

TABLE 2

Notes: ROAD IMPACT FEES - ADOPTED DEC. 1, 2015

- RESIDENTIAL - (50% of Maximum Recoverable Costs) \$730 per Vehicle-Mile
- ALL OTHERS - (25% of Maximum Recoverable Costs) \$365 per Vehicle-Mile

Town of Fairview Roadway Impact Fee Update

Table 3.8 Land Use / Vehicle-Mile Equivalency Table (LUVMET)

Land Use Category	ITS Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	MMTS Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev-Unit
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	14.65	50%	7.33	6.00	39.30
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	14.65	50%	7.33	6.00	5.82
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	14.65	50%	7.33	6.00	4.08
Industrial Park	130	1,000 SF GFA	0.85			0.85	14.65	50%	7.33	6.00	5.10
Warehousing	150	1,000 SF GFA	0.32			0.32	14.65	50%	7.33	6.00	1.92
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	14.65	50%	7.33	6.00	1.56
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	9.79	50%	4.90	4.90	4.90
Apartment/Multi-Family	220	Dwelling Unit	0.62			0.62	9.79	50%	4.90	4.90	3.04
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	9.79	50%	4.90	4.90	2.55
Senior Adult Housing-Detached	291	Dwelling Unit	0.27			0.27	9.79	50%	4.90	4.90	1.32
Senior Adult Housing-Attached	252	Dwelling Unit	0.25			0.25	9.79	50%	4.90	4.90	1.23
Assisted Living	254	Beds	0.22			0.22	9.79	50%	4.90	4.90	1.06
LODGING											
Hotel	310	Room	0.60			0.60	6.43	50%	3.22	3.22	1.93
Motel / Other Lodging Facilities	320	Room	0.47			0.47	6.43	50%	3.22	3.22	1.51
RECREATIONAL											
Golf Driving Range	432	Tees	1.25			1.25	7.86	50%	3.93	3.93	4.91
Golf Course	430	Acres	0.30			0.30	7.86	50%	3.93	3.93	1.18
Recreational Community Center	495	1,000 SF GFA	2.74			2.74	7.86	50%	3.93	3.93	10.77
Ice Skating Rink	465	1,000 SF GFA	2.36			2.36	7.86	50%	3.93	3.93	9.27
Miniature Golf Course	431	Holes	0.33			0.33	7.86	50%	3.93	3.93	1.30
Multiple Movie Theater	445	Screens	13.64			13.64	7.86	50%	3.93	3.93	33.61
Racquet / Tennis Club	491	Courts	3.35			3.35	7.86	50%	3.93	3.93	13.17
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	8.31	50%	4.16	4.16	2.29
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	3.49	50%	1.75	1.75	12.09
Primary/Middle School (1-8)	322	Students	0.16			0.16	3.49	50%	1.75	1.75	0.28
High School (9-12)	530	Students	0.13			0.13	3.49	50%	1.75	1.75	0.23
Junior / Community College	540	Students	0.12			0.12	10.44	50%	5.22	5.22	0.63
University / College	550	Students	0.17			0.17	10.44	50%	5.22	5.22	0.89
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	9.85	50%	4.93	4.93	25.54
Hospital	610	1,000 SF GFA	0.93			0.93	9.85	50%	4.93	4.93	4.58
Nursing Home	620	Beds	0.22			0.22	9.85	50%	4.93	4.93	1.08
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	9.85	50%	4.93	4.93	16.27
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	14.65	50%	7.33	6.00	8.46
General Office Building	710	1,000 SF GFA	1.49			1.49	14.65	50%	7.33	6.00	8.94
Medical-Dental Office Building	720	1,000 SF GFA	3.57			3.57	9.85	50%	4.93	4.93	17.60
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	14.65	50%	7.33	6.00	10.44
Office Park	750	1,000 SF GFA	1.48			1.48	14.65	50%	7.33	6.00	8.88

TABLE 2 (CONT'D)

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NHTS Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev-Unit
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF Occ. GLA	3.11	40%	B	1.87	4.45	50%	2.23	2.23	4.17
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	4.45	50%	2.23	2.23	7.60
Gasoline/Service Station	944	Vehicle Fueling Position	13.87	42%	A	8.04	1.20	50%	0.60	0.60	4.82
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Position	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
Gasoline/Service Station w/ Conv Market and Car Wash	946	Vehicle Fueling Position	13.86	56%	A	6.10	1.20	50%	0.60	0.60	3.66
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	4.45	50%	2.23	2.23	4.68
Quick Lubrication Vehicle Shop	941	Service Positions	5.19	40%	B	3.11	4.45	50%	2.23	2.23	6.94
Self-Service Car Wash	947	Stall	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	28%	A	2.99	4.45	50%	2.23	2.23	6.67
Dining											
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	32.65	50%	A	16.33	5.64	50%	2.82	2.82	46.05
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	26.15	50%	B	13.08	5.64	50%	2.82	2.82	36.89
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	6.07	50%	3.04	3.04	17.05
Sit-Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	6.07	50%	3.04	3.04	12.74
Coffee/Dough Shop with Drive-Thru Window	937	1,000 SF GFA	42.80	70%	A	12.84	4.53	50%	2.27	2.27	29.15
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	5.60	50%	2.80	2.80	9.77
Nursery (Garden Center)	817	1,000 SF GFA	6.94	30%	B	4.86	5.60	50%	2.80	2.80	13.61
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	5.60	50%	2.80	2.80	3.39
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	5.60	50%	2.80	2.80	14.14
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	5.60	50%	2.80	2.80	6.86
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	5.60	50%	2.80	2.80	17.00
Toys/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	5.60	50%	2.80	2.80	9.77
Department Store	875	1,000 SF GFA	1.87	30%	B	1.31	5.60	50%	2.80	2.80	3.67
SERVICES											
Walk-In Bank	911	1,000 SF GFA	12.13	40%	B	7.28	4.45	50%	2.23	2.23	16.23
Drive-In Bank	912	Drive-In Lane	33.24	47%	A	17.62	4.45	50%	2.23	2.23	39.29
Hotel/Station	918	1,000 SF GLA	1.45	30%	B	1.02	4.45	50%	2.23	2.23	2.27

Key to Source of Pass-by Rates:
 A: ITE Trip Generation Handbook 3rd Edition (August 2014)
 B: Estimated by Ranky-Mark based on ITE rates for similar categories
 C: ITE rate adjusted upward by IDA based on logical relationship to other categories

How to calculate the fee:

(Cost per Veh-Mi) X (Dev. Unit) X (Veh-Mi Per Dev-Unit) = Road Impact Fee



\$730 or \$365

EXAMPLE: 10,000 SQ. FT. GENERAL OFFICE:

\$365 x (10,000/1,000) x 8.94 = \$32,631