

CHAPTER VI – TRANSPORTATION FEE CALCULATION AND JUSTIFICATION

TABLE 30

EDU EQUIVALENTS				
Land Use	Descriptor	PM Peak Hour Trip Rate	Pass-by Reduction	EDUs (per descriptor unit)
AIRPORT				
Commercial	Flight	7.00	0%	7.00
COMMERCIAL-RETAIL				
Automobile Services:				
Car Dealer	1,000 Sq. Ft.	4.00	10%	3.60
Car Wash (Full Service)	Site	81.00	50%	40.50
Car Wash (Self Service)	Wash Stall	8.00	50%	4.00
Gasoline Station (with food mart)	Fueling Station	12.00	80%	2.40
Gasoline Station (with food mart & fully automated car wash)	Fueling Station	14.00	80%	2.80
Parts Sale	1,000 Sq. Ft.	6.20	10%	5.58
Repair Shop	1,000 Sq. Ft.	2.20	10%	1.98
Tire Store	1,000 Sq. Ft.	2.75	8%	2.53
Convenience Market Chain:				
Open up to 16 Hours per day	1,000 Sq. Ft.	40.00	50%	20.00
Open 24 hours	1,000 Sq. Ft.	49.00	50%	24.50
Discount Store/Discount Club	1,000 Sq. Ft.	7.00	30%	4.90
Drugstore	1,000 Sq. Ft.	9.00	56%	3.96
Furniture Store	1,000 Sq. Ft.	0.54	10%	0.49
Lumber/Home Improvement Store	1,000 Sq. Ft.	2.70	10%	2.43
Nursery	1,000 Sq. Ft.	4.00	10%	3.60
Restaurant:				
Quality	1,000 Sq. Ft.	8.00	10%	7.20
High Turnover (sit-down)	1,000 Sq. Ft.	10.40	20%	8.32
Fast Food (with drive-through)	1,000 Sq. Ft.	43.30	40%	17.32
Fast Food (without drive-through)	1,000 Sq. Ft.	39.23	40%	15.69
Shopping Center:				
Shopping Center (0-50,000 Sq. Ft.)	1,000 Sq. Ft.	7.95	65%	2.78
Shopping Center (50,000 - 100,000 Sq. Ft.)	1,000 Sq. Ft.	6.28	40%	3.77
Shopping Center (100,000 - 200,000 Sq. Ft.)	1,000 Sq. Ft.	4.96	35%	3.22
Shopping Center (200,000 - 500,000 Sq. Ft.)	1,000 Sq. Ft.	3.60	25%	2.70
Specialty Retail Center/Strip Commercial	1,000 Sq. Ft.	3.60	10%	3.24
Supermarket	1,000 Sq. Ft.	15.00	40%	9.00
EDUCATION				
University (4 years or higher)	Acres	9.00	0%	9.00
Community College (2 years)	1,000 Sq. Ft.	1.44	0%	1.44
High School	1,000 Sq. Ft.	1.54	0%	1.54
Junior High/Middle School	1,000 Sq. Ft.	0.84	0%	0.84
Elementary School	1,000 Sq. Ft.	7.41	0%	7.41
Day Care Center	1,000 Sq. Ft.	14.40	0%	14.40
FINANCIAL INSTITUTION (Bank or Credit Union)				
Excluding Drive-through	1,000 Sq. Ft.	12.00	25%	9.00
With drive-through	1,000 Sq. Ft.	20.00	25%	15.00
Drive-through only	Lane	32.50	25%	24.38
HOSPITAL				
Convalescent/nursing	Bed	0.21	0%	0.21
General	1,000 Sq. Ft.	2.00	0%	2.00
HOUSE OF WORSHIP				
General	1,000 Sq. Ft.	1.20	40%	0.72
Without School or Day Care	1,000 Sq. Ft.	0.40	0%	0.40
INDUSTRIAL				
Light Industrial (Industrial Park w/o Commercial)	1,000 Sq. Ft.	0.96	0%	0.96
Industrial Business Park	1,000 Sq. Ft.	1.92	0%	1.92
Small Industrial Park	1,000 Sq. Ft.	1.80	0%	1.80
Large Industrial Park	1,000 Sq. Ft.	0.96	0%	0.96
Manufacturing/Assembly	1,000 Sq. Ft.	0.80	0%	0.80
Rental Storage	1,000 Sq. Ft.	0.18	0%	0.18
Scientific Research Development	1,000 Sq. Ft.	1.12	0%	1.12
Truck Terminal	1,000 Sq. Ft.	0.80	0%	0.80
Warehousing	1,000 Sq. Ft.	0.80	0%	0.80
LIBRARY	1,000 Sq. Ft.	5.00	0%	5.00
LODGING				
Hotel (w/convention facilities/restaurant)	Room	0.80	0%	0.80
Motel	Room	0.81	0%	0.81
Resort Hotel	Room	0.56	0%	0.56
OFFICE				
General Office	1,000 Sq. Ft.	2.60	0%	2.60
Commercial Office	1,000 Sq. Ft.	1.45	0%	1.45
Corporate Headquarters/Single Tenant Office	1,000 Sq. Ft.	1.50	0%	1.50
Department of Motor Vehicles	1,000 Sq. Ft.	19.80	90%	1.98
Government Office	1,000 Sq. Ft.	3.60	0%	3.60
Medical Office	1,000 Sq. Ft.	5.00	0%	5.00
Post Office:				
Distribution (central/walk-in only)	1,000 Sq. Ft.	6.30	16%	5.29
Community (without mail drop lane)	1,000 Sq. Ft.	18.00	16%	15.12
Community (with mail drop lane)	1,000 Sq. Ft.	27.00	16%	22.68
RECREATION				
Bowling Center	Lane	3.00	0%	3.00
Golf Course	Hole	3.60	0%	3.60
Marina	Berth	0.28	0%	0.28
Movie Theater	1,000 Sq. Ft.	6.40	0%	6.40
Park:				
Developed	Acres	4.00	0%	4.00
Undeveloped	Acres	0.40	0%	0.40
Racquetball/Tennis/Health Club	1,000 Sq. Ft.	3.60	0%	3.60
RESIDENTIAL				
Single Family Detached (Urbanized Area)	Dwelling Units	0.92	0%	0.92
Single Family Detached (Urbanizing Area)	Dwelling Units	1.00	0%	1.00
Congregate Care Facility	Dwelling Units	0.16	0%	0.16
Mobile Home	Dwelling Units	0.60	0%	0.60
Multiple Dwelling Unit:				
Under 20 dwelling units/acre	Dwelling Units	0.80	0%	0.80
Over 20 dwelling units/acre	Dwelling Units	0.54	0%	0.54

Notes:

- 1) PM peak hour trip generation per single family detached unit of 0.92.
- 2) Big Box retail uses less than 500,000 square feet.
- 3) Regional Commercial uses greater than 500,000 square feet.
- 4) Source for the Pass-by percentages is the ITE Trip Generation Hand Book

Revision Dates:
08/27/2008