

**Exhibit C: DESCHUTES COUNTY TRANSPORTATION SDC RATE SHEET**  
**Approved via Resolution 2013-020 (through June 30, 2017)**

ITE Code	Customer Type	Land Use Description	Peak Hour Trips per Unit	Trip Reduction Factor****	Adjusted P-H-Ts	SDC (\$3,852 per pm trip)	Unit
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.	0.97	0%	0.97	\$ 3,736	KSF
130	Industrial Park	Industrial park areas that contain a number of industrial and/or related facilities (mix of manufacturing, service and warehouse).	0.85	0%	0.85	\$ 3,274	KSF
140	Manufacturing	Facilities that convert raw materials into finished products. Typically have related office, warehouse, research and associated functions.	0.73	0%	0.73	\$ 2,812	KSF
151	Mini-warehouse	Storage units or vaults rented for storage of goods. Units are physically separate and access is through an overhead door or other common access point. Example: U-Store-It.	0.19	0%	0.19	\$ 732	KSF
210	Single Family Residence	Single family detached housing.	0.81	0%	0.81	\$ 3,120	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.	0.60	0%	0.60	\$ 2,311	DU
230	Condo or Townhouse	Residential condominium/townhouses under single-family ownership. Minimum of two single-family units in the same building structure.	0.52	0%	0.52	\$ 2,003	DU
240	Mobile Home	Trailers or manufactured homes that are sited on permanent foundations. Typically the parks have community facilities (laundry, recreation rooms, and pools).	0.59	0%	0.59	\$ 2,273	Occupied 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.	0.17	0%	0.17	\$ 655	Occupied DU
310	Hotel	Lodging facility that may include restaurants, lounges, meeting rooms and/or convention facilities. Can include a large motel.	0.60	0%	0.60	\$ 2,311	Room
320	Motel	Sleeping accommodations and often a restaurant. Free onsite parking and little or no meeting space.	0.47	0%	0.47	\$ 1,810	Room
330	Resort Hotel	Similar to hotel, but primary difference is resort hotels cater to tourist and vacation industry, often providing a wide variety of recreational facilities/programs (golf course, tennis court, beach access, or other amenities).	0.42	0%	0.42	\$ 1,618	Room
411	Local Park	County-owned parks, varying widely as to location, type and number of facilities, including boating/swimming facilities, ball fields and picnic facilities.	0.09	0%	0.09	\$ 347	Acre
417	Regional Park	Regional park authority-owned parks, varying widely as to location, type and number of facilities; including trails, lakes, pools, ball fields, camp/picnic facilities and general office space.	0.20	0%	0.20	\$ 770	Acre

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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 and lounges. Many of the municipal courses do not include such facilities.	2.92	0%	2.92	\$ 11,248	Hole
435	Multipurpose Recreational Facility	Contain two or more of the following land uses at one site: mini-golf, batting cages, video arcade, bumper boats, go-carts, driving ranges	3.58	0%	3.58	\$ 13,790	KSF
437	Bowling Alley	Recreational facilities with bowling lanes which may include a small lounge, restaurant or snack bar.	1.71	0%	1.71	\$ 6,587	KSF
493	Athletic Club	Privately owned with weightlifting and other facilities, often including swimming pools, hot tubs, saunas, racquetball, squash and handball courts.	5.96	0%	5.96	\$ 22,958	KSF
495	Recreational Community Center	Facilities similar to and including YMCAs, often including classes, day care, meeting rooms, swimming pools; and tennis, racquetball, handball, weightlifting equipment, locker rooms and food service.	2.74	0%	2.74	\$ 10,554	KSF
520	Elementary Sch.	Public, typically serves grades K-6.	0.15	0%	0.15	\$ 578	Student
522	Middle School	Public, serves students who have completed elementary school but have not yet entered high school.	0.16	0%	0.16	\$ 616	Student
530	High School	Public, serves students who have completed middle or junior high school.	0.13	0%	0.13	\$ 501	Student
540	Junior or Community College	Two-year junior colleges or community colleges.	0.12	0%	0.12	\$ 462	Student
560	Church	Contains worship area and may include meeting rooms, classrooms, dining area.	0.55	0%	0.55	\$ 2,119	KSF
565	Day Care	Facility for care of pre-school children, primarily during daytime hours. May include classrooms, offices, eating areas and playgrounds.	12.34	90%	1.23	\$ 4,753	KSF
590	Library	Public or private. Contains shelved books, reading rooms or areas, and sometimes meeting rooms.	7.30	0%	7.30	\$ 28,120	KSF
591	Lodge/Fraternal Organization	Includes a clubhouse with dining and drinking facilities, recreational and entertainment areas and meeting rooms.	0.03	0%	0.03	\$ 116	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.	1.49	0%	1.49	\$ 5,739	KSF
715	Single Tenant Office	Single tenant office building. Usually contains offices, meeting rooms, file storage areas, data processing, restaurant or cafeteria, and other service functions.	1.74	0%	1.74	\$ 6,702	KSF

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720	Medical-Dental Office	Provides diagnosis and out-patient care on a routine basis. Typically operated by one or more private physicians or dentists.	3.57	0%	3.57	\$ 13,752	KSF
750	Office Park	Park or campus-like planned unit development containing office buildings and support service such as banks and loan institutions, restaurants and service stations.	1.48	0%	1.48	\$ 5,701	KSF
760	R & D Center	Single building or complex of buildings devoted to research and development. May contain offices and light fabrication facilities.	1.07	0%	1.07	\$ 4,122	KSF
770	Business Park	Group of flex-type or incubator one- and two-story buildings served by a common roadway system. Tenant space is flexible to accommodate a variety of uses. Rare of building is usually served by a garage door. Typically includes a mix of offices, retail and wholesale.	1.26	0%	1.26	\$ 4,854	KSF
812	Building Materials & Lumber	Small, freestanding building where hardware, building materials and lumber are sold. May include yard storage and shed storage areas. The storage areas are not included in the GLA needed for trip generation estimates.	4.49	0%	4.49	\$ 17,295	KSF
813	Discount Super Store	A freestanding discount store that also contains a full service grocery department under one roof.	4.35	28%	3.13	\$ 12,064	KSF
814	Variety Store	A variety store is a retail store that sells a broad range of inexpensive items at a single price. These are also called "dollar stores" and can be stand alone or in a small strip shopping center.	6.82	0%	6.82	\$ 26,271	KSF
815	Discount Store	A freestanding discount store offering a variety of customer services, centralized cashiering, and a wide range of products under one roof. Does not include a full-service grocery department, like Land Use 813 (Freestanding Discount Superstore).	4.98	46%	2.69	\$ 10,359	KSF
816	Hardware/Paint Store	Typically freestanding buildings with off-street parking, where paints and hardware are sold.	4.84	71%	1.40	\$ 5,407	KSF
817	Nursery/Garden Center	Freestanding building with yard containing planting or landscape stock. May have large greenhouses and offer landscaping services. Typically contain office, storage and shipping facilities. GLA is Building GLA, not yard storage GLA.	8.06	0%	8.06	\$ 31,047	Acre
818	Nursery (Wholesale)	A free-standing building with an outside storage area for planting or landscape stock. Primarily service contractors and suppliers and may have large greenhouses and offer landscaping services. Most have office, storage, and shipping.	0.45	0%	0.45	\$ 1,733	Acre

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820	Shopping Center	Integrated group of commercial establishments that is planned, developed, owned and managed as a unit. Provides enough onsite parking to serve its buildings, movie theatres, restaurants, post offices, health clubs and recreation such as skating rinks and amusements.	3.71	60%	1.48	\$ 5,716	KSF Gross Leasable Area
826	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.	2.71	61%	1.06	\$ 4,071	KSF Gross Leasable Area
841	New Car Sales	Car dealership with sales, service, parts and used vehicles.	2.62	0%	2.62	\$ 10,092	KSF
848	Tire Store	Primary business is tire sales and repair. Generally does not have a large storage or warehouse area.	4.15	28%	2.99	\$ 11,510	KSF
850	Supermarket	Freestanding grocery store. May also contain ATMs, photo centers, pharmacies, video rental areas.	9.48	74%	2.46	\$ 9,494	KSF
851	Convenience Market w/o gas	Sells conventional foods, newspapers, magazines and often beer and wine. Does not have gas pumps.	52.41	72%	14.67	\$ 56,527	KSF
853	Convenience Market w/gas	Sells conventional foods, newspapers, magazines and often beer and wine. Market has gas pumps but primary business is selling convenience items.	50.92	89%	5.60	\$ 21,576	KSF
880	Pharmacy w/o drive through	Facilities that fill medical prescriptions.	8.40	66%	2.86	\$ 11,001	KSF
881	Pharmacy w/ drive through	Facilities that fill medical prescriptions.	9.91	62%	3.77	\$ 14,506	KSF
890	Furniture Store	Sells furniture, accessories and often carpet/floor coverings.	0.45	84%	0.07	\$ 277	KSF
911	Walk-In Bank	Usually a freestanding building with a parking lot. Does not have drive-up windows. May have ATMs.	12.13	73%	3.28	\$ 12,616	KSF
912	Drive-in Bank	Provides drive-up and walk-in bank services. May have ATMs.	24.30	73%	6.56	\$ 25,273	KSF
925	Drinking Place***	Contains a bar where alcoholic beverages and snacks are served, and possibly some type of entertainment such as music, games or pool tables.	11.34	68%	3.63	\$ 13,978	KSF
931	Quality Restaurant	High-quality eating establishment with slower turnover rates (more than one hour).	7.49	71%	2.17	\$ 8,367	KSF
932	High-Turnover Sit-Down Restaurant	Sit-down eating establishment with turnover rates of less than one hour.	9.85	69%	3.05	\$ 11,762	KSF
933	Fast Food w/o Drive Through	Fast-food restaurant without drive-through window.	26.15	73%	7.06	\$ 27,197	KSF
934	Fast Food w/Drive-Through	Fast food restaurant with drive-through window.	32.65	73%	8.82	\$ 33,957	KSF

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936	Coffee/Donut Shop w/o Drive-Through	Single-tenant coffee and donut restaurants without drive-through windows. Limited to no indoor seating.	40.75	83%	6.93	\$ 26,685	KSF
937	Coffee/Donut Shop w/Drive-Through	Single-tenant coffee and donut restaurants with drive-through windows. Limited to no indoor seating.	42.80	89%	4.71	\$ 18,135	KSF
938	Coffee/Donut Shop w/Drive-Through & limited seating	Single-tenant coffee and donut restaurants with drive-through windows. No seating present.	75.00	89%	8.25	\$ 31,779	KSF
944	Gas Station	Sells gasoline and may also provide vehicle service and repair. Does not have convenience market and/or car wash.	13.87	77%	3.19	\$ 12,288	Fueling Positions
945	Gas/Service Station with Convenience Market	Primary businesses are selling gas and convenience market. May also contain facilities for service and repair. Does not include car wash.	13.51	83%	2.30	\$ 8,847	Fueling Positions
946	Gas/Service Station with Convenience Market, Car Wash	Sells gas. Primary businesses are convenience market and car wash. May also contain facilities for service and repair.	13.86	83%	2.36	\$ 9,076	Fueling Positions
947	Self-Service Car Wash	Allows manual cleaning of vehicles by providing stalls for the driver to park and wash.	5.54	83%	0.94	\$ 3,628	Wash Stalls
950	Truck Stop	Located on or near major roadways and provide refueling, food, and other services to motorists and truck drivers.	13.63	83%	2.32	\$ 8,925	Fueling Positions
N/A	Type 1 Home Occ	DCC 18.116.280(C). Does not produce more than five (5) trips a day to/from the site, including parcel deliveries.	0	0%	0.00	\$ -	
N/A	Type 2 Home Occ	DCC 18.116.280(D). Does not produce more than ten (10) trips a day to/from the site, including parcel deliveries.	1.00	50%	0.50	\$ 1,926	
N/A	Type 3 Home Occ	DCC 18.116.280(E). Does not produce more than twenty (20) trips a day to/from the site, including parcel deliveries.	1.00	0%	1.00	\$ 3,852	

\*Blended rate for single-family and Goal 8 DR's in 2013

\*\*Formerly ITE LU 814

\*\*\*Formerly ITE LU 936

\*\*\*\* Includes documented pass-by and diverted link trips