

To: Environmental Planning Commission
From: Impact Fee Committee
Date: 3.1.05
Re: Comments on the Component Capital Improvement Program

General

- With the exceptions identified below, the Impact Fee Committee (IFC) endorses the Decade Plan's Component Capital Improvement Program, which is to be financed with impact fee revenue. All exceptions were unanimously supported except where noted otherwise.

Public Safety

Police

- Police staff has told the IFC that the 6th Area Command has been designated a LEED building, and that costs for the building have risen 30% accordingly. The IFC believes no impact fees should be used to achieve the LEED status.
- The substation proposed for 2013 should be re-named "East Side substation". It is not appropriate to place it in Mesa del Sol because Mesa del Sol is not currently in the East Side Service Area.

Fire

- Fire staff has made a good case for reversing the priorities for new west side and east side stations. The Impact Fee Committee endorses Fire's request that the west side fire stations be built in 2007 and 2011 and the east side stations be built in 2011 and 2013.
- The IFC also endorses Fire's request that the west side fire stations be built at Double Eagle II Airport and in the vicinity of Ventana Ranch with the Double Eagle II Airport station built first.

Police and Fire

- The IFC recommends adopting the Fire CCIP with the changes noted above and adopting the police physical plant portions of the Police CCIP with the changes noted above. The IFC recommends not adopting any of the equipment listed in the Police CCIP because the IFC cannot determine the rational nexus. (10 for, 3 against)

Parks

- Parks staff has requested that the "New Park" \$ identified for the Volcano Northwest Service Area be designated for the Sundoro South and Andalucia Parks, which will be built by the developer and may then be credited to him.
- The IFC recommends adopting the Parks CCIP with the proviso that the IFC needs an explanation, for all infrastructure types, of how the crediting process and timing will work.

Open Space

- The IFC recommends adopting the Open Space CCIP with the exception of the Visitor's Center, because it is unclear how the Visitor's Center relates to growth. The recommendation is subject to a review of how the crediting process will work. (11 for, 1 against)

Roadway Facilities

- The IFC recommends approval of the CCIP for Transportation as written, contingent upon the Ordinance (O-71) being changed to include all growth related transportation projects as creditable items. The list of projects on the CCIP should be expanded to include – in the West Mesa Service Area -- Ladera Drive, 98th/Arroyo Vista, Tierra Pintada, 118th Street and High Mesa Drive, and -- in the Southwest Service Area – Tower, Sage, Gibson and 118th Street. (9 for, 3 against, 1 abstain)
- In the Southwest Service Area on 98th Street, move \$600,000 from 2007 to 2005. (9 for, 2 against, 2 abstain)

Drainage Facilities

- The IFC recommends approval of the CCIP for Drainage as written. The recommendation is subject to a review of how the crediting process will work.