



Resolution No. 2024-21

A Resolution Amending the City of Banks' Transportation System Development Charges

The City Council for the City of Banks adopts the following findings:

WHEREAS, Title III, Chapter 33 of the City of Banks Municipal Code (BMC) provides for the establishing of SDCs upon completion of an analysis of capital improvements already constructed and projected capital improvements to be constructed and adoption of a methodology explaining how the SDCs are calculated; and,

WHEREAS, Title III, Chapter 33.04 specifies that such charges shall be revised by separate Resolution of the Banks City Council following a public hearing; and,

WHEREAS, Oregon Revised Statutes (ORS) 223.297 – 223.314 provide the framework for establishing an SDC, and for notification and public hearing of the City of Banks's intent to impose SDCs; and,

WHEREAS, the Banks City Council has adopted updated Capital Improvement Plans (CIPs) for transportation via Ordinance no. 2024-07-01; adopted by the City Council on August 13, 2024, and,

WHEREAS, the Banks City Council concludes it is appropriate to update the City's schedule of SDCs for transportation consistent with the methodology requirements established in BMC Title III, Chapter 33; and,

WHEREAS, the City has prepared the transportation methodology and schedule of SDCs (System Development Charge Update, September 10, 2024, Donovan Enterprises, Inc.); and,

WHEREAS, the Banks City Council has determined the methodology and rates hereinafter specified and established are just, reasonable, and necessary.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BANKS HEREBY RESOLVES AS FOLLOWS:

Section 1: Amendment and updating of SDCs. In accordance with BMC Title III, Chapter 33, this Resolution establishes the methodology and provides the basis for transportation SDCs that consists of a reimbursement, improvement, and compliance fee.

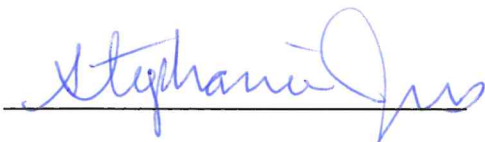
Section 2: Scope of amendment and update of SDCs. The SDCs established by this Resolution are separate from, and in addition to, any other applicable taxes, fees, assessments, or charges, including but not limited to SDCs, which are required by the City of Banks or represent a condition of a land use or development approval.

Section 3: Methodology. The methodology required for the calculation of SDCs codified in BMC Title III, Chapter 33 are hereby reaffirmed. The City amends and updates its transportation SDCs as described in the attached Exhibit "A," hereby made a part of this Resolution.

Section 4: Effective Date. This Resolution shall become effective upon its adoption by the Banks City Council.

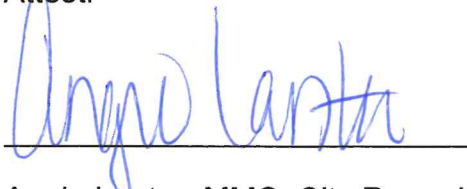
Section 5: Review. This Resolution may be reviewed at the pleasure of the City Council, and the rates may be amended as appropriate.

ADOPTED, APPROVED AND EFFECTIVE the 10th day of September 2024



Stephanie Jones, Mayor

Attest:



Angie Lanter, MMC, City Recorder/Assistant City Manager

EXHIBIT "A"

Adopted Schedule of System Development Charges for Transportation

September 10, 2024

Schedule of Streets SDCs:

ITE Code	Land Use	Total Trip Ends		Diverted/Linked Trips		Pass-by Trips		Diverted/Linked and pass-by Trip Adjustment		Primary Trip Ends	Improve.	Reimb.	Compliance	Total SDC	Basis for Calculating a Customer's SDC
		Ends	Ends	Trips	Trips	Trips	Trips	Trips	Trips						
Port and Terminal (Land Uses 000-099)															
010	Waterport/Marine Terminal* (ITE 10th edition)	17.15	0.00%	0.00%	0.00%	0.00%	0.00%	-	17.15	123,717	13,104	6,841	143,663	Berth	
021	Commercial Airport	10.28	0.00%	0.00%	0.00%	0.00%	0.00%	-	10.28	74,150	7,854	4,100	86,104	Employee	
022	General Aviation Airport	1.57	0.00%	0.00%	0.00%	0.00%	0.00%	-	1.57	11,324	1,199	626	13,150	Employee	
030	Intermodal Truck Terminal	1.87	0.00%	0.00%	0.00%	0.00%	0.00%	-	1.87	13,488	1,429	746	15,663	1,000 square feet of gross floor area	
090	Park-an-Ride Lot with Bus Service	0.49	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.49	3,534	374	195	4,104	Parking space	
093	Light Rail Transit Station with Parking (ITE 10th edition)	1.24	0.00%	0.00%	0.00%	0.00%	0.00%	-	1.24	8,944	947	495	10,386	Parking space	
Industrial (Land Uses 100-199)															
110	General light industrial	0.65	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.65	4,688	497	259	5,444	1,000 square feet of gross floor area	
120	General heavy industrial (ITE 10th edition)	0.68	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.68	4,905	520	271	5,695	1,000 square feet of gross floor area	
130	Industrial park	0.34	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.34	2,452	260	136	2,848	1,000 square feet of gross floor area	
140	Manufacturing	0.74	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.74	5,338	565	295	6,198	1,000 square feet of gross floor area	
150	Warehousing	0.18	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.18	1,298	138	72	1,508	1,000 square feet of gross floor area	
151	Mini-warehouse	0.15	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.15	1,082	115	60	1,257	1,000 square feet of gross floor area	
154	High-Cube transload & short-term warehouse	0.10	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.10	721	76	40	838	1,000 square feet of gross floor area	
155	High-Cube fulfillment center warehouse	0.16	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.16	1,154	122	64	1,340	1,000 square feet of gross floor area	
156	High-Cube Parcel hub warehouse	0.64	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.64	4,616	489	255	5,360	1,000 square feet of gross floor area	
157	High-Cube cold storage warehouse	0.12	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.12	866	92	48	1,005	1,000 square feet of gross floor area	
160	Data center	0.09	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.09	649	69	36	754	1,000 square feet of gross floor area	
170	Utilities	2.16	0.00%	0.00%	0.00%	0.00%	0.00%	-	2.16	15,580	1,650	862	18,092	1,000 square feet of gross floor area	
180	Specialty trade contractor	1.93	0.00%	0.00%	0.00%	0.00%	0.00%	-	1.93	13,921	1,475	770	16,166	1,000 square feet of gross floor area	
190	Marijuana cultivation & processing facility	0.64	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.64	4,616	489	255	5,360	1,000 square feet of gross floor area	
Residential (Land Uses 200-299)															
210	Single family detached housing	0.94	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.94	6,780	718	375	7,873	Dwelling unit	
215	Single family attached housing	0.57	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.57	4,111	435	227	4,774	Dwelling unit	
220	Multifamily low-rise	0.51	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.51	3,679	390	203	4,271	Dwelling unit	
221	Multifamily mid-rise	0.39	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.39	2,813	298	156	3,267	Dwelling unit	
222	Multifamily high-rise	0.32	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.32	2,308	244	128	2,681	Dwelling unit	
223	Affordable housing	0.45	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.45	3,246	344	179	3,769	Dwelling unit	
225	Off-Campus student apartment low-rise	0.24	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.24	1,731	183	96	2,010	Bedrooms	
226	Off-Campus student apartment mid-rise	0.21	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.21	1,515	160	84	1,759	Bedrooms	
227	Off-Campus student apartment high-rise	0.04	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.04	289	31	16	335	Bedrooms	
230	Low-Rise residential w/1st-floor commercial	0.36	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.36	2,597	275	144	3,016	Bedrooms	
231	Mid-Rise residential w/1st-floor commercial	0.17	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.17	1,226	130	68	1,424	Dwelling unit	
232	High-Rise Residential w/1st-floor commercial	0.21	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.21	1,515	160	84	1,759	Dwelling unit	
240	Mobile home park	0.58	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.58	4,184	443	231	4,858	Dwelling unit	
251	Senior Adult Housing - Detached	0.30	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.30	2,164	229	120	2,513	Dwelling unit	
252	Senior Adult Housing - Attached	0.25	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.25	1,803	191	100	2,094	Dwelling unit	
253	Congregate Care Facility	0.18	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.18	1,298	138	72	1,508	Dwelling unit	
254	Assisted living	0.24	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.24	1,731	183	96	2,010	Bed	
255	Continuing Care Retirement Community	0.19	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.19	1,370	145	76	1,592	Unit	
260	Recreational Homes	0.29	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.29	2,092	222	116	2,429	Dwelling unit	
265	Timeshare	0.63	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.63	4,544	481	251	5,277	Dwelling unit	
270	Residential Planned Unit Development	0.69	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.69	4,977	527	275	5,779	Dwelling unit	

ITE Code	Land Use	Total Trip		Diverted/Linked		Pass-by		Diverted/Linked		and pass-by Trip		Primary	Trips	Adjustment	Trip Ends	Improve.	Reimb.	Compliance	Total SDC	Basis for Calculating a Customer's SDC
		Ends	Ends	Trips	Trips	Trips	Trips	Trips	Trips											
Lodging (Land Uses 300-399)																				
310	Hotel	0.59	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.59	4,256	451	235	4,941	Room						
311	All Suites Hotel	0.36	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.36	2,597	275	144	3,016	Room						
312	Business Hotel	0.31	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.31	2,236	237	124	2,597	Occupied Room						
320	Motel	0.36	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.36	2,597	275	144	3,016	Room						
330	Resort Hotel	0.41	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.41	2,957	313	164	3,435	Room						
Recreational (Land Uses 400-499)																				
411	Public park	0.11	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.11	793	84	44	921	Acre						
416	Campground/Recreational Vehicle Park	0.98	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.98	7,069	749	391	8,208	Acre						
420	Marina	0.21	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.21	1,515	160	84	1,759	Berth						
430	Golf course	2.91	0.00%	0.00%	0.00%	0.00%	0.00%	-	2.91	20,990	2,223	1,161	24,374	Hole						
431	Miniature Golf Course	0.33	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.33	2,380	252	132	2,764	Hole						
432	Golf Driving Range	1.25	0.00%	0.00%	0.00%	0.00%	0.00%	-	1.25	9,016	955	499	10,470	Tees/Driving Position						
433	Batting Cages	2.22	0.00%	0.00%	0.00%	0.00%	0.00%	-	2.22	16,013	1,696	885	18,594	Cage						
434	Rock climbing gym	1.64	0.00%	0.00%	0.00%	0.00%	0.00%	-	1.64	11,829	1,253	654	13,736	1,000 square feet of gross floor area						
435	Multipurpose Recreational Facility	3.58	0.00%	0.00%	0.00%	0.00%	0.00%	-	3.58	25,823	2,735	1,428	29,986	1,000 square feet of gross floor area						
436	Trampoline park	1.50	0.00%	0.00%	0.00%	0.00%	0.00%	-	1.50	10,820	1,146	598	12,564	1,000 square feet of gross floor area						
437	Bowling Alley	1.30	0.00%	0.00%	0.00%	0.00%	0.00%	-	1.30	9,377	993	519	10,889	Bowling lane						
440	Adult Cabaret	2.93	0.00%	0.00%	0.00%	0.00%	0.00%	-	2.93	21,134	2,239	1,169	24,542	1,000 square feet of gross floor area						
445	Movie theater	6.17	0.00%	0.00%	0.00%	0.00%	0.00%	-	6.17	44,504	4,714	2,461	51,679	1,000 square feet of gross floor area						
452	Horse Racetrack	0.06	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.06	433	46	24	503	Seat						
453	Automobile Racetrack - Saturday peak hour	0.28	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.28	2,020	214	112	2,346	Attendee						
454	Dog Racetrack	0.15	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.15	1,082	115	60	1,257	Attendee						
460	Arena* (ITE 10th edition)	0.47	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.47	3,390	359	187	3,936	1,000 square feet of gross floor area						
462	Professional baseball stadium	0.15	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.15	1,082	115	60	1,257	Attendee						
465	Ice Skating Rink	1.33	0.00%	0.00%	0.00%	0.00%	0.00%	-	1.33	9,593	1,016	530	11,139	1,000 square feet of gross floor area						
466	Snow Ski Area	33.77	0.00%	0.00%	0.00%	0.00%	0.00%	-	33.77	243,583	25,800	13,469	282,852	Lifts						
470	Bingo hall	0.82	0.00%	0.00%	0.00%	0.00%	0.00%	-	0.82	5,915	626	327	6,868	1,000 square feet of gross floor area						
473	Casino/Video Lottery Establishment	22.61	0.00%	0.00%	0.00%	0.00%	0.00%	-	22.61	163,086	17,274	9,018	189,378	1,000 square feet of gross floor area						
480	Amusement Park	3.95	0.00%	0.00%	0.00%	0.00%	0.00%	-	3.95	28,491	3,018	1,575	33,084	Acre						
482	Water slide park Saturday peak hour generator	22.92	0.00%	0.00%	0.00%	0.00%	0.00%	-	22.92	165,322	17,511	9,142	191,975	Acre						
488	Soccer Complex	16.43	0.00%	0.00%	0.00%	0.00%	0.00%	-	16.43	118,510	12,553	6,553	137,615	Field						
490	Tennis Courts	4.21	0.00%	0.00%	0.00%	0.00%	0.00%	-	4.21	30,367	3,216	1,679	35,262	Court						
491	Racquet/Tennis Club	3.82	0.00%	0.00%	0.00%	0.00%	0.00%	-	3.82	27,554	2,918	1,524	31,996	Court						
492	Health/Fitness Club	3.45	0.00%	0.00%	0.00%	0.00%	0.00%	-	3.45	24,885	2,636	1,376	28,897	1,000 square feet of gross floor area						
493	Athletic Club	6.29	0.00%	0.00%	0.00%	0.00%	0.00%	-	6.29	45,370	4,806	2,509	52,684	1,000 square feet of gross floor area						
495	Recreational Community Center	2.50	0.00%	0.00%	0.00%	0.00%	0.00%	-	2.50	18,033	1,910	997	20,940	1,000 square feet of gross floor area						

ITE Code	Land Use	Total Trip Ends		Diverted/Linked and pass-by Trip		Pass-by Trips	Adjustment	Primary Trip Ends	Improve.	Reimb.	Compliance	Total SDC	Basis for Calculating a Customer's SDC
		Ends	Diverted/Linked Trips	Diverted/Linked Trips	Trips								
Institutional (Land Uses 500-599)													
501	Military Base	0.39	0.00%	0.00%	0.00%	0.00%	-	0.39	2,813	298	156	3,267	Employee
520	Elementary School	0.16	0.00%	0.00%	0.00%	0.00%	-	0.16	1,154	122	64	1,340	Students
522	Middle School/Junior High School	0.15	0.00%	0.00%	0.00%	0.00%	-	0.15	1,082	115	60	1,257	Students
525	High School	0.14	0.00%	0.00%	0.00%	0.00%	-	0.14	1,010	107	56	1,173	Students
528	School district office	0.24	0.00%	0.00%	0.00%	0.00%	-	2.04	14,715	1,559	814	17,087	1,000 square feet of gross floor area
530	Private School (K-8)	0.26	0.00%	0.00%	0.00%	0.00%	-	0.26	1,875	199	104	2,178	Students
532	Private School (K-12)	0.17	0.00%	0.00%	0.00%	0.00%	-	0.17	1,226	130	68	1,424	Students
534	Private High School	0.19	0.00%	0.00%	0.00%	0.00%	-	0.19	1,370	145	76	1,592	Students
536	Charter elementary school	0.16	0.00%	0.00%	0.00%	0.00%	-	0.16	1,154	122	64	1,340	Students
538	Charter school (k-12)	0.73	0.00%	0.00%	0.00%	0.00%	-	0.73	5,265	558	291	6,114	Students
540	Junior/Community College	0.11	0.00%	0.00%	0.00%	0.00%	-	0.11	793	84	44	921	Students
550	University/College	0.15	0.00%	0.00%	0.00%	0.00%	-	0.15	1,082	115	60	1,257	Students
560	Church	0.49	0.00%	0.00%	0.00%	0.00%	-	0.49	3,534	374	195	4,104	1,000 square feet of gross floor area
561	Synagogue - Friday	2.92	0.00%	0.00%	0.00%	0.00%	-	2.92	21,062	2,231	1,165	24,458	1,000 square feet of gross floor area
562	Mosque - Friday	4.22	0.00%	0.00%	0.00%	0.00%	-	4.22	30,439	3,224	1,683	35,346	1,000 square feet of gross floor area
565	Day Care Center	0.79	32.00%	44.00%	0.00%	0.00%	0.60	0.19	1,368	145	76	1,588	1,000 square feet of gross floor area
566	Cemetery	0.46	0.00%	0.00%	0.00%	0.00%	-	0.46	3,318	351	183	3,852	Acres
571	Adult detention facility	0.48	0.00%	0.00%	0.00%	0.00%	-	0.48	3,462	367	191	4,020	1,000 square feet of gross floor area
575	Fire and rescue station	0.48	0.00%	0.00%	0.00%	0.00%	-	0.48	3,462	367	191	4,020	1,000 square feet of gross floor area
580	Museum	0.18	0.00%	0.00%	0.00%	0.00%	-	0.18	1,298	138	72	1,508	1,000 square feet of gross floor area
590	Library	8.16	0.00%	0.00%	0.00%	0.00%	-	8.16	58,858	6,234	3,255	68,347	1,000 square feet of gross floor area
Medical (Land Uses 600-699)													
610	Hospital	0.86	0.00%	0.00%	0.00%	0.00%	-	0.86	6,203	657	343	7,203	1,000 square feet of gross floor area
620	Nursing Home	0.59	0.00%	0.00%	0.00%	0.00%	-	0.59	4,256	451	235	4,941	1,000 square feet of gross floor area
630	Clinic	3.69	0.00%	0.00%	0.00%	0.00%	-	3.69	26,616	2,819	1,472	30,907	1,000 square feet of gross floor area
640	Animal Hospital/Veterinary Clinic	3.53	0.00%	0.00%	0.00%	0.00%	-	3.53	25,462	2,697	1,408	29,567	1,000 square feet of gross floor area
650	Free-Standing emergency room	1.52	0.00%	0.00%	0.00%	0.00%	-	1.52	10,964	1,161	606	12,731	1,000 square feet of gross floor area
Office (Land Uses 700-799)													
710	General office building	1.44	0.00%	0.00%	0.00%	0.00%	-	1.44	10,387	1,100	574	12,061	1,000 square feet of gross floor area
712	Small office building	2.16	0.00%	0.00%	0.00%	0.00%	-	2.16	15,580	1,650	862	18,092	1,000 square feet of gross floor area
714	Corporate Headquarters Building	1.30	0.00%	0.00%	0.00%	0.00%	-	1.30	9,377	993	519	10,889	1,000 square feet of gross floor area
715	Single Tenant Office Building	1.76	0.00%	0.00%	0.00%	0.00%	-	1.76	12,695	1,345	702	14,742	1,000 square feet of gross floor area
720	Medical-dental office building	3.93	0.00%	0.00%	0.00%	0.00%	-	3.93	28,347	3,003	1,567	32,917	1,000 square feet of gross floor area
730	Government Office Building	1.71	0.00%	0.00%	0.00%	0.00%	-	1.71	12,334	1,306	682	14,323	1,000 square feet of gross floor area
731	State Motor Vehicles Department	5.20	0.00%	0.00%	0.00%	0.00%	-	5.20	37,508	3,973	2,074	43,554	1,000 square feet of gross floor area
732	United States Post Office	11.21	0.00%	0.00%	0.00%	0.00%	-	11.21	80,858	8,564	4,471	93,893	1,000 square feet of gross floor area
733	Government Office Complex (ITE 10th edition)	2.82	0.00%	0.00%	0.00%	0.00%	-	2.82	20,341	2,154	1,125	23,620	1,000 square feet of gross floor area
750	Office park	1.30	0.00%	0.00%	0.00%	0.00%	-	1.30	9,377	993	519	10,889	1,000 square feet of gross floor area
760	Research and development center	0.98	0.00%	0.00%	0.00%	0.00%	-	0.98	7,069	749	391	8,208	1,000 square feet of gross floor area
770	Business park	1.22	0.00%	0.00%	0.00%	0.00%	-	1.22	8,800	932	487	10,219	1,000 square feet of gross floor area

ITE Code	Land Use	Total Trip Ends		Diverted/Linked Trips		Pass-by and pass-by Trip Adjustment		Primary Trip Ends		Improve.	Reimb.	Compliance	Total SDC	Basis for Calculating a Customer's SDC
		Diverted	Linked	Trips	Linked	Trips	Trips	Trips	Trips					
Retail (Land Uses 800-899)														
810	Tractor Supply Store	1.40	0.00%	0.00%	0.00%	0.00%	-	1.40	10,098	1,070	558	11,726	1,000 square feet of gross floor area	
811	Construction Equipment Rental Store	0.99	0.00%	0.00%	0.00%	0.00%	-	0.99	7,141	756	395	8,292	1,000 square feet of gross floor area	
812	Building Materials and Lumber Store	2.25	0.00%	0.00%	0.00%	0.00%	-	2.25	16,229	1,719	897	18,845	1,000 square feet of gross floor area	
813	Free Standing Discount Super Store	4.33	0.00%	0.00%	29.00%	4.33	1.26	3.07	22,175	2,349	1,226	25,750	1,000 square feet of gross floor area	
814	Variety Store	6.70	0.00%	0.00%	34.00%	6.70	2.28	4.42	31,896	3,378	1,764	37,038	1,000 square feet of gross floor area	
815	Free Standing Discount Store	4.86	39.17%	20.00%	2.88	4.86	2.88	1.98	14,314	1,516	792	16,622	1,000 square feet of gross floor area	
816	Hardware/Paint Store	2.98	29.50%	26.00%	1.65	2.98	1.65	1.33	9,565	1,013	529	11,107	1,000 square feet of gross floor area	
817	Nursery (Garden Center)	6.94	0.00%	0.00%	-	6.94	-	6.94	50,058	5,302	2,768	58,128	1,000 square feet of gross floor area	
818	Nursery (Wholesale)	5.24	0.00%	0.00%	-	5.24	-	5.24	37,796	4,003	2,090	43,889	1,000 square feet of gross floor area	
820	Shopping Center	3.40	26.21%	22.04%	1.64	3.40	1.64	1.76	12,691	1,344	702	14,738	1,000 square feet of gross leasable area	
821	Shopping Plaza (40 - 150k)	9.03	22.67%	40.00%	5.66	9.03	5.66	3.37	24,316	2,576	1,345	28,237	1,000 square feet of gross leasable area	
822	Strip Retail Plaza (<40k)	6.59	0.00%	0.00%	-	6.59	-	6.59	47,534	5,035	2,628	55,196	1,000 square feet of gross leasable area	
823	Factory Outlet Center	2.29	0.00%	0.00%	-	2.29	-	2.29	16,518	1,750	913	19,180	1,000 square feet of gross floor area	
840	Automobile Sales (New)	2.42	0.00%	0.00%	-	2.42	-	2.42	17,455	1,849	965	20,269	1,000 square feet of gross floor area	
841	Automobile Sales (Used)	3.75	0.00%	0.00%	-	3.75	-	3.75	27,049	2,865	1,496	31,410	1,000 square feet of gross floor area	
842	Recreational Vehicle Sales	0.77	0.00%	0.00%	-	0.77	-	0.77	5,554	588	307	6,449	1,000 square feet of gross floor area	
843	Automobile Parts Sales	4.90	13.00%	43.00%	2.74	4.90	2.74	2.16	15,551	1,647	860	18,058	1,000 square feet of gross floor area	
848	Tire Superstore	3.75	5.00%	25.00%	1.13	3.75	1.13	2.63	18,934	2,006	1,047	21,987	1,000 square feet of gross floor area	
849	Tire Superstore	2.11	0.00%	0.00%	-	2.11	-	2.11	15,219	1,612	842	17,673	1,000 square feet of gross floor area	
850	Supermarket	8.95	28.14%	24.00%	4.67	8.95	4.67	4.28	30,897	3,273	1,708	35,877	1,000 square feet of gross floor area	
851	Convenience Market	49.11	6.47%	51.00%	28.23	49.11	28.23	20.88	150,641	15,956	8,330	174,927	1,000 square feet of gross floor area	
853	Convenience Market with Gasoline Pumps (ITE 10th edition)	49.29	17.80%	66.00%	41.31	49.29	41.31	7.98	57,596	6,101	3,185	66,881	1,000 square feet of gross floor area	
854	Discount Supermarket (ITE 10th edition)	8.38	23.20%	21.00%	3.70	8.38	3.70	4.68	33,728	3,572	1,865	39,166	1,000 square feet of gross floor area	
857	Discount Club	4.19	0.00%	34.00%	1.42	4.19	1.42	2.77	19,947	2,113	1,103	23,163	1,000 square feet of gross floor area	
858	Farmers market - weekday pm peak hour	179.84	0.00%	0.00%	-	179.84	-	179.84	1,297,186	137,398	71,729	1,506,313	Acres	
860	Wholesale Market	1.76	0.00%	0.00%	-	1.76	-	1.76	12,695	1,345	702	14,742	1,000 square feet of gross floor area	
861	Sporting Goods Superstore	2.14	0.00%	0.00%	-	2.14	-	2.14	15,436	1,635	854	17,925	1,000 square feet of gross floor area	
862	Home Improvement Superstore	2.29	6.00%	42.00%	1.10	2.29	1.10	1.19	8,589	910	475	9,974	1,000 square feet of gross floor area	
863	Electronics Superstore	4.25	33.00%	40.00%	3.10	4.25	3.10	1.15	8,277	877	458	9,612	1,000 square feet of gross floor area	
864	Toy/Children's Superstore	5.00	0.00%	0.00%	-	5.00	-	5.00	36,065	3,820	1,994	41,879	1,000 square feet of gross floor area	
865	Baby Superstore	1.82	0.00%	0.00%	-	1.82	-	1.82	13,128	1,390	726	15,244	1,000 square feet of gross floor area	
866	Pet Supply Superstore	3.55	0.00%	0.00%	-	3.55	-	3.55	25,606	2,712	1,416	29,734	1,000 square feet of gross floor area	
867	Office Supply Superstore	2.77	0.00%	0.00%	-	2.77	-	2.77	19,980	2,116	1,105	23,201	1,000 square feet of gross floor area	
868	Book Superstore	15.83	0.00%	0.00%	-	15.83	-	15.83	114,182	12,094	6,314	132,590	1,000 square feet of gross floor area	
869	Discount Home Furnishing Superstore	1.57	0.00%	0.00%	-	1.57	-	1.57	11,324	1,199	626	13,150	1,000 square feet of gross floor area	
872	Bed and Linen Superstore	2.22	0.00%	0.00%	-	2.22	-	2.22	16,013	1,696	885	18,594	1,000 square feet of gross floor area	
875	Department Store	1.95	0.00%	0.00%	-	1.95	-	1.95	14,065	1,490	778	16,333	1,000 square feet of gross floor area	
876	Apparel Store	4.12	0.00%	0.00%	-	4.12	-	4.12	29,718	3,148	1,643	34,508	1,000 square feet of gross floor area	
879	Arts and Crafts Store	6.21	0.00%	0.00%	-	6.21	-	6.21	44,793	4,744	2,477	52,014	1,000 square feet of gross floor area	
880	Pharmacy/Drugstore without Drive-Through	8.51	4.67%	53.00%	4.91	8.51	4.91	3.60	25,985	2,752	1,437	30,175	1,000 square feet of gross floor area	
881	Pharmacy/Drugstore with Drive-Through	10.25	13.00%	49.00%	6.36	10.25	6.36	3.90	28,095	2,976	1,554	32,624	1,000 square feet of gross floor area	
882	Marijuana Dispensary	18.92	0.00%	0.00%	-	18.92	-	18.92	136,470	14,455	7,546	158,471	1,000 square feet of gross floor area	
890	Furniture Store	0.52	10.33%	53.00%	0.33	0.52	0.33	0.19	1,375	146	76	1,597	1,000 square feet of gross floor area	
895	Beverage container recycling depot - PM peak hr.	10.10	0.00%	0.00%	-	10.10	-	10.10	72,851	7,716	4,028	84,598	1,000 square feet of gross floor area	
897	Medical Equipment Store	1.24	0.00%	0.00%	-	1.24	-	1.24	8,944	947	495	10,386	1,000 square feet of gross floor area	
899	Liquor store	16.62	0.00%	0.00%	-	16.62	-	16.62	119,880	12,698	6,629	139,207	1,000 square feet of gross floor area	

ITE Code	Land Use	Total Trip		Diverted/Linked		Pass-by		Diverted/Linked		Primary Trip Ends	Improve.	Reimb.	Compliance	Total SDC	Basis for Calculating a Customer's SDC
		Ends	Ends	Trips	Trips	Trips	Trips	Adjustment	Trip Ends						
Services (Land Uses 900-999)															
911	Walk-in Bank	12.13	0.00%	0.00%	0.00%	-	12.13	87,494	9,267	4,838	101,599	1,000 square feet of gross floor area			
912	Drive-in Bank	21.01	19.57%	35.00%	11.47	9.54	68,845	7,292	3,807	79,944	1,000 square feet of gross floor area				
918	Hair Salon	1.45	0.00%	0.00%	1.45	1.08	10,459	1,108	578	12,145	1,000 square feet of gross floor area				
920	Copy, Print and Express Ship Store	7.42	0.00%	0.00%	7.42	5,669	53,520	5,669	2,959	62,148	1,000 square feet of gross floor area				
926	Food Cart Pod	6.16	0.00%	0.00%	6.16	4,432	44,432	4,432	2,457	51,595	Food Cart				
930	Fast Casual Restaurant	12.55	0.00%	0.00%	12.55	9,588	90,523	9,588	5,006	105,117	1,000 square feet of gross floor area				
931	Quality Restaurant	7.80	13.50%	44.00%	4.49	3.32	23,911	2,533	1,322	27,766	1,000 square feet of gross floor area				
932	High-Turnover (Sit Down) Restaurant	9.05	25.88%	43.00%	6.23	2.82	20,318	2,152	1,123	23,593	1,000 square feet of gross floor area				
933	Fast-food restaurant without drive-through	33.21	0.00%	0.00%	33.21	239,544	25,372	13,246	278,162	1,000 square feet of gross floor area					
934	Fast-food restaurant with drive-through	33.03	19.17%	55.00%	24.50	8.53	61,547	6,519	3,403	71,469	1,000 square feet of gross floor area				
935	Fast-food restaurant with drive-through and no indoor seating	59.50	26.00%	31.00%	33.92	25.59	184,545	19,547	10,205	214,297	1,000 square feet of gross floor area				
936	Coffee/donut shop without drive-through	32.29	0.00%	0.00%	32.29	232,908	24,670	12,879	270,456	1,000 square feet of gross floor area					
937	Coffee/donut shop with drive-through	38.99	0.00%	0.00%	38.99	281,235	29,788	15,551	326,574	1,000 square feet of gross floor area					
938	Coffee/donut kiosk	15.08	0.00%	98.00%	14.78	0.30	2,175	230	120	2,526	Drive through lanes				
941	Quick Lubrication Vehicle Shop	8.70	0.00%	0.00%	8.70	6,647	62,753	6,647	3,470	72,870	Servicing Position				
942	Automobile Care Center	3.11	0.00%	0.00%	3.11	2,432	2,376	1,240	26,048	1,000 sq. ft. of occupied gross leasable area					
943	Automobile Parts and Service Center	2.06	0.00%	0.00%	2.06	1,859	14,859	1,574	822	17,255	1,000 sq. ft. of occupied gross leasable area				
944	Gasoline/service station	13.91	31.42%	57.00%	12.30	1.61	11,622	1,231	643	13,496	Vehicle fueling positions				
945	Gasoline/service station with convenience market	18.42	27.83%	70.10%	18.04	0.38	2,746	291	152	3,189	Vehicle fueling positions				
947	Self-Service Car Wash	5.54	0.00%	0.00%	5.54	39,960	4,233	2,210	46,403	Wash stall					
948	Automated Car Wash	14.20	0.00%	0.00%	14.20	102,425	10,849	5,664	118,937	1,000 square feet of gross floor area					
949	Car Wash and Detail Center	13.60	0.00%	0.00%	13.60	98,097	10,390	5,424	113,911	Wash stall					
950	Truck Stop	15.42	0.00%	0.00%	15.42	111,224	11,781	6,150	129,155	Vehicle fueling positions					
970	Wine tasting room	7.31	0.00%	0.00%	7.31	52,727	5,585	2,916	61,228	1,000 square feet of gross floor area					
971	Brewery tap room	9.83	0.00%	0.00%	9.83	70,904	7,510	3,921	82,335	1,000 square feet of gross floor area					
975	Drinking Place	11.36	0.00%	0.00%	11.36	81,940	8,679	4,531	95,150	1,000 square feet of gross floor area					

* No ITE PM peak hour trip generation for this code/category, the trip generation shown is ITE weekday average divided by ten.

Source: ITE, Trip Generation Manual, 11th edition
 PM peak vehicle trips expressed in trip ends on a weekday, peak hour of adjacent street traffic, one hour, between 4:00 pm and 6:00 pm unless otherwise noted