



# Roadway Impact Fee Briefing

**Kimley»Horn**

January 9, 2019



# Overview

- Role of CIAC
- Recap Service Areas, Land Use and CIP
- Outreach
- Schedule
- Action



# Role of CIAC - During Study

1. Advise and assist the City Council in adopting **land use assumptions**
2. Review the **capital improvements plans** and file written comments



## Role of CIAC - After Study

1. **Monitor and evaluate** implementation of the capital improvements plan
2. **File semiannual reports** with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and
3. Advise the City Council of the **need to update** or revise the land use assumptions, capital improvements plan, and impact fee



# Why are we coming back?

- Minor tweaks to CIP (Willow Springs)
  - Part of CIAC's future responsibilities to review adjustments twice a year
- Allow stakeholders time to review
- Respond to FAQs through the Public Hearing Process

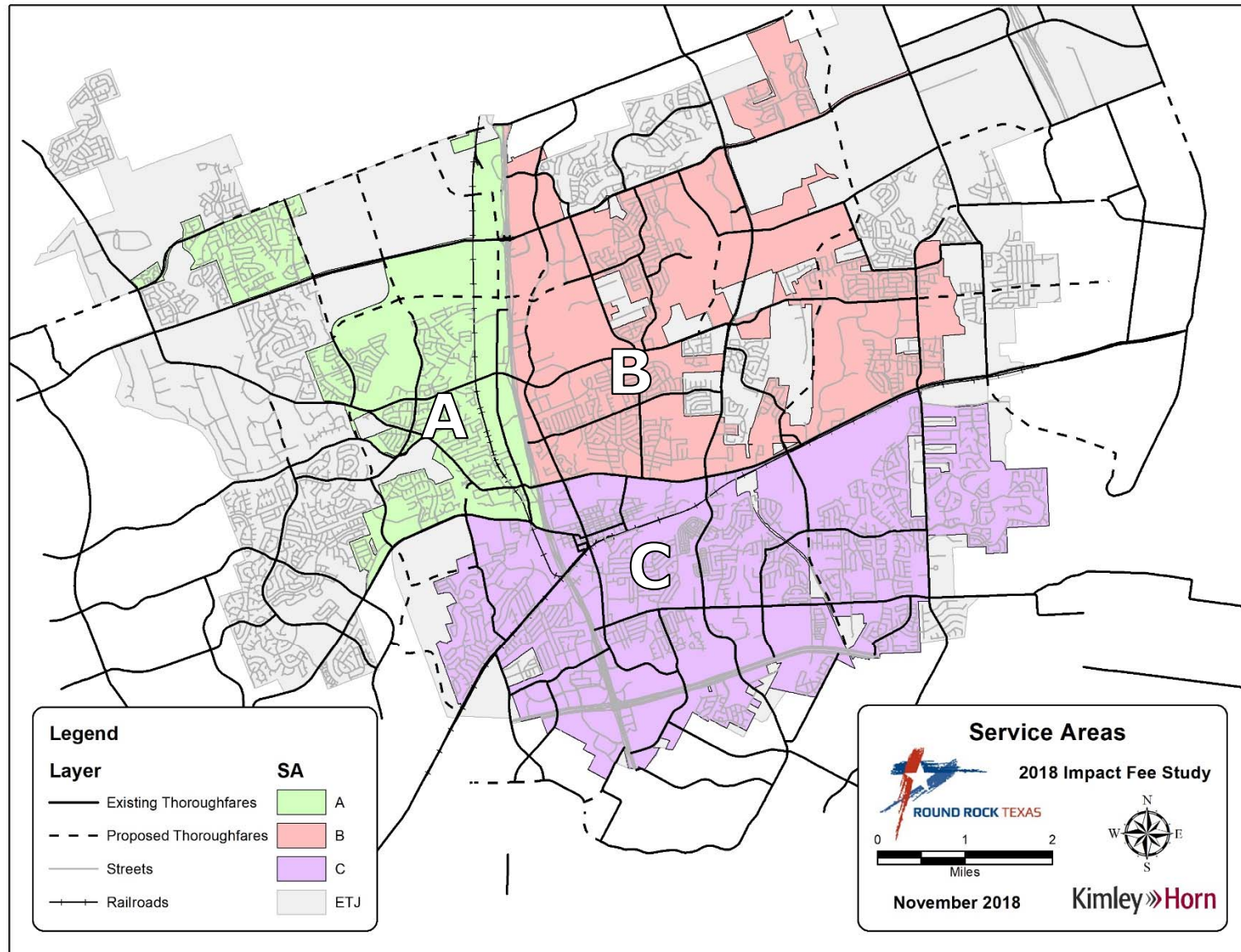


# Recap

- Service Areas
- Land Use Assumptions
- Capital Improvements Plan



# Impact Fee Service Area Map





# Residential and Employment 10-Year Projections

(Transportation Categories)

Service Area	Year	Residential (Units)		Employment (Sq. Ft.)			
		Single Family	Multi-Family	Basic	Service	Retail	Total
A	2018-2028	621	932	1,300,000	600,000	500,000	2,400,000
B		1,826	2,739	600,000	2,300,000	900,000	3,800,000
C		1,720	3,485	2,200,000	2,600,000	1,500,000	6,300,000
Total		4,167	6,250	4,100,000	5,500,000	2,900,000	12,500,000



# 10-Year Growth Units by Service Area

## Service Area A

Res: 1,553 DU

Non-Res: 2.4M Sq. Ft.

## Service Area B

Res: 4,565 DU

Non-Res: 3.8M Sq. Ft.

## Service Area C

Res: 5,205 DU

Non-Res: 6.3M Sq. Ft.

--- Proposed Thoroughfares  
— Streets  
— Railroads

B  
C  
ETJ

### Service Areas



2018 Impact Fee Study



November 2018



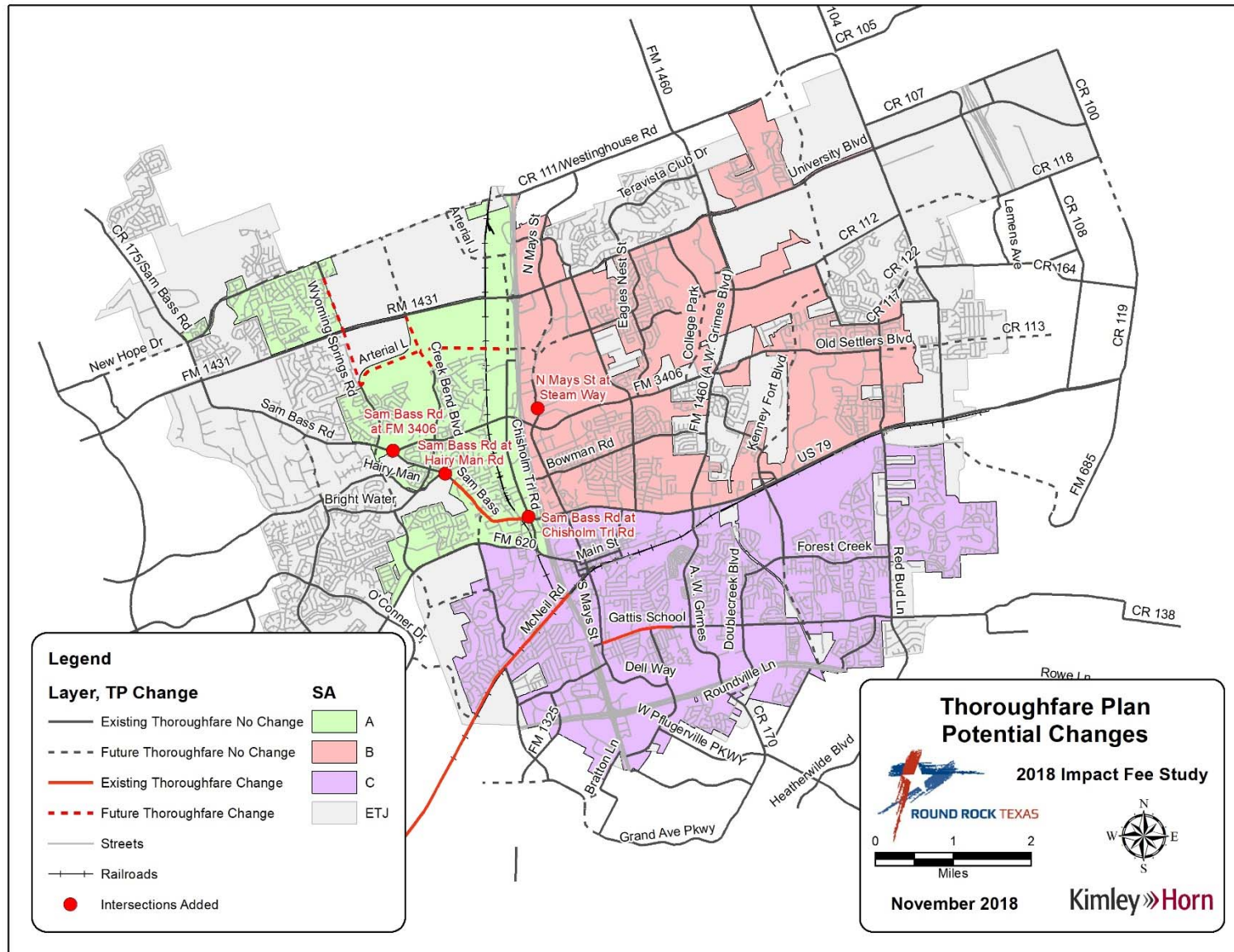
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# Capital Improvement Plan





# Service Area A Impact Fee CIP

COST TO MEET EXISTING DEMANDS – \$44.1 M

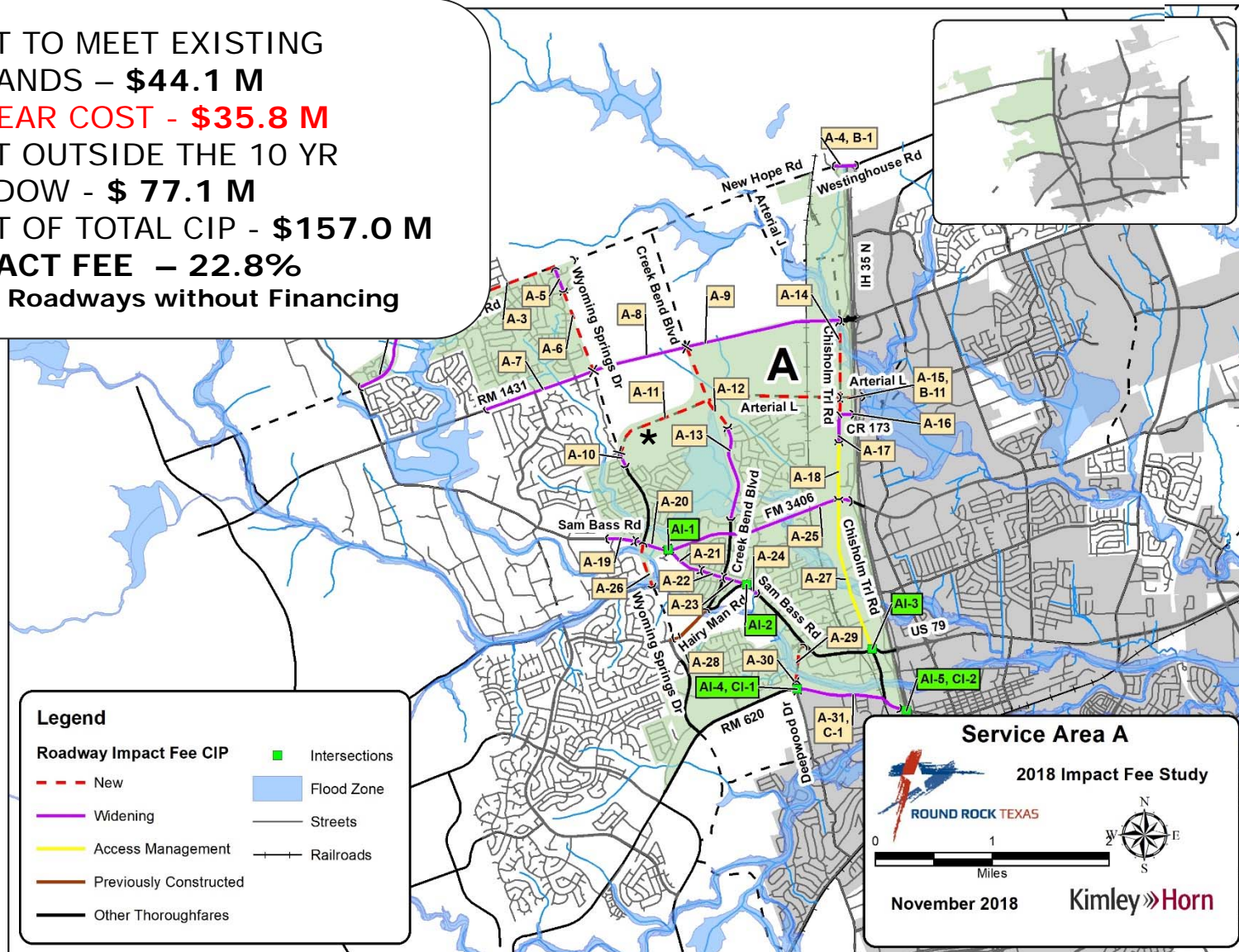
**10-YEAR COST - \$35.8 M**

COST OUTSIDE THE 10 YR WINDOW - \$ 77.1 M

COST OF TOTAL CIP - \$157.0 M

**IMPACT FEE – 22.8%**

Note: Roadways without Financing

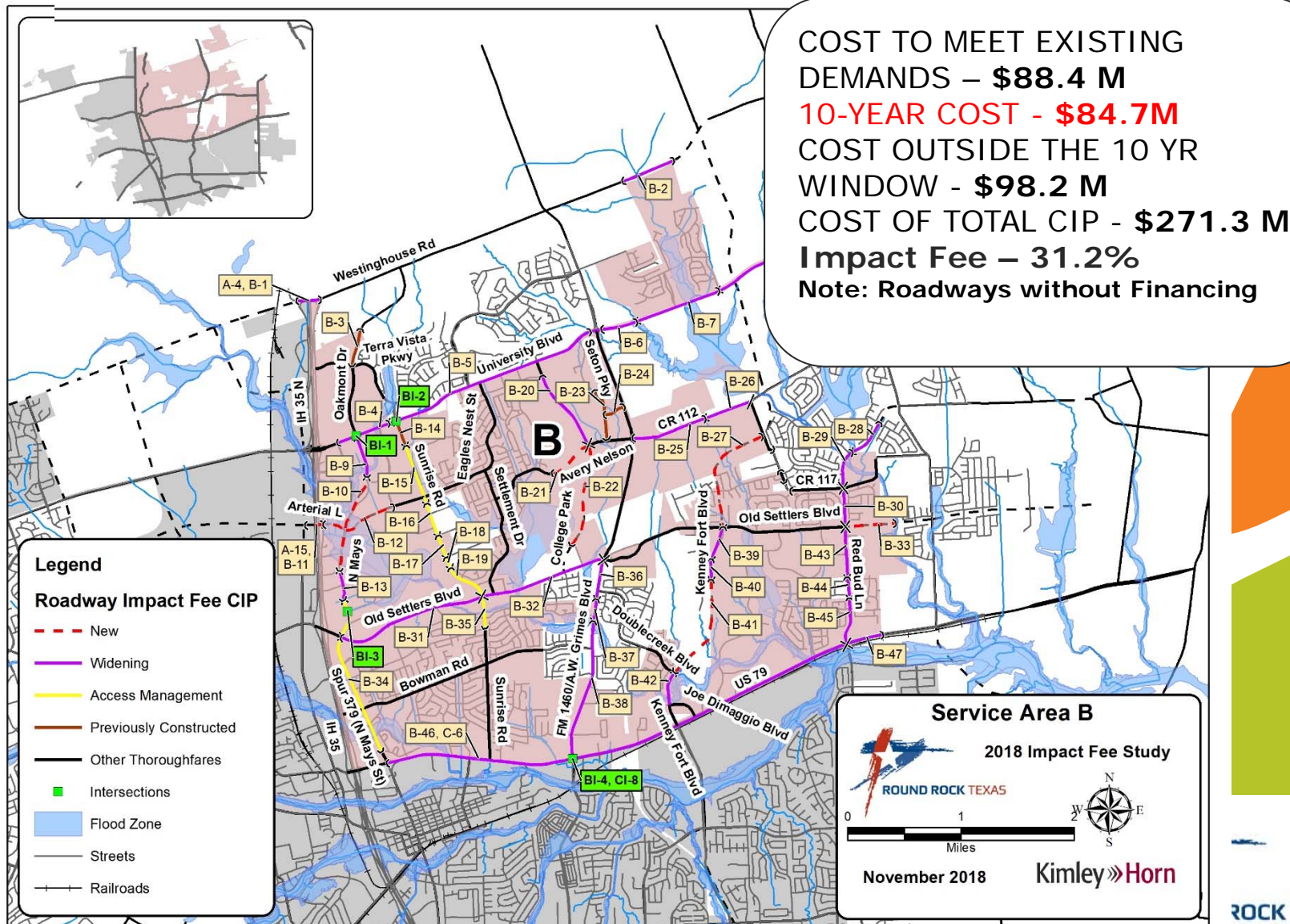


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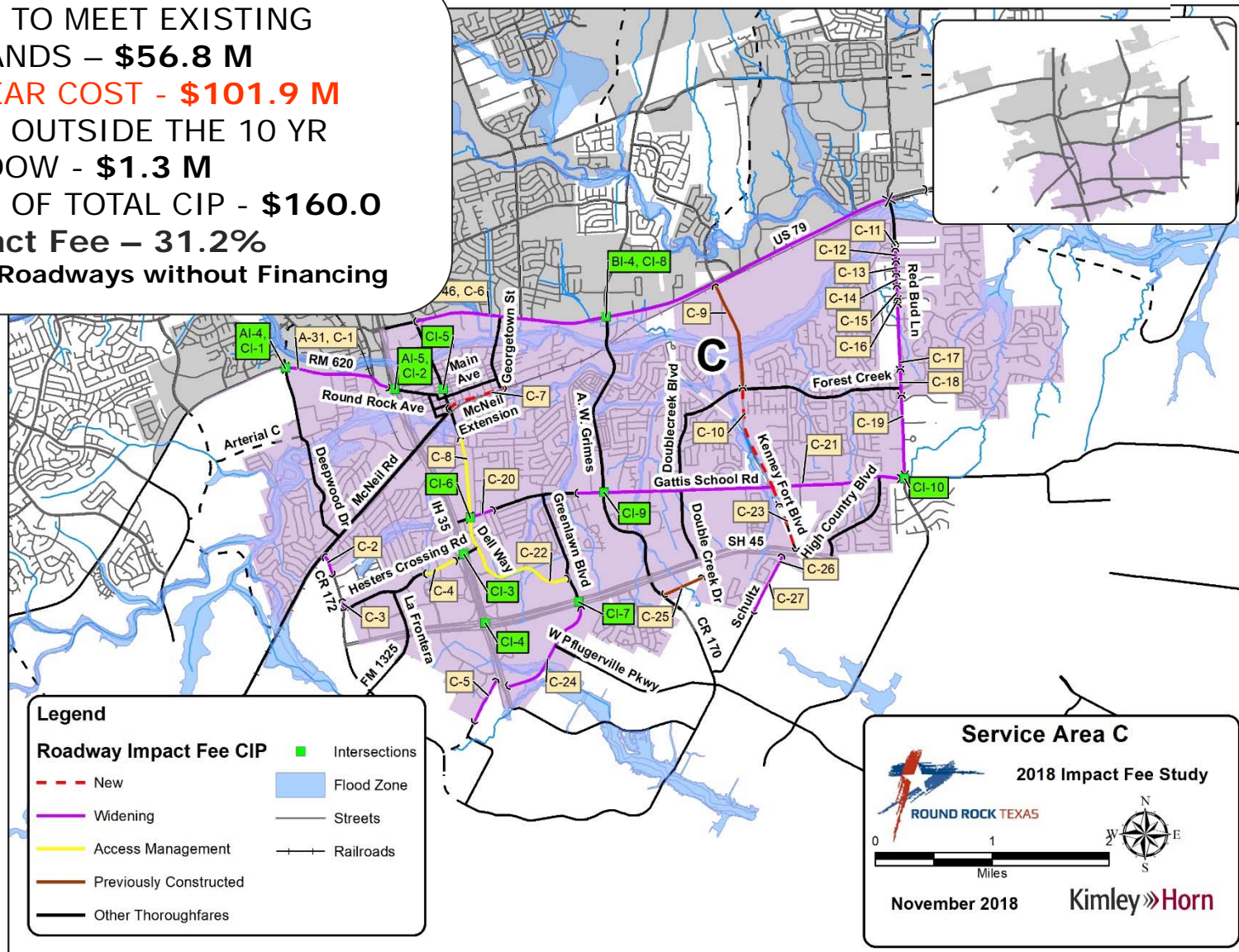
# Service Area B Impact Fee CIP





# Service Area C Impact Fee CIP

COST TO MEET EXISTING DEMANDS – **\$56.8 M**  
10-YEAR COST - **\$101.9 M**  
COST OUTSIDE THE 10 YR WINDOW - **\$1.3 M**  
COST OF TOTAL CIP - **\$160.0**  
**Impact Fee – 31.2%**  
**Note: Roadways without Financing**





# Outreach

- Proactive outreach plan for an active development community
- Website:  
<https://www.roundrocktexas.gov/departments/transportation/roadway-impact-fee-information/>
  - Study; Q&As; Ordinance
- Stakeholders
  - Meeting (6/15 and 8/7)
  - Responding to Q&A on website



# Schedule – Step 1

- December 6
  - Set Public Hearing on LUA and CIP
- January 9
  - CIAC on LUA and CIP
- January 17
  - CIAC Comments
- January 24
  - Public Hearing on LUA and CIP
  - Approve LUA and CIP
  - Set Public Hearing on Fee



## Schedule – Step 2

- February 6
  - CIAC on Fees and Plan
- February 15
  - CIAC Comments
- February 28
  - Public Hearing on Fees and Plan
  - 1<sup>st</sup> Reading of Ordinance
  - 30 days for Adoption
- March 14
  - 2<sup>nd</sup> Reading of Ordinance
  - Adoption

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# Action

- Consider a presentation, provide comments and consider a recommendation to Council regarding proposed land use assumptions and a 10-year roadway capital improvements plan for the City's proposed roadway impact fee service areas.
- Comments and Recommendation will be provided in a Presentation in City Council's Packet