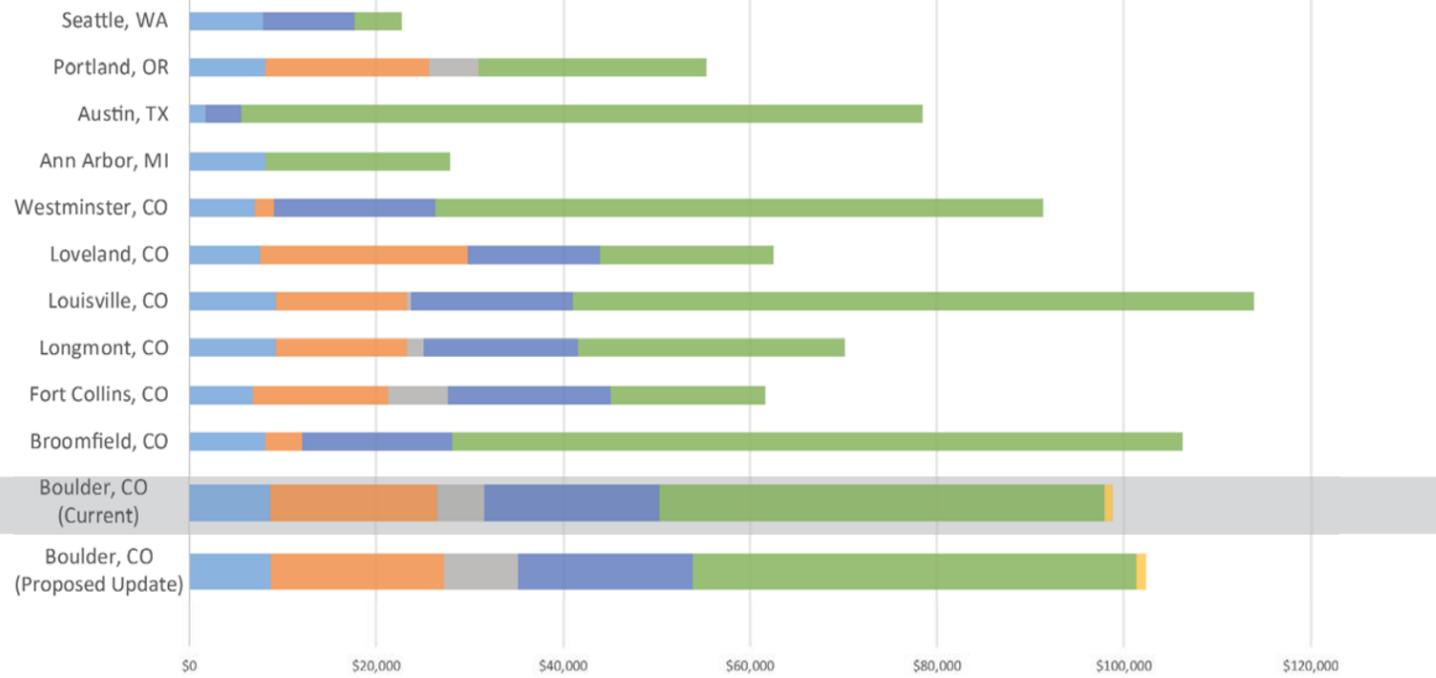


How Does Boulder Compare?

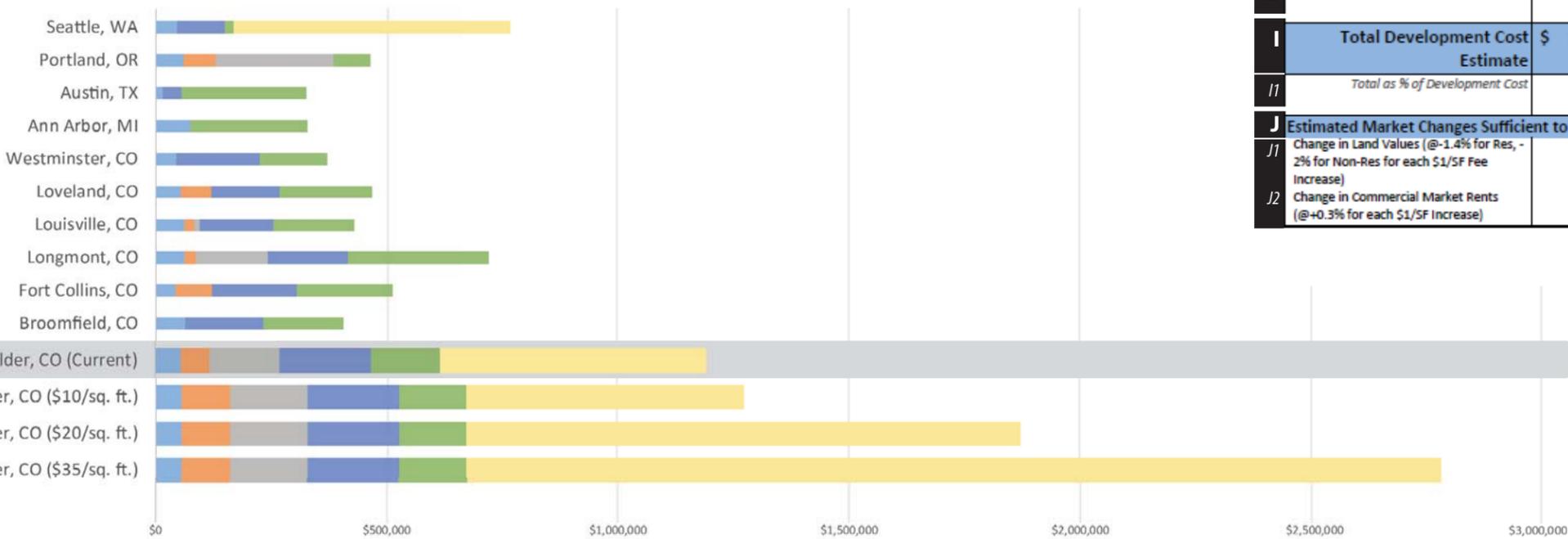
This comparison chart is only a subset of the total development-related fees and taxes paid by a development project to the city. It does not include other one-time costs such as utility tap fees, other permit and tap fees such as fire suppression, or the City of Boulder's inclusionary housing program.



RESIDENTIAL COMPARATIVE ANALYSIS



NON-RESIDENTIAL COMPARATIVE ANALYSIS



How do the fees change for a real project?

These tables show all of the fee changes applied to a prototypical project.

	RESIDENTIAL		NON-RESIDENTIAL			
	Current	Proposed	Current	Option 1	Option 2	Option 3
A Permit Fees	\$ 8,658.85	\$ 8,658.85	\$ 55,869.97	\$ 55,869.97	\$ 55,869.97	\$ 55,869.97
B Capital Facility Impact Fees	\$ 15,414.00	\$ 18,561.00	\$ 61,072.62	\$ 104,492.00	\$ 104,492.00	\$ 104,492.00
<i>B1</i> Percent Change		20%		71%	71%	71%
<i>B2</i> % of Development Cost	1.3%	1.5%	0.3%	0.6%	0.6%	0.6%
Parks & Recreation Impact Fee	\$ 10,386.00	\$ 12,870.00	n/a	n/a	n/a	n/a
Library Impact Fee	\$ 1,512.00	\$ 2,058.00	n/a	n/a	n/a	n/a
Fire Impact Fee	\$ 1,131.00	\$ 933.00	\$ 36,719.78	\$ 52,517.00	\$ 52,517.00	\$ 52,517.00
Police Impact Fee	\$ 972.00	\$ 1,047.00	\$ 11,666.26	\$ 18,796.00	\$ 18,796.00	\$ 18,796.00
Municipal Facilities Impact Fee	\$ 924.00	\$ 1,257.00	\$ 12,686.58	\$ 33,179.00	\$ 33,179.00	\$ 33,179.00
Human Service Impact Fee	\$ 489.00	\$ 396.00	n/a	n/a	n/a	n/a
C Transportation	\$ 7,500.27	\$ 7,992.27	\$ 152,435.68	\$ 167,101.48	\$ 167,101.48	\$ 167,101.48
<i>C1</i> Percent Change		7%		10%	10%	10%
<i>C2</i> % of Development Cost	0.6%	0.7%	0.8%	0.9%	0.9%	0.9%
Parkland Excise Tax	\$ 2,440.47	\$ -	n/a	n/a	n/a	n/a
Transportation Excise Tax	\$ 5,059.80	\$ 7,500.27	\$ 152,435.68	\$ 152,435.68	\$ 152,435.68	\$ 152,435.68
Transportation Impact Fee	n/a	\$ 492.00	n/a	\$ 14,665.80	\$ 14,665.80	\$ 14,665.80
D Affordable Housing	\$ 912.00	\$ 912.00	\$ 576,293.00	\$ 599,908.00	\$ 1,199,816.00	\$ 2,104,054.00
<i>D1</i> Percent Change		0%		4%	108%	265%
<i>D2</i> % of Development Cost	0.1%	0.1%	3.1%	3.2%	6.5%	11.4%
Housing Excise Tax	\$ 912.00	\$ 912.00	n/a	n/a	n/a	n/a
Affordable Housing Linkage Fee	n/a	n/a	\$ 576,293.00	\$ 599,908.00	\$ 1,199,816.00	\$ 2,104,054.00
E Plant Investment Fees	\$ 47,549.00	\$ 47,549.00	\$ 63,791.00	\$ 63,791.00	\$ 63,791.00	\$ 63,791.00
F Sales & Use Tax	\$ 18,718.00	\$ 18,718.00	\$ 196,487.00	\$ 196,487.00	\$ 196,487.00	\$ 196,487.00
G Total Permitting and Development Fees/Taxes	\$ 98,752.12	\$ 102,391.12	\$ 1,105,949.27	\$ 1,187,649.45	\$ 1,787,557.45	\$ 2,691,795.45
<i>G1</i> Percent Change		4%		7%	62%	143%
H \$/Gross Square Foot	\$ 24.91	\$ 25.82	\$ 17.99	\$ 19.32	\$ 29.08	\$ 43.79
<i>H1</i> Net Increase/Sq. Ft.		\$ 0.92		\$ 1.33	\$ 11.09	\$ 25.80
I Total Development Cost Estimate	\$ 1,200,000	\$ 1,200,000	\$ 18,500,000	\$ 18,500,000	\$ 18,500,000	\$ 18,500,000
<i>I1</i> Total as % of Development Cost	8.2%	8.5%	6.0%	6.4%	9.7%	14.6%
J Estimated Market Changes Sufficient to Absorb Increased Fees (based on KMA analysis)						
<i>J1</i> Change in Land Values (@-1.4% for Res, -2% for Non-Res for each \$1/SF Fee Increase)	0.0%	-1.3%	0.0%	-2.7%	-22.2%	-51.6%
<i>J2</i> Change in Commercial Market Rents (@+0.3% for each \$1/SF Increase)	n/a	n/a	n/a	0.4%	3.3%	7.7%

These letters provided for discussion reference

Residential Scenario

3,965 sq. ft building | Units: 3 (Townhomes)
Total Valuation (Sq. Ft Costs): \$443,601.60

Non-Residential Scenario

3 story office building, with surface parking
61,466 sq. ft. building | Office, Resturant and Commercial/Retail

*These example projects are based on prototypical developments as pulled from the Planning and Development Services permitting system



AGENDA ITEM ERRATA SHEET
MEETING DATE: September 20, 2016

TO: City Council
DATE: September 19, 2016
ITEM: Direction on the Development-Related Impact Fee and Excise Taxes project

The original packet for the September 20 Council Agenda Item on development-related impact fees and excise taxes contained some non-substantive graphical errors, which have been corrected and are documented on this sheet.

Memo Page 12: Capital Facilities, Residential, Proposed Update Pie Chart – The “Total Capital Facilities Impact Fees” call out of the “Proposed Update” pie chart was incorrectly labeled. This has been corrected from 1.8% to 1.5%. See corrected graphics below:

	RESIDENTIAL		
	Current	Proposed	Increase
Capital Facility Impact Fees	\$ 3.89	\$ 4.68	\$ 0.79
Parks & Recreation Impact Fee	\$2.62	\$3.25	\$ 0.63
Library Impact Fee	\$0.38	\$0.52	\$ 0.14
Fire Impact Fee	\$0.29	\$0.24	\$ (0.05)
Police Impact Fee	\$0.25	\$0.26	\$ 0.02
Municipal Facilities Impact Fee	\$0.23	\$0.32	\$ 0.08
Human Service Impact Fee	\$0.12	\$0.10	\$ (0.02)



Memo Page 13: Transportation, Residential, Existing Pie Chart – The “Hybrid Multimodal Transportation Funding” call out of the “Existing” pie chart was incorrectly labeled. This has been corrected from 0.4% to 0.6%. See corrected graphics below:

Memo Page 13: Transportation, Residential, Proposed Hybrid Approach Pie Chart – The “Hybrid Multimodal Transportation Funding” call out of the “Proposed Hybrid Approach” pie chart was incorrectly labeled. This has been corrected from 1.2% to 0.7%. See corrected graphics below:

	RESIDENTIAL		
	Current	Proposed	Increase
Transportation	\$ 1.89	\$ 2.02	\$ 0.12
Parkland Excise Tax	\$0.62	\$ -	\$ (0.62)
Transportation Excise Tax	\$1.28	\$1.89	\$ 0.62
Transportation Impact Fee	\$ -	\$0.12	\$ 0.12



Memo Page 13: Transportation, Non-Residential, Proposed Hybrid Approach Pie Chart – The “Hybrid Multimodal Transportation Funding” call out of the “Proposed Hybrid Approach” pie chart was incorrectly labeled. This has been corrected from 1.9% to 0.9%. See corrected graphics below:

	NON-RESIDENTIAL		
	Current	Proposed	Increase
Transportation	\$ 2.48	\$ 2.72	\$ 0.24
Parkland Excise Tax	n/a	n/a	n/a
Transportation Excise Tax	\$2.48	\$2.48	\$ -
Transportation Impact Fee	\$ -	\$0.24	\$ 0.24

