



MEMORANDUM

Date: February 5, 2014

Project #: 17448

To: Robert Galati
City of Sherwood

From: Ribeka Toda and Diego Arguea, P.E.

Project: Threat Dynamics Relocation

Subject: Trip Impact Assessment

This memorandum addresses the anticipated number of trips associated with the relocation of Threat Dynamics from its current location in Tualatin, Oregon to a light industrial office park located in Sherwood, Oregon. A trip generation estimate and trip impact assessment is provided herein. Based on the trip impact assessment and conversations with City of Sherwood staff, the new location can be occupied while maintaining acceptable levels of operations on the local street system. Additional details of the trip generation estimate, City of Sherwood Capacity Allocation Program (CAP) Ordinance 2000-1104, and system development charges (SDC) are provided herein.

BACKGROUND

Threat Dynamics, LLC is a firearms facility located in Tualatin, Oregon that offers training classes, an indoor shooting range, and hosts planned evening training for groups. The facility also has a retail component that provides retail sales of firearms and related tactical equipment and materials in support of the training facility. Operating hours are daily between 10:00 a.m. and 7:00 p.m.

Threat Dynamics is proposing to relocate from their current address at 8250 SW Tonka Road in Tualatin, Oregon to an existing office building space located at 13565 SW Tualatin Road in Sherwood, Oregon. The new location occupies approximately 5.72 acres, serves a number of various light industrial uses, and is located on the north leg of the Tualatin Sherwood Road/Oregon Street intersection. Because of the light industrial zoning, the Threat Dynamics retail component requires a conditional land use permit, triggering the need for this trip impact assessment.

The existing Threat Dynamics building occupies approximately 7,000 square feet, including 1,000 square feet of retail, some office space, and a warehouse space that accommodates training classes.

The existing leasable area at the new location is approximately 12,000¹ square feet, which includes space for training classes, simulation rooms, warehouse space, a live fire training range, and a mezzanine.

The remainder of this memorandum describes the data collection process and estimated trip generation for the existing and proposed site locations.

DATA COLLECTION

The unique land use combination (office, warehouse, retail) of Threat Dynamics is not well represented by applying empirical data from the standard reference, *Trip Generation*, published by the Institute of Transportation Engineers. To understand the trip generation characteristics of the existing Threat Dynamics site during the weekday p.m. peak hour, turning movement traffic volume counts were collected at the existing site's two site driveways and at the proposed future business location intersection. These counts were collected by *Quality Counts, LLC* on Thursday, January 16, 2014 during the weekday p.m. peak hour (4:00-6:00 p.m.) and are provided at the conclusion of this memorandum as *Attachment "A."*

TRIP GENERATION

As described previously, Threat Dynamics is relocating to a building offering additional training space to accommodate existing demand; as such, the business owners do not anticipate increased business with the relocation. Additional trip generation above and beyond what is occurring today is not anticipated and existing trips are expected to relocate to the new site. Table 1 summarizes the turning movement counts for Threat Dynamics during the weekday p.m. peak hour (note that the counts for the two driveways at the existing site have been combined, as they both lead to the same parking lot). The peak hour for the driveways at the current location was found to occur from 5:00 to 6:00 p.m.

Table 1 – Observed Weekday P.M. Peak Hour Trip Generation at the Threat Dynamics Site

Land Use	Peak Hour	Weekday PM Peak Hour Trips		
		In	Out	Total
Threat Dynamics	5:00 – 6:00 p.m.	2	1	3

As shown in Table 1, the existing site generates three trips during the weekday p.m. peak hour².

¹ Based on conversations with City of Sherwood staff, a preliminary SDC estimate was calculated based on an impervious area building size of 10,500 square feet.

TRIP IMPACT ASSESSMENT AND CAP ORDINANCE

Based on the driveway volumes at the Threat Dynamics driveways, a trip impact assessment was prepared to address the impact to the Oregon Street/Tualatin-Sherwood Road intersection. An existing City of Sherwood Capacity Allocation Ordinance (CAP 2000-1104) has identified this site and developed a maximum number of allowable trips of 43 trips per acre based on land use. The trips observed at the existing Threat Dynamics site (Table 1) were added to the trips into and out of the proposed site to estimate the new trip rate. The calculations are shown below in Table 2.

Table 2 – Observed Weekday P.M. Peak Hour Trip Generation at the Proposed Industrial Site

Land Use	Peak Hour	Weekday PM Peak Hour Trips		
		In	Out	Total
Proposed Industrial Site	4:30 – 5:30 p.m.	16	21	37
Existing Threat Dynamics	5:00 – 6:00 p.m.	2	1	3
Total Trips		18	22	40

As shown in Table 2, the proposed site is estimated to have approximately 40 trips during the weekday p.m. peak hour with the relocation. Based on the total area of the proposed site (5.72 acres), the resulting trip rate for the site after the relocation would be 40 trips per 5.72 acres, or approximately 7 trips per acre. As such, the proposed relocation does not exceed the CAP Ordinance.

As part of the CAP Ordinance assessment for this particular site, any development that exceeds eight trips during the weekday p.m. peak hour would be assessed a proportionate share cost to any identified improvements at the Oregon Street/Tualatin-Sherwood Road intersection. Because the relocation is expected to generate an additional three trips at the new site, fewer than the threshold of eight trips, no assessment should be applied as a result of the CAP Ordinance 2000-1104.

SDC ASSESSMENT

A preliminary SDC assessment was prepared by City of Sherwood staff to estimate potential costs to Threat Dynamics as a result of the relocation. The original assessment (dated January 10, 2014) projected a net system development charge of approximately \$12,457³ and was based on various

² While not anticipated, even if the proposed Threat Dynamic building generated trips at a linear rate proportionate to building size, the larger building would only generate up to five trips based on the current building trip rate of 0.43 trips/1,000 square feet. A p.m. peak hour trip increase is not anticipated given the smaller retail component and no anticipated changes in staffing.

³ This estimate assumes that the original SDCs have been paid for the existing light industrial building and the \$12,457 is an increase based on credit for the existing light industrial building.

assumptions prior to data collection, including assumptions related to land use intensity. Specifically, City staff developed a preliminary traffic impact fee assuming classification of the new building as a light industrial use and assessing trips per the *Trip Generation Manual, 9th Edition* (Institute of Transportation Engineers, 2012). Also, it should be noted that City staff applied a building size of 10,500 square feet (based on impervious area), as shown in the January 2014 preliminary SDC estimate. This estimate has been provided in *Attachment "B"* for reference purposes only and should be revisited based on the data and conclusions of this study.

Based on the observed trip generation of Threat Dynamics, the trip generation of the proposed use is lower than a comparable light industrial building. Table 3 below summarizes the trip generation⁴ for a typical 10,500 square-foot light industrial building.

Table 3 –Trip Generation Estimate for Typical Light Industrial Building

Land Use	ITE Code	Size (Square Feet)	Daily Trips	Weekday PM Peak Hour Trips		
				In	Out	Total
Light Industrial	110	10,500	73	1	9	10

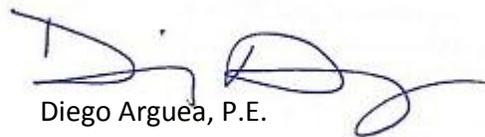
We recommend the City develop the final system development charge assessment for Threat Dynamics based on the data presented in this memorandum.

We trust the trip generation information presented in this memorandum adequately addresses City of Sherwood requirements for the relocation of the Threat Dynamics business and that no further transportation study is required. Please let us know if you have any questions or comments.

Sincerely,
KITTELSON & ASSOCIATES, INC.



Ribeka Toda
Transportation Analyst



Diego Arguea, P.E.
Senior Engineer

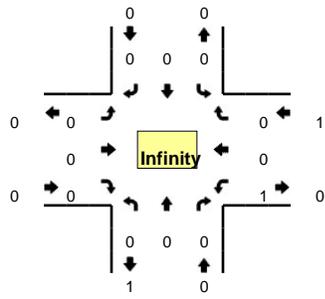
Attachments

- A. Traffic Count Data
- B. January 2014 Preliminary SDC Estimate provided by City of Sherwood

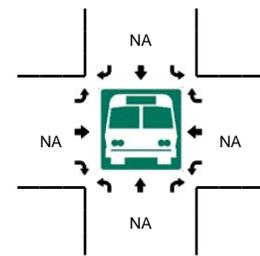
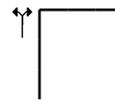
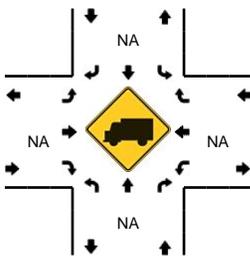
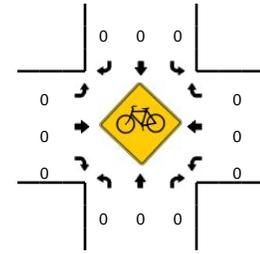
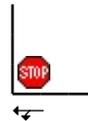
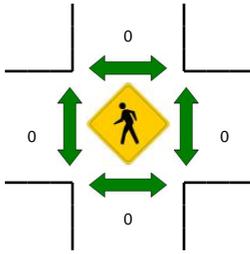
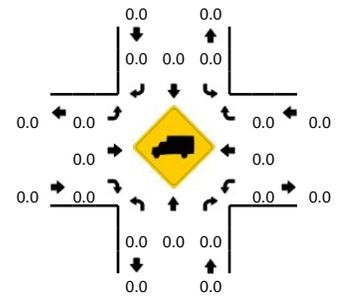
⁴ Based on ITE standard reference *Trip Generation, 9th Edition*.

LOCATION: SW Tonka Rd -- North Site Access
CITY/STATE: Tualatin, OR

QC JOB #: 12108103
DATE: Thu, Jan 16 2014



Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:15 PM -- 5:30 PM

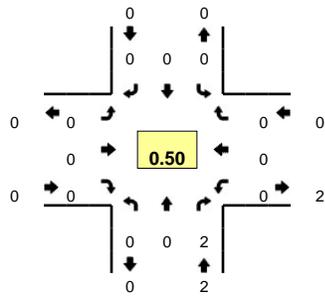


5-Min Count Period Beginning At	SW Tonka Rd (Northbound)				SW Tonka Rd (Southbound)				North Site Access (Eastbound)				North Site Access (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:10 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:20 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:25 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
4:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:40 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:55 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:10 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:20 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:25 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:40 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:55 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
All Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Railroad	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Stopped Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

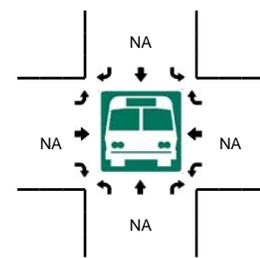
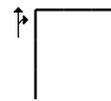
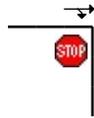
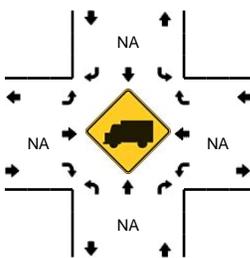
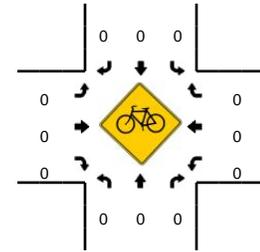
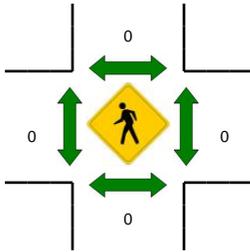
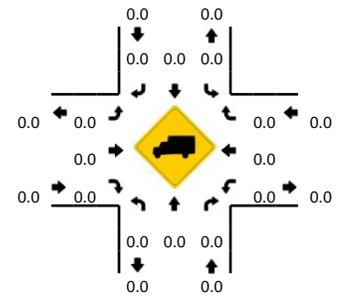
Comments:

LOCATION: SW Tonka Rd -- South Site Access
CITY/STATE: Tualatin, OR

QC JOB #: 12108102
DATE: Thu, Jan 16 2014



Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:15 PM -- 5:30 PM



5-Min Count Period Beginning At	SW Tonka Rd (Northbound)				SW Tonka Rd (Southbound)				South Site Access (Eastbound)				South Site Access (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:10 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:20 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
4:25 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:40 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:55 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
5:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
5:10 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
5:20 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:25 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
5:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
5:40 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	2	
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
5:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
5:55 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
Heavy Trucks	0	0	0		0	0	0		0	0	0		0	0	0		0	
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Railroad																		
Stopped Buses																		

Comments:



COMMERCIAL
SYSTEM DEVELOPMENT CHARGES & FEE
WORKSHEET

CITY USE ONLY

Input

Change when rates change

PROJECT NAME:

Threat Dynamics (SDC Estimate Only)

ADDRESS:

13565 SW Tualatin-Sherwood Road

TAXMAP:

2S128BD00700

PERMIT NUMBER:

LAND USE APPROVAL:

n/a

DATE:

1/10/2014

ENGINEERING APPROVAL:

SDC/TDT SUMMARY

CWS Sewer Connection Charge	\$0.00
City Sewer Reimbursement Charge	\$6.58
City Sewer Improvement Charge	\$18.90
CWS Stormwater Quantity	\$1,093.75
CWS Stormwater Quality	\$894.89
City Storm Drainage Improvement	\$483.00
City Water Administration	\$0.00
City Water improvement	\$0.00
City Meter and Installation	\$0.00
Fire Flow Sprinklered Building	\$0.00
City Parks Improvement SDC	\$0.00
City Parks Administration SDC	\$0.00
City Transportation SDC	\$12,457.72
Washington County TDT	\$0.00
Total All SDC/TDT	\$14,954.84

SANITARY

Existing Use DATE: 1/10/2014 APPROVED/COMPLETE:

ACCOUNT		FEE		AMOUNT DUE
	FU COUNT	CWS Sewer Connection Charge		
4601-6-0-66	25	Per EDU (FUs/16)	\$4,800.00	\$7,500.00
	GALLONS OF SEWAGE FLOW PER DAY			
		City Sewer Reimbursement Charge		
4601-6-0-63	50	Number of gallons *	0.094	\$4.70
		City Sewer Improvement Charge		
4601-6-0-64	50	Number of gallons *	0.27	\$13.50
		<i>Sewer SDC Existing Use</i>		<i>\$7,518.20</i>

Proposed Use

ACCOUNT		FEE		AMOUNT DUE
	FU COUNT	CWS Sewer Connection Charge		
4601-6-0-66	25	Per EDU (FUs/16)	\$4,800.00	\$7,500.00
	GALLONS OF SEWAGE FLOW PER DAY			
		City Sewer Reimbursement Charge		
4601-6-0-63	120	Number of gallons *	0.094	\$11.28
		City Sewer Improvement Charge		
4601-6-0-64	120	Number of gallons *	0.27	\$32.40
		<i>Sewer SDC Proposed Use</i>		<i>\$7,543.68</i>
		Sewer SDC Total Fee		\$25.48

STORM

Existing Use DATE: 1/10/2014 APPROVED/COMPLETE:

ACCOUNT	IMPERVIOUS SURFACE AREA - SQUARE FEET	FEE		AMOUNT DUE
4601-7-0-71	10,500	CWS Stormwater Quantity		
		Square feet / 2640 *	\$275	\$1,093.75
4601-7-0-71	10,500	CWS Stormwater Quality		
		Square feet / 2640 *	\$225	\$894.89
4601-7-0-69	10,500	City Storm Drainage Improvement		
		Square fee *	0.046	\$483.00
Proposed Use		Storm SDC Existing Use		\$2,471.64
ACCOUNT	IMPERVIOUS SURFACE AREA - SQUARE FEET	FEE		AMOUNT DUE
4601-7-0-71	10,500	CWS Stormwater Quantity		
		Square feet / 2640 *	\$275	\$1,093.75
4601-7-0-71	10,500	CWS Stormwater Quality		
		Square feet / 2640 *	\$225	\$894.89
4601-7-0-69	10,500	City Storm Drainage Improvement		
		Square fee *	0.046	\$483.00
		Storm SDC Proposed Use		\$2,471.64
		Total Storm SDC		\$0.00

WATER

DATE: 1/10/2014 **APPROVED/COMPLETE:**

WATER FEE SCHEDULE					
METER SIZE		IMPROVEMENT	INSTALLATION		
5/8 - 3/4"		\$6,725.68		\$360	
1"		\$16,816.77		\$730	
1 1/2"		\$33,633.54		\$1,830	
2"		\$53,811.81		\$3,050	
3"		\$117,813.93		\$6,100	
4"		\$201,794.31		\$7,930	
6"		\$420,405.41		\$ not available	
8"		\$605,382.97		\$ not available	
ACCOUNT	METER SIZE	FEE		AMOUNT DUE	
4631-1-10-0	0	Water Administration	\$50.02	\$0.00	
4601-5-0-60	0"				
4601-5-0-61	0"	City Water Improvement		\$0.00	
4630-5-0-0	0"	City Meter and Installation		\$0.00	
	YES OR NO				
4601-5-0-61	NO	Fire Flow Sprinklered Building	\$3,200.50	\$0.00	
Total Water Charges				\$0.00	

PARKS

DATE: 1/10/2014 **APPROVED/COMPLETE:** n/a

PARKS STANDARD INDUSTRY CLASSIFICATION			
Classification	Sq ft per employee	Classification	Sq ft per employee
Division A: Agriculture, Forestry, and Fishing:	590	Division G: Retail Trade:	470
Division B: Mining:	590	Division H: Finance, Insurance, Real Estate:	370
Division C: Construction:	590	Division I: Services:	
		Non-Health Services:	770
Division D: Manufacturing:		<i>Lodging Places</i>	
Food and Kindred Products	630	<i>Personal and Business Services</i>	
Textile and Apparel	930	<i>Automotive Services</i>	
Lumber and Wood Products (<i>except</i>	640	<i>Repair Services</i>	
Furniture, Clay, Stone, Glass and Miscellaneous	760	<i>Motion Pictures</i>	
Paper and Allied Products	1,600	<i>Amusement and Recreational Services</i>	
Printing, Publishing and Allied	450	Health Services	350
Chemicals, Petroleum, Rubber and	720	Other Services:	740
Primary and Fabricated Metals	420	<i>Legal Services</i>	
Machinery and Computer Equipment	300	<i>Educational Services</i>	
Electrical Equipment and Measuring	400	<i>Social Services</i>	
Transportation Equipment	700	<i>Museums, Galleries and</i>	
Division E: Transportation,		<i>Membership Organizations</i>	
Transportation and Warehousing	3,290	<i>Engineering, Accounting,</i>	
Communications and Public Utilities	460		
		Division J: Public Administration:	530
Division F: Wholesale Trade:	1,390		

PARKS

Existing Use DATE: 1/10/2014 APPROVED/COMPLETE:

CLASSIFICATION	SQ FT PER EMPLOYEE	BUILDING SQ FT
Manufacturing Lumber & Wood Products	640	10,500
Employees	Building sq ft / sq ft per employee	16.41
ACCOUNT	FEE	AMOUNT DUE
4601-3-0-75	Improvement SDC	
	Employees *	\$73.06
4601-3-0-77	Administration SDC	
	Employees *	\$6.64
<i>Parks SDC Existing Use</i>		<i>\$1,307.58</i>

Proposed Use

CLASSIFICATION	SQ FT PER EMPLOYEE	BUILDING SQ FT
Warehousing	3,290	5,760
Employees	Building sq ft / sq ft per employee	1.75
ACCOUNT	FEE	AMOUNT DUE
4601-3-0-75	Improvement SDC	
	Employees *	\$73.06
4601-3-0-77	Administration SDC	
	Employees *	\$6.64

CLASSIFICATION	SQ FT PER EMPLOYEE	BUILDING SQ FT
Services	770	3,690
Employees	Building sq ft / sq ft per employee	4.79
ACCOUNT	FEE	AMOUNT DUE
4601-3-0-75	Improvement SDC	
	Employees *	\$73.06
4601-3-0-77	Administration SDC	
	Employees *	\$6.64

CLASSIFICATION	SQ FT PER EMPLOYEE	BUILDING SQ FT
Retail Trade	470	1,050
Employees	Building sq ft / sq ft per employee	2.23
ACCOUNT	FEE	AMOUNT DUE
4601-3-0-75	Improvement SDC	
	Employees *	\$73.06
4601-3-0-77	Administration SDC	
	Employees *	\$6.64
<i>Parks SDC Proposed Use</i>		<i>\$699.53</i>
Total Parks SDC		(\$608.05)

TRANSPORTATION

Existing Use	DATE:	1/10/2014	APPROVED/COMPLETE:	
Gross Square Feet of the Building (Light Industrial)			10,500	
Thousand Gross Square Feet of the Building (units)			10.5	
City Transportation SDC				
4601-8-0-73	Use Table 10 of Net City Transportation SDC for Land Use Category			\$2,576.92
	110 - Light Industrial \$2,576.92 * TSFGFA			10.5
	Subtotal City Transportation SDC			\$27,057.66
	<i>City Transportation SDC Existing Use</i>			\$27,057.66
Washington County TDT				
4601-8-0-73	Use Appendix B - Current Rate Schedule			\$4,682.00
	110 - Light Industrial \$4,682.00 * TSFGFA			10.5
	Subtotal Washington County TDT			\$49,161.00
	<i>Washington County TDT Existing Use</i>			\$49,161.00

Proposed Use	DATE:	1/10/2014	APPROVED/COMPLETE:	
Gross Square Feet of the Building (Warehouse)				5,760
Thousand Gross Square Feet of the Building (units)				5.76
Gross Square Feet of the Building (General Office)				3,690
Thousand Gross Square Feet of the Building (units)				3.69
Gross Square Feet of the Building (Specialty Retail)				1,050
Thousand Gross Square Feet of the Building (units)				1.05
Gross Square Feet of the Building (Business Park - Alt City SDC)				10,500
Thousand Gross Square Feet of the Building (units)				10.5
	City Transportation SDC			
4601-8-0-73	Use Table 10 of Net City Transportation SDC for Land Use Category			\$1,852.99
	150 - Warehouse \$1,852.99 * TSFGFA			5.76
	Subtotal City Transportation SDC			\$10,673.22
	City Transportation SDC			
4601-8-0-73	Use Table 10 of Net City Transportation SDC for Land Use Category			\$4,499.65
	710 - General Office \$4,499.65 * TSFGFA			3.69
	Subtotal City Transportation SDC			\$16,603.71
	City Transportation SDC			
4601-8-0-73	Use Table 10 of Net City Transportation SDC for Land Use Category			\$11,655.67
	814 - Specialty Retail \$11,655.67 * TSFGFA			1.05
	Subtotal City Transportation SDC			\$12,238.45
	<i>City Transportation SDC Proposed Use</i>			<i>\$39,515.38</i>
	Washington County TDT			
4601-8-0-73	Use Appendix B - Current Rate Schedule			\$3,303.00
	150 - Warehouse \$3,303.00 * TSFGFA			5.76
	Subtotal Washington County TDT			\$19,025.28
	Washington County TDT			
4601-8-0-73	Use Appendix B - Current Rate Schedule			\$6,869.00
	710 - General Office \$6,869.00 * TSFGFA			3.69
	Subtotal Washington County TDT			\$25,346.61
	Washington County TDT			
4601-8-0-73	Use Appendix B - Current Rate Schedule			\$8,597.00
	814 - Specialty Retail \$8,597.00 * TSFGFA			1.05
	Subtotal Washington County TDT			\$9,026.85
	<i>Washington County TDT Proposed Use</i>			<i>\$34,373.46</i>
	Total City Transportation SDC			\$12,457.72
	Total Washington County TDT			(\$14,787.54)

SDC SUMMARY

DATE:	1/10/2014	APPROVED/COMPLETE:	
TOTAL SANITARY SDC			\$25.48
TOTAL STORM SDC			\$0.00
TOTAL WATER SDC			\$0.00
TOTAL PARKS SDC			\$0.00
TOTAL CITY TRANSPORTATION SDC			\$12,457.72
TOTAL WASHINGTON COUNTY TDT			\$0.00
TOTAL ALL SDC/TDT			\$12,483.20