

DATE ISSUED: March 28, 2002

REPORT NO. 02-077

ATTENTION: Committee on Land Use and Housing  
Agenda of April 3, 2002

SUBJECT: Greater North Park Public Facilities Financing Plan

REFERENCE: "Greater North Park Public Facilities Financing Plan - Fiscal Year 2002"

### SUMMARY

Issues: 1) Should the Council approve a Public Facilities Financing Plan for FY 2002 for the Greater North Park Community; 2) rescind the existing Development Impact Fees; and 3) approve the establishment of new development fees for all property within the Greater North Park Community?

Manager's Recommendation: Approve the Greater North Park Public Facilities Financing Plan - March 2002, rescind the existing Development Impact Fees and establish new Development Impact Fees for the Greater North Park Community.

Other Recommendations: None.

Environmental Impact: None.

Fiscal Impact: Adoption of this financing plan will continue to provide a partial funding source for the required public facilities.

### BACKGROUND

Development Impact Fees (DIF) were established in 1987 by the City Council to mitigate the impact of new development in urbanized communities. Fees were based on the facility needs of each community. This plan updates the original facilities needs list for the Greater North Park Community that was adopted in 1987.

### DISCUSSION

#### Public Facilities Financing Plan

The draft Greater North Park Public Facilities Financing Plan describes the public facilities that will be needed for the Greater North Park Community as it develops according to the Community Plan. Since Greater North Park is an urbanized community, many of the community facilities and infrastructure are already in place. A majority of the remaining needed facilities are in the categories of transportation, library and park improvements.

The proposed fees reflect the current costs of the facilities identified in the Greater North Park Community Plan and are necessary to maintain existing levels of service in the community. A summary of the proposed impact fees for Greater North Park are as follows:

Residential Units

Transportation	\$434....	per unit
Library	641.....	per unit
Park	.....2890....	per unit
Fire	.....115.....	per unit
TOTAL FEES	\$4080....	per unit

Commercial and Industrial

Transportation	\$62.....	per trip
Fire	.....\$115....	per 1,000 square feet

The total impact fee for residential development will increase from \$1,920 to \$4,080 per dwelling unit, primarily due to the adjusted needs for library and park and recreation facilities. The estimated cost for transportation facilities has increased from \$11,985,000 to \$33,268,633, resulting in a fee increase from \$320 to \$434 per trip. This increase is a result of updated cost estimates and expanded scope of some transportation projects. The library fee increased from \$0 to \$641, based on an estimate of \$17,300,000 to build two new 20,000 square foot facilities. The estimated cost for park facilities increased from \$45,000,000 to \$78,002,000, resulting in a fee increase from \$1,510 to \$2,890. This increase is a more accurate reflection of acreage requirements to meet population based park needs within the community. The estimated cost for fire facilities increased from \$3,510,000 to \$4,035,939, resulting in a fee increase from \$90 to \$115.

Projected costs for all projects are \$136,606,572. Eligible projects in the amount of \$132,606,572 will serve as the basis for the development impact fees, which will be collected at the time building permits are issued. Since these costs are for projects which will benefit both the existing community and future development, costs will be shared and new

development is expected to provide its pro-rata share of DIF eligible projects. Those portions of project costs not funded by new development through impact fees will need to be identified by future City Council actions in conjunction with the adoption of Annual Capital Improvements Program Budgets.

ALTERNATIVE

Do not approve the proposed Financing Plan and Development Impact Fee Schedule. This is not recommended because the new fees will ensure that new development continues to contribute its fair share for facilities identified in the Community Plan. In the absence of these fees, alternative funding sources would have to be identified to fund new development's share of the identified facilities.

Respectfully submitted,

S. Gail Goldberg, AICP

Planning Director .....Assistant City Manager

.....  
GOLDBERG/CMR

Approved: P. Lamont Ewell

Attachment: 1. Draft Greater North Park Facilities Financing Plan - March 2002

Note: Due to the size of the attachment, only a limited distribution was made. A copy is available for review in the office of the City Clerk.