



# Development (Impact) Fees

August 5, 2014

## **Recommended Action Tonight**

Adoption of Land Use Assumptions and Infrastructure Improvement Plans for Streets, Parks and Recreation, Police and Fire. The IIPs set the development (impact) fee maximums.

### **Next Steps:**

- Sep 9<sup>th</sup>: Public Hearing on proposed fees and ordinance
- Oct 9<sup>th</sup>: Adoption of fees and ordinance
- FY16 Budget process: Review/update IIPs and incorporate into CIP



# Total Fees – Single Family Residential

New proposed total fee: \$6,591-\$10,326

<i>Central</i>	<i>West</i>	<i>East</i>	<i>Southeast</i>	<i>Southlands</i>
\$9,318	\$10,326	\$8,199	\$9,148	\$6,591

City of Tucson total fees prior to legislative change: \$8,386

## *Comparison to other jurisdictions*

	TUCSON	MARANA	ORO VALLEY	PIMA COUNTY	PHOENIX* NW	PHOENIX* SW	CHANDLER SE	GLENDALE WEST
STREETS	\$5,691	\$5,599	\$1,990	\$5,478	\$2,421	\$626	\$3,901	\$3,522
PARKS	\$218-\$3,953	\$2,461	\$856	\$1,500	\$5,651	\$4,397	\$3,246	\$909
POLICE	\$379	\$0	\$310	\$0	\$493	\$490	\$277	\$339
FIRE	\$303	\$0	\$0	\$0	\$514	\$634	\$412	\$1,146
CST	\$0	\$3,250	\$3,900	N/A	\$3,900	\$3,900	\$2,200	\$5,655
<b>TOTAL</b>	<b>\$6,591-10,326</b>	<b>\$11,310</b>	<b>\$7,056</b>	<b>\$6,978</b>	<b>\$12,979</b>	<b>\$10,047</b>	<b>\$10,036</b>	<b>\$11,571</b>



# Stakeholder Comments

As directed by Mayor and Council at the June 30<sup>th</sup> Public Hearing, additional meetings were held in the last three weeks with representatives of:

- Southern Arizona Homebuilders Association
- Metropolitan Pima Alliance
- Arizona Multihousing Association
- City's Pedestrian Advisory Committee
- Living Streets Alliance

22 unique issues/comments were raised:

- For 13 of the comments, changes have been made to the reports (7 of these changes affect the fee numbers)
- For 7 of the comments, no change was made but explanation was provided
- For 2 of the comments, clarification was provided



# Significant Changes in Response to Stakeholder Comments

- Inclusion of offset for future RTA sales tax contribution from new development
- Calculation of existing level of service by each of the 5 service areas vs. using a city-wide calculation (applies to streets and parks only)
- Charging parks fee to non-residential development
- More detailed cost estimates were prepared to value existing facilities
- More detailed project list was prepared for streets
- Streets and parks projects were mapped with Plan Tucson growth areas to evaluate beneficial nexus with new development

*Based on the changes made, all proposed fees have gone down from those presented June 30<sup>th</sup>, except for the parks fees in the west service area.*



# Streets: Maximum Fees

LOS by Service Area

Set fee at LOS D - Recommended

	Central	West	East	Southeast	Southlands	Central	West	East	Southeast	Southlands
Single Family Residential	\$5,691	\$12,716	\$5,691	\$12,716	\$18,439	\$5,691	\$5,691	\$5,691	\$5,691	\$5,691
Condo/Townhomes	\$4,059	\$9,069	\$4,059	\$9,069	\$13,150	\$4,059	\$4,059	\$4,059	\$4,059	\$4,059
Multi-Family/Apartment	\$3,457	\$7,745	\$3,457	\$7,745	\$11,230	\$3,457	\$3,457	\$3,457	\$3,457	\$3,457
Retail	\$6,507	\$14,541	\$6,507	\$14,541	\$21,084	\$6,507	\$6,507	\$6,507	\$6,507	\$6,507
Office	\$3,797	\$8,485	\$3,797	\$8,485	\$12,304	\$3,797	\$3,797	\$3,797	\$3,797	\$3,797
Industrial	\$806	\$1,801	\$806	\$1,801	\$2,612	\$806	\$806	\$806	\$806	\$806



# Streets: Comparison with Previous Fees

	Fees Prior to Legislative Change	Proposed Fees per New Study (Maximum)	Amount Change	Percent Change
Single Family Residential	\$ 4,838	\$ 5,691	\$ 853	18%
Condo/Townhomes	\$ 3,978	\$ 4,059	\$ 81	2%
Multi-Family/Apartment	\$ 2,580	\$ 3,457	\$ 877	34%
Retail *	\$ 4,282	\$ 6,507	\$ 2,225	52%
Office *	\$ 5,087	\$ 3,797	\$(1,290)	-25%
Industrial *	\$ 2,196	\$ 806	\$(1,390)	-63%

\* per 1000 sq. ft.



## Parks: Maximum Fees

	Central	West	East	Southeast	Southlands
Single Family Residential	\$2,945	\$3,953	\$1,826	\$2,775	\$218
Condo/Townhomes	\$1,998	\$2,683	\$1,239	\$1,883	\$148
Multi-Family/Apartment	\$1,788	\$2,400	\$1,108	\$1,685	\$132
Retail	\$38	\$51	\$23	\$36	\$3
Office	\$38	\$51	\$23	\$36	\$3
Industrial	\$38	\$51	\$23	\$36	\$3



# Parks: Comparison with Previous Fees

	Fees Prior to Legislative Change		Proposed Fees (Maximum) & Amount/Percent Change (in shaded boxes)																							
			Central			West			East			Southeast			Southlands											
Single Family Residential	\$	1,935	\$	2,945	\$	1,010	52%	\$	3,953	\$	2,018	104%	\$	1,826	\$	(109)	-6%	\$	2,775	\$	840	43%	\$	218	\$(1,717)	-89%
Condo/Townhomes	\$	1,591	\$	1,998	\$	407	26%	\$	2,683	\$	1,092	69%	\$	1,239	\$	(352)	-22%	\$	1,883	\$	292	18%	\$	148	\$(1,443)	-91%
Multi-Family/Apartment	\$	1,032	\$	1,788	\$	756	73%	\$	2,400	\$	1,368	133%	\$	1,108	\$	76	7%	\$	1,685	\$	653	63%	\$	132	\$(900)	-87%
Retail *	\$	-	\$	38	\$	38		\$	51	\$	51		\$	23	\$	23		\$	36	\$	36		\$	3	\$	3
Office *	\$	-	\$	38	\$	38		\$	51	\$	51		\$	23	\$	23		\$	36	\$	36		\$	3	\$	3
Industrial *	\$	-	\$	38	\$	38		\$	51	\$	51		\$	23	\$	23		\$	36	\$	36		\$	3	\$	3



# Police: Maximum Fees & Comparison with Previous

	Fees Prior to Legislative Change	Proposed Fees per New Study (Maximum)	Amount Change	Percent Change
Single Family Residential	\$ 643	\$ 379	\$ (264)	-41%
Condo/Townhomes	\$ 643	\$ 257	\$ (386)	-60%
Multi-Family/Apartment	\$ 476	\$ 230	\$ (246)	-52%
Retail *	\$ 699	\$ 321	\$ (378)	-54%
Office *	\$ 699	\$ 321	\$ (378)	-54%
Industrial *	\$ 699	\$ 321	\$ (378)	-54%

\* per 1000 sq. ft.



# Fire: Maximum Fees & Comparison with Previous

	Fees Prior to Legislative Change	Proposed Fees per New Study (Maximum)	Amount Change	Percent Change
Single Family Residential	\$ 469	\$ 303	\$ (166)	-35%
Condo/Townhomes	\$ 469	\$ 206	\$ (263)	-56%
Multi-Family/Apartment	\$ 346	\$ 183	\$ (163)	-47%
Retail *	\$ 269	\$ 157	\$ (112)	-42%
Office *	\$ 269	\$ 157	\$ (112)	-42%
Industrial *	\$ 269	\$ 157	\$ (112)	-42%

\* per 1000 sq. ft.