

Final Options

For illustration purposes, these tables show all of the proposed fee changes applied to prototypical developments.

These letters provided for discussion reference

	RESIDENTIAL		NON-RESIDENTIAL					
	Current	Proposed	Current	Option 1	Option 2	Option 3	Staff Rec.	
A	Permit Fees	\$ 8,658.85	\$ 8,658.85	\$ 55,869.97	\$ 55,869.97	\$ 55,869.97	\$ 55,869.97	\$ 55,869.97
B	Capital Facility Impact Fees	\$ 15,414.00	\$ 18,933.00	\$ 61,072.62	\$ 106,581.84	\$ 106,581.84	\$ 106,581.84	\$ 106,581.84
B1	Percent Change		22.8%		74.5%	74.5%	74.5%	74.5%
B2	% of Development Cost	1.3%	1.6%	0.3%	0.6%	0.6%	0.6%	0.6%
	Parks & Recreation Impact Fee	\$ 10,386.00	\$ 13,128.00	n/a	n/a	n/a	n/a	n/a
	Library Impact Fee	\$ 1,512.00	\$ 2,100.00	n/a	n/a	n/a	n/a	n/a
	Fire Impact Fee	\$ 1,131.00	\$ 951.00	\$ 36,719.78	\$ 53,567.34	\$ 53,567.34	\$ 53,567.34	\$ 53,567.34
	Police Impact Fee	\$ 972.00	\$ 1,068.00	\$ 11,666.26	\$ 19,171.92	\$ 19,171.92	\$ 19,171.92	\$ 19,171.92
	Municipal Facilities Impact Fee	\$ 924.00	\$ 1,281.00	\$ 12,686.58	\$ 33,842.58	\$ 33,842.58	\$ 33,842.58	\$ 33,842.58
	Human Service Impact Fee	\$ 489.00	\$ 405.00	n/a	n/a	n/a	n/a	n/a
C	Transportation	\$ 7,500.27	\$ 8,159.77	\$ 152,435.68	\$ 167,101.48	\$ 167,101.48	\$ 167,101.48	\$ 167,101.48
C1	Percent Change		8.8%		9.6%	9.6%	9.6%	9.6%
C2	% of Development Cost	0.6%	0.7%	0.8%	0.9%	0.9%	0.9%	0.9%
	Parkland Excise Tax	\$ 2,440.47	-	n/a	n/a	n/a	n/a	n/a
	Transportation Excise Tax	\$ 5,059.80	\$ 7,658.77	\$ 152,435.68	\$ 152,435.68	\$ 152,435.68	\$ 152,435.68	\$ 152,435.68
	Transportation Impact Fee	n/a	\$ 501.00	n/a	\$ 14,665.80	\$ 14,665.80	\$ 14,665.80	\$ 14,665.80
D	Affordable Housing	\$ 90,768.00	\$ 90,768.00	\$ 576,293.00	\$ 599,908.00	\$ 1,199,816.00	\$ 2,104,054.00	\$ 903,550.00
D1	Percent Change		0.0%		4.1%	108.2%	265.1%	56.8%
D2	% of Development Cost	7.6%	7.6%	3.1%	3.2%	6.5%	11.4%	4.9%
	Housing Excise Tax	\$ 912.00	\$ 912.00	n/a	n/a	n/a	n/a	n/a
	Inclusionary Housing Cash-in-Lieu	\$ 89,856.00	\$ 89,856.00	n/a	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	\$ 903,550.00
E	Plant Investment Fees	\$ 47,549.00	\$ 47,549.00	\$ 63,791.00	\$ 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	\$ 196,487.00
G	Total Permitting and Development Fees/Taxes	\$ 188,608.12	\$ 192,786.62	\$ 1,105,949.27	\$ 1,189,739.29	\$ 1,789,647.29	\$ 2,693,885.29	\$ 1,493,381.29
G1	Percent Change		2.2%		7.6%	61.8%	143.6%	35.0%
H	Combined Fees as % of Development Cost + Affordable Housing Linkage Fee	1.9%	2.3%	1.2%	1.5%	1.5%	1.5%	1.5%
				4.3%	4.7%	8.0%	12.9%	6.4%
I	\$/Gross Square Foot	\$ 47.57	\$ 48.62	\$ 17.99	\$ 19.36	\$ 29.12	\$ 43.83	\$ 24.30
I1	Net Increase/Sq. Ft.		\$ 1.05		\$ 1.36	\$ 11.12	\$ 25.83	\$ 6.29
J	Total Development Cost Estimate @ \$302 / GSF based on KMA analysis	\$ 1,200,000	\$ 1,200,000	\$ 18,500,000	\$ 18,500,000	\$ 18,500,000	\$ 18,500,000	\$ 18,500,000
J1	Total Permitting Cost as % of Development Cost	15.7%	16.1%	6.0%	6.4%	9.7%	14.6%	8.1%
K	Estimated Market Changes Sufficient to Absorb Increased Fees (based on KMA analysis)							
K1	Change in Land Values (@-1.4% for Res, -2% for Non-Res for each \$1/SF Fee Increase)	n/a	-1.5%	n/a	-2.7%	-22.2%	-51.7%	-12.6%
K2	Change in Commercial Market Rents (@+0.3% for each \$1/SF Increase)	n/a	n/a	n/a	0.4%	3.3%	7.8%	1.9%

*Note: Total development fees/taxes numbers subject to change based on council direction.

The residential prototype is a 3-unit townhome building totaling 3,655 sq. ft.

	RESIDENTIAL		
	Current	Proposed	Increase
*Note: The proposed fees are shown here as a cost per square foot factor.			
Combined	\$ 5.79	\$ 6.84	\$ 1.05
Capital Facility Impact Fees	\$ 3.89	\$ 4.77	\$ 0.88
Transportation	\$ 1.90	\$ 2.07	\$ 0.17

The commercial prototype is a 61,466 sq. ft. office building, with a small retail and restaurant space, and a total development cost of \$18,500,000.

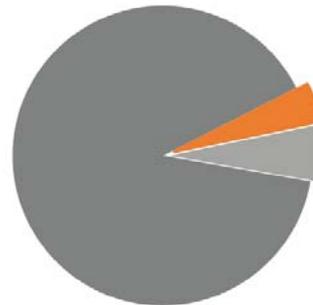
	NON-RESIDENTIAL		
	Current	Proposed	Increase
*Note: The proposed fees are shown here as a cost per square foot factor.			
Combined	\$ 3.48	\$ 4.45	\$ 0.97
Capital Facility Impact Fees	\$ 1.00	\$ 1.73	\$ 0.73
Transportation	\$ 2.48	\$ 2.72	\$ 0.24

Affordable Housing Commercial Linkage Fee

The commercial prototype is a 61,466 sq. ft. office building, with a small retail and restaurant space, and a total development cost of \$18,500,000.

**Combined (including Linkage Fee)
Non Residential - % of Development Cost**
Total Development Cost Estimate
\$18,500,00.00

	NON-RESIDENTIAL		
	Current	Proposed	Increase
*Note: The proposed fees are shown here as a cost per square foot factor.			
Combined	\$ 12.86	\$ 19.15	\$ 6.29
Capital Facility Impact Fees	\$ 1.00	\$ 1.73	\$ 0.73
Transportation	\$ 2.48	\$ 2.72	\$ 0.24
Affordable Housing Linkage Fee	\$ 9.38	\$ 14.70	\$ 5.32



Existing
Combined
Capital Facility Impact Fees,
Transportation Impact Fees/Taxes
& Affordable Housing Linkage Fee
4.3%

Proposed Update
Combined
Capital Facility Impact Fees,
Transportation Impact Fees/Taxes
& Affordable Housing Linkage Fee
6.4%

Proposed Fees as % of Development Costs

Building Type	Flex Commercial (R&D / Light Industrial)	Hotel	Retail	Office
Total Development Cost (\$/SF)	\$206	\$248	\$268	\$301
Affordable Housing Fees (\$/SF)				
Option 1	\$7	\$7	\$7	\$10
Option 2	\$12	\$12	\$12	\$20
Option 3	\$20	\$20	\$20	\$35
Staff Recommendation	\$10	\$10	\$10	\$15
Current Fees	\$5.62	\$1.79	\$6.96	\$9.53
Other Impact Fees, Permit Fees and Taxes (\$/SF) ⁽¹⁾	\$7	\$8	\$9	\$10
Affordable Housing Fees as % of Development Cost				
Option 1	3%	3%	3%	3%
Option 2	6%	5%	4%	7%
Option 3	10%	8%	7%	12%
Staff Recommendation	5%	4%	4%	5%
Current Fees	3%	1%	3%	3%
Affordable Housing + Other Fees and Taxes as % of Development Cost				
Option 1	7%	6%	6%	7%
Option 2	9%	8%	8%	10%
Option 3	13%	11%	11%	15%
Staff Recommendation	8%	7%	7%	8%
Current Fees	6%	4%	6%	6%

(1) Reflects proposed capital and transportation impact fees using fees levels identified in the TischlerBise draft studies. Sales tax, permitting fees, and plant investment fees are approximated at 1.7% of cost based on a City-prepared analysis for office.