EQUITABLE.
PREDICTABLE.
TRANSPARENT.

CITY OF AUSTIN
STREET IMPACT FEE STUDY
SIF

Street Impact Fees

Impact Fee Advisory Committee: 4-25-2017

Austin Transportation Department

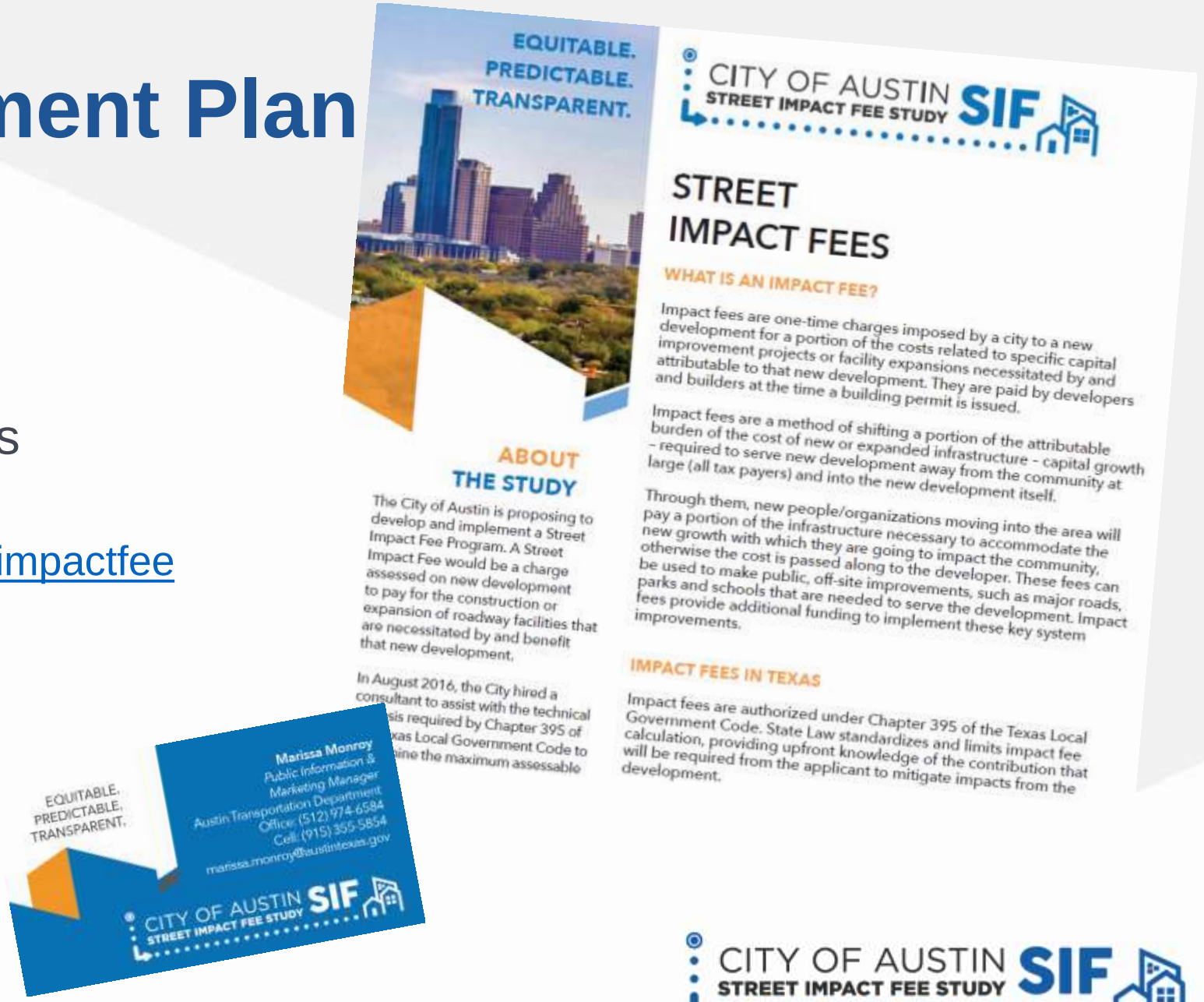
Overview

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



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Key Milestones

Key Milestones: Steps Forward

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

Street Impact Fee : Components

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

Service Areas

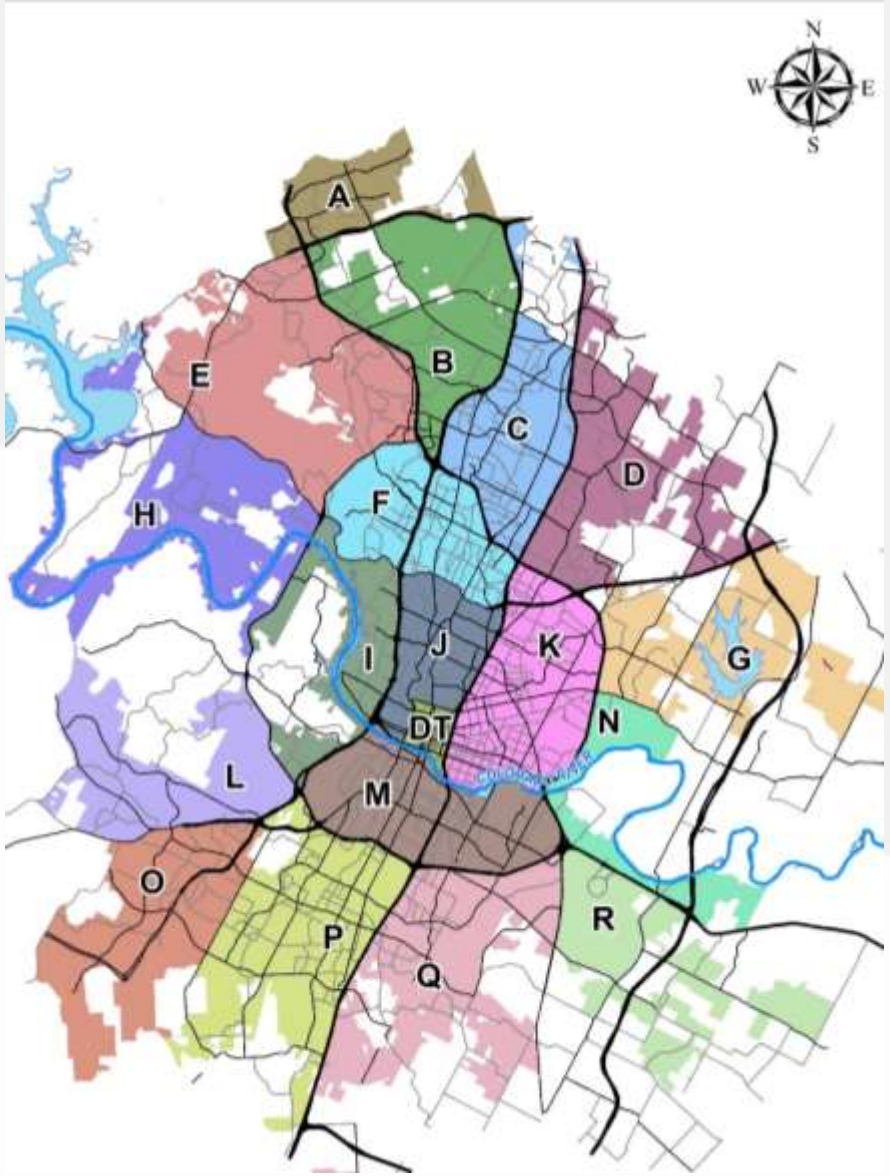
Impact Fee Basics: Service Areas

- 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



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Land Use Assumptions

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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

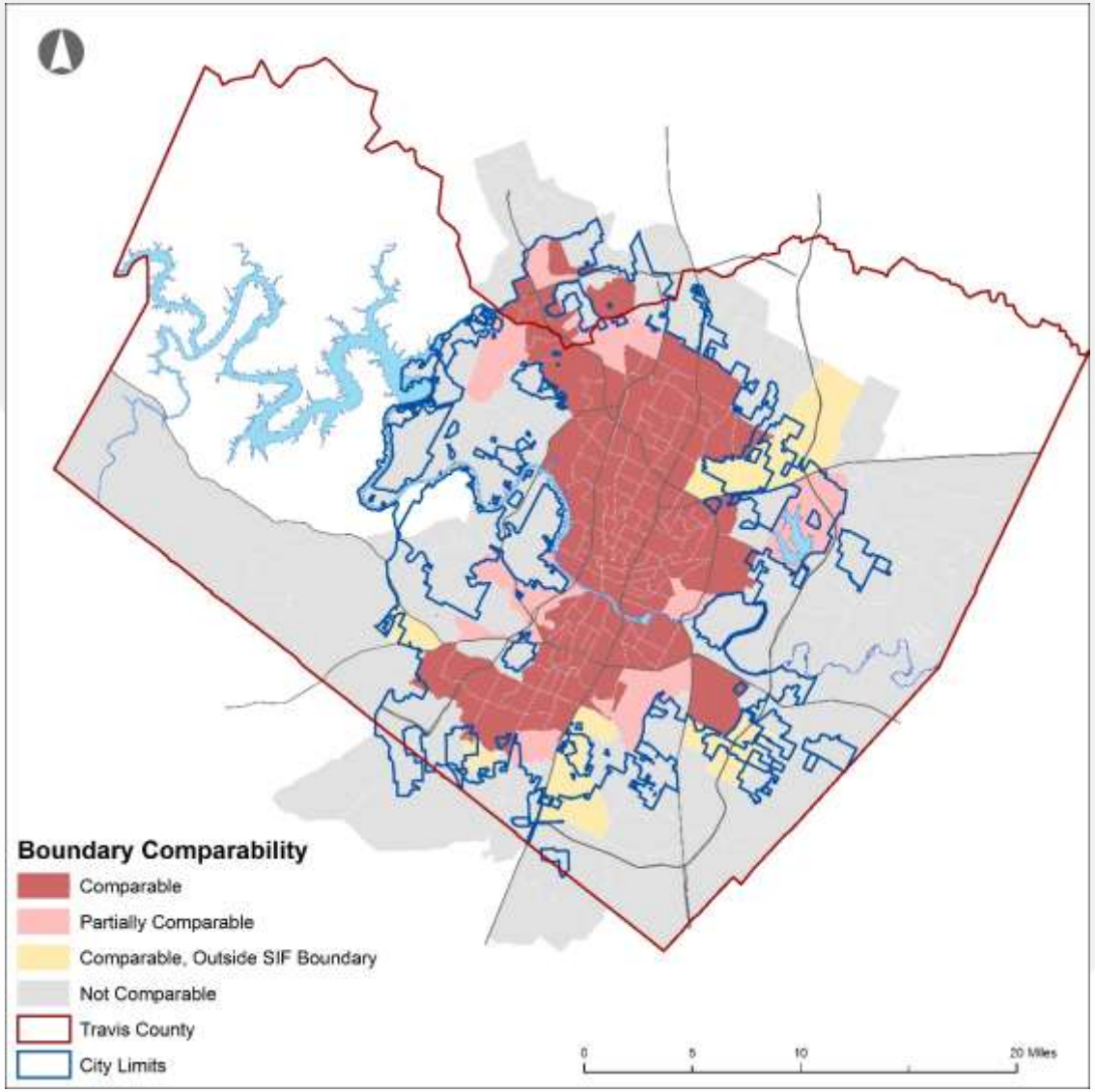
ATD SIF

- 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

	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.*



10-Year Growth Projections

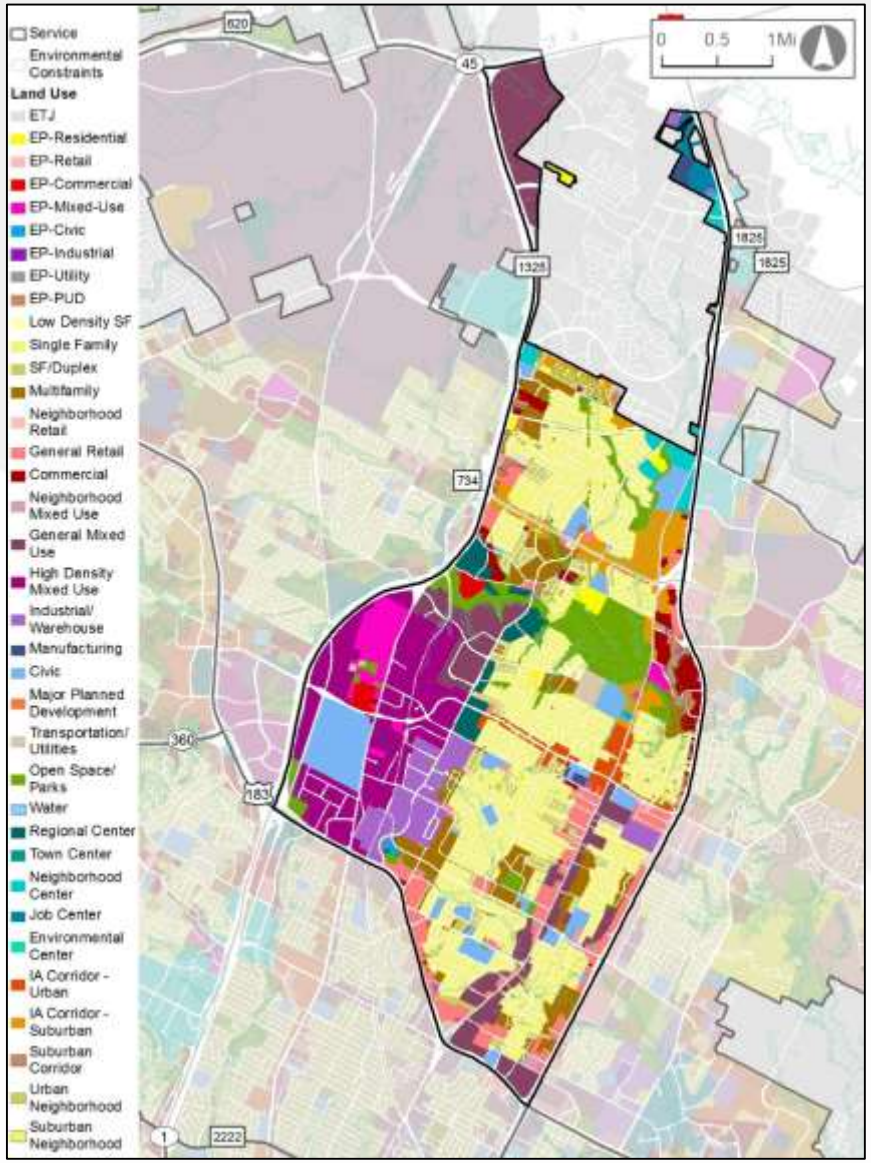
- **Began with WWWIF 2015-2025 DTI polygon growth estimates for:**
  - SF & MF dwelling units
  - Employment by type (jobs)
- **Created "blended" polygon-level forecast based on:**
  - WWWIF 10-yr growth totals
  - percentage growth rate applied to 2017 SIF estimates
- **Team determined "carrying capacity" 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.**



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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

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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