



**EQUITABLE.
PREDICTABLE.
TRANSPARENT.**



Street Impact Fees



Impact Fee Advisory Committee: 2-28-2017
Austin Transportation Department

Overview

- Role of Advisory Committee
- Public Engagement Plan
- Key Milestones
- Impact Fee Components
- Schedule
- Questions

Role of Advisory Committee

Role of Advisory Committee During Study

1. Advise and assist the City Council in adopting **land use assumptions**
2. Review the **capital improvements plans** and file written comments

Role of Advisory Committee After Study

1. **Monitor and evaluate** implementation of the capital improvements plan
2. **File semiannual reports** with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and
3. Advise the City Council of the **need to update** or revise the land use assumptions, capital improvements plan, and impact fee

Public Engagement Plan

Public Engagement Plan

- Outreach Tools
 - Website:
 - austintexas.gov/streetimpactfee
 - FAQs
 - Sign-Up for Updates
 - E-mail Questions
 - Business Cards
 - Factsheets



Public Engagement Plan

- Outreach Tools
 - Stakeholder Interviews
 - Social Media
 - Public Meetings (4)
 - Austin Neighborhoods Council
 - Real Estate Council (RECA)
 - Urban Land Institute (ULI)
 - Public Meeting

Public Engagement Plan

- Impact Fee Advisory Committee
 - Pre-Meeting Office Hours
 - Meetings are Public

Key Milestones

Key Milestones: Steps Forward

- **Service Areas: Today**
- Land Use Assumptions: March – May
- Capital Improvements Plan: June - August
- Overall Assumptions: September
- Ordinance and Policy – November - January

Street Impact Fee : Components

- What Are The Components?
 - Service Areas
 - Land Use Assumptions
 - Service Units
 - Capital Improvements Plans

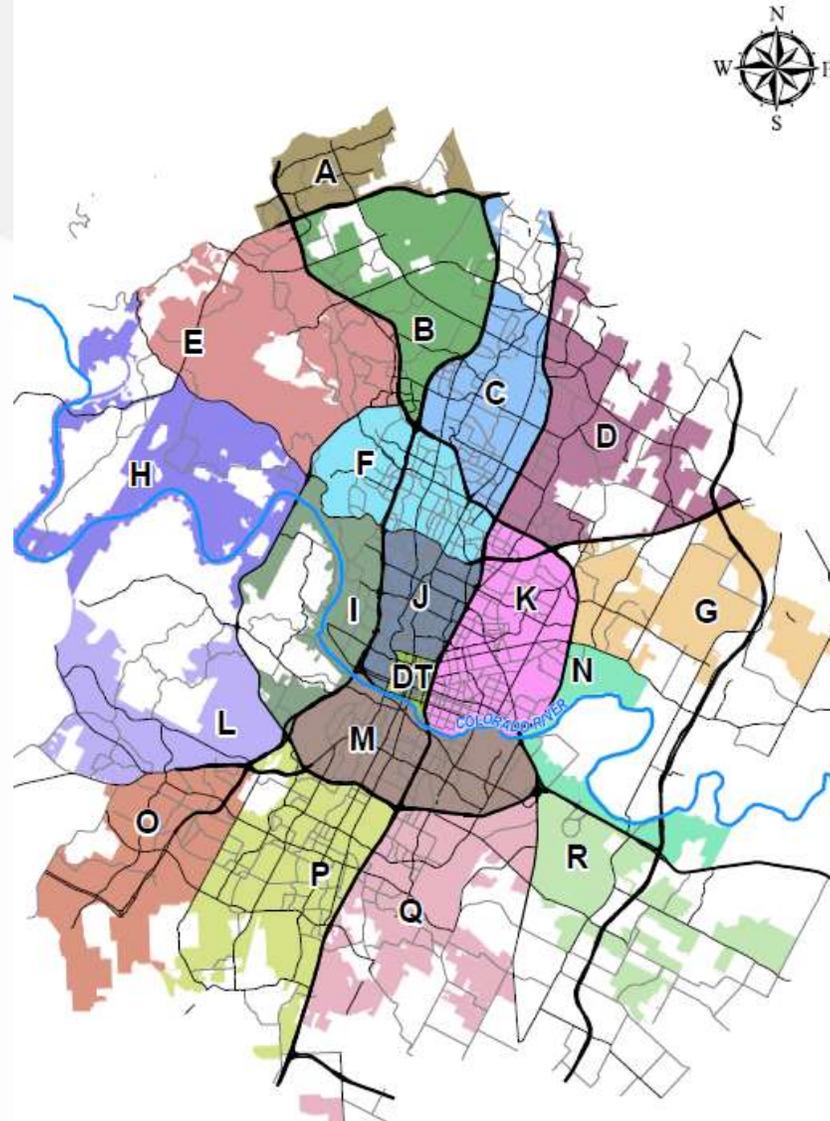
Service Areas

Impact Fee Basics: Service Areas

- Impact Fee Service Areas
 - Funds collected within a service area must be spent on projects within the same service area within 10 years
 - Water (Service Area: Citywide)
 - Sewer (Service Area: Citywide)
 - Street (Service Area: 6 miles)
 - Limited to Corporate Limits for roadways; Cannot include ETJ

Impact Fee Basics: Service Areas

- Strategy
 - Downtown
 - Loop Theme
 - Highway Boundaries



Land Use Assumptions

LUA Overview

- Goal: Identify 10-year growth in **service units**
- For SIF, service units are **trips**, which are generated based on different land use characteristics:
 - Residential trips – number of **dwelling units**
 - Employment trips – amount of **commercial square footage** (by type)
- Base year = 2017
- ATD coordinating with Austin Water on LUA
 - AW currently preparing Water/Wastewater Impact Fee Study

Land Use: W/WW versus SIF

AW W/WW Impact Fee

- Different Service Areas
 - COA boundaries (ETJ, Full Purpose)
- Service Unit: Meter
- Served Population/Employees
- 2015 Base Year

ATD SIF

- Service Area limit to Full and Limited-Purpose Jurisdiction
- Service Unit: Vehicle-Mile
- All dwelling units and amount of commercial square footage
- 2017 Base Year

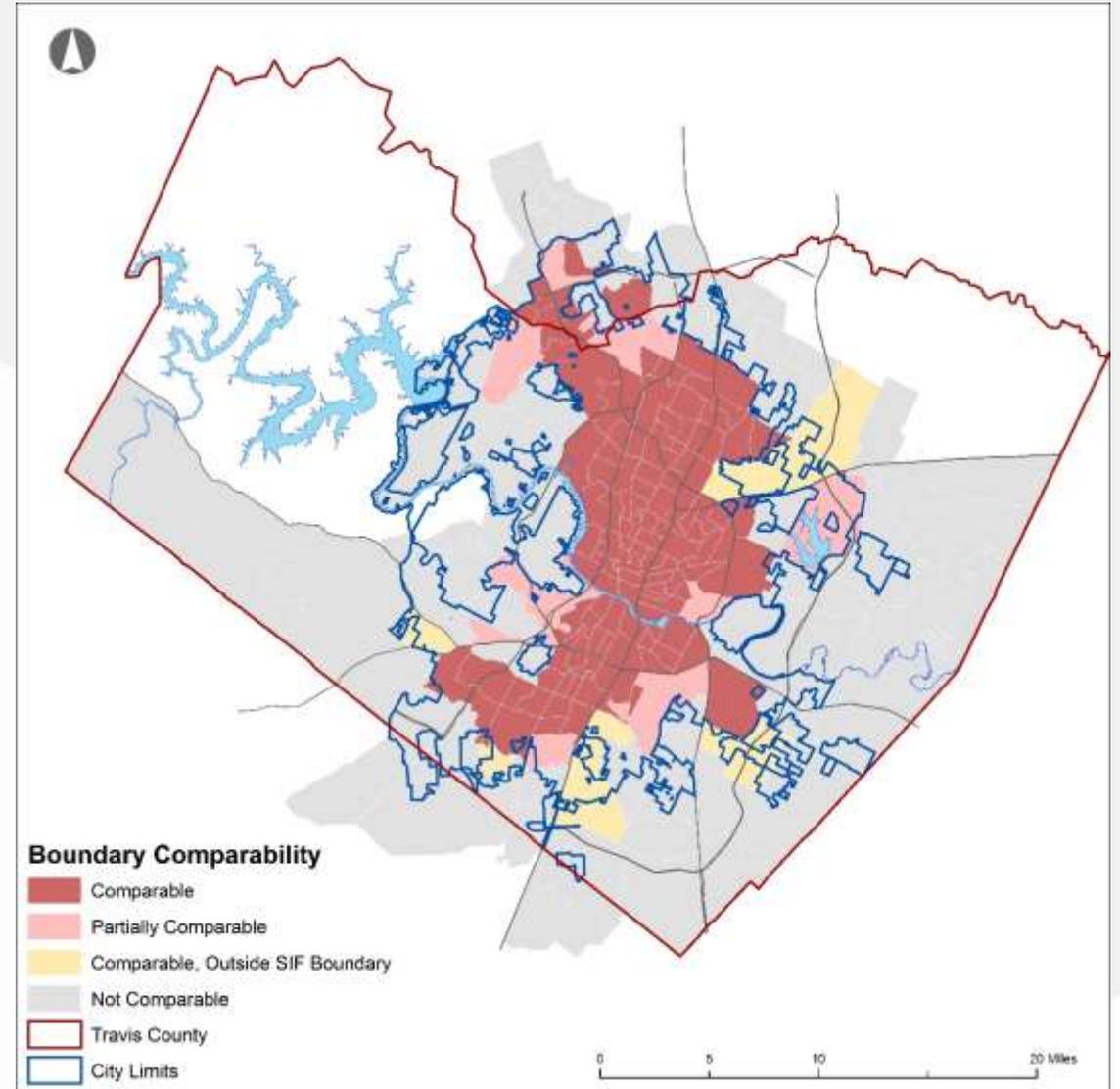
Base Year Estimates

- Data collected and processed at parcel level
- Parcel-level estimates aggregated up to DTI polygon level and checked against Austin Water estimates for consistency
- Overall city-wide comparison
- 2015 estimates scaled up to 2017 by building permits

DTI Comparability

Of the 230 DTI polygons:

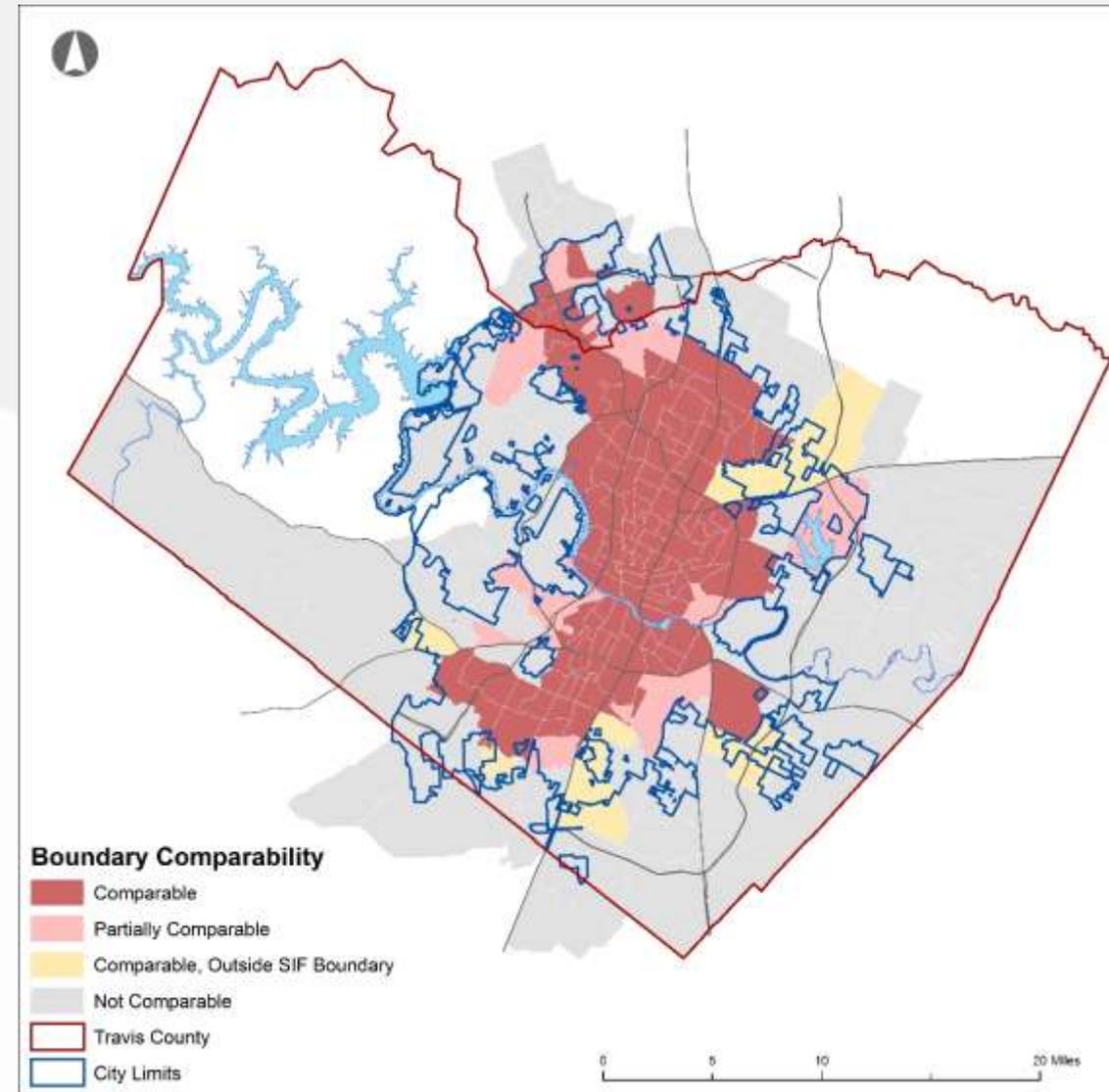
- 130 completely overlap SIF study boundary and are comparable
- 9 partially overlap SIF study boundary and Comparable
- 13 not comparable, inside SIF study boundary
- 78 not comparable, outside SIF boundary



AW Comparison

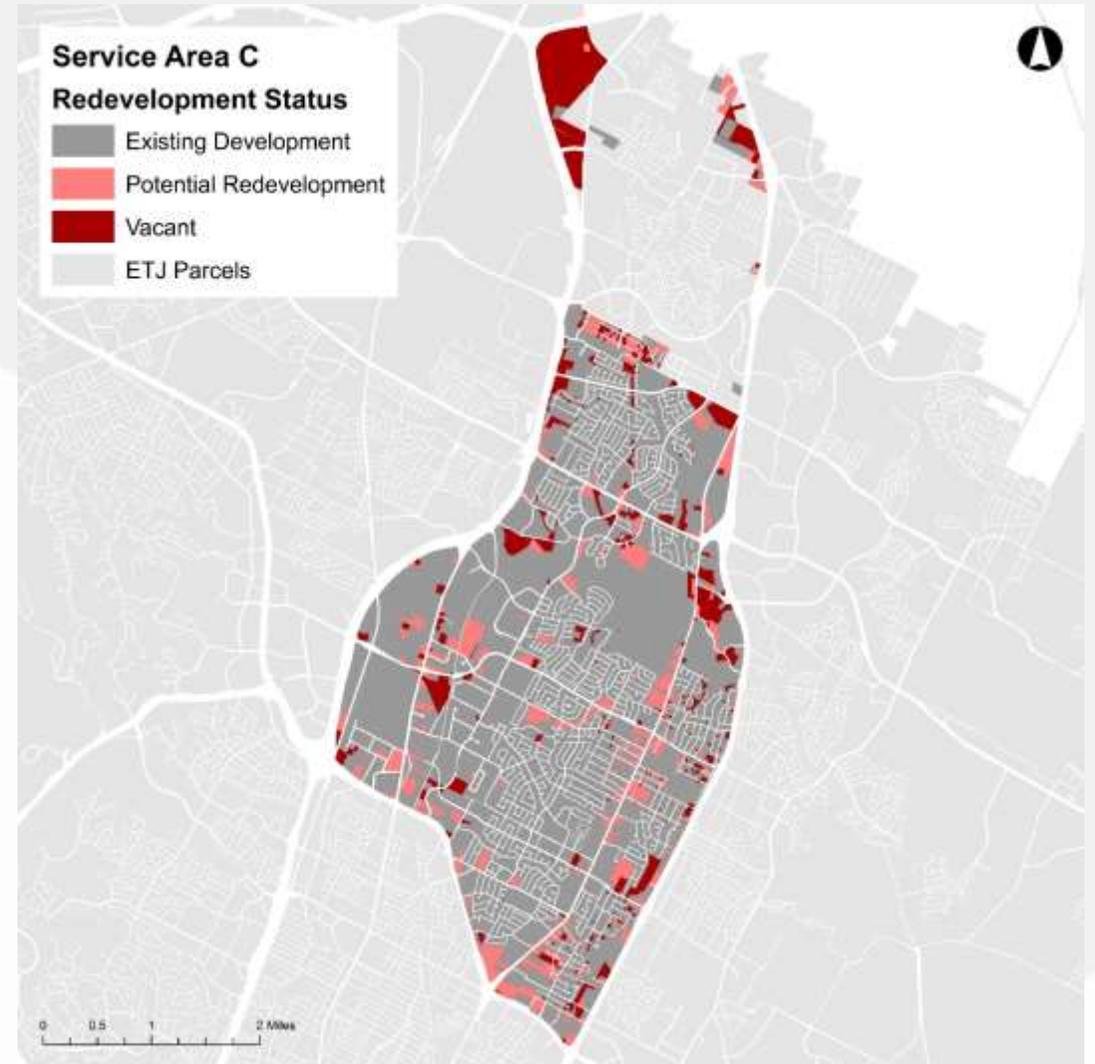
	Residential (Dwelling Units)		Employment (Jobs)	
	Austin Water	SIF 2015	Austin Water	SIF 2015
1-1 Comparable DTI Polygon Area	316,619	321,239	468,090*	466,160
CoA Full and Limited Purpose	-	379,082	626,594*	616,961

* Employment on non-employment parcels removed from total.



Ten Year Growth (2027)

- **Parcels are identified as candidates for future growth.**
 - Candidates are vacant, or have a land value greater than their improvement value
- **Future year densities and development attractiveness scores assigned to candidate parcels.**
- **Growth assigned to candidate parcels based on 10-year “caps” and growth rates adapted from AW forecast.**



Schedule

Schedule: Discussion

- Do we want subcommittees for deeper dive into key milestones
 - **Service Areas: Today**
 - Land Use Assumptions: March – May
 - Capital Improvements Plan: June - August
 - Overall Assumptions: September
 - Ordinance and Policy – November – January

- How often to meet?

Schedule: Actions

- Service Area Feedback
- Next Milestone - Land Use

Questions