



CITY OF MANOR ROADWAY IMPACT FEE



FUNDING SOURCES

WHAT ARE THE FUNDING NEEDS?

- MAINTENANCE
- OPERATIONS OF STREETS DEPARTMENT
- COMPLETE RECONSTRUCTION
- GROWTH NEEDS (BONDS, OTHER SOURCES)

FUNDING OPTIONS

- BONDS
- STREET MAINTENANCE FEE
- ROADWAY IMPACT FEE
- TIRZ (TAX INCREMENT REINVESTMENT ZONE)
- DEVELOPER AGREEMENTS (380 AGREEMENT)
- PID (PUBLIC IMPROVEMENT DISTRICT)
- TRAFFIC IMPACT ANALYSIS (TIA)
- CAPMETRO FUNDS

TRANSPORTATION FUNDING

- FEDERAL / STATE FUNDING NO LONGER KEEPS UP WITH NEEDS
- FUNDING MECHANISMS FOR INFRASTRUCTURE (ESPECIALLY TRANSPORTATION) ARE LIMITED IN TEXAS
- 'GROWTH SHOULD PAY FOR GROWTH' IS LOGICAL & REASONABLE

ROADWAY IMPACT FEE PIECES

1. SERVICE AREAS
2. LAND USE ASSUMPTION MAP
3. SERVICE UNITS
4. CAPITAL IMPROVEMENTS PLAN
5. MAXIMUM ROADWAY IMPACT FEE
6. CITY POLICY ON COLLECTION

TYPICALLY ASSESSED AT FINAL PLAT RECORDATION AND FEE IS PAID AT BUILDING PERMIT STAGE

SERVICE AREA

WHAT IS A SERVICE AREA?

- A. ROADWAY SERVICE AREAS ARE DIFFERENT THAN WATER AND WASTEWATER SERVICE AREAS.
- B. ROADWAY SERVICE AREAS ARE REQUIRED TO HAVE A 6-MILE TRIP LENGTH LIMIT.
- C. COLLECTED FUNDS IN EACH SERVICE AREA CAN ONLY BE USED WITHIN THE SERVICE AREA IT WAS COLLECTED FOR.
- D. ROADWAY SERVICE AREAS CAN ONLY BE LOCATED WITHIN CITY LIMITS.
- E. THERE ARE 3 PROPOSED SERVICE AREAS FOR MANOR.

LAND USE ASSUMPTION MAP

- WILL USE SAME LAND USE ASSUMPTION MAP AS WATER AND WASTEWATER IMPACT FEES, BUT WILL ONLY INCLUDE AREAS LOCATED WITHIN CITY LIMITS.
- THE LAND USE ASSUMPTION MAP IS BASED ON THE COMPREHENSIVE PLAN

SERVICE UNITS

- WHAT IS A SERVICE UNIT?
 - A SERVICE UNIT IS A MEASURE OF USE OF CITY FACILITIES BY NEW DEVELOPMENT. IT IS THE UNIT OF MEASURE USED IN THE ROADWAY IMPACT FEE STUDY TO QUANTIFY THE SUPPLY AND DEMAND FOR ROADS IN THE CITY.
 - FOR ROADWAY PURPOSES, THE SERVICE UNIT IS DEFINED AS A VEHICLE MILE.
 - THE DEFINITION FOR VEHICLE MILE IS AS FOLLOWS: A VEHICLE MILE IS THE CAPACITY CONSUMED IN A SINGLE LANE IN THE PM PEAK HOUR BY A VEHICLE MAKING A TRIP ONE MILE IN LENGTH. THE PM PEAK IS USED AS THE BASIS FOR ROADWAY PLANNING AND THE ESTIMATION OF TRIPS CAUSED BY NEW DEVELOPMENT.

VEHICLE MILES

- WHAT IS A VEHICLE MILE
 - A VEHICLE MILE IS THE CAPACITY CONSUMED IN A SINGLE LANE IN THE PM PEAK HOUR BY A VEHICLE MAKING A TRIP ONE MILE IN LENGTH
 - THE LAND USE/VEHICLE MILE EQUIVALENCY TABLE (LUVMET) IS USED

LUVMET TABLE

LAND USE/VEHICLE MILE EQUIVALENCY TABLE (LUVMET)									
Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Trip Rate	Trip Length (mi)	Adj. for O-D	Adj. Trip Length (mi)	Max Trip Length (mi) (Max 6.00)	Veh-Mile Per Dev-Unit
PORT AND TERMINAL									
Truck Terminal	030	1,000 SF GFA	1.87	1.87	10.70	50%	5.35	5.35	10.0
INDUSTRIAL									
Light Industrial	110	1,000 SF GFA	0.63	0.63	12.89	50%	6.45	6.00	3.8
Manufacturing	140	1,000 SF GFA	0.67	0.67	12.89	50%	6.45	6.00	4.0
Warehouse	150	1,000 SF GFA	0.19	0.19	12.89	50%	6.45	6.00	1.1
RESIDENTIAL									
Single-Family Detached Housing	210	Dwelling Unit	0.99	0.99	8.59	50%	4.30	4.30	4.3
Multifamily Housing (Low-Rise)	220	Dwelling Unit	0.56	0.56	8.59	50%	4.30	4.30	2.4
Multifamily Housing (Mid-Rise)	221	Dwelling Unit	0.44	0.44	8.59	50%	4.30	4.30	1.9
Mobile Home Park / Manufactured Home	240	Dwelling Unit	0.46	0.46	8.59	50%	4.30	4.30	2.0
Senior Adult Housing-Attached	252	Dwelling Unit	0.26	0.26	8.59	50%	4.30	4.30	1.1
Assisted Living	254	Beds	0.26	0.26	8.59	50%	4.30	4.30	1.1

LUVMET TABLE

LODGING									
Hotel	310	Room	0.60	0.60	5.41	50%	2.71	2.71	1.6
RECREATIONAL									
Recreational Community Center	495	1,000 SF GFA	2.31	2.31	6.35	50%	3.18	3.18	7.4
Miniature Golf Course	431	Hole	0.33	0.33	6.35	50%	3.18	3.18	1.1
Multiplex Movie Theater	445	Screens	13.73	13.73	6.35	50%	3.18	3.18	43.66
INSTITUTIONAL									
Religious Place of Worship	560	1,000 SF GFA	0.49	0.49	6.30	50%	3.15	3.15	1.5
Day Care Center	565	1,000 SF GFA	11.12	6.23	3.39	50%	1.70	1.70	10.5
Elementary and Middle School (K-8)	520/2	Students	0.17	0.17	3.39	50%	1.70	1.70	0.3
High School	530	Students	0.14	0.14	3.39	50%	1.70	1.70	0.2
MEDICAL									
Clinic	630	1,000 SF GFA	3.28	3.28	6.76	50%	3.38	3.38	11.0
Hospital	610	1,000 SF GFA	0.97	0.97	6.76	50%	3.38	3.38	3.3
Nursing Home	620	Beds	0.22	0.22	6.76	50%	3.38	3.38	0.7
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	3.53	2.47	6.76	50%	3.38	3.38	8.4
OFFICE									
General Office Building	710	1,000 SF GFA	1.15	1.15	6.76	50%	3.38	3.38	3.9
Medical-Dental Office Building	720	1,000 SF GFA	3.46	3.46	6.76	50%	3.38	3.38	11.6
Single Tenant Office Building	715	1,000 SF GFA	1.71	1.71	6.76	50%	3.38	3.38	5.8
Office Park	750	1,000 SF GFA	1.07	1.07	6.76	50%	3.38	3.38	3.6

LUMMET TABLE

COMMERCIAL - Automobile Related									
Automobile Care Center	942	1,000 SF GFA	3.11	1.87	5.41	50%	2.71	2.71	5.1
Automobile Parts Sales	843	1,000 SF GFA	4.91	2.80	5.41	50%	2.71	2.71	7.6
Gasoline/Service Station	944	Vehicle Fueling Position	14.03	8.14	1.20	50%	0.60	0.60	4.9
Gasoline/Service Station w/ Conv Market and Car Wash	945	Vehicle Fueling Position	13.99	6.16	1.20	50%	0.60	0.60	3.7
Quick Lubrication Vehicle Shop	941	Servicing Positions	4.85	2.91	5.41	50%	2.71	2.71	7.9
Self-Service Car Wash	947	Stall	5.54	3.32	1.20	50%	0.60	0.60	2.0
Tire Store	848	1,000 SF GFA	3.98	2.87	5.41	50%	2.71	2.71	7.8
COMMERCIAL - Dining									
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	32.67	16.34	3.39	50%	1.70	1.70	27.7
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	28.34	14.17	3.39	50%	1.70	1.70	24.0
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.77	5.57	5.41	50%	2.71	2.71	15.0
Quality Restaurant	931	1,000 SF GFA	7.80	4.37	5.41	50%	2.71	2.71	11.8
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	43.38	13.01	1.20	50%	0.60	0.60	7.8

LUMMET TABLE

COMMERCIAL - Other Retail									
Nursery (Garden Center)	817	1,000 SF GFA	6.94	4.86	6.35	50%	3.18	3.18	15.4
Home Improvement Superstore	862	1,000 SF GFA	2.33	1.21	6.35	50%	3.18	3.18	3.9
Pharmacy/Drugs store w/o Drive-Through Window	880	1,000 SF GFA	8.51	4.00	6.35	50%	3.18	3.18	12.7
Pharmacy/Drugs store w/ Drive-Through Window	881	1,000 SF GFA	10.29	5.25	6.35	50%	3.18	3.18	16.7
Shopping Center	820	1,000 SF GLA	3.81	2.51	6.35	50%	3.18	3.18	8.0
Supermarket	850	1,000 SF GFA	9.24	5.91	6.35	50%	3.18	3.18	18.7
Toy/Children's Superstore	864	1,000 SF GFA	5.00	3.50	6.35	50%	3.18	3.18	11.1
Department Store	875	1,000 SF GFA	1.95	1.37	6.35	50%	3.18	3.18	4.4
SERVICES									
Walk-In Bank	911	1,000 SF GFA	12.13	7.28	3.39	50%	1.70	1.70	12.3
Drive-In Bank	912	Drive-in Lanes	27.15	17.65	3.39	50%	1.70	1.70	30.0
Hair Salon	918	1,000 SF GLA	1.45	1.02	3.39	50%	1.70	1.70	1.7

CALCULATION OF ROADWAY IMPACT FEES

- The calculation of roadway impact fees for new development involves a two-step process. Step one is the calculation of the total number of service units that will be generated by the development. Step two is the calculation of the impact fee due by the new development.

Step 1: Determine number of service units (vehicle-miles) generated by the development using the equivalency table.

$$\begin{array}{r} \text{No. of Development} \\ \text{Units} \end{array} \times \begin{array}{r} \text{Vehicle-miles} \\ \text{per development unit} \end{array} = \begin{array}{r} \text{Development's} \\ \text{Vehicle-miles} \end{array}$$

Step 2: Calculate the impact fee based on the fee per service unit for the service area where the development is located.

$$\begin{array}{r} \text{Development's} \\ \text{Vehicle-miles} \end{array} \times \begin{array}{r} \text{Fee per} \\ \text{vehicle-mile} \end{array} = \begin{array}{r} \text{Impact Fee due} \\ \text{from Development} \end{array}$$

CALCULATION EXAMPLES

- ASSUME THAT THE IMPACT FEE AMOUNT IS \$1000 FOR A SERVICE AREA

Single-Family Dwelling:

1 dwelling unit x 2.13 vehicle-miles/dwelling unit = 2.13 vehicle-miles
2.13 vehicle-miles x \$1000.00 /vehicle-mile = \$2130.00

20,000 square foot (s.f.) Office Building:

20 (1,000 s.f. units) x 3.46 vehicle-miles/1,000 s.f. units = 69.20 vehicle-miles
69.20 vehicle-miles x \$1000.00 /vehicle-mile = \$60,200.00

CALCULATION EXAMPLES

50,000 s.f. Retail Center:

$50 (1,000 \text{ s.f. units}) \times 1.96 \text{ vehicle-miles}/1,000 \text{ s.f. units} = 98.00 \text{ vehicle-miles}$

$98.00 \text{ vehicle-miles} \times \$1000.00 /\text{vehicle-mile} = \$980,000.00$

100,000 s.f. Industrial Development:

$100 (1,000 \text{ s.f. units}) \times 1.31 \text{ vehicle-miles}/1,000 \text{ s.f. units} = 131.00 \text{ vehicle-miles}$

$131.00 \text{ vehicle-miles} \times \$1000.00 /\text{vehicle-mile} = \$131,000.00$

NEXT STEPS

- ONCE THE PROPOSED SERVICE AREAS ARE APPROVED, THE NEXT STEP WILL BE IDENTIFYING PROJECTS REQUIRED IN EACH SERVICE AREA AND THEN CALCULATING THE