



# City of Orlando

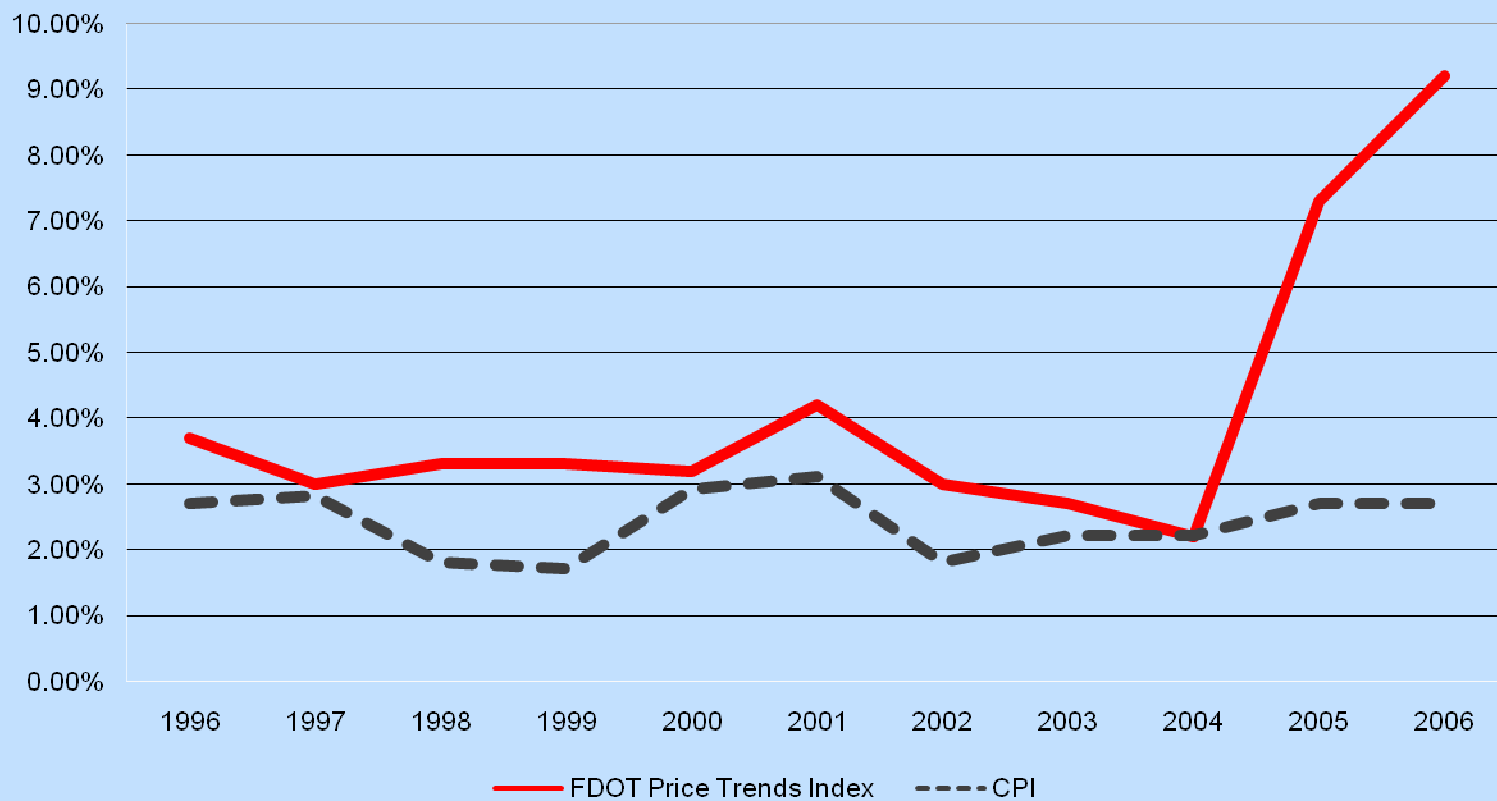
## Proportionate Fair Share Program

Transportation Advisory Committee

July 17, 2007

# Cost Escalators

## Construction Price Trends '96-'06

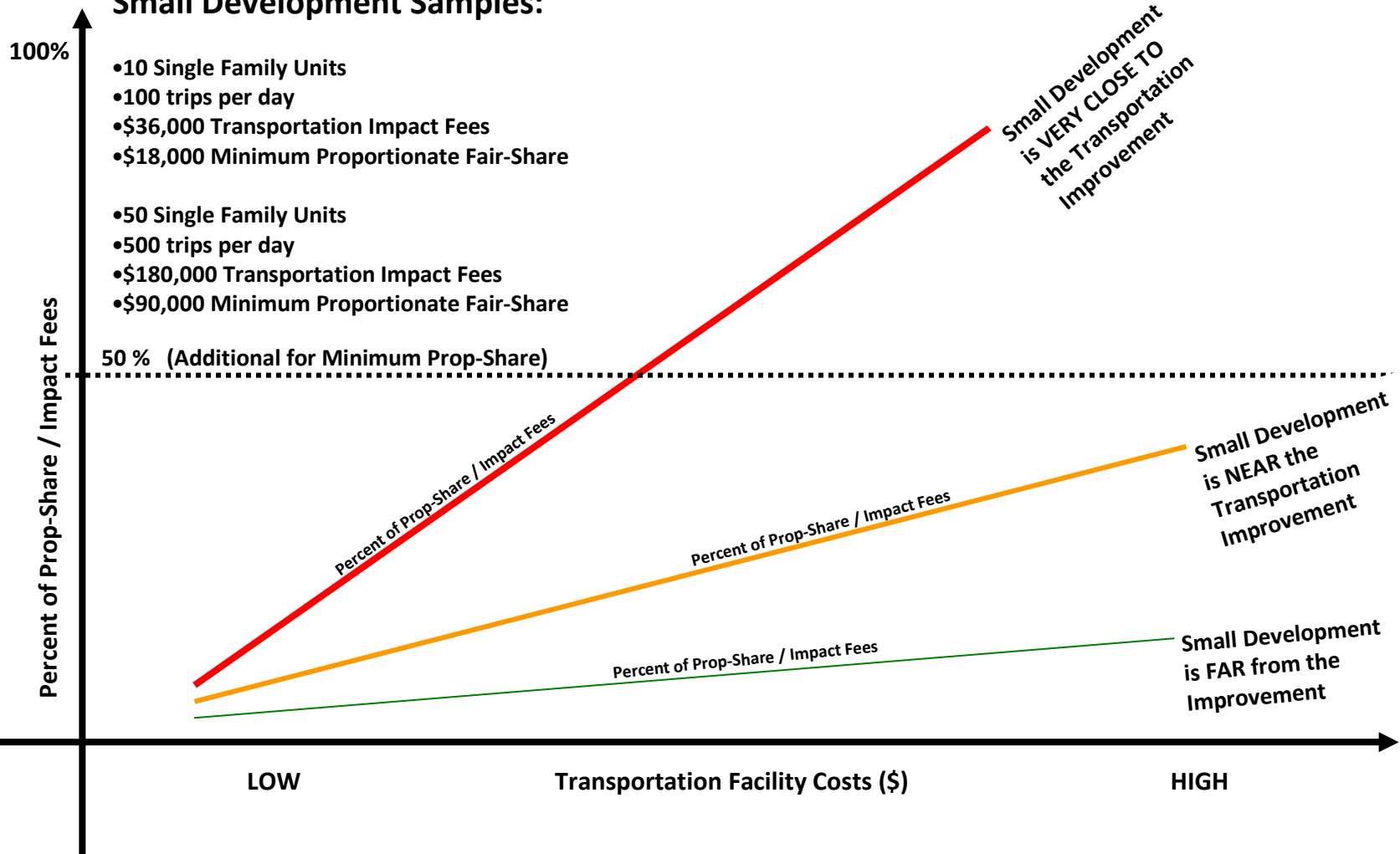


# Cost Escalator Comparison

- From Previous Example
  - 10-Year Average: 4.14%
  - 5-Year Average: 4.88%
  - 3-Year Average: 6.23%
- In High Cost Escalation Environment, Differences in 10 and 3-year average vary greatly (50.5%)
- In High Cost Escalation Environment, there is less variation in 10 and 5-year averages (17.8%)
- Staff recommends utilizing the 10-year average to estimate future cost escalation.

# De Minimis Impacts

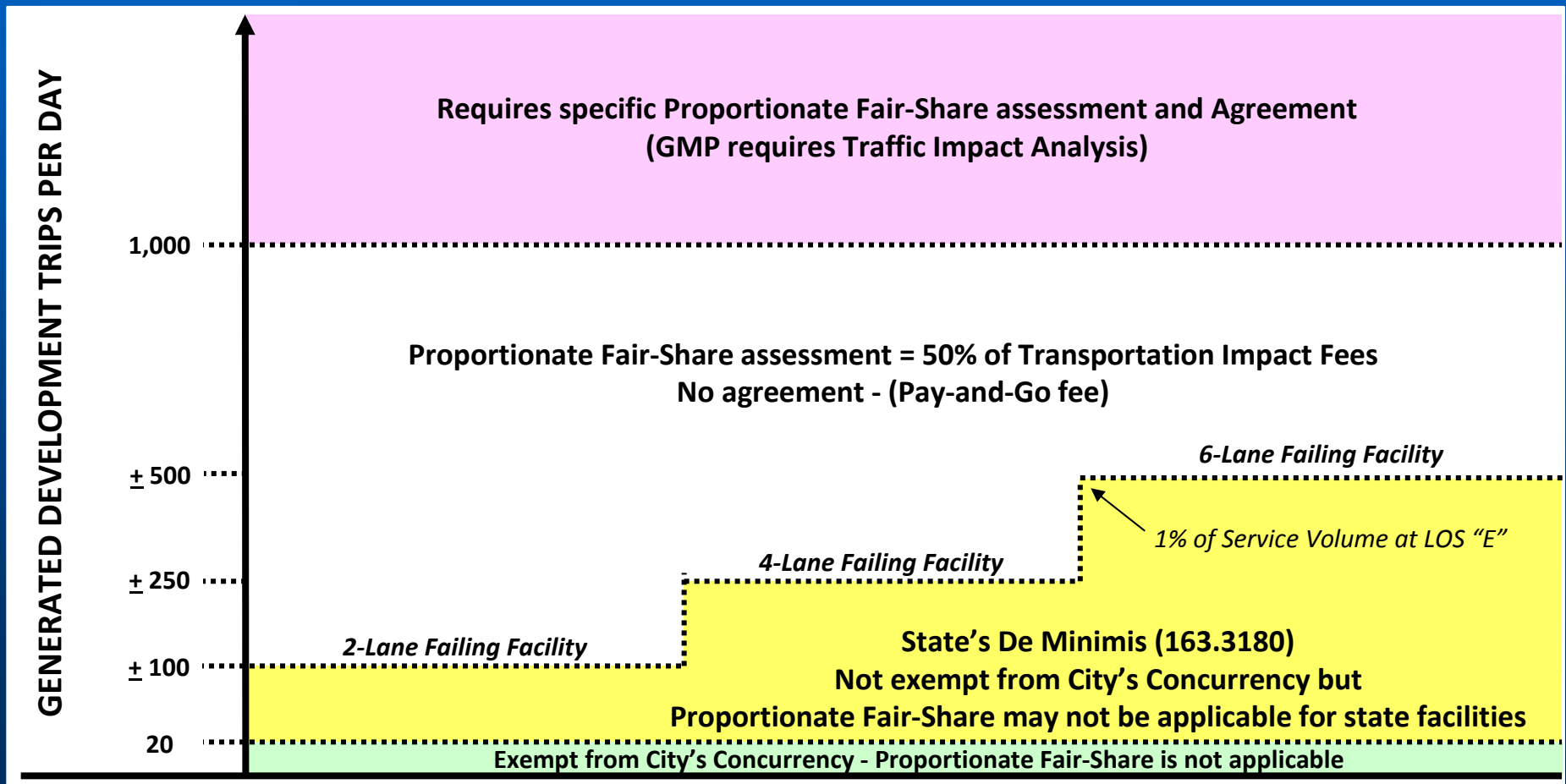
## Small Development Samples:



# De Minimis Impacts (cont.)

## RECOMMENDED PROPORTIONATE FAIR-SHARE APPLICABILITY

(Draft Ordinance - Section 59.1002)



# Recommended Text for Prop-Share Ordinance

- Developments generating 1,000 daily trips or less and affecting more than 1% of the maximum service volume at the adopted level of service standard for the affected transportation facility (as determined by the City) may satisfy the concurrency requirements of the City by either making a proportionate fair-share contribution equal to half of the development's anticipated transportation impact fees or otherwise following the methodology described under Section 59.1006 of this Chapter.

# Prop-Share Timeline

- TRC Approval (September 2006)
- MPB Approval (October 2006)
- Transportation Advisory Committee Review:  
(March 2007 – August 2007)
- City Council First Reading:  
(September 10, 2007 or September 17, 2007)
- City Council Second Reading:  
(September 17, 2007 or October 1, 2007)



Questions?