

IMPACT FEE / SDC ESTIMATE FOR GREEN MOUNTAIN MIXED USE PRD

Unit Type	Single Family C, D, E, F, G	Condo/Townhouse B	Apartment A, H	Commercial (90,000 SF) A, H
POD (From Master Plan)				
Unit Count / Effective ERUs (1,372 total)	764	217	319	72
Square footage (average)	2,000	1,800	1,000	1,250
Evergreen School Impact Fee	\$ 6,989.14	\$ 6,989.14	\$ 2,678.72	n/a
Traffic Impact Fee (Camas North District)	\$ 7,289.00	\$ 3,716.00	\$ 4,788.00	separate calc below*
Parks & Open Space Impact Fee	\$ 2,290.00	\$ 2,290.00	\$ 1,717.00	n/a
Fire Impact Fee	\$ 400.00	\$ 360.00	\$ 200.00	500.00
Water SDC (North UGA) @ 5/8***	\$ 4,873.00	\$ 4,873.00	\$ 4,873.00	\$ 4,873.00
Sewer SDC (North UGA)**	\$ 4,420.00	\$ 4,420.00	\$ 4,420.00	\$ 4,420.00
Total for each Unit/ERU Type	\$ 26,261.14	\$ 22,648.14	\$ 18,676.72	\$ 9,793.00
Sub-total by Unit Type	\$ 20,063,510.96	\$ 4,914,646.38	\$ 5,957,873.68	\$ 705,096.00
Total Commerical Traffic Impact Fee (Camas North District)*			\$	\$ 594,048.00
TOTAL BY UNIT TYPE	\$ 20,063,510.96	\$ 4,914,646.38	\$ 5,957,873.68	\$ 1,299,144.00
TOTAL IMPACT FEES FOR PRD	\$ 32,235,175.02			

* Per CMC 3.88.060, TIF = T (1-B-D) C A, so TIF = 560 (1 - .34 - .26) x \$4,420 x .6 = \$594,048
 ** assuming 5/8" per commercial ERU

CMC 18.23.070 (B)(10) - Preliminary Master Plan - Requirements

"The calculation of all applicable impact fees. This shall be coordinated with the city prior to submission of the preliminary master plan."

Source of Data - Impact Fee Schedule dated Dec. 2013

<http://www.ci.camas.wa.us/images/DOCS/BUILDING/REPORTS/impactfeeschedule.pdf>