## Table 7 - Land Use Equivalency
## City of Wylie 2019 Roadway Impact Fee Study Update
## Effective for All Development with Final Plat Approval after *May 11, 2020*

| CATEGORY | LAND USE | DEVELOPMENT UNITS[1] | ITE TRIP RATE[2] | TRIP LENGTH[3] | PASS-BY TRAFFIC[4] | SERVICE UNITS[5] | IMPACT FEE / DEVELOPMENT UNIT[6] | |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | Service Area W | Service Area E |
| **RESIDENTIAL** | | | | | | | | |
| | Single-Family Detached | Dwelling Unit | 0.99 | 3.0 | 0 | 2.97 | $1,345.41 | $1,345.41 |
| | Multifamily Housing (Low-Rise) | Dwelling Unit | 0.56 | 3.0 | 0 | 1.68 | $761.04 | $761.04 |
| | Multifamily Housing (Mid-Rise) | Dwelling Unit | 0.44 | 3.0 | 0 | 1.32 | $597.96 | $597.96 |
| | Multifamily Housing (High-Rise) | Dwelling Unit | 0.36 | 3.0 | 0 | 1.08 | $489.24 | $489.24 |
| | Mobile Home | Dwelling Unit | 0.46 | 3.0 | 0 | 1.38 | $625.14 | $625.14 |
| **OFFICE** | | | | | | | | |
| | Office Building | 1,000 ft$^2$ GFA | 1.42 | 3.0 | 0 | 4.26 | $1,929.78 | $1,929.78 |
| | Medical Office | 1,000 ft$^2$ GFA | 3.46 | 3.0 | 0 | 10.38 | $4,702.14 | $4,702.14 |
| **COMMERCIAL** | | | | | | | | |
| | Automobile Care Center | 1,000 ft$^2$ GFA | 3.11 | 3.0 | 0.28 | 6.72 | $3,044.16 | $3,044.16 |
| | Building Materials/Lumber | 1,000 ft$^2$ GFA | 2.77 | 3.0 | 0 | 8.31 | $3,764.43 | $3,764.43 |
| | Drive-In Bank | 1,000 ft$^2$ GFA | 20.45 | 2.4 | 0.35 | 31.90 | $14,450.70 | $14,450.70 |
| | Fast Food Restaurant | 1,000 ft$^2$ GFA | 32.67 | 2.4 | 0.50 | 39.20 | $17,757.60 | $17,757.60 |
| | Free-Standing Discount Store | 1,000 ft$^2$ GFA | 4.83 | 3.0 | 0.17 | 12.03 | $5,449.59 | $5,449.59 |
| | Garden Center/Nursery | 1,000 ft$^2$ GFA | 6.94 | 3.0 | 0 | 20.82 | $9,431.46 | $9,431.46 |
| | Golf Course | Acres | 0.28 | 3.0 | 0 | 0.84 | $380.52 | $380.52 |
| | Hardware/Paint Store | 1,000 ft$^2$ GFA | 2.68 | 2.8 | 0.26 | 5.55 | $2,514.15 | $2,514.15 |
| | Home Improvement Store | 1,000 ft$^2$ GFA | 2.33 | 3.0 | 0.42 | 4.05 | $1,834.65 | $1,834.65 |
| | Hotel | Rooms | 0.60 | 3.0 | 0 | 1.80 | $815.40 | $815.40 |
| | Pharmacy/Drugstore | 1,000 ft$^2$ GFA | 10.29 | 2.8 | 0.49 | 14.69 | $6,654.57 | $6,654.57 |
| | Super Convenience Market/Gas Station | Pumps | 22.96 | 2.4 | 0.76 | 13.22 | $5,988.66 | $5,988.66 |
| | Sit-Down Restaurant | 1,000 ft$^2$ GFA | 9.77 | 3.0 | 0.43 | 16.71 | $7,569.63 | $7,569.63 |
| | Shopping Center | 1,000 ft$^2$ GFA | 3.81 | 3.0 | 0.34 | 7.54 | $3,415.62 | $3,415.62 |
| | Supermarket | 1,000 ft$^2$ GFA | 9.24 | 2.8 | 0.36 | 16.56 | $7,501.68 | $7,501.68 |
| **INDUSTRIAL** | | | | | | | | |
| | Industrial | 1,000 ft$^2$ GFA | 0.63 | 3.0 | 0 | 1.89 | $856.17 | $856.17 |
| | Mini-Warehouse | 1,000 ft$^2$ GFA | 0.17 | 3.0 | 0 | 0.51 | $231.03 | $231.03 |
| | Warehouse | 1,000 ft$^2$ GFA | 0.19 | 3.0 | 0 | 0.57 | $258.21 | $258.21 |
| **INSTITUTIONAL** | | | | | | | | |
| | School | Students | 0.17 | 3.0 | 0 | 0.51 | $231.03 | $231.03 |
| | Day Care Center | Students | 0.79 | 3.0 | 0 | 2.37 | $1,073.61 | $1,073.61 |
| | Nursing Home | 1,000 ft$^2$ GFA | 0.59 | 3.0 | 0 | 1.77 | $801.81 | $801.81 |
| | House of Worship | 1,000 ft$^2$ GFA | 0.49 | 3.0 | 0 | 1.47 | $665.91 | $665.91 |

[1] GFA = Gross Floor Area

[2] (Vehicles); Based on *ITE Trip Generation Manual, 10th Edition*

[3] (Miles); Based on FHWA *National Household Travel Survey* (2017 and 2009)*;* or a maximum of 3 miles

[4] Percentage of traffic already passing by site - land use is an intermediate destination

[5] (Vehicle-Miles)

[6] Based on impact fee of $453.00/service unit

* The land uses and trip generation characteristics listed in this chart are intended as examples. The complete table of land uses and trip generation characteristics is contained in the Institute of Transportation Engineers *Trip Generation Manual, Tenth Edition*, which is incorporated herein by reference.