

**To:** Ryan Tefertiller, Urban Planning Manager, Planning Department

**From:** Ian Peterson, Analyst II, Finance Department, Budget Office

**Date:** September 6, 2016

**Subject: Downtown Master Plan Amendment**

Based on a review of the current and proposed land uses within the proposed Downtown Master Plan Amendment, under the criteria outlined in City Code Section 7.5.408, the current build-out of the area, and the absence of set development plans and build out schedules for vacant land, the Budget Office determined there is no evidence that the proposed master plan amendment will have an adverse fiscal impact to the City.

In the City's standard practice of completing a fiscal impact analysis, the methodology utilized is a case study approach. Under this approach, a mini-budget process is undertaken in which City units are asked to estimate the 2016 City expenditures and forecast what will be incurred to provide municipal services to the development from 2017-2026. The Budget Office prepares the estimates of city revenues stemming from the proposed development. For this proposed master plan amendment, an analysis was conducted comparing the two plans, and it was determined the proposed changes in land use represent insignificant or indeterminate changes that cause little to no fiscal impact.

Based on the analysis conducted by the Budget Office, the City will be able to provide municipal services with little or no additional expenditures and revenues will not be adversely affected.