



Transportation Impact Fees

IFAC Meeting: Policy Discussion #1

Kimley»Horn

December 11, 2020



Presentation Overview

- Comparison Developments
- Policy Discussion



SAMPLE DEVELOPMENTS

Typical Development Collection Rate Comparisons

Sample Development	Georgetown Maximum (Low – SC)	Georgetown Maximum (High – F)	Round Rock ⁺ (2021 Rate)	Round Rock ⁺ (2024 Rate)	Austin ¹⁺ (Low – High)	Pflugerville ²⁺ (Low – High)	Prosper ³ (Low – High)	New Braunfels ³ (Low – High)
1 Single Family House (ITE 210)	\$5,311	\$19,498	\$3,208	\$6,420	\$2,440 - \$3,621	\$5,080 - \$6,773	\$4,589 - \$6,053	\$735 - \$5,415
1 Apartment (ITE 220)	\$3,005	\$11,031	\$1,825	\$3,632	\$1,377 - \$2,049	\$2,874 - \$3,832	\$3,556 - \$4,690	\$417 - \$3,066
3,000 ft ² Restaurant (ITE 932)	\$56,442	\$207,201	\$22,726	\$34,088	\$54,821 - \$55,003	\$35,990 - \$71,436	\$16,677 - \$21,999	\$4,558 - \$33,562
10,000 ft ² Retail (ITE 820)	\$99,490	\$365,250	\$40,060	\$60,089	\$88,695 - \$96,957	\$63,440 - \$125,925	\$37,620 - \$49,620	\$6,404 - \$47,157
50,000 ft ² Office (ITE 710)	\$242,500	\$890,250	\$97,639	\$146,459	\$236,318 - \$259,403	\$154,625 - \$306,925	\$194,550 - \$256,600	\$22,929 - \$168,835

1 Note: Proposed Rates, not yet adopted (Low & High differ due to different trip lengths in/out of “loop”)

2 Note: Low is 1st phase (2022), High is 2nd Phase (2023 onward)

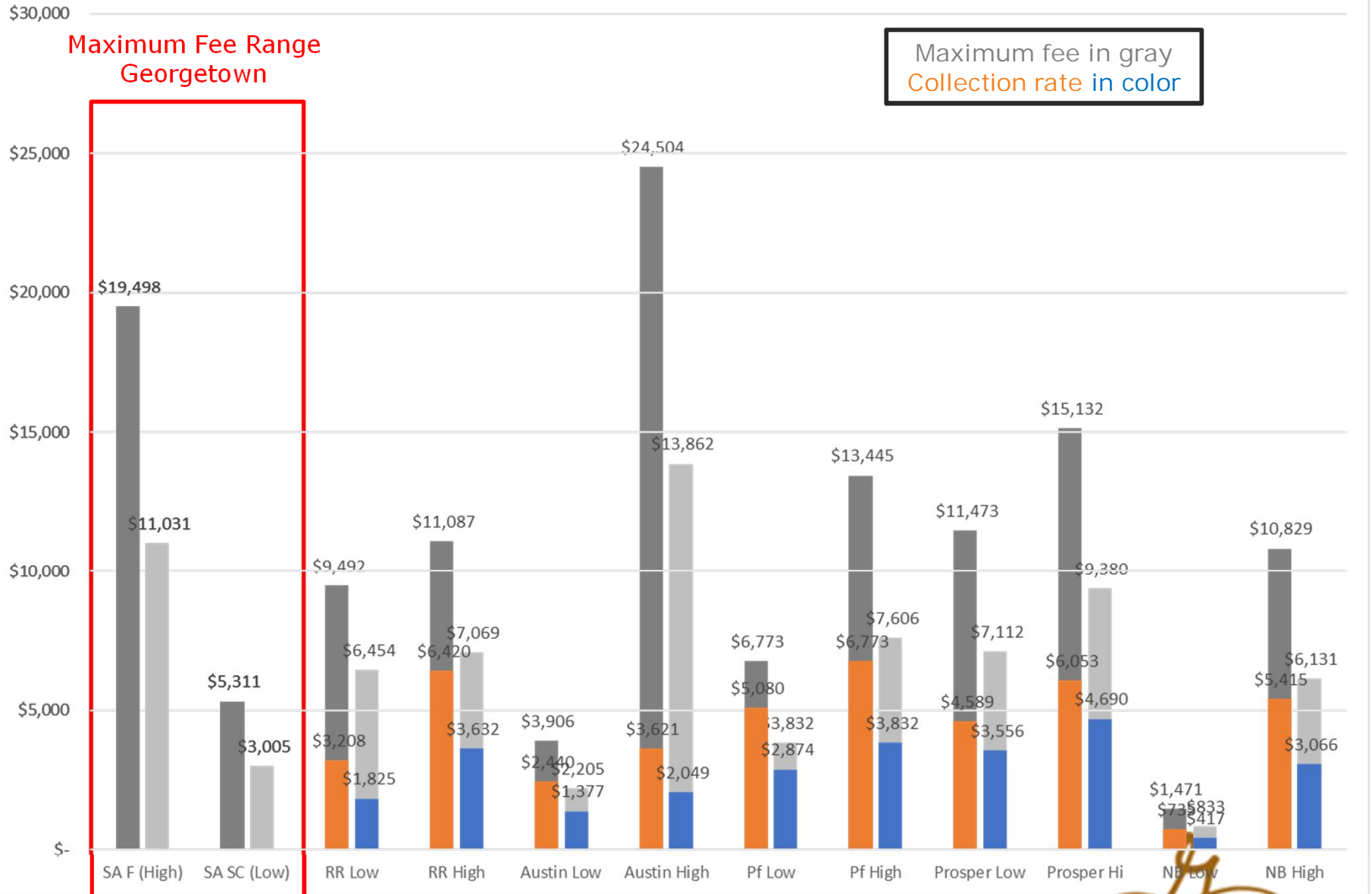
3 Note: Includes Right-of-Way in Fee Calculation

+ Note: Comparison cities are collection rate, whereas Service Area Drafts are maximum fee allowable from pre-credit report. Does not include any potential reductions.

Service Area SC is lowest maximum fee at \$1,247 per service unit (limits flat rate collection).

Housing Fees by City

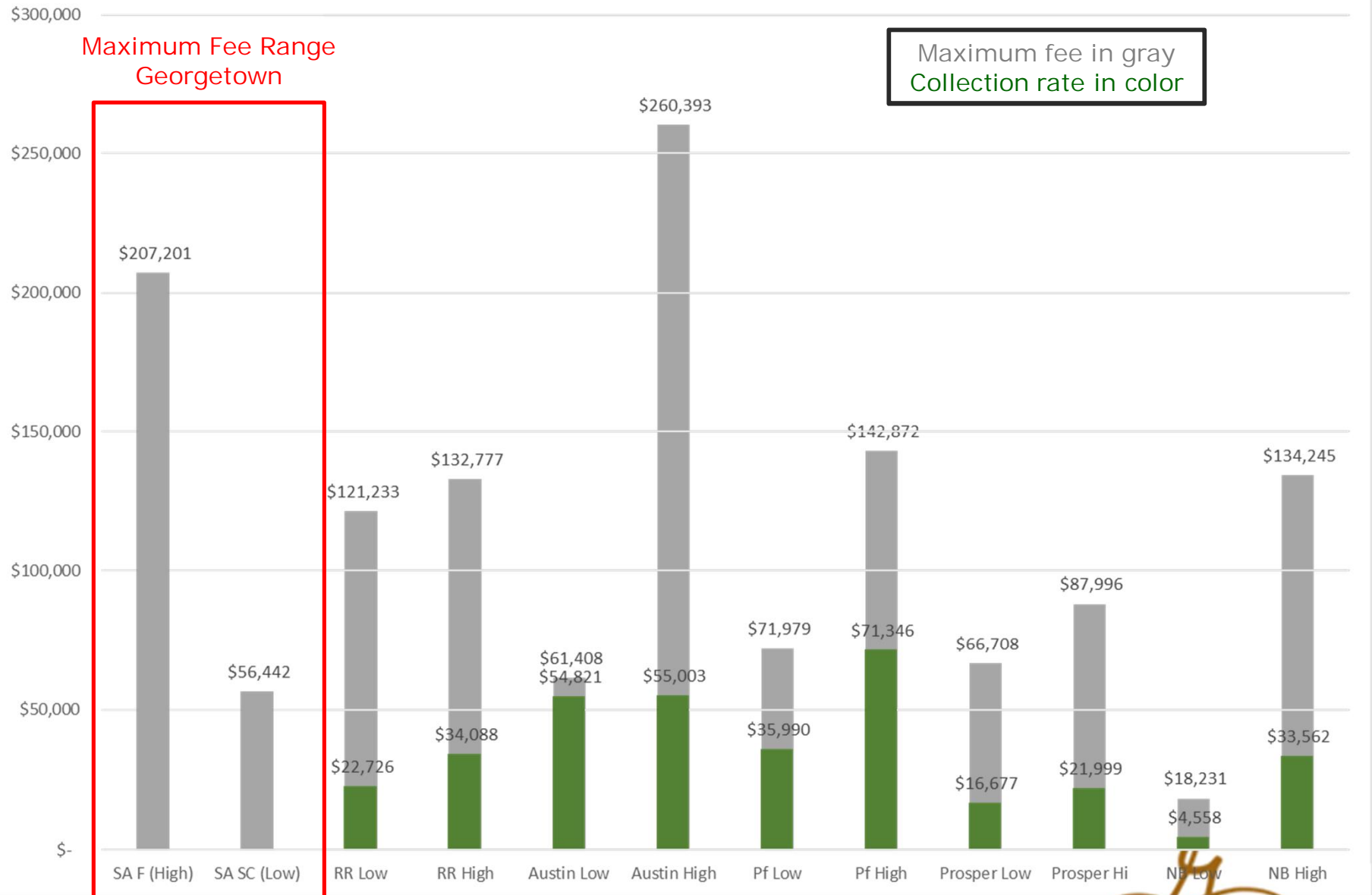
■ Single Family (ITE 210) MAX ■ Multifamily Housing (Low-Rise) (ITE 220) MAX



3,000 s.f. Restaurant

0 s.f. Restaurant (ITE 932)

■ 3,000 s.f. Restaurant (ITE 932) MAX



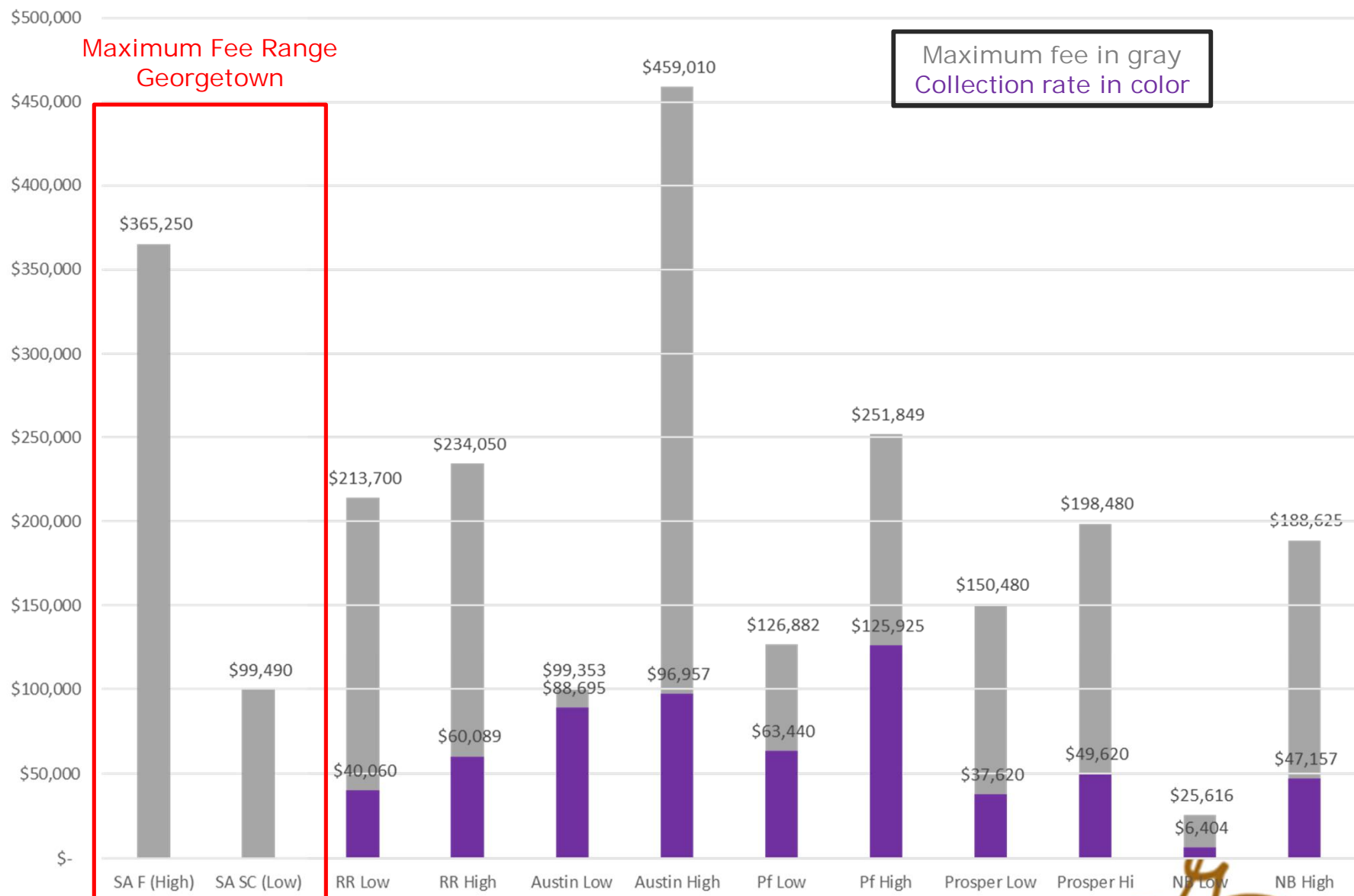
10,000 s.f. Retail

■ 10,000 s.f. Retail (ITE 820)

■ 10,000 s.f. Retail (ITE 820) MAX

Maximum Fee Range
Georgetown

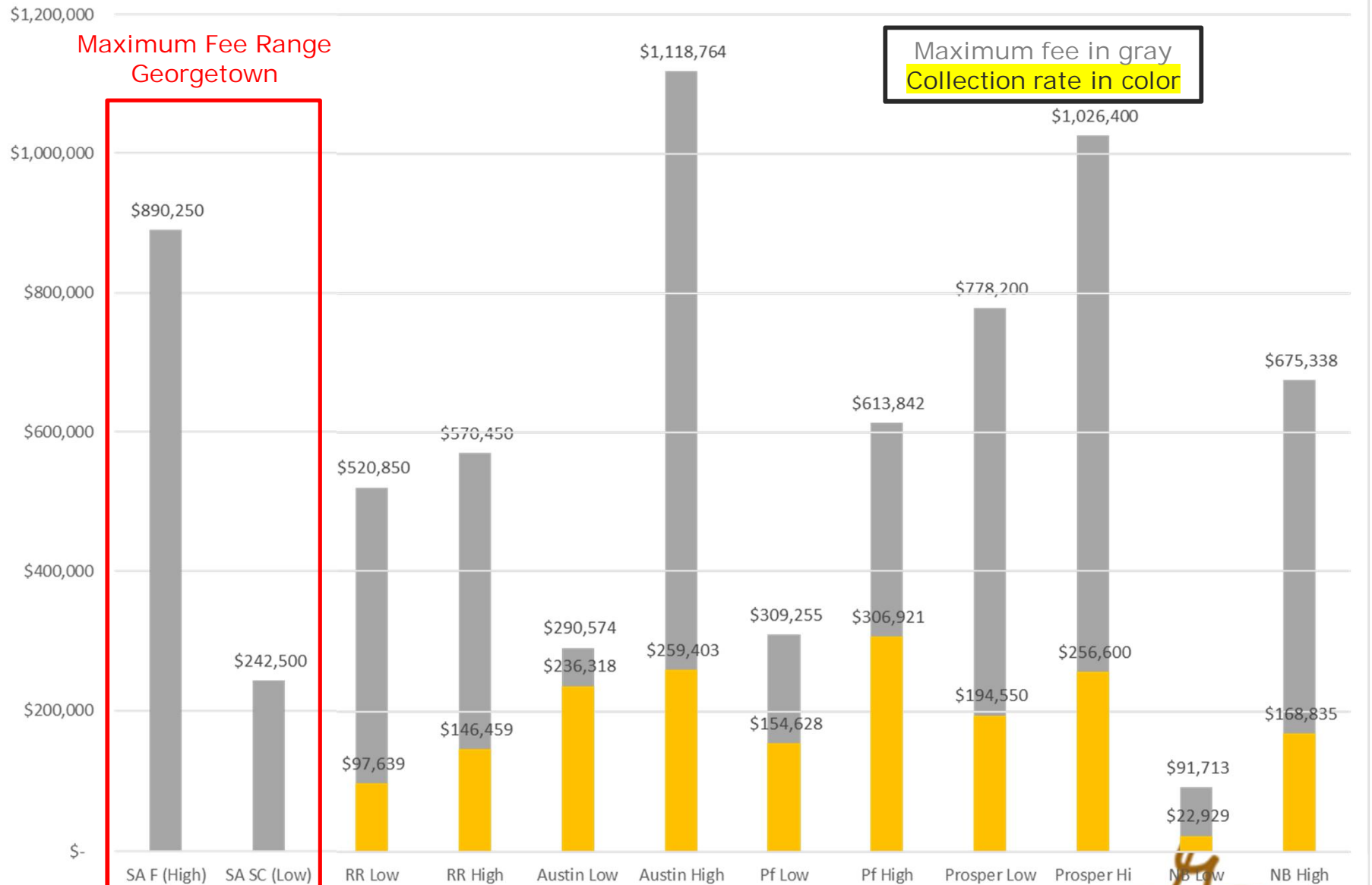
Maximum fee in gray
Collection rate in color



50,000 s.f. Office

■ 50,000 s.f. Office (ITE 710)

■ 50,000 s.f. Office (ITE 710) MAX



Example Collection Rate Comparisons

Georgetown Development	Mitigation / TIA	Maximum (Low is SC, High is F)	Round Rock ⁺ (2021 Rate)	Round Rock ⁺ (2024 Rate)	Austin ¹⁺ (Low – High)	Pflugerville ²⁺ (Low – High)	Prosper ³ (Low – High)	New Braunfels ³ (Low – High)
89 Condominiums	\$0	\$267,455 - \$981,759	\$161,511	\$323,236	\$122,553 - \$182,317	\$255,777 - \$341,039	\$265,398 - \$350,126	\$37,050 - \$272,825
Gas Station with 2 ksf convenience store and 6 fueling pumps	\$0	\$36,504 - \$134,016	\$14,699	\$22,048	\$26,973 - \$26,973	\$17,649 - \$35,032	\$20,472 - \$27,006	\$1,771 - \$13,037
157ksf discount club 75ksf retail	\$140,377	\$2,570,515 - \$9,436,681	\$1,147,698	\$1,721,546	\$2,542,242 - \$2,777,794	\$1,817,569 - \$3,607,703	\$1,964,562 - \$2,591,345	\$165,474 - \$1,218,491
737 Single Family DUs	\$784,576	\$3,914,207 - \$14,370,026	\$2,364,134	\$4,731,407	\$1,797,912 - \$2,668,677	\$3,743,965 - \$4,991,996	\$3,382,093 - \$4,461,061	\$541,912 - \$3,990,446
36ksf Supermarket 34ksf Fitness Club 7.8ksf Auto Care Center 7.5ksf Fast Food w/ D.T. 26ksf High t/o Restaurant 7.7ksf Quality Restaurant 87.5ksf Specialty Retail	\$251,705	\$3,140,847 - \$11,530,436	\$1,264,638	\$1,896,958	\$2,872,740 - \$3,060,821	\$2,002,759 - \$3,975,288	\$1,698,045 - \$2,239,743	\$229,807 - \$1,692,215
1,660 Single Family DUs 785 Apartments 65 Townhouses 191.6 ksf Shopping Center	\$491,493	\$12,767,273 - \$46,872,920	\$7,327,604	\$14,280,148	\$8,859,566 - \$11,560,026	\$11,604,383 - \$16,264,633	\$11,323,829 - \$14,936,059	\$1,627,023 - \$11,980,809

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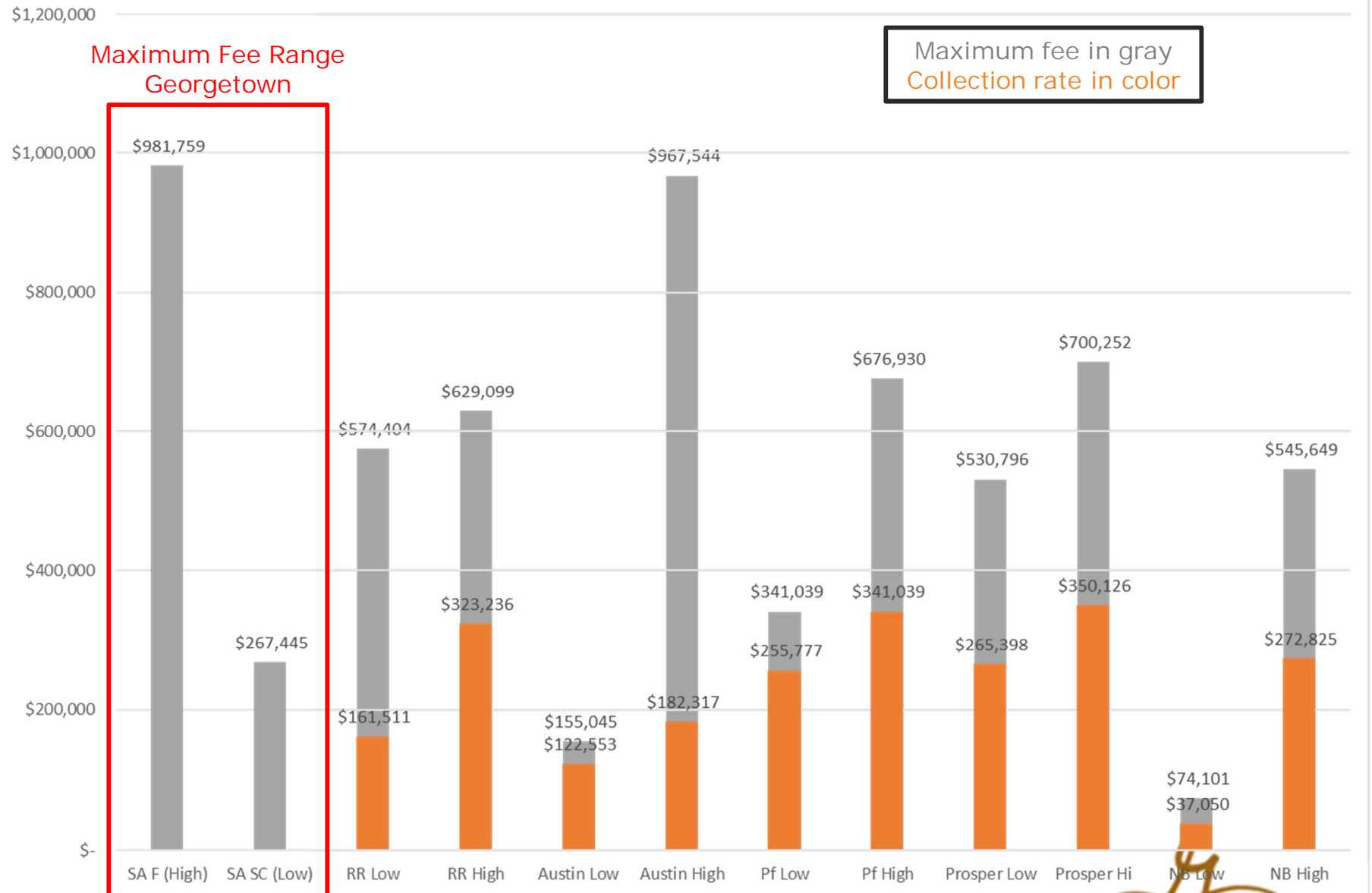
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Small Residential

89 Condominiums (ITE 220)

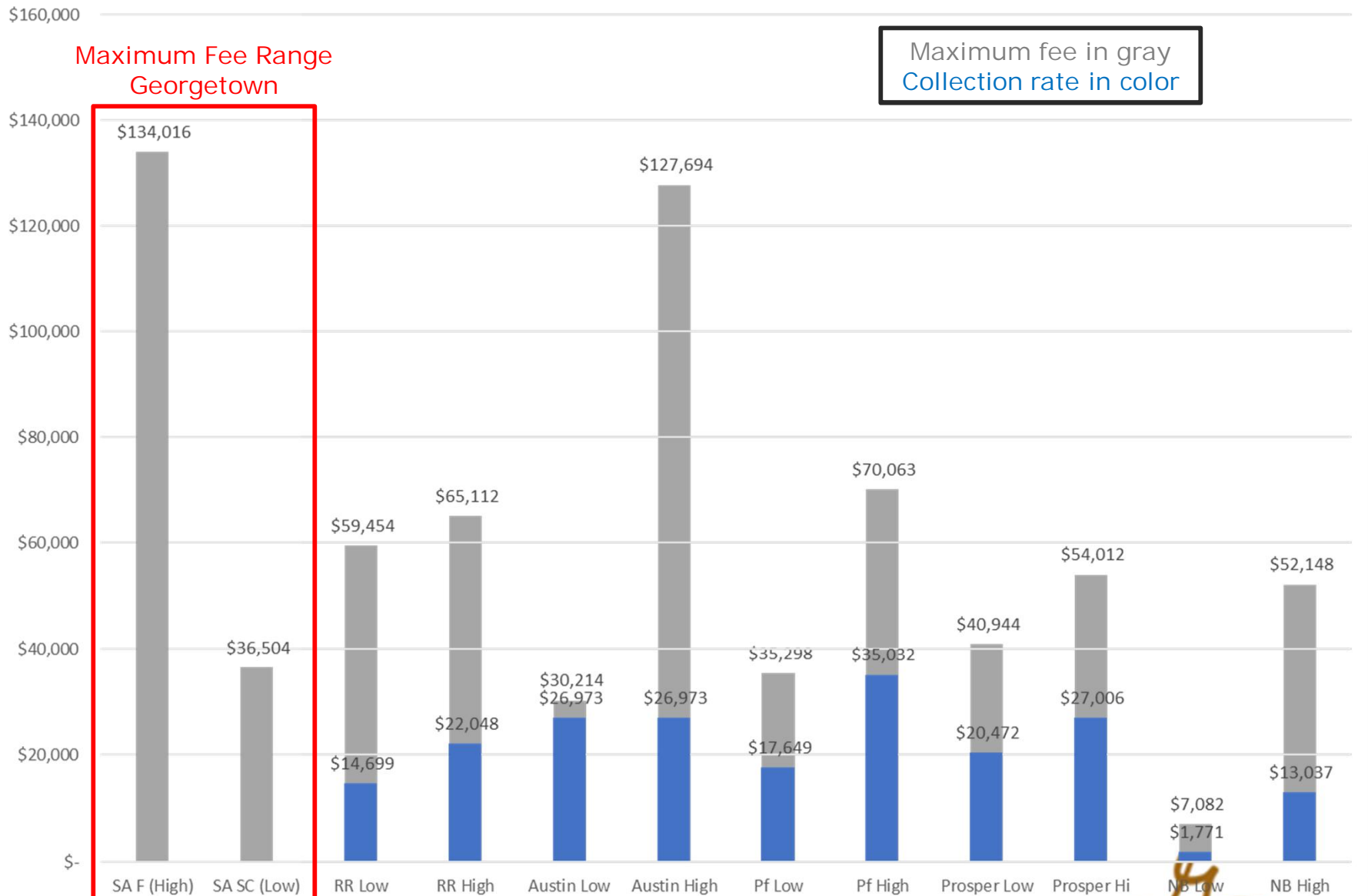
89 Condominiums (ITE 220) MAX



Small Commercial

■ Gas station w/ Conv Store, 6 pumps (ITE 944)

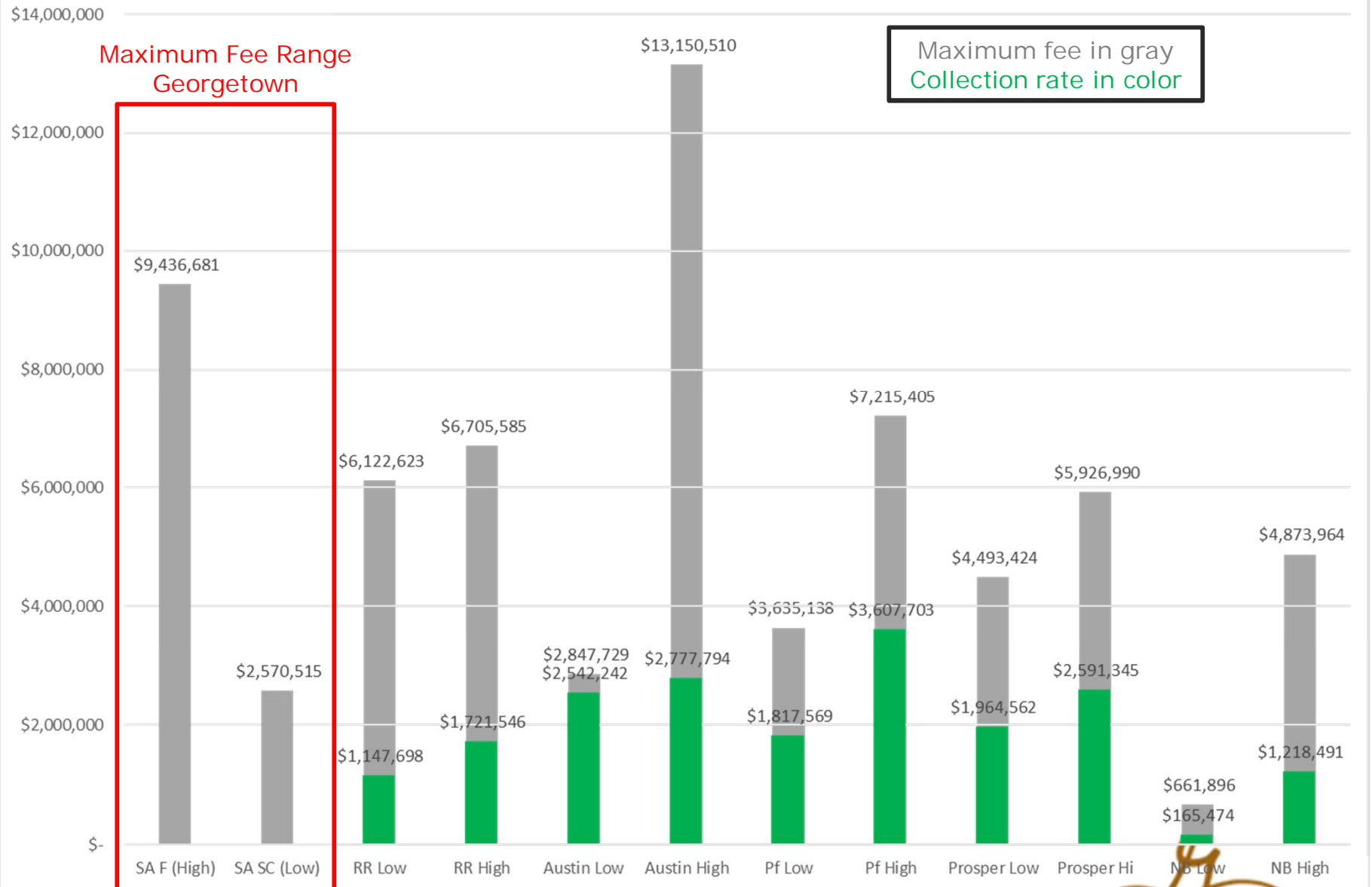
■ Gas station w/ Conv Store, 6 pumps (ITE 944) MAX



Medium Commercial

■ 157ksf Discount Club (ITE 851), 75ksf Retail (ITE 820)

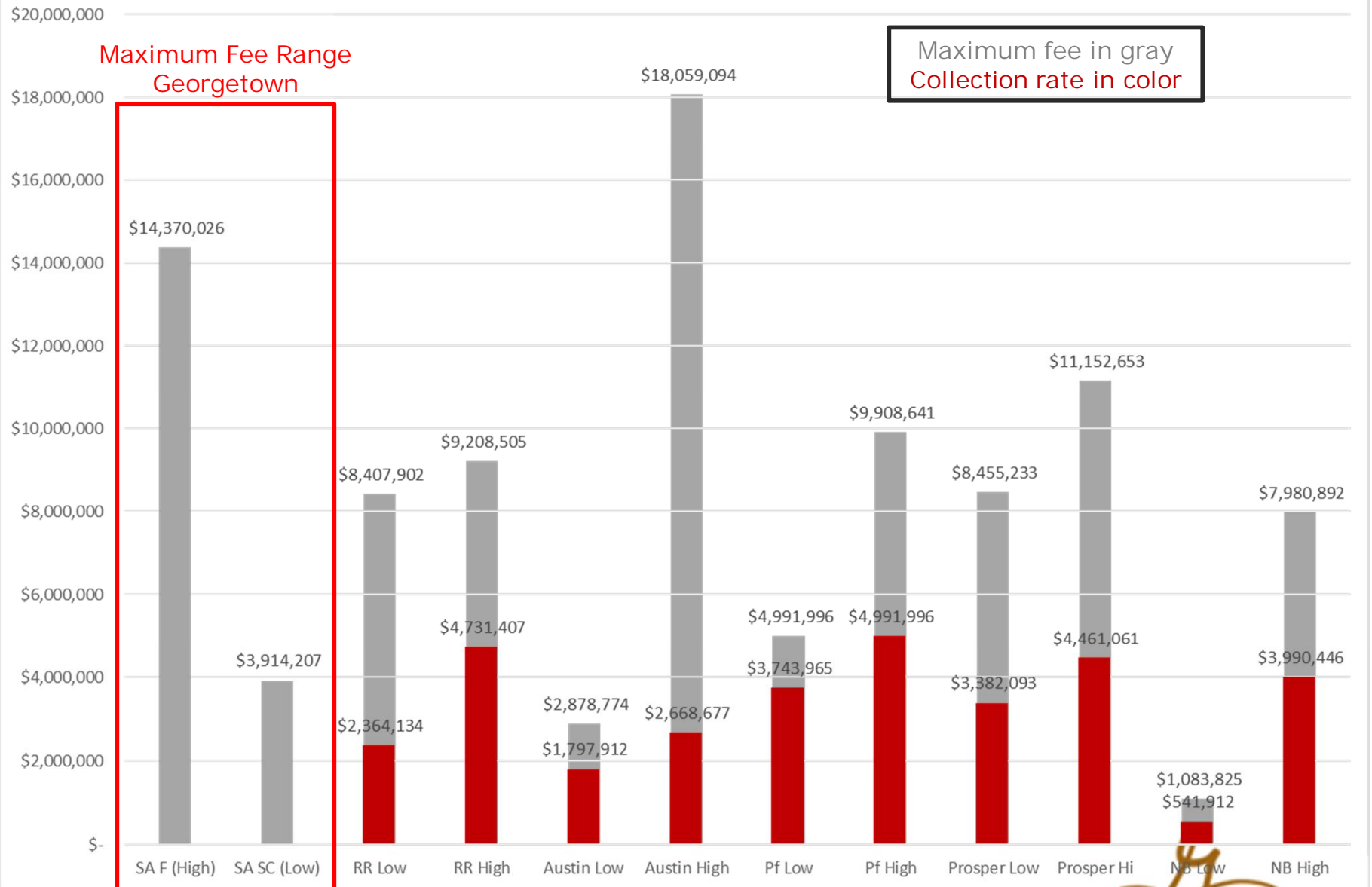
■ 157ksf Discount Club (ITE 851), 75ksf Retail (ITE 820) MAX



Medium Residential

■ 737 DU Single Family

■ 737 DU Single Family MAX



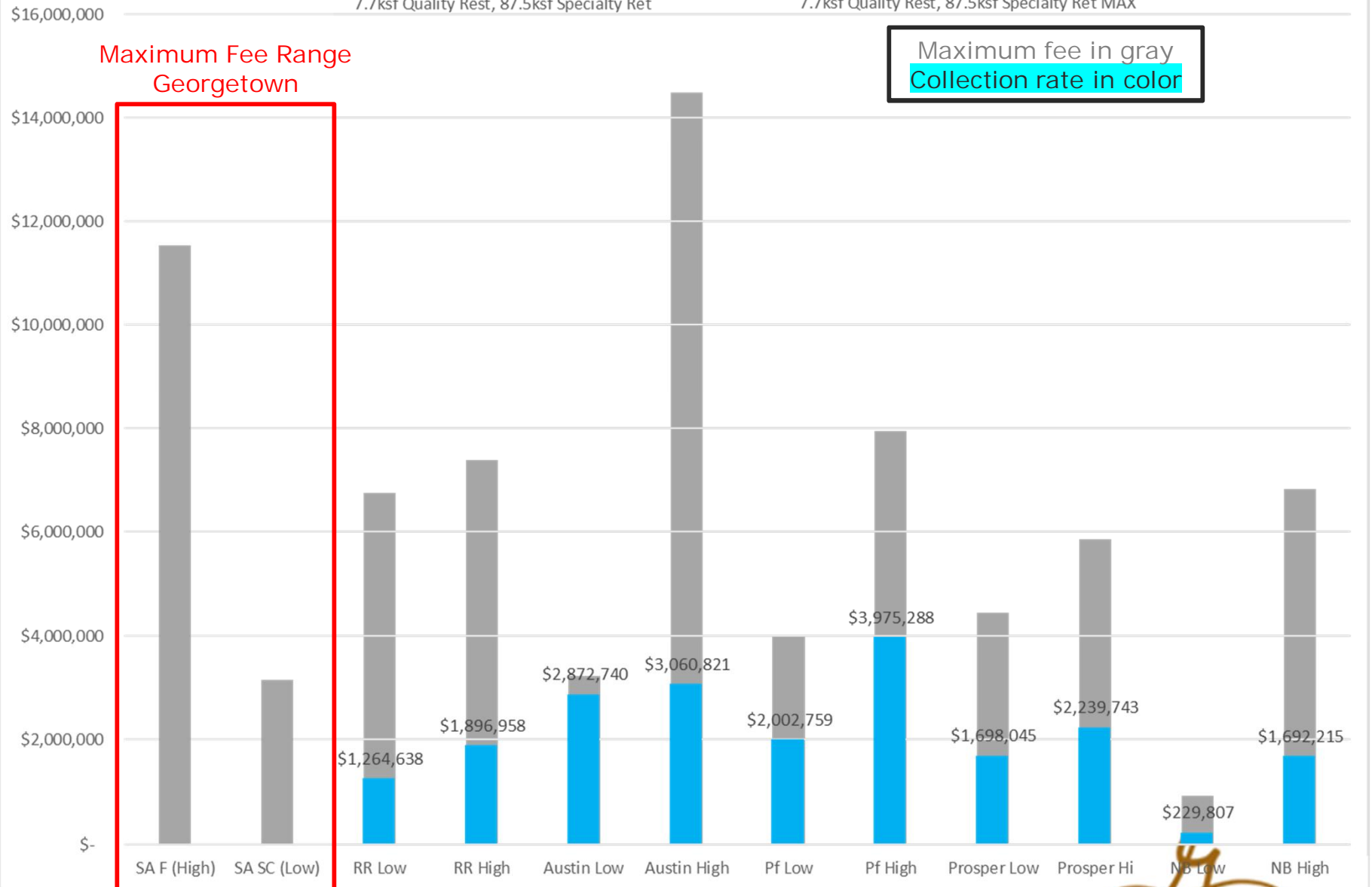
Large Commercial

■ 36ksf Supermarket, 34ksf Fitness Club, 7.8ksf Auto Care, 7.5ksf Fast Food w/ D.T, 26ksf High t/o Rest, 7.7ksf Quality Rest, 87.5ksf Specialty Ret

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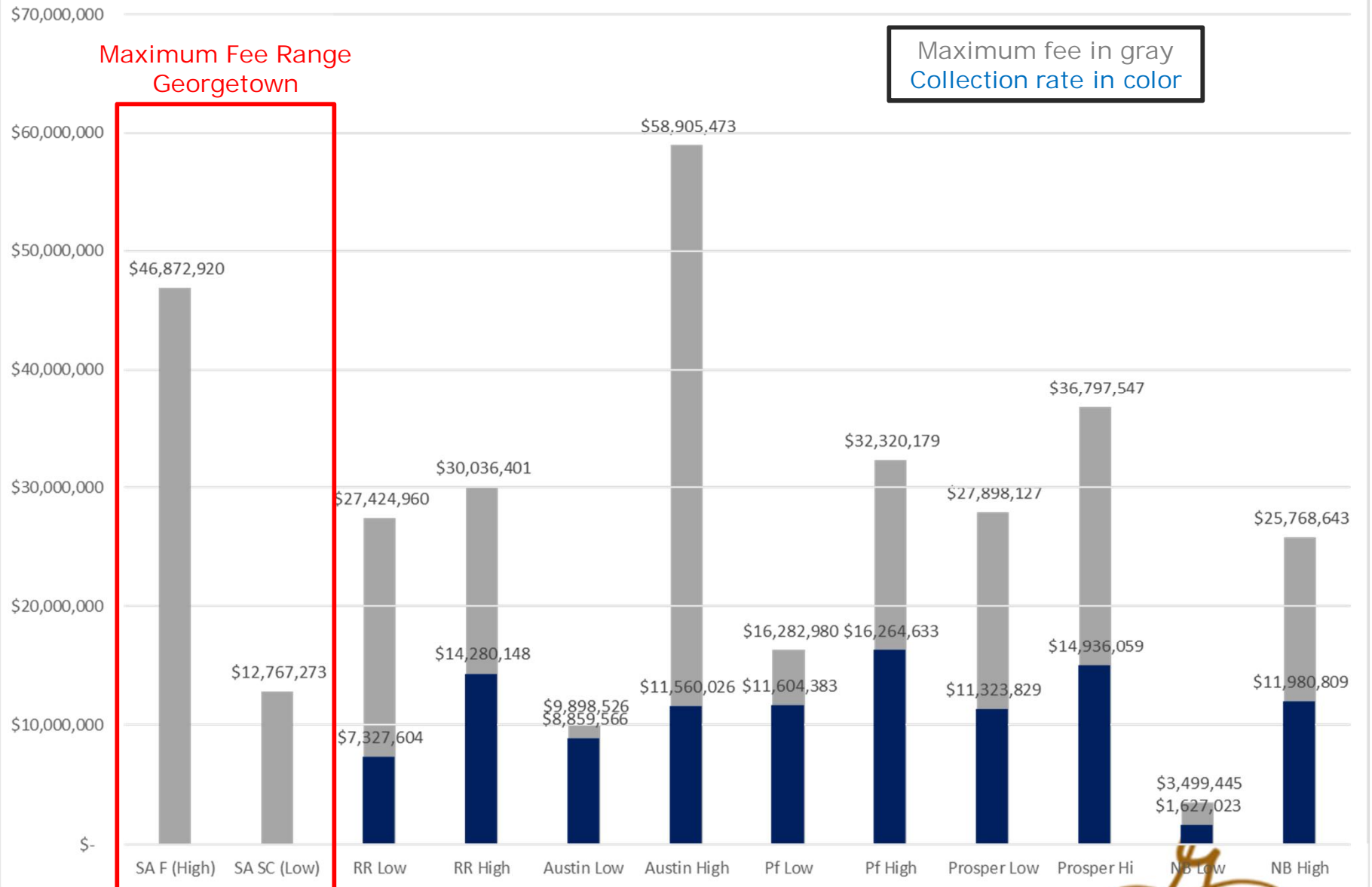
Maximum Fee Range
Georgetown

Maximum fee in gray
Collection rate in color



Large Residential

■ 1,660 DU SF, 785 Apt, 65 Townhouses, 191.6ksf Ret ■ 1,660 DU SF, 785 Apt, 65 Townhouses, 191.6ksf Ret MAX



Maximum Fees by Service Area

Service Area Sun City

Max per service Unit:

\$1,247 (**Lowest**)

SF House: \$5,312

Service Area A

Max per service Unit:

\$1,699

SF House: \$7,238

Service Area C

Max per service Unit:

\$3,315

SF House: \$14,122

Service Area B

Max per service Unit:

\$2,152

SF House: \$9,168

Service Area D

Max per service Unit:

\$1,405

SF House: \$5,985

Service Area E

Max per service Unit:

\$3,101

SF House: \$13,210

Service Area F

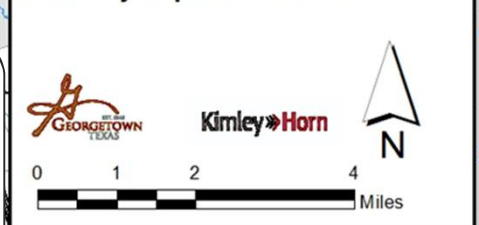
Max per service Unit:

\$4,577 (**Highest**)

SF House: \$19,498



Roadway Impact Fee Service Areas





POLICY FRAMEWORK DISCUSSION



Policy Decisions Outline

- Effective Date
- Collection Rate
- Other Considerations

Pull up the following web address
on your phone for poll questions:
[Pollev.com/jakeguttekuns162](https://pollev.com/jakeguttekuns162)

OR

Text responses to the number on
each slide following instructions

Effective Date

State law requires minimum 1 year grace period from Ordinance effective date for previously platted properties

OTHER CONSIDERATIONS

- Effective date could be any date after adoption of an ordinance
- Could extend grace period length and coverage (to properties not yet platted at effective date)
- Phased-In Approach – rate varies by length of time after adoption (ramps up fees)



EFFECTIVE DATE POLLING ACTIVITIES





Should the state law grace period be Expanded?

Yes, make it longer

Yes, but just for all properties,
regardless of plat status

Yes, longer AND regardless of
plat status

No, stick with state law
minimum

Something else



Should the collection rate be phased in?



Yes, in 2 stages (initial rate,
then final rate until study
update at 5 years required)

Yes, in more than 2 stages

No

When should the ordinance effective date be?

Same day the ordinance is adopted (grace period starts that day)

Delay effective date (grace period minimum 1 year starts at a later date)

I'm not sure / I don't understand what this means

If adopted, how should impact fees be applied to existing entitled properties (plat of some kind)?

Preliminary Plat prior to adoption are exempt and follow current TIA or agreements in place

Final Plat prior to adoption are exempt and follow current TIA or agreements in place

No exemptions, but apply a longer grace period (more than 1 year minimum by state law)

No exemptions and apply minimum 1 year grace period for building permits on properties with final plat (state law)

If adopted, when should impact fees be assessed (locked in max rate)?

Assessed / locked in at Preliminary Plat
(Final Plat for MUDs) - Current Practice for
Water/Wastewater Impact Fees

Assessed / locked in at Final Plat

Assessed / locked in at Preliminary Plat

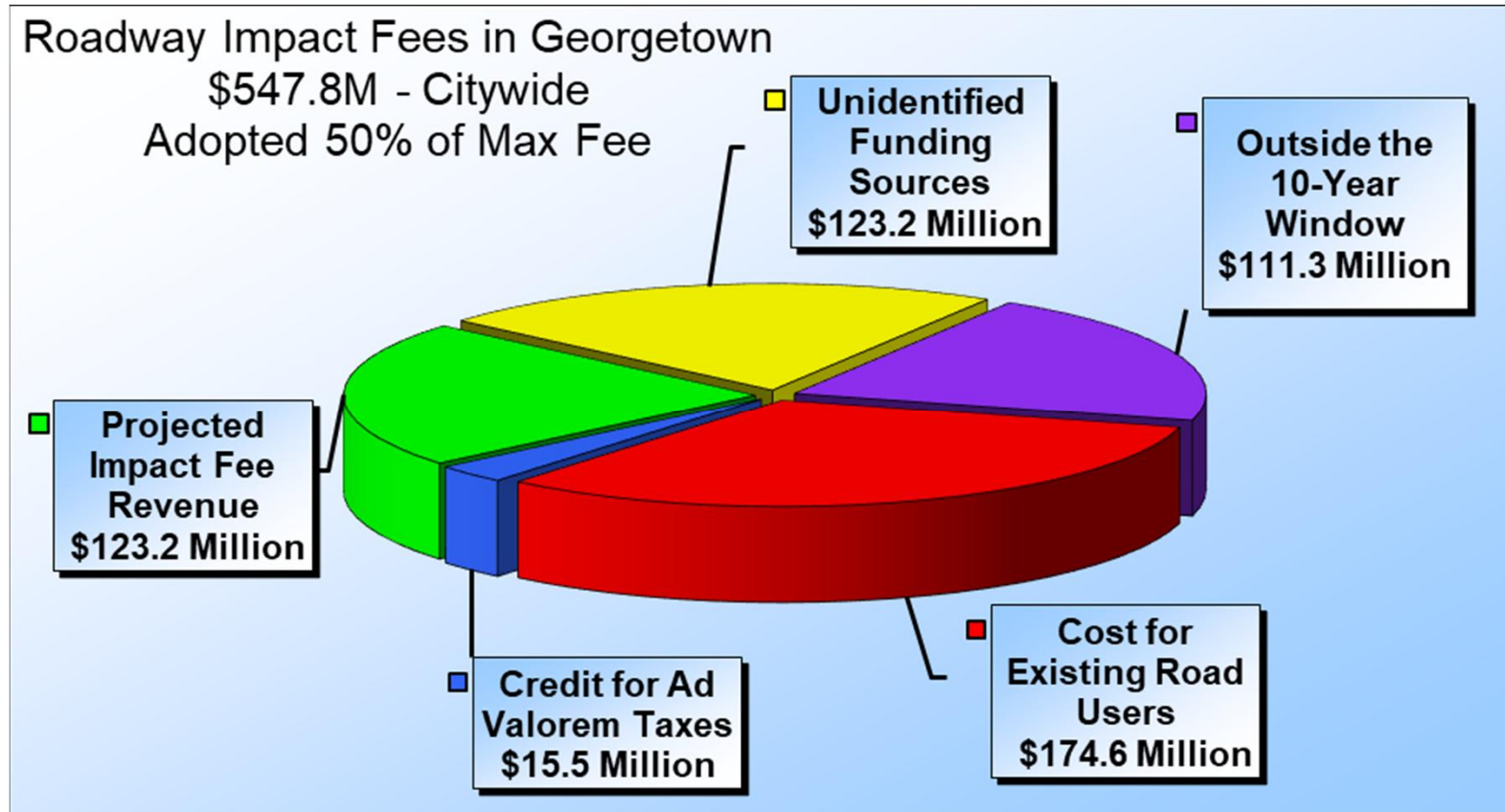
Collection Rate

Limited by maximum fee in each service area

OTHER CONSIDERATIONS

- Flat option – all the same, limited by lowest maximum fee
- Percent (%) option – rate varies by area, but can be flat percentage of maximum
- Vary by Land Use or Land Use Category (Residential, Non-Residential, or more specific)

Impact Fee Components: Collection Rate – 50% Example





COLLECTION RATE POLLING ACTIVITIES





Should rates vary by service area in the City?



Yes

No

Start the presentation to see live content. For screen share software, share the entire screen. Get help at pollev.com/app

Should rates vary by land use?

No - keep a uniform rate per vehicle-mile

No, but give reductions to incentivize specific conditions

Yes, but just for residential and non-residential land uses

Yes, and vary by more than just residential and non-residential

What should the rate for a single family house be (dollar amount)? (Note - Maximums range from \$5,312 (SA Sun City) - \$19,498 (SA F) OR enter % of maximum if not a flat rate)

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**What should the rate be for non-residential?
(Answer either a \$ amount per vehicle-mile
(maximum range is \$1,247 - \$4,577) or a
percentage % of the maximum)**

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Sample Development	Georgetown Maximum (Low – SC)	Georgetown Maximum (High – F)	Round Rock ⁺ (2021 Rate)	Round Rock ⁺ (2024 Rate)	Austin ¹⁺ (Flat \$ rate)	Pflugerville ²⁺ (% by Service Area)	Prosper ⁺ (Low – High)	New Braunfels ⁺ (Low – High)
Non-Residential per Vehicle Mile (%)	\$1,247 (100%)	\$4,577 (100%)	\$502 (20%)	\$753 (30%)	\$850 - \$1,215	\$1,192 - \$1,590 (50%)	\$ Varies (25% – 50%)	Variable

See Calculator to Discuss Collection Rate Scenarios

What's Next?

- December – January – IFAC meetings on collection rate & Policy decisions (recommendations Jan 8th)
- (September – January): Stakeholder Engagement
- January – Council set Public Hearing on Adopting Study
- (January – Complete): Ordinance drafting with collection rate & policy (IFAC will submit comments on Study & recommendation)

