

Table 8: Updated Table to Reflect Indexing

Select Year: **2019**

ITE Code	Customer Type	Land Use Description	Average Weekday Trip Rate [a]	Average Daily per Person Trips [b]	Pass-By Trip Factor [c]	Trip Length Factor [d]	Adjusted ADPTs	SDC Per Unit	Units
110	General Light Industrial	Typically less than 500 employees, free standing and single use. Examples: Printing plants, material testing laboratories, data processing equipment assembly, power stations.	6.97	11.04	1.000	1.06	11.70	\$ 2,989	KSF
130	Industrial Park	Industrial Park areas that contain a number of industrial and/or related facilities (mix of manufacturing, service, and warehouse).	6.83	10.82	1.000	1.06	11.47	\$ 2,930	KSF
140	Manufacturing	Facilities that convert raw materials into finished products. Typically have related office, warehouse, research, and associated functions.	3.82	6.05	1.000	1.06	6.41	\$ 1,637	KSF
151	Mini-Warehouse	Storage Units or Vaults rented for storage of goods. Units are physically separate and access through an overhead door or other common access point. Example: U-Store-It.	2.50	3.96	1.000	1.06	4.20	\$ 1,073	KSF
210	Single Family - Detached	Single family detached housing.	9.52	15.08	1.000	1.00	15.08	\$ 3,852	DU
220	Apartment	Rental Dwelling Units within the same building. At least 4 units in the same building. Examples: Quadplexes and all types of apartment buildings.	6.65	10.53	1.000	1.00	10.53	\$ 2,690	DU
230	Condo/Townhouse	Residential Condominium/Townhouses under single-family ownership. Minimum of two single family units in the same building structure.	5.81	9.20	1.000	1.00	9.20	\$ 2,350	DU
240	Mobile Home	Trailers or Manufactured homes that are sited on permanent foundations. Typically the parks have community facilities (laundry, recreation rooms, pools).	4.99	7.90	1.000	1.00	7.90	\$ 2,018	DU
253	Elderly Housing	Restricted to senior citizens. Contains residential units similar to apartments or condos. Sometimes in self-contained villages. May also contain medical facilities, dining, and some limited, supporting retail.	2.02	3.20	1.000	1.00	3.20	\$ 817	DU
310	Hotel	Lodging facility that may include restaurants, lounges, meeting rooms, and/or convention facilities. Can include a large motel with these facilities.	8.17	12.94	1.000	1.24	16.05	\$ 4,100	Room
320	Motel	Sleeping accommodations and often a restaurant. Free on-site parking and little or no meeting space.	5.63	8.92	1.000	1.24	11.06	\$ 2,825	Room
411	Local Park	City-owned parks, varying widely as to location, type, and number of facilities, including boating / swimming facilities, ball fields, and picnic facilities.	1.89	2.99	1.000	1.11	3.32	\$ 848	Acre
430	Golf Course	Includes 9, 18, 27, and 36 hole municipal and private country clubs. Some have driving ranges and clubhouses with pro shops, restaurants, lounges. Many of the muni courses do not include such facilities.	35.74	56.61	1.000	1.11	62.84	\$ 16,052	Hole
435	Multipurpose Recreation Facility	Multi-purpose recreational facilities contain two or more of the following land uses at one site: mini-golf, batting cages, video arcade, bumper boats, go-carts, and driving ranges.	90.38	143.16	1.000	1.11	158.91	\$ 40,593	Acre
437	Bowling Alley	Recreational facilities with bowling lanes which may include a small lounge, restaurant or snack bar.	33.33	52.79	1.000	1.11	58.60	\$ 14,969	Lane
493	Athletic Club	Privately owned with weightlifting and other facilities often including swimming pools, hot tubs, saunas, racquet ball, squash, and handball courts.	43.00	68.11	1.000	1.11	75.60	\$ 19,312	KSF

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495	Recreational Community Center	Recreational community centers are facilities similar to and including YMCAs, often including classes, day care, meeting rooms, swimming pools, tennis racquetball, handball, weightlifting equipment, locker rooms, & food service.	33.82	53.57	1.000	1.11	59.46	\$ 15,189	KSF
520	Elementary School	Public. Typically serves K-6 grades.	1.29	2.04	1.000	0.40	0.82	\$ 209	Student
522	Middle School	Public. Serves students that completed elementary and have not yet entered high school.	1.62	2.57	1.000	0.40	1.03	\$ 263	Student
530	High School	Public. Serves students that completed middle or junior high school.	1.71	2.71	1.000	0.75	2.03	\$ 518.56	Student
540	Junior/Community College	Two-year junior colleges or community colleges.	1.23	1.95	1.000	0.75	1.46	\$ 373	Student
550	University/College [e]	Four-year universities or colleges.	1.71	2.71	1.000	0.75	2.03	\$ 2,327	KSF
560	Church	Contains worship area and may include meeting rooms, classrooms, dining area and facilities.	9.11	14.43	1.000	0.75	10.82	\$ 2,764	KSF
565	Day Care	Facility for pre-school children care primarily during daytime hours. May include classrooms, offices, eating areas, and playgrounds.	74.06	117.31	0.330	0.40	15.49	\$ 3,957	KSF
565	Day Care		4.38	6.94	0.330	0.40	0.92	\$ 235	Student
590	Library	Public or Private. Contains shelved books, reading rooms or areas, sometimes meeting rooms.	56.24	89.08	1.000	0.40	35.63	\$ 9,102	KSF
591	Lodge/Fraternal Organization	Includes a club house with dining and drinking facilities, recreational and entertainment areas, and meeting rooms.	0.29	0.46	1.000	1.11	0.51	\$ 130	Member
710	General Office	Office building with multiple tenants. Mixture of tenants can include professional services, bank and Loan institutions, restaurants, snack bars, and service retail facilities.	11.03	17.47	1.000	1.06	18.52	\$ 4,731	KSF
715	Single Tenant Office Building	Single tenant office building. Usually contains offices, meeting rooms, file storage areas, data processing, restaurant or cafeteria, and other service functions.	11.65	18.45	1.000	1.06	19.56	\$ 4,997	KSF
720	Medical-Dental Office	Provides diagnosis and outpatient care on a routine basis. Typically operated by one or more private physicians or dentists.	36.13	57.23	1.000	1.06	60.66	\$ 15,495	KSF
750	Office Park	Park or campus-like planned unit development that contains office buildings and support services such as banks & loan institutions, restaurants, service stations.	11.42	18.09	1.000	1.06	19.17	\$ 4,897	KSF
760	Research & Development Center	Single building or complex of buildings devoted to research & development. May contain offices and light fabrication facilities.	8.11	12.85	1.000	1.06	13.62	\$ 3,479	KSF
770	Business Park	Group of flex-type or incubator 1 - 2 story buildings served by a common roadway system. Tenant space is flexible to accommodate a variety of uses. Rear of building usually served by a garage door. Typically includes a mix of offices, retail & wholesale.	12.44	19.70	1.000	1.06	20.89	\$ 5,336	KSF
812	Building Materials & Lumber	Small, free standing building that sells hardware, building materials, and lumber. May include yard storage and shed storage areas. The storage areas are not included in the GLA needed for trip generation estimates.	45.16	71.53	1.000	0.84	60.09	\$ 15,350	KSF
813	Discount Super Store	A free-standing discount store that also contains a full service grocery dept. under one roof.	50.75	80.39	0.718	0.84	48.45	\$ 12,376	KSF

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814	Specialty Retail	Small strip shopping centers containing a variety of retail shops that typically specialize in apparel, hard goods, services such as real estate, investment, dance studios, florists, and small restaurants.	64.03	101.42	1.000	0.84	85.20	\$ 21,764	KSF
815	Discount Store	A free-standing discount store that offers a variety of customer services, centralized cashiering, and a wide range of products under one roof. Does not include a full service grocery dept. like Land Use 813, Free-standing Discount Superstore.	57.24	90.67	0.475	0.84	36.19	\$ 9,245	KSF
816	Hardware/Paint Store	Typically free-standing buildings with off-street parking that sell paints and hardware.	51.29	81.24	0.450	0.84	30.71	\$ 7,845	KSF
817	Nursery/Garden Center	Free-standing building with yard containing planting or landscape stock. May have large green houses and offer landscape services. Typically have office, storage, and shipping facilities. GLA is Building GLA, not yard and storage GLA.	68.10	107.87	1.000	0.84	90.61	\$ 23,146	KSF
820	Shopping Center	Integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Provides enough on-site parking to serve its own parking demand. May include non-merchandising facilities such as office buildings, movie theatres, restaurants, post offices, health clubs, and recreation like skating rinks and amusements.	42.70	67.64	0.393	0.84	22.31	\$ 5,699	KSF Leasable
841	New Car Sales	New Car dealership with sales, service, parts, and used vehicles	32.30	51.16	1.000	0.84	42.98	\$ 10,979	KSF
848	Tire Store	Primary business is tire sales and repair. Generally does not have a large storage or warehouse area.	24.87	39.39	1.000	0.84	33.09	\$ 8,453	KSF
850	Supermarket	Free-standing grocery store. May also contain ATMs, photo centers, pharmacies, video rental areas.	102.24	161.95	0.265	0.84	35.99	\$ 9,194	KSF
851	Convenience Market	Sells convenience foods, newspapers, magazines, and often Beer & Wine. Does not have gas pumps.	737.99	1168.98	0.282	0.42	138.65	\$ 35,418	KSF
880	Pharmacy w/o drive through	Facilities that fulfill medical Prescriptions	90.06	142.66	0.327	0.84	39.14	\$ 9,998	KSF
881	Pharmacy w/ drive through	Facilities that fulfill medical Prescriptions	96.91	153.51	0.383	0.84	49.43	\$ 12,627	KSF
890	Furniture Store	Sells furniture, accessories, and often carpet/floor coverings.	5.06	8.02	0.157	0.84	1.05	\$ 268	KSF
911	Walk-In Bank	Usually a Free-standing building with a parking lot. Does not have drive-up windows. May have ATMs.	12.13	19.21	0.270	0.84	4.36	\$ 1,114	KSF
912	Drive-In Bank	Provides Drive-up and walk-in bank services. May have ATMs.	148.15	234.67	0.270	0.84	53.22	\$ 13,595	KSF
925	Drinking Place	Contains a bar where alcoholic beverages and snacks are serviced and possibly some type of entertainment such as music, games, or pool tables	154.90	245.36	0.315	1.06	82.03	\$ 20,954	KSF
931	Quality Restaurant	High quality eating establishment with slower turnover rates (more than one hour).	89.95	142.48	0.288	1.06	43.42	\$ 11,092	KSF
932	High Turnover Sit-Down Rest.	Sit-Down eating establishment with turnover rates of less than one hour.	127.15	201.41	0.315	0.84	53.36	\$ 13,631	KSF
933	Fast Food w/o Drive-Thru	Fast Food but no drive-through window	716.00	1134.14	0.265	0.50	150.54	\$ 38,455	KSF
934	Fast Food w/ Drive-Thru	Fast Food with drive-through window	496.12	785.85	0.265	0.50	104.31	\$ 26,646	KSF
944	Gas Station	Sell gasoline and may also provide vehicle service and repair. Does not have Convenience Market and/or Car Wash.	168.56	267.00	0.235	0.42	26.35	\$ 6,731	Fueling Position

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945	Gas/Service Station w/ Convenience Market	Selling gas and Convenience Market are the primary business. May also contain facilities for service and repair. Does not include Car Wash.	162.78	257.84	0.123	0.42	13.36	\$ 3,413	Fueling Position
946	Gas/Service Station w/ Convenience Market, Car Wash	Selling gas, Convenience Market, and Car Wash are the primary business. May also contain facilities for service and repair.	152.84	242.10	0.382	0.42	38.81	\$ 9,914	Fueling Position
947	Self-Service Car Wash	Allows manual cleaning of vehicles by providing stalls for the driver to park and wash.	108.00	171.07	1.000	0.42	71.85	\$ 18,354	Wash Stall

NOTES:

- [a] Average Weekday Trip Rate: Weighted weekday (Monday - Friday) average vehicle trip generation rate during a 24-hour period.
Source: *Institute of Transportation Engineers, Trip Generation Manual, Ninth Edition*
- [b] Average Daily per Person Trips: Includes factors for average persons per vehicle (1.44) and Bike-Ped users (additional 10%).
Source: *Monmouth Transportation SDC Methodology Report (2009) - Table 1*
- [c] Pass-By Trip Factor reflects diverted linked trips in addition to pass-by trips.
Source: *Institute of Transportation Engineers, Trip Generation Handbook, Second Edition.*
- [d] Trip Length Factor: Accounts for differences in trip lengths relative to the length of an "average" trip.
Source: *Monmouth Transportation SDC Methodology Report (2009) - Table 6*
- [e] The calculation methodology specific to University/College SDC Charges is outlined in Appendix B of the Technical Memorandum. Charge per KSF is derived from # of students per KSF. □
Source: *City Staff*
Western Oregon University - 2013 fall enrollment: 6,188 students □
2014 Total Sq. Ft.: 1,378,699 sq. ft.

Land Use Units:

- KSF = 1,000 gross square feet building area
- DU = dwelling unit
- Room = number of rooms for rent
- Fueling Position = maximum number of vehicles that can be served simultaneously
- Student = number of full-time equivalent students enrolled
- Hole = number of individual putting holes that are paired with driving tees
- Acre = 43,560 square feet of park space
- Lane = number of bowling lanes