

Semi-Annual Progress Report

**Capital Improvements Advisory Committee for
Transportation Impact Fees
April 2013**



Prepared by the Fort Worth Planning and Development Department

CIAC Semi-Annual Report

April 2013

Introduction

This report was prepared by the Fort Worth Planning and Development Department staff and adopted by the Capital Improvements Advisory Committee for Transportation Impact Fees (“CIAC”). The purpose of this report is to advise the City Council, in accordance with Chapter 395 of the Texas Local Government Code, of the status of the Transportation Impact Fee Program.

Program Overview and Status

On May 13, 2008, Fort Worth City Council adopted the transportation impact fee ordinance (Ord. #18083-05-2008). Transportation impact fees are charges assessed by local governments on new development projects in order to partially fund transportation improvements that are necessitated by new development.

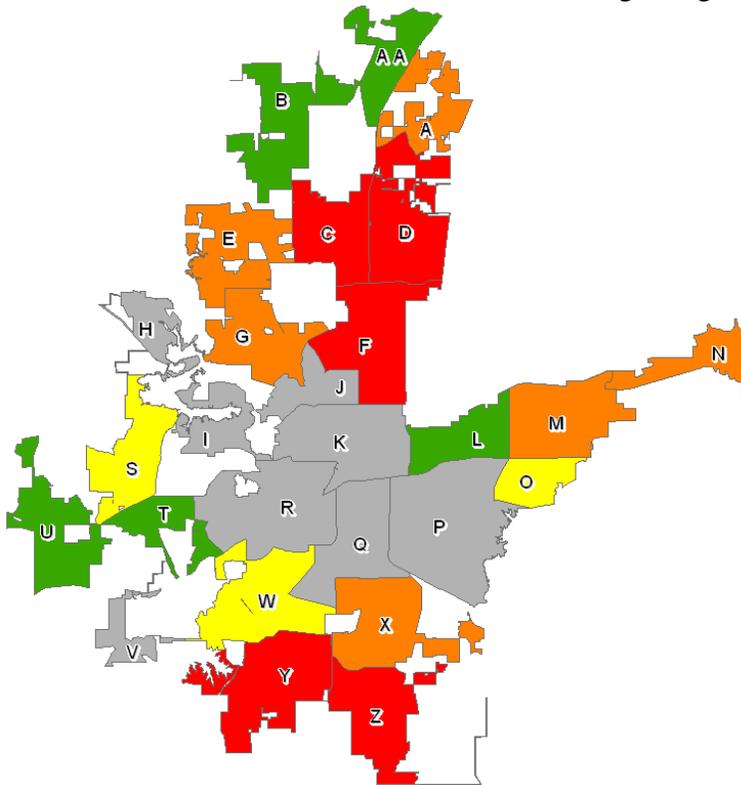
The status of various program elements is as follows:

- **Land use assumptions** – The land uses were updated with the adoption of the 2013 Transportation Impact Fee Study by Council on February 5, 2013, as recommended by the CIAC.
- **Transportation Improvements Plan** – The transportation improvements plan was also updated with the adoption of the 2013 Transportation Impact Fee Study by Council on February 5, 2013, as recommended by the CIAC. In addition to the previously funded projects, the following projects totaling \$2,725,551 have been funded since the last semiannual report:
 1. *Norwood Drive* – State Highway 10 to Trinity Boulevard
Fees are funding a portion of construction. The project is being jointly funded by the developer, Tarrant County, and the City of Fort Worth (Housing & Economic Development and Transportation Impact Fee revenues). The total impact fee funding was \$770,000 from Service Area M.
 2. *Alsbury Boulevard* – I-35W to Stone Road
Fees are funding the roadway construction and some right-of-way acquisition. The impact fee funding is \$1,450,000 from Service Area Z.
 3. *Ray White Road* – Mirage Drive to Wyndrook Street
Impact fees are supplementing City bond funds to expand the scope of the project to connect the project to the proposed extension of Park Vista Boulevard south of Golden Triangle Boulevard. Total impact fee funding is \$120,000 from Service Area D.
 4. *Keller Hicks Road* – Intersection with Katy Road
Impact fees are funding the conceptual design of intersection improvements. Total impact fee funding is \$17,000 from Service Area D.

5. *Old Decatur Road – McLeroy Boulevard to Longhorn Road*
Impact fees are supplementing City Bond funds to expand the scope of the design to include intersection improvements and expanded project limits. Total impact fee funding is \$320,500 from Service Area G.
6. *Silver Creek Road – Brewer High School to Live Oak Creek bridge*
Impact fees are funding the conceptual design of Silver Creek Road in these project limits. Total impact fee funding is \$45,000.00 from Service Area S.
7. *North Riverside Drive – Timberland Boulevard to Keller Hicks Road*
Impact fees are supplementing City participation to provide left turn lanes on North Riverside Drive to complete the roadway section. Travel lanes are being funded by the adjacent developer. Total impact fee funding is \$3,050.86 from Service Area D.

Total approved impact fee funding to date is \$6,273,602.86.

- **Project Prioritization** – Planning & Development and Transportation & Public Works staff continue to work closely together to leverage transportation impact fee funds to deliver arterial street project. Staff is currently working on additional projects which would require \$5.51M in transportation impact fee funding across multiple service areas.
- **Fee Revenues** - Total fee revenues through August 1, 2012 by service area are as follows:



Service Area	Revenues Since August 1, 2012	Total Revenue to Date
A	\$166,529.59	\$1,156,300.00
AA	\$22,156.00	\$132,170.00
B	\$143,427.60	\$1,118,055.84
C	\$297,700.00	\$2,954,216.54
D	\$691,262.26	\$4,844,322.10
E	\$276,734.70	\$1,062,321.66
F	\$351,183.98	\$2,088,422.14
G	\$251,730.50	\$1,180,965.76
L	\$81,375.46	\$164,520.27
M	\$352,105.86	\$1,149,560.89
N	\$25,932.82	\$751,936.33
O	\$87,801.72	\$369,667.45
S	\$107,094.00	\$745,337.44
T	\$13,326.78	\$204,605.46
U	\$2,000.00	\$12,000.00
W	\$81,171.68	\$453,406.98
X	\$41,619.18	\$764,179.45
Y	\$597,647.37	\$1,637,293.98
Z	\$335,350.03	\$1,784,112.37
Total	\$3,926,149.53	\$22,573,394.66

Service Area Revenues as of April 1, 2013



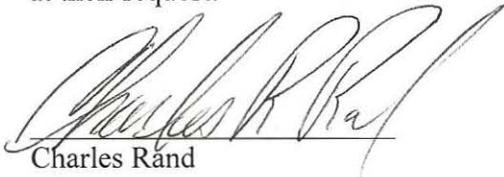
- **Credit Agreements** – Credit is required by state law in return for contributions toward eligible improvements. Credits may be used in lieu of payment of impact fees within the related development. To date, 26 credit agreements have been executed with 3 being executed since August 2012. The cumulative value of these credit agreements is \$17,005,002.86.
- **Fee Collection Rate** – City Council adopted a new collection rate on February 5, 2013, which became effective on April 1, 2013. The new rate is based on a flat \$3,000 fee per single family residence (SFR) which is \$500 per vehicle-mile of demand. For commercial uses, the rate for equivalent trip generation to that of a SFR is \$2,250, which is \$375 per vehicle-mile of demand. The new rates are approximately a 50% increase over the initial rates adopted in 2008. Council also opted to increase the discount for building on existing fully-built arterial street from 15% to 50%, as proposed by staff and recommended by CIAC.

Recommendation

The CIAC submits the following recommendations for consideration by the Fort Worth City Council:

- No changes to the Land Use Assumptions or Capital Improvements Plan are necessary at this time.
- The transportation impact fee is being collected and maintained in accordance with state law.

The committee endorses this report and its recommendations and will discuss such with the City Council at their request.



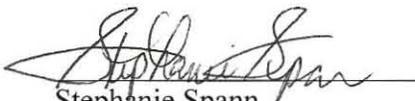
Charles Rand
Place 1



Mark Brast
Place 2

Jim Tidwell, Vice Chair
Place 3

Veronica Zerpa
Place 4



Stephanie Spann
Place 6



James Wietholter
Place 7



Donald Boren, Chair
Place 8



Mike Brennan
Place 9

Place 5 is currently Vacant.