



OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Marc Elrich
County Executive

MEMORANDUM

March 20, 2019

TO: Nancy Navarro, President
County Council

FROM: Marc Elrich, County Executive *Mar Elrich*

SUBJECT: Revenue Collected from Development Impact Tax
Calendar Year 2018 Annual Report

The following is the Development Impact Tax for Transportation Improvements revenue report as required by Section 52-44 of the County Code.

I. A summary of the revenue collected from the tax in the previous calendar year in each impact tax district:

A.	Clarksburg	\$	5,836,264.00
B.	Red Policy Area	\$	1,297,668.28
C.	Orange Policy Area	\$	2,107,233.21
D.	Yellow Policy Area	\$	3,909,511.60
E.	Green Policy Area	\$	2,153,559.00

II. A list of each building exempted from the tax during the previous calendar year under Section 52-41(f), 52-41(g), 52-41(h) or taxed at a rate of \$0 under Section 52-49, and the tax that otherwise would have been paid for that building. (See Attached List)

III. Other information - A summary of revenue collected from the tax in the previous calendar year in the City of Rockville and Gaithersburg:

A.	City of Rockville	\$	927,718.30
B.	City of Gaithersburg	\$	18,515.00

In addition, we received \$ 22,011,519.86 in Development Impact Tax for Public School Improvements.

Attachment

cc: Ricky Barker, Director of Planning & Development Services
City of Rockville
John Schlichting, Director of Planning & Code Administration
City of Gaithersburg

Revenue Collected From Development Impact Tax
For Transportation Improvements
Calendar Year 2018 Annual Report

January 1, 2018 through December 31, 2018

Annual Report

Yellow Clarksburg District: Building with MPDU Exemption - Section 52-41(g)(1)

Taxes Otherwise would
Have Been Paid

Permit #	Fee Description	Amount	Permit Address
814630	Transportation Impact Tax Fee	18,080	54 COHOSH ALYCLARKSBURG
822088	Transportation Impact Tax Fee	14,059	13760 LITTLE SENECA PKWYCLARKSBURG
822089	Transportation Impact Tax Fee	14,059	13764 LITTLE SENECA PKWYCLARKSBURG
822090	Transportation Impact Tax Fee	18,080	13768 LITTLE SENECA PKWYCLARKSBURG
822092	Transportation Impact Tax Fee	14,059	13772 LITTLE SENECA PKWYCLARKSBURG
824602	Transportation Impact Tax Fee	18,080	147 GREEN POPLAR LOOPCLARKSBURG
826111	Transportation Impact Tax Fee	18,080	21 BLUE JAY WAYCLARKSBURG
826112	Transportation Impact Tax Fee	18,080	23 BLUE JAY WAYCLARKSBURG
826113	Transportation Impact Tax Fee	18,080	25 BLUE JAY WAYCLARKSBURG
827653	Transportation Impact Tax Fee	18,080	52 PAINTED LADY WAYCLARKSBURG
827654	Transportation Impact Tax Fee	18,080	50 PAINTED LADY WAYCLARKSBURG
827655	Transportation Impact Tax Fee	18,080	48 PAINTED LADY WAYCLARKSBURG
827656	Transportation Impact Tax Fee	18,080	46 PAINTED LADY WAYCLARKSBURG
827767	Transportation Impact Tax Fee	18,080	24 PAINTED LADY WAYCLARKSBURG
827768	Transportation Impact Tax Fee	18,080	22 PAINTED LADY WAYCLARKSBURG
827769	Transportation Impact Tax Fee	18,080	20 PAINTED LADY WAYCLARKSBURG
827939	Transportation Impact Tax Fee	18,080	47 BLUE JAY WAYCLARKSBURG
827940	Transportation Impact Tax Fee	18,080	49 BLUE JAY WAYCLARKSBURG
827941	Transportation Impact Tax Fee	18,080	51 BLUE JAY WAYCLARKSBURG
827941	Transportation Impact Tax Fee	18,080	51 BLUE JAY WAYCLARKSBURG
827942	Transportation Impact Tax Fee	18,080	53 BLUE JAY WAYCLARKSBURG
836085	Transportation Impact Tax Fee	14,059	13722 DOVEKIE AVECLARKSBURG
836086	Transportation Impact Tax Fee	14,059	13726 DOVEKIE AVECLARKSBURG
836088	Transportation Impact Tax Fee	14,059	13730 DOVEKIE AVECLARKSBURG
836089	Transportation Impact Tax Fee	14,059	13734 DOVEKIE AVECLARKSBURG
836090	Transportation Impact Tax Fee	14,059	13738 DOVEKIE AVECLARKSBURG
836091	Transportation Impact Tax Fee	14,059	13742 DOVEKIE AVECLARKSBURG
836092	Transportation Impact Tax Fee	14,059	13746 DOVEKIE AVECLARKSBURG
836112	Transportation Impact Tax Fee	14,059	13729 LITTLE SENECA PKWYCLARKSBURG

836113	Transportation Impact Tax Fee	14,059
836116	Transportation Impact Tax Fee	14,059
836117	Transportation Impact Tax Fee	14,059
836118	Transportation Impact Tax Fee	14,059
836119	Transportation Impact Tax Fee	14,059
836120	Transportation Impact Tax Fee	14,059
836121	Transportation Impact Tax Fee	14,059
836122	Transportation Impact Tax Fee	14,059
839619	Transportation Impact Tax Fee	18,080
839620	Transportation Impact Tax Fee	18,080
840516	Transportation Impact Tax Fee	18,080
840526	Transportation Impact Tax Fee	18,080
848515	Transportation Impact Tax Fee	18,080
849000	Transportation Impact Tax Fee	18,080
849002	Transportation Impact Tax Fee	18,080
857361	Transportation Impact Tax Fee	18,080

13733 LITTLE SENECA PKWYCLARKSBURG
 13745 LITTLE SENECA PKWYCLARKSBURG
 13749 LITTLE SENECA PKWYCLARKSBURG
 13753 LITTLE SENECA PKWYCLARKSBURG
 13757 LITTLE SENECA PKWYCLARKSBURG
 13761 LITTLE SENECA PKWYCLARKSBURG
 13765 LITTLE SENECA PKWYCLARKSBURG
 13769 LITTLE SENECA PKWYCLARKSBURG
 22310 CABIN BRANCH AVECLARKSBURG
 22308 CABIN BRANCH AVECLARKSBURG
 22652 OBSERVATION DRCLARKSBURG
 22644 OBSERVATION DRCLARKSBURG
 22636 OBSERVATION DRCLARKSBURG
 22226 CABIN BRANCH AVECLARKSBURG
 22224 CABIN BRANCH AVECLARKSBURG
 65 BLUE JAY WAYCLARKSBURG

Total MPDU Exemptions Sec. 52-41(g)(1)

737,201

Orange Policy Area: Buildings with MPDU Exemption - Sec. 52-41(g)(1)

**Taxes Otherwise would
Have Been Paid**

Permit #	Fee Description	Amount
796238	Transportation Impact Tax Fee	14,464
824146	Transportation Impact Tax Fee	14,464
824147	Transportation Impact Tax Fee	14,464
827806	Transportation Impact Tax Fee	14,464
827808	Transportation Impact Tax Fee	14,464
828241	Transportation Impact Tax Fee	14,464
828243	Transportation Impact Tax Fee	14,464
828529	Transportation Impact Tax Fee	14,464
828530	Transportation Impact Tax Fee	14,464
828531	Transportation Impact Tax Fee	14,464
830671	Transportation Impact Tax Fee	14,464
833686	Transportation Impact Tax Fee	14,464
833687	Transportation Impact Tax Fee	14,464

Permit Address
 9109 OLD GEORGETOWN RDBETHESDA
 6930 ROCKLEDGE DRBETHESDA
 6932 ROCKLEDGE DRBETHESDA
 1736 WHITEHALL DRSILVER SPRING
 1734 WHITEHALL DRSILVER SPRING
 6914 ROCKLEDGE DRBETHESDA
 6916 ROCKLEDGE DRBETHESDA
 23906 CATAWBA HILL DRCLARKSBURG
 23904 CATAWBA HILL DRCLARKSBURG
 23902 CATAWBA HILL DRCLARKSBURG
 3695 CHEVY CHASE LAKE DRCHEVY CHASE
 157 WINSOME CIRBETHESDA
 155 WINSOME CIRBETHESDA

833688	Transportation Impact Tax Fee	14,464
833690	Transportation Impact Tax Fee	14,464
833692	Transportation Impact Tax Fee	14,464
835030	Transportation Impact Tax Fee	17,677
838806	Transportation Impact Tax Fee	14,464
840876	Transportation Impact Tax Fee	14,464
840899	Transportation Impact Tax Fee	14,464
841151	Transportation Impact Tax Fee	14,464
846051	Transportation Impact Tax Fee	14,464
851151	Transportation Impact Tax Fee	14,464
851152	Transportation Impact Tax Fee	14,464
851536	Transportation Impact Tax Fee	14,464
851537	Transportation Impact Tax Fee	14,464
851960	Transportation Impact Tax Fee	14,464

Total MPDU Exemptions - Sec. 52-49(g)(1)

393,741

149 WINSOME CIRBETHESDA
 147 WINSOME CIRBETHESDA
 145 WINSOME CIRBETHESDA
 7015 EXFAIR RDBETHESDA
 14265 TRAVILAH RDROCKVILLE
 14304 POTOMAC HEIGHTS LNROCKVILLE
 14322 POTOMAC HEIGHTS LNROCKVILLE
 10426 BREUER STBETHESDA
 10406 BREUER STBETHESDA
 6737 EAMES WAYBETHESDA
 6739 EAMES WAYBETHESDA
 13007 MARTZ STCLARKSBURG
 13005 MARTZ STCLARKSBURG
 13009 MARTZ STCLARKSBURG

Yellow Policy Area: Buildings with MPDU Exemption - Sec. 52-41(g)(1)

**Taxes Otherwise would
Have Been Paid**

Permit #	Fee Description	Amount
791091	Transportation Impact Tax Fee	18,080
791093	Transportation Impact Tax Fee	18,080
791094	Transportation Impact Tax Fee	18,080
815275	Transportation Impact Tax Fee	18,080
815277	Transportation Impact Tax Fee	18,080
817758	Transportation Impact Tax Fee	18,080
817759	Transportation Impact Tax Fee	18,080
841043	Transportation Impact Tax Fee	18,080
841045	Transportation Impact Tax Fee	18,080
841047	Transportation Impact Tax Fee	18,080
841055	Transportation Impact Tax Fee	18,080
841956	Transportation Impact Tax Fee	18,080
841976	Transportation Impact Tax Fee	18,080
841984	Transportation Impact Tax Fee	18,080
841986	Transportation Impact Tax Fee	18,080
845378	Transportation Impact Tax Fee	18,080

Permit Address
 13035 WALLICH WAYGERMANTOWN
 13033 WALLICH WAYGERMANTOWN
 13031 WALLICH WAYGERMANTOWN
 4424 ARBOR WOOD CTBURTONSVILLE
 4420 ARBOR WOOD CTBURTONSVILLE
 16609 BRIDLE RIDGE LNOLNEY
 16611 BRIDLE RIDGE LNOLNEY
 16303 COOLIDGE AVESILVER SPRING
 16307 COOLIDGE AVESILVER SPRING
 16313 COOLIDGE AVESILVER SPRING
 3409 LANDING WAYSILVER SPRING
 3423 LANDING WAYSILVER SPRING
 15605 STEAMBOAT WAYSILVER SPRING
 15613 STEAMBOAT WAYSILVER SPRING
 15615 STEAMBOAT WAYSILVER SPRING
 3422 LANDING WAYSILVER SPRING

849032 Transportation Impact Tax Fee

22,097

16200 COOLIDGE AVESILVER SPRING

Total MPDU Exemptions - Sec. 52-49(g)(1)

311,377

Red Policy Area Metro: Buildings with MPDU Exemption - Sec. 52-41(g)(1)

**Taxes Otherwise would
Have Been Paid**

Permit #	Fee Description	Amount	Permit Address
821524	Transportation Impact Tax Fee	5,786	8079 RED HOOK STROCKVILLE
824571	Transportation Impact Tax Fee	5,786	16202 DECKER PLROCKVILLE
830359	Transportation Impact Tax Fee	5,786	16542 CRABBS BRANCH WAYROCKVILLE
838933	Transportation Impact Tax Fee	5,786	219 AUDEN PLSILVER SPRING
838939	Transportation Impact Tax Fee	5,786	217 AUDEN PLSILVER SPRING
847285	Transportation Impact Tax Fee	5,786	8082 TRIBECA STROCKVILLE
852099	Transportation Impact Tax Fee	5,786	16053 BOWERY STROCKVILLE

Total MPDU Exemptions - Sec. 52-49(g)(1)

40,502

Buildings Owned & Used by Federal, State, County, or Municipal Sec. 52-41(f)

**Taxes Otherwise would
Have Been Paid**

Permit #	Fee Description	Amount	Permit Address
775843	Transportation Impact Tax Fee	3,162,893	2425 REEDIE DRSILVER SPRING
787255	Transportation Impact Tax Fee	133,219	14401 CONNECTICUT AVESILVER SPRING
800927	Transportation Impact Tax Fee	15,854	5301 TUCKERMAN LNROCKVILLE
815054	Transportation Impact Tax Fee	81,250	8410 COLESVILLE RDSILVER SPRING
815419	Transportation Impact Tax Fee	152,394	22500 SWEETSPIRE DRCLARKSBURG
828404	Transportation Impact Tax Fee	23,619	11410 OLD GEORGETOWN RDROCKVILLE
828468	Transportation Impact Tax Fee	158,379	6300 TILDEN LNROCKVILLE
828472	Transportation Impact Tax Fee	97,135	11400 MARCLIFF RDROCKVILLE
828473	Transportation Impact Tax Fee	62,416	6300 TILDEN LNROCKVILLE
830812	Transportation Impact Tax Fee	102,848	6201 TILDEN LNROCKVILLE
834295	Transportation Impact Tax Fee	2,673	14315 FAIRDALE RDSILVER SPRING
834654	Transportation Impact Tax Fee	6,551	13400 TAMARACK RDSILVER SPRING

834663	Transportation Impact Tax Fee	2,620
834664	Transportation Impact Tax Fee	3,097
846061	Transportation Impact Tax Fee	1,426

19001 WATKINS MILL RDMONTGOMERY VILLAGE
17700 PARK MILL DRROCKVILLE
7401 HADLEY FARMS DRGAITHERSBURG

**Total Buildings Owned & Used by Federal, State
County , or Municipal Government Sec. 52-41(f)**

4,006,372

METRO STATION Planning Area: Building with Enterprise Zone Exemption Sec. 52-41(g)(6)
**Taxes Otherwise would
Have Been Paid**

Permit #	Fee Description	Amount	Permit Address
816878	Transportation Impact Tax Fee	244,884	15650 OLD COLUMBIA PIKEBURTONSVILLE
824078	Transportation Impact Tax Fee	5,786	201 AUDEN PLSILVER SPRING
824079	Transportation Impact Tax Fee	5,786	203 AUDEN PLSILVER SPRING
824081	Transportation Impact Tax Fee	5,786	205 AUDEN PLSILVER SPRING
824082	Transportation Impact Tax Fee	5,786	207 AUDEN PLSILVER SPRING
824083	Transportation Impact Tax Fee	5,786	209 AUDEN PLSILVER SPRING
824085	Transportation Impact Tax Fee	5,786	211 AUDEN PLSILVER SPRING
835447	Transportation Impact Tax Fee	5,786	2416 AUDEN DRSILVER SPRING
835481	Transportation Impact Tax Fee	5,786	2414 AUDEN DRSILVER SPRING
835482	Transportation Impact Tax Fee	5,786	2412 AUDEN DRSILVER SPRING
835484	Transportation Impact Tax Fee	5,786	2410 AUDEN DRSILVER SPRING
838142	Transportation Impact Tax Fee	5,786	105 KLEE ALYSILVER SPRING
838146	Transportation Impact Tax Fee	5,786	107 KLEE ALYSILVER SPRING
838148	Transportation Impact Tax Fee	5,786	109 KLEE ALYSILVER SPRING
838156	Transportation Impact Tax Fee	5,786	111 KLEE ALYSILVER SPRING
838413	Transportation Impact Tax Fee	5,786	103 KLEE ALYSILVER SPRING
838924	Transportation Impact Tax Fee	5,786	225 AUDEN PLSILVER SPRING
838925	Transportation Impact Tax Fee	5,786	223 AUDEN PLSILVER SPRING
838926	Transportation Impact Tax Fee	5,786	215 AUDEN PLSILVER SPRING
838927	Transportation Impact Tax Fee	5,786	213 AUDEN PLSILVER SPRING
838931	Transportation Impact Tax Fee	5,786	221 AUDEN PLSILVER SPRING
851155	Transportation Impact Tax Fee	5,786	2423 AUDEN DRSILVER SPRING
851158	Transportation Impact Tax Fee	5,786	2421 AUDEN DRSILVER SPRING
851159	Transportation Impact Tax Fee	5,786	2419 AUDEN DRSILVER SPRING

851160	Transportation Impact Tax Fee	5,786	2417 AUDEN DRSILVER SPRING
851161	Transportation Impact Tax Fee	5,786	2415 AUDEN DRSILVER SPRING
851164	Transportation Impact Tax Fee	5,786	2413 AUDEN DRSILVER SPRING
851165	Transportation Impact Tax Fee	5,786	2411 AUDEN DRSILVER SPRING
853164	Transportation Impact Tax Fee	5,786	2517 AUDEN DRSILVER SPRING
853217	Transportation Impact Tax Fee	5,786	2515 AUDEN DRSILVER SPRING
853218	Transportation Impact Tax Fee	5,786	2511 AUDEN DRSILVER SPRING
853219	Transportation Impact Tax Fee	5,786	2513 AUDEN DRSILVER SPRING
853638	Transportation Impact Tax Fee	5,786	12622 LAYHILL RDSILVER SPRING

Total Enterprise Zone Exemptions Sec. 52-41(g)(6)	430,036
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List of Buildings Taxed at a Rate of 0 Sec. 52-49

Permit #	Fee Description	Amount	Permit Address
822167	Transportation Impact Tax Fee	2,924,426	12090 PLUM ORCHARD DRSILVER SPRING
832331	Transportation Impact Tax Fee	35,805	11701 CLOPPER RDGAITHERSBURG

Buildings Taxed at the Rate of 0 Sec. 52-49	2,960,230
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Affordable Housing Units: Sec. 52-41(g)(2)

Permit #	Fee Description	Amount	Permit Address
800548	Transportation Impact Tax Fee	486,057	13605 ROBEY RDSILVER SPRING

Affordable Housing Units Sec. 52-41(g)(2)**486,057****Ancillary Buildings: Sec. 52-41(h)(2)****Taxes Otherwise would
Have Been Paid**

Permit #	Fee Description	Amount	Permit Address
779823	Transportation Impact Tax Fee	6,963	12815 FAIRCHILD DRGERMANTOWN
795164	Transportation Impact Tax Fee	13,930	15700 RIVER RDGERMANTOWN
801901	Transportation Impact Tax Fee	20,644	21922 BONESET WAYGERMANTOWN
805042	Transportation Impact Tax Fee	23,458	6100 CONNECTICUT AVECHEVY CHASE
815623	Transportation Impact Tax Fee	36,360	17301 OLD VIC BLVDOLNEY
817730	Transportation Impact Tax Fee	6,547	3535 UNIVERSITY BLVD WKENSINGTON
817929	Transportation Impact Tax Fee	31,361	685 WEALD WAYCLARKSBURG
819966	Transportation Impact Tax Fee	10,622	15250 SIESTA KEY WAYROCKVILLE
820779	Transportation Impact Tax Fee	3,767	12918 MIDDLEBROOK RDGERMANTOWN
824612	Transportation Impact Tax Fee	25,490	6901 ROCKLEDGE DR BASE BUILDINGBETHESDA
827360	Transportation Impact Tax Fee	3,065	4850 RUGBY AVEBETHESDA
827903	Transportation Impact Tax Fee	2,109	4901 FAIRMONT AVEBETHESDA
830798	Transportation Impact Tax Fee	2,486	915 SILVER SPRING AVESILVER SPRING
831203	Transportation Impact Tax Fee	3,214	9707 OLD GEORGETOWN RDBETHESDA
832935	Transportation Impact Tax Fee	4,242	8500 RIVER RDBETHESDA
834425	Transportation Impact Tax Fee	2,909	14801 STONEBRIDGE VIEW DRGAITHERSBURG
851247	Transportation Impact Tax Fee	50,313	7900 CONNECTICUT AVE 1STCHEVY CHASE

Ancillary Building Sec. 52-41(h)(2)**247,478****25% or more of the Development are MPDU exempt: Sec. 52-41(g)(5)****Taxes Otherwise would
Have Been Paid**

Permit #	Fee Description	Amount	Permit Address
815237	Transportation Impact Tax Fee	289,224	9616 MAIN STDAMASCUS
826665	Transportation Impact Tax Fee	14,464	20307 CENTURY BLVDGERMANTOWN
826666	Transportation Impact Tax Fee	14,464	20309 CENTURY BLVDGERMANTOWN

826667	Transportation Impact Tax Fee	14,464
826668	Transportation Impact Tax Fee	14,464
826669	Transportation Impact Tax Fee	14,464
826670	Transportation Impact Tax Fee	14,464
826671	Transportation Impact Tax Fee	14,464
832580	Transportation Impact Tax Fee	18,080
832588	Transportation Impact Tax Fee	18,080
832594	Transportation Impact Tax Fee	18,080
832596	Transportation Impact Tax Fee	18,080
832602	Transportation Impact Tax Fee	18,080
832603	Transportation Impact Tax Fee	18,080
832606	Transportation Impact Tax Fee	18,080
832614	Transportation Impact Tax Fee	18,080
832615	Transportation Impact Tax Fee	18,080
832617	Transportation Impact Tax Fee	18,080
832620	Transportation Impact Tax Fee	18,080
832621	Transportation Impact Tax Fee	18,080
832623	Transportation Impact Tax Fee	18,080
833778	Transportation Impact Tax Fee	14,464
838554	Transportation Impact Tax Fee	22,097
838557	Transportation Impact Tax Fee	22,097
839976	Transportation Impact Tax Fee	22,097
840850	Transportation Impact Tax Fee	22,097
840851	Transportation Impact Tax Fee	22,097
840853	Transportation Impact Tax Fee	22,097
840860	Transportation Impact Tax Fee	22,097
840861	Transportation Impact Tax Fee	22,097
840863	Transportation Impact Tax Fee	22,097
840865	Transportation Impact Tax Fee	22,097
840867	Transportation Impact Tax Fee	22,097
840868	Transportation Impact Tax Fee	22,097
841030	Transportation Impact Tax Fee	22,097
841042	Transportation Impact Tax Fee	18,080
841044	Transportation Impact Tax Fee	18,080
841046	Transportation Impact Tax Fee	18,080
841049	Transportation Impact Tax Fee	18,080
841050	Transportation Impact Tax Fee	18,080
841051	Transportation Impact Tax Fee	18,080
841052	Transportation Impact Tax Fee	18,080
841053	Transportation Impact Tax Fee	18,080

20311 CENTURY BLVDGERMANTOWN
 20315 CENTURY BLVDGERMANTOWN
 20317 CENTURY BLVDGERMANTOWN
 20319 CENTURY BLVDGERMANTOWN
 20321 CENTURY BLVDGERMANTOWN
 17111 FRIENDS HOUSE RDSANDY SPRING
 17113 FRIENDS HOUSE RDSANDY SPRING
 17117 FRIENDS HOUSE RDSANDY SPRING
 17119 FRIENDS HOUSE RDSANDY SPRING
 17120 FRIENDS HOUSE RDSANDY SPRING
 17122 FRIENDS HOUSE RDSANDY SPRING
 17126 FRIENDS HOUSE RDSANDY SPRING
 17128 FRIENDS HOUSE RDSANDY SPRING
 17132 FRIENDS HOUSE RDSANDY SPRING
 17134 FRIENDS HOUSE RDSANDY SPRING
 17133 FRIENDS HOUSE RDSANDY SPRING
 17135 FRIENDS HOUSE RDSANDY SPRING
 17141 FRIENDS HOUSE RDSANDY SPRING
 20305 CENTURY BLVDGERMANTOWN
 16300 COOLIDGE AVESILVER SPRING
 16212 COOLIDGE AVESILVER SPRING
 16204 COOLIDGE AVESILVER SPRING
 16308 COOLIDGE AVESILVER SPRING
 16304 COOLIDGE AVESILVER SPRING
 16224 COOLIDGE AVESILVER SPRING
 16220 COOLIDGE AVESILVER SPRING
 16216 COOLIDGE AVESILVER SPRING
 16208 COOLIDGE AVESILVER SPRING
 16130 COOLIDGE AVESILVER SPRING
 16126 COOLIDGE AVESILVER SPRING
 16122 COOLIDGE AVESILVER SPRING
 16118 COOLIDGE AVESILVER SPRING
 16301 COOLIDGE AVESILVER SPRING
 16305 COOLIDGE AVESILVER SPRING
 16311 COOLIDGE AVESILVER SPRING
 16315 COOLIDGE AVESILVER SPRING
 16317 COOLIDGE AVESILVER SPRING
 3401 LANDING WAYSILVER SPRING
 3403 LANDING WAYSILVER SPRING
 3405 LANDING WAYSILVER SPRING

841056	Transportation Impact Tax Fee	18,080
841057	Transportation Impact Tax Fee	18,080
841953	Transportation Impact Tax Fee	18,080
841954	Transportation Impact Tax Fee	18,080
841955	Transportation Impact Tax Fee	18,080
841957	Transportation Impact Tax Fee	18,080
841975	Transportation Impact Tax Fee	18,080
841978	Transportation Impact Tax Fee	18,080
841979	Transportation Impact Tax Fee	18,080
841982	Transportation Impact Tax Fee	18,080
841986	Transportation Impact Tax Fee	18,080
842547	Transportation Impact Tax Fee	22,097
845377	Transportation Impact Tax Fee	18,080
845380	Transportation Impact Tax Fee	18,080
845382	Transportation Impact Tax Fee	18,080
845383	Transportation Impact Tax Fee	18,080
856727	Transportation Impact Tax Fee	22,097
856728	Transportation Impact Tax Fee	22,097

3411 LANDING WAYSILVER SPRING
3413 LANDING WAYSILVER SPRING
3417 LANDING WAYSILVER SPRING
3419 LANDING WAYSILVER SPRING
3421 LANDING WAYSILVER SPRING
3425 LANDING WAYSILVER SPRING
15603 STEAMBOAT WAYSILVER SPRING
15607 STEAMBOAT WAYSILVER SPRING
15609 STEAMBOAT WAYSILVER SPRING
15611 STEAMBOAT WAYSILVER SPRING
15615 STEAMBOAT WAYSILVER SPRING
16312 COOLIDGE AVESILVER SPRING
3424 LANDING WAYSILVER SPRING
3420 LANDING WAYSILVER SPRING
3418 LANDING WAYSILVER SPRING
3416 LANDING WAYSILVER SPRING
3413 DOC BERLIN DRSILVER SPRING
3417 DOC BERLIN DRSILVER SPRING

25% or more are MPDU exempt: Sec. 52-41(g)(5) 1,409,368

Total	11,022,362
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Impact Tax Waiver Projects (Building Permit)													
Project	APNO	Phase	School	Transportation	Total	Total Units	"Base" Market Units	"Base" MPDUs ⁶	"Base" Percent ⁶	Other Affordable Units (60% AMI or lower)	Total MPDUs	Extra MPDUs	Cost Per Extra MPDU
Bradford's Landing	820170060	Building Permit	\$ 4,989,359	\$ 3,830,934	\$ 8,820,293	244	207	37	15.2%	0	61	24	\$ 367,512
Century	82003007E	Building Permit	\$ 6,107,981	\$ 4,613,638	\$ 10,721,619	488	427	61	12.5%	0	122	61	\$ 175,764
Willow Manor at Fairland (senior) ^{1,2}	82017005A	Building Permit	\$ -	\$ 245,037	\$ 245,037	121	61	16	13.2%	44	16	0	n/a
Victory Haven (senior) ^{1,2}	820170040	Building Permit	\$ -	\$ 16,068	\$ 16,068	72	4	11	15.3%	57	11	0	n/a
Sligo Artspace ^{1,5}	820160140	Building Permit	\$ 266,497	\$ 159,104	\$ 425,601	79	11	10	12.7%	58	10	0	n/a
Cabin Branch Multi-family	820180060	Building Permit	\$ 1,616,258	\$ 2,389,996	\$ 4,006,254	272	238	34	12.5%	0	68	34	\$ 117,831
TOTAL (Building Permit)			\$ 12,980,095	\$ 11,254,777	\$ 24,234,872								
Impact Tax Waiver Projects (Planning Board Approval)													
Bloom Montgomery	820170130	Site Plan - Amendment	\$ 11,720,582	\$ 8,651,940	\$ 20,372,522	494	426	68	13.8%	0	124	56	\$ 363,795
Dowden's Station	82016006B	Site Plan	\$ 2,482,207	\$ 1,916,950	\$ 4,399,157	105	91	14	13.3%	0	27	13	\$ 338,397
8000 Wisconsin ⁴	820190040	Site Plan	\$ 2,151,776	\$ 1,253,472	\$ 3,405,248	441	352	89	20.2%	0	111	22	\$ 154,784
White Oak Town Center	820180240	Site Plan	\$ 1,467,120	\$ 2,671,200	\$ 4,138,320	275	240	35	12.7%	0	69	34	\$ 121,715
Hilldale Gateway (senior and market) ^{2,9}	820190130	Site Plan	\$ 1,650,510	\$ 2,884,950	\$ 4,535,460	463	405	58	12.5%	0	116	58	\$ 78,198
Elizabeth Square (EH III, EH IV, Alexander House - senior and market) ^{2,3,7}	820170140	Site Plan	\$ 1,412,103	\$ 1,368,043	\$ 2,780,146	611	534	77	12.5%	0	153	76	\$ 36,581
Kensington/Knowles Manor (senior) ^{1,2,11}	820190080	Site Plan	\$ -	\$ 53,430	\$ 53,430	94	15	24	25.5%	55	24	0	n/a
TOTAL (Planning Board Approval)			\$ 20,884,298	\$ 18,799,985	\$ 39,684,283								
Impact Tax Waiver Projects (Under Review)													
Aris Mardrossian Bethesda	320180100	Sketch Plan	\$ 1,656,623	\$ 965,031	\$ 2,621,654	319	271	48	15.0%	0	80	32	\$ 81,927
Battery District	120190240	Preliminary/Sketch Plan	\$ 7,946,900	\$ 4,629,300	\$ 12,576,200	1530	1300	230	15.0%	0	383	153	\$ 82,197
Egan Property	520190100	Concept Plan	\$ 8,610,576	\$ 6,251,856	\$ 14,862,432	357	312	45	12.6%	0	90	45	\$ 330,276
Great Key/PTSA Site ¹⁰	520190090	Concept Plan	\$ 10,569,689	\$ 6,083,745	\$ 16,653,434	604	422	182	30.1%	0	182	0	n/a
TOTAL (Under Review)			\$ 28,783,788	\$ 17,929,932	\$ 46,713,720								
TOTAL (all)			\$ 62,648,181	\$ 47,984,694	\$ 110,632,875								

Source: Montgomery County Planning Department DAIC, <https://permittingservices.montgomerycountymd.gov/DPS/pdf/ImpactTaxesHandout.pdf>

¹ Contains affordable units created outside MPDU program (other federal, state, or local programs)

² Senior projects only pay transportation impact taxes

³ Also exempt from impact taxes by being in the former Silver Spring Enterprise Zone

⁴ This development has a 20% MPDU requirement because the land is being acquired from the County.

⁵ Four of the 11 TH units are WFHU

⁶ Base number/percent means the number of MPDUs that would have been required or previously agreed upon if legislation did not exist

⁷ Elizabeth Square contains 3 buildings, 1 senior, 2 market (267 senior in EH III, 344 market in EH IV). Alexander House is an existing building and does not have an MPDU requirement, 10 units in the building are being converted to MPDUs to meet 25%. Elizabeth Square also contains WFHU units and 80% tax credit units, which do not qualify for the waiver.

⁸ Projects under review may be subject to amendments. Unit counts may change. Projects in the Building Permit phase used prior year's impact tax for estimation.

⁹ Mix of senior and market units (463 total units, 155 age-restricted, 308 market)

¹⁰ Includes 168 units of MF rental, 331 TH (phase 1), and 105 units of student/workforce housing (in phase 2). RFP solicited for 30% affordable housing.

¹¹ At Knowles Manor, 10 of the Other Affordable Units will be MPDUs due to an Alternative Location Agreement with Solera Kensington