

**APPENDIX D**

**WARNER CENTER 2035 PLAN – MOBILITY FEE TABLE**

**Categories A Through F [1]**

<b>Category A</b> <b>Residential Land Uses</b>	<i>Dollars per Square Foot of Floor Area</i>						
	Greater Than 3.75 Total Project FAR	Greater Than 3.25 Up To 3.75 Total Project FAR	Greater Than 2.75 Up To 3.25 Total Project FAR	Greater Than 2.25 Up To 2.75 Total Project FAR	Greater Than 1.75 Up To 2.25 Total Project FAR	Greater Than 1.25 Up To 1.75 Total Project FAR	1.25 or Less Total Project FAR
Apartment Boarding House Condominium/Townhouse Dormitory and Student Housing Mobile Home Park Rental Townhouse Senior Adult Housing-Attached Senior Adult Housing-Detached Single Family Detached Housing Work-Live [2]	\$1.01	\$1.08	\$1.18	\$1.31	\$1.97	\$3.26	\$6.11

<b>Category B</b> <b>Institutional Land Uses</b>	<i>Dollars per Square Foot of Floor Area</i>						
	Greater Than 3.75 Total Project FAR	Greater Than 3.25 Up To 3.75 Total Project FAR	Greater Than 2.75 Up To 3.25 Total Project FAR	Greater Than 2.25 Up To 2.75 Total Project FAR	Greater Than 1.75 Up To 2.25 Total Project FAR	Greater Than 1.25 Up To 1.75 Total Project FAR	1.25 or Less Total Project FAR
Adult Day Care Facility (No Overnight) Assisted Living Facility Child Care Center Congregate Care Facility Continuing Care Rehabilitation Facility Continuing Care Retirement Community Eldercare Facility Family Day Care Home Hospital or Medical Center Library Lodge, Club, or Fraternal Organization Museum or Art Studios, No Retail Sales Nursery or Pre-School Facility Nursing Home Private School (K-12) Private University or College Recycling Buyback Center (Fixed or Mobile) Trade or Continuing Education School	\$2.65	\$2.84	\$3.09	\$3.46	\$3.65	\$4.03	\$5.16

<b>Category C</b> <b>Industrial Land Uses</b>	<i>Dollars per Square Foot of Floor Area</i>						
	Greater Than 3.75 Total Project FAR	Greater Than 3.25 Up To 3.75 Total Project FAR	Greater Than 2.75 Up To 3.25 Total Project FAR	Greater Than 2.25 Up To 2.75 Total Project FAR	Greater Than 1.75 Up To 2.25 Total Project FAR	Greater Than 1.25 Up To 1.75 Total Project FAR	1.25 or Less Total Project FAR
Animal Boarding Animal Clinic Animal Hospital Brewery (Not Part of a Restaurant) High-Cube Warehouse Hybrid Industrial (uses not listed in this Category and specified per Section 6.2.7 of the Plan) Industrial Park Laboratory Light Industrial Manufacturing	\$5.43	\$5.82	\$6.34	\$7.08	\$7.49	\$8.26	\$10.58

Mini-Warehouse Mortuary Sales and Showroom, Wholesale Building Supplies and Materials Sales and Showroom, Wholesale Interior and Exterior Furnishings Sales and Showroom, Wholesale Other (Bakery, Cake, Clothing, Home/Office Furnishings, etc.) Terminal, Truck or Bus Utilities Warehousing and Storage							
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Category D General Office Land Uses	Dollars per Square Foot of Floor Area						
	Greater Than 3.75 Total Project FAR	Greater Than 3.25 Up To 3.75 Total Project FAR	Greater Than 2.75 Up To 3.25 Total Project FAR	Greater Than 2.25 Up To 2.75 Total Project FAR	Greater Than 1.75 Up To 2.25 Total Project FAR	Greater Than 1.25 Up To 1.75 Total Project FAR	1.25 or Less Total Project FAR
Business Park Office, General Office Park Real Estate Office Research and Development Center Single Tenant Office Building	\$5.43	\$5.82	\$6.34	\$7.08	\$7.49	\$8.26	\$10.58

Category E Commercial and Retail / Recreational / Service Land Uses	Dollars per Square Foot of Floor Area						
	Greater Than 3.75 Total Project FAR	Greater Than 3.25 Up To 3.75 Total Project FAR	Greater Than 2.75 Up To 3.25 Total Project FAR	Greater Than 2.25 Up To 2.75 Total Project FAR	Greater Than 1.75 Up To 2.25 Total Project FAR	Greater Than 1.25 Up To 1.75 Total Project FAR	1.25 or Less Total Project FAR
<u>Commercial and Retail Uses</u> Apparel Store Arts and Crafts Store Art Gallery Automobile Display Automobile Part Sales Automobile Rental Building Materials and Lumber Store Convenience Market Department Store Discount or Membership Club Factory Outlet Center Farmer's Market (Permanent) Furniture Store Free-Standing Discount Store Hardware or Paint Store New and Used Automobile Sales New and Used Vehicle Sales (RV, Motorcycle, Marine, etc.) Optometry Service and Sales Pharmacy and Drugstore Secondhand Store Sales and Showroom, Retail Building Supplies and Materials Sales and Showroom, Retail Interior and Exterior Furnishings Sales and Showroom, Retail Other (Bakery, Cake, Clothing, Home/Office Furnishings, Jewelry, etc.) Shopping Center Specialty Retail Center Supermarket, Full Service or Discount Superstore (Home and Home Improvement, Electronics, Pet Supply, Office Supply, Toy, Baby, Furniture, etc.) Tire Store Wholesale Market or Supermarket	\$10.47	\$11.21	\$12.21	\$13.65	\$14.42	\$15.91	\$20.38

<p>Wholesale Store or Superstore</p> <p><u>Recreational Uses</u></p> <p>Arcade, Gaming  Athletic Club  Amusement Park  Arena  Banquet Hall and Private Club  Batting Cages  Bowling Alley  Dance Studio or Academy  Golf Facility  Health and Fitness Club  Playground  Skating Rink, Ice or Roller  Live Music, Night club or Dance club  Live Theater  Movie Theater  Miniature Golf Course  Museum or Art Studio, Retail Sales  Music School  Pool Hall  Private Recreational Center  Recreational Facility, Privately Owned  Stadium</p> <p><u>Service Uses</u></p> <p>Automobile Care and Service  Bakery  Bank / Credit Union (Walk-in Only)  Barber and Beauty Shop  Car Wash (Automated or Self-Service)  Coffee/Donut/Bagel Shop (Walk-in Only)  Copy, Print and Express Ship Store  Drinking Place or Bar  Dry Cleaner  Florist  Gasoline Sale and Service Station  Hair Salon  Hotel, Motel, Suite, Lodge, Extended  Stay Facility, Resort, Motor Inn, etc.  Medical or Dental Office and Clinics  Repair and Cleaning Service (Jewelry,  Clothing, Electronics, etc.)  Restaurant (Fast Food/High  Turnover/Quality), Walk-in Only  Surgery Center (No Overnight Stay)  Veterinary Office (No Overnight  Boarding)</p>							
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<b>Category F</b> <b>Exempted Land Uses</b>	<b>No Fee Assessed</b>
Community Center or Facility (No greater than 40,000 Square feet) [3] Changes of Use (No greater than 1,000 Square Feet) Governmental Office, Facility, Station, etc. Ground Floor Mixed Uses of a Residential/Office Tower (10% or less of overall floor area) Non-Profit Facility (Hospital/Medical Center and their related Medical Uses, Library, Museum, Cultural Arts Center, Community Center, K-12 School, College, University, Trade School, Pre-School, Day Care Center, etc.) Park or Playground, Public or Philanthropic Operated Place of Worship Public Park, Playground, or Other Recreational Facility Public School / K-12 (Including Charter School) Public University and College Recycling Buyback Center, Non-Profit Only Temporary Uses (Christmas Trees, Pumpkin, Farmer's Market, Circus, Carnival, etc.) Public Trade School and Continuing Educational Facility Transit Station and Park-And-Ride Facility	<b>\$0.00</b>

**FOOTNOTES**

- [1] Each Category contains a listing of the most common uses; however, not all uses are listed. Any use not listed in Categories A through F will be assessed at the rate as determined by the Director of Planning in consultation with the Department of Transportation.
- [2] Pursuant to DOT policies, Work Live units are provided a credit that assumes that 50% of the morning trips and 35% of the afternoon trips are work to home and therefore a credit of 50% is applied for the total trips from the work-live portion of the project due to on-site travel. As a result, the Mobility Table reflects a 50% credit for the Work Live Units in any proposed development in Warner Center. For the purposes of this Table only, Work-Live is considered a residential use.
- [3] Community Facilities greater than 40,000 square feet will be assessed the Category B rate for only the portion of the Facility over 40,000 square feet.
- [4] For Regional Shopping Centers only, Mobility Fees shall be based on FAR minus the square footage of common areas.

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