

**Proposed Roadway Impact Fees
per Land Use Category per Service Area**

Land Use Category	Development Unit	Veh-Mi Per Dev-Unit	Current Impact Fee A	CIAC Impact Fee A	L. Broseh Impact Fee A	Current Impact Fee B	CIAC Impact Fee B	L. Broseh Impact Fee B	Current Impact Fee C	CIAC Impact Fee C	L. Broseh Impact Fee C	Current Impact Fee D	CIAC Impact Fee D	L. Broseh Impact Fee D	
PORT AND TERMINAL															
Truck Terminal	Acre	26.20	\$4,821	\$6,550	\$5,397	\$9,799	\$6,550	\$5,397	\$4,061	\$6,550	\$4,716	\$6,943	\$6,550	\$6,760	
INDUSTRIAL															
General Light Industrial	1,000 SF GFA	3.88	\$721	\$970	\$799	\$1,466	\$970	\$799	\$608	\$970	\$698	\$1,039	\$970	\$1,001	
General Heavy Industrial	1,000 SF GFA	2.72	\$500	\$680	\$560	\$1,017	\$680	\$560	\$422	\$680	\$490	\$721	\$680	\$702	
Industrial Park	1,000 SF GFA	3.44	\$633	\$860	\$709	\$1,287	\$860	\$709	\$533	\$860	\$619	\$912	\$860	\$888	
Warehousing	1,000 SF GFA	1.28	\$434	\$320	\$264	\$883	\$320	\$264	\$366	\$320	\$230	\$625	\$320	\$330	
Mini-Warehouse	1,000 SF GFA	1.04	\$191	\$260	\$214	\$389	\$260	\$214	\$161	\$260	\$187	\$276	\$260	\$268	
RESIDENTIAL															
Single-Family Detached Housing	Dwelling Unit	4.04	\$1,100	\$2,000	\$1,500	\$1,500	\$2,000	\$1,500	\$1,100	\$2,000	\$1,500	\$2,000	\$2,000	\$2,000	
Apartment/Multi-family	Dwelling Unit	2.48	\$675	\$1,228	\$921	\$921	\$1,228	\$921	\$675	\$1,228	\$921	\$1,228	\$1,228	\$1,228	
Residential Condominium/Townhome	Dwelling Unit	2.08	\$566	\$1,030	\$772	\$772	\$1,030	\$772	\$566	\$1,030	\$772	\$1,030	\$1,030	\$1,030	
Mobile Home Park / Manufactured Housing	Dwelling Unit	2.36	\$643	\$1,168	\$876	\$876	\$1,168	\$876	\$643	\$1,168	\$876	\$1,168	\$1,168	\$1,168	
Senior Adult Housing-Detached	Dwelling Unit	1.08	-	\$535	\$401	-	\$535	\$401	-	\$535	\$401	-	\$535	\$535	
Senior Adult Housing-Attached	Dwelling Unit	0.64	\$120	\$317	\$238	\$163	\$317	\$238	\$120	\$317	\$238	\$218	\$317	\$317	
Assisted Living	Beds	0.88	\$240	\$436	\$327	\$327	\$436	\$327	\$240	\$436	\$327	\$436	\$436	\$436	
LODGING															
Hotel	Room	1.90	\$279	\$523	\$428	\$607	\$523	\$428	\$235	\$523	\$428	\$431	\$523	\$523	
Motel / Other Lodging Facilities	Room	1.51	\$222	\$415	\$340	\$484	\$415	\$340	\$187	\$415	\$340	\$343	\$415	\$415	
RECREATIONAL															
Golf Driving Range	Tee	4.02	\$591	\$1,106	\$905	\$1,286	\$1,106	\$905	\$498	\$1,106	\$905	\$912	\$1,106	\$1,106	
Golf Course	Acre	0.96	\$142	\$264	\$216	\$309	\$264	\$216	\$120	\$264	\$216	\$219	\$264	\$264	
Recreational Community Center	1,000 SF GFA	4.66	\$775	\$1,282	\$1,049	\$1,687	\$1,282	\$1,049	\$654	\$1,282	\$1,049	\$1,197	\$1,282	\$1,282	
Ice Skating Rink	1,000 SF GFA	7.59	\$1,115	\$2,087	\$1,708	\$2,428	\$2,087	\$1,708	\$941	\$2,087	\$1,708	\$1,722	\$2,087	\$2,087	
Miniature Golf Course	Hole	1.06	\$156	\$292	\$239	\$340	\$292	\$239	\$132	\$292	\$239	\$241	\$292	\$292	
Multiplex Movie Theater	Screens	43.85	\$6,446	\$12,059	\$9,866	\$14,033	\$12,059	\$9,866	\$5,438	\$12,059	\$9,866	\$9,955	\$12,059	\$12,059	
Racquet / Tennis Club	Court	10.77	\$1,583	\$2,962	\$2,423	\$3,446	\$2,962	\$2,423	\$1,336	\$2,962	\$2,423	\$2,445	\$2,962	\$2,962	
INSTITUTIONAL															
Church	1,000 SF GFA	1.16	\$204	\$319	\$261	\$444	\$319	\$261	\$172	\$319	\$261	\$315	\$319	\$319	
Day Care Center	1,000 SF GFA	18.31	\$4,069	\$5,035	\$4,120	\$8,857	\$5,035	\$4,120	\$3,432	\$5,035	\$4,120	\$6,283	\$5,035	\$5,035	
Primary/Middle School (1-8)	Students	0.34	\$46	\$94	\$77	\$101	\$94	\$77	\$39	\$94	\$77	\$72	\$94	\$94	
High School	Students	0.27	\$43	\$74	\$61	\$94	\$74	\$61	\$36	\$74	\$61	\$67	\$74	\$74	
Junior / Community College	Students	0.25	\$37	\$69	\$56	\$81	\$69	\$56	\$31	\$69	\$56	\$57	\$69	\$69	
University / College	Students	0.44	\$65	\$121	\$99	\$141	\$121	\$99	\$55	\$121	\$99	\$100	\$121	\$121	
MEDICAL															
Clinic	1,000 SF GFA	19.55	\$2,875	\$5,376	\$4,399	\$6,257	\$5,376	\$4,399	\$2,425	\$5,376	\$4,399	\$4,439	\$5,376	\$5,376	
Hospital	Beds	4.95	\$721	\$1,361	\$1,114	\$1,570	\$1,361	\$1,114	\$609	\$1,361	\$1,114	\$1,114	\$1,361	\$1,361	
Nursing Home	Beds	0.83	\$122	\$228	\$187	\$266	\$228	\$187	\$103	\$228	\$187	\$189	\$228	\$228	
Animal Hospital/Veterinary Clinic	1,000 SF GFA	12.46	-	\$3,427	\$2,804	-	\$3,427	\$2,804	-	\$3,427	\$2,804	-	\$3,427	\$3,427	
OFFICE															
Corporate Headquarters Building	1,000 SF GFA	5.60	\$823	\$1,540	\$1,260	\$1,792	\$1,540	\$1,260	\$694	\$1,540	\$1,260	\$1,271	\$1,540	\$1,540	
General Office Building	1,000 SF GFA	5.96	\$876	\$1,639	\$1,341	\$1,907	\$1,639	\$1,341	\$739	\$1,639	\$1,341	\$1,353	\$1,639	\$1,639	
Medical-Dental Office Building	1,000 SF GFA	13.84	\$2,187	\$3,806	\$3,114	\$4,762	\$3,806	\$3,114	\$1,845	\$3,806	\$3,114	\$3,378	\$3,806	\$3,806	
Single Tenant Office Building	1,000 SF GFA	6.92	\$1,017	\$1,903	\$1,557	\$2,214	\$1,903	\$1,557	\$858	\$1,903	\$1,557	\$1,571	\$1,903	\$1,903	
Office Park	1,000 SF GFA	5.92	\$882	\$1,628	\$1,332	\$1,920	\$1,628	\$1,332	\$744	\$1,628	\$1,332	\$1,362	\$1,628	\$1,628	
COMMERCIAL															
Automobile Related															
Automobile Care Center	1,000 SF GFA	6.52	\$958	\$1,793	\$1,467	\$2,086	\$1,793	\$1,467	\$808	\$1,793	\$1,467	\$1,480	\$1,793	\$1,793	
Automobile Parts Sales	1,000 SF GFA	10.96	\$1,611	\$3,014	\$2,466	\$3,507	\$3,014	\$2,466	\$1,359	\$3,014	\$2,466	\$2,488	\$3,014	\$3,014	
Gasoline/Service Station	Fueling Position	4.83	\$709	\$1,327	\$1,086	\$1,543	\$1,327	\$1,086	\$598	\$1,327	\$1,086	\$1,095	\$1,327	\$1,327	
Gasoline/Service Station w/ Conv Market	Fueling Position	3.53	\$519	\$971	\$795	\$1,130	\$971	\$795	\$438	\$971	\$795	\$802	\$971	\$971	
Gasoline/Service Station w/ Conv Market and Car	Fueling Position	3.68	\$517	\$1,012	\$828	\$1,126	\$1,012	\$828	\$436	\$1,012	\$828	\$799	\$1,012	\$1,012	
New Car Sales	1,000 SF GFA	6.66	\$998	\$1,832	\$1,499	\$2,173	\$1,832	\$1,499	\$842	\$1,832	\$1,499	\$1,541	\$1,832	\$1,832	
Quick Lubrication Vehicle Shop	Servicing Positions	10.01	\$1,472	\$2,753	\$2,253	\$3,204	\$2,753	\$2,253	\$1,241	\$2,753	\$2,253	\$2,273	\$2,753	\$2,753	
Self-Service Car Wash	Stall	1.99	\$293	\$548	\$449	\$638	\$548	\$449	\$247	\$548	\$449	\$453	\$548	\$548	
Tire Store	1,000 SF GFA	9.61	\$1,712	\$2,642	\$2,161	\$3,726	\$2,642	\$2,161	\$1,444	\$2,642	\$2,161	\$2,643	\$2,642	\$2,642	
Dining															
Fast Food Restaurant with Drive-Thru Window	1,000 SF GFA	40.52	\$6,098	\$11,144	\$9,118	\$13,274	\$11,144	\$9,118	\$5,144	\$11,144	\$9,118	\$9,416	\$11,144	\$11,144	
Fast Food Restaurant without Drive-Thru Window	1,000 SF GFA	31.31	\$4,603	\$8,612	\$7,046	\$10,021	\$8,612	\$7,046	\$3,883	\$8,612	\$7,046	\$7,108	\$8,612	\$8,612	
High Turnover (Sit-Down) Restaurant	1,000 SF GFA	15.22	\$2,191	\$4,186	\$3,425	\$4,770	\$4,186	\$3,425	\$1,849	\$4,186	\$3,425	\$3,384	\$4,186	\$4,186	
Quality Restaurant	1,000 SF GFA	10.05	\$1,477	\$2,763	\$2,260	\$3,215	\$2,763	\$2,260	\$1,246	\$2,763	\$2,260	\$2,280	\$2,763	\$2,763	
Coffee/Donut Shop with Drive-Thru Window	1,000 SF GFA	30.85	-	\$8,482	\$6,940	-	\$8,482	\$6,940	-	\$8,482	\$6,940	-	\$8,482	\$8,482	
Other Retail															
Free-Standing Discount Store	1,000 SF GFA	11.25	\$1,674	\$3,094	\$2,532	\$3,644	\$3,094	\$2,532	\$1,412	\$3,094	\$2,532	\$2,585	\$3,094	\$3,094	
Nursery (Garden Center)	1,000 SF GFA	8.55	\$1,257	\$2,352	\$1,924	\$2,737	\$2,352	\$1,924	\$1,060	\$2,352	\$1,924	\$1,941	\$2,352	\$2,352	
Home Improvement Superstore	1,000 SF GFA	3.96	\$811	\$1,090	\$891	\$1,764	\$1,090	\$891	\$684	\$1,090	\$891	\$1,252	\$1,090	\$1,090	
Pharmacy/Drugstore w/o Drive-Thru Window	1,000 SF GFA	12.72	-	\$3,499	\$2,863	-	\$3,499	\$2,863	-	\$3,499	\$2,863	-	\$3,499	\$3,499	
Pharmacy/Drugstore w/ Drive-Thru Window	1,000 SF GFA	16.97	\$2,078	\$4,667	\$3,818	\$4,523	\$4,667	\$3,818	\$1,753	\$4,667	\$3,818	\$3,208	\$4,667	\$4,667	
Shopping Center	1,000 SF GFA	7.91	\$1,170	\$2,177	\$1,781	\$2,546	\$2,177	\$1,781	\$987	\$2,177	\$1,781	\$1,806	\$2,177	\$2,177	
Supermarket	1,000 SF GFA	21.60	\$3,161	\$5,941	\$4,861	\$6,881	\$5,941	\$4,861	\$2,666	\$5,941	\$4,861	\$4,881	\$5,941	\$5,941	
Toy/Children's Superstore	1,000 SF GFA	11.23	\$1,651	\$3,088	\$2,527	\$3,594	\$3,088	\$2,527	\$1,393	\$3,088	\$2,527	\$2,549	\$3,088	\$3,088	
Department Store	1,000 SF GFA	4.01	-	\$1,102	\$901	-	\$1,102	\$901	-	\$1,102	\$901	-	\$1,102	\$1,102	
Video Rental Store	1,000 SF GFA	21.86	\$3,214	\$6,012	\$4,919	\$6,996	\$6,012	\$4,919	\$2,711	\$6,012	\$4,919	\$4,963	\$6,012	\$6,012	
SERVICES															
Walk-In Bank	1,000 SF GFA	12.34	\$4,956	\$3,392	\$2,776	\$10,788	\$3,392	\$2,776	\$4,180	\$3,392	\$2,776	\$7,653	\$3,392	\$3,392	
Drive-In Bank	Drive-in Lanes	24.62	\$6,040	\$6,772	\$5,540	\$13,149	\$6,772	\$5,540	\$5,095	\$6,772	\$5,540	\$9,328	\$6,772	\$6,772	
Hair Salon	1,000 SF GLA	1.72	-	\$473	\$387	-	\$473	\$387	-	\$473	\$387	-	\$473	\$473	

Proposed Roadway Impact Fees for A Few Land Use Examples

Land Use Category	Square Footage	Veh-Mi Per Dev-Unit	Current Impact Fee A	CIAC Impact Fee A	L. Broseh Impact Fee A	Current Impact Fee B	CIAC Impact Fee B	L. Broseh Impact Fee B	Current Impact Fee C	CIAC Impact Fee C	L. Broseh Impact Fee C	Current Impact Fee D	CIAC Impact Fee D	L. Broseh Impact Fee D
General Light Industrial	35,000	3.88	\$25,245	\$33,950	\$27,975	\$51,313	\$33,950	\$27,975	\$21,266	\$33,950	\$24,444	\$36,358	\$33,950	\$35,036
General Office Building	3,000	5.96	\$2,628	\$4,917	\$4,023	\$5,722	\$4,917	\$4,023	\$2,217	\$4,917	\$4,023	\$4,059	\$4,917	\$4,917
Quality Restaurant	4,000	10.05	\$5,907	\$11,050	\$9,041	\$12,858	\$11,050	\$9,041	\$4,983	\$11,050	\$9,041	\$9,121	\$11,050	\$11,050
Pharmacy/Drugstore w/ Drive-Thru Window	5,000	16.97	\$10,388	\$23,334	\$19,092	\$22,614	\$23,334	\$19,092	\$8,763	\$23,334	\$19,092	\$16,042	\$23,334	\$23,334
Supermarket	30,000	21.60	\$94,823	\$178,240	\$145,832	\$206,418	\$178,240	\$145,832	\$79,987	\$178,240	\$145,832	\$146,428	\$178,240	\$178,240