

*Notice for Packet 4: This Draft 2 (May 18, 2020) document is believed to be nearly complete and accurate except for needed corrections to update the Buildout Scenarios input (See notice for Packet 3). Once the updates to the Building Scenarios are complete, the corrected inputs to this document can be finalized. The impact of these pending corrections/additions should not change the overall district costs. Instead, these updates will change the calculation for impact fees associated with two “tipping parcels.”<sup>1</sup> Although these needed adjustments may have noteworthy impacts to the individual parcel calculations, these adjustments should have minor impacts to the districtwide Baseline Development (i.e., impact fees) that are part of this document. Nonetheless, staff will make needed corrections and issue a Final Draft of this document in time for the June SCWAB meeting.*

### **PHYSICAL FRAMEWORK FUNDING SOURCES**

This new single-source document consolidates and refines information that was previously embedded in the **Physical Framework and Project Costs Estimates**. To provide more clarity and functionality, this new document draws from information that has now been updated in Draft 2 of the **Physical Framework and Project Costs Estimates** spreadsheets, and Draft 2 of the **SCW Buildout Scenario for Financial Analysis spreadsheets**. Using information linked to those sources, this new document does two things: (1) It tabulates all Physical Framework and Project Costs for the full district, and (2) It identifies potential sources of funding for addressing those costs. Drawing from the Physical Framework and Project Cost Estimates spreadsheets, this new document tabulates potential funding that has been identified as within existing Capital Improvement Programs (CIP) and estimates from what utilities might contribute for service extensions. What is new in this document is how the contributions from “Baseline Development” are calculated.

For this document, “Baseline Development” are costs that new development might be expected to cover through contributions, either in-kind or in fee, for Physical Framework improvements in the district. Baseline Development is a contribution that would be expected before consideration of “Bonus Fee” requirements.

What is new in this document is how Baseline Development contributions are calculated. This document uses existing and pending City policy and methodology to calculate impact fees. Staff has coordinated with the following City departments to estimate impact fees as follows:

- Coordinated with Austin Transportation Department (ATD) to use the methodology from the [Street Impact Fee Study Report](#) to calculate the developer’s baseline contribution (before-bonus requirement) for street infrastructure.
- Coordinated with Austin Water (AW) to use methodology for Water and Wastewater Impact Fees.
- Coordinated with Parks and Recreation Department (PARC) to use methodology for Parkland Dedication to assess fees.

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<sup>1</sup> At this time, staff is aware of two parcels that need to be addressed: (1) Pearson Property, PR-21, and (2) Crockett, PR-23. PR-21 has not been calculated yet, and PR-23 needs relatively minor adjustments. However, since these adjustments will likely affect the overall district square footage buildout square footage by about 2% +/-, the overall district impact to impact fees will be minor.

All these fee calculations are based on a projected buildout numbers, i.e., how many square feet of uses and what kind of uses will a development have. To make these impact fee calculations, this document draws information from the SCW Buildout Scenarios for Financial Analysis (see Packet 3).

Dovetailing with the Physical Framework and Project Costs Estimates documents and the SCW Buildout Scenarios for Financial Analysis documents, this new document unfolds with the following format:

**2020 Update: SCW Physical Framework Funding Sources** (draft 1: May 18, 2020)

- **USE OF FUNDS:** Using the 2020 Updates: Physical Framework & Project Costs Estimates (draft 2)
  - Summarizes the total district costs for the Physical Framework. This identifies the Use of Funds to achieve the envisioned SCW Physical Framework.
- **SOURCES OF FUNDS:** Using the 2020 Update: Physical Framework & Project Costs Estimates (draft 2)
  - Summarizes the total district contribution (sources of funds) from CIP and Utilities
- **SOURCES OF FUNDS:** Using the 2020 Buildout Scenarios for Financial Analysis (draft 2)
  - Calculate baseline development contribution for Streets (ATD method), Water & Wastewater (AW method); and Open Spaces (PARD method)
  - Total the three calculations (ATD; AW; PARD) to arrive at a total Baseline Development contribution

This calculation shows that the Uses of Funds (the need) exceeds the currently known Sources of Funds (CIP, Utilities, and Baseline Development). The resultant pie chart identifies the financial gap between uses and sources as “Above and Beyond Costs.”

One source for addressing the “Above and Beyond Costs” will be the “Bonus Fees” that are being calculated in the 2020 Update to the SCW Financial Framework, which is now in progress. Staff anticipates this work will be delivered in June 2020. However, the 2016 Financial Framework indicated that, even with properly calibrated bonus fees, there will still be a funding gap. In the 2016 SCW Plan, this gap was primarily addressed through Tax Increment Financing (TIF).

**2020 Endeavor: SCW Physical Framework Funding Sources** (draft 1: May 18, 2020)

The same calculations and charts are created for this document as with the 2020 Updates for SCW Physical Framework Funding Sources but using the respective 2020 Endeavor: Physical Framework and Project Costs Estimates, and the 2020 Endeavor: Building Scenarios for Financial Analysis for all inputs.

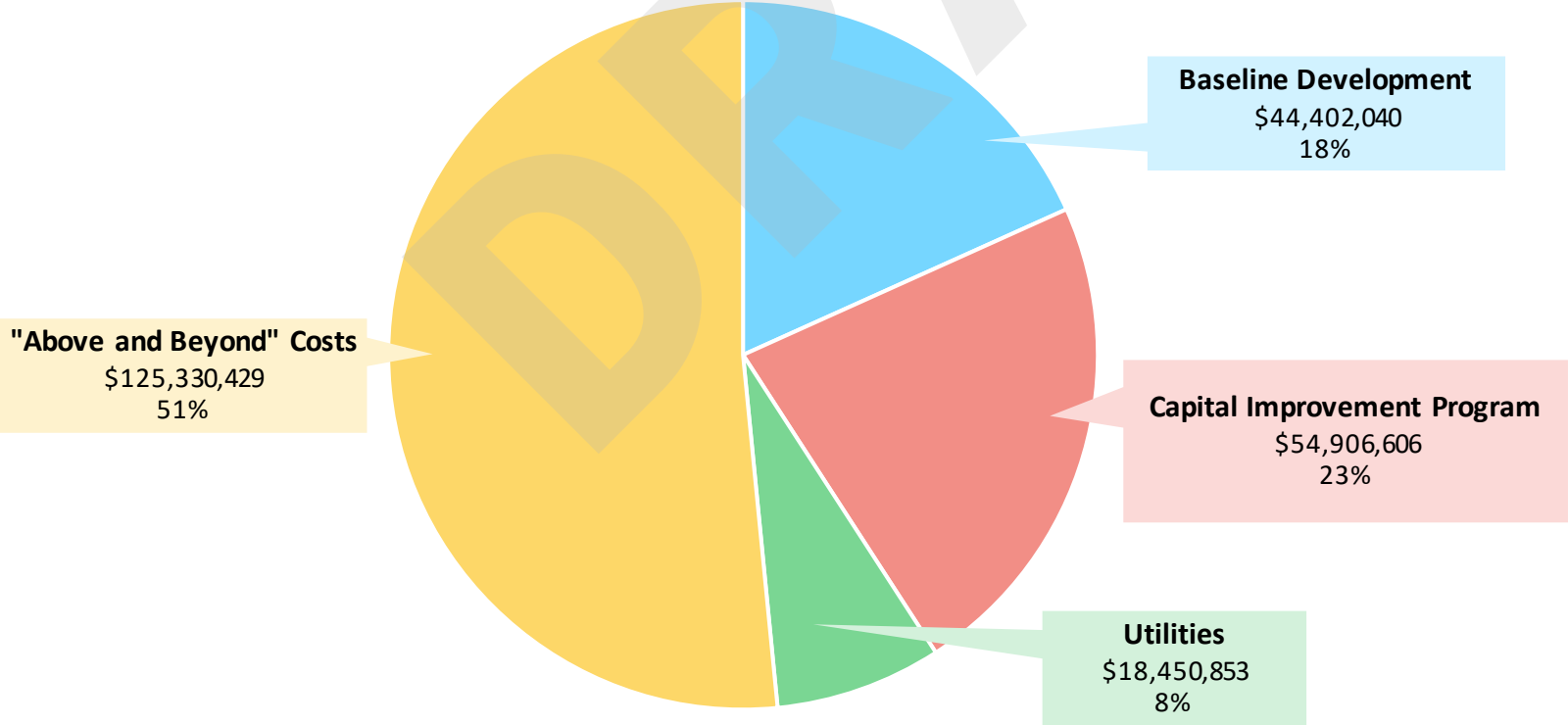
**2020 Hybrid: SCW Physical Framework Funding Sources** (draft 1: May 18, 2020)

The same calculations and charts are created for this document as with the 2020 Updates for SCW Physical Framework Funding Sources but using the respective 2020 Hybrid: Physical Framework and Project Costs Estimates, and the 2020 Hybrid: Building Scenarios for Financial Analysis for all inputs.

# 2020 UPDATED SCW PHYSICAL FRAMEWORK FUNDING SOURCES

| Name           | Property Code | Total Physical Framework Cost | Baseline Development | Street Impact Fees | Water / Wastewater Impact Fee | Parkland Dedication Fee | Capital Improvement Program | Utilities     | "Above and Beyond" Costs |
|----------------|---------------|-------------------------------|----------------------|--------------------|-------------------------------|-------------------------|-----------------------------|---------------|--------------------------|
| Statesman      | PR-22         | \$ 73,063,993                 | \$ 15,816,949        | \$ 14,367,662      | \$ 135,376                    | \$ 1,313,911            | \$ 2,156,371                | \$ 990,230    | \$ 54,100,443            |
| Crockett       | PR-23         | \$ 49,276,159                 | \$ 8,408,775         | \$ 7,448,309       | \$ 135,376                    | \$ 825,090              | \$ 2,275,269                | \$ 1,044,829  | \$ 37,547,286            |
| DJ Interests   | PR-24         | \$ 5,065,362                  | \$ 1,533,941         | \$ 1,080,752       | \$ 135,376                    | \$ 317,813              | \$ 2,220,684                | \$ 1,019,763  | \$ 290,974               |
| World Class    | PR-16         | \$ 11,064,525                 | \$ 6,281,111         | \$ 5,707,724       | \$ 135,376                    | \$ 438,011              | \$ 2,587,583                | \$ 1,583,759  | \$ 612,072               |
| Threadgills    | PR-13         | \$ 5,467,757                  | \$ 3,992,098         | \$ 3,924,275       | \$ 67,823                     | \$ -                    | \$ 2,524,185                | \$ 1,565,241  | \$ (2,613,767)           |
| City of Austin | PR-14         | \$ 5,886,926                  | \$ 917,667           | \$ 629,496         | \$ 135,376                    | \$ 152,795              | \$2,743,169                 | \$ 1,279,904  | \$ 946,186               |
| Molly Belle    | PR-10         | \$ 7,079,406                  | \$ 3,466,232         | \$ 3,321,688       | \$ 135,376                    | \$ 9,168                | \$ 4,351,821                | \$ 118,774    | \$ (857,421)             |
| Austin Trust   | PR-12         | \$ 3,513,811                  | \$ 1,043,384         | \$ 700,207         | \$ 135,376                    | \$ 207,801              | \$ 1,665,648                | \$ 764,885    | \$ 39,894                |
| Endeavor       | PR-5 & PR-6   | \$ 1,837,755                  | \$ 2,941,883         | \$ 2,874,060       | \$ 67,823                     | \$ -                    | \$ 1,097,018                | \$ 59,387     | \$ (2,260,533)           |
| Unassigned     |               | \$ 80,834,235                 |                      |                    |                               |                         | \$ 33,284,859               | \$ 10,024,080 | \$ 37,525,295            |
| TOTALS         |               | \$ 243,089,929                | \$ 44,402,040        | \$ 40,054,173      | \$ 1,083,278                  | \$ 3,264,589            | \$ 54,906,606               | \$ 18,450,853 | \$ 125,330,429           |

SCW PHYSICAL FRAMEWORK FUNDING SOURCES - 2020 UPDATED



2020 UPDATED: STREET IMPACT FEES

May 18, 2020

| Name  | 2016 Plan Code | Property Code | Parcel         | Residential  | Office           | Retail            | Hotel        | TOTAL         |
|---|----------------|---------------|----------------|--------------|------------------|-------------------|--------------|---------------|
|   |                |               |                | (high rise)  | (general office) | (shopping center) |              |               |
| Statesman                                   | S1             | PR-22         | PR22-1         | \$ -         | \$ -             | \$ 220,752        | \$ 1,038,971 | \$ 1,259,723  |
|   | S2             |               | PR22-2         | \$ -         | \$ 8,747,129     | \$ 699,048        | \$ -         | \$ 9,446,177  |
|   | S3             |               | PR22-3         | \$ 1,126,944 | \$ -             | \$ 459,900        | \$ -         | \$ 1,586,844  |
|   | S4             |               | PR22-4         | \$ 1,126,944 | \$ -             | \$ 459,900        | \$ -         | \$ 1,586,844  |
|   | S5             |               | PR22-5         | \$ 267,322   | \$ -             | \$ 220,752        | \$ -         | \$ 488,074    |
| Maximum Calculated Fee Per Development Unit |                |               |                | \$ 2,521,210 | \$ 8,747,129     | \$ 2,060,352      | \$ 1,038,971 | \$ 14,367,662 |
| Crockett                                    | C1             | PR-23         | PR23-1         | \$ -         | \$ 3,506,814     | \$ 643,860        | \$ -         | \$ 4,150,674  |
|   | C2             |               | PR23-2         | \$ 948,730   | \$ -             | \$ 349,524        | \$ -         | \$ 1,298,254  |
|   | C3             |               | PR23-3         | \$ 686,650   | \$ -             | \$ 273,383        | \$ -         | \$ 960,033    |
|   | C4             |               | PR23-4         | \$ 487,469   | \$ -             | \$ 551,880        | \$ -         | \$ 1,039,349  |
| Maximum Calculated Fee Per Development Unit |                |               |                | \$ 2,122,848 | \$ 3,506,814     | \$ 1,818,647      | \$ -         | \$ 7,448,309  |
| DJ Interests                                | K31            | PR-24         | PR24-1         | \$ 817,690   | \$ -             | \$ 263,063        | \$ -         | \$ 1,080,752  |
| Maximum Calculated Fee Per Development Unit |                |               |                | \$ 817,690   | \$ -             | \$ 263,063        | \$ -         | \$ 1,080,752  |
| World Class                                 | H16,17,20      | PR-16         | PR-16-1 & 16-2 | \$ 1,126,944 | \$ 3,992,108     | \$ 588,672        | \$ -         | \$ 5,707,724  |
| Maximum Calculated Fee Per Development Unit |                |               |                | \$ 1,126,944 | \$ 3,992,108     | \$ 588,672        | \$ -         | \$ 5,707,724  |
| City of Austin                              | F12            | PR-14         | PR-14-1        | \$ 393,120   | \$ 107,604       | \$ 128,772        | \$ -         | \$ 629,496    |
| Maximum Calculated Fee Per Development Unit |                |               |                | \$ 393,120   | \$ 107,604       | \$ 128,772        | \$ -         | \$ 629,496    |
| Crockett-Threadgill's                       | G14/15         | PR-13         | PR-13-1        | \$ -         | \$ 3,740,315     | \$ 183,960        | \$ -         | \$ 3,924,275  |
| Maximum Calculated Fee Per Development Unit |                |               |                | \$ -         | \$ 3,740,315     | \$ 183,960        | \$ -         | \$ 3,924,275  |
| Austin Trust                                | D9             | PR-12         | PR-12-1        | \$ 534,643   | \$ -             | \$ 165,564        | \$ -         | \$ 700,207    |
| Maximum Calculated Fee Per Development Unit |                |               |                | \$ 534,643   | \$ -             | \$ 165,564        | \$ -         | \$ 700,207    |
| Molly Belle                                 | C6-8           | PR-10         | PR-10-1        | \$ 23,587    | \$ 2,910,957     | \$ 387,144        | \$ -         | \$ 3,321,688  |
| Maximum Calculated Fee Per Development Unit |                |               |                | \$ 23,587    | \$ 2,910,957     | \$ 387,144        | \$ -         | \$ 3,321,688  |
| Endeavor / Zax                              | B3-5           | PR-5 & PR-6   | PR-5 & PR-6    | \$ -         | \$ 2,690,100     | \$ 183,960        | \$ -         | \$ 2,874,060  |
| Maximum Calculated Fee Per Development Unit |                |               |                | \$ -         | \$ 2,690,100     | \$ 183,960        | \$ -         | \$ 2,874,060  |
| Pearson                                     |                |               |                |              |                  |                   |              |               |
| Maximum Calculated Fee Per Development Unit |                |               |                | \$ -         | \$ -             | \$ -              | \$ -         | \$ -          |
| TOTAL STREET IMPACT FEE FOR SCW DISTRICT    |                |               |                |              |                  |                   |              | \$ 40,054,174 |

| Name   | Property Code | Water / Waterwater Permit Fees | Fee         | Meter Size | Service Units | # Residential Meters | # Commercial Meters | Zone: Urban |
|--|---------------|--------------------------------|-------------|------------|---------------|----------------------|---------------------|-------------|
| Statesman  | PR-22         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| Crockett   | PR-23         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| DJ Interests                                       | PR-24         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| World Class  | PR-16         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| City of Austin                                     | PR-14         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| Crockett-Threadgill's                              | PR-13         | Meter Costs                    | \$ 52       |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 67,500   | 6"x1"C     | 67.5          | 0                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 67,823   |            |               |                      |                     |             |
| Austin Trust                                       | PR-12         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| Molly Belle  | PR-10         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| Endeavor / Zax                                     | PR-5 & PR-6   | Meter Costs                    | \$ 52       |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 67,500   | 6"x1"C     | 67.5          | 0                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 67,823   |            |               |                      |                     |             |
| Pearson  |               | Meter Costs                    |             |            |               |                      |                     |             |
|  |               | AW Inspection Fee              |             |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               |             |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee |             |            |               |                      |                     |             |
|  |               | TOTAL FEE                      | \$ -        |            |               |                      |                     |             |
| TOTAL WATER/WASTEWATER IMPACT FEE FOR SCW DISTRICT |               |                                | \$1,083,277 |            |               |                      |                     |             |

# 2020 UPDATED: PARKLAND DEDICATION FEES

May 18, 2020

| Name                  | Property Code | Dwelling Units | Keys         | Land Owed (acres) | Total Fee in Lieu of Land |
|-----------------------|---------------|----------------|--------------|-------------------|---------------------------|
| Statesman             | PR-22         | 962            | 424          | 20.61             | \$ 1,313,911              |
| Crockett              | PR-23         | 810            | 0            | 12.94             | \$ 825,090                |
| DJ Interests          | PR-24         | 312            | 0            | 4.99              | \$ 317,813                |
| World Class           | PR-16         | 430            | 0            | 6.87              | \$ 438,011                |
| City of Austin        | PR-14         | 150            | 0            | 2.40              | \$ 152,795                |
| Crockett Threadgill's | PR-13         | 0              | 0            | 0.00              | \$ -                      |
| Austin Trust          | PR-12         | 204            | 0            | 3.26              | \$ 207,801                |
| Molly Belle           | PR-10         | 9              | 0            | 0.14              | \$ 9,168                  |
| Endeavor / Zax        | PR-5 & PR-6   | 0              | 0            | 0.00              | \$ -                      |
| Pearson               | PR-21         |                |              |                   |                           |
|                       |               |                | <b>TOTAL</b> | <b>51.21</b>      | <b>\$ 3,264,587</b>       |

| Assumptions                              |          |
|--|----------|
| Persons/ unit (high density)             | 1.7      |
| Parkland Cost Factor                     | 0.0094   |
| Annual Hotel Occupancy Rate              | 0.773    |
| Fee in Lieu / per unit / high density    | 1,018.63 |
| Fee in Lieu / per unit / hotel           | 787.40   |
| Development Fee/ per unit / high density | 506.62   |
| Development Fee/ per unit / hotel        | 391.62   |

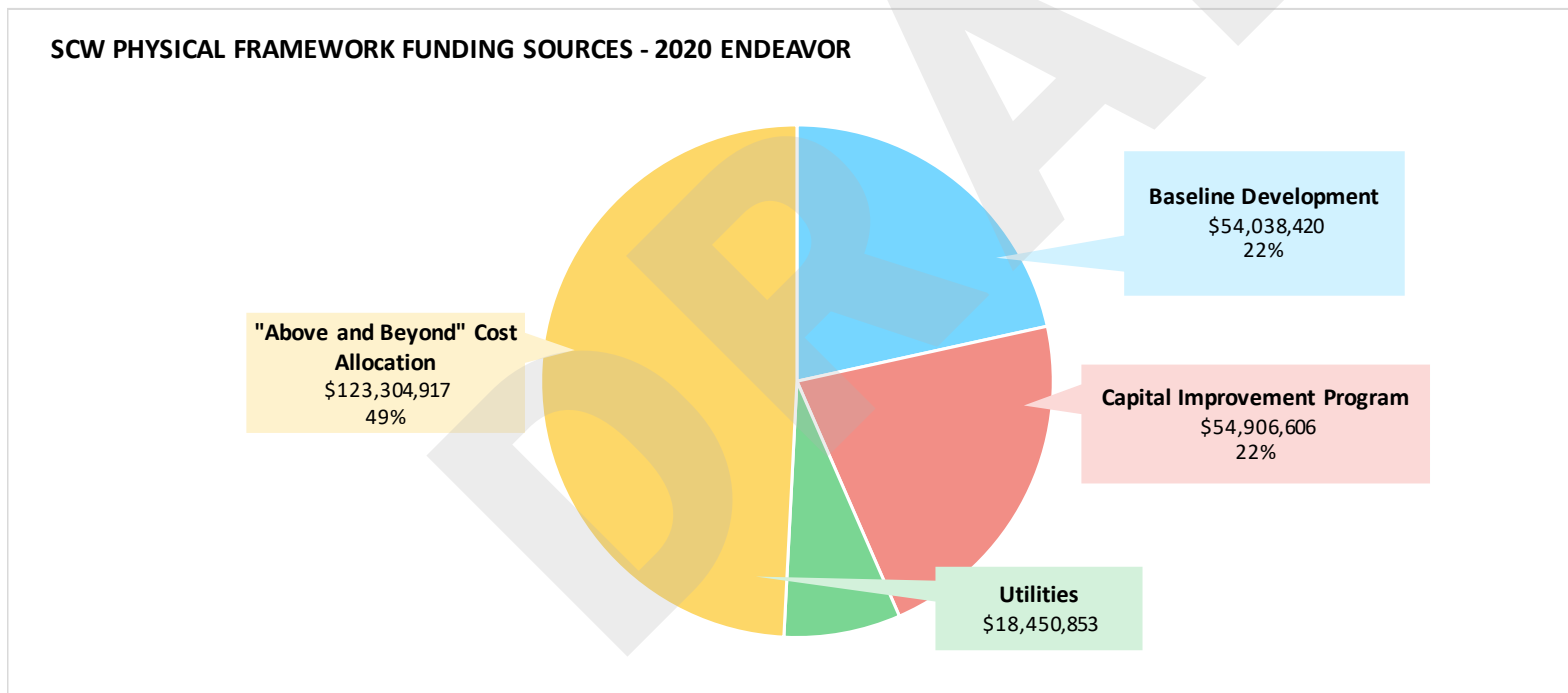
**2020 ENDEAVOR**  
SCW PHYSICAL  
FRAMEWORK FUNDING  
SOURCES



## SCW PHYSICAL FRAMEWORK FUNDING SOURCES - 2020 ENDEAVOR

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| Name           | Property Code | Total Physical Framework Cost | Baseline Development | Street Impact Fees   | Water / Wastewater Impact Fee | Parkland Dedication Fee | Capital Improvement Program | Utilities            | "Above and Beyond" Cost Allocation |
|----------------|---------------|-------------------------------|----------------------|----------------------|-------------------------------|-------------------------|-----------------------------|----------------------|------------------------------------|
| Statesman      | PR-22         | \$ 79,954,636                 | \$ 25,111,371        | \$ 23,355,788        | \$ 135,376                    | \$ 1,620,207            | \$ 2,156,371                | \$ 990,230           | \$ 51,696,664                      |
| Crockett       | PR-23         | \$ 49,996,384                 | \$ 8,750,733         | \$ 7,637,472         | \$ 135,376                    | \$ 977,885              | \$ 2,275,269                | \$ 1,044,829         | \$ 37,925,553                      |
| DJ Interests   | PR-24         | \$ 5,065,362                  | \$ 1,533,941         | \$ 1,080,752         | \$ 135,376                    | \$ 317,813              | \$ 2,220,684                | \$ 1,019,763         | \$ 290,974                         |
| World Class    | PR-16         | \$ 11,064,525                 | \$ 6,281,111         | \$ 5,707,724         | \$ 135,376                    | \$ 438,011              | \$ 2,587,583                | \$ 1,583,759         | \$ 612,072                         |
| Threadgills    | PR-13         | \$ 5,467,757                  | \$ 3,992,098         | \$ 3,924,275         | \$ 67,823                     | \$ -                    | \$ 2,524,185                | \$ 1,565,241         | \$ (2,613,767)                     |
| City of Austin | PR-14         | \$ 5,886,926                  | \$ 917,667           | \$ 629,496           | \$ 135,376                    | \$ 152,795              | \$ 2,743,169                | \$ 1,279,904         | \$ 946,186                         |
| Molly Belle    | PR-10         | \$ 7,079,406                  | \$ 3,466,232         | \$ 3,321,688         | \$ 135,376                    | \$ 9,168                | \$ 4,351,821                | \$ 118,774           | \$ (857,421)                       |
| Austin Trust   | PR-12         | \$ 3,513,811                  | \$ 1,043,384         | \$ 700,207           | \$ 135,376                    | \$ 207,801              | \$ 1,665,648                | \$ 764,885           | \$ 39,894                          |
| Endeavor       | PR-5 & PR-6   | \$ 1,837,755                  | \$ 2,941,883         | \$ 2,874,060         | \$ 67,823                     | \$ -                    | \$ 1,097,018                | \$ 59,387            | \$ (2,260,533)                     |
| Unassigned     |               | \$ 80,834,235                 |                      |                      |                               |                         | \$ 33,284,859               | \$ 10,024,080        | \$ 37,525,295                      |
| <b>TOTALS</b>  |               | <b>\$ 250,700,796</b>         | <b>\$ 54,038,420</b> | <b>\$ 49,231,462</b> | <b>\$ 1,083,278</b>           | <b>\$ 3,723,680</b>     | <b>\$ 54,906,606</b>        | <b>\$ 18,450,853</b> | <b>\$ 123,304,917</b>              |



2020 ENDEAVOR: STREET IMPACT FEES

May 18, 2020

| Name  | 2016 Plan Code | Property Code | Parcel       | Residential  | Office           | Retail            | Hotel      | TOTAL         |
|---|----------------|---------------|--------------|--------------|------------------|-------------------|------------|---------------|
|   |                |               |              | (high rise)  | (general office) | (shopping center) |            |               |
| Statesman                                   | S1             | PR-22         | PR22-1       | \$ 1,617,034 | \$ 9,017,215     | \$ 2,056,673      | \$ 898,128 | \$ 13,589,050 |
|   | S2             |               | PR22-2       | \$ 933,005   | \$ 7,069,583     | \$ 551,880        | \$ -       | \$ 8,554,468  |
|   | S3             |               | PR22-3       | \$ 1,061,424 | \$ -             | \$ 150,847        | \$ -       | \$ 1,212,271  |
| Maximum Calculated Fee Per Development Unit |                |               |              | \$ 3,611,462 | \$ 16,086,798    | \$ 2,759,400      | \$ 898,128 | \$ 23,355,788 |
| Crockett                                    | C1             | PR-23         | PR23-1       | \$ -         | \$ 3,668,220     | \$ 367,920        | \$ -       | \$ 4,036,140  |
|   | C2             |               | PR23-2       | \$ 948,730   | \$ -             | \$ 349,524        | \$ -       | \$ 1,298,254  |
|   | C3             |               | PR23-3       | \$ 686,650   | \$ -             | \$ 183,960        | \$ -       | \$ 870,610    |
|   | C4             |               | PR23-4       | \$ 880,589   | \$ -             | \$ 551,880        | \$ -       | \$ 1,432,469  |
| Maximum Calculated Fee Per Development Unit |                |               |              | \$ 2,515,968 | \$ 3,668,220     | \$ 1,453,284      | \$ -       | \$ 7,637,472  |
| DJ Interests                                | K31            | PR-24         | PR24-1       | \$ 817,690   | \$ -             | \$ 263,063        | \$ -       | \$ 1,080,752  |
| Maximum Calculated Fee Per Development Unit |                |               |              | \$ 817,690   | \$ -             | \$ 263,063        | \$ -       | \$ 1,080,752  |
| World Class                                 | H16,17,20      | PR-16         | PR-16-1 & 16 | \$ 1,126,944 | \$ 3,992,108     | \$ 588,672        | \$ -       | \$ 5,707,724  |
| Maximum Calculated Fee Per Development Unit |                |               |              | \$ 1,126,944 | \$ 3,992,108     | \$ 588,672        | \$ -       | \$ 5,707,724  |
| City of Austin                              | F12            | PR-14         | PR-14-1      | \$ 393,120   | \$ 107,604       | \$ 128,772        | \$ -       | \$ 629,496    |
| Maximum Calculated Fee Per Development Unit |                |               |              | \$ 393,120   | \$ 107,604       | \$ 128,772        | \$ -       | \$ 629,496    |
| Crockett-Threadgill's                       | G14/15         | PR-13         | PR-13-1      | \$ -         | \$ 3,740,315     | \$ 183,960        | \$ -       | \$ 3,924,275  |
| Maximum Calculated Fee Per Development Unit |                |               |              | \$ -         | \$ 3,740,315     | \$ 183,960        | \$ -       | \$ 3,924,275  |
| Austin Trust                                | D9             | PR-12         | PR-12-1      | \$ 534,643   | \$ -             | \$ 165,564        | \$ -       | \$ 700,207    |
| Maximum Calculated Fee Per Development Unit |                |               |              | \$ 534,643   | \$ -             | \$ 165,564        | \$ -       | \$ 700,207    |
| Molly Belle                                 | C6-8           | PR-10         | PR-10-1      | \$ 23,587    | \$ 2,910,957     | \$ 387,144        | \$ -       | \$ 3,321,688  |
| Maximum Calculated Fee Per Development Unit |                |               |              | \$ 23,587    | \$ 2,910,957     | \$ 387,144        | \$ -       | \$ 3,321,688  |
| Endeavor / Zax                              | B3-5           | PR-5 & PR-6   | PR-5 & PR-6  | \$ -         | \$ 2,690,100     | \$ 183,960        | \$ -       | \$ 2,874,060  |
| Maximum Calculated Fee Per Development Unit |                |               |              | \$ -         | \$ 2,690,100     | \$ 183,960        | \$ -       | \$ 2,874,060  |
| Pearson                                     |                |               |              |              |                  |                   |            |               |
| Maximum Calculated Fee Per Development Unit |                |               |              | \$ -         | \$ -             | \$ -              | \$ -       | \$ -          |

|  |               |
|--|---------------|
| TOTAL STREET IMPACT FEE FOR SCW DISTRICT | \$ 49,231,464 |
|--|---------------|

2020 ENDEAVOR: WATER / WASTEWATER IMPACT FEES

May 18, 2020

| Name   | Property Code | Water / Waterwater Permit Fees | Fee         | Meter Size | Service Units | # Residential Meters | # Commercial Meters | Zone: Urban |
|--|---------------|--------------------------------|-------------|------------|---------------|----------------------|---------------------|-------------|
| Statesman  | PR-22         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| Crockett   | PR-23         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| DJ Interests                                       | PR-24         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| World Class  | PR-16         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| City of Austin                                     | PR-14         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| Crockett-Threadgill's                              | PR-13         | Meter Costs                    | \$ 52       |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 67,500   | 6"x1"C     | 67.5          | 0                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 67,823   |            |               |                      |                     |             |
| Austin Trust                                       | PR-12         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| Molly Belle  | PR-10         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| Endeavor / Zax                                     | PR-5 & PR-6   | Meter Costs                    | \$ 52       |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 67,500   | 6"x1"C     | 67.5          | 0                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 67,823   |            |               |                      |                     |             |
| Pearson  |               | Meter Costs                    |             |            |               |                      |                     |             |
|  |               | AW Inspection Fee              |             |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               |             |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee |             |            |               |                      |                     |             |
|  |               | TOTAL FEE                      | \$ -        |            |               |                      |                     |             |
| TOTAL WATER/WASTEWATER IMPACT FEE FOR SCW DISTRICT |               |                                | \$1,083,277 |            |               |                      |                     |             |

# 2020 ENDEAVOR: PARKLAND DEDICATION FEES

May 18, 2020

| Name                  | Property Code | Dwelling Units | Keys         | Land Owed (acres) | Total Fee in Lieu of Land |
|-----------------------|---------------|----------------|--------------|-------------------|---------------------------|
| Statesman             | PR-22         | 1378           | 275          | 25.42             | \$ 1,620,207              |
| Crockett              | PR-23         | 960            | 0            | 15.34             | \$ 977,885                |
| DJ Interests          | PR-24         | 312            | 0            | 4.99              | \$ 317,813                |
| World Class           | PR-16         | 430            | 0            | 6.87              | \$ 438,011                |
| City of Austin        | PR-14         | 150            | 0            | 2.40              | \$ 152,795                |
| Crockett Threadgill's | PR-13         | 0              | 0            | 0.00              | \$ -                      |
| Austin Trust          | PR-12         | 204            | 0            | 3.26              | \$ 207,801                |
| Molly Belle           | PR-10         | 9              | 0            | 0.14              | \$ 9,168                  |
| Endeavor / Zax        | PR-5 & PR-6   | 0              | 0            | 0.00              | \$ -                      |
| Pearson               | PR-21         |                |              |                   |                           |
|                       |               |                | <b>TOTAL</b> | <b>58.42</b>      | <b>\$ 3,723,678</b>       |

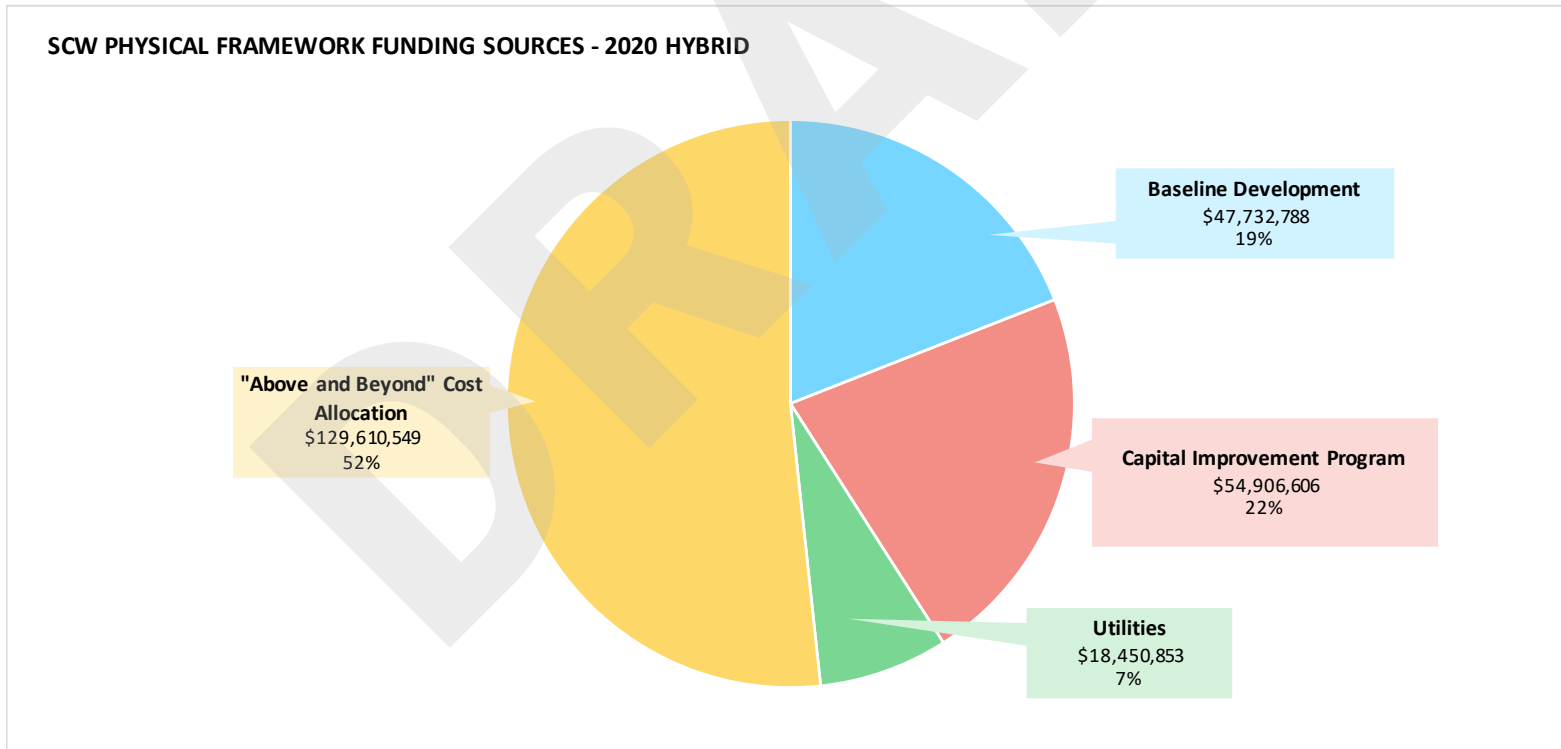
| Assumptions                              |          |
|--|----------|
| Persons/ unit (high density)             | 1.7      |
| Parkland Cost Factor                     | 0.0094   |
| Annual Hotel Occupancy Rate              | 0.773    |
| Fee in Lieu / per unit / high density    | 1,018.63 |
| Fee in Lieu / per unit / hotel           | 787.40   |
| Development Fee/ per unit / high density | 506.62   |
| Development Fee/ per unit / hotel        | 391.62   |

**2020 HYBRID**  
SCW PHYSICAL  
FRAMEWORK FUNDING  
SOURCES

# SCW PHYSICAL FRAMEWORK FUNDING SOURCES - 2020 HYBRID

DRAFT 2 | MAY 18, 2020

| Name           | Property Code | Total Physical Framework Cost | Baseline Development | Street Impact Fees   | Water / Wastewater Impact Fee | Parkland Dedication Fee | Capital Improvement Program | Utilities            | "Above and Beyond" Cost Allocation |
|----------------|---------------|-------------------------------|----------------------|----------------------|-------------------------------|-------------------------|-----------------------------|----------------------|------------------------------------|
| Statesman      | PR-22         | \$ 79,954,636                 | \$ 18,805,739        | \$ 17,486,129        | \$ 135,376                    | \$ 1,184,234            | \$ 2,156,371                | \$ 990,230           | \$ 58,002,296                      |
| Crockett       | PR-23         | \$ 49,996,384                 | \$ 8,750,733         | \$ 7,637,472         | \$ 135,376                    | \$ 977,885              | \$ 2,275,269                | \$ 1,044,829         | \$ 37,925,553                      |
| DJ Interests   | PR-24         | \$ 5,065,362                  | \$ 1,533,941         | \$ 1,080,752         | \$ 135,376                    | \$ 317,813              | \$ 2,220,684                | \$ 1,019,763         | \$ 290,974                         |
| World Class    | PR-16         | \$ 11,064,525                 | \$ 6,281,111         | \$ 5,707,724         | \$ 135,376                    | \$ 438,011              | \$ 2,587,583                | \$ 1,583,759         | \$ 612,072                         |
| Threadgills    | PR-13         | \$ 5,467,757                  | \$ 3,992,098         | \$ 3,924,275         | \$ 67,823                     | \$ -                    | \$ 2,524,185                | \$ 1,565,241         | \$ (2,613,767)                     |
| City of Austin | PR-14         | \$ 5,886,926                  | \$ 917,667           | \$ 629,496           | \$ 135,376                    | \$ 152,795              | \$ 2,743,169                | \$ 1,279,904         | \$ 946,186                         |
| Molly Belle    | PR-10         | \$ 7,079,406                  | \$ 3,466,232         | \$ 3,321,688         | \$ 135,376                    | \$ 9,168                | \$ 4,351,821                | \$ 118,774           | \$ (857,421)                       |
| Austin Trust   | PR-12         | \$ 3,513,811                  | \$ 1,043,384         | \$ 700,207           | \$ 135,376                    | \$ 207,801              | \$ 1,665,648                | \$ 764,885           | \$ 39,894                          |
| Endeavor       | PR-5 & PR-6   | \$ 1,837,755                  | \$ 2,941,883         | \$ 2,874,060         | \$ 67,823                     | \$ -                    | \$ 1,097,018                | \$ 59,387            | \$ (2,260,533)                     |
| Unassigned     |               | \$ 80,834,235                 |                      |                      |                               |                         | \$ 33,284,859               | \$ 10,024,080        | \$ 37,525,295                      |
| <b>TOTALS</b>  |               | <b>\$ 250,700,796</b>         | <b>\$ 47,732,788</b> | <b>\$ 43,361,803</b> | <b>\$ 1,083,278</b>           | <b>\$ 3,287,707</b>     | <b>\$ 54,906,606</b>        | <b>\$ 18,450,853</b> | <b>\$ 129,610,549</b>              |



2020 HYBRID: STREET IMPACT FEES

May 18, 2020

| Name  | 2016 Plan Code                              | Property Code | Parcel       | Residential  | Office           | Retail            | Hotel        | TOTAL         |
|---|---|---------------|--------------|--------------|------------------|-------------------|--------------|---------------|
|   |   |               |              | (high rise)  | (general office) | (shopping center) |              |               |
| Statesman                                   | S1  | PR-22         | PR22-1       | \$ 969,696   | \$ 7,360,114     | \$ 2,056,673      | \$ 898,128   | \$ 11,284,610 |
|   | S2  |               | PR22-2       | \$ 649,958   | \$ 3,981,348     | \$ 551,880        | \$ -         | \$ 5,183,186  |
|   | S3  |               | PR22-3       | \$ 867,485   | \$ -             | \$ 150,847        | \$ -         | \$ 1,018,332  |
|   | Maximum Calculated Fee Per Development Unit |               |              | \$ 2,487,139 | \$ 11,341,462    | \$ 2,759,400      | \$ 898,128   | \$ 17,486,129 |
| Crockett                                    | C1  | PR-23         | PR23-1       | \$ -         | \$ 3,668,220     | \$ 367,920        | \$ -         | \$ 4,036,140  |
|   | C2  |               | PR23-2       | \$ 948,730   | \$ -             | \$ 349,524        | \$ -         | \$ 1,298,254  |
|   | C3  |               | PR23-3       | \$ 686,650   | \$ -             | \$ 183,960        | \$ -         | \$ 870,610    |
|   | C4  |               | PR23-4       | \$ 880,589   | \$ -             | \$ 551,880        | \$ -         | \$ 1,432,469  |
|   | Maximum Calculated Fee Per Development Unit |               |              | \$ 2,515,968 | \$ 3,668,220     | \$ 1,453,284      | \$ -         | \$ 7,637,472  |
| DJ Interests                                | K31   | PR-24         | PR24-1       | \$ 817,690   | \$ -             | \$ 263,063        | \$ -         | \$ 1,080,752  |
| Maximum Calculated Fee Per Development Unit |   |               | \$ 817,690   | \$ -         | \$ 263,063       | \$ -              | \$ 1,080,752 |               |
| World Class                                 | H16,17,20                                   | PR-16         | PR-16-1 & 16 | \$ 1,126,944 | \$ 3,992,108     | \$ 588,672        | \$ -         | \$ 5,707,724  |
| Maximum Calculated Fee Per Development Unit |   |               | \$ 1,126,944 | \$ 3,992,108 | \$ 588,672       | \$ -              | \$ 5,707,724 |               |
| City of Austin                              | F12   | PR-14         | PR-14-1      | \$ 393,120   | \$ 107,604       | \$ 128,772        | \$ -         | \$ 629,496    |
| Maximum Calculated Fee Per Development Unit |   |               | \$ 393,120   | \$ 107,604   | \$ 128,772       | \$ -              | \$ 629,496   |               |
| Crockett-Threadgill's                       | G14/15                                      | PR-13         | PR-13-1      | \$ -         | \$ 3,740,315     | \$ 183,960        | \$ -         | \$ 3,924,275  |
| Maximum Calculated Fee Per Development Unit |   |               | \$ -         | \$ 3,740,315 | \$ 183,960       | \$ -              | \$ 3,924,275 |               |
| Austin Trust                                | D9  | PR-12         | PR-12-1      | \$ 534,643   | \$ -             | \$ 165,564        | \$ -         | \$ 700,207    |
| Maximum Calculated Fee Per Development Unit |   |               | \$ 534,643   | \$ -         | \$ 165,564       | \$ -              | \$ 700,207   |               |
| Molly Belle                                 | C6-8  | PR-10         | PR-10-1      | \$ 23,587    | \$ 2,910,957     | \$ 387,144        | \$ -         | \$ 3,321,688  |
| Maximum Calculated Fee Per Development Unit |   |               | \$ 23,587    | \$ 2,910,957 | \$ 387,144       | \$ -              | \$ 3,321,688 |               |
| Endeavor / Zax                              | B3-5  | PR-5 & PR-6   | PR-5 & PR-6  | \$ -         | \$ 2,690,100     | \$ 183,960        | \$ -         | \$ 2,874,060  |
| Maximum Calculated Fee Per Development Unit |   |               | \$ -         | \$ 2,690,100 | \$ 183,960       | \$ -              | \$ 2,874,060 |               |
| Pearson                                     |   |               |              |              |                  |                   |              |               |
| Maximum Calculated Fee Per Development Unit |   |               | \$ -         | \$ -         | \$ -             | \$ -              | \$ -         |               |
| TOTAL STREET IMPACT FEE FOR SCW DISTRICT    |   |               |              |              |                  |                   | \$           | 43,361,804    |

2020 HYBRID: WATER / WASTEWATER IMPACT FEES

May 18, 2020

| Name   | Property Code | Water / Waterwater Permit Fees | Fee         | Meter Size | Service Units | # Residential Meters | # Commercial Meters | Zone: Urban |
|--|---------------|--------------------------------|-------------|------------|---------------|----------------------|---------------------|-------------|
| Statesman  | PR-22         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| Crockett   | PR-23         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| DJ Interests                                       | PR-24         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| World Class  | PR-16         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| City of Austin                                     | PR-14         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| Crockett-Threadgill's                              | PR-13         | Meter Costs                    | \$ 52       |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 67,500   | 6"x1"C     | 67.5          | 0                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 67,823   |            |               |                      |                     |             |
| Austin Trust                                       | PR-12         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| Molly Belle  | PR-10         | Meter Costs                    | \$ 105      |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 135,000  | 6"x1"C     | 67.5          | 1                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 135,376  |            |               |                      |                     |             |
| Endeavor / Zax                                     | PR-5 & PR-6   | Meter Costs                    | \$ 52       |            |               |                      |                     |             |
|  |               | AW Inspection Fee              | \$ 95       |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               | \$ 176      |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee | \$ 67,500   | 6"x1"C     | 67.5          | 0                    | 1                   | \$ 1,000    |
|  |               | TOTAL FEE                      | \$ 67,823   |            |               |                      |                     |             |
| Pearson  |               | Meter Costs                    |             |            |               |                      |                     |             |
|  |               | AW Inspection Fee              |             |            |               |                      |                     |             |
|  |               | Drop-in Base Fee               |             |            |               |                      |                     |             |
|  |               | Service Units times Impact Fee |             |            |               |                      |                     |             |
|  |               | TOTAL FEE                      | \$ -        |            |               |                      |                     |             |
| TOTAL WATER/WASTEWATER IMPACT FEE FOR SCW DISTRICT |               |                                | \$1,083,277 |            |               |                      |                     |             |



# 2020 HYBRID: PARKLAND DEDICATION FEES

May 18, 2020

| Name                  | Property Code | Dwelling Units | Keys         | Land Owed (acres) | Total Fee in Lieu of Land |
|-----------------------|---------------|----------------|--------------|-------------------|---------------------------|
| Statesman             | PR-22         | 950            | 275          | 18.58             | \$ 1,184,234              |
| Crockett              | PR-23         | 960            | 0            | 15                | \$ 977,885                |
| DJ Interests          | PR-24         | 312            | 0            | 4.99              | \$ 317,813                |
| World Class           | PR-16         | 430            | 0            | 6.87              | \$ 438,011                |
| City of Austin        | PR-14         | 150            | 0            | 2.40              | \$ 152,795                |
| Crockett Threadgill's | PR-13         | 0              | 0            | 0.00              | \$ -                      |
| Austin Trust          | PR-12         | 204            | 0            | 3.26              | \$ 207,801                |
| Molly Belle           | PR-10         | 9              | 0            | 0.14              | \$ 9,168                  |
| Endeavor / Zax        | PR-5 & PR-6   | 0              | 0            | 0.00              | \$ -                      |
| Pearson               | PR-21         |                |              |                   |                           |
|                       |               |                | <b>TOTAL</b> | <b>51.58</b>      | <b>\$ 3,287,704</b>       |

| Assumptions                              |          |
|--|----------|
| Persons/ unit (high density)             | 1.7      |
| Parkland Cost Factor                     | 0.0094   |
| Annual Hotel Occupancy Rate              | 0.773    |
| Fee in Lieu / per unit / high density    | 1,018.63 |
| Fee in Lieu / per unit / hotel           | 787.40   |
| Development Fee/ per unit / high density | 506.62   |
| Development Fee/ per unit / hotel        | 391.62   |