



Downtown Service Area

Transportation Impact Fee Schedule

| Land Use | ITE Land Use Code | Unit of Measure | Fee per Unit* |
|-----------------------------------|-------------------|-----------------|---------------|
| COST PER TRIP | | | |
| Residential | | | |
| Single Family | 210 | dwelling | \$106.35 |
| Multi Family (2 Levels or Less) | 221 | dwelling | \$68.63 |
| Multi Family (3 Levels or More) | 232 | dwelling | \$42.07 |
| Nursing Home | 253 | bed | \$14.23 |
| Retirement Community | 255 | dwelling | \$24.27 |
| Assisted Living | 620 | dwelling | \$18.41 |
| Commercial - Services | | | |
| Hotel (3 Levels or More) | 310 | room | \$70.62 |
| Hotel/Motel | 320 | room | \$56.26 |
| Movie Theater | 444 | sq ft/GFA | \$0.26 |
| Health Club | 492 | sq ft/GFA | \$0.24 |
| Day Care | 565 | sq ft/GFA | \$0.56 |
| Bank | 912 | sq ft/GFA | \$0.51 |
| Commercial - Institutional | | | |
| Elementary School/Jr. High School | 522 | student | \$6.75 |
| High School | 530 | student | \$6.27 |
| University/College | 550 | student | \$18.90 |
| Religious Institute | 560 | sq ft/GFA | \$0.06 |
| Library | 590 | sq ft/GFA | \$0.22 |
| Hospital | 610 | sq ft/GFA | \$0.14 |
| Commercial - Restaurant | | | |
| Quality Restaurant | 931 | sq ft/GFA | \$0.43 |
| High Turnover Restaurant | 932 | sq ft/GFA | \$0.57 |
| Fast Food Restaurant | 934 | sq ft/GFA | \$1.02 |
| Espresso Stand** | - | sq ft/GFA | \$0.61 |
| Drinking Establishment | 925 | sq ft/GFA | \$0.38 |

BASE RATE PER PM TRIP

\$90

| Land Use | ITE Land Use Code | Unit of Measure | Fee per Unit* |
|---|-------------------|-----------------|---------------|
| COST PER TRIP | | | |
| Commercial - Retail | | | |
| Free-Standing Discount Superstore | 813 | sq ft/GFA | \$0.16 |
| Specialty Retail Center | 814 | sq ft/GLA | \$0.09 |
| Hardware/Paint Store | 816 | sq ft/GFA | \$0.17 |
| Nursery/Garden Center | 817 | sq ft/GFA | \$0.17 |
| Shopping Center | 820 | sq ft/GLA | \$0.13 |
| Car Sales - New/Used | 841 | sq ft/GFA | \$0.25 |
| Tire Store | 848 | Service bay | \$183.51 |
| Supermarket | 850 | sq ft/GFA | \$0.46 |
| Convenience Market | 851 | sq ft/GFA | \$1.03 |
| Pharmacy | 881 | sq ft/GFA | \$0.27 |
| Furniture Store | 890 | sq ft/GFA | \$0.01 |
| Video Rental | 896 | sq ft/GFA | \$0.42 |
| Quick Lubrication Vehicle Shop | 941 | Service Bay | \$298.94 |
| Auto Parts & Service Center | 943 | sq ft/GFA | \$0.22 |
| Service Station/Minimart/Carwash | 853 | VFP | \$727.71 |
| Industrial | | | |
| Light Industry/High Technology | 110 | sq ft/GFA | \$0.15 |
| Heavy Industrial | 120 | sq ft/GFA | \$0.10 |
| Industrial Park | 132 | sq ft/GFA | \$0.13 |
| Manufacturing | 140 | sq ft/GFA | \$0.11 |
| Warehouse/Storage | 150 | sq ft/GFA | \$0.07 |
| Commercial - Administrative Office | | | |
| General Office | 710 | sq ft/GFA | \$0.21 |
| Medical Office / Clinic | 720 | sq ft/GFA | \$0.45 |
| Office Park | 750 | sq ft/GFA | \$0.20 |

VFP- Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GLA= Gross Leasible Area

GFA= Gross Floor Area

ITE = Institute of Transportation Engineers

* Fee per Unit are reduced, where applicable, to account for "pass-by" trips

** No ITE rates in ITE Trig Generation Manual, 8th Edition - Referenced Starbucks Study March, 2002.