

Semi-Annual Progress Report

**Capital Improvements Advisory Committee for
Transportation Impact Fees
January 2014**



Prepared by the Fort Worth Planning and Development Department

CIAC Semi-Annual Report

January 2014

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.

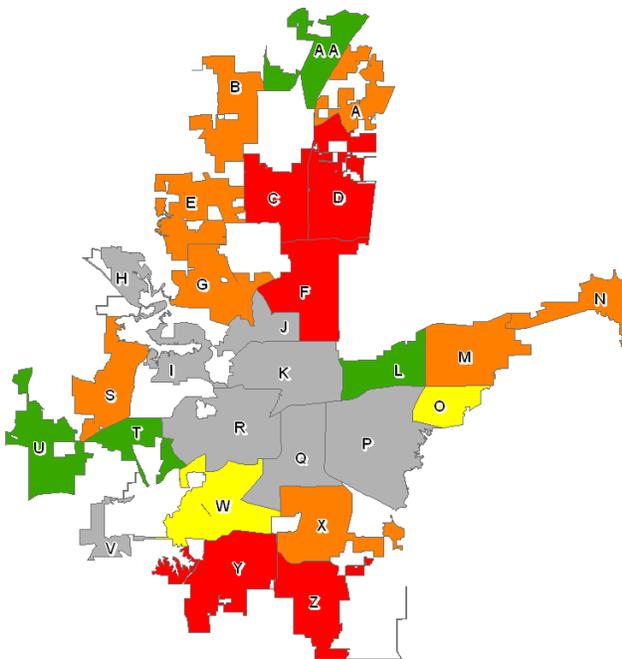
The status of various program elements is as follows:

- **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 \$1,498,639 have been funded since the last semiannual report:
 1. *Basswood Boulevard Bridge* – Design from Blue Mound Road to Almondale Drive
Fees are funding a portion of design. The project is being jointly funded by the developers and the City of Fort Worth Transportation Impact Fee revenues). The total impact fee funding was \$458,639 from Service Areas C and F combined.
 2. *North Riverside Drive* – Dalton Street to Shiver Road
Fees are funding a portion of the roadway construction. The project is being jointly funded by the developer and the City of Fort Worth (bond funds and Transportation Impact Fee revenues). The total impact fee funding was \$1,040,000 from Service Area D.

Total approved impact fee funding to date is \$7,772,242.

- **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 \$8.79M in transportation impact fee funding across multiple service areas.

- **Fee Revenues** - Total fee revenues through June 12, 2013 by service area are as follows:



Due to new permitting system reporting limitations, only revenues

Service Area Revenues as of June 16, 2013



Service Area	Revenues	
	4/1/13 to 6/12/13	Total thru 6/12/13
A	\$125,000.00	\$1,281,300.00
AA	\$7,254.00	\$139,424.00
B	\$52,700.00	\$1,170,755.84
C	\$148,500.00	\$3,102,716.54
D	\$196,503.37	\$5,040,825.47
E	\$88,500.00	\$1,150,821.66
F	\$4,994.00	\$2,093,416.14
G	\$101,000.00	\$1,281,965.76
L	\$0.00	\$164,520.27
M	\$62,752.25	\$1,212,313.14
N	\$8,090.09	\$760,026.42
O	\$1,980.18	\$371,647.63
S	\$25,500.00	\$770,837.44
T	\$12,000.00	\$216,605.46
U	\$6,000.00	\$18,000.00
W	\$4,101.30	\$457,508.28
X	\$0.00	\$764,179.45
Y	\$63,000.00	\$1,700,293.98
Z	\$60,000.00	\$1,844,112.37
Total	\$967,875.19	\$23,541,269.85

through June 16, 2013 are currently available.

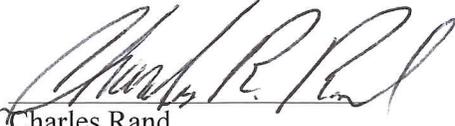
- **Credit Agreements** – Credit is required by state law in return for contributions toward eligible improvements. Credits may be used in lieu of payment of impact fees within the related development. To date, 31 credit agreements, including credit pools, have been executed with 5 being executed since March 2013. The cumulative value of these credit agreements is \$19,794,947.25.
- **Change of Use Amendment** – Transportation impact fees are now waived for all change of use permits. The ordinance was amended in August 2013 to clarify that finish out permits for a shell building to a different use is not considered change of use permits since the building was not previously occupied. This only applies to shell buildings permitted after August 8, 2013. Any finish-out permits for shells permitted before this date are not subject to transportation impact fees.

Recommendation

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

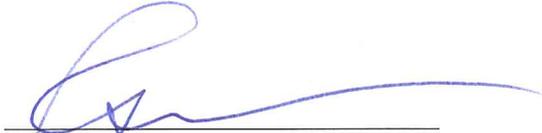
- No changes to the Land Use Assumptions or Capital Improvements Plan are necessary at this time.
- The transportation impact fee is being collected and maintained in accordance with state law.

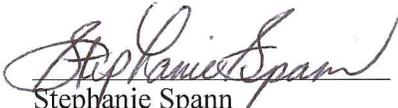
The committee endorses this report and its recommendations and will discuss such with the City Council at their request.


Charles Rand
Place 1


Jennifer Trevino
Place 2


Mark Brast
Place 4


Robert Horton
Place 5


Stephanie Spann
Place 6


James Wietholter
Place 7


Donald Boren, Chair
Place 8

Mike Brennan
Place 9

Place 3 is currently Vacant.