



Development Impact Fee Study

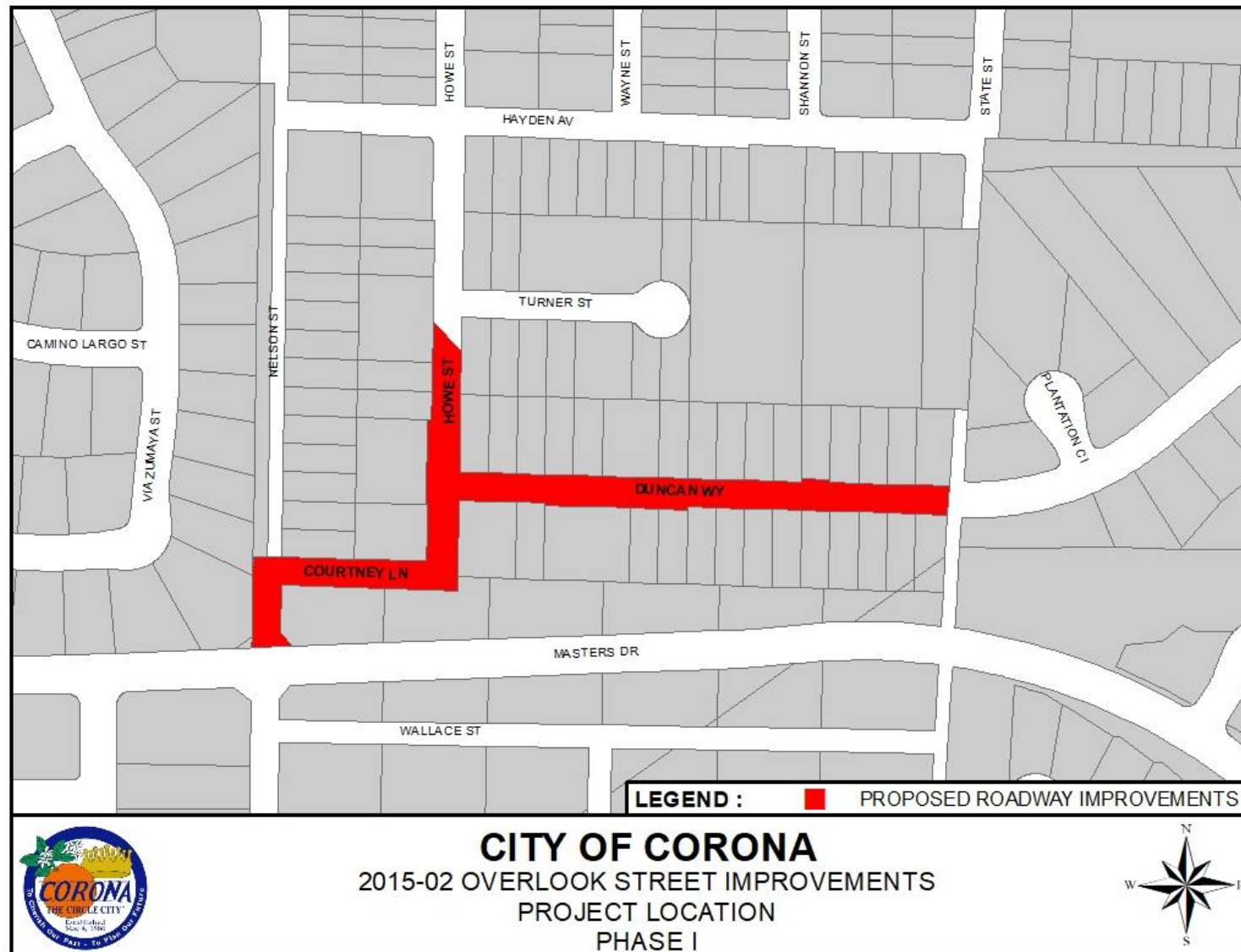
Project Title: Overlook Development Impact Fee Nelson Street, Courtney Street, Howe Street, Duncan Way

Introduction: The focus of this study is to fund the completion of street improvements on Nelson Street, Courtney Street, Howe Street and Duncan Way. New residential developments on these street has brought a demand from the existing residents and new owners within this development to construct the missing street improvements.

Objectives: The primary policy objective of Development Impact Fee (DIF) program is to ensure that new development pays the capital costs associated with growth. Impact fees only fund facilities cost and not operating costs. The purpose of this study is to determine the fees associated with the new development and the City's ability to seek reimbursement of the capital costs to insure that new development pays the capital cost associated with growth. Exhibit A shows the limits of DIF study.

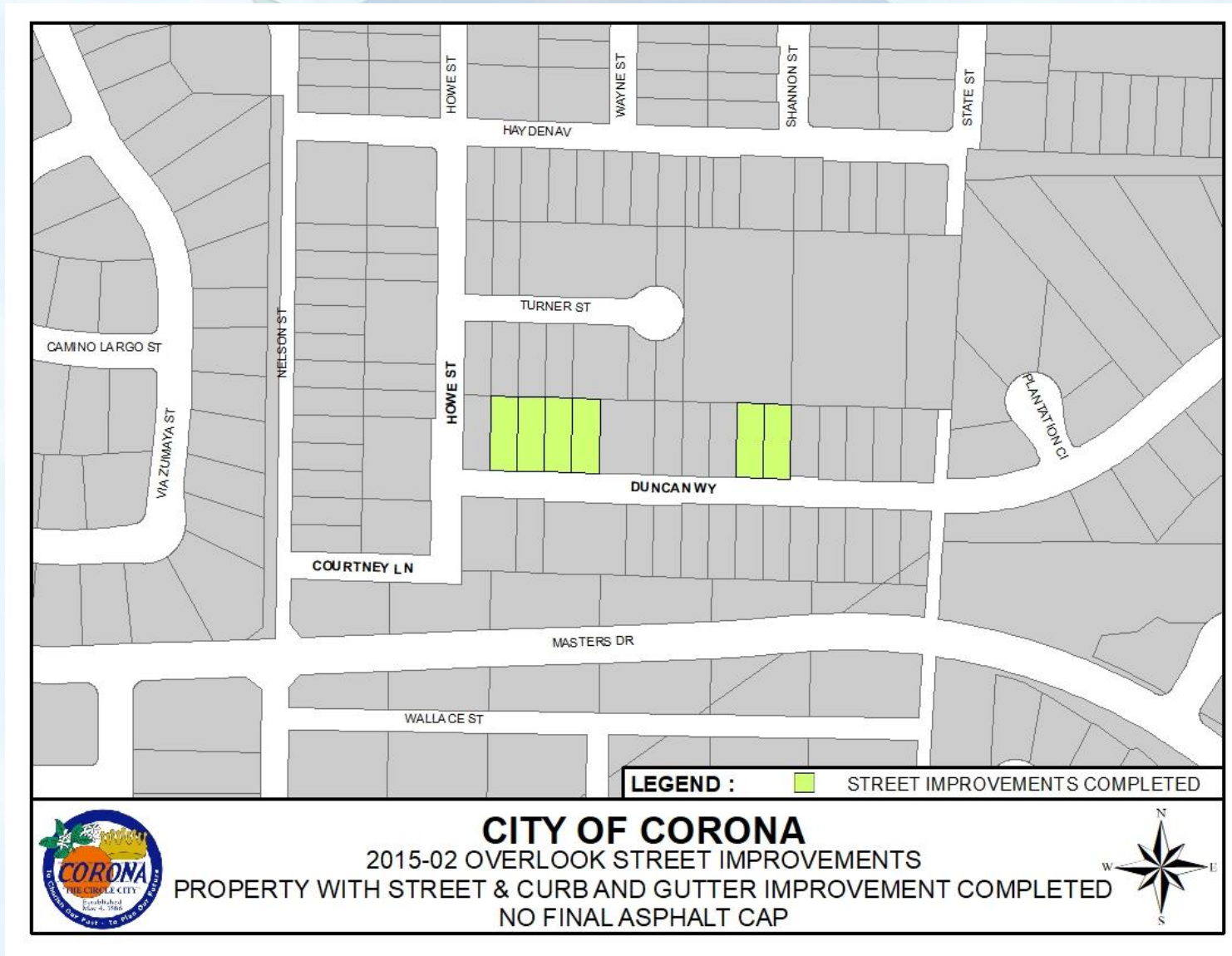
Overlook Development Impact Fee Study

City Project No. 2015-02



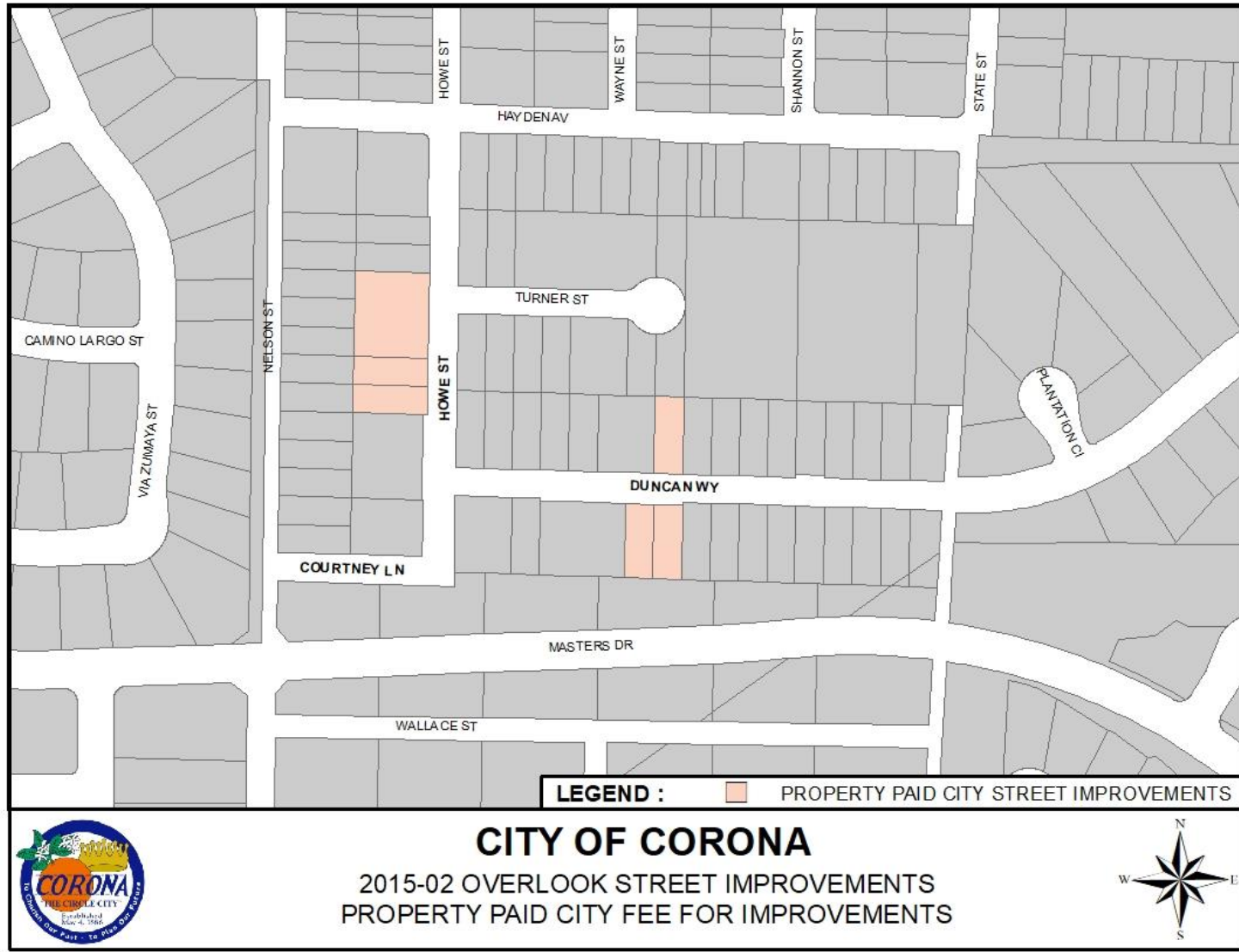
Overlook Development Impact Fee Study

Property With Improvements Completed (300 L.F. Frontage)



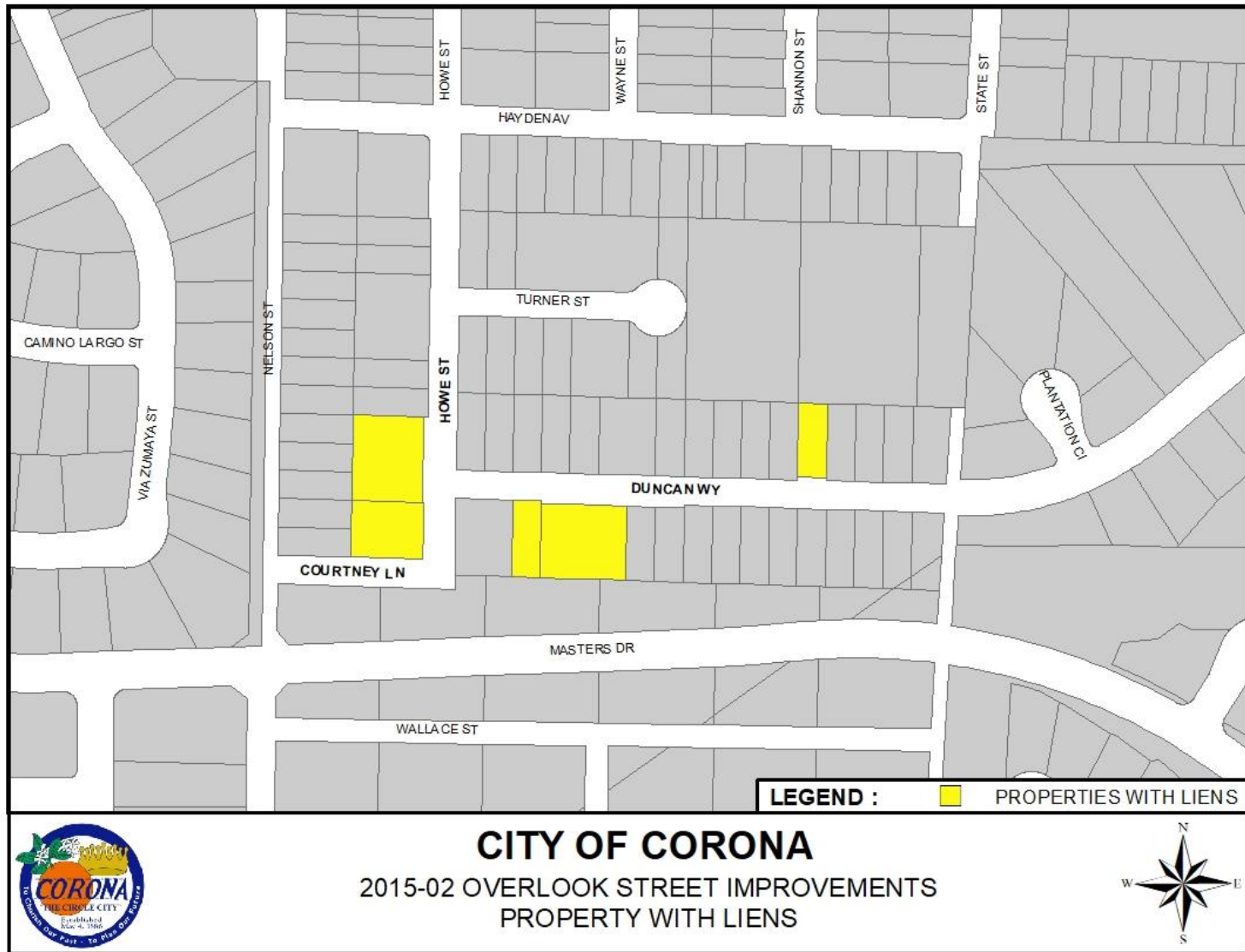
Overlook Development Impact Fee Study

Property with Development Fee Paid (400 L.F. Frontage)



Overlook Development Impact Fee Study

Property with Liens (580 L.F. Frontage)



Overlook Development Impact Fee Study

Property with Completed Improvements/Development Fees/Liens

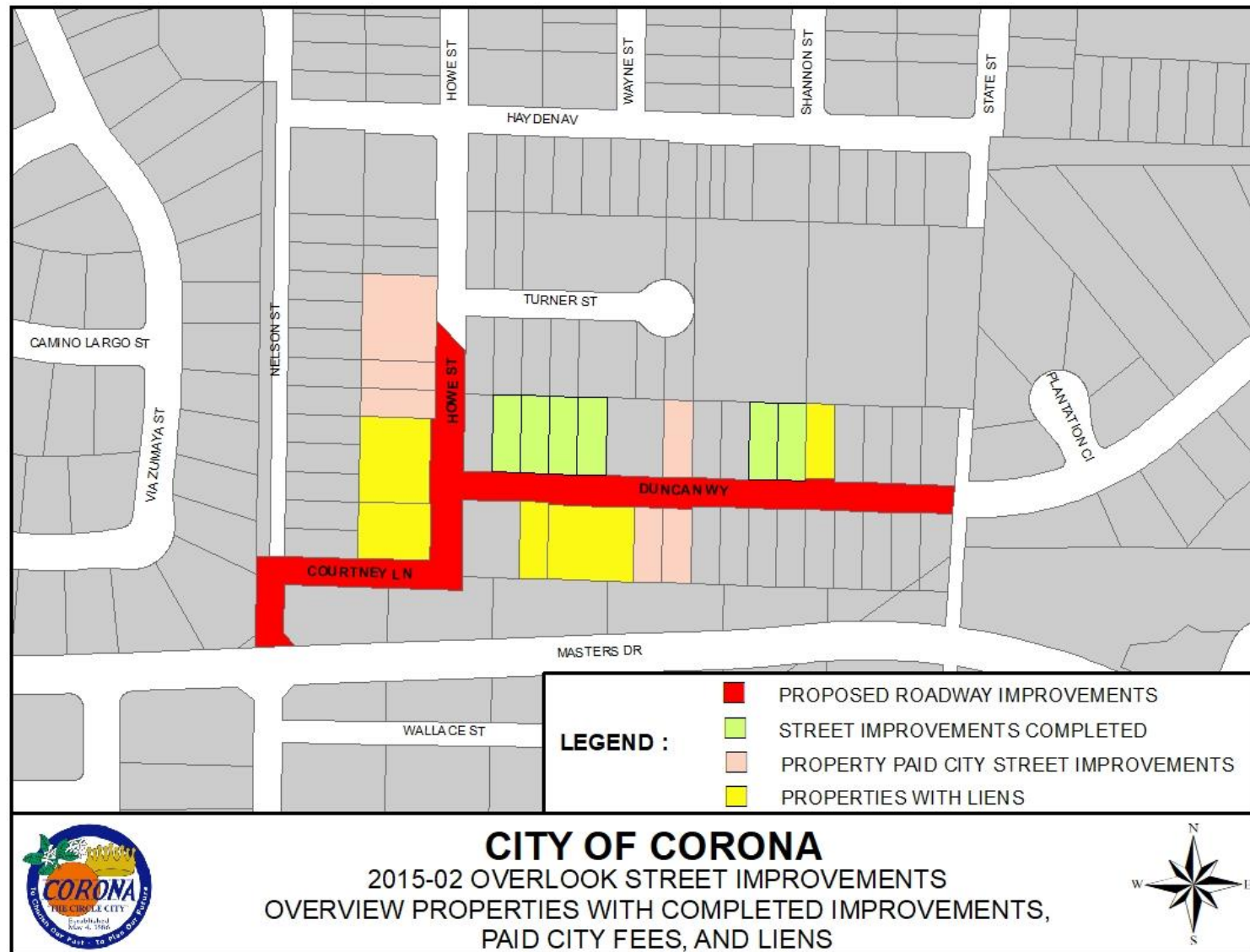


Table 3: Cost per linear Foot of Frontage

Total Construction Cost	\$ 472,600.00
Total Linear Feet of Frontage Developed (Liens) & Undeveloped	<u>1,968.00</u>
Base Fee per linear Foot of Frontage	\$ 240.14
Administration Fee (2%)	<u>4.80</u>
Cost per Linear Foot	\$244.94

Table E.1: Maximum justified Local Traffic Facilities Development Impact Fee

Total Fee per Linear Foot	\$ 244.94
Fee for Parcel with 50 foot Frontage	\$ 12,247
Fee for Parcel with 55 foot Frontage	\$ 13,472
Fee for Parcel with 55.5 foot Frontage	\$ 13,594
Fee for Parcel with 57.5 foot Frontage	\$ 14,084
Fee for Parcel with 180 foot Frontage	\$ 44,089
Fee for Parcel with 185 foot Frontage	\$ 45,314