

**DRAFT**

**2030 Impact Fee Schedule: Net Impact Fee Estimate with multiplier**

**DRAFT 11 16 2021 for Public Hearing  
IMPACT FEE SCHEDULE  
2030 UPDATE**

**2030 CRIP**

Land Use	Impact Unit	LUC (3)	Gross Impact Fee (\$) per Impact Unit			Reduced Impact Fee (\$) per Impact Unit (7)		
			North	Central	South	North	Central	South
<b>RESIDENTIAL</b>								
Single Family Detached	Dwelling Unit	210	\$2,721.19	\$2,736.12	\$2,725.81	\$1,360.59	\$1,368.06	\$1,362.91
Single Family Attached	Dwelling Unit	215	\$1,650.08	\$1,659.14	\$1,652.89	\$825.04	\$829.57	\$826.44
Multi-Family Attached	Dwelling Unit	220	\$1,476.39	\$1,484.49	\$1,478.90	\$738.20	\$742.25	\$739.45
Age Restricted Housing	Dwelling Unit	251	\$868.46	\$873.23	\$869.94	\$434.23	\$436.62	\$434.97
<b>COMMERCIAL RETAIL</b>								
Retail 1 to < 40,000 s.f. (5)	1,000 s.f. (1)	822	\$7,058.59	\$7,097.32	\$7,070.59	\$3,529.30	\$3,548.66	\$3,535.29
Retail 40,000 to 150,000 s.f.	1,000 s.f. (1)	821	\$9,672.09	\$9,725.17	\$9,688.53	\$4,836.05	\$4,862.58	\$4,844.26
Retail over 150,000 s.f.	1,000 s.f. (1)	820	\$5,118.15	\$5,146.24	\$5,126.85	\$2,559.08	\$2,573.12	\$2,563.42
Supermarket	1,000 s.f. (2)	850	\$12,436.42	\$12,504.66	\$12,457.55	\$6,218.21	\$6,252.33	\$6,228.77
Gas Service Station	Fueling Position	944	\$4,832.14	\$4,858.65	\$4,840.35	\$2,416.07	\$2,429.33	\$2,420.17
Convenience Store/Gas Station (GFA 2-4k)	Fueling Position	945	\$7,998.56	\$8,042.45	\$8,012.15	\$3,999.28	\$4,021.23	\$4,006.08
Convenience Store/Gas Station (GFA 4-5.5k)	Fueling Position	945	\$6,588.75	\$6,624.91	\$6,599.95	\$3,294.38	\$3,312.45	\$3,299.97
<b>COMMERCIAL OFFICE</b>								
General Office	1,000 s.f. (2)	710	\$4,168.63	\$4,191.51	\$4,175.71	\$2,084.32	\$2,095.75	\$2,087.86
Medical-Dental Office	1,000 s.f. (2)	720	\$11,376.89	\$11,439.32	\$11,396.22	\$5,688.45	\$5,719.66	\$5,698.11
Office Park	1,000 s.f. (2)	750	\$3,763.35	\$3,784.00	\$3,769.74	\$1,881.67	\$1,892.00	\$1,884.87
Business Park	1,000 s.f. (2)	770	\$3,531.76	\$3,551.14	\$3,537.76	\$1,765.88	\$1,775.57	\$1,768.88
<b>COMMERCIAL INDUSTRIAL</b>								
Warehousing/Distribution Terminal	1,000 s.f. (2)	150	\$521.08	\$523.94	\$521.96	\$260.54	\$261.97	\$260.98
Speculative Industrial (6)	1,000 s.f. (2)	150/710	\$1,244.80	\$1,251.63	\$1,246.91	\$622.40	\$625.82	\$623.46
Light Industrial/Industrial Park	1,000 s.f. (2)	110	\$1,881.67	\$1,892.00	\$1,884.87	\$940.84	\$946.00	\$942.44
<b>COMMERCIAL RESTAURANT</b>								
Fast Food Restaurant	1,000 s.f. (2)	934	\$24,860.68	\$24,997.09	\$24,902.92	\$12,430.34	\$12,498.55	\$12,451.46
Fine Dining Restaurant	1,000 s.f. (2)	931	\$6,548.23	\$6,584.16	\$6,559.35	\$3,274.11	\$3,292.08	\$3,279.68
<b>COMMERCIAL SERVICE</b>								
Day Care	1,000 s.f. (2)	565	\$7,725.86	\$7,768.26	\$7,738.99	\$3,862.93	\$3,884.13	\$3,869.50
Hospital	Bed	610	\$4,892.35	\$4,919.20	\$4,900.67	\$2,446.18	\$2,459.60	\$2,450.33
Nursing Home	Bed	620	\$405.28	\$407.51	\$405.97	\$202.64	\$203.75	\$202.99
Hotel/Motel	Room	320	\$1,042.16	\$1,047.88	\$1,043.93	\$521.08	\$523.94	\$521.96
<b>OTHER</b>								
Religious Institution	1,000 s.f. (2)	560	\$1,418.49	\$1,426.28	\$1,420.90	\$709.25	\$713.14	\$710.45

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- (1) Gross Leasable Floor Area (GLFA): The amount of floor space available to be leased or rented. The gross leasable area is the total floor area designed for tenant occupancy and exclusive use.
- (2) Gross Floor Area (GFA): The total floor area contained within the building measured to the external face of the external walls.
- (3) Based on data available in the ITE Trip Generation Manual, 11th Edition
- (4) Based on ITE Trip Generation Manual, 11th Edition, for weekday, peak hour, between 4:00 pm and 6:00 pm, of adjacent street traffic
- (5) Pass-by and Diverted Trip information not available in the 11th Edition of the ITE Trip Generation Manual for LUC 822; therefore pass-by and diverted trip information was utilized from similar land use, LUC 821.
- (6) Rate calculated using 80% of LUC 150 and 20% of LUC 710 per the ITE Trip Generation Manual, 11th Edition

Note: For a property with only one tenant, the measurements of GFA and GLFA area essentially equal.

**(7) Impact Fee Multipliers**

Current Impact Fee Multiplier:	50%
Proposed Impact Fee Multiplier:	50%