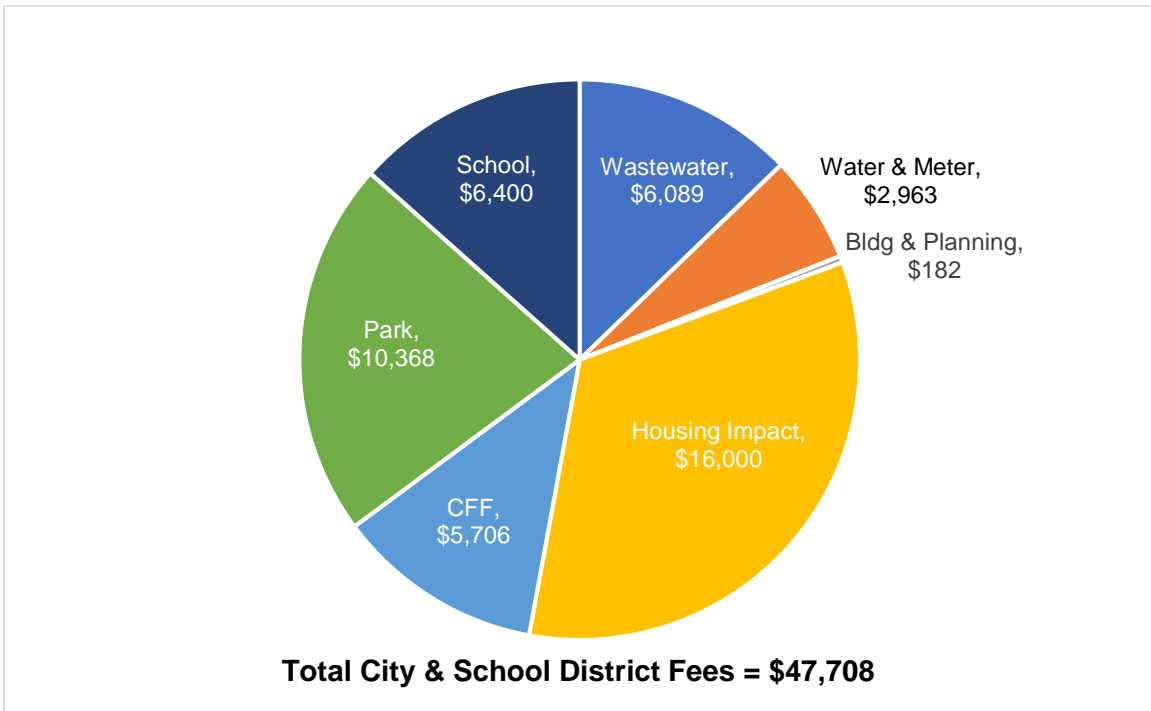


ATTACHMENT 2

City & School Impact Fees – Single Family Detached Unit, Northwest Quadrant



EXISTING AND PROPOSED IMPACT FEES

Land Use	Unit	Existing			Proposed			Change
		CFF/ SWADIF/ SEADIF	Park ¹	Total	CFF Only	Park ¹	Total	
Northwest Quadrant								
<i>Residential²</i>								
Very Low Density	per DU	\$7,108	\$10,368	\$17,476	\$9,129	\$10,516	\$19,645	12%
Low Density	per DU	6,234	10,368	16,602	8,007	10,516	18,523	12%
Medium-Low Density	per DU	5,706	8,882	14,588	7,329	9,009	16,338	12%
Medium Density	per DU	5,082	7,625	12,707	6,527	7,734	14,261	12%
Medium-High Density	per DU	4,230	7,625	11,855	5,433	7,734	13,167	11%
Accessory Dwelling Unit	per DU	4,230	6,060	10,290	5,433	6,147	11,580	13%
<i>Nonresidential</i>								
Retail	per SqFt	\$11.89	\$-	\$11.89	\$14.16	\$-	\$14.16	19%
Commercial	per SqFt	7.12	-	7.12	9.14	-	9.14	28%
Office	per SqFt	4.97	-	4.97	6.38	-	6.38	28%
Industrial	per SqFt	3.02	-	3.02	3.88	-	3.88	28%
Mini Warehouse	per SqFt	1.20	-	1.20	1.54	-	1.54	28%
Congregate Care	per Room	1,097	-	1,097	1,409	-	1,409	28%
Churches	per SqFt	0.93	-	0.93	1.19	-	1.19	28%
Private Schools	per SqFt	4.87	-	4.87	6.25	-	6.25	28%
Drug Rehab. Center	per SqFt	4.74	-	4.74	6.09	-	6.09	28%
Northeast Quadrant								
<i>Residential²</i>								
Very Low Density	per DU	\$7,108	\$11,860	\$18,968	\$9,129	\$10,516	\$19,645	4%
Low Density	per DU	6,234	11,860	18,094	8,007	10,516	18,523	2%
Medium-Low Density	per DU	5,706	10,160	15,866	7,329	9,009	16,338	3%
Medium Density	per DU	5,082	8,721	13,803	6,527	7,734	14,261	3%
Medium-High Density	per DU	4,230	8,721	12,951	5,433	7,734	13,167	2%
Accessory Dwelling Unit	per DU	4,230	6,932	11,162	5,433	6,147	11,580	4%
<i>Nonresidential</i>								
Retail	per SqFt	\$11.89	\$-	\$11.89	\$14.16	\$-	\$14.16	19%
Commercial	per SqFt	7.12	-	7.12	9.14	-	9.14	28%
Office	per SqFt	4.97	-	4.97	6.38	-	6.38	28%
Industrial	per SqFt	3.02	-	3.02	3.88	-	3.88	28%
Mini Warehouse	per SqFt	1.20	-	1.20	1.54	-	1.54	28%
Congregate Care	per Room	1,097	-	1,097	1,409	-	1,409	28%
Churches	per SqFt	0.93	-	0.93	1.19	-	1.19	28%
Private Schools	per SqFt	4.87	-	4.87	6.25	-	6.25	28%
Drug Rehab. Center	per SqFt	4.74	-	4.74	6.09	-	6.09	28%

EXISTING AND PROPOSED IMPACT FEES (continued)

Land Use	Unit	Existing			Proposed			Change
		CFF/ SWADIF/ SEADIF	Parks ¹	Total	CFF Only	Parks ¹	Total	
Southwest Quadrant								
<i>Residential²</i>								
Very Low Density	per DU	\$23,428	\$9,808	\$33,236	\$9,129	\$10,516	\$19,645	(41%)
Low Density	per DU	20,156	9,808	29,964	8,007	10,516	18,523	(38%)
Medium-Low Density	per DU	18,230	8,402	26,632	7,329	9,009	16,338	(39%)
Medium Density	per DU	15,732	7,213	22,945	6,527	7,734	14,261	(38%)
Medium-High Density	per DU	12,394	7,213	19,607	5,433	7,734	13,167	(33%)
Accessory Dwelling Unit	per DU	12,394	5,733	18,127	5,433	6,147	11,580	(36%)
<i>Nonresidential</i>								
Retail	per SqFt	\$13.11	\$-	\$13.11	\$14.16	\$-	\$14.16	8%
Commercial	per SqFt	16.45	-	16.45	9.14	-	9.14	(44%)
Office	per SqFt	16.37	-	16.37	6.38	-	6.38	(61%)
Industrial	per SqFt	11.14	-	11.14	3.88	-	3.88	(65%)
Mini Warehouse	per SqFt	3.53	-	3.53	1.54	-	1.54	(56%)
Congregate Care	per Room	2,785	-	2,785	1,409	-	1,409	(49%)
Churches	per SqFt	1.78	-	1.78	1.19	-	1.19	(33%)
Private Schools	per SqFt	7.91	-	7.91	6.25	-	6.25	(21%)
Drug Rehab. Center	per SqFt	6.60	-	6.60	6.09	-	6.09	(8%)
Southeast Quadrant								
<i>Residential²</i>								
Very Low Density	per DU	\$23,764	\$9,763	\$33,527	\$9,129	\$10,516	\$19,645	(41%)
Low Density	per DU	20,252	9,763	30,015	8,007	10,516	18,523	(38%)
Medium-Low Density	per DU	18,400	8,363	26,763	7,329	9,009	16,338	(39%)
Medium Density	per DU	16,319	7,178	23,497	6,527	7,734	14,261	(39%)
Medium-High Density	per DU	10,475	7,178	17,653	5,433	7,734	13,167	(25%)
Accessory Dwelling Unit	per DU	10,475	5,706	16,181	5,433	6,147	11,580	(28%)
<i>Nonresidential</i>								
Retail	per SqFt	\$13.10	\$-	\$13.10	\$14.16	\$-	\$14.16	8%
Commercial	per SqFt	16.44	-	16.44	9.14	-	9.14	(44%)
Office	per SqFt	14.23	-	14.23	6.38	-	6.38	(55%)
Industrial	per SqFt	6.26	-	6.26	3.88	-	3.88	(38%)
Mini Warehouse	per SqFt	1.85	-	1.85	1.54	-	1.54	(17%)
Congregate Care	per Room	2,388	-	2,388	1,409	-	1,409	(41%)
Churches	per SqFt	2.31	-	2.31	1.19	-	1.19	(48%)
Private Schools	per SqFt	7.91	-	7.91	6.25	-	6.25	(21%)
Drug Rehab. Center	per SqFt	6.60	-	6.60	6.09	-	6.09	(8%)

Note: "DU" is dwelling unit and "SqFt" is square foot.

¹ The park impact fee uses different land use categories than the CFF as follows: the "single family detached" park fee is shown for the very low and low density categories, the "single family attached" park fee is shown for the medium-low density category, the "multifamily" park fee is shown for the medium and medium-high density categories, and the "mobile home/ADU" park fee is shown for the accessory dwelling unit category.

² A density range based on dwelling units per acre defines each residential category as follows: Very Low = 0-2, Low = 2-8, Medium-Low = 8-13, Medium = 13-18, and Medium-High = >18 units per acre.