

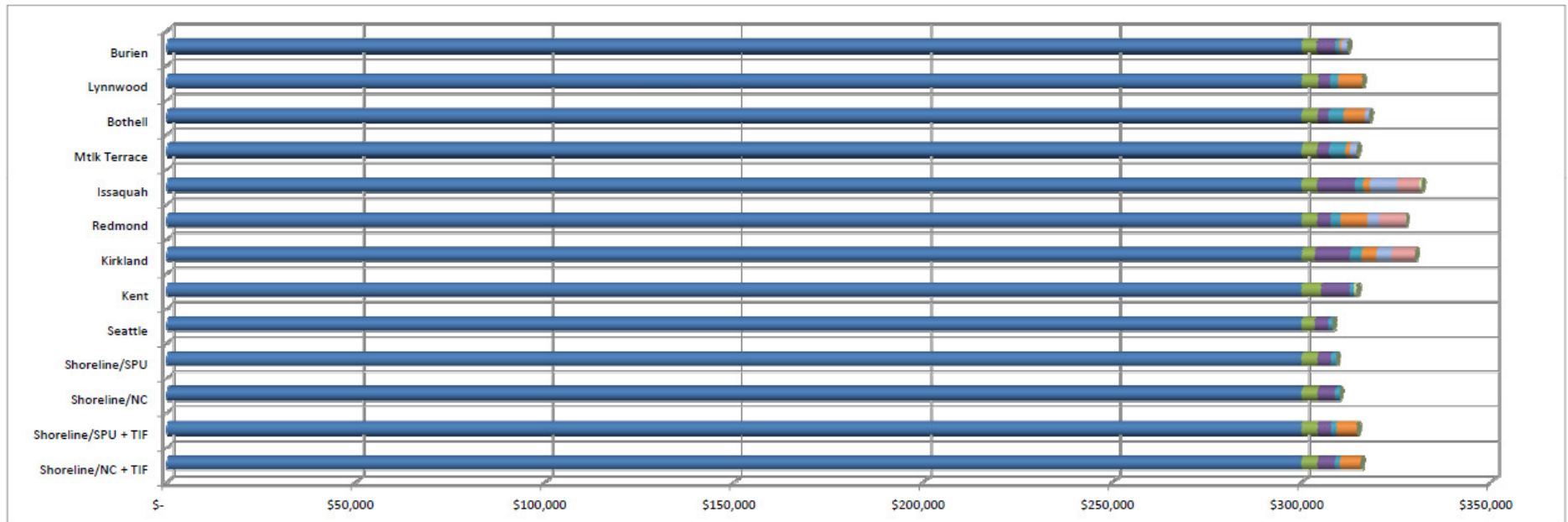
## FEE COMPARISONS

- 1) A single-family home costing \$300,000 to construct and needing a ¾" water meter;
- 2) A 100-unit multifamily building costing \$12,500,000 to construct, needing a 4" water meter, and generating 50 PM peak hour trips;
- 3) A fast-food restaurant with a drive-through window costing \$800,000 to construct, needing a 2" water meter, and generating 100 PM peak hour trips; and
- 4) A 40,000sf office building costing \$8,000,000 to construct, needing a 1 ½" water meter, and generating 80 PM peak hour trips.

*Source: City of Shoreline, June 9, 2014, City Council Agenda Item 9b, "Discussion of Development Costs;" as provided by Randy Young, Henderson, Young, & Co.*

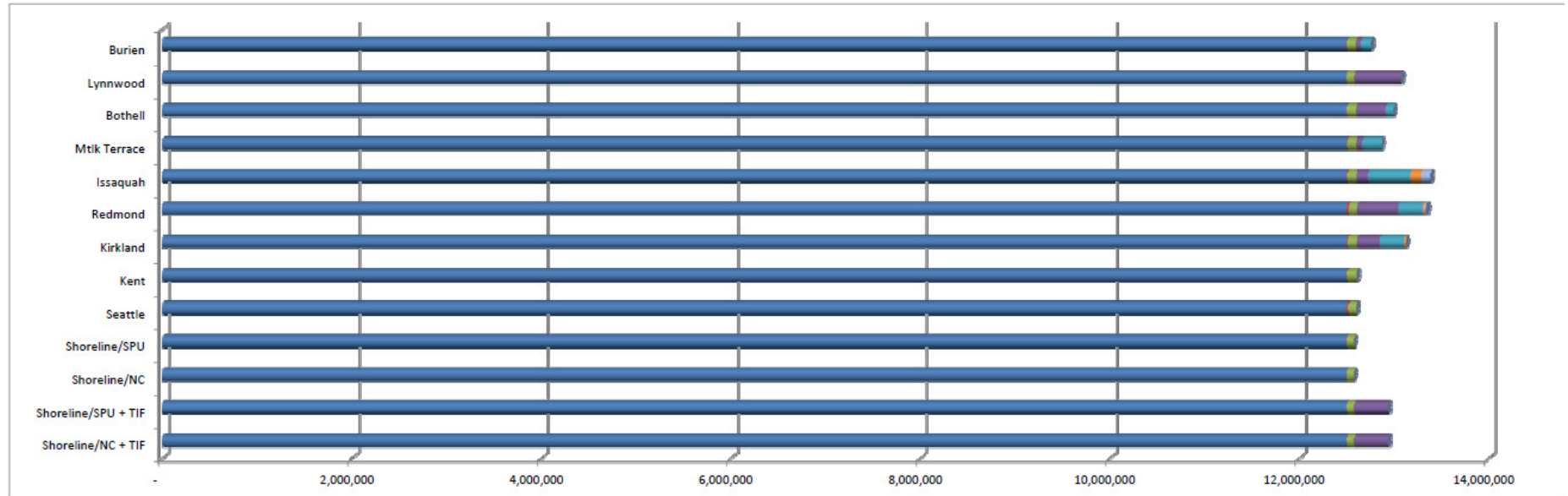
# Single-family Home

	Construction	Land Use/SEPA	Building Permit and Plan Review	Water Connection and Facility Charge	Sewer Connection and Facility Charge	Traffic Impact Fee	Park Impact Fee	School Impact Fee	Fire Impact Fee	Total	%
		\$ 300,000	\$ 300,000	3/4" meter	3/4" meter	1 trip					
<b>Burien</b>	\$ 300,000	N/A	3,909	4,835	879	937	1,405	-	-	\$ 311,964	3.99%
<b>Lynnwood</b>	\$ 300,000	N/A	4,264	3,199	1,952	6,418	-	-	-	\$ 315,833	5.28%
<b>Bothell</b>	\$ 300,000	N/A	4,195	2,954	3,881	5,481	1,345	-	-	\$ 317,856	5.95%
<b>Mtlk Terrace</b>	\$ 300,000	N/A	4,017	3,266	4,216	1,041	2,027	-	-	\$ 314,567	4.86%
<b>Issaquah</b>	\$ 300,000	N/A	4,039	10,031	2,039	1,923	7,198	5,730	703	\$ 331,663	10.55%
<b>Redmond</b>	\$ 300,000	N/A	4,069	3,500	2,500	7,024	3,175	7,005	108	\$ 327,381	9.13%
<b>Kirkland</b>	\$ 300,000	N/A	3,488	9,133	3,056	3,942	3,949	6,302	-	\$ 329,870	9.96%
<b>Kent</b>	\$ 300,000	N/A	5,096	7,527	1,000	-	-	-	954	\$ 314,577	4.86%
<b>Seattle</b>	\$ 300,000	N/A	3,488	3,621	1,000	-	-	-	-	\$ 308,109	2.70%
<b>Shoreline/SPU</b>	\$ 300,000	N/A	4,161	3,621	1,257	-	-	-	-	\$ 309,039	3.01%
<b>Shoreline/NC</b>	\$ 300,000	N/A	4,161	4,532	1,257	-	-	-	-	\$ 309,950	3.32%
<b>Shoreline/SPU + TIF</b>	\$ 300,000	N/A	4,161	3,621	1,257	5,567	-	-	-	\$ 314,606	4.87%
<b>Shoreline/NC + TIF</b>	\$ 300,000	N/A	4,161	4,532	1,257	5,567	-	-	-	\$ 315,517	5.17%



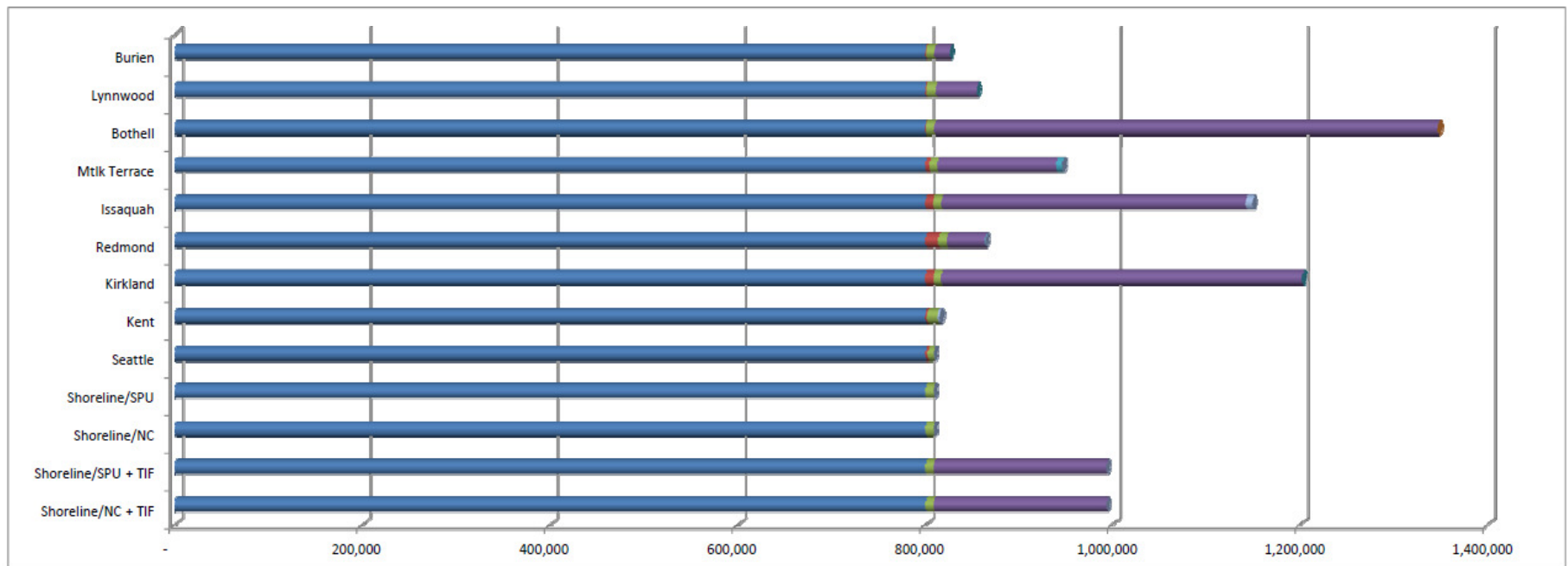
# 100-unit Multifamily Building

	Construction	Land Use/SEPA MF 100 Units	Building Permit plus Plan Check MF 100 Units	Average Water Connection MF 100 Units	Average Sewer Connection MF 100 Units	Traffic Impact Fee MF 100 Units - TC	Park Impact Fee MF 100 Units	School Impact Fee MF 100 Units	Fire Impact Fee MF 100 Units	Total	%
			\$ 12,500,000	4" meter	4" meter	50 trips					
<b>Burien</b>	12,500,000	5,451	89,285	102,358	220,000	58,800	106,347	-	-	<b>13,082,241</b>	<b>4.66%</b>
<b>Lynnwood</b>	12,500,000	3,500	75,049	65,000	162,200	495,680	-	-	-	<b>13,301,429</b>	<b>6.41%</b>
<b>Bothell</b>	12,500,000	5,000	96,493	100,238	189,090	315,600	76,235	-	-	<b>13,282,656</b>	<b>6.26%</b>
<b>Mtik Terrace</b>	12,500,000	11,000	90,362	74,636	102,136	64,050	202,700	-	-	<b>13,044,884</b>	<b>4.36%</b>
<b>Issaquah</b>	12,500,000	12,000	93,999	235,077	203,900	116,914	453,401	109,700	96,359	<b>13,821,350</b>	<b>10.57%</b>
<b>Redmond</b>	12,500,000	25,000	91,620	91,100	160,000	431,181	255,214	19,700	18,180	<b>13,591,995</b>	<b>8.74%</b>
<b>Kirkland</b>	12,500,000	15,000	99,386	228,325	195,600	231,000	258,300	20,700	-	<b>13,548,311</b>	<b>8.39%</b>
<b>Kent</b>	12,500,000	8,000	100,777	267,200	106,461	-	-	-	-	<b>12,982,438</b>	<b>3.86%</b>
<b>Seattle</b>	12,500,000	20,000	82,325	38,071	15,000	-	-	-	-	<b>12,655,396</b>	<b>1.24%</b>
<b>Shoreline/SPU</b>	12,500,000	4,205	70,368	38,071	265,600	-	-	-	-	<b>12,878,244</b>	<b>3.03%</b>
<b>Shoreline/NC</b>	12,500,000	4,205	70,368	436,000	265,600	-	-	-	-	<b>13,276,173</b>	<b>6.21%</b>
<b>Shoreline/SPU + TIF</b>	12,500,000	4,205	70,368	38,071	265,600	360,749	-	-	-	<b>13,238,993</b>	<b>5.91%</b>
<b>Shoreline/NC + TIF</b>	12,500,000	4,205	70,368	436,000	265,600	360,749	-	-	-	<b>13,636,922</b>	<b>9.10%</b>



# Fast Food Restaurant

	Construction	Land Use/SEPA	Building Permit plus Plan Check	Average Water Connection/GFC	Average Sewer Connection/GFC	Traffic Impact Fee	Park Impact Fee	School Impact Fee	Fire Impact Fee	Total	%
			\$ 800,000	2" meter/1 ac	2" meter	100 trips					
<b>Burien</b>	800,000	1,635	8,603	30,000	27,217	16,419	-			<b>883,874</b>	<b>10.48%</b>
<b>Lynnwood</b>	800,000	2,000	9,544	12,792	12,976	44,030	-			<b>881,342</b>	<b>10.17%</b>
<b>Bothell</b>	800,000	1,000	9,246	21,708	29,508	537,100	-	-		<b>1,398,562</b>	<b>74.82%</b>
<b>Mtlk Terrace</b>	800,000	4,110	8,859	26,276	32,776	128,100	6,030	-	-	<b>1,006,151</b>	<b>25.77%</b>
<b>Issaquah</b>	800,000	8,100	8,782	77,784	101,950	326,000	-	-	6,878	<b>1,329,494</b>	<b>66.19%</b>
<b>Redmond</b>	800,000	14,000	8,956	29,150	20,000	40,480	474	-	173	<b>913,233</b>	<b>14.15%</b>
<b>Kirkland</b>	800,000	9,000	7,687	73,064	24,448	386,300	-			<b>1,300,499</b>	<b>62.56%</b>
<b>Kent</b>	800,000	2,000	11,215	75,850	106,461	-	-	-	2,216	<b>997,742</b>	<b>24.72%</b>
<b>Seattle</b>	800,000	2,500	6,625	12,000	12,000	-	-	-	-	<b>833,125</b>	<b>4.14%</b>
<b>Shoreline/SPU</b>	800,000	N/A	8,946	12,000	25,060	-	-	-	-	<b>846,006</b>	<b>5.75%</b>
<b>Shoreline/NC</b>	800,000	N/A	8,946	25,952	25,060	-	-	-	-	<b>859,958</b>	<b>7.49%</b>
<b>Shoreline/SPU + TIF</b>	800,000	N/A	8,946	12,000	25,060	184,975	-	-	-	<b>1,030,981</b>	<b>28.87%</b>
<b>Shoreline/NC + TIF</b>	800,000	N/A	8,946	25,952	25,060	184,975	-	-	-	<b>1,044,933</b>	<b>30.62%</b>



# Office Building

		Land Use/SEPA	Building Permit plus Plan Check	Average Water Connection	Average Sewer Connection	Traffic Impact Fee	Park Impact Fee	School Impact Fee	Fire Impact Fee		
		40K Office	\$ 8,000,000	1.5" meter	1.5" meter	80 trips	40K Office	40K Office	40K Office	Total	%
Burien	8,000,000	5,451	53,088	18,915	17,011	56,520	-			8,150,985	1.89%
Lynnwood	8,000,000	3,500	57,724	7,000	8,110	381,600				8,457,934	5.72%
Bothell	8,000,000	5,000	63,080	15,000	24,000	106,000	-	-		8,213,080	2.66%
Mtik Terrace	8,000,000	11,000	53,798	17,136	20,536	102,480	30,920	-	-	8,235,870	2.95%
Issaquah	8,000,000	12,000	55,754	50,310	108,747	102,000	-	-	9,033	8,337,844	4.22%
Redmond	8,000,000	20,000	59,989	18,220	12,500	729,600	43,219	-	6,018	8,889,546	11.12%
Kirkland	8,000,000	12,000	64,117	45,665	15,280	305,200	-			8,442,262	5.53%
Kent	8,000,000	6,000	66,622	75,850	106,461	-	-		10,555	8,265,488	3.32%
Seattle	8,000,000	15,000	49,325	9,329	1,000	-	-	-	-	8,074,654	0.93%
Shoreline/SPU	8,000,000	N/A	46,979	9,329	12,530	-	-	-	-	8,068,838	0.86%
Shoreline/NC	8,000,000	N/A	46,979	207,619	12,530	-	-	-	-	8,267,128	3.34%
Shoreline/SPU + TIF	8,000,000	N/A	46,979	9,329	12,530	430,000	-	-	-	8,498,838	6.24%
Shoreline/NC + TIF	8,000,000	N/A	46,979	207,619	12,530	430,000	-	-	-	8,697,128	8.71%

