

ROAD IMPACT FEE COMPARISON
Existing and Proposed Fees - Proposed Ordinance 2017-02

QUADRANT 1 - COOL SPRINGS AREA					
			PROPOSED Fees		
2016	Permits		RIF Collected ARTERIAL 2016*	Proposed COLLECTOR Fees**	ALL MAJOR ROADWAYS - ARTERIAL Fees Collected (2016) + Proposed COLLECTOR Fees***
Single Family Detached Dwellings	90	Units	\$409,806	\$150,300	\$560,106
Office	330,736	Sq Ft	\$1,531,970	\$524,217	\$2,056,187
Restaurant (Quality)	19,406	Sq Ft	\$227,831	\$79,429	\$307,260
Retail	134,101	Sq Ft	<u>\$869,515</u>	<u>\$294,620</u>	<u>\$1,164,135</u>
Totals			\$3,039,122	\$1,048,565	\$4,087,687

QUADRANT 2 - BERRY FARMS AREA					
			PROPOSED Fees		
2016	Permits		RIF Collected ARTERIAL 2016*	Proposed COLLECTOR Fees**	ALL MAJOR ROADWAYS - ARTERIAL Fees Collected (2016) + Proposed COLLECTOR Fees***
Single Family Detached Dwellings	416	Units	\$1,966,080	\$694,720	\$2,660,800
Townhomes	59	Units	\$183,608	\$62,599	\$246,207
Multi-Family Dwellings	242	Units	\$743,768	\$256,762	\$1,000,530
Office	22,821	Sq Ft	\$89,421	\$36,171	\$125,592
Mini-Warehouse	79,674	Sq Ft	\$70,511	\$23,982	\$94,493
Manufacturing	57,750	Sq Ft	<u>\$109,321</u>	<u>\$40,079</u>	<u>\$149,400</u>
Totals			\$3,162,709	\$1,114,313	\$4,277,022

QUADRANT 3 - WESTHAVEN AREA					
			PROPOSED Fees		
2016	Permits		RIF Collected ARTERIAL 2016*	Proposed COLLECTOR Fees**	ALL MAJOR ROADWAYS - ARTERIAL Fees Collected (2016) + Proposed COLLECTOR Fees***
Single Family Detached Dwellings	138	Units	\$660,510	\$230,460	\$890,970
Townhomes	47	Units	\$135,308	\$49,867	\$185,175
Multi-Family Dwellings	127	Units	\$395,224	\$134,747	\$529,971
Retail	2,208	Sq Ft	\$14,317	\$4,851	\$19,168
Mini-Warehouse	105,936	Sq Ft	<u>\$93,753</u>	<u>\$31,887</u>	<u>\$125,640</u>
Totals			\$1,299,112	\$451,812	\$1,750,924

QUADRANT 4 - FRANKLIN ROAD AREA					
			PROPOSED Fees		
2016	Permits		RIF Collected ARTERIAL 2016*	Proposed COLLECTOR Fees**	ALL MAJOR ROADWAYS - ARTERIAL Fees Collected (2016) + Proposed COLLECTOR Fees***
Single Family Detached Dwellings	51	Units	\$230,562	\$85,170	\$315,732
Townhomes	14	Units	\$38,724	\$14,854	\$53,578
Office	1,193	Sq Ft	<u>\$5,528</u>	<u>\$1,891</u>	<u>\$7,419</u>
Totals			\$274,814	\$101,915	\$376,729

*Road Impact Fees Collected for 2016 do not include RIF fees for additions, interior finish/ build-outs, or changes-in-use. Current Road Impact Fee Schedule varies based on Date of Site Plan approval (Non-res) or Final Plat approval (Res).

**Collector Impact Fees are calculated at 50% of the increase recommended by the January, 2016 RIF Update Study.

***Proposed Impact Fee Schedule - All Major Roadways = ARTERIAL FEES (no increase) + COLLECTOR FEES (calculated at 50%).