000 sf GFA	\$ 906
Toy/Children's Superstore	1, 3(a)	864	5.00	75%	3.75	1,000 sf GFA	\$ 1,330
Pet Supply Superstore	1, 3(a)	866	3.38	75%	2.54	1,000 sf GFA	\$ 899
Book Superstore	1, 3(d)	868	15.82	66%	10.44	1,000 sf GFA	\$ 3,702
Furniture Store	3	890	0.52	47%	0.24	1,000 sf GFA	\$ 87
Apparel Store	3(d)	876	4.12	66%	2.72	1,000 sf GFA	\$ 964
Factory Outlet Center	3(a)	823	2.29	75%	1.72	1,000 sf GFA	\$ 609
Department Store	3(d)	875	1.87	66%	1.23	1,000 sf GFA	\$ 438
Equipment Rental/Tractor Supply Store	3(a)	810, 811	1.40	75%	1.05	1,000 sf GFA	\$ 372
Hardware/Paint or Building Materials and Lumber Store	3(a)	812, 816	2.68	75%	2.01	1,000 sf GFA	\$ 713
Nursery (Garden Center)	3(a)	817	6.94	75%	5.21	1,000 sf GFA	\$ 1,846
Hotel		310	0.60	100%	0.60	Rooms	\$ 213
Motel		320	0.47	100%	0.47	Rooms	\$ 167
OFFICE							
General Office	2	710, 714, 715, 750	1.49	100%	1.49	1,000 sf GFA	\$ 528
Medical-Dental Office Building	2, 3(a)	720	3.46	100%	3.46	1,000 sf GFA	\$ 1,227
Government Office Building	1, 3(a)	730	1.21	100%	1.21	1,000 sf GFA	\$ 429
Business Park	2	770	0.42	100%	0.42	1,000 sf GFA	\$ 149
INDUSTRIAL							
Industrial	2	110, 120	0.97	100%	0.97	1,000 sf GFA	\$ 344
Industrial Park	2	130	0.40	100%	0.40	1,000 sf GFA	\$ 142
Manufacturing	2	140	0.67	100%	0.67	1,000 sf GFA	\$ 238
Warehousing/Storage		150, 151	0.19	100%	0.19	1,000 sf GFA	\$ 67

* 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	\$355 Per New PM Peak Hour Trip	=	Impact Fee/Unit of Development	X	# of Units	=	Total Impact Fee
	(1)		(2)		(3)		(3)								

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