

2019 IMPACT FEE STUDY SUMMARY

RESIDENTIAL DEVELOPMENT

| SIZE OF RESIDENTIAL UNIT | MAXIMUM Development Fees per Unit | PROPOSED Development Fees per Unit ** | CURRENT Development Fees per Unit * |
|---|-----------------------------------|---------------------------------------|-------------------------------------|
| 750 or Less | \$3,601 | \$1,388 | \$1,405 |
| 751 to 1,000 | \$4,773 | \$1,546 | \$1,405 |
| 1,001 to 1,250 | \$5,704 | \$1,717 | \$1,561 |
| 1,251 to 1,500 | \$6,470 | \$1,841 | \$1,674 |
| 1,501 to 1,750 | \$7,102 | \$2,071 | \$1,883 |
| 1,751 to 2,000 | \$7,666 | \$2,162 | \$1,965 |
| 2,001 to 2,250 # (Typical residential) | \$8,137 | \$2,335 | \$2,123 |
| 2,251 to 2,500 | \$8,569 | \$2,407 | \$2,188 |
| 2,501 to 2,750 | \$8,971 | \$2,551 | \$2,319 |
| 2,751 to 3,000 | \$9,335 | \$2,610 | \$2,373 |
| 3,001 to 3,250 | \$9,669 | \$2,666 | \$2,424 |
| 3,251 to 3,500 | \$9,969 | \$2,746 | \$2,424 |
| 3,501 to 3,750 | \$10,266 | \$2,828 | \$2,424 |
| 3,751 to 4,000 | \$10,532 | \$2,902 | \$2,424 |
| 4,000 or More | \$10,770 | \$2,939 | \$2,424 |

NON RESIDENTIAL DEVELOPMENT

| NON RESIDENTIAL DEVELOPMENT TYPE | MAXIMUM Development Fees per 1,000 Square Feet | PROPOSED Development Fees per 1,000 Square Feet | CURRENT Development Fees per 1,000 Square Feet |
|----------------------------------|--|---|--|
| Commercial / Retail | \$6,196 | \$3,993 | \$3,630 |
| Industrial | \$1,918 | \$1,236 | \$876 |
| Office / Other Service | \$3,632 | \$2,341 | \$2,035 |
| Institutional | \$2,621 | \$1,689 | \$2,035 |

* - Current Development fees are restated to conform to the new square footage categories in the study.

** - Proposed Development fee is calculated to maximize transportation impact fee, then allocate remaining balance on the Maximum Development Fee Allocation % without Transportation

2019 IMPACT FEE STUDY FEE DETAIL

RESIDENTIAL DEVELOPMENT

| SIZE OF RESIDENTIAL UNIT | MAXIMUM Development Fees per Unit | | | | | | PROPOSED Development Fees per Unit ** | | | | | | CURRENT Development Fees per Unit * | | | | | | \$ CHANGE Development Fees per Unit | | | | | | % CHANGE Development Fees per Unit | | | | | |
|--|-----------------------------------|-------|-----------------|----------------------|----------------|----------|---------------------------------------|-------|-----------------|----------------------|----------------|---------|-------------------------------------|-------|-----------------|----------------------|----------------|---------|-------------------------------------|-------|-----------------|----------------------|----------------|--------|------------------------------------|------|-----------------|----------------------|----------------|-------|
| | COMMUNITY SERVICE | FIRE | LAW ENFORCEMENT | PARKS AND OPEN SPACE | TRANSPORTATION | TOTAL | COMMUNITY SERVICE | FIRE | LAW ENFORCEMENT | PARKS AND OPEN SPACE | TRANSPORTATION | TOTAL | COMMUNITY SERVICE | FIRE | LAW ENFORCEMENT | PARKS AND OPEN SPACE | TRANSPORTATION | TOTAL | COMMUNITY SERVICE | FIRE | LAW ENFORCEMENT | PARKS AND OPEN SPACE | TRANSPORTATION | TOTAL | COMMUNITY SERVICE | FIRE | LAW ENFORCEMENT | PARKS AND OPEN SPACE | TRANSPORTATION | TOTAL |
| 750 or Less | \$571 | \$206 | \$61 | \$1,993 | \$769 | \$3,601 | \$179 | \$76 | \$15 | \$349 | \$769 | \$1,388 | \$180 | \$77 | \$14 | \$320 | \$814 | \$1,405 | (\$1) | (\$1) | \$1 | \$29 | (\$45) | (\$17) | 0% | -2% | 7% | 9% | -6% | -1% |
| 751 to 1,000 | \$767 | \$276 | \$83 | \$2,677 | \$970 | \$4,773 | \$180 | \$77 | \$14 | \$320 | \$955 | \$1,546 | \$180 | \$77 | \$14 | \$320 | \$814 | \$1,405 | \$0 | \$0 | \$0 | \$0 | \$141 | \$141 | 0% | 0% | 0% | 0% | 17% | 10% |
| 1,001 to 1,250 | \$924 | \$333 | \$99 | \$3,224 | \$1,124 | \$5,704 | \$213 | \$82 | \$15 | \$380 | \$1,027 | \$1,717 | \$213 | \$82 | \$15 | \$380 | \$871 | \$1,561 | \$0 | \$0 | \$0 | \$0 | \$156 | \$156 | 0% | 0% | 0% | 0% | 18% | 10% |
| 1,251 to 1,500 | \$1,053 | \$379 | \$113 | \$3,673 | \$1,251 | \$6,470 | \$213 | \$92 | \$17 | \$380 | \$1,139 | \$1,841 | \$213 | \$92 | \$17 | \$380 | \$972 | \$1,674 | \$0 | \$0 | \$0 | \$0 | \$167 | \$167 | 0% | 0% | 0% | 0% | 17% | 10% |
| 1,501 to 1,750 | \$1,160 | \$418 | \$125 | \$4,044 | \$1,356 | \$7,102 | \$238 | \$104 | \$19 | \$422 | \$1,288 | \$2,071 | \$238 | \$104 | \$19 | \$422 | \$1,100 | \$1,883 | \$0 | \$0 | \$0 | \$0 | \$188 | \$188 | 0% | 0% | 0% | 0% | 17% | 10% |
| 1,751 to 2,000 | \$1,255 | \$452 | \$135 | \$4,376 | \$1,448 | \$7,666 | \$238 | \$111 | \$20 | \$422 | \$1,371 | \$2,162 | \$238 | \$111 | \$20 | \$422 | \$1,174 | \$1,965 | \$0 | \$0 | \$0 | \$0 | \$197 | \$197 | 0% | 0% | 0% | 0% | 17% | 10% |
| 2,001 to 2,250 # (Typical residential) | \$1,333 | \$480 | \$143 | \$4,650 | \$1,530 | \$8,137 | \$255 | \$120 | \$22 | \$453 | \$1,485 | \$2,335 | \$255 | \$120 | \$22 | \$453 | \$1,273 | \$2,123 | \$0 | \$0 | \$0 | \$0 | \$212 | \$212 | 0% | 0% | 0% | 0% | 17% | 10% |
| 2,251 to 2,500 | \$1,406 | \$506 | \$151 | \$4,904 | \$1,602 | \$8,569 | \$255 | \$126 | \$23 | \$453 | \$1,550 | \$2,407 | \$255 | \$126 | \$23 | \$453 | \$1,331 | \$2,188 | \$0 | \$0 | \$0 | \$0 | \$219 | \$219 | 0% | 0% | 0% | 0% | 16% | 10% |
| 2,501 to 2,750 | \$1,473 | \$531 | \$159 | \$5,138 | \$1,670 | \$8,971 | \$270 | \$133 | \$24 | \$481 | \$1,643 | \$2,551 | \$270 | \$133 | \$24 | \$481 | \$1,411 | \$2,319 | \$0 | \$0 | \$0 | \$0 | \$232 | \$232 | 0% | 0% | 0% | 0% | 16% | 10% |
| 2,751 to 3,000 | \$1,535 | \$553 | \$165 | \$5,353 | \$1,729 | \$9,335 | \$270 | \$138 | \$25 | \$481 | \$1,696 | \$2,610 | \$270 | \$138 | \$25 | \$481 | \$1,459 | \$2,373 | \$0 | \$0 | \$0 | \$0 | \$237 | \$237 | 0% | 0% | 0% | 0% | 16% | 10% |
| 3,001 to 3,250 | \$1,591 | \$573 | \$171 | \$5,549 | \$1,785 | \$9,669 | \$270 | \$142 | \$26 | \$481 | \$1,747 | \$2,666 | \$270 | \$142 | \$26 | \$481 | \$1,505 | \$2,424 | \$0 | \$0 | \$0 | \$0 | \$242 | \$242 | 0% | 0% | 0% | 0% | 16% | 10% |
| 3,251 to 3,500 | \$1,641 | \$591 | \$177 | \$5,725 | \$1,836 | \$9,969 | \$270 | \$142 | \$26 | \$481 | \$1,827 | \$2,746 | \$270 | \$142 | \$26 | \$481 | \$1,505 | \$2,424 | \$0 | \$0 | \$0 | \$0 | \$322 | \$322 | 0% | 0% | 0% | 0% | 21% | 13% |
| 3,501 to 3,750 | \$1,692 | \$609 | \$182 | \$5,900 | \$1,883 | \$10,266 | \$270 | \$142 | \$26 | \$481 | \$1,909 | \$2,828 | \$270 | \$142 | \$26 | \$481 | \$1,505 | \$2,424 | \$0 | \$0 | \$0 | \$0 | \$404 | \$404 | 0% | 0% | 0% | 0% | 27% | 17% |
| 3,751 to 4,000 | \$1,736 | \$625 | \$187 | \$6,057 | \$1,926 | \$10,532 | \$270 | \$142 | \$26 | \$481 | \$1,983 | \$2,902 | \$270 | \$142 | \$26 | \$481 | \$1,505 | \$2,424 | \$0 | \$0 | \$0 | \$0 | \$478 | \$478 | 0% | 0% | 0% | 0% | 32% | 20% |
| 4,000 or More | \$1,776 | \$640 | \$191 | \$6,193 | \$1,970 | \$10,770 | \$270 | \$142 | \$26 | \$481 | \$2,020 | \$2,939 | \$270 | \$142 | \$26 | \$481 | \$1,505 | \$2,424 | \$0 | \$0 | \$0 | \$0 | \$515 | \$515 | 0% | 0% | 0% | 0% | 34% | 21% |

NON RESIDENTIAL DEVELOPMENT

| NON RESIDENTIAL DEVELOPMENT TYPE | MAXIMUM Development Fees per 1,000 Square Feet | | | | | | PROPOSED Development Fees per 1,000 Square Feet | | | | | | CURRENT Development Fees per 1,000 Square Feet | | | | | | \$ CHANGE Development Fees per 1,000 Square Feet | | | | | | % CHANGE Development Fees per 1,000 Square Feet | | | | | |
|----------------------------------|--|-------|-----------------|----------------------|----------------|---------|---|-------|-----------------|----------------------|----------------|---------|--|-------|-----------------|----------------------|----------------|---------|--|------|-----------------|----------------------|----------------|---------|---|------|-----------------|----------------------|----------------|-------|
| | COMMUNITY SERVICE | FIRE | LAW ENFORCEMENT | PARKS AND OPEN SPACE | TRANSPORTATION | TOTAL | COMMUNITY SERVICE | FIRE | LAW ENFORCEMENT | PARKS AND OPEN SPACE | TRANSPORTATION | TOTAL | COMMUNITY SERVICE | FIRE | LAW ENFORCEMENT | PARKS AND OPEN SPACE | TRANSPORTATION | TOTAL | COMMUNITY SERVICE | FIRE | LAW ENFORCEMENT | PARKS AND OPEN SPACE | TRANSPORTATION | TOTAL | COMMUNITY SERVICE | FIRE | LAW ENFORCEMENT | PARKS AND OPEN SPACE | TRANSPORTATION | TOTAL |
| Commercial / Retail | \$878 | \$498 | \$177 | \$0 | \$4,643 | \$6,196 | \$260 | \$134 | \$31 | \$0 | \$3,568 | \$3,993 | \$260 | \$134 | \$31 | \$0 | \$3,205 | \$3,630 | \$0 | \$0 | \$0 | \$0 | \$363 | \$363 | 0% | 0% | 0% | | 11% | 10% |
| Industrial | \$611 | \$347 | \$35 | \$0 | \$925 | \$1,918 | \$210 | \$108 | \$8 | \$0 | \$638 | \$1,236 | \$210 | \$108 | \$8 | \$0 | \$550 | \$876 | \$0 | \$0 | \$0 | \$0 | \$88 | \$88 | 0% | 0% | 0% | | 16% | 10% |
| Office / Other Service | \$1,114 | \$632 | \$69 | \$0 | \$1,816 | \$3,632 | \$367 | \$189 | \$32 | \$0 | \$1,651 | \$2,341 | \$367 | \$189 | \$32 | \$0 | \$1,447 | \$2,035 | \$0 | \$0 | \$0 | \$0 | \$204 | \$204 | 0% | 0% | 0% | | 14% | 10% |
| Institutional | \$349 | \$198 | \$76 | \$0 | \$1,998 | \$2,621 | \$367 | \$189 | \$32 | \$0 | \$1,100 | \$1,689 | \$367 | \$189 | \$32 | \$0 | \$1,447 | \$2,035 | \$0 | \$0 | \$0 | \$0 | (\$347) | (\$347) | 0% | 0% | 0% | | -24% | -17% |

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