

DATE ISSUED: September 16, 2002 REPORT NO. 02-209

ATTENTION: Land Use and Housing Committee
Agenda of September 18, 2002

SUBJECT: Uptown Public Facilities Financing Plan

REFERENCE: “Uptown Public Facilities Financing Plan – Fiscal Year 2003”

SUMMARY

Issues - Should the Committee: 1) approve the Public Facilities Financing Plan for FY 2003 for the Uptown Community; 2) rescind the existing Development Impact Fees; and 3) approve the establishment of new development fees for all property within the Uptown community?

Manager’s Recommendations – Approve the Uptown Public Facilities Financing Plan – September 2002, rescind the existing Development Impact Fees, and establish the new Development Impact Fees for the Uptown community.

Planning Committee’s Recommendations – Approve the Uptown Public Facilities Financing Plan per the discussion included later in this report.

Environmental Impact – None.

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

BACKGROUND

Development Impact Fees 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 Uptown community facilities needs list that was adopted in 1987.

DISCUSSION

Public Facilities Financing Plan

The draft Uptown Public Facilities Financing Plan describes the public facilities that will be needed for the Uptown community. Since Uptown 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, parks, library improvements, and fire station improvements.

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

<u>Residential Units</u>		
Transportation	\$ 833	per dwelling unit
Park	\$6,317	per dwelling unit
Library	\$ 441	per dwelling unit
Fire	\$ 74	per dwelling unit
TOTAL FEE	\$7,665	per dwelling unit
 <u>Commercial and Industrial</u>		
Transportation	\$ 119	per trip
Fire	\$ 74	per 1,000 square feet

The total impact fee for residential development will increase from \$800 to \$7,665 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 \$17,005,000 to \$38,740,276, resulting in a fee increase from \$49 to \$119 per trip. This increase is a result of updated cost estimates and expanded scope of some transportation projects. In order to improve the level of service for library facilities, the library fee increased from \$142 to \$441, based on an estimate of \$12,075,000 to build a new facility. The estimated cost for park facilities increased from \$7,200,000 to \$176,884,000. This increase is a more accurate reflection of acreage requirements to meet population based park needs within the community. Allocating the total park and recreation facility costs to the residential development at build-out of 28,735 units, results in an impact fee, including administrative costs, of \$6,317 per unit. The estimated cost for fire services is \$2,276,531. The Fire Station portion of the impact fee relates to the cost of providing fire facilities to adequately provide fire protection services to both residential and non-residential development within the community. The fire portion of the residential impact fees are based on an average cost per dwelling unit using 1,000 square feet of gross building to determine that fee.

Project costs of \$229,975,807 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 with new development expected to provide a 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 Improvement Program Budgets.

On August 6, 2002, the Uptown Planners Community Planning Group unanimously approved the draft Uptown Public Facilities Financing Plan. Included in the approval motion, is the recommendation that the Financing Plan be revised, at a minimum, on a five-year cycle. Additionally, as the University Heights Branch Library serves residents of both the Uptown and Greater North Park communities, the Uptown Planners Community Planning Group supports cost sharing of a replacement branch library upon conclusion of required siting studies and determination of service areas.

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

Approved: P. Lamont Ewell
Assistant City Manager

GOLDBERG/ELL

Attachment: 1. Draft Uptown Public Facilities Financing Plan – September 2002

Note: Due to the size of the attachment, only a limited distribution was made and is not available in electronic format. A copy is available for review in the office of the City Clerk.