

EXHIBIT "A"

SCHEDULE OF TRANSPORTATION SYSTEM DEVELOPMENT CHARGES

Effective June 1, 2022

CITY-WIDE SYSTEM DEVELOPMENT CHARGE

\$ 4,192 per peak hour person trip

INTERCHANGE MANAGEMENT AREA (IMA) SYSTEM DEVELOPMENT CHARGE

\$ 1,096.75 per peak hour person trip

| ITE Code | Land Use | Unit | ITE PM Peak Hour Vehicle Trips | Person Trip Conversion Factor | Number of Person Trips ¹ | SDC Total per Unit | IMA SDC Fee |
|----------|--|----------------|--------------------------------|-------------------------------|-------------------------------------|--------------------|-------------|
| 110 | General Light Industrial | 1,000 SFGFA | 0.6 | 1.7 | 1.1 | \$4,447 | \$1,163 |
| 130 | Industrial Park | 1,000 SFGFA | 0.4 | 1.7 | 0.7 | \$2,823 | \$739 |
| 140 | Manufacturing | 1,000 SFGFA | 0.7 | 1.7 | 1.1 | \$4,729 | \$1,237 |
| 150 | Warehousing | 1,000 SFGFA | 0.2 | 2.7 | 0.5 | \$2,138 | \$559 |
| 151 | Mini-Warehouse | 1,000 SFGFA | 0.2 | 1.7 | 0.3 | \$1,200 | \$314 |
| 154 | High-Cube Transload and Short-Term Storage Warehouse | 1,000 SFGFA | 0.1 | 1.7 | 0.2 | \$706 | \$185 |
| 155 | High-Cube Fulfillment Center Warehouse | 1,000 SFGFA | 1.4 | 1.7 | 2.3 | \$9,670 | \$2,530 |
| 210 | Single-Family Detached Housing | Dwelling Units | 1.0 | 1.7 | 1.7 | \$6,988 | \$1,828 |
| 220 | Multifamily Housing (Low-Rise) | Dwelling Units | 0.6 | 0.9 | 0.5 | \$2,222 | \$581 |
| 221 | Multifamily Housing (Mid-Rise) / Duplex, Triplex, Quadplex | Dwelling Units | 0.4 | 1.2 | 0.5 | \$2,180 | \$570 |
| 222 | Multifamily Housing (High-Rise) | Dwelling Units | 0.4 | 1.7 | 0.6 | \$2,541 | \$665 |
| 240 | Mobile Home Park | Dwelling Units | 0.5 | 1.7 | 0.8 | \$3,247 | \$849 |
| 251 | Senior Adult Housing - Detached | Dwelling Units | 0.3 | 1.7 | 0.5 | \$2,118 | \$554 |
| 252 | Senior Adult Housing - Attached | Dwelling Units | 0.3 | 1.7 | 0.4 | \$1,835 | \$480 |
| | Accessory Dwelling Unit | Dwelling Units | 0.1 | 1.7 | 0.2 | \$545 | \$143 |
| 254 | Assisted Living | Beds | 0.3 | 1.7 | 0.4 | \$1,835 | \$480 |
| 255 | Continuing Care Retirement Community | Occupied Units | 0.2 | 1.7 | 0.3 | \$1,129 | \$295 |
| 310 | Hotel | Rooms | 0.6 | 1.7 | 1.0 | \$4,235 | \$1,108 |
| 430 | Golf Course | Holes | 2.9 | 1.7 | 4.9 | \$20,541 | \$5,374 |
| 444 | Movie Theater | 1,000 SFGFA | 6.2 | 1.7 | 10.4 | \$43,552 | \$11,394 |
| 488 | Soccer Complex | Fields | 16.4 | 1.7 | 27.7 | \$115,974 | \$30,341 |
| 495 | Recreational Community Center | 1,000 SFGFA | 2.3 | 1.5 | 3.5 | \$14,631 | \$3,828 |
| 520 | Elementary School | 1,000 SFGFA | 1.4 | 1.7 | 2.3 | \$5,706 | \$1,493 |
| 522 | Middle School/Junior High School | 1,000 SFGFA | 1.2 | 1.7 | 2.0 | \$4,956 | \$1,297 |

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|-----|---|---------------------------|------|-----|------|-----------|----------|
| 530 | High School | 1,000 SFGFA | 1.0 | 1.7 | 1.6 | \$4,040 | \$1,057 |
| 540 | Junior/Community College | 1,000 SFGFA | 1.9 | 1.7 | 3.1 | \$13,129 | \$3,435 |
| 560 | Church / House of Worship | 1,000 SFGFA | 0.5 | 1.7 | 0.8 | \$3,459 | \$905 |
| 565 | Day Care Center | 1,000 SFGFA | 11.1 | 1.7 | 18.7 | \$78,492 | \$20,535 |
| 566 | Cemetery | Acres | 0.5 | 1.7 | 0.8 | \$3,247 | \$849 |
| 590 | Library | 1,000 SFGFA | 8.2 | 1.7 | 13.7 | \$57,599 | \$15,069 |
| 610 | Hospital | 1,000 SFGFA | 1.0 | 1.7 | 1.6 | \$6,791 | \$1,777 |
| 620 | Nursing Home | Beds | 0.2 | 1.7 | 0.4 | \$1,553 | \$406 |
| 710 | General Office Building | 1,000 SFGFA | 1.2 | 1.3 | 1.5 | \$6,288 | \$1,645 |
| 770 | Business Park | 1,000 SFGFA | 0.4 | 1.7 | 0.7 | \$2,965 | \$776 |
| 813 | Free-Standing Discount Superstore | 1,000 SFGFA | 4.3 | 1.7 | 7.3 | \$21,700 | \$5,677 |
| 816 | Hardware/Paint Store | 1,000 SFGFA | 2.7 | 1.7 | 4.5 | \$13,999 | \$3,662 |
| 817 | Nursery (Garden Center) | 1,000 SFGFA | 6.9 | 1.7 | 11.7 | \$48,987 | \$12,816 |
| 840 | Automobile Sales (New) | 1,000 SFGFA | 2.4 | 2.1 | 5.1 | \$21,506 | \$5,626 |
| 849 | Tire Superstore | 1,000 SFGFA | 2.1 | 1.7 | 3.6 | \$14,894 | \$3,896 |
| 850 | Supermarket | 1,000 SFGFA | 9.2 | 2.9 | 26.6 | \$71,475 | \$18,699 |
| 851 | Convenience Market | 1,000 SFGFA | 49.1 | 1.8 | 86.5 | \$177,666 | \$46,481 |
| 861 | Sporting Goods Superstore | 1,000 SFGFA | 2.0 | 1.7 | 3.4 | \$14,258 | \$3,730 |
| 862 | Home Improvement Superstore | 1,000 SFGFA | 2.3 | 2.0 | 4.7 | \$11,501 | \$3,009 |
| 863 | Electronic Superstore | 1,000 SFGFA | 4.3 | 1.7 | 7.2 | \$18,042 | \$4,720 |
| 875 | Department Store | 1,000 SFGFA | 2.0 | 1.7 | 3.3 | \$13,764 | \$3,601 |
| 881 | Pharmacy/Drugstore with Drive-Through Window | 1,000 SFGFA | 10.3 | 1.7 | 17.3 | \$37,043 | \$9,691 |
| 890 | Furniture Store | 1,000 SFGFA | 0.5 | 1.7 | 0.9 | \$1,725 | \$451 |
| 912 | Drive-in Bank | 1,000 SFGFA | 20.5 | 0.4 | 8.5 | \$23,162 | \$6,060 |
| 930 | Fast Casual Restaurant | 1,000 SFGFA | 14.1 | 1.7 | 23.8 | \$99,739 | \$26,094 |
| 931 | Quality Restaurant | 1,000 SFGFA | 7.8 | 1.7 | 13.1 | \$30,832 | \$8,066 |
| 932 | High-Turnover (Sit-Down) Restaurant | 1,000 SFGFA | 9.8 | 2.0 | 19.4 | \$46,357 | \$12,128 |
| 933 | Fast-Food Restaurant without Drive-Through Window | 1,000 SFGFA | 28.3 | 1.7 | 47.7 | \$100,021 | \$26,167 |
| 934 | Fast-Food Restaurant with Drive-Through Window | 1,000 SFGFA | 32.7 | 2.1 | 69.6 | \$145,972 | \$38,189 |
| 944 | Gasoline/Service Station | Vehicle Fueling Positions | 14.0 | 1.7 | 23.6 | \$57,439 | \$15,027 |
| 960 | Super Convenience Market/Gas Station | Vehicle Fueling Positions | 23.0 | 1.7 | 38.7 | \$162,067 | \$42,400 |

Source: ITE Trip Generation Manual, 10th Edition, compiled by FCS GROUP

¹Person trip conversion rate of 1.68 derived from 2009 U.S. National Household Transportation Survey

1.68 findings

Abbreviations

SFGFA - square feet of gross floor area

NOTES:

1. "SDC Total per Unit" is the charge per applicable unit for all projects that are required to pay transportation system development charges within the city limits.

2. "IMA SDC Fee" is the charge per applicable unit for all projects required to pay transportation system development charges that are located within the Interchange Management Area per the Woodburn Development Ordinance (WDO).
3. For ITE codes not listed in the schedule above, the SDC charges shall be calculated in accordance with the April 2022 Transportation System Development Charges Study.
4. For those land uses that are not specifically identified by an ITE code, the Public Works Director or designee shall utilize the land use category that is most similar with respect to trip generation.