Final Report

2019 Nexus Update of the Subregional Transportation Mitigation Program (STMP) Impact Fee

Prepared for:
West Contra Costa Transportation Advisory Committee (WCCTAC)
Table 5-4: Board-Recommended STMP Fee Levels by Land Use Category

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Single-Family (per unit)</th>
<th>Multi-Family (per unit)</th>
<th>Office (per sq. ft.)</th>
<th>Retail (per sq. ft.)</th>
<th>Industrial (per sq. ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>WCCTAC (original 2005)</td>
<td>$2,595</td>
<td>$1,648</td>
<td>$3.51</td>
<td>$1.82</td>
<td>$2.45</td>
</tr>
<tr>
<td>WCCTAC (if indexed)</td>
<td>$3,697</td>
<td>$2,348</td>
<td>$5.00</td>
<td>$2.59</td>
<td>$3.49</td>
</tr>
<tr>
<td>WCCTAC Maximum Potential Fee</td>
<td>$7,252</td>
<td>$3,572</td>
<td>$11.63</td>
<td>$8.79</td>
<td>$7.41</td>
</tr>
<tr>
<td>Board Recommendation (75% of WCCTAC Maximum Potential Fee)</td>
<td>$5,439</td>
<td>$2,679</td>
<td>$8.72</td>
<td>$6.59</td>
<td>$5.56</td>
</tr>
</tbody>
</table>

Notes:
1. Reflects the 2005 STMP Fee Schedule
2. Reflects the 2005 STMP Fee Schedule if it had been consistently indexed to year 2018. The index is based on the Engineering-News Record Construction Cost Index for the San Francisco Bay Area
3. The WCCTAC Board recommended during the September 28, 2018 meeting that fee levels be set at 75 percent of the maximum potential fee calculations.


5.3.3 Maximum Potential Fee for Other Land Use Categories

As with the previously adopted STMP ordinance, the updated STMP Model Ordinance also specifies fees for the following land use categories: senior housing, hotel, storage facility, and other. The maximum potential fees for the senior housing, hotel and storage facility categories were calculated by applying the DUE factor for each category to the maximum potential fee per single family dwelling unit. Any land use that has unique characteristics that are not captured under any of the land use categories in the ordinance would fall under the “other” category, in which the fee is calculated based on the number of AM peak hour trips. The maximum potential fee per AM peak hour trip was calculated by dividing the maximum potential fee per single family dwelling unit by the AM peak hour trip generation rate (0.74) per single family dwelling unit; the calculation is shown below.

- Maximum potential fee per single family dwelling unit = $7,252
- AM peak hour trip generation rate per single family dwelling unit = 0.74
- Maximum potential fee per AM peak hour trip = $7,252 / 0.74 = $9,800