



CITY OF  
AMERICAN  
CANYON

**-FINAL-**

**TRAFFIC IMPACT FEE  
NEXUS STUDY**

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**TRAFFIC IMPACT FEE PROGRAM - FINAL**  
**- SUMMARY -**

**Project Costs**

<u>State Route 29</u>	<u>Cost Estimate</u>
Southern American Canyon	\$ 6,782,782
Central American Canyon	\$ 24,907,339
Northern American Canyon	\$ 28,116,835
	\$ 59,806,956

Local Streets \$ 46,677,867

Bicycle and Pedestrian Facilities \$ 12,098,458

**Project Cost Total \$ 118,583,280**

**TIF Program**

Project Cost	\$ 118,583,280
Other Funding Sources	\$ (69,061,311)
<b>TIF Program Total</b>	<b>\$ 49,521,970</b>

**Fee Calculation**

TIF Program	\$ 49,521,970
New Daily Trips (AADT)	89,672
<b>Cost per Daily Trip</b>	<b>\$552</b>

**Example Fee Schedule**

Land Use	Current Fee Per Daily Trip	Proposed Fee per Daily Trip	Current Fee Per Unit	Proposed Fee per Unit	Daily Trips per Unit
Residential (DU)					
Single Family	\$412	\$552	\$3,954	\$5,299	9.6
Multi-family	\$388	\$552	\$2,600	\$3,698	6.7
Non-residential (KSF)					
Office	\$638	\$552	\$7,020	\$6,072	11.0
Commercial/Retail	\$163	\$552	\$7,020	\$23,736	43.0
Industrial/Warehouse	\$404	\$552	\$2,020	\$2,760	5.0