

EQUITABLE.

PREDICTABLE.

TRANSPARENT.



# **Street Impact Fees**



Impact Fee Advisory Committee: 4-25-2017 Austin Transportation Department

#### **Overview**

- Public Engagement Plan
- Key Milestones
- Impact Fee Components
- Discussion
- Schedule
- Questions





# **Public Engagement Plan**





## **Public Engagement Plan**

- Outreach Tools
  - UIL Event Update
  - E-Mail Blast
  - Stakeholder Interviews
  - Other:
    - <u>austintexas.gov/streetimpactfee</u>
    - FAQs
    - Sign-Up for Updates
    - E-mail Questions
    - Business Cards
    - Factsheets



EQUITABLE. PREDICTABLE. TRANSPARENT.

ABOUT

THE STUDY

The City of Austin is proposing to

develop and implement a Street

Impact Fee Program. A Street

Impact Fee would be a charge

assessed on new development

expansion of roadway facilities that

to pay for the construction or

are necessitated by and benefit



#### STREET IMPACT FEES

#### WHAT IS AN IMPACT FEE?

Impact fees are one-time charges imposed by a city to a new development for a portion of the costs related to specific capital improvement projects or facility expansions necessitated by and attributable to that new development. They are paid by developers and builders at the time a building permit is issued.

Impact fees are a method of shifting a portion of the attributable burden of the cost of new or expanded infrastructure - capital growth - required to serve new development away from the community at large (all tax payers) and into the new development itself.

Through them, new people/organizations moving into the area will pay a portion of the infrastructure necessary to accommodate the new growth with which they are going to impact the community, otherwise the cost is passed along to the developer. These fees can be used to make public, off-site improvements, such as major roads, parks and schools that are needed to serve the development. Impact fees provide additional funding to implement these key system

#### IMPACT FEES IN TEXAS

Impact fees are authorized under Chapter 395 of the Texas Local Government Code. State Law standardizes and limits impact fee calculation, providing upfront knowledge of the contribution that will be required from the applicant to mitigate impacts from the





# **Key Milestones**





## **Key Milestones: Steps Forward**

- Review Service Areas: Today
- Land Use Assumptions: Today
- Capital Improvements Plan: August
- Overall Assumptions: September
- Ordinance and Policy 4<sup>th</sup> Quarter





## 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

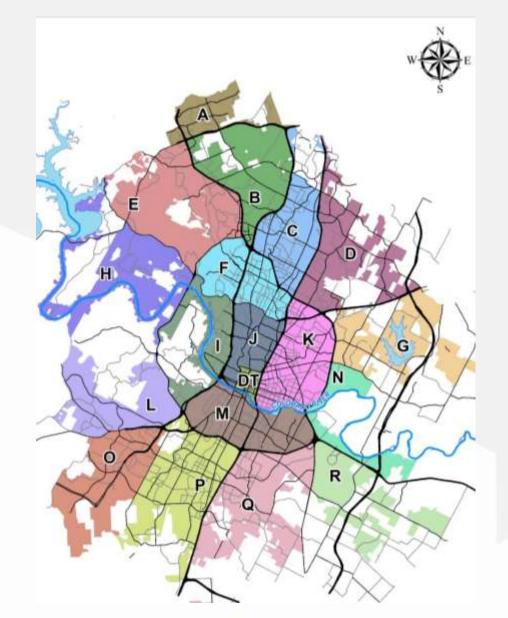
- Impact Fee Service Areas
  - Funds collected within a service area must be spent on projects within the same service area within 10 years
  - Water (Service Area: Citywide)
  - Sewer (Service Area: Citywide)
  - Street (Service Area: 6 miles)
    - Limited to Corporate Limits for roadways; Cannot include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





## Impact Fee Basics: Service Areas

- Strategy
  - Downtown
  - Loop Theme
  - Highway Boundaries
- Questions
  - Crossing Highways
  - Crossing Council Districts







# **Land Use Assumptions**







## **LUA Overview**

- Goal: Identify 10-year growth
- 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



#### **Base Year Estimates**

- Data collected and processed at parcel level
  - Data sourced from appraisal districts, building permits, building footprints, siteplans, etc
  - Parcel-level estimates allow for maximum flexibility
- Parcel-level estimates aggregated up to DTI polygon level and checked against WWWIF estimates for consistency
  - Population based on dwelling units compared for residential estimates
  - Employment based on typical employment densities compared for employment estimates
- Overall city-wide comparison done between comparable DTI polygons and corresponding parcel-level estimates for 2015
- 2015 estimates scaled up to 2017 base year using building permits





## 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

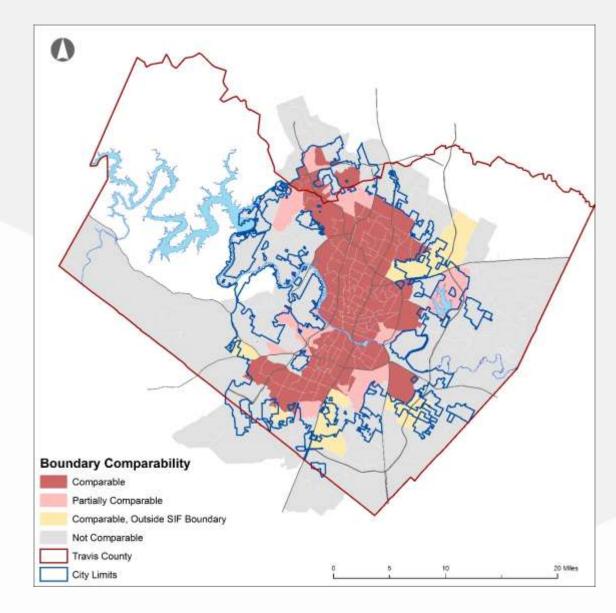




#### **WWWIF Comparison**

		lential Ig 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.







#### **10-Year Growth Projections**

- Began with WWIF 2015-2025 DTI polygon growth estimates for:
  - SF & MF dwelling units
  - Employment by type (jobs)
- Created "blended" polygon-level forecast based on:
  - WWWIF 10-yr growth totals
  - percentage growth rate applied to 2017 SIF estimates
- Team determined "carrying capacity" land use assumptions for developable parcels
- Compared 10-yr blended growth to service area "carrying capacity" and adjusted growth as needed

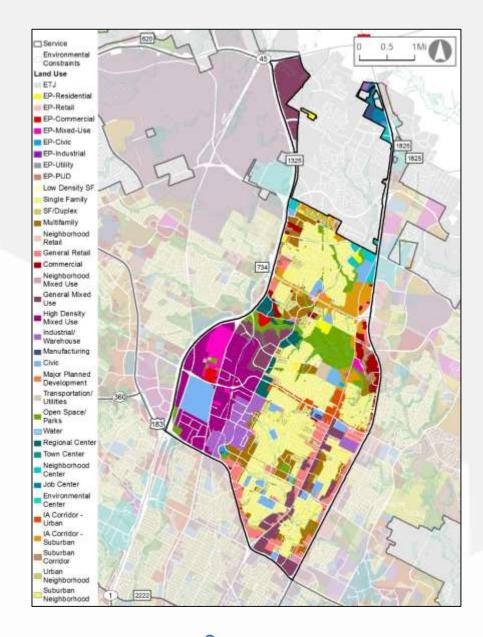




#### **Future Land Use Types**

Future land use types assigned based on:

- Emerging Project
- FLUM designation
- Imagine Austin growth concept map
- Parcels that lacked EP or FLUM information relied on development types that differed whether parcel located in IA center/corridor.
- The land use mix and density of each use within each development type based on Envision Tomorrow, recent development trends, and existing patterns.





#### **Citywide Results**

	City - Residential (Dwelling Units)			City - Employment Square Feet				
	Single Family	Multi- Family	Total	Basic	Service	Retail	Total	
2017 Base Year	179,259	224,030	403,289	72,120,000	125,190,000	79,460,000	276,770,000	
2027 Projections	212,125	315,316	527,441	84,610,000	159,060,000	109,290,000	352,960,000	
SIF 2017-2027 Projected Growth	32,866	91,286	124,152	12,490,000	33,870,000	29,830,000	76,190,000	
	Comparable Polygons – Residential (Dwelling Units)			Comparable Polygons – Employment (Jobs)				
	Single Family	Multi- Family	Total	Basic	Service	Retail	Total	
2027 Projections (SIF)	145,073	231,416	376,489	59,430	327,644	146,878	533,952	
2027 Projections (WWWIF)*	149,170	221,238	370,408	51,470	357,064	165,214	573,748	



\* WWWIF 2027 figures represent WWWIF 2025 estimates extrapolated two years into future



## **Discussion**









- Desired Feedback
  - Is IFAC comfortable to use assumptions presented to move forward in calculations
- Other Suggestions



## Schedule





## **Schedule: Discussion**

- Next Meeting
  - Capital Improvements Plan Overview: June
  - Capital Improvements Plan: August

Overall Assumptions: September





## Questions



