

EXHIBIT B Fee Calculation Formulas

A. New Construction

$$\text{Fee} = \frac{\text{Fee per Dwelling Unit or per Square Foot Based on Applicable Land Use Category}}{\text{Land Use Category}} \times \text{New Dwelling Units or New Square Feet}$$

For development projects with multiple land use categories, the total Fee amount equals the sum of the Fee applied to each land use category.

B. Intensification of Use

If proposal would add square feet to an existing building, the following formula applies:

$$\text{Fee} = \left[\begin{array}{l} \text{Fee per Square Foot or per Dwelling Unit Based on Proposed Fee Land Use Category} \\ \text{Fee per Square Foot or per Dwelling Unit Based on Highest Fee Land Use Category for Existing Permitted Use} \end{array} \right] \times \text{Additional Square Feet}$$

If proposal does not add square feet to an existing building, the following formula applies:

$$\text{Fee} = \left[\begin{array}{l} \text{Total Fee for Proposed Development} \\ \text{Total Fee for Existing Development, if Existing were Required to Pay Fee} \end{array} \right]$$

There is no impact from a development project, and therefore no Fee due, if the Fee amount for the proposed use is less than the Fee amount for the existing permitted use, regardless of whether a transportation impact fee was previously charged or paid for the existing permitted use. If the Fee amount for proposed use is less than the Fee for the existing use, there is no Fee refund or credit.

C. Vacant Building

In the case of the intensification of use of a vacant building, the building's current use shall be the use when the building was occupied if the vacancy occurred within three years prior to the date of the building permit application. If the vacancy began or occurred more than three years prior to the date of the building permit application, then the Fee shall be applied as if the project was new construction (as set forth above in paragraph A).

D. Other Land Use Category

The “Other” category in section 5 of the Fee Resolution applies to development projects that do not clearly conform to one of the defined residential or non- residential categories and is likely to be applicable only in exceptional cases. In such cases the fee would be based on an estimated trip generation rate adjusted for equivalent dwelling units. Using the approach in the Nexus Study, an appropriate ITE land use code(s) should be identified for the project, and an EDU rate calculated using applicable trip generation information. The resulting EDU rate should be used to determine the appropriate fee amount per EDU. The total fee for the project will be calculated by multiplying the appropriate fee amount per EDU by the EDUs of the project.