

City Of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 9, 2008

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER

SUBJECT: BUDGET MEMO # 77 : HISTORIC PRESERVATION PLANNING
POSITIONS AND BOARD OF ARCHITECTURAL REVIEW FEE INCREASES

Councilman Krupicka requested information regarding whether the new Historic Preservation Planner positions that are proposed in the Alternative Budget could be paid for with fee increases for BAR applications; and how much the price of a BAR or related application would need to increase in order to pay for these positions proposed for the alternative budget. The new positions as proposed in the Alternative Budget would cost approximately \$170,000.

Please see Attachment 1 for potential new or increased fee options that span 14 different categories of fees. The estimated additional revenue that these new or increased fees would generate, \$194,000, is based on FY 2007 permits. The current fee structure generates \$58,750 per year so this new set of fees represents a 330% overall increase. While these fees would fund more of the cost of historic preservation regulatory processes, some of these fees would be new where no fees now exist, and some fees would represent a substantial increase. Also, one difficulty with increasing fees in this area is the probability that some property owners will proceed to undertake changes to historic structures without seeking City approval.

It is possible to consider increasing the fees even more so than is discussed here, in order to better reflect the time and effort that is put forth within the Historic Preservation Activity. However, it is difficult to find comparable fees in surrounding jurisdictions, due to Alexandria's relatively unique historic preservation regulatory process.

Attachment 1

Fee Type	# FY07 Cases	Current Fee	Revenue Based on Current Fee	Proposed Fee	Revenue Based on Proposed Fee	Addit'l Revenue
Demolition/Encapsulation w/ alteration - Residential	27	\$100	\$2,700	\$250	\$6,750	\$4,050
Demolition/Encapsulation w/ alteration - Commercial	8	100	800	500	4,000	3,200
Demolition/Encapsulation w/ alteration - DSP/DSUP	0	0	0	2,500	0	0
Demolition/Encapsulation w/ addition - Residential	18	100	1,800	200	3,600	1,800
Demolition/Encapsulation w/ addition - Commercial	2	200	400	1,000	2,000	1,600
Demolition/Encapsulation w/ addition - DSP/DSUP	0	0	0	2,000	0	0
Complete demolition - Residential	5	1,000	5,000	2000	10,000	5,000
Complete demolition - Commercial	8	1,000	8,000	2500	20,000	12,000
Complete demolition - DSP/DSUP	1	0	0	10,000	10,000	10,000
New Buildings - Residential ¹	4	800	3,200	1,200 + \$1/sf	7,300	4,100
New Buildings - Commercial ¹	2	1,500	3,000	2,000 + \$1/sf	6,500	3,500
New Buildings - DSP/DSUP ²	1	0	0	5,000 + \$1/10sf	5,500	5,500
Appeal to City Council - Residential	4	150	600	200	800	200
Appeal to City Council - Commercial	3	150	450	200	600	150
Appeal to City Council - DSP/DSUP	1	0	0	200	200	200
Alterations with construction - Residential	55	50	2,750	250	13,750	11,000
Alterations with construction - Commercial	19	100	1,900	300	5,700	3,800
Alterations with construction - DSP/DSUP	1	0	0	2,500	2,500	2,500
Alterations, no construction - Residential	55	50	2750	150	8250	5500
Alterations, no construction - Commercial	19	100	1900	300	5700	3800
Alterations, no construction - DSP/DSUP	0	0	0	1,500	0	0
Waiver (Vision Clearance/HVAC Screens) - Residential	4	50	200	100	400	200
Waiver (Vision Clearance/HVAC Screens) - Commercial	4	100	400	200	800	400
Waiver (Vision Clearance/HVAC Screens) - DSP/DSUP	1	0	0	1,000	1,000	1,000
Signs - Residential	0	50	0	250	0	0
Signs - Commercial	40	100	4,000	500	20,000	16,000
Signs - DSP/DSUP	0	0	0	2,500	0	0
Addition - Residential ³	25	500	12,500	1,000 + \$1/sf	25,500	13,000
Addition - Commercial ³	8	800	6,400	1,600 + \$1/sf	13,300	6,900
Addition - DSP/DSUP ⁴	0	1,000	0	3,000 + \$1/10sf	0	0
Revised Applications beyond the 2nd revision*	40	0	0	150	6,000	6,000
Deferral beyond the 2nd hearing	86	0	0	150	12,900	12,900
Administrative Approvals - Residential*	350	0	0	75	26,250	26,250
Administrative Approvals - Commercial*	175	0	0	150	26,250	26,250
Minor Amendment - Residential*	15	0	0	150	2250	2250
Minor Amendment - Commercial*	10	0	0	300	3000	3000
Minor Amendment - SUP/DSUP*	4	0	0	500	2000	2000
Totals			\$58,750		\$252,800	\$194,050

*Estimated number of FY07 cases

¹Based on an average of 2500 sqft per application

²Based on an average of 5000 sqft per application

³Based on an average of 500 sqft per application

⁴Based on an average of 1000 sqft per application