



Impact Fee Update

Does City Council support updating the capital facility impact fees for Fire and Transportation?

September 4, 2018

Impact Fee Background

- Capital facility impact fees adopted in August 2013, amended July 2014
- What is a fee in Colorado (versus a tax)
 - a “fee” under TABOR funds a particular function or service
 - A “tax” under TABOR can be utilized for general government functions
- Capital facility impact fees were adopted on residential and non-residential development to fund capital improvement demands attributable to growth
- Littleton fee categories:
 - Fire, Museum, Library, Police, Facilities, Transportation

Fee Structure (2014 - Current)

<u>Use</u>	<u>Fire</u>	<u>Museum</u>	<u>Library</u>	<u>Police</u>	<u>Facilities</u>	<u>Transportation</u>	<u>Total</u>
Residential (per dwelling unit)	\$453	\$515	\$542	\$319	\$1,550	\$317	\$3,697
Non-Residential (per square foot)	\$0.227	\$0	\$0	\$0.160	\$0.775	\$0.784	\$1.946

- Impact Design Analysis prepared by BBC Research and Consulting - 2013
- In the adopted ordinance, *“the fees are to be used to fund capital improvements to address demand attributable to new development and are not to be used to fund operation, maintenance or replacement costs or otherwise fund the general costs of government. Additionally, the impact fee applies regardless of the value of the property developed and shall be imposed in addition to other fees, taxes or charges of the city.”*

Periodic Update - Fire

Fire

Current Fees

- Residential (per dwelling unit)
 - \$453
- Non-Residential (per square foot)
 - \$0.227

Proposed Fees

- Residential (per dwelling unit)
 - \$0 (*Reduce 100%*)
- Non-Residential (per square foot)
 - \$0 (*Reduce 100%*)

Change Rational

January 2019 Fire protection services will no longer be provided by the City of Littleton

Periodic Update - Transportation

Transportation

Current Fees

- Residential (per dwelling unit)
 - \$317
- Non-Residential (per square foot)
 - \$0.784

Proposed Fees

- Residential (per dwelling unit)
 - \$1,049 *(Increase 231%)*
- Non-Residential (per square foot)
 - \$2.607 *(Increase 233%)*

Change Rational

- The capacity project list has expanded through an updated analysis since the 2014 review
- The project list will be updated again after the completion of the Transportation Master Plan in 2019/2020

Transportation Project Change

2014 Project List

County Line Road	3,000,000
Santa Fe/Prince Dual Left NB to WB	200,000
Santa Fe/Bowles Dual Left SB to EB	500,000
Santa Fe/Mineral Dual left WB to SB and improve WB to NB	2,000,000
Broadway/County Line Dual Left EB to NB and WB to SB	500,000
Bowles/Federal Widen Intersection to 6 lanes	2,000,000
Bowles/Platte Canyon Dual Left for EB, NB, SB and Widen Intersection	2,000,000
	10,200,000

2014 Project List

Percent attributable to growth – 7.2%

2019-2024

Percent attributable to growth – 7.5%

2019-2024 Project List

County Line Road	\$ 4,000,000
Santa Fe/Prince Dual Left NB to WB	200,000
Santa Fe/Bowles Dual Left SB to EB	500,000
Santa Fe/Mineral Dual Left WB to SB and improve WB to NB	2,000,000
Broadway/County Line Dual Left EB to NB and WB to SB	500,000
Bowles/Federal Widen Intersection to 6 lanes	2,000,000
Bowles/Platte Canyon Dual Left for EB, NB, SB and Widen Intersection	2,000,000
Transportation Master Plan	300,000
Planning & Environmental Linkages Study - US 85	275,000
E/W Connectivity Study to River Corridor	75,000
Signal System Upgrade - Fiber	575,000
New Signal Installations (4/year)	2,500,000
Pedestrian Crossing Improvements	1,750,000
Safe Routes to School	1,300,000
Bicycle & Pedestrian Master Plan	200,000
Downtown Transportation Plan	250,000
Downtown Pedestrian Safety Improvements	740,000
Prince & Church Safety Improvements	600,000
Santa Fe & Mineral Design Concepts Study	200,000
Traffic Signal Design	400,000
Aberdeen Safety Improvements & Reconstruction - Phase 1	1,100,000
Ridge Road Corridor Study	275,000
Aberdeen Safety Improvements & Reconstruction - Phase 2	1,100,000
Belleview Corridor Capacity Improvements	2,500,000
Intersection Capacity Improvements - Non Santa Fe	4,200,000
Pedestrian Improvements - E/W to Mary Carter Greenway	3,700,000
Total Capital Projects	\$ 33,240,000

Calculation Rational Transportation

	Current	Proposed
Allocated Value for Transportation Infrastructure	\$ 736,031	\$ 2,497,839
<u>Allocation % for Development Fees *</u>		
Residential	66%	66%
Non-Residential	34%	34%
<u>Allocated Costs by Land Use Category</u>		
Residential	\$ 485,780	\$ 1,648,574
Non-Residential	\$ 250,250	\$ 849,265
<u>Growth to 2021 **</u>		
Residential (dwelling units)	1,530	1,571
Non-Residential (square feet)	319,268	325,711
<u>Development Fee by Land Use (rounded)</u>		
Residential (dwelling units)	\$ 317	\$ 1,049
Non-Residential (per 1,000 square feet)	\$ 784	\$ 2,607

Impact Fee Change Comparison

Current Fees

Use	Fire	Museum	Library	Police	Facilities	Transportation	Total
Residential (per dwelling unit)	\$453	\$515	\$542	\$319	\$1,550	\$317	\$3,697
Non-Residential (per square foot)	\$0.227	\$0	\$0	\$0.160	\$0.775	\$0.784	\$1.946

Proposed Fees

Use	Fire	Museum	Library	Police	Facilities	Transportation	Total
Residential (per dwelling unit)	\$0	\$515	\$542	\$319	\$1,550	\$1,049	\$3,975
Non-Residential (per square foot)	\$0	\$0	\$0	\$0.160	\$0.775	\$2.607	\$3.542

Change Percentage - Total

Use	Current	Proposed	Change
Residential (per dwelling unit)	\$3,697	\$3,975	7.52%
Non-Residential (per square foot)	\$1.946	\$3.542	82.01%

Impact Fee Change Comparison

Development Impact Fees per Single-Family Unit

Jurisdiction	Total	Streets	Parks	Storm water	Afford Housing	Other*
Boulder	\$15,208	\$3,713	\$5,070	\$3,791	\$391	\$2,243
Erie	\$13,461	\$5,908	\$4,189	\$1,543	\$0	\$1,821
Firestone	\$11,177	\$3,688	\$4,371	\$1,307	\$0	\$1,812
Longmont	\$10,448	\$1,914	\$6,551	\$862	\$0	\$1,121
Berthoud	\$8,141	\$2,257	\$2,978	\$0	\$0	\$2,906
Windsor	\$7,861	\$2,164	\$4,962	\$735	\$0	\$0
Louisville	\$7,709	\$2,372	\$4,711	\$0	\$0	\$626
Mead	\$7,657	\$2,609	\$2,776	\$500	\$0	\$1,772
Johnstown	\$7,180	\$2,427	\$1,163	\$0	\$0	\$3,590
Frederick	\$6,083	\$1,456	\$1,500	\$977	\$0	\$2,150
Lafayette	\$3,999	\$1,000	\$1,400	\$1,089	\$510	\$0
Littleton (P)	\$3,975	\$1,049	\$0	\$0	\$0	\$1,368

Commercial Fees per Square Foot of Floor Area (Littleton Non-Residential)

Jurisdiction	Total	Streets	Parks	Storm water	Afford Housing	Other*
Boulder	\$14.59	\$3.02	\$0.00	\$2.23	\$7.61	\$1.73
Berthoud	\$11.30	\$9.77	\$0.00	\$0.00	\$0.00	\$1.52
Erie	\$4.94	\$2.71	\$0.00	\$0.50	\$0.00	\$1.73
Johnstown	\$4.79	\$3.72	\$0.00	\$0.00	\$0.00	\$1.07
Mead	\$4.05	\$2.86	\$0.00	\$0.15	\$0.00	\$1.04
Windsor	\$3.73	\$3.56	\$0.00	\$0.17	\$0.00	\$0.00
Longmont	\$3.49	\$2.94	\$0.00	\$0.14	\$0.00	\$0.40
Louisville	\$3.09	\$3.09	\$0.00	\$0.00	\$0.00	\$0.00
Frederick	\$2.10	\$1.58	\$0.02	\$0.49	\$0.00	\$0.02
Lafayette	\$0.65	\$0.15	\$0.40	\$0.10	\$0.00	\$0.00
Littleton (P)	\$3.54	\$2.607	\$0	\$0	\$0	\$0.935

*Other includes police, public works, libraries, fire, general government, and school sites

**Littleton other includes fire, museum, library, police, facilities



Source: City of Louisville Impact Fee Study May 2017 – Compiled by TischlerBise Inc.



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