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.1" Although these needed adjustments may have noteworthy impacts to the individual parcel calculations, these adjustments should have minor impacts to the district wide 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 estimates impact fees as follows:

- Coordinated with Austin Transportation Department (ATD) to use the methodology from the <u>Street Impact Fee Study Report</u> 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 (PARD) to use methodology for Parkland Dedication to assess fees.

¹ 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)

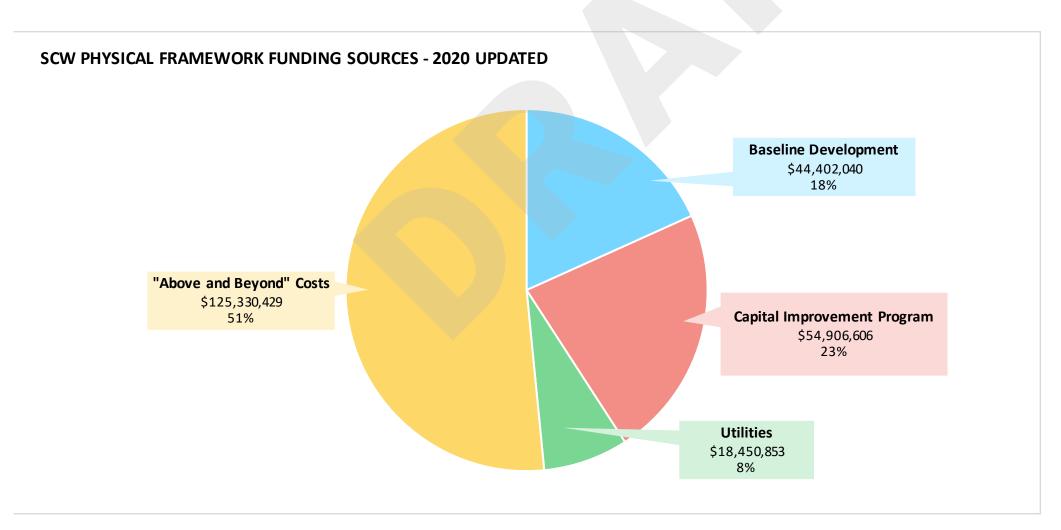
The same calculations and charts are created for this document as with the 2020 Updates for SCW Physical Framework Funding Sources but using the respective 2020 Hybrid: Physical Framework and Project Costs Estimates, and the 2020 Hybrid: Building Scenarios for Financial Analysis for all inputs.

2020 UPDATED SCW PHYSICAL FRAMEWORK FUNDING SOURCES

SCW PHYSICAL FRAMEWORK FUNDING SOURCES - 2020 UPDATED

	$T \sim 1$	8481	40	2020
DKAF	1 2 1	IVIAY	18.	2020

Name	Property Code	otal Physical amework Cost	D	Baseline evelopment	St	treet Impact Fees	Water / Vastewater mpact Fee	De	Parkland edication Fee	Ir	Capital nprovement Program	Utilities	'Above and eyond" 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



Nove	2016 Plan	Droporty Code	Doroel		Residential		Office		Retail		Hotel		TOTAL
Name	Code	Property Code	Parcel		(high rise)		(general office)	(5	shopping center)		Hotel		TOTAL
Statesman	S1	PR-22	PR22-1	\$	-	\$	-	\$	220,752	\$	1,038,971	\$	1,259,72
	S2		PR22-2	\$	-	\$	8,747,129	\$	699,048	\$	-	\$	9,446,17
	S3		PR22-3	\$	1,126,944	\$	-	\$	459,900	\$	-	\$	1,586,84
	S4		PR22-4	\$	1,126,944	\$	-	\$	459,900	\$	-	\$	1,586,84
	S5		PR22-5	\$	267,322	\$	_	\$	220,752	\$	-	\$	488,07
	Maximum C	alculated Fee Per De	evelopment Unit	\$	2,521,210	\$	8,747,129	\$	2,060,352	\$	1,038,971	\$	14,367,66
Crockett	C1	PR-23	PR23-1	\$	-	\$	3,506,814		643,860		-	\$	4,150,67
	C2		PR23-2	\$	948,730	\$	-	\$	349,524	\$	-	\$	1,298,25
	C3		PR23-3	\$	686,650	\$	-	\$	273,383	\$	-	\$	960,03
	C4		PR23-4	\$	487,469	\$	-	\$	551,880	\$	-	\$	1,039,349
	Maximum C	alculated Fee Per De	evelopment 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 C	alculated Fee Per De	evelopment Unit	\$	817,690	\$	-	\$	263,063	\$	-	\$	1,080,752
		DD 46			4.426.044	,	2.002.400	_	500 673				5 707 72
World Class	H16,17,20	PR-16	PR-16-1 & 16-2		1,126,944		3,992,108		588,672		-	\$	5,707,724
	iviaximum C	alculated Fee Per De	evelopment Unit	\$	1,126,944	\$	3,992,108	Ş	588,672	Ş	-	\$	5,707,724
City of Austin	F12	PR-14	PR-14-1	\$	393,120	¢	107,604	ć	128,772	Ċ	_	Ś	629,496
City of Austin		alculated Fee Per De			393,120	\$	<u> </u>	\$	128,772			\$	629,490
	Widxiiiidiii C	ulculated Fee FeF Be	evelopment offic	Ψ	333,120	<u> </u>	107,004	Ψ	120,772	<u> </u>		٠,	029,430
Crockett-Threadgill's	G14/15	PR-13	PR-13-1	\$	_	\$	3,740,315	Ś	183,960	\$	_	\$	3,924,275
Crockett Tineaugin 5		alculated Fee Per Do			_	\$			183,960	\$	-	\$	3,924,27
				•		•	-, -,	•		•		т	<i></i>
Austin Trust	D9	PR-12	PR-12-1	\$	534,643	\$	-	\$	165,564	\$	-	\$	700,207
	Maximum C	alculated Fee Per De	evelopment 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 C	alculated Fee Per De	evelopment 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 C	alculated Fee Per De	evelopment Unit	\$	-	\$	2,690,100	\$	183,960	\$	-	\$	2,874,060
Pearson													
	Maximum C	alculated Fee Per D	evelopment Unit	\$	-	\$	-	\$	-	\$	-	\$	-
						_							
							TOTAL STREET I	MP	PACT FEE FOR SC	W [DISTRICT	\$	40,054,174

Name	Property Code	Water / Waterwater Permit Fees		Fee	Meter Size	Service Units	# Residential Meters	# Commercial Meters		Zone: Jrban
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						
	DD 22									
Crockett	PR-23	Meter Costs	\$	105						
		AW Inspection Fee	\$	95						
		Drop-in Base Fee	\$	176	611 4116			_		
		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						
27		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	O ME O	07.10			<u> </u>	
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	DD 12	Meter Costs	\$	52						
Crockett-Tilleaugill 3	FK-13	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	O XI C	07.5	- U		7	1,000
		TOTALLE	<u> </u>	07,023						
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
					6"x1"C	67.5	1	1	\$	1,000
Endower / 7ov	DD E 0. DD C	Service Units times Impact Fee TOTAL FEE	\$ \$	135,000 135,376	6"x1"C	67.5	1	1	\$	1,000
Endeavor / Zax	PR-5 & PR-6	TOTAL FEE Meter Costs	\$ \$	135,000 135,376 52	6"x1"C	67.5	1	1	\$	1,000
Endeavor / Zax	PR-5 & PR-6	Service Units times Impact Fee TOTAL FEE Meter Costs AW Inspection Fee	\$ \$ \$	135,000 135,376 52 95	6"x1"C	67.5	1	1	\$	1,000
Endeavor / Zax	PR-5 & PR-6	Meter Costs AW Inspection Fee Drop-in Base Fee	\$ \$ \$ \$ \$	135,000 135,376 52 95 176						
Endeavor / Zax	PR-5 & PR-6	Meter Costs AW Inspection Fee Drop-in Base Fee Service Units times Impact Fee	\$ \$ \$ \$ \$	135,000 135,376 52 95 176 67,500	6"x1"C	67.5 67.5	0	1	\$	1,000
Endeavor / Zax	PR-5 & PR-6	Meter Costs AW Inspection Fee Drop-in Base Fee	\$ \$ \$ \$ \$	135,000 135,376 52 95 176						
Endeavor / Zax Pearson	PR-5 & PR-6	Meter Costs AW Inspection Fee Drop-in Base Fee Service Units times Impact Fee TOTAL FEE	\$ \$ \$ \$ \$	135,000 135,376 52 95 176 67,500						
	PR-5 & PR-6	Service Units times Impact Fee TOTAL FEE Meter Costs AW Inspection Fee Drop-in Base Fee Service Units times Impact Fee TOTAL FEE Meter Costs	\$ \$ \$ \$ \$	135,000 135,376 52 95 176 67,500						
	PR-5 & PR-6	Service Units times Impact Fee TOTAL FEE Meter Costs AW Inspection Fee Drop-in Base Fee Service Units times Impact Fee TOTAL FEE Meter Costs AW Inspection Fee	\$ \$ \$ \$ \$	135,000 135,376 52 95 176 67,500						
	PR-5 & PR-6	Service Units times Impact Fee TOTAL FEE Meter Costs AW Inspection Fee Drop-in Base Fee Service Units times Impact Fee TOTAL FEE Meter Costs	\$ \$ \$ \$ \$	135,000 135,376 52 95 176 67,500						

TOTAL WATER/WASTEWATER IMPACT FEE FOR SCW DISTRICT \$1,083,277

2020 UPDATED: PARKLAND DEDICATION FEES

May	18,	2020
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Name	Property Code	Dwelling Units	Keys	Land Owed (acres)	To	tal 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					
			TOTAL	51.21	\$	3,264,587

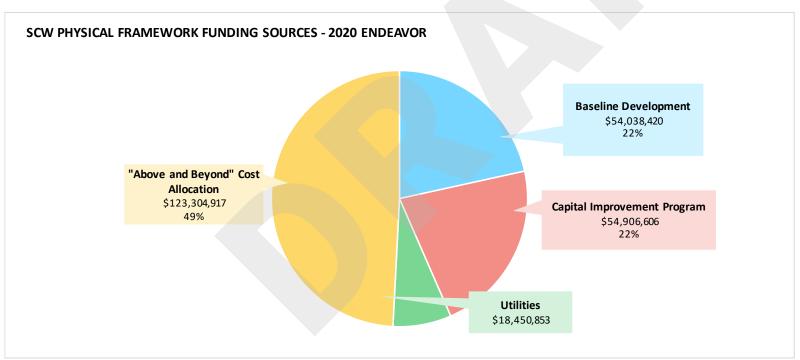
Assumptions											
Persons/ unit (high density)	1.7										
Parkland Cost Factor	0.0094										
Annual Hotel Occupancy Rate	0.773										
Fee in Lieu / per unit / high density	1,018.63										
Fee in Lieu / per unit / hotel	787.40										
Development Fee/ per unit / high density	506.62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

2020 ENDEAVOR SCW PHYSICAL FRAMEWORK FUNDING SOURCES

DRAFT 2 | MAY 18, 2020

SCW PHYSICAL FRAMEWORK FUNDING SOURCES - 2020 ENDEAVOR

Name	Property Code	otal Physical amework Cost	D	Baseline evelopment	S	treet Impact Fees	Water / Vastewater Impact Fee	De	Parkland edication Fee	li	Capital mprovement Program	Utilities		"Above and seyond" 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
TOTALS		\$ 250,700,796	\$	54,038,420	\$	49,231,462	\$ 1,083,278	\$	3,723,680	\$	54,906,606	\$ 18,450,853	\$	123,304,917



Nama	2016 Plan	Proporty Codo	Darcol		Residential		Office		Retail		Hotel		TOTAL
Name	Code	Property Code	Parcel		(high rise)		(general office)	(:	shopping center)		Hotei		IUIAL
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 Calcu	ılated Fee Per Deve	lopment Unit	\$	3,611,462	\$	16,086,798	\$	2,759,400	\$	898,128	\$	23,355,788
								. 4					
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 Calcu	llated Fee Per Deve	lopment Unit	\$	2,515,968	\$	3,668,220	\$	1,453,284	\$	-	\$	7,637,472
Dilutanasta	1/24	DD 24	DD0.4.4	ć	017.600	,		.	262.062	۸.			4 000 753
DJ Interests	K31	PR-24 Ilated Fee Per Deve	PR24-1	\$ \$	817,690	\$ c	-	\$ \$		\$ \$	<u> </u>	\$ \$	1,080,752
	iviaximum Caicu	liated Fee Per Deve	lopment Unit	>	817,690	Ą	-	Ą	203,003	Þ	-	>	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
		lated Fee Per Deve			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 Calcu	llated Fee Per Deve	lopment Unit	\$	393,120	\$	107,604	\$	128,772	\$	-	\$	629,496
Crockett-Threadgill's	G14/15	PR-13	PR-13-1	\$		ć	3,740,315	ć	183,960	ċ		ċ	3,924,275
Clockett-Illieaugiii s	•	lated Fee Per Deve		_		\$	3,740,315		183,960		_	\$	3,924,275
				_		<u> </u>		<u> </u>		<u> </u>		T	0,52 1,27
Austin Trust	D9	PR-12	PR-12-1	\$	534,643	\$	-	\$	165,564	\$	-	\$	700,207
	Maximum Calcu	lated Fee Per Deve	lopment 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 Calcu	llated Fee Per Deve	lopment Unit	\$	23,587	Ş	2,910,957	\$	387,144	\$	-	\$	3,321,688
Endeavor / Zax	B3-5	PR-5 & PR-6	PR-5 & PR-6	Ś	_	\$	2,690,100	Ś	183,960	Ś	_	\$	2,874,060
LINCUVOI / LAX		lated Fee Per Deve			-	\$	2,690,100		183,960		-	\$	2,874,060
							, , ,	•	, -			T	_,,
Pearson													
	Maximum Calcu	llated Fee Per Deve	lopment Unit	\$	-	\$	-	\$	-	\$	-	\$	-
							TOTAL STREET I	MF	PACT FEE FOR SC	W I	DISTRICT	\$	49,231,464

Name	Property Code	Water / Waterwater Permit Fees		Fee	Meter Size	Service Units	# Residential Meters	# Commercial Meters		Zone: Jrban
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						
Constant	DD 22	Malacona		405						
Crockett	PR-23	Meter Costs	\$	105						
		AW Inspection Fee	\$	95						
		Drop-in Base Fee	\$	176	CII 4IIC	67.5	4	4		4 000
		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						
D) interests	111-24	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	O XI C	07.5	-	-	7	1,000
		TOTALTE	Υ	100,070						
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						<u> </u>
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						
Atin Tours	DD 43	Maria		405						
Austin Trust	PR-12	Meter Costs	\$	105						
		AW Inspection Fee	\$ \$	95 176						
		Drop-in Base Fee Service Units times Impact Fee	\$ \$		6"x1"C	67.5	1	1	\$	1 000
		TOTAL FEE	\$ \$	135,000 135,376	6 XI C	07.3	тт	1	Ş	1,000
		TOTAL FEE	Ą	133,370						
Molly Belle	PR-10	Meter Costs	\$	105						
Wony Delic	111 10	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	O AI C	07.5		_		1,000
		IOMETEE	7	100,070						
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						
D		Meter Costs								
Pearson										
Pearson		AW Inspection Fee								
Pearson		AW Inspection Fee Drop-in Base Fee								
Pearson		•								

TOTAL WATER/WASTEWATER IMPACT FEE FOR SCW DISTRICT \$1,083,277

2020 ENDEAVOR: PARKLAND DEDICATION FEES

May:	18, 2	2020
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Name	Property Code	Dwelling Units	Keys	Land Owed (acres)	Tot	tal 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					
			TOTAL	58.42	\$	3,723,678

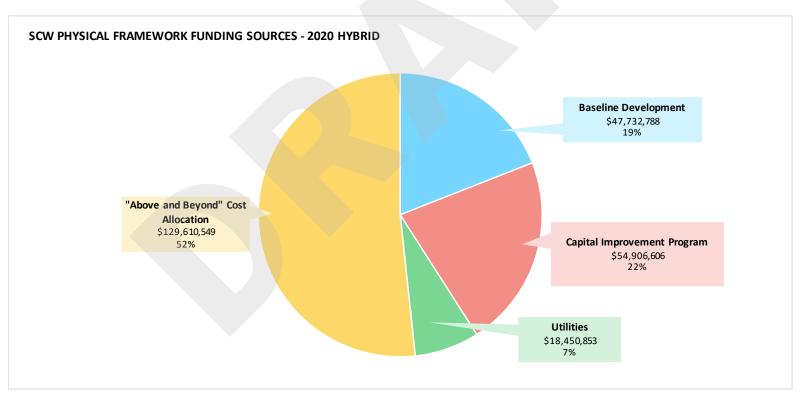
Assumptions									
	Persons/unit (high density)	1.7							
	Parkland Cost Factor	0.0094							
	Annual Hotel Occupancy Rate	0.773							
Ī	Fee in Lieu / per unit / high density	1,018.63							
	Fee in Lieu / per unit / hotel	787.40							
Ī	Development Fee/per unit / high density	506.62							
	Development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

2020 HYBRID SCW PHYSICAL FRAMEWORK FUNDING SOURCES

DRAFT 2 | MAY 18, 2020

SCW PHYSICAL FRAMEWORK FUNDING SOURCES - 2020 HYBRID

Name	Property Code	otal Physical amework Cost	Baseline Development	Stre	eet Impact Fees	Wa	ter / Wastewater Impact Fee	Par	kland Dedication Fee	Capi	ital 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
TOTALS		\$ 250,700,796	\$ 47,732,788	\$	43,361,803	\$	1,083,278	\$	3,287,707	\$	54,906,606	\$ 18,450,853	\$ 129,610,549



News	2016 Plan	Duamante Carla	Doroal	Residential (high rise)		Office (general office)			Retail	Hotel			TOTAL
Name	Code	Property Code	Parcel						shopping center)				TOTAL
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	\$	-	\$	5,183,18
	S3		PR22-3	\$	867,485	\$	-	\$	150,847	\$	-	\$	1,018,33
	Maximum Calcu	ılated Fee Per Deve	lopment Unit	\$	2,487,139	\$	11,341,462	\$	2,759,400	\$	898,128	\$	17,486,12
Crockett	C1	PR-23	PR23-1	\$	-	\$	3,668,220	\$	367,920		-	\$	4,036,14
	C2		PR23-2	\$	948,730	\$	-	\$	349,524	\$	-	\$	1,298,25
	C3		PR23-3	\$	686,650	\$	-	\$	183,960	\$	-	\$	870,61
	C4		PR23-4	\$	880,589	\$	-	\$	551,880	\$	-	\$	1,432,46
	Maximum Calcu	llated Fee Per Deve	lopment Unit	\$	2,515,968	\$	3,668,220	\$	1,453,284	\$	-	\$	7,637,47
DJ Interests	K31	PR-24	PR24-1	\$	817,690	\$	_	\$	263,063	\$	_	\$	1,080,75
27		lated Fee Per Deve			817,690		-	\$	263,063		-	\$	1,080,75
				•	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			_		•		<u> </u>	_,,,,,,,,,
World Class	H16,17,20	PR-16	PR-16-1 & 16	\$	1,126,944	\$	3,992,108	\$	588,672	\$	-	\$	5,707,72
		llated Fee Per Deve			1,126,944	\$	3,992,108	\$	588,672	\$	-	\$	5,707,72
City of Austin	F12	PR-14	PR-14-1	\$	393,120	\$	107,604	\$	128,772	\$	_	\$	629,49
City of Austin		lated Fee Per Deve		\$	393,120	\$	107,604		128,772		-	Ś	629,49
						•		•		•		<u> </u>	023,13
Crockett-Threadgill's	G14/15	PR-13	PR-13-1	\$	-	\$	3,740,315	\$	183,960	\$	-	\$	3,924,27
	Maximum Calcu	ılated Fee Per Deve	lopment Unit	\$		\$	3,740,315	\$	183,960	\$	-	\$	3,924,27
Austin Trust	D9	PR-12	PR-12-1	\$	534,643		-	\$	165,564		-	\$	700,20
	Maximum Calcu	lated Fee Per Deve	lopment Unit	\$	534,643	\$	-	\$	165,564	\$	-	\$	700,20
Molly Belle	C6-8	PR-10	PR-10-1	\$	23,587	\$	2,910,957	\$	387,144	\$	<u>-</u>	\$	3,321,68
mony Dene		lated Fee Per Deve			23,587		2,910,957		387,144		-	\$	3,321,68
												•	, ,
Endeavor / Zax	B3-5	PR-5 & PR-6	PR-5 & PR-6	\$	-	\$	2,690,100	\$	183,960	\$	-	\$	2,874,06
	Maximum Calcu	llated Fee Per Deve	lopment Unit	\$	-	\$	2,690,100	\$	183,960	\$	-	\$	2,874,06
Pearson													
	Maximum Calcu	lated Fee Per Deve	lopment Unit	\$	-	\$	-	\$	-	\$	-	\$	
						-				-		•	
							TOTAL STREET I	MF	PACT FEE FOR SC	WI	DISTRICT	\$	43,361,804

Name	Property Code	Water / Waterwater Permit Fees		Fee	Meter Size	Service Units	# Residential Meters	# Commercial Meters		Zone: Jrban
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	Motor Costs	۲	105						
Crockett	PN-23	Meter Costs AW Inspection Fee	\$ \$	105 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	0 XI C	07.5		<u> </u>	٠	1,000
		TOTALTEL	<u>, , , , , , , , , , , , , , , , , , , </u>	133,370						
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 Assatin	DD 14	Mahau Canta	.	105						
City of Austin	PR-14	Meter Costs	\$	105 95						
		AW Inspection Fee	\$	176						
		Drop-in Base Fee Service Units times Impact Fee	\$	135,000	6"x1"C	67.5	1	1	\$	1,000
		TOTAL FEE	\$	135,376	UXIC	07.3	1	1	ې	1,000
		TOTAL FLE	Ą	133,370						
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						
Mally Dalla	DD 10	Makan Carta	.	105						
Molly Belle	PR-10	Meter Costs	\$	105						
		AW Inspection Fee Drop-in Base Fee	\$ \$	95 176						
		Service Units times Impact Fee	\$ \$	135,000	6"x1"C	67.5	1	1	\$	1,000
		TOTAL FEE	\$	135,376	O XI C	07.5		1	٠	1,000
		TOTALTEL	<u>, , , , , , , , , , , , , , , , , , , </u>	133,370						
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
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Name	Property Code	Kevs		Land Owed (acres)	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				
			TOTAL	51.58	\$ 3,287,704

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