

Proposed Impact Fees for Downtown Parking Sites

	Prototype 1: High-Density Multifamily Rental		Prototype 2: High-Density Condominium		Prototype 3: Townhouse		Prototype 4: 100% Affordable	
Development Program								
Site Size (acres)	0.7		0.7		0.7		0.7	
Total Units	76		62		12		78	
<i>du/acre</i>	105		86		17		108	
Total Project Size (SF)	78,537		87,866		19,000		55,281	
Estimated Construction Cost	\$46,705,816		\$60,047,494		\$13,189,938		\$50,830,424	
City Impact Fees	Old	New	Old	New	Old	New	Old	New
Traffic/Transportation Impact Fee	\$316,084	\$493,995	\$257,858	\$552,676	\$49,908	\$119,510	\$324,402	\$347,719
Park In-Lieu Fee	\$3,708,800	\$3,467,390	\$3,025,600	\$3,879,277	\$585,600	\$838,850	\$3,806,400	\$2,440,667
Public Safety Fee	n.a.	\$26,702	n.a.	\$29,874	n.a.	\$6,460	n.a.	\$18,796
General Government	n.a.	\$37,698	n.a.	\$42,176	n.a.	\$9,120	n.a.	\$26,535
Public Art	\$200,000	\$200,000	\$200,000	\$200,000	\$131,899	\$131,899	\$200,000	\$200,000
Total Fees	\$4,224,884	\$4,225,785	\$3,483,458	\$4,704,004	\$767,407	\$1,105,839	\$4,330,802	\$3,033,717
<i>Fees per Unit</i>	<i>\$55,591</i>	<i>\$55,602</i>	<i>\$56,185</i>	<i>\$75,871</i>	<i>\$63,951</i>	<i>\$92,153</i>	<i>\$55,523</i>	<i>\$38,894</i>

Assumptions:

	OLD (per unit)		New (per SF)	
	Multifamily	Single-Family	Multifamily	Single-Family
Traffic/Transportation Impact Fee	4,159	6,774	\$6.29	\$1.55
Park In-Lieu Fee	48,800	77,500	\$44.15	\$12.12
Public Safety Fee	n.a.	n.a.	\$0.34	\$0.09
Public Art (% of construction cost)	1.0%	1.0%	1.0%	1.0%
General Government	n.a.	n.a.	\$0.48	\$0.13