



CITY OF CONCORD
NEW HAMPSHIRE
Community Development Department
Planning Division

City Hall • 41 Green Street • Concord, NH 03301 • tel. 603/225-8515 • fax 603/228-2701

MEMORANDUM

To: *Planning Board*

From: Douglas G. Woodward, City Planner

Date: 12/04/09

Subject: Annual Review of the Public Capital Facilities Impact Fee Ordinance

Recommendation

Recommend to the City Council the amendment of the impact fee tables for Chapter 29.2, Public Capital Facilities Impact Fee Ordinance, to reflect an adjusted schedule of fees.

Background

The current Public Capital Facilities Impact Fee Ordinance was adopted in June 2001, and contains a requirement in Section 29.2-1-2(b)(10) that the impact fee tables “shall be reviewed periodically by the Planning Board and shall be revised by the City Council whenever appropriate.” It requires a report by the Board’s Clerk each year to the City Council “with respect to increases in the estimated costs to construct public capital facilities” including recommendations “for appropriate adjustments to the impact fee tables.” Specific sources of cost data and information for updating the fees are cited in the ordinance.

After the annual review for calendar year 2008, the Planning Board voted unanimously to forward to the City Council an ordinance amended the Public Capital Facilities Impact Fee Ordinance, reflecting an updated schedule of fees, but recommended that the increased fees not be adopted in recognition of the economic downturn that has occurred since the indices were derived [in 2008]. The City Council subsequently concurred with that recommendation and did not amend the fee schedules.

Discussion

Amendments to the schedule of fees in the Impact Fee Tables

Attached are Tables 1, 2, and 3 containing the current as well as the proposed new fee schedules for the School, Recreation, and Transportation Facilities Impact Fees. These schedules have been developed using the noted data source and the indicated inflationary increase since the base year fees were adopted. A draft ordinance is also attached which would implement these fee schedules.

The proposed fees reflect the cumulative change in the indices over the two year period since the fees were last amended, and the indices for the most recent year clearly recognize the effects of the economic downturn.

The schedule for Transportation Impact Fees also contains a correction of the fee for the category “Bank with drive up facilities” which had been incorrectly entered and adopted in the last amendment to the schedules.

Ordinance No.
CITY OF CONCORD

In the year of our Lord two thousand and nine

AN ORDINANCE amending the CODE OF ORDINANCES, Title IV, Subdivision Code; Chapter 29.2, Public Capital Facilities Impact Fees Ordinance; Section 29.2-1-2, Assessment and Collection.

The City of Concord ordains as follows:

SECTION I: Amend the CODE OF ORDINANCES, Title IV, Subdivision Code; Chapter 29.2, Public Capital Facilities Impact Fees Ordinance; Section 29.2-1-2, Assessment and Collection; subsection (b) Computation of the Amount of Impact Fee, by deleting Tables 1, 2, and 3 in their entireties and replacing with the following new tables:

**TABLE 1
 SCHOOL FACILITIES
 IMPACT FEE PER VARIABLE UNIT**

<i>Type of New Development</i>	<i>Concord School District Facilities Impact Fee Per Variable Unit</i>	<i>Merrimack Valley School District Facilities Impact Fee Per Variable Unit</i>	<i>Variable Unit</i>
Single-family residence	\$ 1.00	\$ 1.00	Square foot of gross living area
Town house/duplex	\$ 0.67	\$ 0.67	Square foot of gross living area
Multi-unit/apartment (other than townhouses or duplexes)	\$ 894.00	\$ 894.00	Dwelling unit
Mobile home	\$ 1,786.00	\$ 1,786.00	Dwelling unit

**TABLE 2
 RECREATIONAL FACILITIES
 IMPACT FEE PER VARIABLE UNIT**

Type of New Development	<i>Recreational Facilities Impact Fee Per Variable Unit</i>	Variable Unit
Single-Family Residence	\$ 0.47	Square foot of gross living area
Townhouse/duplex	\$ 0.67	Square foot of gross living area
Multi-unit/apartment (other than townhouses or duplexes)	\$ 595.00	Dwelling unit
Mobile home	\$ 894.00	Dwelling unit

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**TABLE 3
TRANSPORTATION FACILITIES**

Impact Fee Per Variable Unit

<i>Type of New Development</i>	<i>Transportation Facilities Impact Fee Per Variable Unit</i>	<i>Variable Unit</i>
Residential Uses		
Single-family	\$1,886.00	Dwelling unit
Townhouse/duplex	\$1,109.00	Dwelling unit
Multi-unit dwelling/apartment (other than townhouses or duplexes)	\$1,296.00	Dwelling unit
Mobile home	\$ 925.00	Dwelling unit
Nonresidential Uses		
General office	\$ 1.53	Square foot of floor area
Single-tenant office	\$ 1.67	Square foot of floor area
General light industrial	\$ 0.97	Square foot of floor area
Manufacturing	\$ 0.55	Square foot of floor area
Warehousing	\$ 0.70	Square foot of floor area
Quality restaurant	\$ 5.00	Square foot of floor area
High-turnover restaurant	\$ 6.02	Square foot of floor area
Fast food restaurant w/drive-thru	\$ 18.40	Square foot of floor area
Small retail (less than 5,000 SF)	\$ 2.28	Square foot of floor area
Retail (5,001 SF to 100,000 SF)	\$ 4.03	Square foot of floor area
Retail (100,001 to 300,000 SF)	\$ 3.27	Square foot of floor area
Retail (greater than 300,000 SF)	\$ 2.97	Square foot of floor area
Bank with drive-up	\$ 11.38	Square foot of floor area
Daycare center	\$ 3.66	Square foot of floor area
Hotel/motel	\$1,665.89	Room
Gas station/convenience store	\$3,016.24	Pump
New Car Sales	\$ 6.16	Square foot of floor area
Automobile Service	\$ 3.74	Square foot of floor area
Automated Car Wash	\$4,987.69	Wash stall
All other uses	\$ 184.00	New trip

SECTION II: This ordinance shall take effect upon its passage.

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