



**EQUITABLE.
PREDICTABLE.
TRANSPARENT.**



Street Impact Fees



Impact Fee Advisory Committee: 11-18-2019
Austin Transportation Department

Overview

- Recap Recent Activity on SIF
- Recap of October 15 Meeting
- Review Report
- Policy Elements
- Example Ordinance
- Schedule
- Questions

SIF Activity Recap

Past Meetings and Actions

- June 13 – Mobility Committee
 - Discussed project schedule and questions on Land Use Assumptions (LUA) and Roadway Capacity Plan (RCP)
- June 13 – Impact Fee Advisory Committee
 - Approved LUA and RCP
- Early July – RCP Posted on website
- August 7 – Briefing to Austin Chamber
- August 8 – Council to adopt LUA and RCP, hold Public Hearing
 - Held open to action on August 22
- August 21 – Mobility Committee
 - Additional questions on LUA and RCP
- August 22 – Council adopted LUA and RCP part of Report

Recap of October 15 Meeting

Impact Fee Results

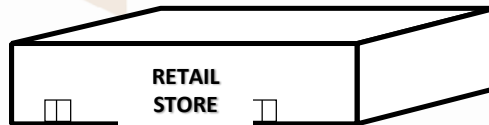
- Study Determines Maximum Fee
- Council Determines Effective Rate
- End result looks like a table as follows:

Service Area	DRAFT Max Impact Fee (vehicle-mile) Study Determines	Effective Rate Impact Fee (vehicle-mile) Council Determines
G	\$2,381	\$X,XXX
I	\$1,347	\$Y,YYY

Service Unit - Examples



Trips	0.99 Vehicles (PM Peak) <i>(ITE Trip Generation)</i>
X Trip Length	4.30 Miles* <i>*Outside the Loop</i>
Vehicle-Miles	4.26 Vehicle-Miles



Trips	3.81 Vehicles (PM Peak) <i>(ITE Trip Generation)</i>
Reduction for Pass-by Trips	34% <i>(ITE Trip Generation Handbook)</i>
	2.51 Vehicles (PM Peak)
X Trip Length	2.91 Miles* <i>*Inside the Loop</i>
Vehicle-Miles	7.30 Vehicle-Miles

Sample Developments: Collection Rate Options

DEVELOPMENT	UNITS
Multi-Family 298 units	Residential: 298 Apartments
Office 55,000 square feet	Office: 55,000 ft ² Office

Collection Rate Comparison to Maximum Assessable Fee

Austin Development	Austin Mitigation/TIA Contribution	Service Area G Draft (Outside Loop)	Service Area I Draft (Inside Loop)
298 Apartments*	\$86,288	\$1,709,987	\$650,278
55,000 ft ² Office	\$317,388	\$509,415	\$316,343
* Assumes ITE Code 220 for Apartments (Highest Trip Gen)			

Collection Rate Comparisons

Austin Development	Austin Mitigation/TIA Contribution	Service Area G Draft (Outside Loop)	Service Area I Draft (Inside Loop)	Frisco** (60% of max, Lowest SA)	Fort Worth (Flat Rate all SA's)***	Prosper (Lower SA)	Frisco** (60% of max, Highest SA)	Prosper (Higher SA)
298 Apartments*	\$86,288	\$1,709,987	\$650,278	\$435,676	\$631,164	\$1,059,688	\$971,778	\$1,397,620
55,000 ft ² Office	\$317,388	\$509,415	\$316,343	\$175,945	\$177,870	\$214,005	\$393,965	\$282,260

* Assumes ITE Code 220 (Most Intense Trip Generation) for Apartments

** Maximum in SA A; Minimum in SA D

*** Effective January 1, 2019

Review Report

Outline and Highlights

- Section I-III (Introduction, Land Use, Roadway Capacity Plan)
 - Mostly unchanged, adopted by Resolution on August 22
- Section IV – Assumptions
 - Service Units and Costing
- Section V – Calculation
 - Results, **Land Use Table**, Credit Calculation (Not completed)
- Adoption Process
- Conclusions
- Appendix

Policy Elements

Policy

- Rate Reduction (vehicle-mile versus land use)
- Trip Reduction
 - Tie to TIA policies
- Travel Demand Management
 - Tie to Transportation Criteria Manual (Draft Percent Reductions in TIA Policy)
- Affordable Housing
- Economic Development

Example Ordinance

Round Rock

- <https://www.roundrocktexas.gov/wp-content/uploads/2019/02/02-2019-revised-roadway-impact-fee-ordinance.pdf>
- Adopted a vehicle-mile value (one for residential and one for non-residential)
- Established proportionality
- Determined Assessment
- Determine Effective Date (Phased In)
- Outlined Offset Agreement
- Policy – Right of Way and Transportation Impact Analyses

Schedule

Schedule

- Next IFAC Meetings
 - December
 - Comments due on Pre-Credit Draft Report
 - Wrap up/Continue Policy Discussion
 - Public Engagement Strategy
 - January
 - Full Report with all maximum fee info – motion for comments
 - January / February
 - Draft Ordinance Review
 - Start Outreach

Questions