

IMPACT FEE SERVICE AREAS

ORDINANCE 208 A
EFFECTIVE OCTOBER 1, 2011



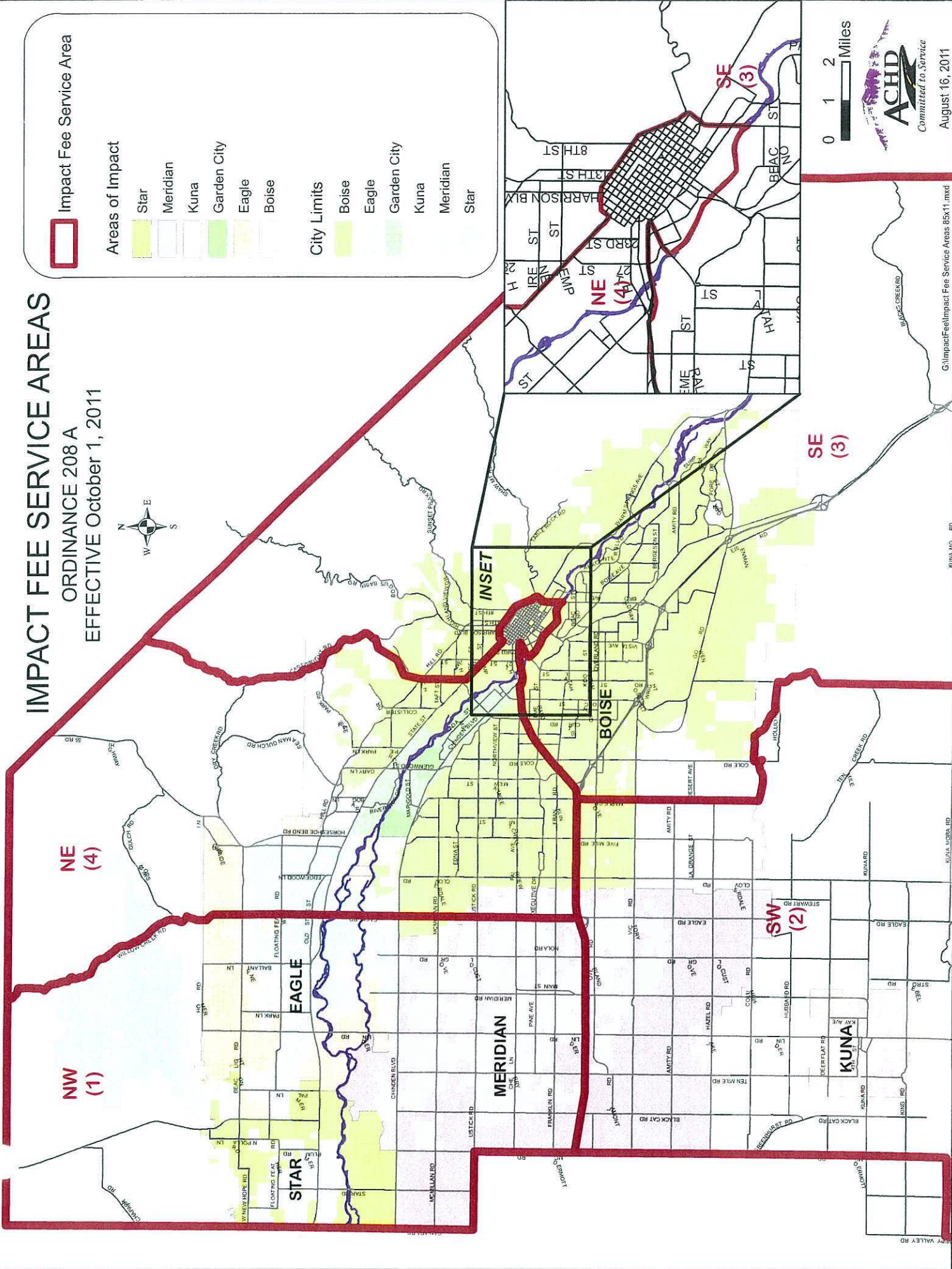
Impact Fee Service Area

Areas of Impact

- Star
- Meridian
- Kuna
- Garden City
- Eagle
- Boise

City Limits

- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star



August 16, 2011

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EXHIBIT A - FY 2012 Traffic Impact Fee Schedule

Service Area:

1 - NORTHWEST



Service Area	Average Trip Length	Network
Service Area	7.41	0.387
Neighborhood Land Uses	50%	25%

VMT Cost
\$2,615

ITE - 8th Edition Land Use	ITE Code	ITE TRIP RATES (One-Way)		ADJUSTMENT FACTORS			VMT Cost	Traffic Impact Fee
		PM Peak Hour	New Trip (Pass-By Only)	Average Trip Length	Network			
(rounded)								

RESIDENTIAL		Per Dwelling Unit						
Single Family	210	0.505	1.00	7.41	0.387	\$2,615	\$3,787	
Apartment	220	0.310	1.00	7.41	0.387	\$2,615	\$2,325	
Residential Condo/Townhouse	230	0.260	1.00	7.41	0.387	\$2,615	\$1,950	
Mobile Home	240	0.295	1.00	7.41	0.387	\$2,615	\$2,212	
		Per Bed						
Assisted Living	254	0.110	1.00	7.41	0.387	\$2,615	\$825	

		Per Room						
Hotel	310	0.295	1.00	7.41	0.387	\$2,615	\$2,212	
Motel	320	0.235	1.00	7.41	0.387	\$2,615	\$1,762	

		Per 1,000 Sq. Ft.						
Automobile Care Center	942	1.690	0.72	3.71	0.387	\$2,615	\$4,569	
Automobile Parts and Service Center	943	2.230	0.57	3.71	0.387	\$2,615	\$4,772	
Bank, Drive-Thru	912	12.910	0.53	1.85	0.387	\$2,615	\$12,810	
Building Materials and Lumber	812	2.245	0.74	7.41	0.387	\$2,615	\$12,458	
Church	560	0.275	1.00	3.71	0.387	\$2,615	\$1,032	
Convenience Market (24hrs)	851	26.205	0.39	1.85	0.387	\$2,615	\$19,134	
Day Care Center	565	6.230	0.56	1.85	0.387	\$2,615	\$6,532	
Discount Club	857	2.120	0.77	7.41	0.387	\$2,615	\$12,241	
Free-standing Discount Store	815	2.500	0.83	7.41	0.387	\$2,615	\$15,560	
Free-standing Discount Superstore	813	2.305	0.72	7.41	0.387	\$2,615	\$12,445	
Furniture Store	890	0.225	0.47	7.41	0.387	\$2,615	\$793	
Garden Center / Nursery	817	1.900	0.74	7.41	0.387	\$2,615	\$10,544	
Hardware/Paint Store	816	2.420	0.74	7.41	0.387	\$2,615	\$13,429	
Home Improvement Superstore	862	1.185	0.52	7.41	0.387	\$2,615	\$4,621	
Hospital	610	0.570	1.00	7.41	0.387	\$2,615	\$4,274	
Light Industrial	110	0.485	1.00	7.41	0.387	\$2,615	\$3,637	
Manufacturing	140	0.365	1.00	7.41	0.387	\$2,615	\$2,737	
Mini-Warehouse	151	0.130	1.00	7.41	0.387	\$2,615	\$975	
New Car Sales	841	1.295	0.72	7.41	0.387	\$2,615	\$6,992	
Pharmacy/Drug store (No Drive-Thru)	880	4.210	0.47	1.85	0.387	\$2,615	\$3,705	
Pharmacy/Drug store (With Drive-Thru)	881	5.175	0.51	1.85	0.387	\$2,615	\$4,941	
Restaurant - Fast Food w/ drive-thru window	934	16.920	0.50	1.85	0.387	\$2,615	\$15,839	
Restaurant - High Turnover	932	5.575	0.57	3.71	0.387	\$2,615	\$11,931	
Restaurant - Quality	931	3.745	0.56	3.71	0.387	\$2,615	\$7,874	
Shopping Center	820	1.865	0.66	7.41	0.387	\$2,615	\$9,230	
Specialty Retail	814	1.355	0.66	7.41	0.387	\$2,615	\$6,706	
Supermarket (Free Standing)	850	5.250	0.64	1.85	0.387	\$2,615	\$6,291	
Tire Store	848	2.075	0.72	7.41	0.387	\$2,615	\$11,203	
Warehousing	150	0.160	1.00	7.41	0.387	\$2,615	\$1,200	

OFFICE DEVELOPMENTS		Per 1,000 Sq. Ft.						
General Office (Many Users)	710	0.745	1.00	7.41	0.387	\$2,615	\$5,587	
Medical/Dental Office Bldg	720	1.730	1.00	7.41	0.387	\$2,615	\$12,973	

		Per Indicated Unit						
Gas Station with Conv Mkt (fueling position)	945	6.690	0.44	1.85	0.387	\$2,615	\$5,511	
Gas Station (vehicle fueling position)	944	6.935	0.58	1.85	0.387	\$2,615	\$7,531	
Golf Course (Hole)	430	1.390	1.00	7.41	0.387	\$2,615	\$10,424	
Movie Theater w/ matinee (seat)	444	0.035	1.00	7.41	0.387	\$2,615	\$262	
Public Park - City (acre)	411	0.064	1.00	3.71	0.387	\$2,615	\$240	
Quick Lubrication (servicing positions)	941	2.595	0.58	1.85	0.387	\$2,615	\$2,818	
Self-Service Car Wash (Stall)	947	2.770	0.58	1.85	0.387	\$2,615	\$3,008	

EXHIBIT A - FY 2012 Traffic Impact Fee Schedule

Service Area:

2 - SOUTHWEST



Service Area Adjustment Factors	Average Trip Length	Network
Service Area	8.23	0.346
Neighborhood Land Uses	50%	25%

VTM Cost
\$2,440

ITE - 8th Edition Land Use	ITE Code	ITE TRIP RATES (One-Way)		ADJUSTMENT FACTORS			VTM Cost	Traffic Impact Fee
		PM Peak Hour	x	New Trip (Pass-By Only)	x	Average Trip Length		

(rounded)

RESIDENTIAL		Per Dwelling Unit						
Single Family	210	0.505	1.00	8.23	0.346	\$2,440	\$3,509	
Apartment	220	0.310	1.00	8.23	0.346	\$2,440	\$2,154	
Residential Condo/Townhouse	230	0.260	1.00	8.23	0.346	\$2,440	\$1,807	
Mobile Home	240	0.295	1.00	8.23	0.346	\$2,440	\$2,050	
		Per Bed						
Assisted Living	254	0.110	1.00	8.23	0.346	\$2,440	\$764	

		Per Room						
Hotel	310	0.295	1.00	8.23	0.346	\$2,440	\$2,050	
Motel	320	0.235	1.00	8.23	0.346	\$2,440	\$1,633	

		Per 1,000 Sq. Ft.						
Automobile Care Center	942	1.690	0.72	4.12	0.346	\$2,440	\$4,232	
Automobile Parts and Service Center	943	2.230	0.57	4.12	0.346	\$2,440	\$4,421	
Bank, Drive-Thru	912	12.910	0.53	2.06	0.346	\$2,440	\$11,900	
Building Materials and Lumber	812	2.245	0.74	8.23	0.346	\$2,440	\$11,543	
Church	560	0.275	1.00	4.12	0.346	\$2,440	\$957	
Convenience Market (24hrs)	851	26.205	0.39	2.06	0.346	\$2,440	\$17,774	
Day Care Center	565	6.230	0.56	2.06	0.346	\$2,440	\$6,067	
Discount Club	857	2.120	0.77	8.23	0.346	\$2,440	\$11,342	
Free-standing Discount Store	815	2.500	0.83	8.23	0.346	\$2,440	\$14,417	
Free-standing Discount Superstore	813	2.305	0.72	8.23	0.346	\$2,440	\$11,531	
Furniture Store	890	0.225	0.47	8.23	0.346	\$2,440	\$735	
Garden Center / Nursery	817	1.900	0.74	8.23	0.346	\$2,440	\$9,769	
Hardware/Paint Store	816	2.420	0.74	8.23	0.346	\$2,440	\$12,443	
Home Improvement Superstore	862	1.185	0.52	8.23	0.346	\$2,440	\$4,281	
Hospital	610	0.570	1.00	8.23	0.346	\$2,440	\$3,960	
Light Industrial	110	0.485	1.00	8.23	0.346	\$2,440	\$3,370	
Manufacturing	140	0.365	1.00	8.23	0.346	\$2,440	\$2,536	
Mini-Warehouse	151	0.130	1.00	8.23	0.346	\$2,440	\$903	
New Car Sales	841	1.295	0.72	8.23	0.346	\$2,440	\$6,478	
Pharmacy/Drug store (No Drive-Thru)	880	4.210	0.47	2.06	0.346	\$2,440	\$3,441	
Pharmacy/Drug store (With Drive-Thru)	881	5.175	0.51	2.06	0.346	\$2,440	\$4,590	
Restaurant - Fast Food w/ drive-thru windc	934	16.920	0.50	2.06	0.346	\$2,440	\$14,713	
Restaurant - High Turnover	932	5.575	0.57	4.12	0.346	\$2,440	\$11,053	
Restaurant - Quality	931	3.745	0.56	4.12	0.346	\$2,440	\$7,295	
Shopping Center	820	1.865	0.66	8.23	0.346	\$2,440	\$8,552	
Specialty Retail	814	1.355	0.66	8.23	0.346	\$2,440	\$6,214	
Supermarket (Free Standing)	850	5.250	0.64	2.06	0.346	\$2,440	\$5,843	
Tire Store	848	2.075	0.72	8.23	0.346	\$2,440	\$10,380	
Warehousing	150	0.160	1.00	8.23	0.346	\$2,440	\$1,112	

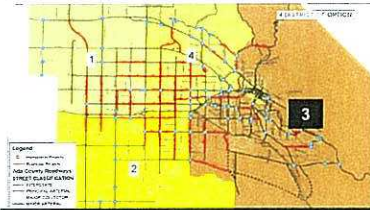
OFFICE DEVELOPMENTS		Per 1,000 Sq. Ft.						
General Office (Many Users)	710	0.745	1.00	8.23	0.346	\$2,440	\$5,176	
Medical/Dental Office Bldg	720	1.730	1.00	8.23	0.346	\$2,440	\$12,020	

		Per Indicated Unit						
Gas Station with Conv Mkt (fueling positior	945	6.690	0.44	2.06	0.346	\$2,440	\$5,119	
Gas Station (vehicle fueling position)	944	6.935	0.58	2.06	0.346	\$2,440	\$6,995	
Golf Course (Hole)	430	1.390	1.00	8.23	0.346	\$2,440	\$9,658	
Movie Theater w/ matinee (seat)	444	0.035	1.00	8.23	0.346	\$2,440	\$243	
Public Park - City (acre)	411	0.064	1.00	4.12	0.346	\$2,440	\$223	
Quick Lubrication (servicing positions)	941	2.595	0.58	2.06	0.346	\$2,440	\$2,618	
Self-Service Car Wash (Stall)	947	2.770	0.58	2.06	0.346	\$2,440	\$2,794	

EXHIBIT A - FY 2012 Traffic Impact Fee Schedule

Service Area:

3 - SOUTHEAST



Service Area Adjustment Factors	Average Trip Length	Network
Service Area	6.99	0.341
Neighborhood Land Uses	50%	25%

VMT Cost
\$2,364

Land Use	ITE Code	ITE TRIP RATES (One-Way)		ADJUSTMENT FACTORS			VMT Cost	Traffic Impact Fee
		PM Peak Hour	x	New Trip (Pass-By Only)	x	Average Trip Length		

(rounded)

RESIDENTIAL		Per Dwelling Unit						
Single Family	210	0.505	1.00	6.99	0.341	\$2,364	\$2,846	
Apartment	220	0.310	1.00	6.99	0.341	\$2,364	\$1,747	
Residential Condo/Townhouse	230	0.260	1.00	6.99	0.341	\$2,364	\$1,465	
Mobile Home	240	0.295	1.00	6.99	0.341	\$2,364	\$1,662	
		Per Bed						
Assisted Living	254	0.110	1.00	6.99	0.341	\$2,364	\$620	

		Per Room						
Hotel	310	0.295	1.00	6.99	0.341	\$2,364	\$1,662	
Motel	320	0.235	1.00	6.99	0.341	\$2,364	\$1,324	

		Per 1,000 Sq. Ft.						
Automobile Care Center	942	1.690	0.72	3.50	0.341	\$2,364	\$3,433	
Automobile Parts and Service Center	943	2.230	0.57	3.50	0.341	\$2,364	\$3,586	
Bank, Drive-Thru	912	12.910	0.53	1.75	0.341	\$2,364	\$9,653	
Building Materials and Lumber	812	2.245	0.74	6.99	0.341	\$2,364	\$9,361	
Church	560	0.275	1.00	3.50	0.341	\$2,364	\$776	
Convenience Market (24hrs)	851	26.205	0.39	1.75	0.341	\$2,364	\$14,417	
Day Care Center	565	6.230	0.56	1.75	0.341	\$2,364	\$4,922	
Discount Club	857	2.120	0.77	6.99	0.341	\$2,364	\$9,198	
Free-standing Discount Store	815	2.500	0.83	6.99	0.341	\$2,364	\$11,692	
Free-standing Discount Superstore	813	2.305	0.72	6.99	0.341	\$2,364	\$9,352	
Furniture Store	890	0.225	0.47	6.99	0.341	\$2,364	\$596	
Garden Center / Nursery	817	1.900	0.74	6.99	0.341	\$2,364	\$7,923	
Hardware/Paint Store	816	2.420	0.74	6.99	0.341	\$2,364	\$10,091	
Home Improvement Superstore	862	1.185	0.52	6.99	0.341	\$2,364	\$3,472	
Hospital	610	0.570	1.00	6.99	0.341	\$2,364	\$3,212	
Light Industrial	110	0.485	1.00	6.99	0.341	\$2,364	\$2,733	
Manufacturing	140	0.365	1.00	6.99	0.341	\$2,364	\$2,057	
Mini-Warehouse	151	0.130	1.00	6.99	0.341	\$2,364	\$733	
New Car Sales	841	1.295	0.72	6.99	0.341	\$2,364	\$5,254	
Pharmacy/Drug store (No Drive-Thru)	880	4.210	0.47	1.75	0.341	\$2,364	\$2,791	
Pharmacy/Drug store (With Drive-Thru)	881	5.175	0.51	1.75	0.341	\$2,364	\$3,723	
Restaurant - Fast Food w/ drive-thru window	934	16.920	0.50	1.75	0.341	\$2,364	\$11,935	
Restaurant - High Turnover	932	5.575	0.57	3.50	0.341	\$2,364	\$8,966	
Restaurant - Quality	931	3.745	0.56	3.50	0.341	\$2,364	\$5,917	
Shopping Center	820	1.865	0.66	6.99	0.341	\$2,364	\$6,936	
Specialty Retail	814	1.355	0.66	6.99	0.341	\$2,364	\$5,039	
Supermarket (Free Standing)	850	5.250	0.64	1.75	0.341	\$2,364	\$4,740	
Tire Store	848	2.075	0.72	6.99	0.341	\$2,364	\$8,418	
Warehousing	150	0.160	1.00	6.99	0.341	\$2,364	\$902	

OFFICE DEVELOPMENTS		Per 1,000 Sq. Ft.						
General Office (Many Users)	710	0.745	1.00	6.99	0.341	\$2,364	\$4,198	
Medical/Dental Office Bldg	720	1.730	1.00	6.99	0.341	\$2,364	\$9,748	

		Per Indicated Unit						
Gas Station with Conv Mkt (fueling position)	945	6.690	0.44	1.75	0.341	\$2,364	\$4,153	
Gas Station (vehicle fueling position)	944	6.935	0.58	1.75	0.341	\$2,364	\$5,674	
Golf Course (Hole)	430	1.390	1.00	6.99	0.341	\$2,364	\$7,832	
Movie Theater w/ matinee (seat)	444	0.035	1.00	6.99	0.341	\$2,364	\$197	
Public Park - City (acre)	411	0.064	1.00	3.50	0.341	\$2,364	\$181	
Quick Lubrication (servicing positions)	941	2.595	0.58	1.75	0.341	\$2,364	\$2,123	
Self-Service Car Wash (Stall)	947	2.770	0.58	1.75	0.341	\$2,364	\$2,266	

