

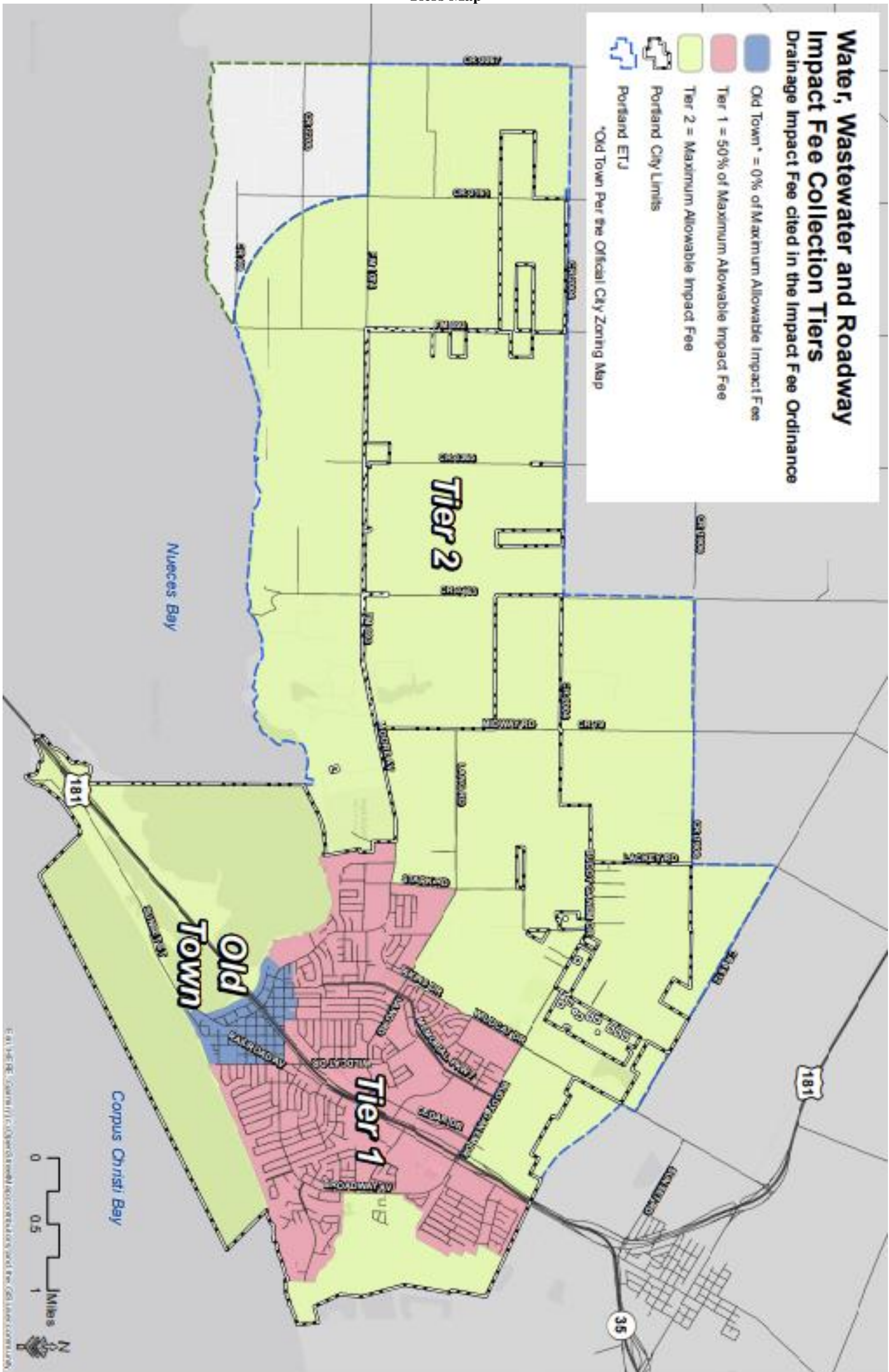


City of Portland Impact Fees Schedule 1

Schedule 1 Service Area Maps, Tiers, and Impact Fees by Type

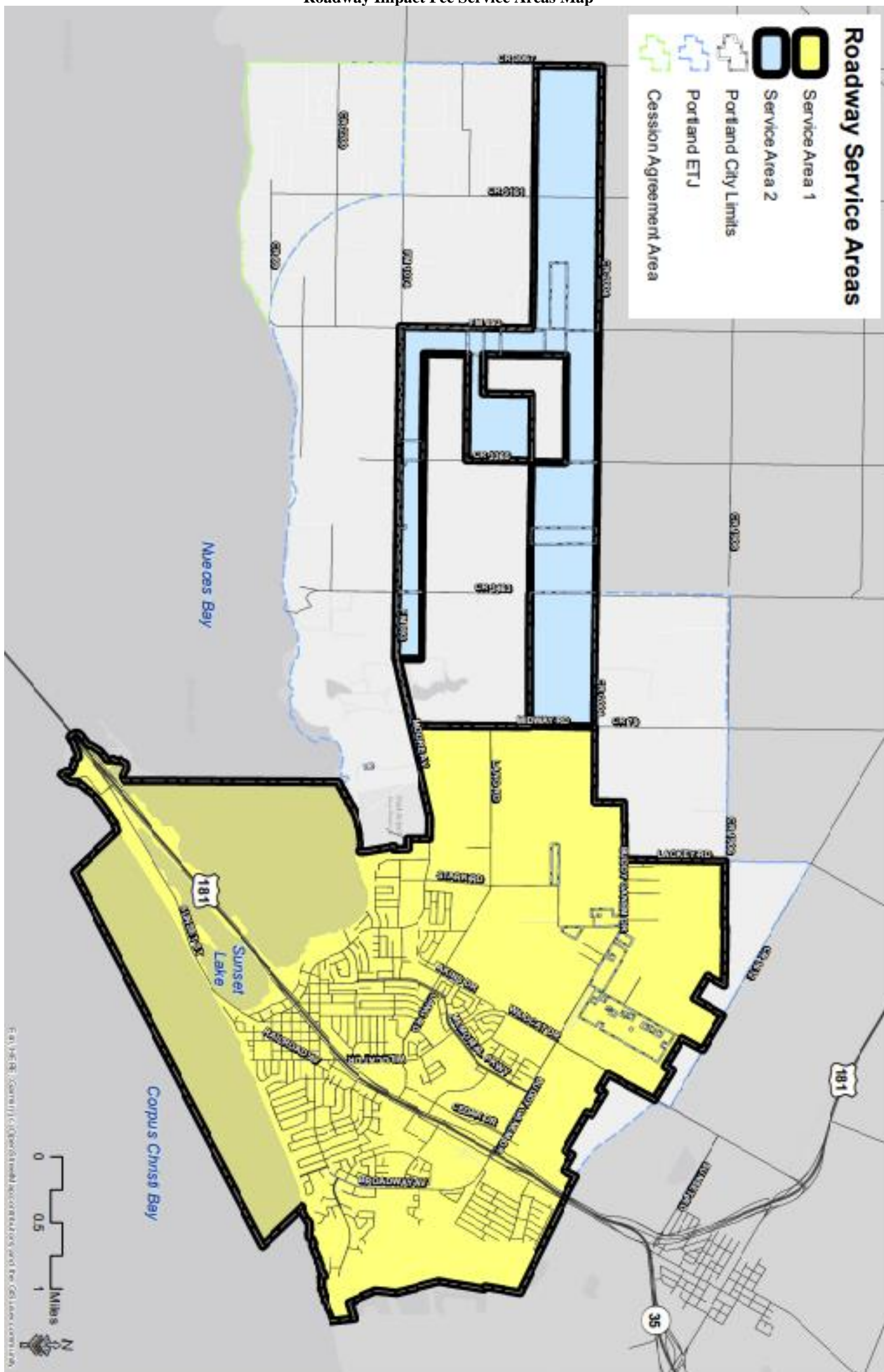
1.1 Tiers

Tiers Map



1.2. Roadway impact fees

Roadway Impact Fee Service Areas Map



Roadway impact fees per service unit equivalent*.

Service Area	Maximum impact Fee	Tier 1 (50% Max.)	Tier 2 (100% Max.)	Old Town (0% Max.)
1	\$1,499	\$750	\$1,499	\$0
2	\$1,034	Not applicable	\$1,034	\$0

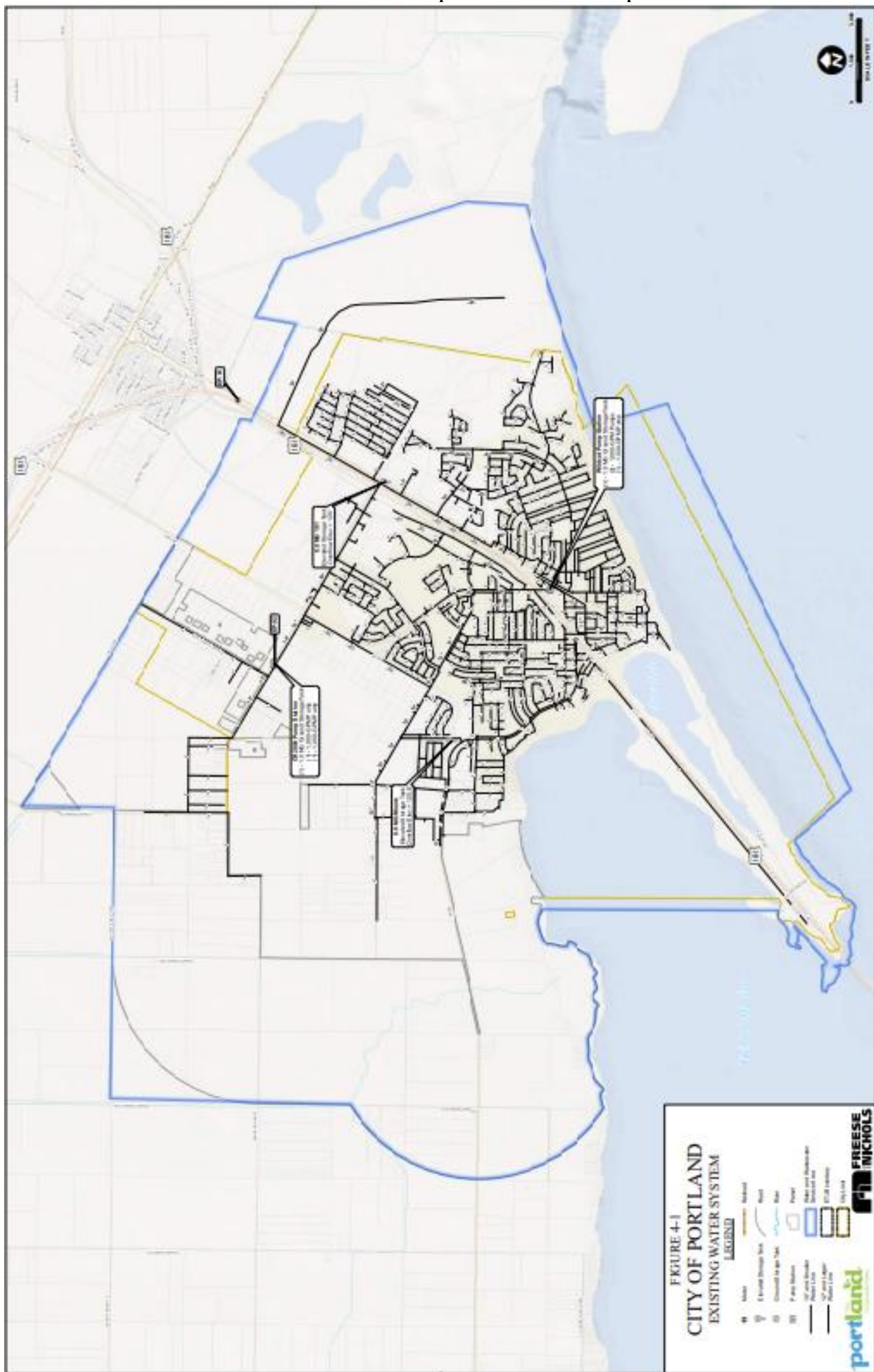
*See Section 3.7 of "Roadway, Water, Wastewater and Drainage Impact Fee Study Freese and Nichols, Inc. City of Portland, Texas" entitled "Calculation of Impact Fees" for calculation methodology

Roadway Impact Fee Service Unit Equivalencies Table

Land Use Category	ITE Code	Development Unit	Trip Rate w/ Reductions (PM Peak)	O-D Adjusted Trip Length (mi)	Service Unit Equivalency
RESIDENTIAL					
Single-Family Detached Housing	210	Dwelling Units	0.99	0.8	0.79
Multifamily Housing (Low-Rise)	220	Dwelling Units	0.56	0.81	0.45
Mid-Rise Residential with 1st-Floor Commercial	231	Dwelling Units	0.36	0.81	0.29
Senior Adult Housing - Detached	251	Dwelling Units	0.30	0.73	0.22
Assisted Living	254	Beds	0.26	0.73	0.19
Continuing Care Retirement Community	255	Dwelling Units	0.16	0.73	0.12
OFFICE					
General Office Building	710	1,000 Sq Ft GFA	1.15	0.80	0.92
Medical-Dental Office Building	720	1,000 Sq Ft GFA	3.46	0.72	2.49
United States Post Office	732	1,000 Sq Ft GFA	3.36	0.81	2.72
COMMERCIAL/RETAIL					
Hotel	310	Rooms	0.60	0.81	0.49
All Suites Hotel	311	Rooms	0.36	0.81	0.29
Miniature Golf Course	431	Holes	0.33	1.26	0.42
Golf Driving Range	432	Driving Positions	1.25	1.26	1.58
Movie Theater	444	Screens	14.60	1.26	18.4
Health/Fitness Club	492	1,000 Sq Ft GFA	3.45	1.26	4.35
Hospital	610	1,000 Sq Ft GFA	0.97	1.28	1.24
Nursing Home	620	1,000 Sq Ft GFA	0.59	1.28	0.76
Free-Standing Emergency Room	650	1,000 Sq Ft GFA	1.52	1.28	1.95
Shopping Center	820	1,000 Sq Ft GLA	1.52	0.8	1.22
Building Materials and Lumber Store	812	1,000 Sq Ft GFA	1.55	0.81	1.26
Free-Standing Discount Store	815	1,000 Sq Ft GFA	2.32	0.81	1.88
Hardware/Paint Store	816	1,000 Sq Ft GFA	1.23	0.81	1
Nursery (Garden Center)	817	1,000 Sq Ft GFA	5.21	0.81	4.22
Supermarket	850	1,000 Sq Ft GFA	2.40	0.81	1.94
Discount Club	857	1,000 Sq Ft GFA	2.93	0.81	2.37
Sporting Goods Superstore	861	1,000 Sq Ft GFA	1.21	0.81	0.98
Home Improvement Superstore	862	1,000 Sq Ft GFA	0.65	0.81	0.53
Electronic Superstore	863	1,000 Sq Ft GFA	1.15	0.81	0.93
Baby Superstore	865	1,000 Sq Ft GFA	1.27	0.81	1.03
Department Store	875	1,000 Sq Ft GFA	1.37	0.81	1.11
Arts and Crafts Store	879	1,000 Sq Ft GFA	4.35	0.81	3.52
Pharmacy/Drugstore w/o Drive-Through Window	880	1,000 Sq Ft GFA	3.23	0.14	0.45
Pharmacy/Drugstore w/ Drive-Through Window	881	1,000 Sq Ft GFA	3.91	0.14	0.55
Furniture Store	890	1,000 Sq Ft GFA	0.08	0.81	0.06
Walk-in Bank	911	1,000 Sq Ft GFA	3.28	0.81	2.66
Drive-in Bank	912	Drive-in Lanes	7.33	0.81	5.94
Quality Restaurant	931	1,000 Sq Ft GFA	2.26	0.64	1.45
High-Turnover (Sit-Down) Restaurant	932	1,000 Sq Ft GFA	3.03	0.64	1.94
Fast-Food Restaurant w/ Drive-Through Window	934	1,000 Sq Ft GFA	8.82	0.64	5.64
Quick Lubrication Vehicle Shop	941	Service Positions	2.43	0.81	1.97
Automobile Parts Service Center	943	1,000 Sq Ft GFA	0.77	0.81	0.62
Gasoline/Service Station w/ Convenience Market	945	Fueling Positions	2.40	0.14	0.34
Car Wash and Detail Center	949	Wash Stalls	2.53	0.81	2.05
INDUSTRIAL					
General Light Industrial	110	1,000 Sq Ft GFA	0.63	0.80	0.50
Manufacturing	140	1,000 Sq Ft GFA	0.67	1.07	0.72
Warehousing	150	1,000 Sq Ft GFA	0.19	1.07	0.20
Mini-Warehouse	151	1,000 Sq Ft GFA	0.17	1.07	0.18
INSTITUTIONAL					
Private School (K-8)	534	Students	0.26	0.53	0.14
Private School (K-12)	536	Students	0.17	0.53	0.09
Charter Elementary School	537	Students	0.14	0.53	0.07
Church	560	1,000 Sq Ft GFA	0.49	0.6	0.29
Day Care Center	565	Students	0.20	0.53	0.11

1.3 Water and Wastewater impact fee per service unit

Water and Wastewater Impact Fee Service Areas Map



Water impact fees per service unit equivalent

Service Area	Maximum impact Fee	Tier 1 (50% Max)	Tier 2 (100% Max)	Old Town (0% Max)
All City and ETJ	\$3,846	\$1,923	\$3,846	\$0

Wastewater impact fee per service unit equivalent

Service Area	Maximum impact Fee	Tier 1 (50% Max)	Tier 2 (100% Max)	Old Town (0% Max)
All City and ETJ	\$4,695	\$2,347	\$4,695	\$0

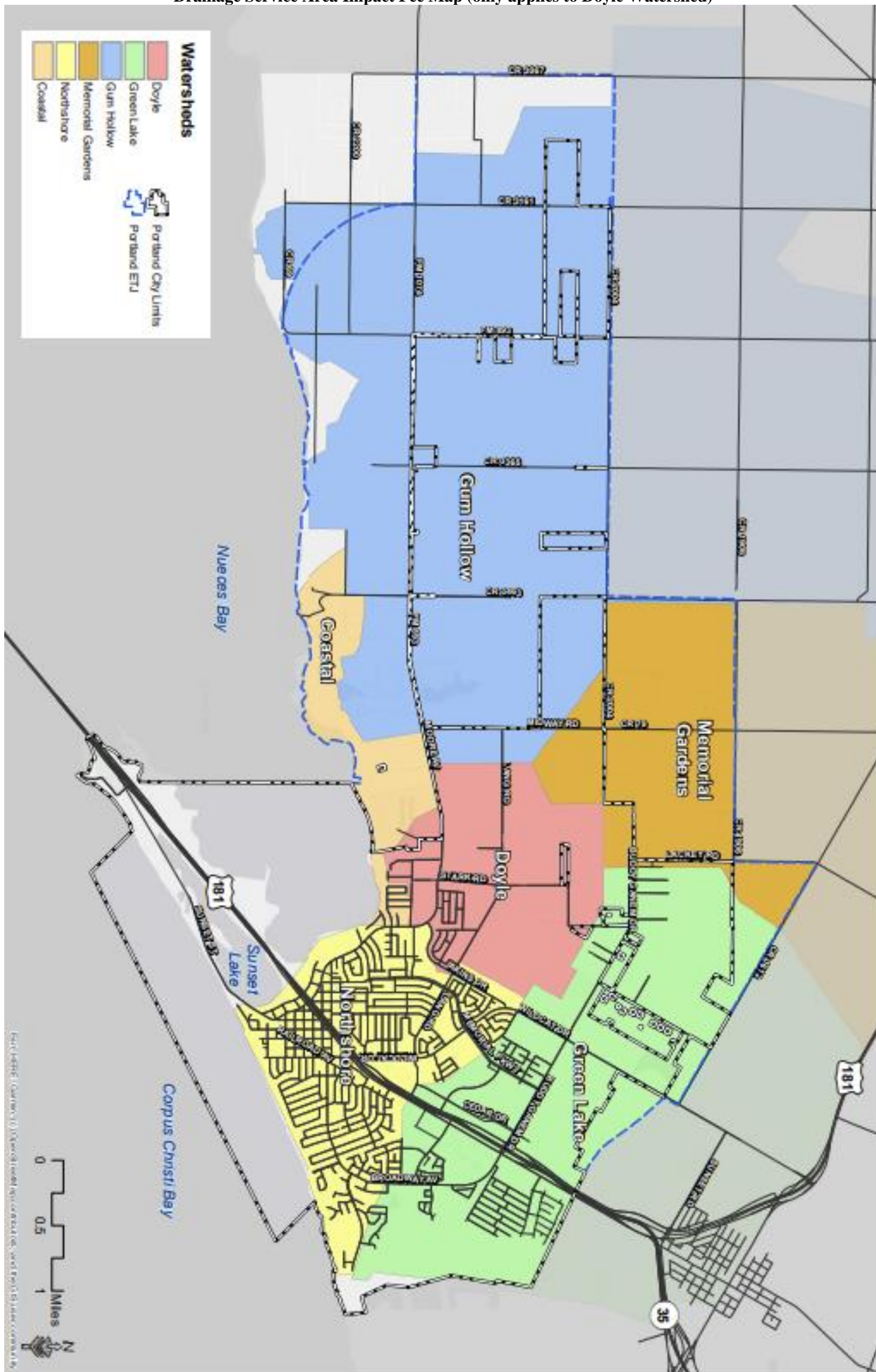
Water / Wastewater Service Unit Equivalency Table (per water meter*)

Meter size (inches)	Meter Type	Service Unit Equivalent Water and Wastewater
5/8 x 3/4	Displacement	1.0
1	Displacement	2.7
1 ½	Displacement	3.3
2	Displacement	6.7
3	Turbine	23.3
4	Turbine	40
6	Turbine	83.3
8	Turbine	160

*separate irrigation meters are charged appropriate water impact fees but will not be charged wastewater impact fees

1.4 Drainage Impact Fees

Drainage Service Area Impact Fee Map (only applies to Doyle Watershed)



Drainage Fee per square foot of imperviousness

Service Area		Maximum impact Fee	Tier 1	Tier 2	Old Town
Doyle Watershed		\$0.34	\$0.34	\$0.34	Not applicable

Percent Impervious Values by Landuse Type

Landuse	Percent Impervious
High Density Residential (<1/4 ac., multi-family)	65
Medium Density Residential (1/4 ac.)	68
Medium Density Residential (1/3 ac.)	30
Medium Density Residential (1/2 ac.)	25
Low Density Residential (1 acre)	20
Low Density Residential (>2 acres)	12
Commercial	85
Industrial	72