



Transportation Impact Fees
Council Workshop
Maximum Fees & Residential Rates

Kimley»»Horn

February 23, 2021

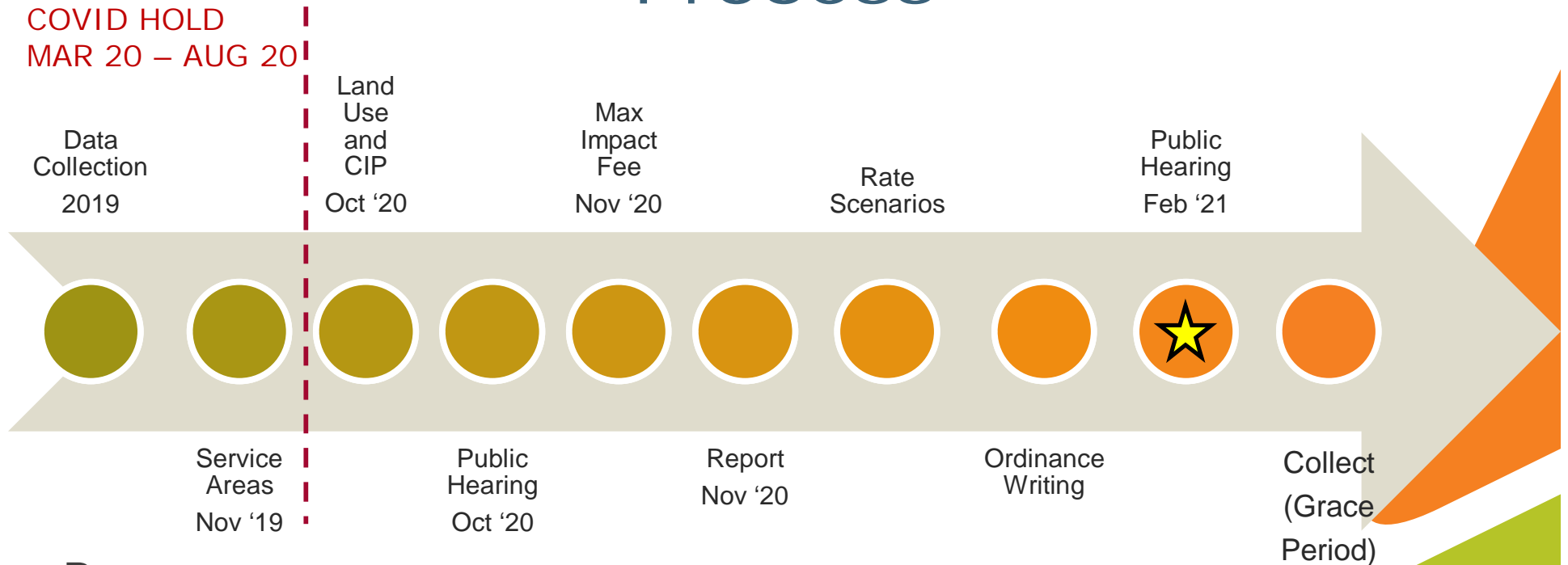




PUBLIC HEARING AT REGULAR COUNCIL



Process



Process

- Requires two public hearings
 1. LUA and CIP (**October 27, 2020**)
 2. Report/Ordinance/Policy (**Regular Council Tonight**)
- IFAC provided comments previously

Public Hearing & Next Steps

- Maximum fees were advertised from the study (in backup) in the Statesman and Sun
- Draft Ordinance available as backup
- State Law requires that within 30 days of closing the public hearing (by March 25th), Council must approve or disapprove the ordinance. Proposed schedule to meet this:
 - March 9th Council Meeting – 1st reading Ordinance
 - March 23rd Council Meeting – 2nd reading Ordinance



Maximum Fees by Service Area (Study)

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

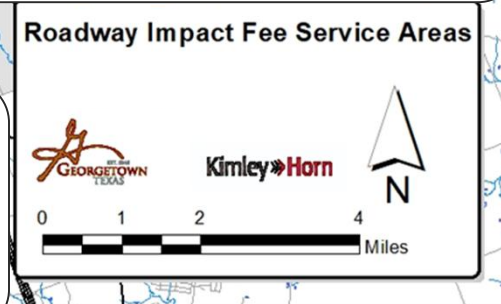
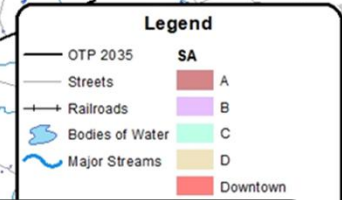
Service Area C
 Max per service Unit:
 \$3,315
 SF House: \$14,122

Service Area B
 Max per service Unit:
 \$2,152
 SF House: \$9,168

Service Area F
 Max per service Unit:
 \$4,577 (**Highest**)
 SF House: \$19,498

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





RESIDENTIAL RATES



Residential Service Units

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev-Unit
PORT AND TERMINAL											
Truck Terminal	030	1,000 SF GFA	1.87			1.87	10.70	50%	5.35	5.35	10.00
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.63			0.63	12.89	50%	6.45	6.00	3.78
Industrial Park	130	1,000 SF GFA	0.40			0.40	12.89	50%	6.45	6.00	2.40
Manufacturing	140	1,000 SF GFA	0.67			0.67	12.89	50%	6.45	6.00	4.02
Warehousing	150	1,000 SF GFA	0.19			0.19	12.89	50%	6.45	6.00	1.14
Mini-Warehouse	151	1,000 SF GFA	0.17			0.17	12.89	50%	6.45	6.00	1.02
RESIDENTIAL											
Single- and Two-Family Housing	210	Dwelling Unit	0.99			0.99	8.59	50%	4.30	4.30	4.26
Multifamily Housing (Low-Rise)	220	Dwelling Unit	0.56			0.56	8.59	50%	4.30	4.30	2.41
Multifamily Housing (Mid-Rise)	221	Dwelling Unit	0.44			0.44	8.59	50%	4.30	4.30	1.89
Multifamily Housing (High-Rise)	222	Dwelling Unit	0.36			0.36	8.59	50%	4.30	4.30	1.55
Mobile Home Park / Manufactured Hom	240	Dwelling Unit	0.46			0.46	8.59	50%	4.30	4.30	1.98
Senior Adult Housing-Detached	251	Dwelling Unit	0.30			0.30	8.59	50%	4.30	4.30	1.29
Senior Adult Housing-Attached	252	Dwelling Unit	0.26			0.26	8.59	50%	4.30	4.30	1.12
Assisted Living	254	Beds	0.26			0.26	8.59	50%	4.30	4.30	1.12

Relative to Single & Two-Family:

1-2 story MF (Low-Rise) = 57%

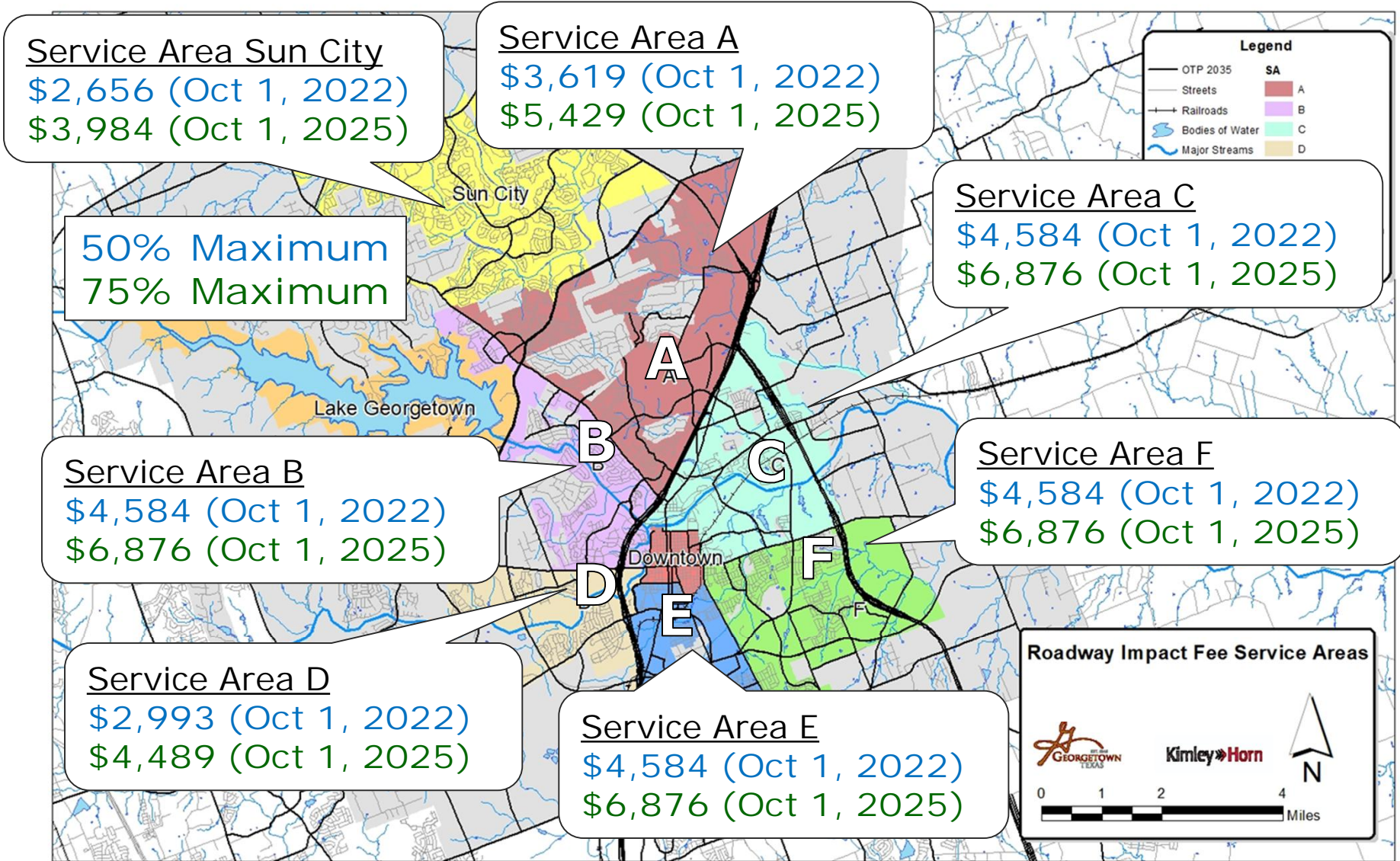
3-9 story MF (Mid-Rise) = 45%

10+ story MF (High-Rise) = 37%

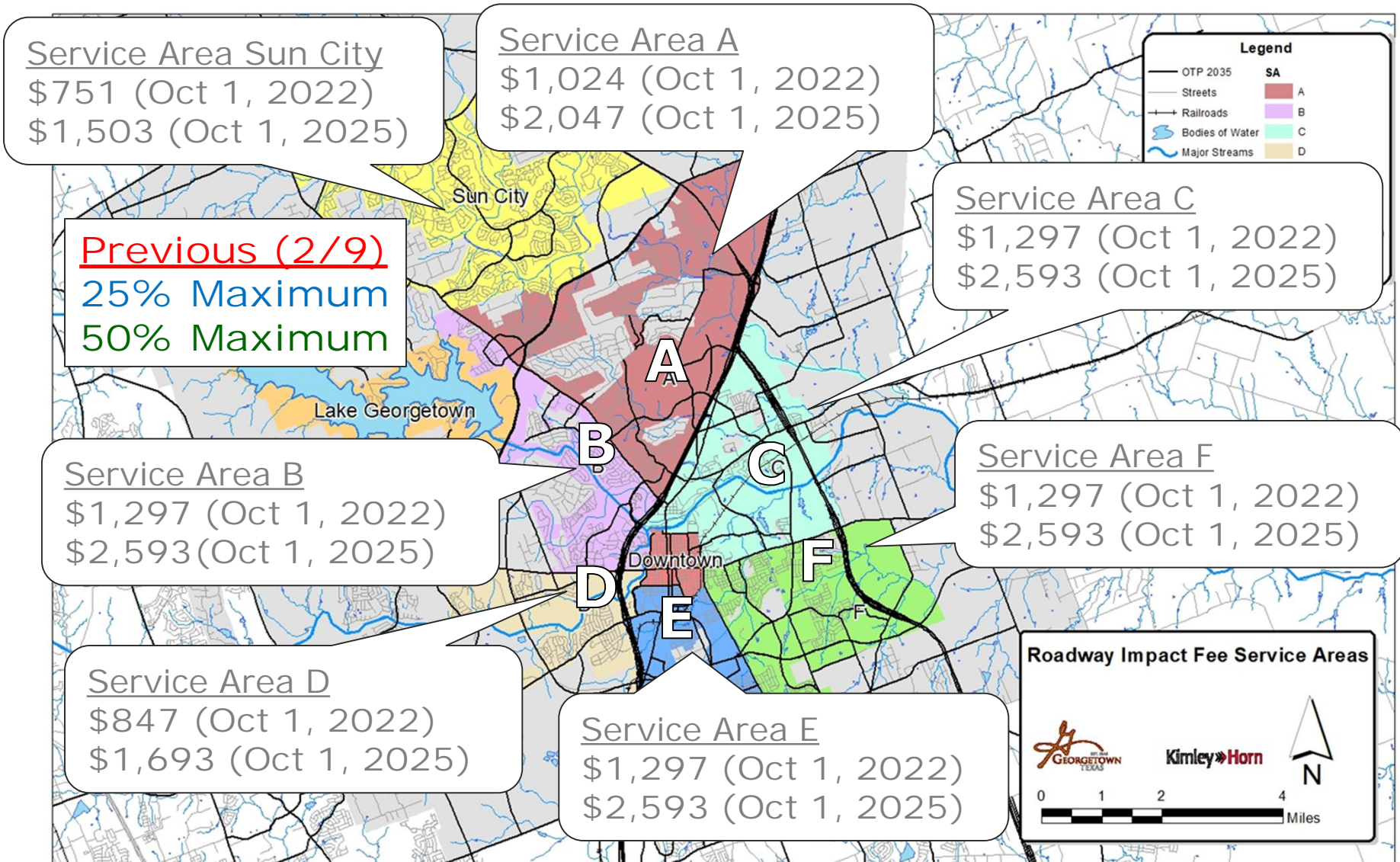
Residential Land Use Descriptions

Land Use Category	ITE Land Use Code	Land Use Description
PORT AND TERMINAL		
Truck Terminal	030	Point of goods transfer between trucks, between trucks and rail, or between trucks and ports
INDUSTRIAL		
General Light Industrial	110	Emphasis on activities other than manufacturing in a free-standing facility devoted to a single use
Industrial Park	130	Contains a number of industrial or related facilities; characterized by a mix of highly diversified facilities
Manufacturing	140	Primary activity is conversion of raw materials or parts into finished products
Warehousing	150	Devoted to storage of materials but may include office and maintenance areas
Mini-Warehouse	151	Facilities with a number of units or vaults rented to others for the storage of goods
RESIDENTIAL		
Single- and Two-Family Housing	210	Single- and Two-Family homes on individual lots in residential zoning districts RE, RL, RS, and TF
Multifamily Housing (Low-Rise)	220	Multi-family housing with one or two levels (floors) per building
Multifamily Housing (Mid-Rise)	221	Multi-family housing between three and ten levels (floors) per building
Multifamily Housing (High-Rise)	222	Multi-family housing with more than ten levels (floors) per building
Mobile Home Park / Manufactured Home	240	Consists of manufactured homes that are sited and installed on permanent foundations
Senior Adult Housing-Detached	251	Consists of detached independent living developments that include amenities such as golf courses and swimming pools
Senior Adult Housing-Attached	252	Consists of attached independent living developments that include limited social or recreation services
Assisted Living	254	Residential settings that provide either routine general protective oversight or assistance with activities

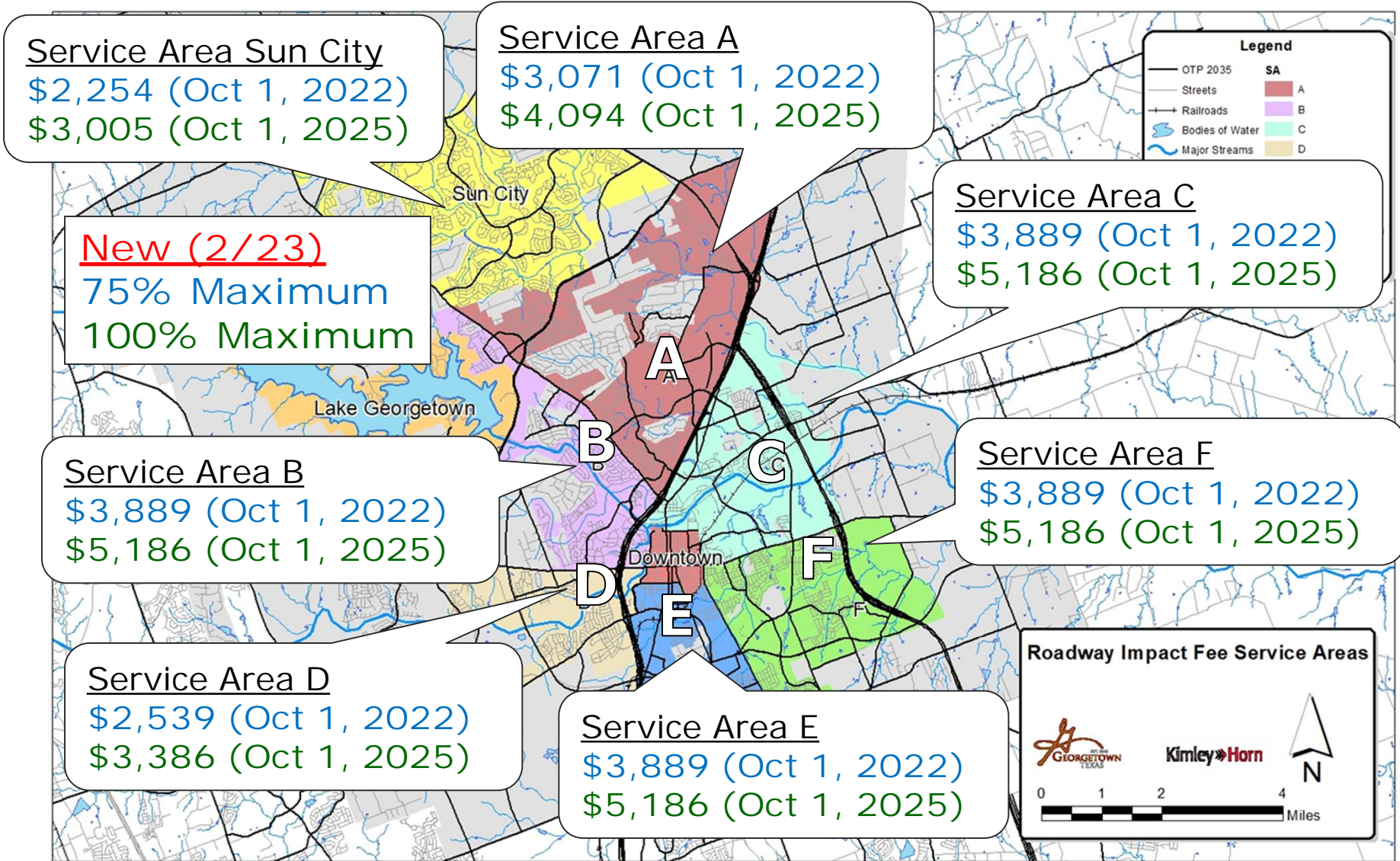
IFAC Collection Rates – Single & Two-Family



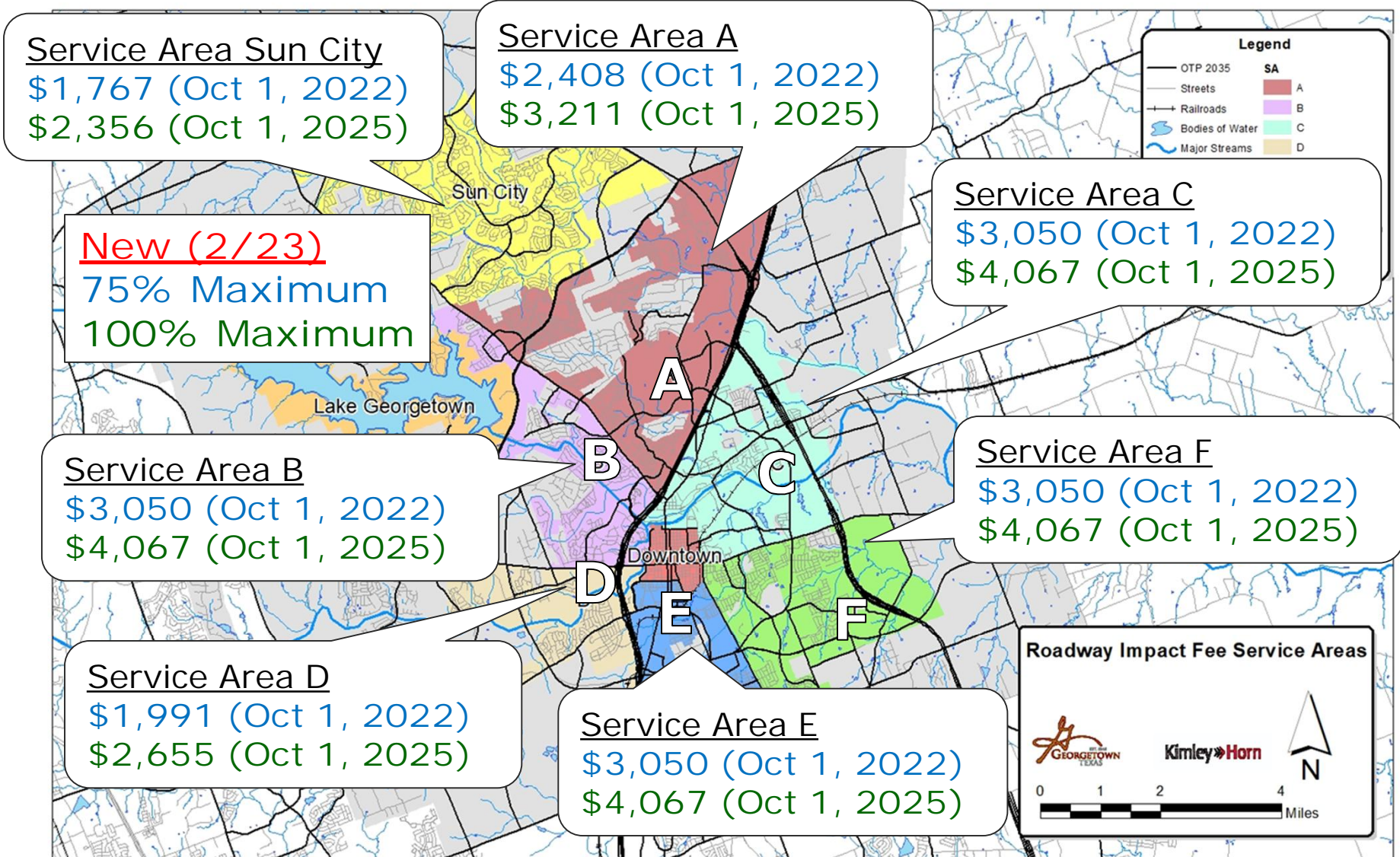
IFAC Collection Rates – Multi-Family <3 Stories



IFAC Collection Rates – Multi-Family <3 Stories



IFAC Collection Rates – Multi-Family 3-9 Stories



Rates by Residential Land Use Applied

Dwelling Type	# of Dwelling Units	Fee per Dwelling Unit (Phase 1 for Service Areas B, C, E, F)	Total Fee
Single Family	1	\$4,584	\$4,584
Two Family	2		\$9,168
Tri-Plex	3	\$3,889	\$11,667
4-Plex	4		\$15,556
MF 1-2 Stories	100		\$388,900
MF 3-9 Stories	350	\$3,050	\$1,067,500



COMPARISON TO OTHER CITIES

Typical Development Collection Rate Comparisons

Sample Development	Georgetown IFAC Rec Oct 1 2022 – Sep 30 2025	Georgetown IFAC Rec Oct 1 2025	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)	\$2,656 - \$4,584	\$3,983 - \$6,876	\$3,208	\$6,420	\$2,440 - \$3,621	\$5,080 - \$6,773	\$4,589 - \$6,053	\$735 - \$5,415
1 Low-Rise MF (ITE 220)	\$751 - \$1,296	\$1,502 - \$2,593	\$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)	\$11,289 - \$19,482	\$16,932 - \$29,223	\$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)	\$19,900 - \$34,340	\$29,850 - \$51,510	\$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)	\$48,500 - \$83,700	\$72,750 - \$125,550	\$97,639	\$146,459	\$236,318 - \$259,403	\$154,625 - \$306,925	\$194,550 - \$256,600	\$22,929 - \$168,835

1 Note: 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

Example Collection Rate Comparisons (Phase 1)

Georgetown Development	Mitigation / TIA	IFAC Rec Phase 1 Oct 1. 2022	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	\$66,389 - \$115,344	\$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	\$7,302 - \$12,600	\$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	\$514,118 - \$887,277	\$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	\$1,957,472 - \$3,377,671	\$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	\$628,185 - \$1,084,116	\$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	\$5,301,424 - \$9,148,319	\$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

1 Note: 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

Example Collection Rate Comparisons (Phase 2)

Georgetown Development	Mitigation / TIA	IFAC Rec Phase 2 Oct 1. 2025	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	\$133,678 - \$230,777	\$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	\$10,950 - \$18,900	\$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	\$771,177 - \$1,330,837	\$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	\$2,935,471 - \$5,066,875	\$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	\$942,261 - \$1,626,163	\$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	\$8,206,066 - \$14,163,882	\$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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Council Direction

Requesting feedback on the following for your consideration:

- Results of the Study for Maximum Fees
- Collection Rate Amounts for Residential Land Uses



What's Next?

- Tonight – Public Hearing on Study (Maximum Fee)
- March 9th – Ordinance 1st Reading
- March 23rd – Ordinance 2nd Reading

