

## **I-District Infrastructure Improvement Area (IIA) Fact Sheet**

### **June 15, 2018**

#### **Background**

The Innovation District (I-district) Infrastructure Improvement Area (IIA) was created as a means to allow master planning and funding of water distribution and wastewater collection system capacity improvements within a designated area in order to facilitate redevelopment. The designated area includes the I-District as well as certain surrounding areas which have been targeted for higher density redevelopment and for which major water and wastewater system capacity improvements are needed to facilitate this development. Under GRU's conventional policy, individual developers would be required to make capacity improvements in order to serve their projects. However, due to the magnitude and complexity of the improvements required in this area, it was recognized that this could become a barrier to redevelopment. The IIA program was developed by GRU in cooperation with UF, developers, and community leaders to overcome this barrier and was enacted as a City of Gainesville ordinance on April 7, 2016.

Under the IIA ordinance GRU is constructing these improvements in accordance with a master plan in order to complete them as efficiently and cost effectively as possible. GRU is recovering its costs through an IIA fees which is applied to new development projects within the IIA areas. The fees are one-time charges that are paid by developers at the time construction is completed. Advantages of the program are that it spreads costs equitably between development projects, provides certainty to developers on the costs they will incur for water and wastewater improvements, and ensures that capacity will be available at the time the development is complete.

## Quick Facts

### IIA Fees

- Fees apply to projects within the designated IIAs that received certificate of completion or certificate of occupancy on or after April 7, 2016.
- Fees apply to new construction including additions to existing buildings. For additions to existing buildings the fees apply only to the added structure, not to the existing building structure that is left in place.
- Renovations to existing building structures are exempt from paying IIA fees.
- Single family homes are exempt from IIA fees.
- There will not be an IIA fee credit for buildings that are demolished.
- Water IIA fees for office/dry lab, parking garage, commercial/institutional, or wet lab are to be calculated based on the gross building square footages of these areas. Gross square footage can be determined based on FBC gross floor area, Alachua County Property Appraiser Total Area, or other method subject to approval by GRU.
- Wastewater IIA fees for office/dry lab, parking garage, commercial/institutional, or wet lab are to be calculated based on the total heated and cooled square footages of these areas. The heated and cooled area can be determined based on the Gainesville Land Development Code Gross Floor Area, FBC gross floor area subtracting out non-heated and cooled areas, Alachua County Property Appraiser Heated/Cooled Area, or other method subject to approval by GRU.
- Fees to be invoiced and received on same schedule as connection charges.

### IIA Benefits

GRU will design, construct & fund public water & WW improvements to meet capacity demands of new development within the designated IIA areas subject to the following:

- Does not include improvements to private facilities
- Does not include relocation of W/WW lines to accommodate development
- Includes installation of W/WW service lines extended to the edge of ROW subject to the following:
  - At some locations GRU will install service lines to an individual property prior to construction of new/redevelopment on the property. In this case, the new/redevelopment project must use the service lines that were installed. If they cannot use these service lines, and/or require the installation of new service lines or other modifications, then they will be responsible for the cost of the new service line(s) or other modifications.
  - At other locations, GRU may decide to not install these service lines to an individual property prior to construction. In these cases, GRU will install the required service lines at the time of construction at no additional charge to the property developer.
- Water system improvements are intended meet fire flow requirements up to 3,500 gpm.
- W/WW improvements will only be made for projects subject to the IIA fees, i.e. GRU will not perform improvements for projects that are exempt from paying the fees.

## IIA Rates

### **FY2018 IIA Rates\***

<b>Use</b>	<b>Unit</b>	<b>Water</b>	<b>WW</b>
<b>Office/Dry Laboratory</b>	ft <sup>2</sup>	\$0.60	\$0.62
<b>Parking Garage</b>	ft <sup>2</sup>	\$0.60	NA
<b>Commercial/Institutional</b>	ft <sup>2</sup>	\$1.01	\$1.02
<b>Wet Laboratory</b>	ft <sup>2</sup>	\$1.21	\$1.23
<b>Multifamily Residential</b>	Bedrooms	\$281.51	\$286.19
<b>Hotel/Motel</b>	No. Rooms	\$402.15	\$408.84

\*These rates apply to projects that pay developer fees on or before September 30, 2018

### **Proposed FY2019 IIA Rates\*\***

<b>Use</b>	<b>Unit</b>	<b>Water</b>	<b>WW</b>
<b>Office/Dry Laboratory</b>	ft <sup>2</sup>	\$0.62	\$0.63
<b>Parking Garage</b>	ft <sup>2</sup>	\$0.62	NA
<b>Commercial/Institutional</b>	ft <sup>2</sup>	\$1.04	\$1.05
<b>Wet Laboratory</b>	ft <sup>2</sup>	\$1.24	\$1.27
<b>Multifamily Residential</b>	Bedrooms	\$289.95	\$294.78
<b>Hotel/Motel</b>	No. Rooms	\$414.21	\$421.11

\*\*Proposed rates are subject to City Commission approval and will apply to projects paying developer fees Oct 1, 2018 – Sept 30, 2019.

## IDistrict IIA Areas

