

**WESTSIDE BRIDGE AND MAJOR THOROUGHFARE CONSTRUCTION FEE
DISTRICT REPORT
IMPACT ON STERLING INDUSTRIAL PROJECT**

	Sterling (PM 60030)	PM 18108
Gross Land (Acres)	117.12	153.9
Gross Land (Square Fee)	5,101,747	6,703,884
Assumed Maximum Gross Building Area of Project (based on 67.5% coverage)	3,443,679	4,525,122
Actual Maximum Allowed Gross Building Area of Project (sf)	1,300,000	4,022,330
Floor Area Ratio of Actual Project	25.48%	60.00%
Base Fee (\$64,200/gross acre based on assumed 67.5% coverage)	\$7,519,104.00	\$9,880,380.00
Base Fee Per Square Foot of Maximum Allowed Building Area	\$5.78	\$2.46
"Special Cases" Fee (Using District Formula)	\$2,838,485.87	\$8,782,559.13
Total Reduction in Fee	\$4,680,618.13	\$1,097,820.87
Special Cases Fee Per Square Foot of Maximum Allowed Building Area	\$2.18	\$2.18
Increased FDU Cost (Assuming only Sterling is a Special Case)	\$212.69	
Increased FDU Cost (Assuming both Industrial Projects are Special Cases)		\$262.57

Single Family Residence Fee (Current)	\$21,400
Townhouse/Condo Fee (Current)	\$17,120
Apartment Fee (Current)	\$14,980