



Bastrop IFAC Meeting
Transportation Impact Fees 101
Capital Improvements Plan Draft

Kimley»Horn

April 27, 2023

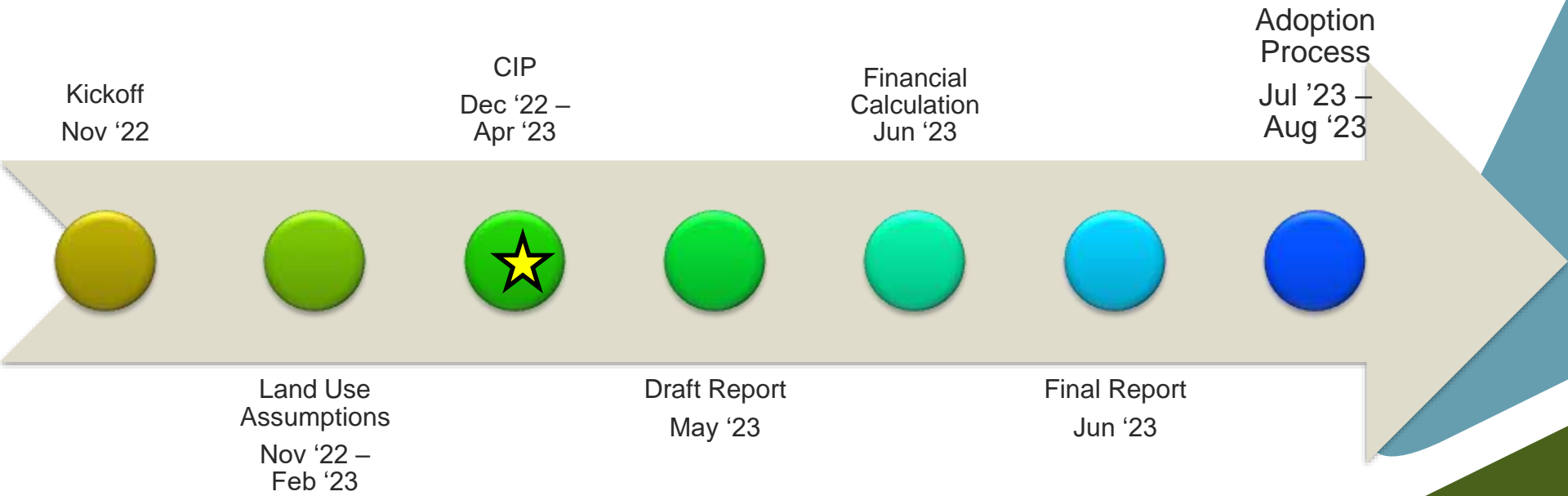
Rough Outline

- Land Use Assumptions Recap
- Capital Improvements Plan Requirements
- Draft Capital Improvements Plan

CIAC Role in Process

- 2 Required Public Hearings
- Comments from CIAC on each:
 - Land Use Assumptions & Impact Fee CIP (Study Assumptions)
 - Transportation Impact Fee Study
 - Maximum Fee from Study
 - Policy considerations (collection rate, discounts, other city objectives)

Project Timeline



Review CIP Today, possible action (comments) on draft Land Use Assumptions & CIP

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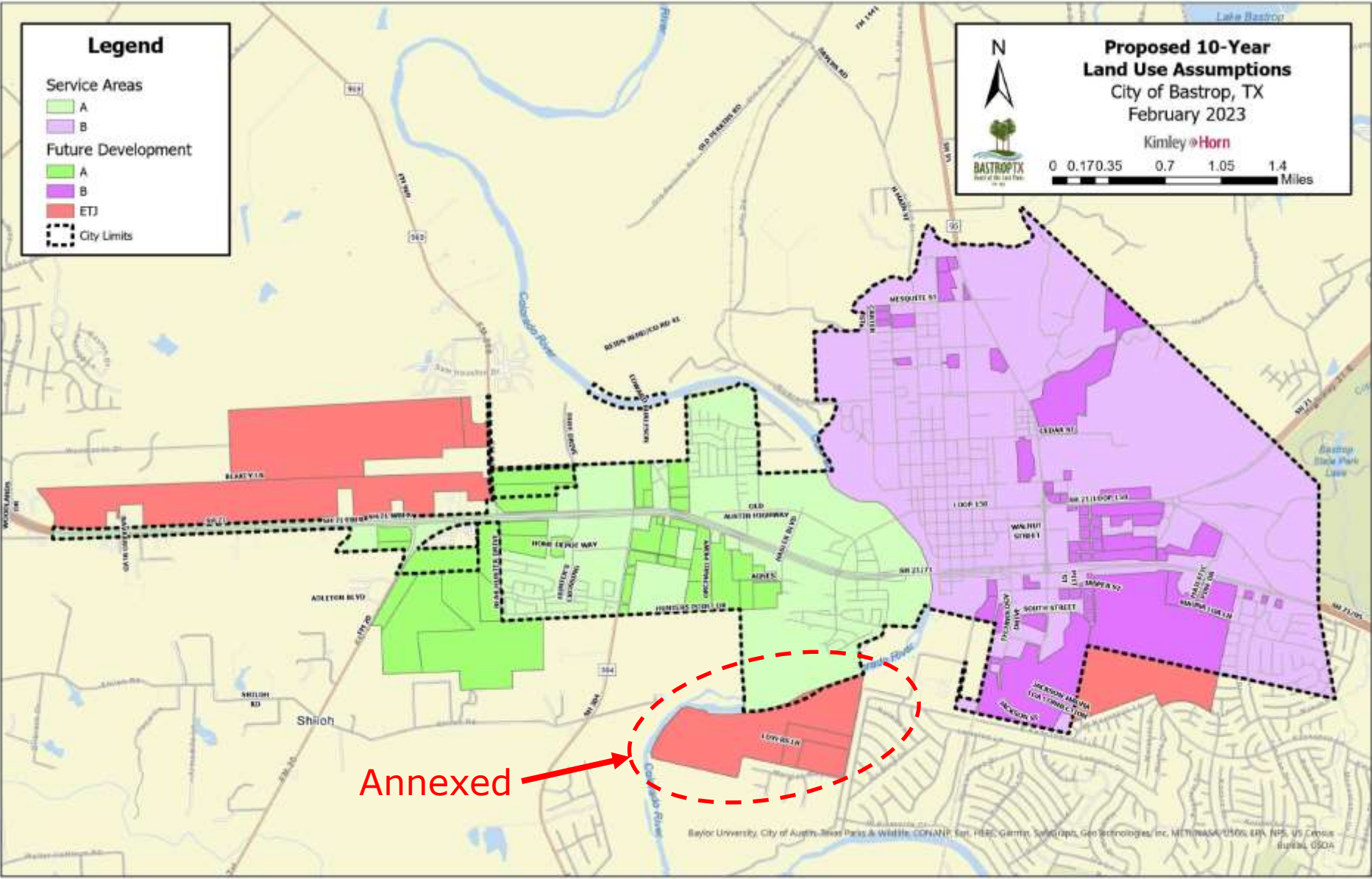
LAND USE ASSUMPTIONS RECAP

Legend

- Service Areas
 - A
 - B
- Future Development
 - A
 - B
 - ETJ
- City Limits

Proposed 10-Year Land Use Assumptions
City of Bastrop, TX
February 2023

Kimley-Horn



Annexed →

Draft Land Use Assumptions (10-year Growth)

Service Area	Residential		Commercial		
	Single-Family	Multifamily	Industrial	Office	Retail
	Dwelling Units		Square Feet		
SA A	1,078	3,470	-	491,000	2,347,000
SA B	1,780	1,575	2,170,000	217,000	949,000
Sub-total	2,858	5,045	2,170,000	708,000	3,296,000
Total	7,903		6,174,000		

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CAPITAL IMPROVEMENTS PLAN

Capital Improvements Plan: What is Eligible?

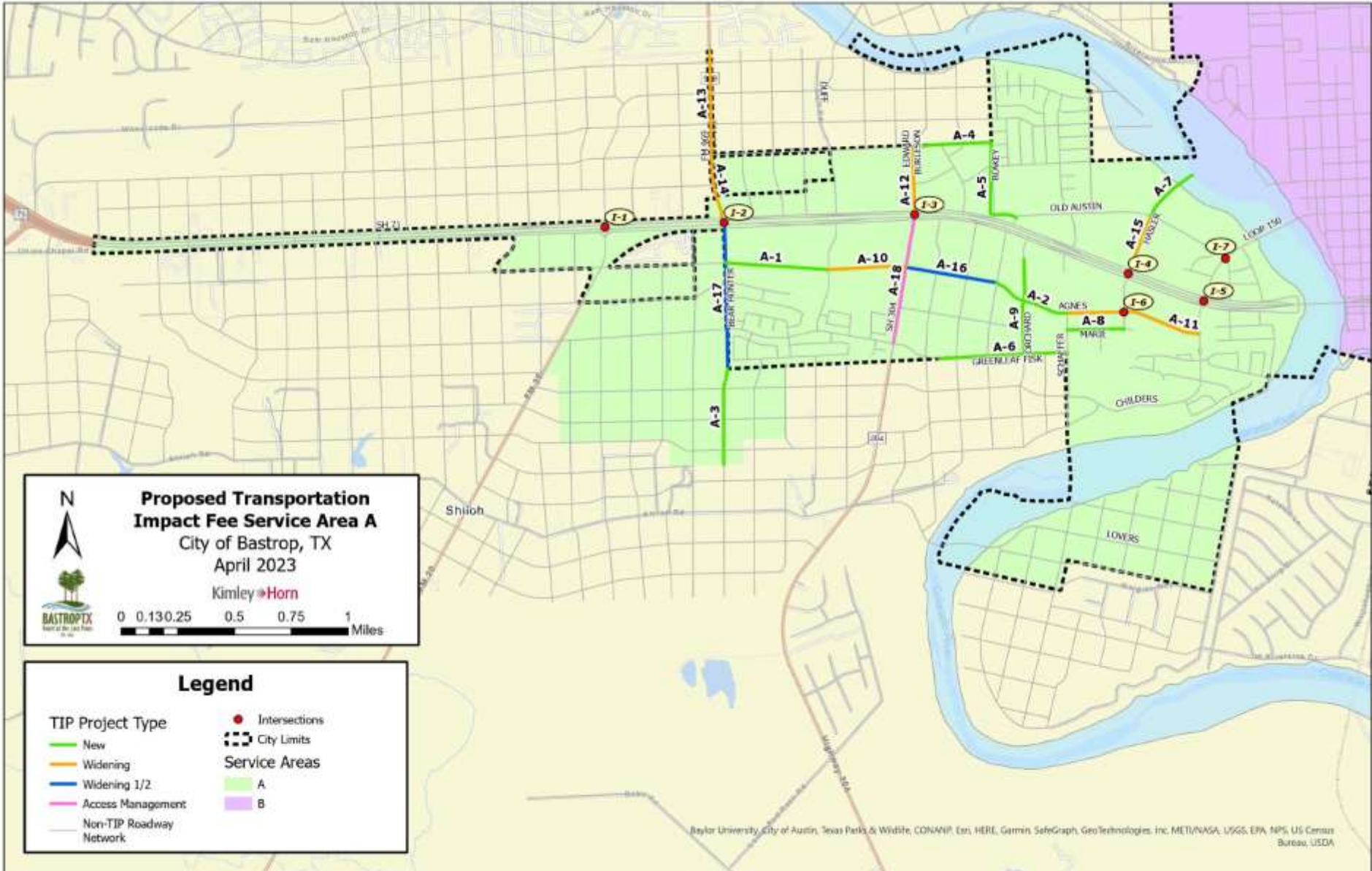
- Components that can be paid for through an impact fee program:
 - ✓ Construction cost of capital improvements on the CIP
 - Roadway to thoroughfare standard
 - Traffic signals, bridges, sidewalks, etc.
 - ✓ Survey and Engineering fees
 - ✓ Land acquisition costs, including court awards
 - ✓ Debt Service of impact fee CIP
 - ✓ Study/Update Costs

- Components that **cannot** be paid for through an impact fee program:
 - 6 Projects not included in the CIP
 - 6 Repair, operation and maintenance of existing or new facilities
 - 6 Upgrades to serve existing development
 - 6 Administrative costs of operating the program

Capital Improvements Plan: Requirements

- Transportation Impact Fee Capital Improvements Plan (TIF CIP) based on the portion of the Thoroughfare Plan needed for future growth
- The TIF CIP does not need to match the City's overall CIP (this is 10-year horizon for growth only)
- Should only include roadways that are for system capacity (*non-site specific, not a local access road*)
- TIF CIP must be updated at least every 5 years

Service Area A - Map

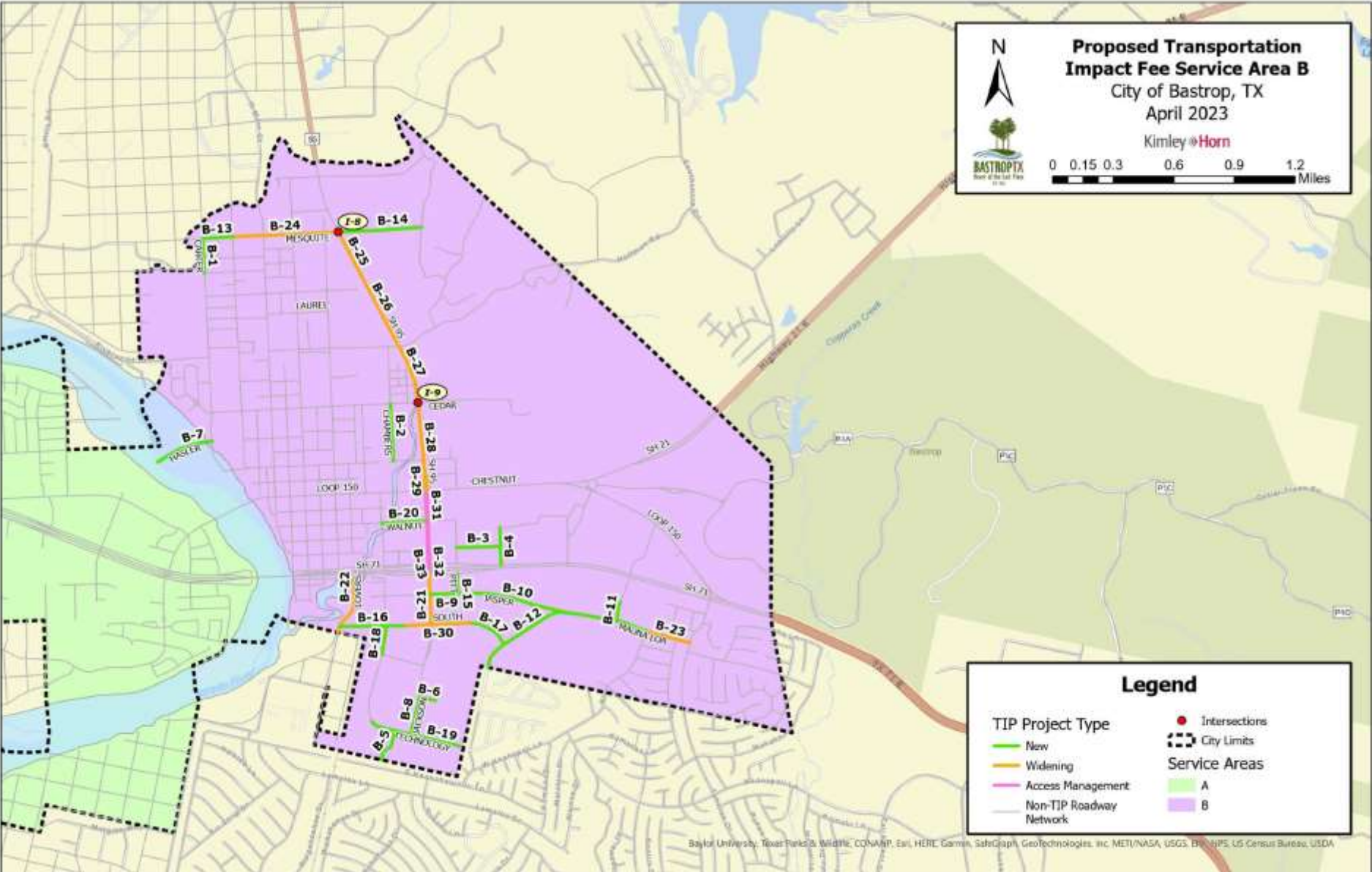


Baylor University, City of Austin, Texas Parks & Wildlife, CONANIP, Esri, HERE, Garmin, SafeGraph, Geotechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Service Area A – Tabular Projects

Service Area	Proj. #	Impact Fee Class	Project	Limits	Length (mi)	% In Service Area
<i>Roadway Improvements</i>						
A	A-1	4D (80)	Agnes (1)	Bear Hunter Drive to Hunter's Crossing	0.46	100%
	A-2	4D (80)	Agnes (2)	Hospital Drive to Schaefer Blvd	0.35	100%
	A-3	4D (80)	Bear Hunter Drive (1)	Bear Hunter Drive (existing) to 1,000' N of Shiloh Rd	0.42	100%
	A-4	2U (50)	Blakey Ln (1)	Edward Burleson Ln to 1,830' E of Edward Burleson Ln	0.35	100%
	A-5	2U (50)	Blakey Ln (2)	City Limits to Old Austin Highway	0.43	100%
	A-6	3U (56)	Greenleaf Fisk Dr	Bass Drive to Schaefer Blvd	0.57	100%
	A-7	4D (80)	Hasler Blvd (1)	Old Austin Hwy to Colorado River	0.26	100%
	A-8	2U (50)	Marie St	Schaefer Blvd to Hasler Blvd	0.25	100%
	A-9	3U (56)	Orchard Pkwy	SH 71 to Hunters Point Drive	0.42	100%
	A-10	4D (80)	Agnes (3)	Schaefer Blvd to Childers Drive	0.60	100%
	A-11	4D (80)	Edward Burleson	Blakey to SH 21 EBFR	0.32	100%
	A-12	4D (110)	FM 969 (1)	City Limits to Blakey Ln	0.46	100%
	A-13	4D (110)	FM 969 (2)	Blakey Ln to State Highway 21	0.28	100%
	A-14	4D (80)	Hasler Blvd (2)	Old Austin Hwy to SH 21	0.25	100%
	A-15	4D (80)	Home Depot Way	Hunter's Crossing to SH 304	0.34	100%
	A-16	4D (80)	Agnes (4)	SH 304 to Hospital Drive	0.41	100%
	A-17	4D (80)	Bear Hunter Drive (2)	State Highway 21 to Bear Hunter Drive (existing)	0.63	100%
	A-18	4D (110)	SH 304	SH 21 EBFR to Hunters Point Dr	0.55	100%
<i>Intersection Improvements</i>						
	I-1	-	Highway 71 & FM 20	Traffic Signal	-	100%
	I-2	-	FM 969 / Bear Hunter & SH 21	Overpass	-	100%
	I-3	-	Edward Burleson Ln / SH 304 & SH 21	Intersection Improvements	-	100%
	I-4	-	Hasler Blvd & SH 21	Intersection Improvements	-	100%
	I-5	-	Loop 150 / Childers Dr & SH 21	Intersection Improvements	-	100%
	I-6	-	Agnes & Hasler	Roundabout	-	100%
	I-7	-	Old Austin & Loop 150	Roundabout	-	100%

Service Area B - Map



Baylor University, Texas Parks & Wildlife, CQ/NAMP, Earl, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, BLS, USPS, US Census Bureau, USDA

Service Area B – Tabular Projects

Service Area	Proj. #	Impact Fee Class	Project	Limits	Length (mi)	% In Service Area
B	<i>Roadway Improvements</i>					
	B-1	2U (50)	Carter St	Mesquite St to Magnolia St	0.17	100%
	B-2	2U (50)	Chambers St	Cedar St to Farm St	0.29	100%
	B-3	2U (50)	Future Collector A	Pitt St to Future Collector B	0.22	100%
	B-4	2U (50)	Future Collector B	Lost Pines Ave to SH 71	0.19	100%
	B-5	2U (50)	Future Collector C	Technology Drive extension to City Limits	0.17	100%
	B-6	2U (50)	Future Collector D	Jackson St extension to 420' E of Jackson St extension	0.08	100%
	B-7	4D (80)	Hasler Blvd (3)	Colorado River to Willow St	0.29	100%
	B-8	4D (80)	Jackson St (1)	Jackson St (existing) to 1,260' S of Jackson St	0.24	100%
	B-9	2U (50)	Jasper St (1)	Jackson St to 930' E of Jackson St	0.18	100%
	B-10	2U (50)	Jasper St (2)	930' E of Jackson St to Hidden Hollow Ct	0.51	100%
	B-11	2U (50)	Majestic Pine Dr	Majestic Pine Dr (existing) to Mauna Loa Ln	0.10	100%
	B-12	2U (50)	Mauna Loa Ln (1)	Pine Lodge Dr to Briar Forest Dr	0.95	100%
	B-13	3U (56)	Mesquite St (1)	800' W of Wilson St to Wilson St	0.15	100%
	B-14	3U (56)	Mesquite St (2)	SH 95 to Piney Ridge Dr	0.41	100%
	B-15	2U (50)	Pitt St	SH 71 to Jasper St	0.10	100%
	B-16	3U (56)	South Street (1)	Lovers Lane to South St (existing)	0.33	100%
	B-17	3U (56)	South Street (2)	1,200' E of Jackson St to Mauna Loa Ln	0.21	100%
	B-18	2U (50)	Technology Drive (1)	Mill St to Business Park Dr	0.14	100%
	B-19	2U (50)	Technology Drive (2)	Technology Drive (existing) to City Limits	0.46	100%
	B-20	2U (50)	Walnut Street	Martin Luther King Dr to SH 21	0.22	100%
	B-21	4D (80)	Jackson St (2)	SH 21 to South St	0.25	100%
	B-22	3U (56)	Lovers Ln	City Limits to College St	0.29	100%
	B-23	2U (50)	Mauna Loa Ln (2)	Briar Forest Dr to Tahitian Dr	0.23	100%
	B-24	3U (56)	Mesquite St (3)	Wilson St to SH 95	0.52	100%
	B-25	4D (110)	SH 95 (1)	Mesquite St to 700' S of Mesquite St	0.13	100%
	B-26	4D (110)	SH 95 (2)	700' S of Mesquite St to Hawthorne St	0.51	100%
	B-27	4D (110)	SH 95 (3)	Hawthorne St to Cedar St	0.30	100%
	B-28	4D (110)	SH 95 (4)	Cedar St to Spring St	0.36	100%
	B-29	4D (110)	SH 95 (5)	Farm St to Chestnut St/SH 21	0.16	100%
	B-30	3U (56)	South Street (3)	650' W of Jackson St to 1,200' E of Jackson St	0.32	100%
	B-31	4D (110)	SH 21 (1)	Chestnut St to Walnut St	0.30	100%
	B-32	4D (110)	SH 21 (2)	Walnut St to SH 21 WBFR	0.43	100%
	B-33	4D (110)	SH 95 (6)	SH 21 WBFR to SH 21 EBFR	0.11	100%
<i>Intersection Improvements</i>						
I-8	-		Mesquite St & SH 95	Traffic Signal	-	100%
I-9	-		SH 95 & Cedar St	Traffic Signal	-	100%

Potential Action: Comments on Land Use Assumptions and CIP

- Options for IFAC:
 - Comments recorded at today's meeting to share with council
 - Share comments prior to 5 business days before the public hearing date with council (tentatively June 13th)
 - Could be to chair in letter format or individually
- Comments can be “no comments”

Next Steps

- Comments to Council on LUA & TIF CIP
 - Council has to set public hearing, advertise in newspaper 30 days prior to date (June 13th tentative)
- Return May 25th to IFAC with draft maximum impact fees by area based on assumptions
 - Also begin policy discussion
- June 29th finish policy & give comments on:
 - Collection Rate
 - Effective Date
 - Other policy items

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QUESTIONS?