

EDTIF Fee Calculations by Land Use Category

Category	Unit	PM Pk Hr Trip Rate	Pass-by Adjustment	Updated EDTIF Calculations		
				Adjusted PM Pk Hr Trip Rate	Fee per PM Pk Hr Trip	Fee per Unit
RESIDENTIAL:						
Single-Family Residential (up to 6 units/acre)	DU	0.99	0	0.99	\$13,751	\$13,613
Medium-Density Residential (6-14 units/acre)	DU	0.99	0	0.99	\$13,751	\$13,613
Medium/High Density Residential (14-25 units/acre)	DU	0.56	0	0.56	\$13,751	\$7,701
High Density Residential (greater than 25 units/acre)	DU	0.44	0	0.44	\$13,751	\$6,050
HOTEL:						
OFFICE: General Office	Room	0.60	0	0.60	\$13,751	\$8,251
	KSF	1.15	0	1.15	\$13,751	\$15,814
RECREATION:						
Recreation Community Center	KSF	2.31	0	2.31	\$13,751	\$31,765
Health Club	KSF	3.45	0	3.45	\$13,751	\$47,441
Bowling Center	KSF	1.16	0	1.16	\$13,751	\$15,951
Golf Course	Acre	0.28	0	0.28	\$13,751	\$3,850
Tennis Courts	Court	4.21	0	4.21	\$13,751	\$57,892
Movie Theater (multi-plex)	Screen	13.64	-35%	8.87	\$13,751	\$121,916
Theater, Live	Seat	0.02	0	0.02	\$13,751	\$275
EDUCATION: Private School (K-8)	Student	0.26	0	0.26	\$13,751	\$3,575
HOSPITAL:						
General Hospital	Bed	1.42	0	1.42	\$13,751	\$19,526
Convalescent/Nursing	Bed	0.22	0	0.22	\$13,751	\$3,025
CHURCH:						
INDUSTRIAL: Light Industrial	KSF	0.49	0	0.49	\$13,751	\$6,738
INDUSTRIAL: Light Industrial	KSF	0.63	0	0.63	\$13,751	\$8,663
RESTAURANT:						
Quality (leisure)	KSF	7.80	-35%	5.07	\$13,751	\$69,717
Sit-down, high-turnover	KSF	9.77	-35%	6.35	\$13,751	\$87,325
Fast food, no drive-through	KSF	28.34	-35%	18.42	\$13,751	\$253,306
Fast food, with drive-through	KSF	32.67	-35%	21.24	\$13,751	\$292,009
Coffee shop, with drive-through	KSF	43.38	-35%	28.20	\$13,751	\$387,736
AUTOMOTIVE:						
Gas station	Pump	13.87	-35%	9.02	\$13,751	\$123,972
Auto sales/parts	KSF	2.26	-35%	1.47	\$13,751	\$20,200
Auto repair center	KSF	3.11	0	3.11	\$13,751	\$42,765
FINANCIAL: Bank/savings and loan	KSF	12.13	0	12.13	\$13,751	\$166,799
RETAIL:						
Community shopping center	KSF	3.81	-35%	2.48	\$13,751	\$34,054
Supermarket	KSF	9.24	-35%	6.01	\$13,751	\$82,588
Convenience market	KSF	49.11	-35%	31.92	\$13,751	\$438,951
Discount store	KSF	4.18	-35%	2.72	\$13,751	\$37,361
Pharmacy with Drive-Through	KSF	10.29	-35%	6.69	\$13,751	\$91,973

Notes: Trip rates are drawn from ITE Trip Generation Manual, 10th Edition. Residential categories are as set forth in the resolution. Fees for all non-residential categories, including those not listed here, shall be categorized based on the definitions set forth in the ITE Trip Generation Manual, 10th Edition.