

**TRAFFIC IMPACT FEES COMPARISON
Scarborough, Maine**

AR Building Development Project on Mussey Road (120 housing units)				
Impact Fee Districts	Current Ordinance Impact Fee	Proposed Ordinance Impact Fee	Difference	% Increase
Haigis District Fee	\$ 5,940.00	\$ 5,940.00	\$ -	0%
Dunstan District Fee	\$ 8,412.00	\$ 8,412.00	\$ -	0%
Oak Hill Mitigation Fee	\$ 13,590.00	\$ 13,590.00	\$ -	0%
Payne Rd District #1 Fee	\$ 448.29	\$ -	\$ (448.29)	-100%
Payne Rd District #2 Fee	\$ 5,263.56	\$ -	\$ (5,263.56)	-100%
Payne Rd District #3 Fee	\$ 4,491.45	\$ -	\$ (4,491.45)	-100%
Payne Rd District #5	\$ 15,367.80	\$ 15,367.80	\$ -	0%
Payne Rd - Ginn Rd District Fee	\$ -	\$ 25,055.55	\$ 25,055.55	100%
Payne Rd - Nonesuch District Fee	\$ -	\$ 32,247.54	\$ 32,247.54	100%
	\$ 53,513.10	\$ 100,612.96	\$ 47,099.79	88%

Note: Cost per Unit with new Ordinance will be \$838.44

Oak Hill Plaza Apartment Bldg (approved in 2019)				
Impact Fee Districts	Current Ordinance Impact Fee	Proposed Ordinance Impact Fee	Difference	% Increase
Haigis District Fee	\$ 11,880.00	\$ 11,880.00	\$ -	0%
Dunstan District Fee	\$ 8,412.00	\$ 8,412.00	\$ -	0%
Oak Hill Mitigation Fee	\$ 14,345.00	\$ 14,345.00	\$ -	0%
Payne Rd District #1 Fee	\$ -	\$ -	\$ -	0%
Payne Rd District #2 Fee	\$ 584.84	\$ -	\$ (584.84)	-100%
Payne Rd District #3 Fee	\$ -	\$ -	\$ -	0%
Payne Rd District #5	\$ 2,049.04	\$ 2,049.04	\$ -	0%
Payne Rd - Ginn Rd District Fee	\$ -	\$ -	\$ -	0%
Payne Rd - Nonesuch District Fee	\$ -	\$ -	\$ -	0%
	\$ 37,270.88	\$ 36,686.04	\$ (584.84)	-2%

Mussey Road Hotel (126 units)				
Impact Fee Districts	Current Ordinance Impact Fee	Proposed Ordinance Impact Fee	Difference	% Increase
Haigis District Fee	\$ -	\$ -	\$ -	0%
Dunstan District Fee	\$ -	\$ -	\$ -	0%
Oak Hill Mitigation Fee	\$ -	\$ -	\$ -	0%
Payne Rd District #1 Fee	\$ 1,344.87	\$ -	\$ (1,344.87)	-100%
Payne Rd District #2 Fee	\$ 3,509.04	\$ -	\$ (3,509.04)	-100%
Payne Rd District #3 Fee	\$ 7,485.75	\$ -	\$ (7,485.75)	-100%
Payne Rd District #5	\$ 3,073.26	\$ 3,073.26	\$ -	0%
Payne Rd - Ginn Rd District Fee	\$ -	\$ 38,975.30	\$ 38,975.30	0%
Payne Rd - Nonesuch District Fee	\$ -	\$ 50,162.84	\$ 50,162.84	0%
	\$ 15,412.92	\$ 92,211.40	\$ 76,798.48	498%

Note: Cost per Unit with new Ordinance will be \$731.84

Downs Development Traffic Movement Permit Required Improvements				
Impact Fee Districts	Total Cost of Offsites	Approx Trips Covered by TMP	Cost per trip**	Cost Sharing %
Cost of Offsite Improvements*	\$ 14,000,000.00	3,000	\$ 4,666.67	
DOT Share of Project	\$ 3,000,000.00			21%
Town Share	\$ 2,800,000.00			20%
Developer Share	\$ 8,200,000.00			59%

** Engineers Estimate of Downs Development Offsite Improvements in 2021*

*** Downs Development still paying for Impacts to Dunstan and Haigis Parkway Districts in addition to these numbers*