

ROADWAY IMPACT FEE ANALYSIS

Table 3-3: Land Use Vehicle-Mile Equivalency

Land Use Category	ITE Code	Development Unit	Trip Rate w/ Reductions (PM Peak)	Service Area Adjusted Trip Length (mi)	Service Unit Equivalency
RESIDENTIAL					
Single-Family Detached Housing	210	Dwelling Units	0.99	5.00	4.95
Multifamily Housing (Low-Rise)	220	Dwelling Units	0.56	5.00	2.8
Multifamily Housing (Mid-Rise)	221	Dwelling Units	0.44	5.00	2.2
Mid-Rise Residential with 1st-Floor Commercial	231	Dwelling Units	0.36	5.00	1.8
Mobile Home Park	240	Dwelling Units	0.46	5.00	2.3
Senior Adult Housing - Detached	251	Dwelling Units	0.30	5.00	1.5
OFFICE					
General Office Building	710	1,000 Sq Ft GFA	1.15	5.00	5.75
Corporate Headquarters Building	714	1,000 Sq Ft GFA	0.60	5.00	3
Single Tenant Office Building	715	1,000 Sq Ft GFA	1.71	5.00	8.55
Medical-Dental Office Building	720	1,000 Sq Ft GFA	3.46	5.00	17.3
COMMERCIAL/RETAIL					
Lodging					
Hotel	310	Rooms	0.60	3.57	2.14
Motel	320	Rooms	0.38	3.57	1.36
Recreational					
Miniature Golf Course	431	Holes	0.33	3.22	1.06
Golf Driving Range	432	Driving Positions	1.25	3.22	4.03
Multiplex Movie Theater	445	Screens	13.73	3.22	44.21
Health/Fitness Club	492	1,000 Sq Ft GFA	3.45	3.22	11.11
Recreational Community Center	495	1,000 Sq Ft GFA	2.31	3.22	7.44
Medical					
Hospital	610	1,000 Sq Ft GFA	0.97	3.78	3.67
Nursing Home	620	1,000 Sq Ft GFA	0.59	3.78	2.23
Clinic	630	1,000 Sq Ft GFA	3.28	3.78	12.4
Animal Hospital/Veterinary Clinic	640	1,000 Sq Ft GFA	3.53	3.78	13.34
Free-Standing Emergency Room	650	1,000 Sq Ft GFA	1.52	3.78	5.75
Retail					
Shopping Center	820	1,000 Sq Ft GLA	1.52	3.22	4.89
Free-Standing Discount Store	815	1,000 Sq Ft GFA	2.32	3.22	7.47
Nursery (Garden Center)	817	1,000 Sq Ft GFA	5.21	3.22	16.78
Supermarket	850	1,000 Sq Ft GFA	2.40	3.22	7.73
Home Improvement Superstore	862	1,000 Sq Ft GFA	0.65	3.22	2.09
Toy/Children's Superstore	864	1,000 Sq Ft GFA	3.50	3.22	11.27
Department Store	875	1,000 Sq Ft GFA	1.37	3.22	4.41
Pharmacy/Drugstore w/ Drive-Through Window	881	1,000 Sq Ft GFA	3.91	0.60	2.35
Services					
Walk-in Bank	911	1,000 Sq Ft GFA	3.28	1.70	5.58
Drive-in Bank	912	Drive-in Lanes	7.33	1.70	12.46
Hair Salon	918	1,000 Sq Ft GFA	1.09	1.70	1.85
Dining					
Fast Casual Restaurant	930	1,000 Sq Ft GFA	4.38	2.40	10.51
Quality Restaurant	931	1,000 Sq Ft GFA	2.26	2.40	5.42
High-Turnover (Sit-Down) Restaurant	932	1,000 Sq Ft GFA	3.03	2.40	7.27
Fast-Food Restaurant w/o Drive-Through Window	933	1,000 Sq Ft GFA	7.65	2.40	18.36
Fast-Food Restaurant w/ Drive-Through Window	934	1,000 Sq Ft GFA	8.82	2.40	21.17
Coffee/Donut Shop w/ Drive-Through Window	937	1,000 Sq Ft GFA	11.71	2.40	28.1
Automotive					
Quick Lubrication Vehicle Shop	941	Service Positions	3.64	3.22	11.72
Automobile Care Center	942	1,000 Sq Ft GFA	3.11	3.22	10.01
Automobile Parts Sales	843	1,000 Sq Ft GFA	2.16	3.22	6.96
Gasoline/Service Station	944	Fueling Positions	1.82	0.60	1.09
Gasoline/Service Station w/ Convenience Market	945	Fueling Positions	1.82	0.60	1.09
Automobile Sales (New)	840	1,000 Sq Ft GFA	2.43	3.22	7.82
Self-Service Car Wash	947	Wash Stalls	3.32	0.60	1.99
Tire Store	848	1,000 Sq Ft GFA	2.47	3.22	7.95
Car Wash and Detail Center	949	Wash Stalls	8.16	3.22	26.28
INDUSTRIAL					
General Light Industrial	110	1,000 Sq Ft GFA	0.63	5.00	3.15
Industrial Park	130	1,000 Sq Ft GFA	0.40	5.00	2
Manufacturing	140	1,000 Sq Ft GFA	0.67	5.00	3.35
Warehousing	150	1,000 Sq Ft GFA	0.19	5.00	0.95
Mini-Warehouse	151	1,000 Sq Ft GFA	0.17	5.00	0.85
High-Cube Fulfillment Center Warehouse	155	1,000 Sq Ft GFA	1.37	5.00	6.85
INSTITUTIONAL					
Private School (K-8)	534	Students	0.26	3.12	0.81
Private School (K-12)	536	Students	0.17	3.12	0.53
Charter Elementary School	537	Students	0.14	3.12	0.44
Junior/Community College	540	Students	0.11	3.50	0.39
Church	560	1,000 Sq Ft GFA	0.49	3.50	1.72
Day Care Center	565	Students	0.20	3.12	0.62

WATER AND WASTEWATER IMPACT FEE ANALYSIS

types represent those used by the City. The service unit equivalent (SUE) for each meter size used by the City is listed in **Table 4-5**.

Table 4-5: Service Unit Equivalencies

METER SIZE	TYPE	MAXIMUM SAFE OPERATING CAPACITY ¹ (GPM)	SUE PER METER SIZE
3/4"	Displacement	25	1.00
1"	Displacement	40	1.60
1-1/2"	Displacement	50	2.00
2"	Displacement	100	4.00
3"	Compound	320	12.80
4"	Compound	500	20.00
6"	Compound	1,000	40.00
8"	Compound	1,600	64.00

¹ Safe maximum operating capacity is based on AWWA standards C700, C710, and C702.

The City uses displacement meters for 2-inch meters and smaller, and compound meters for any meters larger than 2-inch. The City provided data that included the meter size of each active water meter. The growth in meters was projected using the 10-year growth in population and employment. The growth in water system SUEs is estimated to be 3,693 SUEs over the 10-year period. The growth in wastewater system SUEs is estimated to be 3,827 over the 10-year period. **Tables 4-6 and 4-7** present the water and wastewater service units for 2018 and the projected service units for 2028.