

Summary of Analysis Used to Establish Transportation Fee Rates for Phase 2



Date: April 29, 2025

CITY OF BEND

Introduction

The City implemented a Transportation Fee (TF) effective July 2024 to fund transportation programs and the maintenance, operation, repair, preservation, reconstruction, administration, and safety enhancements of the City's transportation system for all users, including vehicle lanes for all street classifications, pedestrian, bicycle, and other modes of travel. The TF supplements other sources of revenue for these transportation programs and services.

The potential implementation of a TF was discussed by City Council in 2009 and in 2011, and is also included in the Transportation System Plan Funding Strategy, adopted into the City's Comprehensive Plan in 2020. Discussion that led to adoption of the TF began in early 2023, and Phase 1 of the TF went into effect July 1, 2024.

As described in the adopting code, City Council decided to implement the TF in phases (see, Bend Code Chapter 3.110). Effective July 2024, the City Council implemented the first phase of the TF, which is on track to meet a \$5 million revenue target. City Council is now proposing to implement Phase 2 of the TF, designed to generate an estimated \$10 million in fiscal year (FY) 2025-2026. Phase 2 rates are proposed to go into effect July 1, 2025.

A key aspect of the Phase 2 TF is a new rate structure for non-residential (e.g., commercial, industrial, and institutional) customers, that reflects the estimated intensity of transportation system use, based on the type and scale of the development. The typical scale used is square feet of building area. This type of rate structure is used in dozens of other communities for assessing transportation system-related fees.

To develop the new rate structure, the City engaged Galardi Rothstein Group and Kittelson & Associates, Inc., to assist in evaluating methods for structuring the non-residential rates based on transportation impacts and City Council policy guidance. This memo summarizes the proposed rate structure for Phase 2, and the calculated rates designed to generate approximately \$10 million in FY 2025-2026.

Transportation Fee Methodology

A fee approach to funding transportation maintenance and operations distributes costs to customers in proportion to their estimated use of and impact on the system. A widely accepted basis for distributing costs among transportation system customers is their estimated average daily trip (ADT) generation by user class. The ADT generated by a user are generally a function of the type of use (e.g., residential, industrial, office, retail, etc.) and the size or scale of the use.

Trip generation estimates are based on vehicle ADT rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual (ITE Manual). Trip rates are published by ITE for dozens of different land use categories and indicate the average number of vehicle trips generated per unit of development scale based on travel surveys from across the country.¹ Development scale is measured by dwelling units for residential categories (e.g., single-unit, multi-unit) and square feet of building area for most non-residential land uses. Other scaling units are used for some land uses (e.g., overnight accommodation rooms, number of students, service station positions, car washing bays, etc.).

¹ Used in this context, trips rates refer to movement of people in vehicles from their origin to a destination. For an individual land use, the trip rates are reflective of both people entering the use and leaving the use over the course of the day. Each end of the trip (i.e., entering and leaving) is reflective in the ADT rates. In the context of the TF, the ADT rates are based on the movement of vehicles into and out a land use and include all personal vehicles, taxi, transit, paratransit, airport shuttles, vanpools, government and emergency services vehicles, commercial vehicles/trucks, etc. The more trips made to a use by non-vehicle modes, the lower the vehicle trip rate for a particular use.

Phase 1 Rate Structure

The Phase 1 rate structure is shown in Table 1. For residential customers, the TF rates are structured as fixed charges per month per unit and are developed for two primary residential customer classes: single-unit and multi-unit. The lower rate per unit for multi-unit customers reflects the relative ADT for each unit type, with multiple-unit developments averaging fewer ADT per unit, and single-unit developments with higher ADT per unit. The City also provides discount rates for customers that qualify for utility billing assistance (50% of the single-unit rate per month).

As shown in Table 1, the Phase 1 rate structure included a limited number of non-residential customer types, including individual rates for:

- Overnight Visitor Accommodations (charged based on number of rooms/spaces)
- Public K-12 Schools and University/College (charged based on number of students)
- Outdoor Parks with off-street parking (charged based on number of acres)
- Short-Term Rentals (charged a supplemental annual fee per whole-house rental license based on an average number of rooms)
- Other Non-Residential (charge based on 1,000 square feet of building area, with scaling for larger buildings)

Based on a recommendation from the Bend Economic Development Advisory Board (BEDAB), a declining TF rate by square footage block was used initially for non-residential customers because square footage for larger buildings was assumed not to correlate in a linear fashion to transportation impacts. The declining block rate structure was intended to be an interim structure, until utility accounts could be categorized by type of use and a new structure based on intensity of use (i.e., ADT rates) developed in Phase 2.

Table 1 – Phase 1 Transportation Fee Rate Structure (Effective July 1, 2024)

Customer Class	\$/Unit/ Month	Billing Unit Type
Residential		
Single Unit Residential	\$5.60	Dwellings
Low-Income Assistance Program	\$2.80	Dwellings
Multi-Unit Residential	\$4.15	Dwellings
Non-Residential – Special Units		
Tourist Accommodation	\$4.50	Rooms/Spaces
Schools – Public K-12	\$0.60	Students
Schools -- University/College	\$0.65	Students
Parks (with off-street parking)	\$0.45	Acres
Short-Term Rentals (Vacation home and whole house)	\$100/yr	Per License
Other Non-Residential		
Other Non-Residential Land Uses		
Block 1 (<50,000 SQ FT)	\$6.25	1,000 SQ FT
Block 2 (50,000 – 100,000 SQ FT)	\$4.50	1,000 SQ FT
Block 3 (>100,000 SQ FT)	\$3.00	1,000 SQ FT

Note: Monthly charges prorated based on a 30-day billing cycle

Phase 2 Rate Structure

For residential customers, the proposed Phase 2 rate structure mirrors the structure developed in Phase 1. To further develop the non-residential rate structure, City staff worked with BEDAB in public meetings over a four-month period to evaluate rate structure options. BEDAB members and broader community feedback supported further development of a non-residential TF rate structure that is based on ITE trip generation using ADT and includes expansion of intensity of use and special unit rate categories beyond those included in Phase 1.

Information on business type for non-residential customers is obtained through the City's business registration system, as customers self-report business activity using North American Industry Classification System (NAICS) codes. NAICS codes were identified for most utility accounts through annual rolling business registration renewals.² Some individual account verification was also conducted to identify customer accounts with ITE trip generation rates that are based on units other than

² Approximately 18 percent of accounts have not been identified. The rate class for these customers will be administratively assigned pending additional information provided by customers.

building square feet. In addition to the special unit categories identified in Phase 1 and shown above in Table 1, the following customer categories and scaling units are included in the Phase 2 structure:

- Gas stations (vehicle fueling positions)
- Car washes (service bays or tunnels)
- Cemeteries (acres)
- Golf Courses (holes)

As the City seeks to balance precision of rates for different user classes with administrative effort to implement across thousands of accounts, the four additional special unit categories represent uses with significantly different trip-making characteristics that do not align with the square footage of the buildings. These uses represent only about 2 percent of total non-residential accounts, so are administratively feasible to implement with specific unit types.

For other non-residential accounts, building square feet, identified for each account in Phase 1, will continue to be used for scaling a TF bill; however, the TF rate per 1,000 square feet will vary by development type based on relative transportation system impact and ADT. Consistent with many other cities that have implemented TFs, BEDAB supported a non-residential customer classification comprised of “bins” designed to group development types with similar trip-making characteristics, as measured by ADT per unit. Specifically, BEDAB recommended TF rates be established for five (5) non-residential bins, as shown in Table 2, and using the process described in the following sections.

Table 2 - Nonresidential Bins

Bin	Trip Rate Range [Average Daily Trips (ADT) per 1,000 SQ FT] ¹	% of Total SQ FT	Sample Uses ²
1	0-10 ADT	33%	Warehouse/storage, furniture, industrial park, manufacturing, continuing care, assisted living, paint/hardware, RV sales, church, specialty contractor
2	>10-15 ADT	28%	Hospital, general & medical office , utility, day care , business park
3	>15-30 ADT	22%	Recreation community center, nail/hair salon, auto-related (sales, parts, etc.), home improvement store, large-scale (>150K) shopping, department store, government office building (open to public); accounts located in the Central Business District and Old Mill District
4	>30-40 ADT	15%	<150K integrated retail, health/fitness facility, discount super store, eating & drinking establishment
5	>40 ADT	3%	Pharmacy, bank, supermarket, nursery, theater, liquor store, convenience store

¹ Average daily trips (ADT), adjusted for pass-by and diverted link trips according to ITE.

² Uses in **bold** are included based on City Council policy direction. See Appendix A for a list of NAICS codes and associated ITE codes. Trip rates are in Appendix B.

The bin design process included both technical and policy considerations, as outlined in the following steps.

Step 1: NAICS – ITE Assignment

As shown in Table 2, non-residential bins are defined by trip rate ranges. Under the proposed bin structure, lower trip generators, including industrial, warehouse, and other uses with estimated trip rates with 10 or fewer ADT per 1,000 square feet, are assigned Bin 1 and are charged the lowest rate. Each progressively higher bin includes uses that generate higher ADT per 1,000 square feet. Among the highest trip generators included in Bin 5 are convenience markets, pharmacies, and banks.

As mentioned previously, trip rates are published by ITE for dozens of different land use categories (i.e., development and therefore TF customer types). Therefore, the first step in the bin design process was to identify business types for each non-residential account, so that an appropriate trip rate and bin could be assigned. To accomplish this, the City provided information on NAICS codes for many non-

residential accounts. However, NAICS codes do not align directly with ITE categories and do not provide information on the development context and characteristics such as stand-alone vs. integrated retail, total development size, etc., that are important indicators of trip generation for some uses.³

A comprehensive account-level review was beyond the consultant scope of work; however, additional information provided by the City including tax lot number, zoning district, and information for government and special unit accounts, and limited account-level verification through the Deschutes County Property Information System (DIAL), were used to supplement NAICS information for purposes of assigning accounts to ITE codes. Elements of the classification process included assigning NAICS codes to ITE categories based on general NAICS category descriptions and sample business types listed in the NAICS manual, and descriptions of uses in ITE categories.

Customer accounts with multiple NAICS codes and tax lots with multiple customer accounts were assigned to one of the following ITE categories:

- Industrial Park – Used for accounts on properties located in industrial zones (IL and IG) that have a mix of industrial and other uses that generate average daily trips (ADT) less than 10 per 1,000 square feet (e.g., warehousing, specialty contractors).
- Business Park – Used for developments in any zone where there is mix of industrial and other uses that generate >10 ADT/1,000 square feet, like office, recreation, restaurants, etc.
- Shopping Center – Used for other mixed use commercial sites with one or more customer accounts. This category includes developments with retail, commercial, restaurant, and other office-type uses, but no manufacturing, light industrial, or warehouse uses.

³ For example, ITE differentiates trip rates based on total scale of development for shopping centers and other integrated retail development and has separate categories for businesses with drive-throughs and other characteristics.

A complete list of NAICS to ITE assignments is provided in Appendix A, for the customers with square footage and associated NAICS codes provided by the City.

Step 2: Identify Trip Rates for ITE Categories

As mentioned previously, the TF is charged based on ADT to capture the average system impact of a use over the course of a day. However, not all non-residential land use categories included in the City's utility database have ADT rates based on square feet in the most current version of the ITE Manual based on square feet. Therefore, estimated ADT trip rates were developed for some categories in proportion to relative PM peak-hour trip rates or data from prior ITE manuals (e.g., 10th edition instead of current 11th edition).

Also, as in the City's adopted transportation SDC methodology and documented in the ITE Manual, the trip rates for some land use categories are adjusted for pass-by and diverted link trips where ITE data are available, such that customers are charged only for estimated "new" trips generated.⁴ A list of ITE categories and estimated new trip rates used for the City's non-residential customers are provided in Appendix B.

Step 3: Evaluate Distribution of Square Feet by Trip Rate

Based on Steps 1 and 2, customer square footage was aggregated first by NAICS category and cross-walked to ITE trip rates and the distribution of total square feet by trip rate was analyzed to identify potential ranges for the five TF bins. The data showed clusters of square feet at the trip rate ranges shown in Table 2 (corresponding to industrial, office, retail, etc.), and the initial bin assignments resulted in relatively uniform distribution of total square feet across Bins 1-4, with a smaller portion of square feet in Bin 5.

The distribution of total square feet across the bins changed due to policy adjustments (discussed below), which are reflected in the numbers shown in Table 2.

⁴ A pass-by trip is made as an intermediate stop on the way from one place to another without the need to divert the route someone is taking. An example is someone stopping at the grocery store that is on their route from their workplace to their home. A diverted trip is also an intermediate stop on the way from one place to another but requires the person to take a slightly different route than they would between their origin and destination. An example of a diverted trip is one in which someone is going from their home to work but needs to go a block or two out of direction to get gas for their vehicle.

Step 4: Policy Adjustments

In addition to technical considerations from the ITE Manual, the non-residential bin assignments reflect the following policy direction from BEDAB and the City Council:

- Medical office and mixed medical and general office assigned Bin 2
- Childcare assigned Bin 2
- All eating and drinking establishments assigned Bin 4
- Accounts located in the Central Business District and Old Mill District assigned Bin 3 (consistent with large-scale integrated retail)
- Tourist accommodation rates are set slightly higher than ITE ADT

Medical office and mixed medical and general office were assigned to Bin 2, when some medical uses indicate higher bin placement based on ITE data. Consolidation of medical uses to a lower bin was based on administrative ease, to reduce reclassification when uses change in a development, and to recognize the essential nature of medical services in the community and the limited ability of medical uses to pass on additional costs to customers because of how medical payments are calculated by national insurance programs.

Childcare was assigned to Bin 2, when ITE data indicates a higher bin placement, due to the historical lack of childcare businesses in Bend, the essential nature of childcare to a functioning economy, and constraints on childcare business income and revenue sources, with high operating costs.

All eating and drinking establishments (restaurant uses) were assigned to Bin 4, a lower bin than was indicated by ITE data for some restaurant uses, due to the difficulty in classifying restaurant uses according to the ITE categories, to promote administrative ease and reduce reclassification at turnover of restaurant spaces, and in recognition of the foundational role restaurant uses play in the Bend economy and the generally low profit margins of different restaurant types.

For tourist accommodations, a slightly increased rate was assigned due to differences in the Bend tourism accommodation market from the characteristics of tourist accommodations included in the ITE. The majority of cities included in the more recent

ITE surveys for lodging accommodations are larger metropolitan areas that have transit options and denser clusters of amenities accessible by transportation means other than a personal vehicle, or amenities like conference or banquet centers are co-located at a lodging institution. In Bend, travel data show that the majority of visitors use a personal or rented vehicle to travel to or once they arrive in Bend, there are few shared travel options to or within the city, and visitors use lodging in Bend as a base for accessing surrounding amenities, which are primarily accessible by personal auto. These factors generally require use of a personal vehicle given the lack of widespread availability of transit options, among other differences from the locations surveyed to determine ADT for lodging. The TF methodology therefore assumes a slightly higher ADT for tourist accommodations than concluded using ITE data alone.

The complete list of customer categories and scaling units are shown in Table 3.

Projected Revenue and Rates

The rates adopted by City Council in Phase 1 have resulted in approximately 56 percent of revenue recovered from residential customers (single unit and multi-unit combined) and 44 percent revenue from all other uses. The original targeted rate revenue allocation reflected preliminary trip generation estimates for broad customer categories using land use information from the Bend-Redmond Travel Demand Model and other sources, and ITE trip rates (an approximate 53 percent residential and 47 percent non-residential split based on those planning-level models). However, the actual revenue allocation is reflective of improved data accuracy, residential account growth, and City Council's direction to provide a 50 percent reduction in TFs for K-12 schools and to re-allocate that cost to residential customers – all of which result in a slight shift from estimated to actual revenue collection.⁵

Similarly, for Phase 2, rates are set based on revenue targets for broad customer groups and individual customer class rates set based on relative trip generation

⁵ As noted in the Phase 1 memorandum, other communities in Oregon provide reduced TF charges for public schools (K-12 specifically), reflecting a variety of considerations, including seasonal operation, assumed pass-by trips, consideration of inside-city vs. outside-city enrollment.

estimates within each class, based on the 56% residential and 44% non-residential revenue collection in Phase 1. The estimated customer class units of service and revenue are shown in Table 3.

Table 3 - Projected Units of Service and Annual Revenue (\$1,000) by Customer Class

Customer Class	Unit Type	Est. FY2025-26 Units ¹	Est. FY2025-26 Revenue \$1,000 (Rounded)
Single Unit Residential	Dwellings	34,011	\$4,258
Accounts on Utility Billing Assistance	Dwellings	342	\$22
Multi-Unit Residential ²	Dwellings	14,575	\$1,355
Subtotal Residential			\$5,662
Tourist Accommodation	Rooms/Spaces	3,545	\$383
Schools – Public K-12	Students	17,484	\$231
Schools – University/College ³	Students	3,562	\$53
Parks (Outdoor Acreage only)	Acres	394	\$4
STR Supp – Whole House	Accounts	1,101	\$220
STR Supp – All Others	Accounts	109	\$12
Gas Stations	VFP ⁴	82	\$40
Gas Stations w/convenience	VFP	264	\$195
Car wash (Auto)	Tunnel	12	\$7
Car wash (Self Service)	Bay	19	\$12
Cemetery	Acres	17	\$1
Golf Course	Holes	81	\$30
Other Non-Residential ⁵			
Bin 1 (0-10 ADT/KSF)	KSF	8,533	\$640
Bin 2 (>10-15 ADT/KSF)	KSF	7,130	\$706
Bin 3 (>15-30 ADT/KSF)	KSF	5,818	\$751
Bin 4 (>30-40 ADT/KSF)	KSF	3,775	\$691
Bin 5 (>40 ADT/KSF)	KSF	651	\$160
Unidentified ⁶	KSF	3,307	\$427
Subtotal Nonresidential⁷			\$4,563

¹From City of Bend.

²Includes dwelling units associated with mixed-use developments; non-residential portion of building square feet is included in Other Non-Residential Bin 3.

³Includes Oregon State University and Central Oregon Community College (COCC). COCC students are seasonally weighed according to the intergovernmental agreement.

⁴Vehicle fueling positions.

⁵Inside-city only accounts. Bin assignments based on mapping NAICS to ITE code and City Council policy direction. Includes BPRD indoor recreation facilities and private schools.

⁶Unidentified accounts represent accounts where there were no available data about use to assign a bin. For rate-modeling purposes of designing rates to achieve \$10 million revenue annually, these accounts were assumed to fall into Bin 3, but actual bin assignment and revenue generation may differ.

⁷Includes a 5 percent reduction factor that may result from customer-driven bin reassessments.

The rates reflect the following policy direction not previously addressed above:

- Overall revenue allocation of 56 percent residential/44 percent non-residential; residential share inclusive of revenue to support discounts to K-12 schools and accounts on utility billing assistance
- Tourist accommodation revenue target is based on doubling the Phase 1 rates, accounting for trip rates as described above
- STRs are assumed to have the same trip rate as hotels and other transient lodging accommodations, and the supplemental rates⁶ for STRs are calculated using the following formula:
 - Whole house: (Median STR number of bedrooms [3] X tourist accommodation TF rate per room X 12 months) = annual TF cost per dwelling unit used as an STR. This amount is subtracted from the annual single-unit residential rate to reach the annual whole house STR TF fee.
 - All other STR types (including owner-occupied, vacation room, and infrequent use license types): (Assuming one tourist accommodation room per STR [1] X tourist accommodation TF rate per room X 12 months), to reach the annual STR TF fee for STRs other than whole-house rentals.
- Rates for gas stations and car washes were set to moderate the impacts of significant fee increases for these users that results from moving to a rate structure based on intensity of use and special unit measurement, and away from a cost per 1,000 square feet of business space.
- Rates for other non-residential bins reflect recommendations by BEDAB to set the rate for bin 1 at the Phase 1 rate of \$6.25 per 1,000 square feet and mitigate fee increases for users in Bins 4 and 5 (the highest trip generators).

⁶ As in the Phase 1 rate structure, the holder of a utility account for a residential structure that is licensed and permitted as a STR would pay TF rates on the monthly utility bill for the residential structure, plus the annual supplemental fee to account for increased trips attributable to STR use.

Appendix C shows proposed TF rates per unit by customer class based on the revenue targets and estimated service units from Table 3.⁷

Conclusions

The primary objectives of the Phase 2 TF are to recalibrate rates to the City Council's \$10 million budgeted revenue for FY2025-2026 and to redesign the non-residential rate structure to reflect intensity of use by incorporating customer type and additional scaling units. The proposed rate structure presented in this memorandum is consistent with the most common "bin" structure used by other cities and local policy objectives.

As the City seeks to balance assigning TF rates with precise alignment with trip generation of particular uses with administrative requirements and costs, the identification of customer types and billing units relied primarily on information available through existing sources including the City's business registration system and utility account database. A process is provided through City Code for customers to appeal their classification, and users may be reassigned bins as the City receives additional information on business activity and context, including for accounts that are currently unclassified. While the preliminary revenue estimates include a moderate adjustment factor of 5 percent to account for some of these changes, the City will monitor revenue collections and bin assignments going forward, and adjust rates as appropriate to meet revenue needs.

⁷ Rates in Appendix C are rounded and differ from calculated rates by less than one (1) percent for most customer types.

Appendix A - NAICS to ITE to Bin Assignments

Notes:

Unless classified as a special unit category, non-residential Transportation Fees are calculated using a cost per 1,000 SQFT charge, with the rate based on Institute of Transportation Engineers Manual average daily trip rates for different uses. NAICS codes are assigned the following ITE codes and bins to determine cost per 1,000 SQFT.

NAICS codes listed below reflect currently registered businesses. For businesses with NAICS codes not listed, the City will assign an ITE code and bin based on the methodology used to categorize other uses, and will categorize new NAICS codes into bins with other similar uses and ADT per 1,000 square feet under the ITE Manual. City staff may refine and administratively update this list to reflect additional NAICS codes categorized into Transportation Fee bins for future reference and consistency in administration.

In addition to NAICS codes, development context will also be considered (e.g., stand-alone use vs. mixed uses on a tax lot, industrial zoning, and businesses in the Central Business District or Old Mill District).

NAICS Code	NAICS Name Assignment	ITE Code	ITE Use Code - Description	Bin Assignment
423110	Automobile and Other Motor Vehicle Merchant Wholesalers	110	General Light Industrial	1
423390	Other Construction Material Merchant Wholesalers	110	General Light Industrial	1
423610	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers	110	General Light Industrial	1
423620	Household Appliances, Electric Housewares, and Consumer Electronics Merchant Wholesalers	110	General Light Industrial	1
423720	Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers	110	General Light Industrial	1
423730	Warm Air Heating and Air-Conditioning Equipment and Supplies Merchant Wholesalers	110	General Light Industrial	1
423820	Farm and Garden Machinery and Equipment Merchant Wholesalers	110	General Light Industrial	1
423830	Industrial Machinery and Equipment Merchant Wholesalers	110	General Light Industrial	1
423840	Industrial Supplies Merchant Wholesalers	110	General Light Industrial	1
423850	Service Establishment Equipment and Supplies Merchant Wholesalers	110	General Light Industrial	1
423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers	110	General Light Industrial	1
423930	Recyclable Material Merchant Wholesalers	110	General Light Industrial	1
423940	Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers	110	General Light Industrial	1
424210	Drugs and Druggists' Sundries Merchant Wholesalers	110	General Light Industrial	1
424490	Other Grocery and Related Products Merchant Wholesalers	110	General Light Industrial	1
424810	Beer and Ale Merchant Wholesalers	110	General Light Industrial	1
424820	Wine and Distilled Alcoholic Beverage Merchant Wholesalers	110	General Light Industrial	1
424910	Farm Supplies Merchant Wholesalers	110	General Light Industrial	1
424950	Paint, Varnish, and Supplies Merchant Wholesalers	110	General Light Industrial	1
425120	Wholesale Trade Agents and Brokers	110	General Light Industrial	1
311111	Dog and Cat Food Manufacturing	140	Manufacturing	1
311340	Nonchocolate Confectionery Manufacturing	140	Manufacturing	1
311423	Dried and Dehydrated Food Manufacturing	140	Manufacturing	1
311520	Ice Cream and Frozen Dessert Manufacturing	140	Manufacturing	1
311812	Commercial Bakeries	140	Manufacturing	1
311813	Frozen Cakes, Pies, and Other Pastries Manufacturing	140	Manufacturing	1
311821	Cookie and Cracker Manufacturing	140	Manufacturing	1
311920	Coffee and Tea Manufacturing	140	Manufacturing	1
311942	Spice and Extract Manufacturing	140	Manufacturing	1
311991	Perishable Prepared Food Manufacturing	140	Manufacturing	1
311999	All Other Miscellaneous Food Manufacturing	140	Manufacturing	1
312111	Soft Drink Manufacturing	140	Manufacturing	1
312113	Ice Manufacturing	140	Manufacturing	1
312120	Breweries (Note: Brewing as primary use)	140	Manufacturing	1
312130	Wineries	140	Manufacturing	1
315990	Apparel Accessories and Other Apparel Manufacturing	140	Manufacturing	1
321911	Wood Window and Door Manufacturing	140	Manufacturing	1
321918	Other Millwork (including Flooring)	140	Manufacturing	1
321999	All Other Miscellaneous Wood Product Manufacturing	140	Manufacturing	1
323111	Commercial Printing (except Screen and Books)	140	Manufacturing	1
323113	Commercial Screen Printing	140	Manufacturing	1
323117	Books Printing	140	Manufacturing	1
325199	All Other Basic Organic Chemical Manufacturing	140	Manufacturing	1
325212	Synthetic Rubber Manufacturing	140	Manufacturing	1
325320	Pesticide and Other Agricultural Chemical Manufacturing	140	Manufacturing	1
325411	Medicinal and Botanical Manufacturing	140	Manufacturing	1
325412	Pharmaceutical Preparation Manufacturing	140	Manufacturing	1
325612	Polish and Other Sanitation Good Manufacturing	140	Manufacturing	1
325620	Toilet Preparation Manufacturing	140	Manufacturing	1
325998	All Other Miscellaneous Chemical Product and Preparation Manufacturing	140	Manufacturing	1
326150	Urethane and Other Foam Product (except Polystyrene) Manufacturing	140	Manufacturing	1
327390	Other Concrete Product Manufacturing	140	Manufacturing	1
332312	Fabricated Structural Metal Manufacturing	140	Manufacturing	1
332322	Sheet Metal Work Manufacturing	140	Manufacturing	1
332439	Other Metal Container Manufacturing	140	Manufacturing	1
332710	Machine Shops	140	Manufacturing	1
332721	Precision Turned Product Manufacturing	140	Manufacturing	1
332812	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers	140	Manufacturing	1
332813	Electroplating, Plating, Polishing, Anodizing, and Coloring	140	Manufacturing	1
332992	Small Arms Ammunition Manufacturing	140	Manufacturing	1
332999	All Other Miscellaneous Fabricated Metal Product Manufacturing	140	Manufacturing	1
333912	Air and Gas Compressor Manufacturing	140	Manufacturing	1
333992	Welding and Soldering Equipment Manufacturing	140	Manufacturing	1
334413	Semiconductor and Related Device Manufacturing	140	Manufacturing	1
334418	Printed Circuit Assembly (Electronic Assembly) Manufacturing	140	Manufacturing	1
334419	Other Electronic Component Manufacturing	140	Manufacturing	1
334515	Instrument Manufacturing for Measuring and Testing Electricity and Electrical Signals	140	Manufacturing	1
335999	All Other Miscellaneous Electrical Equipment and Component Manufacturing	140	Manufacturing	1
336213	Motor Home Manufacturing	140	Manufacturing	1
336214	Travel Trailer and Camper Manufacturing	140	Manufacturing	1
336390	Other Motor Vehicle Parts Manufacturing	140	Manufacturing	1
336991	Motorcycle, Bicycle, and Parts Manufacturing	140	Manufacturing	1

336999	All Other Transportation Equipment Manufacturing	140	Manufacturing	1
337110	Wood Kitchen Cabinet and Countertop Manufacturing	140	Manufacturing	1
337122	Nonupholstered Wood Household Furniture Manufacturing	140	Manufacturing	1
339114	Dental Equipment and Supplies Manufacturing	140	Manufacturing	1
339920	Sporting and Athletic Goods Manufacturing	140	Manufacturing	1
339950	Sign Manufacturing	140	Manufacturing	1
339992	Musical Instrument Manufacturing	140	Manufacturing	1
339999	All Other Miscellaneous Manufacturing	140	Manufacturing	1
481112	Scheduled Freight Air Transportation	150	Warehouse	1
481219	Other Nonscheduled Air Transportation	150	Warehouse	1
484110	General Freight Trucking, Local	150	Warehouse	1
484121	General Freight Trucking, Long-Distance, Truckload	150	Warehouse	1
484122	General Freight Trucking, Long-Distance, Less Than Truckload	150	Warehouse	1
484210	Used Household and Office Goods Moving	150	Warehouse	1
484220	Specialized Freight (except Used Goods) Trucking, Local	150	Warehouse	1
488410	Wrecker and Towing Services	150	Warehouse	1
488510	Freight Transportation Arrangement	150	Warehouse	1
493110	General Warehousing and Storage	150	Warehouse	1
493130	Farm Product Warehousing and Storage	150	Warehouse	1
493190	Other Warehousing and Storage	150	Warehouse	1
511110	Newspaper Publishers	150	Warehouse	1
531130	Lessors of Miniwarehouses and Self-Storage Units	151	Mini-Warehouse	1
2362	Nonresidential building construction	180	Specialty Trade Contractor	1
236115	General Contractors	180	Specialty Trade Contractor	1
236117	New Housing For-Sale Builders	180	Specialty Trade Contractor	1
236118	Residential Remodelers	180	Specialty Trade Contractor	1
236220	Commercial and Institutional Building Construction	180	Specialty Trade Contractor	1
237210	Land Subdivision	180	Specialty Trade Contractor	1
237310	Highway, Street, and Bridge Construction	180	Specialty Trade Contractor	1
238110	Poured Concrete Foundation and Structure Contractors	180	Specialty Trade Contractor	1
238120	Structural Steel and Precast Concrete Contractors	180	Specialty Trade Contractor	1
238140	Masonry Contractors	180	Specialty Trade Contractor	1
238150	Glass and Glazing Contractors	180	Specialty Trade Contractor	1
238160	Roofing Contractors	180	Specialty Trade Contractor	1
238210	Electrical Contractors	180	Specialty Trade Contractor	1
238220	Apprentice/J journeyman Plumber	180	Specialty Trade Contractor	1
238290	Other Building Equipment Contractors	180	Specialty Trade Contractor	1
238310	Drywall and Insulation Contractors	180	Specialty Trade Contractor	1
238320	Painting and Wall Covering Contractors	180	Specialty Trade Contractor	1
238330	Flooring Contractors	180	Specialty Trade Contractor	1
238350	Finish Carpentry Contractors	180	Specialty Trade Contractor	1
238390	Other Building Finishing Contractors	180	Specialty Trade Contractor	1
238990	All Other Specialty Trade Contractors	180	Specialty Trade Contractor	1
561622	Locksmiths	180	Specialty Trade Contractor	1
561710	Exterminating and Pest Control Services	180	Specialty Trade Contractor	1
561740	Carpet and Upholstery Cleaning Services	180	Specialty Trade Contractor	1
562910	Remediation Services	180	Specialty Trade Contractor	1
722320	Caterers	180	Specialty Trade Contractor	1
811213	Communication Equipment Repair and Maintenance	180	Specialty Trade Contractor	1
811420	Reupholstery and Furniture Repair	180	Specialty Trade Contractor	1
811430	Footwear and Leather Goods Repair	180	Specialty Trade Contractor	1
811490	Other Personal and Household Goods Repair and Maintenance	180	Specialty Trade Contractor	1
623110	Nursing Care Facilities (Skilled Nursing Facilities)	254	Assisted Living	1
623312	Assisted Living Facilities for the Elderly	254	Assisted Living	1
623990	Other Residential Care Facilities	254	Assisted Living	1
624221	Temporary Shelters	254	Assisted Living	1
624229	Other Community Housing Services	254	Assisted Living	1
623311	Continuing Care Retirement Communities	255	Continuing Care Retirement Community	1
713950	Bowling Centers	437	Bowling Alley	1
813110	Religious Organizations	560	Church	1
443141	Household Appliance Stores	816	Hardware/Paint Store	1
444120	Paint and Wallpaper Retailers	816	Hardware/Paint Store	1
444130	Hardware Stores	816	Hardware/Paint Store	1
444210	Outdoor Power Equipment Stores	816	Hardware/Paint Store	1
441210	Recreational Vehicle Dealers	842	Recreational Vehicle Sales	1
441222	Boat Dealers	842	Recreational Vehicle Sales	1
441228	Motorcycle, ATV, and All Other Motor Vehicle Dealers	842	Recreational Vehicle Sales	1
532111	Passenger Car Rental	842	Recreational Vehicle Sales	1
532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing	842	Recreational Vehicle Sales	1
442110	Furniture Stores	890	Furniture Store	1
442210	Floor Covering Stores	890	Furniture Store	1
442299	All Other Home Furnishings Stores	890	Furniture Store	1
449110	Furniture Retailers	890	Furniture Store	1
446199	All Other Health and Personal Care Stores	897	Medical Equipment Store	1
221210	Natural Gas Distribution	170	Utility	2
221310	Water Supply and Irrigation Systems	170	Utility	2
515112	Radio Stations	170	Utility	2
515120	Television Broadcasting	170	Utility	2
517110	Wired Telecommunications Carriers	170	Utility	2
517210	Wireless Telecommunications Carriers (except Satellite)	170	Utility	2
517911	Telecommunications Resellers	170	Utility	2
517919	All Other Telecommunications	170	Utility	2
561720	Janitorial Services	170	Utility	2
561730	Landscaping Services	170	Utility	2
562111	Solid Waste Transfer Station	170	Utility	2
562991	Septic Tank and Related Services	170	Utility	2
624410	Child Care Services	565	Day Care	2
621420	Outpatient Mental Health and Substance Abuse Centers	610	Hospital	2
621492	Kidney Dialysis Centers	610	Hospital	2
621498	All Other Outpatient Care Centers	610	Hospital	2
621511	Medical Laboratories	610	Hospital	2

621512	Diagnostic Imaging Centers	610	Hospital	2
621610	Home Health Care Services	610	Hospital	2
621999	All Other Miscellaneous Ambulatory Health Care Services	610	Hospital	2
622110	General Medical and Surgical Hospitals	610	Hospital	2
623220	Residential Mental Health and Substance Abuse Facilities	610	Hospital	2
511210	Software Publishers	710	General Office Building	2
522291	Consumer Lending	710	General Office Building	2
522292	Real Estate Credit	710	General Office Building	2
522310	Mortgage and Nonmortgage Loan Brokers	710	General Office Building	2
522390	Other Activities Related to Credit Intermediation	710	General Office Building	2
523120	Securities Brokerage	710	General Office Building	2
523910	Miscellaneous Intermediation	710	General Office Building	2
523920	Portfolio Management	710	General Office Building	2
523930	Investment Advice	710	General Office Building	2
524114	Direct Health and Medical Insurance Carriers	710	General Office Building	2
524210	Insurance Agencies and Brokerages	710	General Office Building	2
525990	Other Financial Vehicles	710	General Office Building	2
531110	Lessors of Residential Buildings and Dwellings	710	General Office Building	2
531120	Lessors of Nonresidential Buildings (except Miniwarehouses)	710	General Office Building	2
531190	Lessors of Other Real Estate Property	710	General Office Building	2
531210	Offices of Real Estate Agents and Brokers	710	General Office Building	2
531311	Residential Property Managers	710	General Office Building	2
531390	Other Activities Related to Real Estate	710	General Office Building	2
541110	Offices of Lawyers	710	General Office Building	2
541191	Title Abstract and Settlement Offices	710	General Office Building	2
541211	Offices of Certified Public Accountants	710	General Office Building	2
541213	Tax Preparation Services	710	General Office Building	2
541219	Other Accounting Services	710	General Office Building	2
541310	Architectural Services	710	General Office Building	2
541330	Engineering Services	710	General Office Building	2
541340	Drafting Services	710	General Office Building	2
541370	Surveying and Mapping (except Geophysical) Services	710	General Office Building	2
541410	Interior Design Services	710	General Office Building	2
541430	Graphic Design Services	710	General Office Building	2
541490	Other Specialized Design Services	710	General Office Building	2
541511	Custom Computer Programming Services	710	General Office Building	2
541513	Computer Facilities Management Services	710	General Office Building	2
541519	Other Computer Related Services	710	General Office Building	2
541611	Administrative Management and General Management Consulting Services	710	General Office Building	2
541613	Marketing Consulting Services	710	General Office Building	2
541618	Other Management Consulting Services	710	General Office Building	2
541620	Environmental Consulting Services	710	General Office Building	2
541690	Other Scientific and Technical Consulting Services	710	General Office Building	2
541711	Research and Development in Biotechnology	710	General Office Building	2
541712	Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)	710	General Office Building	2
541714	Research and Development in Biotechnology (except Nanobiotechnology)	710	General Office Building	2
541810	Advertising Agencies	710	General Office Building	2
541840	Media Representatives	710	General Office Building	2
541922	Commercial Photography	710	General Office Building	2
541990	All Other Professional, Scientific, and Technical Services	710	General Office Building	2
551114	Corporate, Subsidiary, and Regional Managing Offices	710	General Office Building	2
561110	Office Administrative Services	710	General Office Building	2
561210	Facilities Support Services	710	General Office Building	2
561421	Telephone Answering Services	710	General Office Building	2
561440	Collection Agencies	710	General Office Building	2
561450	Credit Bureaus	710	General Office Building	2
561499	All Other Business Support Services	710	General Office Building	2
561599	All Other Travel Arrangement and Reservation Services	710	General Office Building	2
561621	Security Systems Services (except Locksmiths)	710	General Office Building	2
561990	Auctioneers	710	General Office Building	2
624110	Child and Youth Services	710	General Office Building	2
624120	Services for the Elderly and Persons with Disabilities	710	General Office Building	2
624190	Other Individual and Family Services	710	General Office Building	2
711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities	710	General Office Building	2
711510	Independent Artists, Writers, and Performers	710	General Office Building	2
812210	Funeral Homes and Funeral Services	710	General Office Building	2
812990	All Other Personal Services	710	General Office Building	2
813211	Grantmaking Foundations	710	General Office Building	2
813312	Environment, Conservation and Wildlife Organizations	710	General Office Building	2
813319	Other Social Advocacy Organizations	710	General Office Building	2
813410	Civic and Social Organizations	710	General Office Building	2
813910	Business Associations	710	General Office Building	2
813920	Professional Organizations	710	General Office Building	2
921190	Other General Government Support	710	General Office Building	2
6213	Offices of Other Health Practitioners	720	Medical-Dental Office	2
621111	Offices of Physicians (except Mental Health Specialists)	720	Medical-Dental Office	2
621112	Offices of Physicians, Mental Health Specialists	720	Medical-Dental Office	2
621210	Offices of Dentists	720	Medical-Dental Office	2
621310	Offices of Chiropractors	720	Medical-Dental Office	2
621320	Offices of Optometrists	720	Medical-Dental Office	2
621330	Offices of Mental Health Practitioners (except Physicians)	720	Medical-Dental Office	2
621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists	720	Medical-Dental Office	2
621391	Offices of Podiatrists	720	Medical-Dental Office	2
621399	Offices of All Other Miscellaneous Health Practitioners	720	Medical-Dental Office	2
621493	Freestanding Ambulatory Surgical and Emergency Centers	720	Medical-Dental Office	2
812199	Massage Therapy	720	Medical-Dental Office	2
311811	Retail Bakeries	770	Business Park	2
485310	Taxi Service	770	Business Park	2
492210	Local Messengers and Local Delivery	770	Business Park	2
532412	Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing	770	Business Park	2
541380	Testing Laboratories and Services	770	Business Park	2

711211	Sports Teams and Clubs	495	Recreational Community Center	3
712110	Museums	495	Recreational Community Center	3
611110	Elementary and Secondary Schools	536	Charter Elementary School	3
611310	Colleges, Universities, and Professional Schools	540	Junior/Community College	3
611519	Other Technical and Trade Schools	540	Junior/Community College	3
611610	Fine Arts Schools	540	Junior/Community College	3
611620	Sports and Recreation Instruction	540	Junior/Community College	3
611699	All Other Miscellaneous Schools and Instruction	540	Junior/Community College	3
611710	Educational Support Services	540	Junior/Community College	3
541940	Veterinary Services	640	Animal Hospital/Veterinary Clinic	3
812910	Pet Care (except Veterinary) Services	640	Animal Hospital/Veterinary Clinic	3
444190	Other Building Material Dealers	812	Building Materials & Lumber	3
444220	Nursery, Garden Center, and Farm Supply Stores	812	Building Materials & Lumber	3
441110	New Car Dealers	840	Automobile Sales (New)	3
441120	Used Car Dealers	841	Automobile Sales (Used)	3
441310	Automotive Parts and Accessories Stores	843	Automobile Parts Sales	3
441320	Tire Dealers	848	Tire Store	3
459110	Sporting Goods Retailers	861	Sporting Goods Superstore	3
532292	Recreational Goods Rental	861	Sporting Goods Superstore	3
444110	Home Centers	862	Home Improvement Superstore	3
443142	Electronics Stores	863	Electronics Superstore	3
454111	Electronic Shopping	863	Electronics Superstore	3
448110	Mens Clothing Stores	875	Department Store	3
448120	Womens Clothing Stores	875	Department Store	3
448130	Childrens and Infants Clothing Stores	875	Department Store	3
448140	Family Clothing Stores	875	Department Store	3
448150	Clothing Accessories Stores	875	Department Store	3
448190	Other Clothing Stores	875	Department Store	3
448210	Shoe Stores	875	Department Store	3
448310	Jewelry Stores	875	Department Store	3
452112	Discount Department Stores	875	Department Store	3
456120	Cosmetics, Beauty Supplies, and Perfume Retailers	875	Department Store	3
458110	Clothing and Clothing Accessories Retailers	875	Department Store	3
812111	Barber Shops	918	Hair Salon	3
812112	Beauty Salons	918	Hair Salon	3
812113	Nail Salons	918	Hair Salon	3
811111	General Automotive Repair	943	Automobile Parts and Service Center	3
811113	Automotive Transmission Repair	943	Automobile Parts and Service Center	3
811118	Other Automotive Mechanical and Electrical Repair and Maintenance	943	Automobile Parts and Service Center	3
811121	Automotive Body, Paint, and Interior Repair and Maintenance	943	Automobile Parts and Service Center	3
811122	Automotive Glass Replacement Shops	943	Automobile Parts and Service Center	3
811198	All Other Automotive Repair and Maintenance	943	Automobile Parts and Service Center	3
811211	Consumer Electronics Repair and Maintenance	943	Automobile Parts and Service Center	3
811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	943	Automobile Parts and Service Center	3
811411	Home and Garden Equipment Repair and Maintenance	943	Automobile Parts and Service Center	3
713940	Fitness and Recreational Sports Centers	492	Health/Fitness Club	4
722410	Drinking Places (Alcoholic Beverages)	975	Drinking Place	4
722330	Lunch Wagons	930-934	Restaurant	4
722511	Full-Service Restaurants	930-934	Restaurant	4
722513	Limited-Service Restaurants	930-934	Restaurant	4
722514	Cafeterias, Grill Buffets, and Buffets	930-934	Restaurant	4
722515	Snack and Nonalcoholic Beverage Bars	930-934	Restaurant	4
445240	Meat Retailers	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
445292	Confectionery and Nut Retailers	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
446120	Cosmetics, Beauty Supplies, and Perfume Stores	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
451110	Gun Shops	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
451120	Hobby, Toy, and Game Stores	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
451130	Sewing, Needlework, and Piece Goods Stores	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
451140	Musical Instrument and Supplies Stores	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)

451211	Book Stores	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
451212	News Dealers and Newsstands	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
452990	All Other General Merchandise Stores	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
453110	Florists	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
453210	Office Supplies and Stationery Stores	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
453220	Gift, Novelty, and Souvenir Stores	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
453310	Book Stores, Used	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
453910	Pet and Pet Supplies Stores	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
453991	Tobacco Stores	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
453998	All Other Miscellaneous Store Retailers (except Tobacco Stores)	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
454390	Christmas Tree Sales	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
456130	Optical Goods Retailers	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
459420	Gift, Novelty, and Souvenir Retailers	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
459510	Used Merchandise Retailers	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
459910	Pet and Pet Supplies Retailers	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
459999	All Other Miscellaneous Retailers	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
522298	Pawnshops	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
561431	Private Mail Centers	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)

561439	Other Business Service Centers (including Copy Shops)	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
812310	Coin-Operated Laundries and Drycleaners	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
812320	Drycleaning Services	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
812331	Linen Supply	820, 821, or 822	If stand-alone, use 822 (Miscellaneous Retailer - Standalone Use); otherwise 820 or 821 (Shopping Center - Integrated Retail) depending on scale (820 if >150K SQFT, 821 if <150K SQFT)	3 (820, 822) or 4 (821)
111421	Nursery and Tree Production	110	General Light Industrial	5
111998	All Other Miscellaneous Crop Farming	110	General Light Industrial	5
115112	Soil Preparation, Planting, and Cultivating	110	General Light Industrial	5
711110	Theater Companies and Dinner Theaters	445	Movie Theater	5
711120	Dance Companies	445	Movie Theater	5
711130	Musical Groups and Artists	445	Movie Theater	5
713990	All Other Amusement and Recreation Industries	445	Movie Theater	5
111419	Other Food Crops Grown Under Cover	817	Nursery/Garden Center	5
444240	Nursery, Garden Center, and Farm Supply Retailers	817	Nursery/Garden Center	5
445110	Supermarkets and Other Grocery Retailers (except Convenience Retailers)	850	Supermarket (If Standalone; If part of a shopping center, then charged as 820 or 821 based on the scale of development)	5
445230	Fruit and Vegetable Retailers	850	Supermarket	5
446191	Food (Health) Supplement Stores	850	Supermarket	5
445120	Convenience Stores	851	Convenience Store	5
459991	Tobacco, Electronic Cigarette, and Other Smoking Supplies Retailers	882	Marijuana Dispensary	5
445310	Beer, Wine, and Liquor Stores	899	Liquor Store	5
521110	Monetary Authorities-Central Bank	912	Bank	5
522110	Commercial Banking	912	Bank	5
522130	Credit Unions	912	Bank	5
811191	Automotive Oil Change and Lubrication Shops	941	Quick Lubrication Vehicle Shop	5
446110	Pharmacies and Drug Stores	880,881	Pharmacy/Drugstore	5



CITY OF BEND

Appendix B – ITE Use Codes and Trip Rates

ITE Use Code - Description	Other Codes/Uses Applied To (Based on Policy Direction)	Notes	Unit	Avg Daily Vehicle Trip Rate	New Trips %	New Trips/ Unit
110 - General Light Industrial	--		KSF	4.87	100%	4.87
130 - Industrial Park	Mixed Use in Industrial Zone		KSF	3.37	100%	3.37
140 - Manufacturing	--		KSF	4.75	100%	4.75
150 - Warehouse	--		KSF	1.71	100%	1.71
151 - Mini-Warehouse	--		KSF	1.45	100%	1.45
170 - Utility	--		KSF	12.29	100%	12.29
180 - Specialty Trade Contractor	--		KSF	9.82	100%	9.82
254 - Assisted Living	--		KSF	4.19	100%	4.19
255 - Continuing Care Retirement Community	--	(a)	KSF	3.98	100%	3.98
310 - Hotel	--		Room	7.99	100%	7.99
411 - Public Park	--		Acre	0.78	100%	0.78
430 - Golf Course	--		Holes	30.38	100%	30.38
437 - Bowling Alley	--	(b)	KSF	8.46	100%	8.46
445 - Movie Theater	--		KSF	78.09	100%	78.09
492 - Health/Fitness Club	--		KSF	39.77	0%	39.77
495 - Recreational Community Center	--		KSF	28.82	100%	28.82
536 - Charter Elementary School	--	(c)	KSF	24.55	100%	24.55
540 - Junior/Community College	--		KSF	20.25	100%	20.25
560 - Church	--		KSF	7.60	100%	7.60
565 - Day Care	--	(d)	KSF	47.62	31%	14.67
566 - Cemetery	--		Acre	6.02	100%	6.02
575 - Fire and Rescue Station	--	(e)	KSF	4.50	80%	3.61
590 - Library	--		KSF	72.05	100%	72.05
610 - Hospital	--		KSF	10.77	100%	10.77
620 - Nursing Home	--		KSF	6.75	100%	6.75
640 - Animal Hospital/Veterinary Clinic	--		KSF	21.50	100%	21.50
720 - Medical-Dental Office	--		KSF	36.00	35%	12.44
710 - General Office Building	--		KSF	10.84	100%	10.84

ITE Use Code - Description	Other Codes/Uses Applied To (Based on Policy Direction)	Notes	Unit	Avg Daily Vehicle Trip Rate	New Trips %	New Trips/ Unit
730 - Government Office Building	--		KSF	22.59	100%	22.59
770 - Business Park	ITE 720 and 630; Mixed office, mixed use in any zone with industrial and other uses		KSF	12.44	100%	12.44
812 - Building Materials & Lumber	--		KSF	17.05	100%	17.05
813/815 - Free-Standing Discount Superstore/Discount Club	813 and 815	(f)	KSF	46.49	67%	31.08
816 - Hardware/Paint Store	--		KSF	8.07	52%	4.18
817 - Nursery/Garden Center	--		KSF	68.10	100%	68.10
820 - Shopping Center (>150k)	--		KSF GLA	37.01	50%	18.66
821 - Shopping <150K	--	(g)	KSF GLA	72.15	47%	33.65
822 - Strip Retail Plaza	Miscellaneous stand-alone retail	(h)	KSF GLA	54.45	48%	26.11
823 - Factory Outlet Center	--		KSF	26.59	100%	26.59
840 - Automobile Sales (New)	--		KSF	27.84	100%	27.84
841 - Automobile Sales (Used)	--		KSF	27.06	100%	27.06
842 - Recreational Vehicle Sales	--		KSF	5.00	100%	5.00
843 - Automobile Parts Sales	--		KSF	54.57	50%	27.06
848 - Tire Store	--		KSF	27.69	67%	18.69
849 - Tire Superstore	--		KSF	20.37	100%	20.37
850 - Supermarket	--		KSF	93.84	55%	51.35
851 - Convenience Store	--		KSF	762.28	39%	298.81
861 - Sporting Goods Superstore	--		KSF	23.78	100%	23.78
862 - Home Improvement Superstore	--		KSF	30.74	58%	17.83
863 - Electronics Superstore	--		KSF	41.05	40%	16.50
875 - Department Store	Stand-Alone clothing, beauty, jewelry, cosmetics stores		KSF	22.88	100%	22.88
880 - Pharmacy/Drugstore without Drive-Through Window	--		KSF	90.08	47%	42.34
881 - Pharmacy/Drugstore with Drive-Through Window	--		KSF	108.40	44%	48.10
882 - Marijuana Dispensary	--		KSF	211.12	100%	211.12
890 - Furniture Store	--		KSF	6.30	47%	2.96
897 - Medical Equipment Store	--		KSF	6.00	100%	6.00
899 - Liquor Store	--		KSF	107.21	100%	107.21

ITE Use Code - Description	Other Codes/Uses Applied To (Based on Policy Direction)	Notes	Unit	Avg Daily Vehicle Trip Rate	New Trips %	New Trips/ Unit
912 - Drive-In Bank	--		KSF	100.35	52%	52.18
918 - Hair Salon	--	(i)	KSF	15.78	100%	15.78
931/932 - Sit Down Restaurant	930, 933, 934, 970, 971, 975, 937		KSF	83.84	41%	34.27
941 - Quick Lubrication Vehicle Shop	--		KSF	69.57	100%	69.57
943 - Automobile Parts and Service Center	--		KSF	16.60	100%	16.60
944 - Gasoline/Service Station	All sizes		VFP	172.01	30%	51.04
945 - Convenience Store/Gas Station	--	(j)	VFP	700.43	27%	189.12
947 - Self Service Car Wash	--		Stall	108.00	100%	108.00

KSF = 1,000 square feet, VFP = vehicle fueling position

ITE Trip Generation (11th Edition) and other sources:

- (a) ITE based on units; used assisted living KSF rate to adjust unit rate
- (b) No daily data; used golf course pm/daily as proxy to adjust rate
- (c) Used a proxy of elementary/middle school average from 10th edition and applied it to private rate for students
- (d) Trip rate discounted by 70% to fall within Bin 2 range
- (e) Using office daily/PM profile to estimate ADT
- (f) Average of 813 and 815
- (g) Average of 821 w/ and w/out grocery and 822
- (h) Not used for integrated retail (use either 821 or 820), but is used as a proxy for some miscellaneous NAICS retail/services.
- (i) Use retail daily/pm as proxy for salon ($37.01/3.4 * 1.45 = 15.78$)
- (j) Based on SQ FT of convenience store; average number of VFP per account is 10

Appendix C - Proposed Transportation Fee Phase 2 Rates



CITY OF BEND

Transportation Fee Phase 2 Rates

Proposed Effective Date: July 1, 2025 (pending Council adoption)

Proposed Fee Schedule publication date: April 17, 2025

Residential - per month per account

	Phase 2 Rates (FY25-26)	Billing basis
Single-unit ¹	\$10.50	Per dwelling unit
Multi-unit ²	\$7.75	
Accounts on Utility Billing Assistance	\$5.25	

¹ Single-unit means one residential dwelling unit served by one water meter.

² Multi-unit means more than one residential unit served by one water meter.

Note: For mixed-type accounts (containing both residential and non-residential units), residential units will be charged based on residential fees and non-residential square footage according to the bin structure where data are available. Appeal process is available to request review of bin assignment for a particular account.

Non-residential ³ - per month per account

	Phase 2 Rates (FY25-26)	Billing basis
Non-residential ⁴	Minimum charge: \$6.25 per month	See note 4 below
Bin 1 (0 - 10 Average Daily Trips)	\$6.25	Per 1,000 SQ FT
Bin 2 (>10 - 15 Average Daily Trips)	\$8.25	Per 1,000 SQ FT
Bin 3 (>15 - 30 Average Daily Trips)	\$10.75	Per 1,000 SQ FT
Bin 4 (>30 - 40 Average Daily Trips)	\$15.25	Per 1,000 SQ FT
Bin 5 (>40 Average Daily Trips)	\$20.50	Per 1,000 SQ FT
Public School - K-12	\$1.10	Per student
Public School - Higher Education	\$1.25	Per student
Tourist Accommodation (e.g., hotels, motels, RV parks)	\$9.00	Per room or space
Short-Term Rental Supplement ⁵		See note 5 below
Whole-House	\$200	Per unit, per year
All Others	\$108	Per unit, per year
Park (with off-street parking)	\$0.80	Per acre
Gas Station	\$41.00	Per fueling position
Gas Station w/ Convenience Store	\$61.50	Per fueling position
Car Wash (Auto & Self Service)	\$51.25	Per bay
Cemetery	\$6.25	Per acre
Golf Course	\$30.75	Per hole

³ Non-residential property means property classified as non-residential in the City's utility billing system, including property with any use other than a residential use, including without limitation all commercial, industrial, mixed-use, school, hotel/motel or other tourist accommodation uses. Bin assignment is based on type of use associated with the utility account. If multiple uses associated with the utility account, bin assignment will be based on mix of uses.

⁴ Unless classified as a special unit category (e.g., public schools, tourist lodging accommodations, parks), non-residential Transportation Fees will be calculated using a cost per 1,000 square feet (SQ FT) charge. See following pages for which ITE Codes/Land Uses are included in each Bin.

Non-Residential Phase 2 Example:

Warehouse (Bin 1), 5,000 SQ FT

$5,000 / 1,000 * \$6.25$ (Bin 1 rate) = \$31.25 per month (30-day month)

⁵ Short-term rentals (STRs) will be assessed a flat rate via STR license for increased impact and cost above residential use. All other STR licenses include owner-occupied, vacation room, and infrequent uses.

Transportation Fee will be prorated based on a 30-day billing cycle unless otherwise specified.

Bin 1

Land uses in Non-Residential Bin 1 include:

ITE Code	Land Use
110	General Light Industrial
130	Industrial Park (mix of predominately Bin 1 uses)
140	Manufacturing
150	Warehouse
151	Mini-Warehouse
180	Specialty Trade Contractor
254	Assisted Living
255	Continuing Care Retirement Community
437	Bowling Alley
560	Church
575	Fire and Rescue Station
816	Hardware/Paint Store
842	Recreational Vehicle Sales
890	Furniture Store
897	Medical Equipment Store

If a specific use is not listed, the City will assign a bin based on the methodology used to categorize other uses, employing the definitions from the North American Industry Classification Systems and the ITE Trip Generation Manual, and the trip rates from the ITE Trip Generation Manual. Appeal process is available to request review of bin assignment for a particular account.

Bin 2

Land uses in Non-Residential Bin 2 include:

ITE Code	Land Use
170	Utility
565	Day Care
610	Hospital
630	Clinic
650	Free-Standing Emergency Room
710	General Office Building
720	Medical-Dental Office
770	Business Park (flex space with mix of industrial and/or other Bin 2 uses)

If a specific use is not listed, the City will assign a bin based on the methodology used to categorize other uses, employing the definitions from the North American Industry Classification Systems and the ITE Trip Generation Manual, and the trip rates from the ITE Trip Generation Manual. Appeal process is available to request review of bin assignment for a particular account.

Bin 3

Land uses in Non-Residential Bin 3 include:

ITE Code	Land Use
495	Recreational Community Center
536, 540	Private School (e.g., Charter Elementary School, Junior/Community College, Church School)
640	Animal Hospital/Veterinary Clinic
730	Government Office Building ¹
812	Building Materials & Lumber
820	Shopping Center (>150K SQFT) ²
822	Miscellaneous Retailer - Standalone Use (e.g., Florist, Gift/Novelty Shop, Pet Supply, Mail Center, Drycleaning) ³
823	Factory Outlet Center
840	Automobile Sales (New)
841	Automobile Sales (Used)
843	Automobile Parts Sales
848	Tire Store
861	Sporting Goods Superstore
862	Home Improvement Superstore
863	Electronics Superstore
875	Department Store
918	Hair Salon
943	Automobile Parts and Service Center

¹ If open to the public; otherwise categorized as General Office Building (ITE Code 710, Bin 2)

² A group of commercial establishments >150 KSF that is planned, developed, owned and managed as a unit. Also applies to mixed uses outside of an industrial zone that do not include manufacturing, industrial or warehouse uses. This rate is automatically applied to utility accounts within the Central Business District (CBD) and Old Mill District (OMD)

³ ITE Code 822 used a proxy for standalone miscellaneous retail uses.

If a specific use is not listed, the City will assign a bin based on the methodology used to categorize other uses, employing the definitions from the North American Industry Classification Systems and the ITE Trip Generation Manual, and the trip rates from the ITE Trip Generation Manual. Appeal process is available to request review of bin assignment for a particular account.

Bin 4

Land uses in Non-Residential Bin 4 include:

ITE Code	Land Use
492	Health/Fitness Club
813/815	Free-Standing Discount Superstore/Discount Club
821	Shopping Center (<150K SQFT) ¹
930-934	Restaurant
937	Coffee/Donut Shop
970, 971	Tasting/Tap Room
975	Drinking Place

¹ A group of commercial establishments <150 KSF that is planned, developed, owned and managed as a unit. Also applies to mixed uses outside of an industrial zone that do not include manufacturing, industrial or warehouse uses.

If a specific use is not listed, the City will assign a bin based on the methodology used to categorize other uses, employing the definitions from the North American Industry Classification Systems and the ITE Trip Generation Manual, and the trip rates from the ITE Trip Generation Manual. Appeal process is available to request review of bin assignment for a particular account.

Bin 5

Land uses in Non-Residential Bin 5 include:

ITE Code	Land Use
445	Movie Theater
590	Library
817	Nursery/Garden Center
850	Supermarket
851	Convenience Store
880, 881	Pharmacy/Drugstore
882	Marijuana Dispensary
899	Liquor Store
912	Bank
941	Quick Lubrication Vehicle Shop

If a specific use is not listed, the City will assign a bin based on the methodology used to categorize other uses, employing the definitions from the North American Industry Classification Systems and the ITE Trip Generation Manual, and the trip rates from the ITE Trip Generation Manual. Appeal process is available to request review of bin assignment for a particular account.