



# 2021 Impact Fee Report

## Town of Johnstown, Colorado



# Impact Fee Report

Date: November 1, 2021

To: Matt LeCerf, Town Manager

By: Wesley LaVanchy, WEL Consulting, Inc.

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## Section I: Development Impact Fees Design Considerations

### Introduction

The following report extends the previous BBC Consulting Report and subsequent recommendations on impact fees to the Board of Trustee dated 11/05/2015. This scope reexamines and extends the underlying calculations for the development impact fees for Johnstown, Colorado.

The following report describes impact fee design requirements and various fee design considerations specific to Johnstown. Subsequent sections document individual fee calculations and provide recommendations for the Town to consider. The fees noted here are intended to replace the Town's current fees last revised in 2015 and periodically adjusted for inflation. Development impact fees are sometimes referred to as capital expansion fees, system expansion fees, or, in the case of water and sewer utilities, plant investment fees.

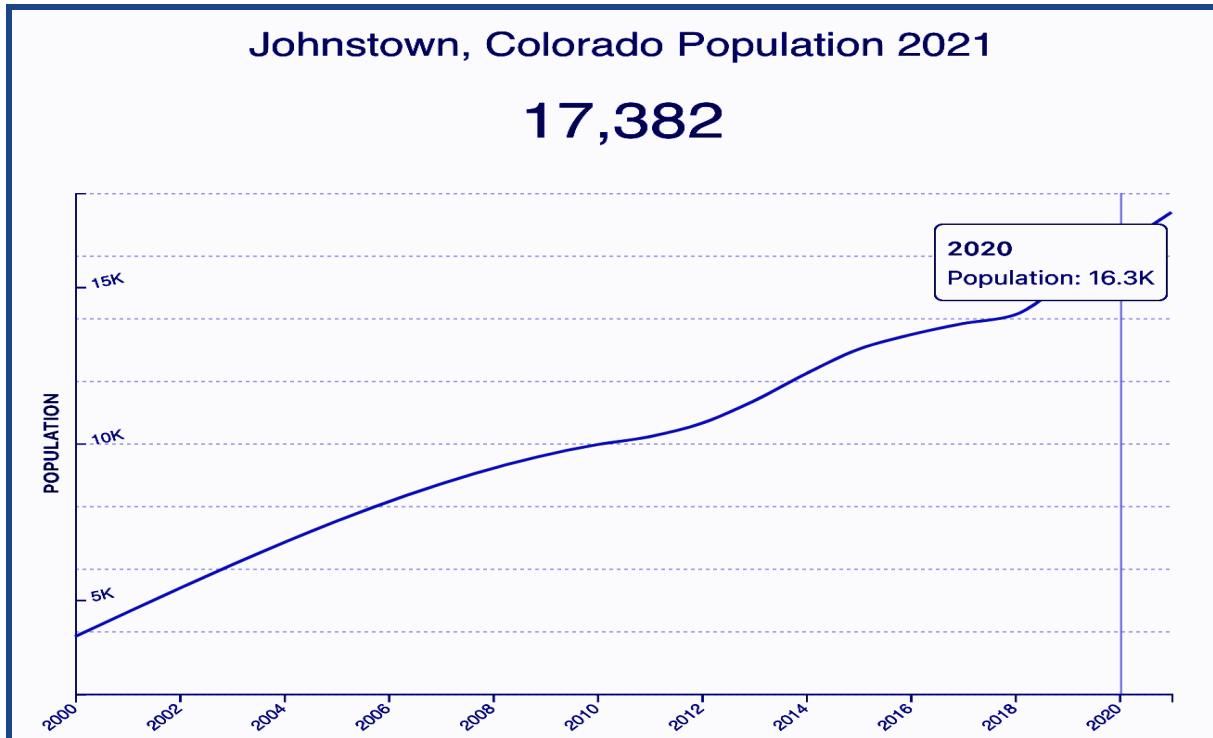
Development impact fees are one-time charges levied against new development to recover the costs of providing municipal capital facilities necessary to serve new development. As previously noted in the 2015 BBC Consulting report, impact fee amounts cannot be arbitrarily assigned. The maximum amount that a community can charge a new development for infrastructure needs and how those fees are imposed and spent is dictated

by Colorado Statutes and a series of United States Supreme Court decisions and related case law.

Considering these design and implementation requirements and the lengthy period since the last fee design effort, the Town retained WEL Consulting to update the previously adopted fee design assessment and prepare this report documenting the calculation of appropriate revised fees. The Town of Johnstown is one of multiple communities along Colorado's northern Front Range that have experienced significant residential and commercial growth for many years. In part by way of annexation and in part by general community development, Johnstown has nearly doubled its population over the past decade.

Currently (2021), the Town has approximately 17,000 residents living in 5,800 households. According to the assessor's records, Johnstown lies in two counties—the Town also has over 3.2 million square feet of non-residential land uses, including retail, commercial and industrial developments. In 2015 this was approximately 1.8 million square feet.

Figure 1.1



<https://worldpopulationreview.com/us-cities/johnstown-co-population>

Over the past five years, Johnstown has continued to annex multiple properties, construct new facilities, and significantly improve its public services level, changes that further reinforce the need for impact fee recalibration. To mitigate the impacts on existing community members, Johnstown, like many Colorado Front Range communities, imposes impact fees to support the expansion of public infrastructure for new growth.

### **Fee Design Considerations**

As noted previously, impact fees are commonplace in Colorado. Over time, a reasonable consensus has emerged on how best to assure fee compliance with state statutes and federal court dictates. To develop fees, there are three essential components: (1) definition of appropriate community standards for each category of capital facilities; (2) calculation of proportional attribution to new growth; and (3) attribution of infrastructure capital investment requirements across residential and non-residential land uses. These fee design requirements and their resolution for this analysis are discussed below.

### **Determining Community Standards**

The first fee design task involves determining appropriate capital standards for each category of infrastructure. Some state-enabling legislation describes capital standard criteria with considerable specificity; for instance, Idaho requires that a city use an endorsed capital improvements schedule and then dictates a process of attribution between growth-related and other investments. Colorado does not have this same detailed guidance. Facility standards, such as library space per household, can vary widely between communities; thus, it is not appropriate to use standards developed for other towns. The community standard definition process involves *documenting the replacement value of specific capital facilities and qualified equipment used for each infrastructure category and then defining that level of capital investment as the city's current capital standard.*

As noted in the 2015 report, for instance, a city of 2,000 homes with 20 acres of community park land and land values of \$20,000 per acre would have a park standard of 100 households per acre of park land (2,000 homes/20 acres). At \$20,000/acre, each existing residence would have an embedded park land investment of \$200 per home. This would be the community's current park land standard, and the amount of \$200 is what each new unit could be charged as a "buy-in" amount for a park fee.

**Standards:** In this instance (Johnstown), the consultants have updated the 2015 model, which used the Town's current facility investment as a basis for determining appropriate facility standards defensible and the most common approach to impact fee design. In this manner, new residents or commercial developments are only required to fund infrastructure needs at the same level as the current community has proven itself willing to support. New growth is not asked to improve or subsidize facility expansion. If the community chooses to improve its capital standards, those "betterment" costs will be the responsibility of all residents and businesses in the Town, not just new or future development. Current facility asset values were obtained mainly from the Town's most recent property and casualty insurance valuation information as reported to the Colorado Intergovernmental Risk Sharing Agency (CIRSA). All physical facility information includes estimates of furniture, fixtures, and durable equipment.

**Proportionality & Attribution:** One of the most challenging issues in designing fees is ensuring that fees only cover the proportional expansion caused by new development. The state statutes and various applicable court decisions require a demonstration of proportionality. In this instance, proportionality is reasonably and fairly derived by using existing town capital facility standards and then requiring new development to buy in at a rate necessary to replace the current standard of facility investment. As noted in the 2015 BBC, Consulting report, new growth simply replicates its proportional share of an existing facility standard. It is not material if these standards are lower or higher than the Town aspires to develop. The Town's current standards will be the standards to which new growth will be held accountable.

**Fig 1.2: Land Use Allocation - Town of Johnstown**

Land Use	Amount	Percent
<u>Nonresidential (SF)</u>	<b>3,256,802</b>	<b>23%</b>
Retail	808,725	6%
Office	286,224	2%
Industrial/Other	2,161,853	15%
<u>Residential</u>	<b>10,908,880</b>	<b>77%</b>
Units	5,757	

*Provided by Town of Johnstown*

Over time, the Town may raise facility standards, and future fees will need to be adjusted to represent these service standard changes. Applicable Colorado statutes dictate that all forms of development that influence municipal capital expansion needs (e.g., residential, industrial, and commercial) can only be charged for their proportional share of capital expansion costs. In addition, impact fees cannot be charged to only one form of land use. If one form of land use were arbitrarily exempted from impact fees, all other contributors would not have a reasonable expectation of seeing facility expansion completed, and other developments would potentially be paying a disproportionate share of costs. Therefore, standard impact fee design dictates that all forms of land uses be allocated a share of growth associated costs in proportion to each land use's impact on capital facility use. As explained in the 2015 report, some particular land uses do not affect the need for new capital expansion in a given category due to its very nature. For example, most impact fee systems do not charge commercial or industrial property a fee for recreational system expansion because new commercial development does not significantly affect the need for parks and recreation expansion.

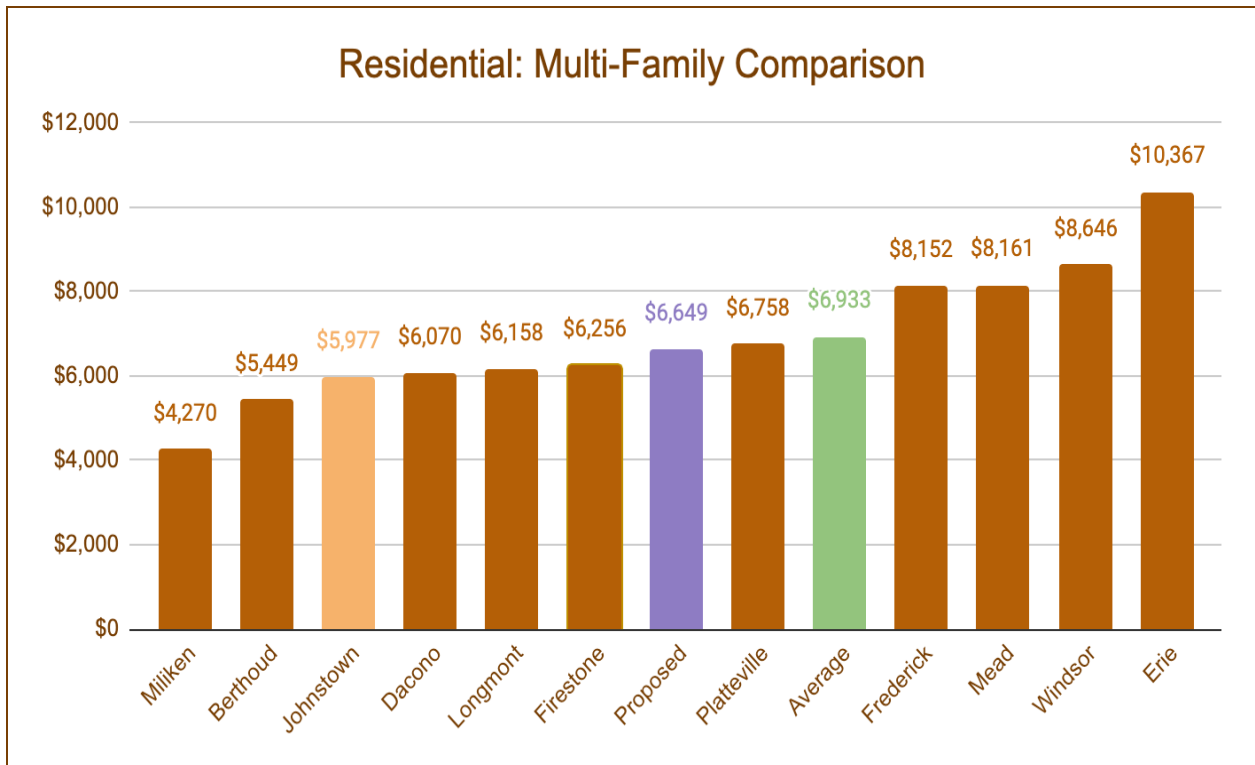
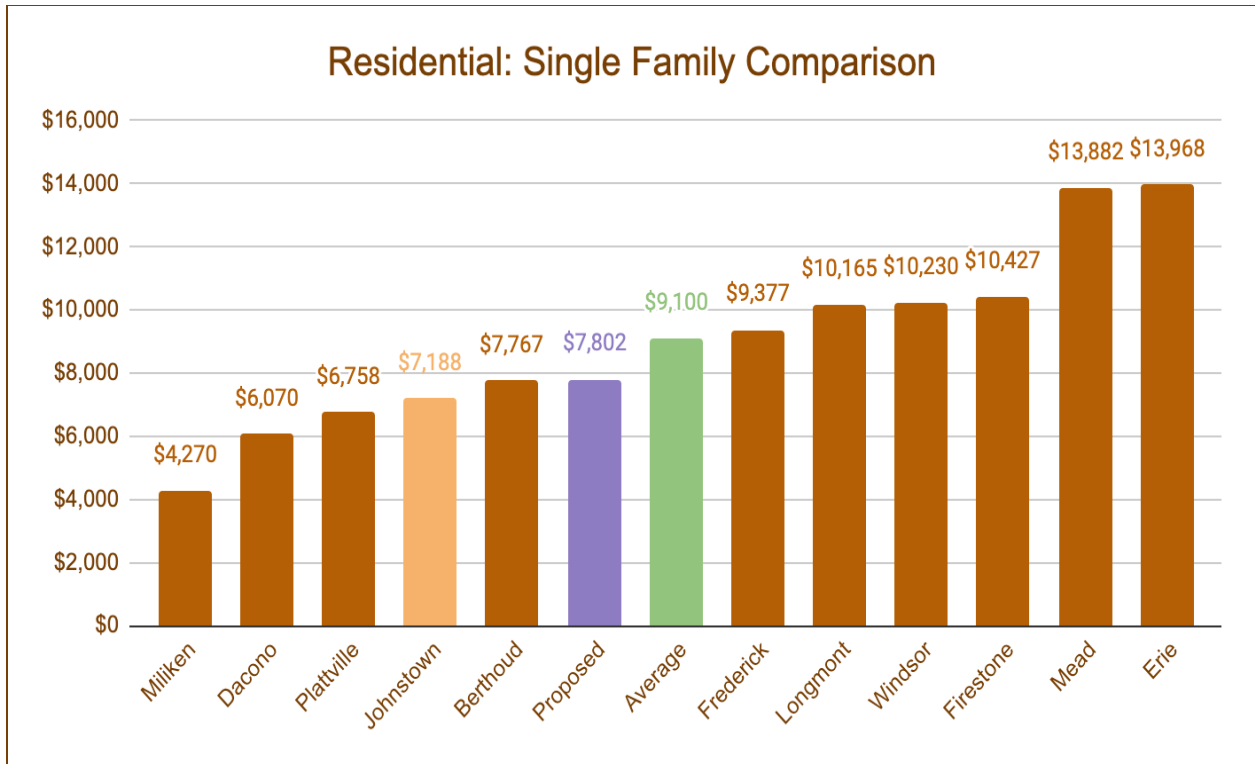
As noted in the BBC, Consulting report, the Town cannot waive fees unless the fund is reimbursed from other sources, such as the general fund, or the developer/owner is making other contributions to system expansion by different mechanisms that exceeds the calculated requirements. *Reducing or waiving fees for affordable housing is expressly allowed under Colorado statutes.* Fees should be updated periodically; most communities complete a comprehensive update of fees every five years. Inflationary adjustments are recommended on an annual basis.

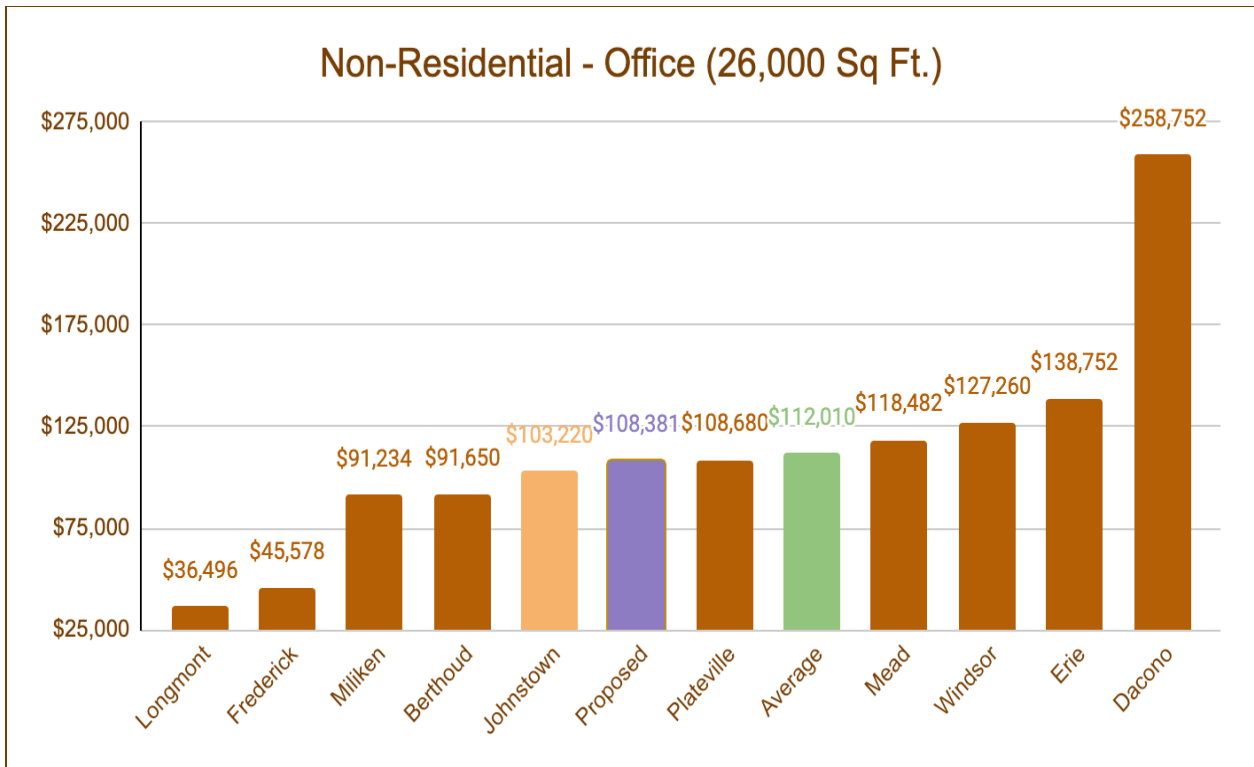
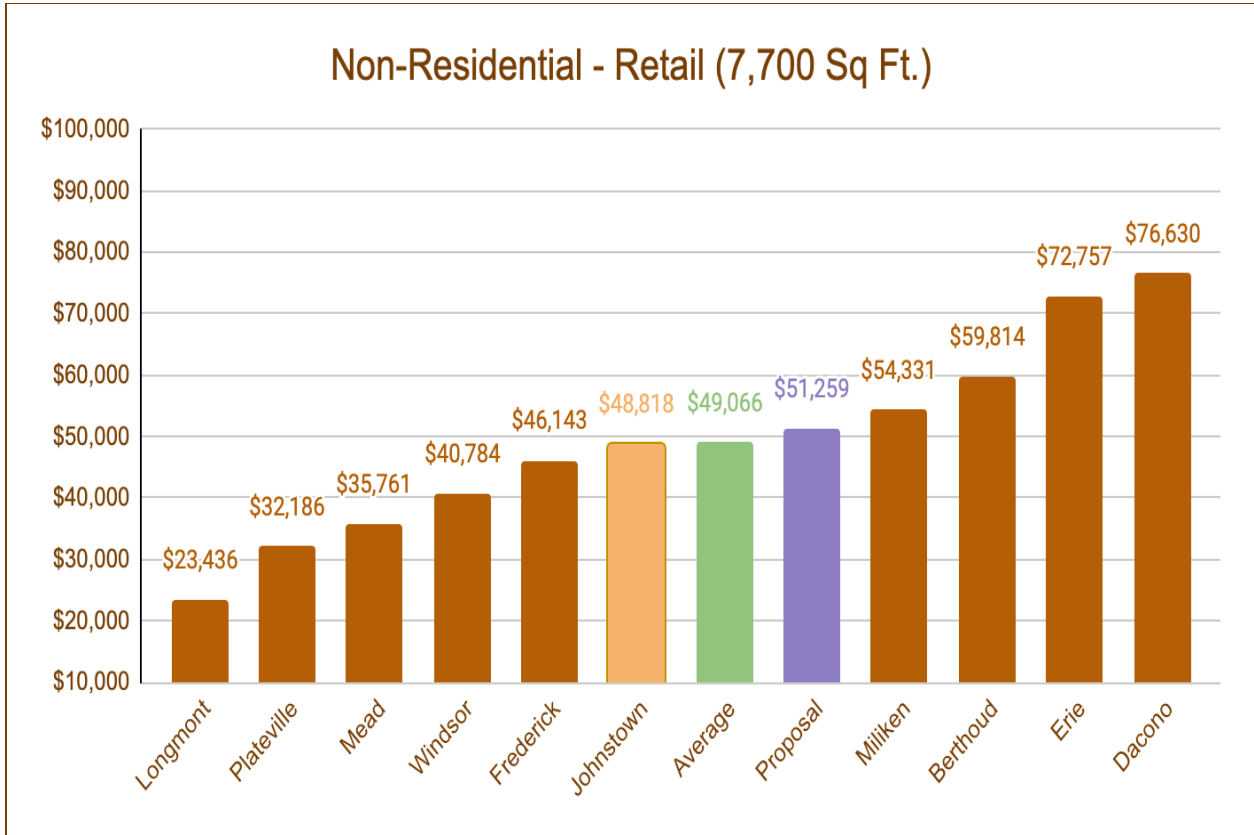
Currently, Johnstown charges impact fees on new development in five categories of capital investment. Johnstown charges two categories of impact fees for residential development and three categories of fees for commercial, retail, and industrial development. The Town's current fee schedule does not differentiate non-residential development building size or use categories but allocates a per square foot cost to the structure for proportionality purposes.

### **Comparison of Regional Impact Fees**

To manage growth so that it mitigates its impacts on existing community members, Johnstown, like many Colorado Front Range communities, imposes impact fees to support the expansion of public infrastructure for new growth. Below is a regional comparison of impact fees.

**Figure I-3: 2019 Regional Comparisons of Various Aggregate Types Impact Fees**







## Section II: Outcomes from 2021 Update Analysis

Currently, Johnstown charges impact fees on new development in five categories of capital investment. Johnstown charges two categories of impact fees for residential development (single family and multi-family) and three categories of fees for non-residential development (commercial, retail, and industrial development).

**Figure: 1-4 Current Impact Fees**

Current Impact Fees (2021)						
	Parks & Recreation	Library & Cultural	Public Facilities	Police	Roads	Total
<b>Residential (per unit)</b>						
Single Family	\$1,194	\$1,148	\$1,589	\$733	\$2,777	\$7,441
Multi Family	\$1,016	\$977	\$1,352	\$624	\$2,363	\$6,332
<b>Residential (per square foot)</b>						
Retail			\$0.74	\$0.68	\$4.92	\$6.34
Office			\$0.74	\$0.25	\$2.98	\$3.97
Industrial / Other			\$0.74	\$0.25	\$1.92	\$2.91

In calculating current allowable impact fees, the current facility investment was used as a basis for determining appropriate facility standards. This current facility standard is the most defensible and the most common approach to impact fee design. Current facility asset values were obtained mainly from the Town's most recent property and casualty insurance valuation information as reported to the Colorado Intergovernmental Risk Sharing Agency (CIRSA). All physical facility information includes estimates of furniture, fixtures, and durable equipment. The capital standard-setting process also addresses the following three refinements.

**Figure 1-5: Permissible Impact Fees**

<b>Allowable Fees (full recovery per revised study)</b>						
	<b>Parks &amp; Recreation</b>	<b>Library &amp; Cultural</b>	<b>Public Facilities</b>	<b>Police</b>	<b>Roads</b>	<b>Total</b>
<b>Residential (per unit)</b>						
Single Family	\$3,739	\$1,293	\$4,081	\$759	\$3,552	\$13,423
Multi Family	\$3,185	\$1,101	\$3,476	\$647	\$3,026	\$11,435
<b>Residential (per square foot)</b>						
Retail			\$1.99	\$1.11	\$5.57	\$8.67
Office			\$1.99	\$0.30	\$3.09	\$5.38
Industrial / Other			\$1.99	\$0.30	\$1.97	\$4.26

New residents or commercial developments are only required to *buy-in* to the current community investment level and fund infrastructure needs at the same level. If the community chooses to improve its capital standards, those "betterment" costs will be the burden of all residents and businesses in the Town, not just new or future development. Below is the proposed level of investment *buy-in that* will be required for 2022 pending approval by the Board of Trustees. It is in most cases a 5% increase or less depending on the amount of allowable fees that can be recovered

**Proposed Impact Fees Figure: 1-6**

<b>Proposed Fees (2022)</b>						
	<b>Parks &amp; Recreation</b>	<b>Library &amp; Cultural</b>	<b>Town Facilities</b>	<b>Police</b>	<b>Roads</b>	<b>Total</b>
<b>Residential (per unit)</b>						
Single Family	\$1,254	\$1,205	\$1,668	\$770	\$2,916	\$7,813
Multi Family	\$1,067	\$1,026	\$1,420	\$655	\$2,481	\$6,649
<b>Residential (per square foot)</b>						
Retail			\$0.78	\$0.71	\$5.17	\$6.66
Office			\$0.78	\$0.26	\$3.13	\$4.17
Industrial / Other			\$0.78	\$0.26	\$2.02	\$3.06

### 5 Year Impact Fee Schedule - All Funds

To ensure newly adopted impact fees stay relevant in an environment of rapidly escalating prices and inflation, a 5-year plan is being proposed to adjust fees at an annual 5% rate incrementally. This is due to rapidly rising construction and material prices as demonstrated by the percent change in engineering news records construction cost index.

**Figure: 1-7 Five Year Impact Fee Schedule - All Funds**

Parks & Trails						
	Current	2022	2023	2024	2025	2026
<b>Residential (per unit)</b>						
Single Family	\$1,194	\$1,254	\$1,316	\$1,382	\$1,451	\$1,524
Multi Family	\$1,016	\$1,067	\$1,120	\$1,176	\$1,235	\$1,297
<b>Residential (per square foot)</b>						
Retail						
Office						
Industrial / Other						

Library & Cultural						
	Current	2022	2023	2024	2025	2026
<b>Residential (per unit)</b>						
Single Family	\$1,148	\$1,205	\$1,266	\$1,329	\$1,395	\$1,465
Multi Family	\$977	\$1,026	\$1,077	\$1,131	\$1,188	\$1,247
<b>Residential (per square foot)</b>						
Retail						
Office						
Industrial / Other						

Town Facilities						
	Current	2022	2023	2024	2025	2026
<b>Residential (per unit)</b>						
Single Family	\$1,589	\$1,668	\$1,752	\$1,839	\$1,931	\$2,028
Multi Family	\$1,352	\$1,420	\$1,491	\$1,565	\$1,643	\$1,726
<b>Residential (per square foot)</b>						
Retail	\$0.74	\$0.78	\$0.82	\$0.86	\$0.90	\$0.94
Office	\$0.74	\$0.78	\$0.82	\$0.86	\$0.90	\$0.94
Industrial / Other	\$0.74	\$0.78	\$0.82	\$0.86	\$0.90	\$0.94

Police						
	Current	2022	2023	2024	2025	2026
<b>Residential (per unit)</b>						
Single Family	\$733	\$770	\$808	\$849	\$891	\$936
Multi Family	\$624	\$655	\$688	\$722	\$758	\$796
<b>Residential (per square foot)</b>						
Retail	\$0.68	\$0.71	\$0.75	\$0.79	\$0.83	\$0.87
Office	\$0.25	\$0.26	\$0.28	\$0.29	\$0.30	\$0.32
Industrial / Other	\$0.25	\$0.26	\$0.28	\$0.29	\$0.30	\$0.32

Roads						
	Current	2022	2023	2024	2025	2026
<b>Residential (per unit)</b>						
Single Family	\$2,777	\$2,916	\$3,062	\$3,215	\$3,375	\$3,544
Multi Family	\$2,363	\$2,481	\$2,605	\$2,735	\$2,872	\$3,016
<b>Residential (per square foot)</b>						
Retail	\$4.92	\$5.17	\$5.42	\$5.70	\$5.98	\$6.28
Office	\$2.98	\$3.13	\$3.29	\$3.45	\$3.62	\$3.80
Industrial / Other	\$1.92	\$2.02	\$2.12	\$2.22	\$2.33	\$2.45

### Section III - Affordable Housing Alternative

According to a new law in Colorado, cities are allowed to require the construction of more affordable housing. HB21-1117 says that municipalities can specifically require that new developments include a certain number of units that will have more affordable rents, though the law doesn't define what is "affordable."

Municipalities can decide whether to use this new power, also known as inclusionary zoning. They also must provide at least one other option to the developer. For example, instead of building affordable units, a developer might be allowed to pay a fee instead. And cities that want to require new affordable units also must embrace other policies that make it easier to build housing. See Appendix for comparison.

**Figure 1-8: Affordable Housing Alternative & Comparisons**

Single-Family	≥ 2,500 Sq Ft.	\$500
Multi-Family	≥ 2 Bedroom	\$350
Retail	≥ 30,000 Sq Ft	\$1.00 Sq. Ft.

Denver	Sq Ft Cost
Winter Park	Sq Ft Cost
Loveland	Sale Tax Allocation
Ft Collins	Real Estate Transfer Tax

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## APPENDIX

### Section III: Development Impact Fees Calculations (Allowable)

This section provides calculations for development impact fees in five infrastructure categories: police services, parks and recreation, public facilities, streets, and libraries. The Fees calculated here are the maximum permissible fees for each category of land use. The Johnstown Town Council may choose to lower or eliminate any fee as long as all land uses are subject to the same adjustment. The cost differentiation between single-family and multi-family is based on the U.S. Census data on the proportional allocation nationwide. The single-family fee is weighted 16 percent more than the multi-family fee because, according to U.S. Census data, single-family residences have 16 percent more residents per dwelling unit than multi-family units.

#### Police Services Fee

The Johnstown Police Department is responsible for public safety and the safe flow of traffic through the community. The department contracts with Weld County for dispatch services. The Johnstown Police Department operates out of the Johnston police headquarters located near the town hall and a substation.

**Figure 1-9: Data on the Johnstown police station and qualified capital equipment**

<b>Asset</b>	<b>Asset Value</b>	<b>Percent Fee Eligible</b>	<b>Fee Value</b>
Police Station	\$3,181,100	100%	\$3,181,100
Police Equipment	\$350,000		
Firing Range	\$250,000		
Police Substation	\$447,000	100%	\$447,000
Police Vehicles	\$1,009,261	100%	\$1,009,261
Animals	\$16,000	100%	\$16,000
<b>TOTAL</b>	<b>\$5,253,361</b>		<b>\$4,653,361</b>

*CIRSA 2021 Property & Casualty Report / Staff*

<b>Calculation of Impact Fee</b>	
<b>Replacement Value for Police Infrastructure</b>	\$5,253,361
<b>Current Land Use Distribution</b>	
Residential	77%
Non-residential	
Retail	6%
Office	2%
Industrial / Other	15%
<b>Cost by Land Use Category</b>	
Residential	\$4,045,572
Non-residential	
Retail	\$299,917
Office	\$106,147
Industrial / Other	\$801,726
<b>Current Land Use</b>	
<b>Residential (in dwelling units)</b>	5,757
<b>Nonresidential (in square feet)</b>	3,256,802
Retail in square feet	808,725
Office in square feet	286,224
Industrial / Other in square feet	2,161,853
<b>Adjustment for Demand for Police Service</b>	
Retail	3
Office	1
Industrial / Other	1
<b>Impact Fee by Land Use (Rounded)</b>	
Residential	
Single Family Residential (Per Unit)	\$759
Multi-Family Residential (Per Unit)	\$647
Non-residential	
Retail	\$1.11
Office	\$0.30
Industrial / Other	\$0.30

As shown in prior Figure I-9, the full cost recovery amount for police impact fees are \$759 for a single-family residential unit, \$647 per multi-family unit. The single-family fee is weighted 16 percent more than the multi-family fee because, according to U.S. Census data, single-family residences have 16 percent more residents per dwelling unit than multi-family units. Non-residential police fees are \$1.11 per retail square foot and \$0.30 per office and industrial square foot.

### Parks & Recreation Fee

Residents of Johnstown enjoy a system of approximately 102 acres of parkland across the Town. There are two classifications of parks within the Town. In addition, there is a new recreation center of which 50% of its value has been attributed to the park and recreation fee and the remaining portion to town facilities fees. This fee is based on the replacement value of existing recreational facilities and developed parks in the Town.

**Figure 1-10: Data on the Johnstown community parks & recreation fee**

Location	Acres	Asset Value	Percent Fee Eligible	Amount to Include in Fees
<b>Community Parks</b>				
Aragon Park	4.16	\$545,800	100%	\$545,800
Sunrise Park	10.37	\$619,800	100%	\$619,800
Town Lake Park	62.7	\$2,198,000	100%	\$2,198,000
<b>Neighborhood Parks</b>				
Parish Park	2.21	\$233,274	100%	\$233,274
Hays Park	2.07	\$216,800	100%	\$216,800
Clearview Park	6.46	\$240,000	100%	\$240,000
Rolling Hills Park	5.41	\$286,400	100%	\$286,400
Pioneer Ridge Park	8.75	\$395,000	100%	\$395,000
<b>Recreation Center</b>				
Building		*	100%	\$14,895,500
Equipment		*	100%	\$300,000
<b>TOTAL</b>	<b>102.13</b>	<b>\$4,735,074</b>		<b>\$19,930,574</b>

\* Distributed between Parks / Recreation & Public Facilities



<b>Calculation of Impact Fee</b>	
<b>Replacement Value for Infrastructure</b>	100%
<b>Current Land Use Distribution</b>	
Residential	100%
Non-residential	0%
<b>Cost by Land Use Category</b>	
Residential	\$19,930,574
Non-residential	\$0
<b>Current Land Use</b>	
<b>Residential (in dwelling units)</b>	5,757
<b>Nonresidential (in square feet)</b>	
Retail in square feet	808,725
Office in square feet	286,224
Industrial / Other in square feet	2,161,853
<b>Impact Fee by Land Use (Rounded)</b>	
Residential	
Single Family Residential (Per Unit)	\$3,739
Multi-Family Residential (Per Unit)	\$3,185
Non-residential	0

As shown in Figure I-10, the amount permitted for parks and recreation impact fees are \$3,739 per single-family dwelling unit and \$3,185 per multi-family unit. The adjustment between single-family and multi-family fees again reflects the difference in the number of residents per dwelling unit. There are no parks and recreation impact fees applied to new non-residential development as it is not considered an impact to the system in this area.

## Library and Cultural Impact Fee

The Glenn A. Jones, M.D. Memorial Library is located near the town hall and the police station. The 13,000 square foot building was built in 2005 and has amenities for all ages. The Town of Johnstown also owns a historic house that has since become a museum. The Parish House was built by the town founders in 1914 and was purchased by the Town in 1988. The museum has undergone extensive restoration and is furnished with antiques from the early 1900s. Although the Town owns the facilities, the Historical Society runs the museum. Currently, the funds are apportioned at 88.5% for the library assets and 11.5% of impact fee distribution for cultural assets.

**Figure I-11: The Town's library and cultural assets**

Location	Asset	Asset Value	Percent Fee Eligible	Amount to Include in Fees
<b>Library</b>				
400 S. Parish	Glenn A. Jones Library	\$3,061,000	100%	\$3,061,000
400 S. Parish	Collection Material	\$1,500,000	100%	\$1,500,000
<b>Museum</b>				
700 Charlotte Street	Museum	\$557,200	100%	\$557,200
701 Charlotte Street	Museum Garage	\$30,000	100%	\$30,000
<b>TOTAL</b>		<b>\$5,148,200</b>		<b>\$5,148,200</b>

<b>Calculation of Impact Fee</b>	
<b>Replacement Value for Library &amp; Culture</b>	
<b>Infrastructure</b>	\$5,148,200
<b>Current Land Use Distribution</b>	
Residential	100%
Non-residential	0%
<b>Cost by Land Use Category</b>	
Residential	\$5,148,200
Non-residential	\$0
<b>Current Land Use</b>	
<b>Residential (in dwelling units)</b>	4300
<b>Nonresidential (in square feet)</b>	
Retail in square feet	3,256,802
Office in square feet	808,725
Industrial / Other in square feet	286,224
<b>Impact Fee by Land Use (Rounded)</b>	
Residential	
Single Family Residential (Per Unit)	<b>\$1,293</b>
Multi-Family Residential (Per Unit)	<b>\$1,101</b>
Non-residential	<b>0</b>

As shown in Figure I-11, library and cultural facilities impact fees are \$1,293 per single-family dwelling unit and \$1,101 per multi-family unit. There is no fee impact fee applied to new non-residential development.

## Public Facilities Impact Fee

Most of these town offices are consolidated in the Johnstown town hall. Additional facilities include the public works building, community center, and various storage sites. The Town still owns two buildings, the old public works and library buildings that no longer fulfill specific town functions. These facilities are still assets for the Town and therefore are included in the calculation. Certain facilities, such as police facilities, are included in separate impact fee calculations.

**Figure I-12: The Town's public facilities assets**

Location	Asset	Asset Value	Percent Fee Eligible	Fee Value
101 Charlotte Street	Community Center	\$1,576,040	100%	\$1,576,040
Recreation Center	Building	\$14,895,500	100%	\$14,895,500
Recreation Center	Equipment	\$300,000	100%	\$300,000
17 N Parish	Public Works Facility	\$610,100	100%	\$610,100
450 S. Parish	Town Hall	\$5,397,100	100%	\$5,397,100
205 1st Street	Public Works Building	\$2,838,000	100%	\$2,838,000
206 1st Street	Public Works Storage	\$275,600	100%	\$275,600
1101 S Jay Street	Old Library Building	\$395,200	100%	\$395,200
202 N. Greeley	Other	\$1,500,000	100%	\$1,500,000
1101 S. Jay Ave	Other	\$460,400	100%	\$460,400
<b>TOTAL</b>		<b>\$28,247,940</b>		<b>\$28,247,940</b>

<b>Calculation of Impact Fee</b>	
<b>Replacement Value for Public Infrastructure</b>	\$28,247,940
<b>Current Land Use Distribution</b>	
Residential	77%
Non-residential	
Retail	6%
Office	2%
Industrial / Other	15%
<b>Cost by Land Use Category</b>	
Residential	\$21,753,516
Non-residential	
Retail	\$1,612,687
Office	\$570,762
Industrial / Other	\$4,310,974
<b>Current Land Use</b>	
<b>Residential (in dwelling units)</b>	5,757
<b>Nonresidential (in square feet)</b>	3,256,802
Retail in square feet	808,725
Office in square feet	286,224
Industrial / Other in square feet	2,161,853
<b>Impact Fee by Land Use (Rounded)</b>	
Residential	
Single Family Residential (Per Unit)	\$4,081
Multi-Family Residential (Per Unit)	\$3,476
Non-residential	
Retail	\$1.99
Office	\$1.99
Industrial / Other	\$1.99

As shown in Figure I-12, general public facilities impact fees allowed are \$4,081 per single-family dwelling unit, \$3,476 per multi-family unit, and \$1.99 per non-residential

square foot. As there is no basis for differentiating the impact of non-residential development, all non-residential uses are assessed the same amount. Since the public facility infrastructure serves general town needs, including administrative and public works functions, it is assumed to serve all land uses equally.

### Street Impact Fee

The Town of Johnstown manages a system of local, neighborhood, arterial, and regional streets. The town requires developers to build internal "neighborhood" streets and enlarge adjacent arterial streets under certain conditions within new subdivisions. This policy mitigates immediate development impacts but does not address the off-site effects of new development and associated traffic on the limited capacity of shared arterial streets and intersections. The Town's street impact fee is designed to recover the off-site street system expansion costs associated with new development.

Johnstown has a street development master plan, and the public works department has completed a street maintenance study that provides an inventory of Town streets and lane miles of existing roadway. A share of Johnstown street traffic is associated with activities or residents outside of the Town; thus, traffic volumes and related congestion are impacted by exogenous factors beyond town boundaries and control.

**Figure I-12: Street eligible cost calculations**

Area	Miles	Lane Miles	Cost (\$M)	Local Traffic Percent	Exogenous Traffic	Fee Eligible Amount (\$M)
Local Streets	52.3	104.6	\$34,909,378	90%	10%	\$31,418,440
Collector	11.0	22.0	\$10,994,602	75%	25%	\$8,245,951
Arterial	16.7	33.4	\$16,599,831	75%	25%	\$12,449,873
Commercial / Industrial	5.8	11.6	\$5,788,299	15%	85%	\$868,245
I-25 CDOT Bridge Funding			\$6,600,000	85%	15%	\$5,610,000
Rural Highway	10	20.3	\$10,097,061	50%	50%	\$5,048,531
<b>TOTAL</b>	<b>96</b>	<b>192</b>	<b>\$84,989,171</b>			<b>\$63,641,040</b>

*CDOT 2018 Unit Cost; Adjusted for inflation & curb, gutter, and sidewalk for all categories but rural/collector highway*

The 105 lane miles of streets infrastructure serve both Johnstown residents and drivers passing through and shopping in the community. The portion of the traffic is not related to development within the Town and should not be included in the fee calculation. In order to account for this non-local use, a calculated percentage of the infrastructure value is removed from the fee eligible amount. The remaining amount, \$58,000,000 million, serves traffic related to land uses within the community.

The following Figure I-11 calculates the traffic volume resulting from existing Johnstown development. Traffic generation at peak hour, which is the best metric to reflect system capacity.

**Figure I-13: Town’s public facilities assets**

Land Use	Existing Development	P.M. Peak Hours Trips *	Peak Period Trips	Percent Distribution	Distribution Weight *
Residential	5,757	0.74	4,260	29%	29%
Non-residential					
<i>General Retail per 1,000 sq ft.</i>	809	9.72	7,861	53%	37%
<i>General Office per 1,000 sq ft.</i>	286	2.44	698	5%	21%
<i>General Industrial / Other per 1,000 sq ft.</i>	2,162	0.90	1,946	13%	13%
<b>TOTAL</b>	<b>9,014</b>	<b>13.80</b>	<b>\$14,765</b>	<b>100%</b>	<b>100%</b>

\* Reflect weekday pm peak hour trip rate

\* Weight is to account for the mix of office/retail at Highway 34 / I-25 Johnstown

<b>Calculation of Impact Fee</b>	
<b>Local Streets</b>	<b>\$31,418,440</b>
<b>Collector</b>	<b>\$8,245,951</b>
<b>Arterial</b>	<b>\$15,254,873</b>
<b>Commercial / Industrial</b>	<b>\$3,673,245</b>
<b>Rural Highway</b>	<b>\$5,048,531</b>
<b>Local Streets</b>	\$31,418,440
Residential (Discounted Due to Developer Contr)	15%
Non-residential	
Retail	37%
Office	21%
Industrial / Other	13%
<b>Collector</b>	\$8,245,951
Residential	29%
Non-residential	
Retail	37%
Office	21%
Industrial / Other	13%
<b>Arterial</b>	\$15,254,873
Residential	29%
Non-residential	
Retail	37%
Office	21%
Industrial / Other	13%
<b>Commercial / Industrial</b>	\$3,673,245
Residential	29%
Non-residential	
Retail	37%
Office	21%



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Industrial / Other	13%
<b>Rural Highway</b>	<b>\$5,048,531</b>
Residential	29%
Non-residential	
Retail	37%
Office	21%
Industrial / Other	13%
<b>Impact Fee by Land Use (Rounded)</b>	
Residential	
Single Family Residential (Per Unit)	\$3,552
Multi-Family Residential (Per Unit)	\$3,026
Non-residential	
Retail	\$5.57
Office	\$3.09
Industrial / Other	\$1.97

As shown above, the full allowable cost recovery transportation impact fees are \$3,552 per single-family unit, \$3,026 per multi-family unit. Non-residential fees are \$5.57 per square foot for retail, \$3.09 per square foot for office and \$1.97 per square foot for industrial/other.

## Affordable Housing Fee Alternative

**Figure I-14: Affordable Housing**

### Comparisons

Denver	Sq Ft Cost
Winter Park	Sq Ft Cost
Loveland	Sale Tax Allocation
Ft Collins	Real Estate Transfer Tax

### Basic Options for Johnstown

Single-Family	> 2,500 Sq Ft.	\$500
Multi-Family	> 2 Bedroom	\$350
Retail	> 30,000 Sq Ft	\$1.00 Sq. Ft.