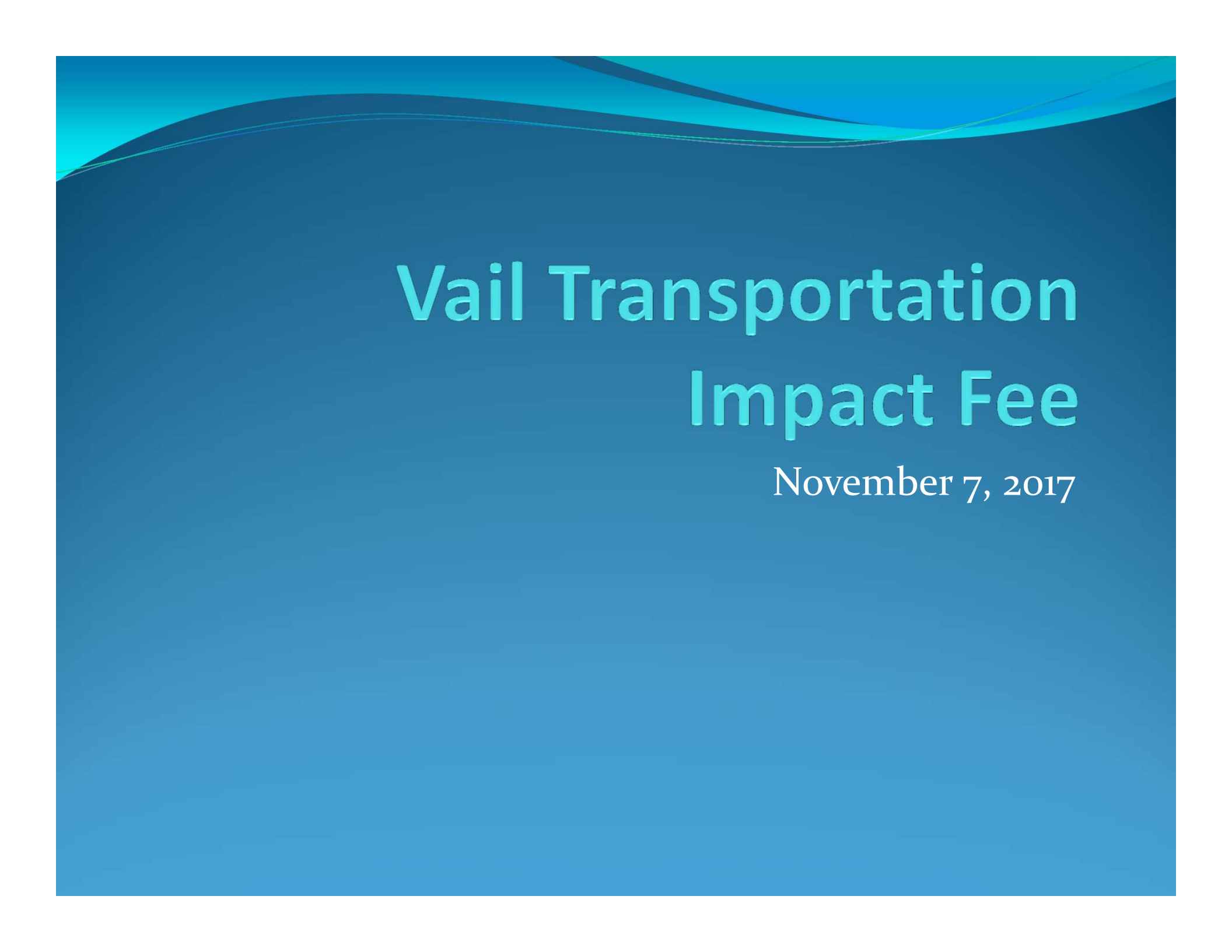




Vail Transportation Impact Fee

November 7, 2017



Overview

- Adopted Transportation Impact Fee on July 11, 2017
 - Applies to new construction only, which adds;
 - New Units or
 - Commercial square footage.
 - EHU's exempt
- Implementation requires adoption of Fee Schedule by Resolution



Comments & Concerns

- Growth Projections unrealistic; defer fees until updated Town wide Master Plan can be completed
- No Impact Fees, Increase Sales Tax instead
- Vail Transportation Master Plan Capital Projects are unnecessary
- Timing of Implementation
- Medical Center category is not appropriate because of “decompression”
- Fees are too high and will deter development
- Ability for Council to waive/credit/negotiate fees under unique circumstances



Growth Projections

- Based on Vail Transportation Master Plan projections completed by the Town of Vail 2006-2008
- Assumes a new “Build-Out” scenario 25+ years out
 - 1982 new units
 - 521,000 SF commercial
- Comparison growth;
 - 2000 US Census units: 5389
 - 2010 US Census units: 7230
 - Net new in 10 years: 1841

Vail Long Term Development Projections (25+ Years)

	<i>Net New</i>	<i>Net New</i>	
<i>Development</i>	<i>Units</i>	<i>Commercial</i>	<i>Comment</i>
Ever Vail	573	56,000	Entitlements Approved
ERWSD	26	24,000	Considered relocation and becoming part of Ever Vail at one time, not entitled at this time
LH Parking Structure	122	30000	Plan developed at one time, currently not entitled
Lodge at Lionshead	48	19000	Plan developed at one time, currently not entitled
Lionshead Center	33	10000	Plan developed at one time, currently not entitled
Vail Transportation Center	45	44000	Plan developed at one time, currently not entitled
Evergreen Lodge	50	20000	Plan developed at one time, currently not entitled
Vail Health	0	140000	Currently in entitlement process for 110,000 SF
West Vail Commercial Area	474	152000	Planning exercise completed in 2005 for Live Work Development
Timber Ridge	50	0	Assumed increase density based on past development efforts
Marriott Residence Inn	210	0	Entitlements Approved
Chamonix Housing	32	0	Under Construction
Other Employee Housing	150	0	Assumed additional new construction EHU's based on 1,000 EHU goal
Other	169	26,000	Smaller increases contemplated throughout town.
Total	1982	521,000	



Spread the burden with Sales Tax

- Council direction was to codify existing traffic mitigation fees that have been applied to PA, LMU, and SDD zone districts since 1999.
- Proposed Impact Fee could generate 22% of future transportation improvement project costs.
- Remaining 78% would be spread out amongst all users via;
 - Existing sales tax revenue
 - VRA TIF funding
 - Project level improvements
- Equivalent sales tax increase would be 0.13%



VTMP Projects Unnecessary

- Goal of VTMP Road projects;
 - Continue 4 lane median section from Municipal building west through Ever Vail/Underpass location when necessary
 - Add single point main access roundabout at the West Vail Commercial Area
 - Add left turn lanes at residential street intersections;
 - Buffehr Creek Rd
 - Lions Ridge Loop
 - Red Sandstone Rd.
 - Increase capacity at Vail Town Center and West Vail roundabouts as necessary



Timing of Implementation

- Staff recommends fee begins January 1, 2018.
- Exempt all projects approved or in approval process prior to that date
- In the interim existing regulations and/or developer agreements will still apply



Medical Center “decompression”

- Site specific traffic study completed and approved
 - Nets 118 new PM peak hour trips
 - Reduction included for employee shuttle program
 - Reduced parking requirement from 707 to 603 spaces
 - DIA requires mitigation at new codified fee
 - Net PM trip based 2005 fee: $\$6,500 \times 118 = \$767,000$
 - Net PM trip based 2017 fee: $\$11,200 \times 118 = \$1,321,600$
 - Net new SF based fee: $97,000 \text{ SF} \times \$9.93 = \$963,000$
(*excludes Loading Delivery Area & Ambulance Bay Area*)
 - Recommend the net new SF based fee.

Fees too high & will deter development

- Recent SDD approvals include the recommended Net PM Peak Hour fee of \$11,200/trip; this is equivalent to the recommended fee as shown above.
- Net PM peak hour fee rate & Construction Cost Escalation;
 - 2005: \$6500/net new PM peak hour trip
 - Cost escalation through 2016: 100%-157%
 - 2016 fee with escalation: \$13,000 - \$16,705
 - Recommended fee: \$11,200
 - 14%-33% less than the fee in 2005 when construction escalation is taken into account.



Ability to Waive/Credit/Negotiate

- Per Title 12-26, Transportation Impact Fee
- Credits provided for;
 - any dedication or conveyance of land
 - any construction of Town-approved System Level transportation infrastructure or facilities
 - any transportation services provided by the applicant at the applicant's cost, that offset the transportation impacts of the project, as approved by the Town
- The value of said credits shall be determined by the Town, in its reasonable discretion.

Recommended Fee Schedule & *Reduction Options*

Maximum Supportable Transportation Impact Fees		Recommended	5%	10%	15%	20%
<u>Residential Dwellings (per Unit)</u>						
Dwelling, Two Family or Multiple Family (In the Core Area)	\$	5,960.00	\$ 5,662.00	\$ 5,364.00	\$ 5,066.00	\$ 4,768.00
Dwelling, Two Family or Multiple Family (Outside the Core Area)	\$	7,450.00	\$ 7,077.50	\$ 6,705.00	\$ 6,332.50	\$ 5,960.00
Dwelling, Single Family	\$	9,686.00	\$ 9,201.70	\$ 8,717.40	\$ 8,233.10	\$ 7,748.80
Employee Housing Unit		\$0	\$ -	\$ -	\$ -	\$ -
<u>Accommodation Unit (per Unit)</u>						
Accommodation Unit (In Core Area)	\$	5,960.00	\$ 5,662.00	\$ 5,364.00	\$ 5,066.00	\$ 4,768.00
Accommodation Unit (Outside Core Area)	\$	7,450.00	\$ 7,077.50	\$ 6,705.00	\$ 6,332.50	\$ 5,960.00
<u>Commercial (per square foot of floor area)</u>						
Restaurant & Retail Establishments	\$	13.90	\$ 13.21	\$ 12.51	\$ 11.82	\$ 11.12
Facilities Health Care	\$	9.93	\$ 9.43	\$ 8.94	\$ 8.44	\$ 7.94
Office & Other Services	\$	6.20	\$ 5.89	\$ 5.58	\$ 5.27	\$ 4.96
Total Projected Revenue		\$ 18,244,320.00	\$ 17,332,104.00	\$ 16,419,888.00	\$ 15,507,672.00	\$ 14,595,456.00
Total Additional Amount Subsidized by Town		\$ 2,553,860.00	\$ 3,466,076.00	\$ 4,378,292.00	\$ 5,290,508.00	\$ 6,202,724.00

Vail Transportation Impact Fees		
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	Dwelling, Two Family or Multiple Family (Outside the Core Area)	\$ 7,450.00
	Dwelling, Single Family	\$ 9,686.00
	Employee Housing Unit	\$0
<i><u>Accommodation Unit (per Unit)</u></i>		
	Accommodation Unit (In Core Area)	\$ 5,960.00
	Accommodation Unit (Outside Core Area)	\$ 7,450.00
<i><u>Commercial (per square foot of floor area)</u></i>		
	Restaurant & Retail Establishments	\$ 13.90
	Facilities Health Care	\$ 9.93
	Office & Other Services	\$ 6.20

Core Area is defined per Figure 1 in the Vail Transportation Impact Fee Study.

Per Unit is defined as any type of Dwelling Unit, Fractional Fee Unit, Accommodation Unit, Lodge Unit, or Timeshare Unit as listed below.

Per Square Foot of Floor Area is defined as, per each net new gross square foot of enclosed floor area constructed, excluding; enclosed vehicular loading and delivery areas, and vehicular parking facilities.

The above Transportation Impact Fee schedule rates are equivalent to \$11,200 per net new PM-Peak hour vehicular trip.

The categories within the Transportation Impact Fee Schedule are further defined below, and within Title 12-2-2. Any uses or development types not specifically defined below or within Title 12-2-2 shall be interpreted by the Administrator in accordance with the Vail Transportation Impact Fee Study.

Dwelling, Two Family or Multiple Family includes;

Dwelling, Two Family

Dwelling, Multiple Family

Fractional Fee Club Unit

Accommodation Unit includes;

Accommodation Unit

Accommodation Unit, Attached

Lodge Dwelling Unit

Lodge Unit, Limited Service

Timeshare Unit

Restaurant and Retail includes;

Eating and drinking establishments

Retail stores and establishments

Theaters

Office & Other Services includes;

Professional offices, business offices and studios

Banks and financial institutions

Personal services and repair shops

Child Daycare Center

Health Clubs / Spa

Commercial Ski Storage/Ski Club

Religious Institutions