

**Table 7 - Land Use Equivalency  
City of Wylie 2014 Roadway Impact Fee Study Update**

CATEGORY	LAND USE	DEVELOPMENT UNITS <sup>1</sup>	ITE TRIP RATE <sup>2</sup>	TRIP LENGTH <sup>3</sup>	PASS-BY TRAFFIC <sup>4</sup>	SERVICE UNITS <sup>5</sup>	IMPACT FEE / DEVELOPMENT UNIT <sup>6</sup>	
							Service Area W	Service Area E
<b>RESIDENTIAL</b>								
	Single-Family Detached	Dwelling Unit	1.00	3.0	0	3.00	\$1,200.00	\$1,200.00
	Apartment/Multi-Family	Dwelling Unit	0.62	3.0	0	1.86	\$744.00	\$744.00
	Condominium/Townhouse	Dwelling Unit	0.52	3.0	0	1.56	\$624.00	\$624.00
	Mobile Home	Dwelling Unit	0.59	3.0	0	1.77	\$708.00	\$708.00
<b>OFFICE</b>								
	Office Building	1,000 ft <sup>2</sup> GFA	1.49	3.0	0	4.47	\$1,788.00	\$1,788.00
	Medical Office	1,000 ft <sup>2</sup> GFA	3.57	3.0	0	10.71	\$4,284.00	\$4,284.00
<b>COMMERCIAL</b>								
	Automobile Care Center	1,000 ft <sup>2</sup> GFA	3.11	2.5	0.3	5.44	\$2,176.00	\$2,176.00
	Building Materials/Lumber	1,000 ft <sup>2</sup> GFA	4.49	2.0	0.2	7.18	\$2,872.00	\$2,872.00
	Convenience Stores/Gas Pumps	1,000 ft <sup>2</sup> GFA	50.92	0.4	0.63	7.54	\$3,016.00	\$3,016.00
	Drive-In Bank	1,000 ft <sup>2</sup> GFA	24.3	1.7	0.47	21.89	\$8,756.00	\$8,756.00
	Fast Food Restaurant	1,000 ft <sup>2</sup> GFA	32.65	2.0	0.5	32.65	\$13,060.00	\$13,060.00
	Free-Standing Discount Store	1,000 ft <sup>2</sup> GFA	4.98	2.5	0.17	10.33	\$4,132.00	\$4,132.00
	Garden Center/Nursery	1,000 ft <sup>2</sup> GFA	6.94	2.5	0.2	13.88	\$5,552.00	\$5,552.00
	Golf Course	Acres	0.3	2.5	0	0.75	\$300.00	\$300.00
	Hardware/Paint Store	1,000 ft <sup>2</sup> GFA	4.84	2.5	0.26	8.95	\$3,580.00	\$3,580.00
	Home Improvement Store	1,000 ft <sup>2</sup> GFA	2.33	3.0	0.48	3.63	\$1,452.00	\$1,452.00
	Hotel	Rooms	0.6	3.0	0	1.80	\$720.00	\$720.00
	Pharmacy/Drugstore	1,000 ft <sup>2</sup> GFA	9.91	2.5	0.49	12.64	\$5,056.00	\$5,056.00
	Self-Service Car Wash	Stalls	5.54	2.0	0.6	4.43	\$1,772.00	\$1,772.00
	Service Station	Pumps	13.87	0.5	0.42	4.02	\$1,608.00	\$1,608.00
	Sit-Down Restaurant	1,000 ft <sup>2</sup> GFA	9.85	2.4	0.43	13.47	\$5,388.00	\$5,388.00
	Shopping Center	1,000 ft <sup>2</sup> GFA	3.71	3.0	0.34	7.35	\$2,940.00	\$2,940.00
	Supermarket	1,000 ft <sup>2</sup> GFA	9.48	2.5	0.36	15.17	\$6,068.00	\$6,068.00
<b>INDUSTRIAL</b>								
	Industrial	1,000 ft <sup>2</sup> GFA	0.97	3.0	0	2.91	\$1,164.00	\$1,164.00
	Mini-Warehouse	1,000 ft <sup>2</sup> GFA	0.26	3.0	0	0.78	\$312.00	\$312.00
	Warehouse	1,000 ft <sup>2</sup> GFA	0.32	3.0	0	0.96	\$384.00	\$384.00
<b>INSTITUTIONAL</b>								
	School	Students	0.15	2.1	0	0.32	\$128.00	\$128.00
	Day Care Center	Students	0.81	2.7	0.9	0.22	\$88.00	\$88.00
	Nursing Home	1,000 ft <sup>2</sup> GFA	0.74	2.5	0	1.85	\$740.00	\$740.00
	House of Worship	1,000 ft <sup>2</sup> GFA	0.55	2.1	0	1.16	\$464.00	\$464.00

<sup>1</sup> GFA = Gross Floor Area

<sup>2</sup> (Vehicles); Based on *ITE Trip Generation Manual, 9th Edition*

<sup>3</sup> (Miles); Based on NCTCOG Data

<sup>4</sup> Percentage of traffic already passing by site - land use is an intermediate destination

<sup>5</sup> (Vehicle-Miles)

<sup>6</sup> Based on impact fee of \$400/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, Ninth Edition*, which is incorporated herein by reference.