

MULTI-MODAL TRANSPORTATION MITIGATION - PHASING OPTION 2 (33% ANNUAL PHASE IN FOR 3 YEARS) BASE IS FULL 2010 IMPACT FEE										
	FULL	2011			2012			2013		
	2010	MMTM	MMTM	MMTM	MMTM	MMTM	MMTM	MMTM	MMTM	MMTM
	IMPACT	Non	TND	TOD	Non	TND	TOD	Non	TND	TOD
RESIDENTIAL:	FEE	TND/TOD			TND/TOD			TND/TOD		
<b>RESIDENTIAL URBAN SERVICE / CLUSTER AREA:</b>										
All Residential per 1,000 FT <sup>2</sup>	\$2,439	\$2,678	\$2,457	\$1,462	\$2,918	\$2,475	\$1,656	\$3,164	\$2,494	\$1,851
Residential Expansion per 1,000 FT <sup>2</sup>	\$1,264	\$1,369	\$1,258	\$707	\$1,474	\$1,253	\$818	\$1,582	\$1,247	\$929
<b>RECREATION:</b>										
Park Per Acre	\$1,329	\$1,453	\$1,369	\$1,104	\$1,578	\$1,409	\$1,149	\$1,706	\$1,450	\$1,194
Golf Course Per Hole	\$16,543	\$18,172	--	--	\$19,801	--	--	\$21,480	--	--
Racquet/Tennis Club Per Court	\$8,949	\$9,821	\$9,248	\$7,563	\$10,693	\$9,547	\$7,839	\$11,592	\$9,855	\$8,114
Health/Fitness Club Per 1,000 FT <sup>2</sup>	\$7,624	\$8,363	\$7,875	\$6,429	\$9,102	\$8,126	\$6,667	\$9,864	\$8,384	\$6,904
Recreation/Community Center Per 1,000 FT <sup>2</sup>	\$5,312	\$5,821	\$5,481	\$4,460	\$6,329	\$5,651	\$4,629	\$6,853	\$5,825	\$4,798
<b>INSTITUTIONAL PER 1,000 FT<sup>2</sup>:</b>										
Private School (K-12)	\$2,720	\$2,978	\$2,805	\$2,322	\$3,236	\$2,890	\$2,401	\$3,502	\$2,977	\$2,480
Place of Worship	\$2,499	\$2,749	\$2,588	\$2,178	\$2,999	\$2,676	\$2,242	\$3,256	\$2,767	\$2,306
Day Care Center	\$3,644	\$3,993	\$3,760	\$3,059	\$4,342	\$3,877	\$3,175	\$4,702	\$3,997	\$3,291
Library	\$4,692	\$5,154	\$4,852	\$3,982	\$5,616	\$5,013	\$4,123	\$6,092	\$5,178	\$4,264
<b>OFFICE PER 1,000 FT<sup>2</sup>:</b>										
Businesses & Professional Services (less than 50,000 FT <sup>2</sup> )	\$3,763	\$4,138	\$3,895	\$3,209	\$4,512	\$4,028	\$3,319	\$4,899	\$4,164	\$3,429
Businesses & Professional Services (50,000 FT <sup>2</sup> & greater)	\$5,030	\$5,527	\$5,204	\$4,276	\$6,024	\$5,377	\$4,426	\$6,537	\$5,556	\$4,576
<b>MEDICAL BUILDINGS PER 1,000 FT<sup>2</sup>:</b>										
Medical / Dental Offices	\$5,529	\$6,058	\$5,705	\$4,639	\$6,587	\$5,881	\$4,816	\$7,133	\$6,063	\$4,993
Hospitals	\$5,155	\$5,660	\$5,329	\$4,365	\$6,164	\$5,503	\$4,522	\$6,684	\$5,682	\$4,679
Nursing Home	\$1,480	\$1,630	\$1,534	\$1,270	\$1,780	\$1,588	\$1,312	\$1,934	\$1,644	\$1,354
<b>INDUSTRIAL BUILDINGS PER 1,000 FT<sup>2</sup>:</b>										
Industrial, Manufacturing, Warehousing	\$3,362	\$3,699	--	--	\$4,036	--	--	\$4,384	--	--
Mini-Warehousing	\$1,082	\$1,185	--	\$442	\$1,287	--	\$569	\$1,393	--	\$697
<b>GENERAL COMMERCIAL RETAIL PER 1,000 FT<sup>2</sup>:</b>										
Small Scale Retail Store (less than 20,000 FT <sup>2</sup> )	\$6,327	\$6,955	\$6,412	\$4,022	\$7,583	\$6,497	\$4,480	\$8,231	\$6,585	\$4,938
Medium Scale Retail Store (20,000 to 50,000 FT <sup>2</sup> )	\$10,557	\$11,593	\$10,915	\$8,948	\$12,629	\$11,273	\$9,268	\$13,697	\$11,642	\$9,588
Large Scale Retail Store (greater than 50,000 FT <sup>2</sup> )	\$17,224	\$18,767	\$17,683	\$14,078	\$20,309	\$18,141	\$14,704	\$21,898	\$18,614	\$15,329
Large Scale Retail Superstore	\$29,785	\$32,707	\$30,795	\$25,242	\$35,629	\$31,804	\$26,145	\$38,640	\$32,844	\$27,048
Large Scale Wholesale Club - Membership	\$19,166	\$21,048	\$19,468	\$14,807	\$22,931	\$19,770	\$15,674	\$24,870	\$20,080	\$16,540
Grocery Store	\$16,763	\$18,417	\$17,339	\$14,239	\$20,071	\$17,915	\$14,741	\$21,775	\$18,509	\$15,242
Pharmacy with Drive-Thru	\$11,483	\$12,610	\$11,872	\$9,731	\$13,736	\$12,261	\$10,079	\$14,897	\$12,662	\$10,428
Restaurant with Drive-Thru	\$20,345	\$22,308	\$21,007	\$17,127	\$24,272	\$21,669	\$17,767	\$26,295	\$22,351	\$18,406
Car Sales	\$12,161	\$13,350	--	--	\$14,539	--	--	\$15,764	--	--
Auto Parts Stores	\$11,513	\$12,647	--	--	\$13,781	--	--	\$14,950	--	--
Tire & Auto Repair	\$4,262	\$4,676	--	--	\$5,091	--	--	\$5,518	--	--
<b>NON-RESIDENTIAL:</b>										
Hotel Per Room	\$3,645	\$3,996	\$3,685	\$2,284	\$4,347	\$3,725	\$2,554	\$4,708	\$3,767	\$2,825
Movie Theater Per Screen	\$17,285	\$18,976	\$17,553	\$13,332	\$20,667	\$17,820	\$14,118	\$22,410	\$18,096	\$14,904
Bank with Drive-Thru Per Drive-Thru Lane	\$15,776	\$17,341	\$16,326	\$13,431	\$18,907	\$16,875	\$13,897	\$20,519	\$17,441	\$14,364
Convenience Market & Gas Per Pump	\$25,618	\$28,082	\$26,445	\$21,537	\$30,547	\$27,271	\$22,349	\$33,085	\$28,123	\$23,160
Quick Lube Vehicle Service Per Bay	\$4,782	\$5,264	\$4,938	\$4,026	\$5,747	\$5,093	\$4,176	\$6,243	\$5,254	\$4,327
Car Wash Per Stall	\$5,092	\$5,585	\$5,240	\$4,215	\$6,078	\$5,389	\$4,389	\$6,585	\$5,541	\$4,563