

# **Coral Gables University of Miami Impact Fee**

**Presented By:**

Yvonne Dawson, TischlerBise



**With Legal Consultant:**

Susan Schoettle-Gumm, PLLC

**November 18, 2008**

# TischlerBise

- Impact Fee Evaluations (over 600)
- Fiscal Impact Analysis (over 500)
- Capital Facilities Programming
- Growth Policy Studies
- Revenue Strategies
- Economic Feasibility Studies
- Fiscal Impact Software

# Susan Schoettle-Gumm, PLLC

- Over 15 years in local government legal practice
- National practice with Freilich, Leitner & Carlisle
- Assistant County Attorney for Sarasota County, Florida for 10 years
- Responsible for all impact fees, special assessments and revenue issues for Sarasota County
- Consulting practice limited to impact fees, special assessments and other revenue mechanisms

# Coral Gables Impact Fees

- City-wide impact fees adopted in 2007
- Residential and nonresidential fee categories
- Public facilities include:
  - Police
  - Fire
  - General Government
  - Parks
- Cost components include:
  - Buildings
  - Land
  - Vehicles/Equipment

# Summary of Adopted Impact Fees

|                                      | <i>Police</i>                              | <i>Fire and<br/>EMS</i> | <i>General<br/>Government</i> | <i>Parks</i> | <i>TOTAL</i>    |
|--------------------------------------|--|-------------------------|-------------------------------|--------------|-----------------|
| <b><u>Residential</u></b>            | <b>Per Housing Unit</b>                    |                         |                               |              |                 |
| Single Family                        | \$1,142                                    | \$2,790                 | \$1,466                       | \$6,602      | <b>\$12,000</b> |
| Multi: Low-Rise                      | \$680                                      | \$1,661                 | \$873                         | \$3,931      | <b>\$7,145</b>  |
| Multi: Mid-Rise                      | \$700                                      | \$1,711                 | \$899                         | \$4,049      | <b>\$7,359</b>  |
| Multi: High-Rise                     | \$577                                      | \$1,410                 | \$741                         | \$3,336      | <b>\$6,064</b>  |
| <b><u>Nonresidential</u></b>         | <b>Per Square Foot of Gross Floor Area</b> |                         |                               |              |                 |
| 820 Com / Shop Ctr 25,001-50,000 GSF | \$0.95                                     | \$0.66                  | \$0.64                        | N/A          | <b>\$2.25</b>   |
| 710 Office / Inst 25,001-50,000 GSF  | \$0.28                                     | \$0.90                  | \$0.88                        | N/A          | <b>\$2.05</b>   |
| 720 Medical-Dental Office            | \$0.64                                     | \$0.93                  | \$0.91                        | N/A          | <b>\$2.48</b>   |
| 610 Hospital                         | \$0.31                                     | \$0.77                  | \$0.76                        | N/A          | <b>\$1.84</b>   |
| 770 Business Park                    | \$0.23                                     | \$0.72                  | \$0.71                        | N/A          | <b>\$1.66</b>   |
| 110 Light Industrial                 | \$0.12                                     | \$0.53                  | \$0.52                        | N/A          | <b>\$1.17</b>   |
| 140 Manufacturing                    | \$0.07                                     | \$0.41                  | \$0.40                        | N/A          | <b>\$0.88</b>   |
| 150 Warehousing                      | \$0.09                                     | \$0.29                  | \$0.29                        | N/A          | <b>\$0.67</b>   |
| 151 Mini-Warehouse                   | \$0.04                                     | \$0.01                  | \$0.01                        | N/A          | <b>\$0.06</b>   |
| <b><u>Other Nonresidential</u></b>   |  |                         |                               |              |                 |
| 320 Lodging (per room)               | \$100                                      | \$101                   | \$99                          | N/A          | <b>\$299</b>    |
| 520 Elementary School (per student)  | \$23                                       | \$18                    | \$18                          | N/A          | <b>\$59</b>     |
| 530 Secondary School (per student)   | \$30                                       | \$21                    | \$20                          | N/A          | <b>\$71</b>     |
| 565 Day Care (per student)           | \$79                                       | \$37                    | \$36                          | N/A          | <b>\$152</b>    |

# University Impact Fee Category

- University impact fee category not included in city-wide impact fee schedule due to a lack of sufficient data on employment per development unit in the Institute of Transportation Engineers' 2003 Trip Generation Manual.
- The Commission directed staff to determine the feasibility of creating unique impact fee categories for the University of Miami.

## University Impact Fee Category (cont.)

- Series of meetings and conference calls with UM and Coral Gables staff to determine unique demand factors and capital cost adjustments.
- Issued “*Methodology and Calculation of City of Coral Gables Impact Fees for the University of Miami.*”
- Three impact fees categories created for the University:
  - Student Housing
  - Faculty/Staff Housing
  - Academic Buildings
- Non-academic development to be charged same impact fees as other development in the city

# Generic Fee Formula

|   |   |  |   |  |
|---|---|--|---|--|
| Demand<br>Units<br>per<br>Development<br>Unit | × | Infrastructure<br>Units<br>per<br>Demand<br>Unit | × | Dollars<br>per<br>Infrastructure<br>Unit |
|---|---|--|---|--|

# Adjustments to UM Fees - Demand

| Land Use       | City-wide Impact Fee   | UM Impact Fee   |
|----------------|--|---|
| Residential    | Persons per housing unit   | Persons per housing unit (faculty/staff) and<br>Persons per bed (student housing)                             |
| Nonresidential | Employment and vehicle trips per 1,000 sq. ft. from<br>Institute of Transportation Engineers | - Employment per 1,000 sq. ft. for academic buildings from University<br>-Vehicle trips from UM Traffic Study |

# Adjustments – Capital Cost

| Public Facility | City-wide Impact Fee       | UM Impact Fee   |
|-----------------|----------------------------|---|
| Police          | \$438/person and \$35/trip | \$415/person and \$34/trip  |
| Parks and Rec.  | \$2,530/person             | - \$10/person for student housing<br>- No reduction for faculty/staff housing |
| General Govt.   | \$562/person; \$224/job    | No reduction  |
| Fire            | \$1,069/person; \$229/job  | No reduction  |

# Police Impact Fee Adjustments

- On-campus patrol services and some police services are provided by the UM Police Dept., which receives its legal authority from the Coral Gables Police Dept.
- Coral Gables Police Department also serves the campus, responding to emergencies, training University police officers, receiving and dispatching calls, and other law enforcement services.
- UM impact fee reduced based on law enforcement capital facilities costs avoided by City due to facilities provided by UM.

## Police Adjustments (cont.)

- CGPD considered the amount of additional capital facilities needed if City provided all police services on campus at City's existing level of service.
- CGPD worked with UMPD to review calls for service on campus to determine those calls CGPD would respond to if CGPD served the campus. CGPD determined the additional staffing that would be needed.
- A percentage reduction for capital costs avoided is made for each facility category – building, land and vehicles.

# Police Station Space Example

## **Police Impact Fee Reduction - Station Space**

### *Existing Level-of-Service*

|  |        |
|--|--------|
| Existing Coral Gables Police Station Sq. Ft. | 49,349 |
| Existing Sworn Officers                      | 186    |
| Level of Service - Sq. Ft./Officer           | 265    |

### *Space to Serve UM*

|   |       |
|---|-------|
| Additional Officers for University of Miami | 13    |
| Level of Service - Sq. Ft./Officer          | 265   |
| Additional Station Sq. Ft. to Serve UM      | 3,449 |

### *UM Share of Station Space*

|  |               |
|--|---------------|
| Existing Coral Gables Police Station Sq. Ft. | 49,349        |
| Additional Station Sq. Ft. to Serve UM       | 3,449         |
| <b>Total Square Feet</b>                     | <b>52,798</b> |

|                          |             |
|--------------------------|-------------|
| <b>UM Share of Total</b> | <b>6.5%</b> |
|--------------------------|-------------|

# Park Adjustments

- Student housing at UM is not expected to place demands on City's park system due to UM's comprehensive park and recreation facilities and character of student community.
- UM provided Level of Service comparison with Coral Gables park facilities. UM meets or exceeds in all areas except play areas and shelters.
- No discount for faculty/staff housing.

## Park Level of Service (LOS) Comparison

| Park Facility | Coral Gables LOS   | UM LOS   |
|---------------|--|--|
| Acreage       | .62 acres per 1,000 residents<br>(community parkland and open space) | 1.105 acres per 1,000 FTE  |
| Facilities    | 2.11 sq. ft. per person  | 26.08 sq. ft. per person   |
| Vehicles      | .15 vehicles per 1,000 persons                                       | 2.66 vehicles per 1,000 persons                                  |
| Amenities     | Ball fields, courts, pools, play areas and shelters                  | Meets or exceeds Coral Gables in all but play areas and shelters |

# Student Housing Park Cost/Person

|                                      | Community<br>Parks | Unit<br>Price | Total Cost of<br>Improvements |
|--------------------------------------|--------------------|---------------|-------------------------------|
| Equipped Play Area                   | 7                  | \$50,000      | \$350,000                     |
| Shelters                             | 7                  | \$20,000      | \$140,000                     |
| Total Improvements Cost              |                    |               | \$490,000                     |
| Population in 2006                   |                    |               | 45,561                        |
| Improvements Cost Per Person/Student |                    |               | \$10                          |

# Summary of UM Residential Impact Fee Approach

- Two categories developed:
  - Student housing
  - Faculty/staff housing
- Student housing impact fee by bed. Faculty/staff impact fee by housing unit and persons per unit.
- Student housing park impact fee reduced to reflect University park facilities. No park impact fee reduction for faculty/staff housing.
- Reduction to police impact fee based on capital facilities provided by the University Police Division.

# Proposed UM Residential Impact Fees

|                                   | <i>Police</i>           | <i>Fire and<br/>EMS</i> | <i>General<br/>Government</i> | <i>Parks</i> | <i>TOTAL</i> |
|-----------------------------------|-------------------------|-------------------------|-------------------------------|--------------|--------------|
| <b>Residential</b>                | <b>Per Housing Unit</b> |                         |                               |              |              |
| Student Housing (1 person/bed)    | \$415                   | \$1,069                 | \$562                         | \$10         | \$2,056      |
| Faculty/Staff Housing (2.25 PPHU) | \$936                   | \$2,410                 | \$1,266                       | \$5,701      | \$10,313     |

# Summary of UM Academic Building Impact Fee Approach

- Reflects unique demand factors of the University (employment and vehicle trip data provided by the University).
  - Employment by 1,000 sq. ft. for Academic Buildings.
  - Nonresidential Vehicle Trips from UM Traffic Study.
- Reduction to police impact fee due to UM Police Department.
- No reduction of costs used in calculating Fire or General Government Impact Fees.

## Summary of UM Academic Building Impact Fee Approach (cont.)

- Applies to Type 1 Academic Buildings
  - Type 1 buildings (as defined in Traffic Study) directly serve and support the student population, staff and faculty. Ex. School of Education addition.
- Does not apply to Type 2 buildings or Type 2 portion of Type 1-2 buildings
  - Type 2 buildings generate activity not directly related to the student population. Ex: North South Center Development Zone.

# Proposed Academic Bldg. Impact Fee

|  | <i>Police</i>                       | <i>Fire and<br/>EMS</i> | <i>General<br/>Government</i> | <i>TOTAL</i> |
|--|-------------------------------------|-------------------------|-------------------------------|--------------|
| <u>Nonresidential</u>                  | Per Gross Square Foot of Floor Area |                         |                               |              |
| Type 1 Academic Building (Non-Housing) | \$0.05                              | \$0.30                  | \$0.30                        | \$0.65       |

# Proposed Ordinance Amendments

- Recommend amending Impact Fee Ordinance to incorporate UM related issues
  - Specific definitions (i.e., Type 1 Facility, Academic Building, Student Housing, etc.)
  - Impact fee schedules applicable to academic-related development on the UM Campus
- UM will be responsible for providing any data and information needed by the City related to future updates of the UM specific impact fees.
  - Employment by 1,000 sq. ft. for Academic Buildings.
  - Nonresidential Vehicle Trips from UM Traffic Study.

# Proposed Ordinance Amendments

- Other issues
  - Clarify definitions and demolition credits
  - Allow unified approach on demolition credits for UM and approved Planned Area Developments
- Demolition “credits” reflect an offset against impact fees due on new building where prior structure has been demolished on the same site or parcel.

# Proposed Ordinance Amendments

- Propose allowing demolition credits to apply within a Planned Area Development or UM Campus – not tied to one parcel.
- Documents establishing demolition credit allocation should be recorded to inform future purchasers and protect the City.
- City building department to track demolition impact fee credits and apply credits against impact fees for new development within PAD or UM boundaries.

## *Recommendations*

- Adopt proposed ordinance amendments to establish UM specific impact fee schedules for academic related (Type 1) development on UM Campus.
- Adopt proposed ordinance amendments to allow shifting of demolition credits within a PAD or UM Campus.