



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: February 3, 2015

AGENDA TITLE: Introduction, first reading and consideration of a motion to publish by title only Ordinance No. 8034 amending the capital facilities impact fee in Section 4-20-62, “and Chapter 8–9, B.R.C. 1981 by the addition of a new affordable housing linkage fee on non-residential development, and setting forth related details.

PRESENTER/S

Jane S. Brautigam, City Manager
David Driskell, Executive Director of Community Planning and Sustainability
Susan Richstone, Deputy Director of Community Planning and Sustainability
Tom Carr, City Attorney
David Gehr, Deputy City Attorney

EXECUTIVE SUMMARY

The purpose of this item is first reading of Ordinance No. 8034 (**Attachment A**) that would put in place a citywide housing linkage fee based upon the analysis in [the 2009 TischlerBise Development Excise Tax Study](#) (pp. 16-20). A housing linkage fee is charged on new non-residential uses to mitigate impacts on the demand for affordable housing created by those uses. The 2009 study is the basis for the existing linkage fee in the DT-5 zoning district, currently only applied to the commercial floor area resulting from the downtown floor area ratio (FAR) bonus for office space. This fee is anticipated to be in place for an interim period until a new comprehensive housing linkage fee study is completed later this year.

Impact fees are assessed at the time of building permit application and paid prior to final inspection. The ordinance has a proposed effective date of July 6, providing a window of time for projects with approved site reviews to apply for building permit without being required to pay the fee. **Attachment B** includes a list of site review approvals that have not yet applied for a building permit.

STAFF RECOMMENDATION

Suggested Motion Language:

Staff requests council consideration of this matter and action in the form of the following motion:

Motion to introduce and order published by title only Ordinance No. 8034 amending the capital facilities impact fee in Section 4-20-62, “and Chapter 8–9, B.R.C. 1981 by the addition of a new affordable housing linkage fee on non-residential development, and setting forth related details.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

- Economic – The proposed fee would increase the costs of constructing non-residential square footage in the city.
- Environmental – The fee would not have a direct impact on environmental issues.
- Social – The fee will provide additional funding to the city’s affordable housing program, helping to mitigate impacts on the housing needs of lower income persons in the community.

OTHER IMPACTS

- Fiscal - This fee would provide more funding for the city’s affordable housing program.
- Staff time – Implementation of the fee would be possible within the city’s current work plan.

BACKGROUND

Community concerns have been expressed that the economic recovery in the past few years combined with increased housing costs have only further increased the need for low, moderate and middle income housing in the community in addition to impacting city infrastructure.

Additionally, concerns have also been raised about the extent to which development-related fees and taxes are fully implementing the city’s policy that “growth pay its own way.” Policy 1.30 *Growth to Pay Fair Share of New Facility Costs* of the Boulder Valley Comprehensive Plan states that “.... Growth will be expected to pay its own way, with the requirement that new development pay the cost of providing needed facilities and an equitable share of services, including affordable housing, and to mitigate negative impacts such as those to the transportation system.”

The city contracted with the firm of TischlerBise in 2008 to prepare a Development Excise Tax and Impact Fee study in order to evaluate all of the components of the city’s Development Excise Tax and consider potential changes related to impact fees. The impetus for the study was that the Development Excise Tax and Housing Excise Tax

were at or near the limits the city could charge based on the ballot item approved by the voters, and the belief was that the level of the excise taxes did not cover the growth-related costs for the services included.

As a result of the 2009 study and council direction:

1. At the beginning of 2010, the city implemented capital facility impact fees and allocated DET capacity to address growth-related costs for fire, human services, library, police, municipal facilities, parks and recreation capital improvements, transportation, and parkland. This was a significant change to the city's development-related tax/ fee structure and, due to concerns about the overall cost increase in fees and taxes (including Plant Investment Fees for the various city utilities), City Council reduced the Education Excise Tax to zero. In addition, City Council approved placing an increase to the Housing Excise Tax (based on the rates in the 2009 study) on the ballot. The ballot item did not pass.
2. In 2011, City Council amended Section 9-8-1 Table 8-2 "Floor Area Additions" B.R.C. 1981 to allow for floor area additions of up to a maximum of 1.0 for commercial uses in DT-5 zone district and establish a housing linkage fee that would apply to the additional commercial square footage.

The changes implemented in 2010 put in place *impact fees* to fund growth-related capital improvements for a number of city services formerly included in the DET. Prior to 2010, the city had in place *excise taxes* approved by the voters in 1998. Impact fees and excise taxes are both used to fund capital improvements and address impacts of new development. An impact fee must be based on a study that establishes the nexus between the impact of development, amount of the fee and how the funds will be spent (see additional information below). An excise tax requires approval by the voters of the proposed tax.

Linkage fee Implementation in the DT-5 Zone District

The base FAR in the DT-5 is 1.7. Prior to 2011, developments in the Downtown could be approved for up to 2.7 FAR (a 1.0 FAR addition) if the additional square footage was for housing (.5) and/or structured parking (.5). In 2011, this "FAR bonus" provision in the code was amended to also allow additional square footage above the 1.7 base FAR for commercial uses. This change also put in place the city's first "linkage fee" for affordable housing, with the floor area addition subject to the established fee. The purpose of the change was to provide the opportunity for "Class A" office space in the downtown where there was very little available, particularly larger office floor plates.

The linkage fee is intended to offset some of the affordable housing impacts that the additional floor area would have on the community. The DT-5 linkage fee is currently set at \$9.53 per square foot and has been applied to four downtown developments that have opted to use the commercial FAR bonus. Approximately \$875,000 has been collected from the linkage fee into the city's affordable housing program.

Background on Impact Fees

An “impact fee” is a one time fee to fund capital improvements necessitated by new development. Colorado law explicitly authorizes municipalities to impose impact fees to defray the cost of any improvements that are necessary to accommodate new developments and also sets out requirements for the adoption of impact fees including:

1. The fee is for capital facilities needed to serve new development
2. The amount of the fee must be based upon “the reasonable impacts of proposed development on existing capital facilities” and must be assessed at a level no greater than necessary to defray the impacts directly related to the proposed development
3. A “capital facility” is “any improvement or facility that: (a) is directly related to any service that a local government is authorized to provide; (b) has an estimated useful life of five years or longer; and (c) is required by the charter or general policy of a local government pursuant to resolution or ordinance.”
4. An impact fee cannot be imposed to remedy any deficiency in capital facilities that exists without regard to the proposed development.
5. The fee needs to be based on a study that quantifies the impacts.
6. The fee needs to be accounted for separately and earmarked for the capital expenses for which they were collected.

ANALYSIS

Current Impact Fee and Excise Tax Rates

Attachment C includes the city’s current tax/fee schedule for the Development Excise Tax (DET), Housing Excise Tax (HET), and Capital Facility Impact Fees.

Implementation of a Housing Linkage Fee Citywide based on the 2009 TischlerBise Study

The following chart shows the rates included in the proposed ordinance, which are based on the 2009 study adjusted for cost increases. The table below includes all of the categories of uses that would be included based on the 2009 study. Please note that for certain uses the fee would be based on demand indicators such as number of rooms, beds or students as opposed to square footage. This would be an interim measure until a new linkage fee study is prepared.

Nonresidential (Floor Area)

	<i>Fee per sq. ft.</i>
Retail/Restaurant	\$6.96
Business Park	\$7.70
Office	\$9.53
Hospital	\$8.23
School	\$2.24
Mini-Warehouse	\$0.09
Warehousing	\$3.11
Light Industrial	\$5.62

Other Nonresidential

	<i>Fee per Demand Indicator</i>
Nursing Home (per bed)	\$877.64
Day Care (per student)	\$389.60
Lodging (per room)	\$1,072.44

The funds collected would be placed in a dedicated fund and may be used to create additional permanently affordable housing that contributes to achieving the city’s goal of increasing the proportion of permanently affordable housing units to an overall goal of at least ten percent of the total housing stock.

Since the fee is assessed at building permit, council members requested information on the standard or threshold for a complete building permit application. Applicants must submit materials that comply with the “[Building Permit Submittal Checklist](#)” to be considered complete.

Effective Date of the Ordinance

At the February 3 City Council meeting, council members indicated that, at the time the subject ordinance is brought forward, the appropriate effective date would need to be determined. Considerations identified include: fairness to applicants who have approved site reviews, potential impact to the viability of projects, providing a window of time for projects to apply for building permit prior to the fee being effective, and past practice when adopting new fee schedules.

Staff has a proposed effective date in the ordinance of July 6. If council approves first reading of the fee on March 3 this would provide a four month window from first reading to the fee becoming effective, which would provide adequate time for those currently moving forward with projects to complete Technical Document Review and apply for a permit. The period of time from site review approval to building permit application is highly variable. Following site review approval, a project normally completes Technical Document Review prior to applying for building permit. The Tec Doc process takes on average two months to complete.

Council members requested additional information on the projects with site review approval that have not yet applied for a building permit, including date of approval. **Attachment B** includes this information. The linkage fee would apply to net new square footage and to a change in use of existing square footage. Therefore, for example, in the case of the Eads/ Golden Buff project, the previously existing hotel rooms and non-residential square footage is credited. The linkage fee put in place at this time would be updated by the new study, with the appropriate fee level established based on updated data and analysis. Of the projects in **Attachment B**, five are currently in the Tec Doc review process.

Fee changes have either been adopted by ordinance as part of the annual budget adoption and then take effect the first business day of the new year or when adopted through a separate ordinance, usually become effective 30 days after adoption.

In the case of code changes, some more complex amendments such as the compatible development code changes, took effect 90 days after adoption, and the 2012 building codes became effective 120 days after adoption due to concerns around the energy codes.

Non-residential development in recent years

Staff was requested to calculate how much would have been collected over the past few years had the city implemented a citywide housing linkage fee at the time the linkage fee was implemented for the FAR bonus in the DT-5 zone in late 2011.

Based on analysis of building permit records, city staff estimates that between November 1, 2011 and the end of 2014, the city would have assessed between \$7 and \$8 million in fees on approximately one million square feet of new non-residential development. This preliminary analysis was based on additional square footage of nonresidential space included in building permit applications from November 2011 through the end of December 2014 (subtracting out the square footage that paid the existing linkage fee and some of the larger projects that had existing buildings on the site). Since the fee varies by type of non-residential use, this is a rough estimate and staff was not able to go back through every permit and verify the specific nature of the use. A more in depth analysis of the uses, square footage by uses, and demolitions would be needed to develop a more refined estimate. Impact fees are assessed on net new square footage and also for change in use.

ATTACHMENTS

- A: Ordinance No. 8034
- B: Recently Approved Site Review Projects that have not yet applied for Building Permits
- C: City of Boulder current Development Excise Tax (DET), Housing Excise Tax (HET), and Capital Facility Impact Fee

ORDINANCE NO. 8034

AN ORDINANCE AMENDING THE CAPITAL FACILITIES IMPACT FEE IN CHAPTER 4-20-62, AND CHAPTER 8-9, B.R.C. 1981 BY THE ADDITION OF A NEW AFFORDABLE HOUSING LINKAGE FEE ON NON-RESIDENTIAL DEVELOPMENT, AND SETTING FORTH RELATED DETAILS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO:

Section 1. Table 3 in Subsection 4-20-62(a), B.R.C. 1981, is amended to read:

4-20-62. - Capital Facility Impact Fee.

(a) Impact Fee Rate: No person engaged in nonresidential or residential development in the city shall fail to pay a development impact fee. Fees shall be assessed and collected according to the standards of Chapter 8-9, "Capital Facility Impact Fee," B.R.C. 1981, and the following rates:

Table 3: Impact Fee Rates for Nonresidential

Nonresidential Uses	Impact Fee Rates Per Square Foot of Nonresidential Floor Area				
	Municipal Facilities	Police	Fire	<u>Affordable Housing</u>	Total
Retail/Restaurant	\$0.14	\$0.50	\$0.40	<u>\$6.96</u>	\$1.04 <u>8.00</u>
Business Park	\$0.17	\$0.11	\$0.10	<u>\$7.70</u>	\$0.38 <u>8.08</u>
Office	\$0.21	\$0.17	\$0.59	<u>\$9.53</u>	\$0.97 <u>10.50</u>
Hospital	\$0.18	\$0.15	\$0.51	<u>\$8.23</u>	\$0.84 <u>9.07</u>
School	\$0.04	\$0.08	\$0.13	<u>\$2.24</u>	\$0.25 <u>2.49</u>
Mini-Warehouse	\$0.00	\$0.02	\$0.00	<u>\$0.09</u>	\$0.02 <u>0.11</u>
Warehousing	\$0.07	\$0.04	\$0.04	<u>\$3.11</u>	\$0.15 <u>3.26</u>
Light Industrial	\$0.12	\$0.06	\$0.08	<u>\$5.62</u>	\$0.26 <u>5.88</u>

Other Nonresidential Uses	Impact Fee Rates for Other Nonresidential Uses Based on Unique Demand Indicators				
	Municipal Facilities	Police	Fire	<u>Affordable Housing</u>	Total
Nursing Home (per bed)	\$19.80	\$22.00	\$53.89	<u>\$877.64</u>	\$95.69 <u>973.33</u>
Day Care (per student)	\$7.70	\$19.80	\$24.19	<u>\$389.60</u>	\$51.69 <u>441.29</u>
Lodging (per room)	\$24.19	\$52.80	\$67.10	<u>\$1072.44</u>	\$144.09 <u>1216.53</u>

(b) Additional Floor Area—Affordable Housing Linkage Fee. Section 9-8-2, "Floor Area Ratio Requirements," B.R.C. 1981, permits floor area components above the base floor area in the DT-5 zoning district. No person engaged in nonresidential development that is associated with constructing additional floor area components permitted under the requirements of Section 9-8-2, "Floor Area Ratio Requirements," B.R.C. 1981, shall fail to pay a housing linkage fee of \$9.53 per sq. ft. for such floor area.

Section 2. Section 8-9-1, B.R.C. 1981, is amended to read:

8-9-1. Purpose and legislative intent.

(a) Purpose: The purpose of this chapter is to charge an impact fee to applicants for nonresidential and residential development in the City to fund capital improvements needed to address demand attributable to new development for police, fire, library, human services, general municipal facilities and parks and recreation. The purpose of this section is to also charge an impact fee to applicants for nonresidential development in the city attributable to new development for affordable housing.

(b) Legislative Intent: The city council recites the following legislative findings and statements of intent that were taken into consideration in the adoption of this chapter:

- (1) The fees collected pursuant to this chapter are not intended to fund operation, maintenance or replacement costs or otherwise fund the general costs of government.
- (2) The capital facility impact fee applies regardless of the value of the property developed. The capital facility impact fee shall be imposed in addition to the development excise taxes imposed by chapters 3-8 and 3-9 and water, sanitary sewer and storm water and flood management plant investment fees imposed by sections 11-1-52, "Water Plant Investment Fee," 11-2-33, "Wastewater Plant

1 Investment Fee," and 11-5-11, "Storm Water and Flood Management Utility Plant
2 Investment Fee," B.R.C. 1981, or other fees, taxes or charges of the City.

3 (3) The capital facility impact fee established in this chapter and section 4-20-62,
4 "Capital Facility Impact Fee," B.R.C. 1981, is based in part on the methodology in
5 the "Development Impact Fee Study" prepared by Tischler-Bise, Fiscal, Economic
& Planning Consultants, dated January 8, 2009.

6 (4) The portion of the capital facility impact fee for affordable housing established in
7 this chapter and section 4-20-62, "Capital Facility Impact Fee," B.R.C. 1981, is
8 based in part on the methodology in the "Development Excise Tax" prepared by
9 Tischler-Bise, Fiscal, Economic & Planning Consultants, dated January 9, 2009.
10 The methodology used in that study is an approach based on the Boulder Valley
11 Comprehensive Plan goal of at least ten percent of the total existing housing stock
12 as permanently affordable housing. The fee is intended to defray the costs of
13 providing permanently affordable housing that is associated with non-residential
14 development.

12 (45) The city council finds that the development impact fee study and this chapter define
13 classifications that are generally applicable to broad classes of property; quantifies
14 the reasonable impacts of proposed development on capital facilities; and
15 establishes charges at a level no greater than necessary to defray such impacts
16 directly related to proposed development.

16 (56) The city council intends that the impact fees collected pursuant to this chapter are to
17 be used to fund expenditures for capital facilities attributable to new development.

18 Section 3. The definition of "capital facility classification" in Section 8-9-2, B.R.C.

19 1981, is amended to read:

20 **8-9-2. - Definitions.**

21
22 Capital facility classification means each separate municipal capital facility area for which
23 the capital facility impact fee is charged, including library, parks and recreation, human services,
24 affordable housing, municipal facilities, police and fire.
25

Section 4. Section 8-9-5, B.R.C. 1981, is amended to read:

8-9-5. - Capital Facility Impact Fee to be Earmarked.

- (a) The city shall establish and maintain an impact fee account for each category of public facility for which an impact fee is imposed. Each such account must be clearly identified as to the category of public facility for which the impact fee has been imposed.
- (b) The city shall reflect the historical allocation of the impact fee in each annual budget. The funds collected will be allocated according to the following public facility categories; library, parks and recreation, human services, affordable housing, municipal facilities, police and fire and shall be used exclusively for the purpose of capital improvements related to each particular category.

Section 5. The increase in fees described in this ordinance shall be applied to all building permit applications that are made to the city on or after July 6, 2015.

Section 6. This ordinance is necessary to protect the public health, safety, and welfare of the residents of the city, and covers matters of local concern.

Section 7. The city council deems it appropriate that this ordinance be published by title only and orders that copies of this ordinance be made available in the office of the city clerk for public inspection and acquisition.

INTRODUCED, READ ON FIRST READING, AND ORDERED PUBLISHED BY
TITLE ONLY this 3rd day of March, 2015.

Mayor

Attest:

City Clerk

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READ ON SECOND READING, PASSED, ADOPTED, AND ORDERED
PUBLISHED BY TITLE ONLY this ____ day of _____, 2015.

Mayor

Attest:

City Clerk

Recently Approved Site Review Projects that have not yet applied for Building Permits

Project	Use	Pre-existing non-residential	Total non residential SF	Net new non-residential	Site Review Approval Date	Estimated Fees
1725 28 th (Eads / Golden Buff)	Hotels, Office & Retail	112-room Golden Buff Lodge (demolished), 10,625 sf restaurant (approximate) and 1,380 sf Eads building	375 hotel rooms, 42,900 office, retail	263 rooms, 30,895 sf office and retail	Feb. 19, 2013	\$536,781
1750 14 th (James Travel)	Residential & Office	10,379 sf	20,600 sf office	10,221 sf	Nov.3, 2014	\$97,406
2655 N. 63 rd (Western Disposal)	Industrial	0 sf	110,000 sf	110,000 sf	Oct. 18, 2014	\$618,200
2250 Canyon (Residence Inn)	Hotel	5,818 sf (demolished)	163 hotel rooms	163 hotel rooms	Sept. 29, 2014	\$174,808
5675 Arapahoe (Flatirons Storage)	Self Service and Climate Controlled Storage	18,898 sf	187,000 sf	168,102 sf	Jan. 5, 2015	\$522,797
2930 Pearl (Pearl Place: Google)	Office	61,000 sf (to be demolished)	330,000 sf	269,000 sf Phase I = 147,567 sf Phase II = 121,433 sf	Jan.5, 2015	Phase I = \$1,406,314 Phase II = 1,157,256
2880 Wilderness (Boulder Beer Expansion)	Brewery	15,022 sf	16,599 sf	1,577 sf	Dec. 12, 2014	\$9,919
1215 Cedar (Washington Village II)	Attached & Detached Dwelling Units with Office	29,016 sf school (10,624 sf converted to residential/18,392 sf demolished)	2,650 sf office	2,650 sf	April 3, 2014	\$25,255
3365 Diagonal (Kum & Go)	Gas Station & Convenience Store	2980 sf (to be demolished)	4,992 sf	2,012 sf	June 23, 2014	\$14,004
2200 Broadway (Trinity Commons)	Residential, Community Meeting Space and Office	0 sf	5,015 meeting space and office	5,015 sf	June 3, 2014	\$47,793

EXCISE TAXES

Section 3-8-3, and Section 3-9-2

Development Excise Taxes fund the cost of future capital improvements. The Housing Excise Tax was established to promote the development and provision of housing in the city that is affordable to low-income people.

Development and Housing Excise Taxes are assessed on new residential and nonresidential development and nonresidential additions. Excise taxes are paid prior to final inspection for new construction, or at the time of permit issuance for all other types of construction. The tax rate in effect at the time of application applies.

Tax Name	Nonresidential	Residential	
	<i>Per Square Foot</i>	<i>Per Detached Dwelling Unit</i>	<i>Per Attached Dwelling Unit or Mobile Home</i>
Development Excise Tax			
Park Land	N/A	\$1,144.84	\$795.98
Transportation	\$2.48	\$2,226.93	\$1,650.29
Total	\$2.48	\$3,371.77	\$2,446.27
Housing Excise Tax	\$0.51	\$0.23 per square foot	\$0.23 per square foot

CAPITAL FACILITY IMPACT FEES

Section 4-20-62

Capital facility impact fees will be collected for capital improvements to serve new development. Residential development will be charged impact fees based on unit size. Residential additions will be charged on net additional square footage. Non-residential development will be charged impact fees based on square footage by type of use. Redevelopment will be charged for net new square footage and a change of use. Capital facility impact fees are paid prior to final inspection for new construction, or at the time of permit issuance for all other types of construction. The tax rate in effect at the time of application applies.

Impact Fee Rates for Single Family Residential per Dwelling Unit

Square Feet	Library	Parks & Recreation	Human Services	Municipal Facilities	Police	Fire	TOTAL
900 or less	\$218	\$1,489	\$70	\$133	\$139	\$99	\$2,148
901-1000	\$252	\$1,728	\$80	\$154	\$162	\$115	\$2,491
1001-1100	\$282	\$1,935	\$91	\$172	\$182	\$127	\$2,789
1101-1200	\$310	\$2,126	\$100	\$189	\$199	\$140	\$3,064
1201-1300	\$335	\$2,301	\$109	\$205	\$216	\$154	\$3,320
1301-1400	\$359	\$2,463	\$116	\$219	\$231	\$163	\$3,551
1401-1500	\$382	\$2,616	\$123	\$232	\$244	\$173	\$3,770
1501-1600	\$402	\$2,758	\$130	\$247	\$258	\$183	\$3,978

Impact Fee Rates for Single Family Residential per Dwelling Unit (con't)

Square Feet	Library	Parks & Recreation	Human Services	Municipal Facilities	Police	Fire	TOTAL
1601-1700	\$421	\$2,893	\$136	\$257	\$271	\$191	\$4,169
1701-1800	\$442	\$3,017	\$141	\$268	\$282	\$200	\$4,350
1801-1900	\$458	\$3,135	\$148	\$279	\$294	\$209	\$4,523
1901-2000	\$474	\$3,248	\$154	\$289	\$304	\$216	\$4,685
2001-2100	\$489	\$3,354	\$158	\$298	\$313	\$222	\$4,834
2101-2200	\$505	\$3,457	\$163	\$308	\$325	\$229	\$4,987
2201-2300	\$519	\$3,554	\$167	\$315	\$333	\$235	\$5,123
2301-2400	\$533	\$3,649	\$172	\$326	\$343	\$241	\$5,264
2401-2500	\$545	\$3,738	\$176	\$333	\$350	\$249	\$5,391
2501-2600	\$559	\$3,824	\$181	\$341	\$357	\$254	\$5,516
2601-2700	\$570	\$3,906	\$185	\$348	\$366	\$259	\$5,634
2701-2800	\$582	\$3,986	\$188	\$354	\$374	\$265	\$5,749
2801-2900	\$593	\$4,064	\$191	\$361	\$381	\$270	\$5,860
2901-3000	\$604	\$4,138	\$194	\$368	\$388	\$275	\$5,967
3001-3100	\$614	\$4,208	\$197	\$375	\$394	\$280	\$6,068
3101-3200	\$625	\$4,279	\$201	\$381	\$401	\$285	\$6,172
3201-3300	\$635	\$4,346	\$205	\$388	\$408	\$289	\$6,271
3301-3400	\$645	\$4,413	\$209	\$393	\$414	\$294	\$6,368
3401-3500	\$653	\$4,476	\$212	\$399	\$419	\$297	\$6,456
3501-3600	\$663	\$4,538	\$215	\$405	\$424	\$301	\$6,546
3601-3700	\$673	\$4,598	\$217	\$409	\$429	\$304	\$6,630

Impact Fee Rates for Multifamily Residential per Dwelling Unit

Square Feet	Library	Parks & Recreation	Human Services	Municipal Facilities	Police	Fire	TOTAL
600 or less	\$229	\$1,573	\$73	\$139	\$148	\$171	\$2,333
601-700	\$278	\$1,904	\$90	\$168	\$179	\$207	\$2,826
701-800	\$319	\$2,192	\$103	\$194	\$205	\$238	\$3,251
801-900	\$356	\$2,445	\$116	\$218	\$229	\$267	\$3,631
901-1000	\$390	\$2,671	\$125	\$237	\$251	\$291	\$3,965
1001-1100	\$419	\$2,875	\$136	\$256	\$270	\$313	\$4,269
1101-1200	\$448	\$3,062	\$143	\$273	\$287	\$334	\$4,547
1201-1300	\$473	\$3,234	\$152	\$288	\$302	\$353	\$4,802
1301-1400	\$494	\$3,394	\$160	\$302	\$318	\$370	\$5,038
1401-1500	\$517	\$3,543	\$166	\$314	\$332	\$388	\$5,260
1501-1600	\$537	\$3,680	\$173	\$328	\$345	\$402	\$5,465

Impact Fee Rates for Nonresidential

		Impact Fee Rates Per Square Foot of Nonresidential Floor Area			
		<i>Municipal Facilities</i>	<i>Police</i>	<i>Fire</i>	<i>TOTAL</i>
<i>Nonresidential Uses</i>	Retail / Restaurant	\$0.14	\$0.50	\$0.40	\$1.04
	Business Park	\$0.17	\$0.11	\$0.10	\$0.38
	Office	\$0.21	\$0.17	\$0.59	\$0.97
	Hospital	\$0.18	\$0.15	\$0.51	\$0.84
	School	\$0.04	\$0.08	\$0.13	\$0.25
	Mini-Warehouse	\$0.00	\$0.02	\$0.00	\$0.02
	Warehousing	\$0.07	\$0.04	\$0.04	\$0.15
	Light Industrial	\$0.12	\$0.06	\$0.08	\$0.26
		Impact Fee Rates for Other Nonresidential Uses Based on Unique Demand Indicators			
		<i>Municipal Facilities</i>	<i>Police</i>	<i>Fire</i>	<i>TOTAL</i>
<i>Other Nonresidential Uses</i>	Nursing Home (per bed)	\$19.80	\$22.00	\$53.89	\$95.69
	Day Care (per student)	\$7.70	\$19.80	\$24.19	\$51.69
	Lodging (per room)	\$24.19	\$52.80	\$67.10	\$144.09

Affordable Housing Linkage Fee (DT-5 nonresidential density bonus only) Nonresidential developments in the DT-5 zoning district that receive a density bonus (additional floor area) are assessed an affordable housing linkage fee of **\$9.53** per square foot for the bonus floor area. This fee is due prior to the issuance of a building permit.