

Regional Road Impact Fee Program

Regional Transportation Commission
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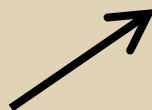
What is the Regional Road Impact Fee Program?



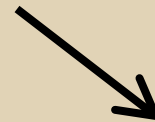
Impact Fees are a **funding tool** for collecting the cost of building additional **capacity** needed on **regional roads** due to new development



New Development



Impact Fees



Regional Road
Capacity
Improvements

Components of our RRIF Program



- Nevada Revised Statute (NRS 278B)
- Local enacting ordinances
Reno, Sparks and Washoe County
- Impact Fee Cooperative Agreement (ICA)
RTC, Reno, Sparks and Washoe County
- Capital Improvements Program (CIP)
Describes methodology used to establish net cost per service unit of new roadway capacity
- General Administrative Manual (GAM)
Guideline and procedures to administer the RRIF program
Identifies land use definitions used in assessing impact fees

NRS 278B – Impact Fee Statute



278B.150 - Capital Improvements Advisory Committee: Duties

3. The capital improvements advisory committee shall:

(a) Review the **land use assumptions** and determine whether they are in conformance with the master plan of the local government;

(b) Review the **capital improvements plan** and file written comments;

(c) Every 3 years file reports concerning the **progress** of the local government in carrying out the capital improvements plan;

(d) Report to the governing body any perceived **inequities** in the implementation of the capital improvements plan or the imposition of an impact fee; and

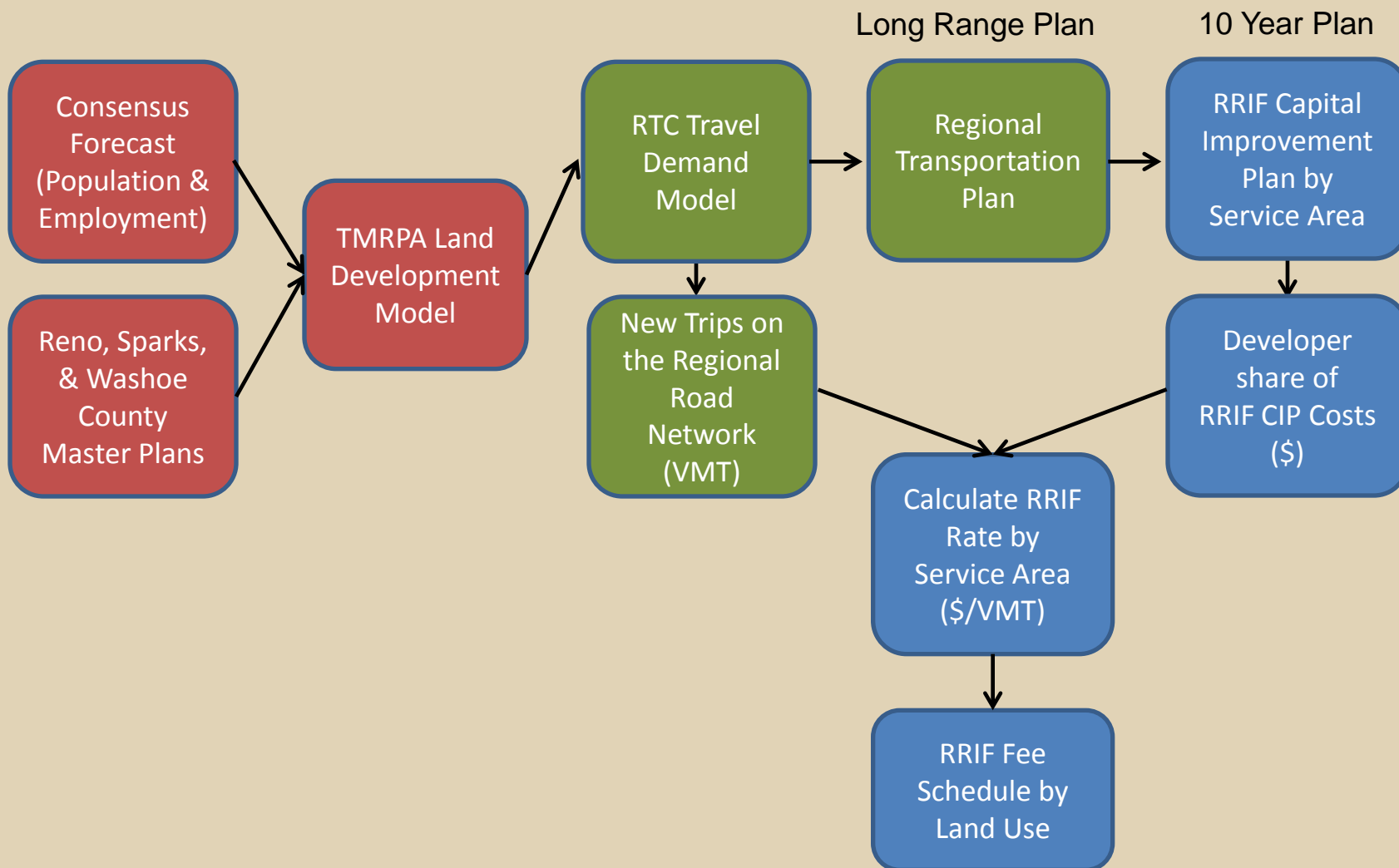
(e) Advise the local government of the need to **update or revise** the land use assumptions, capital improvements plan and ordinance imposing an impact fee.

Land Use Assumptions



- 2016 Consensus Forecasts provided by TMRPA
 - Based on estimates from State Demographer, TMWA, IHS-Global Insight, & Woods & Poole
- TMRPA allocates forecasted population to each parcel and then summarizes the information by Traffic Analysis Zone (TAZ)
 - Based on existing and planned land use
- RTC Travel Demand Model incorporates the TAZ population and employment data to estimate the number of trips on the regional road network

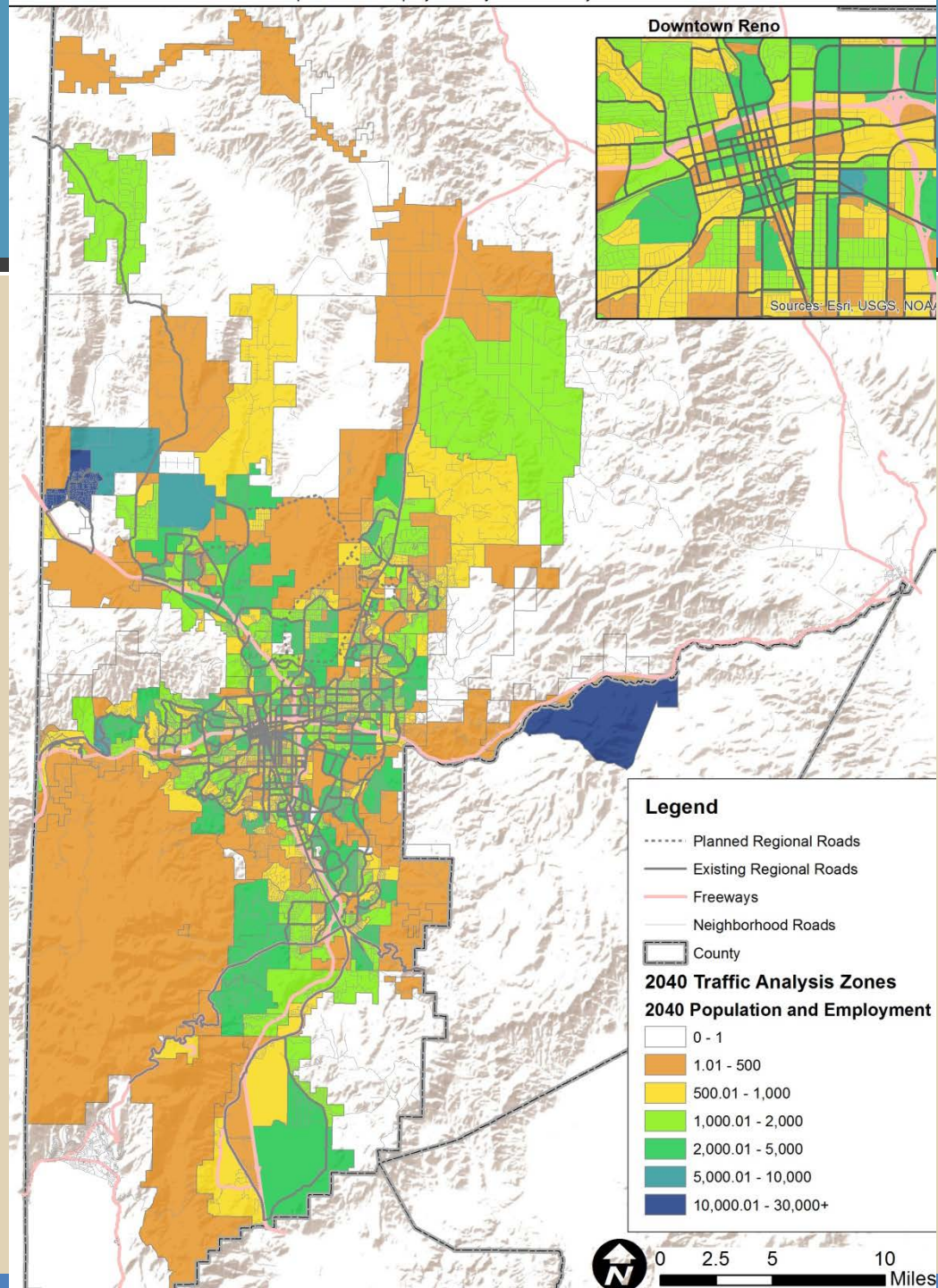
Regional Road Impact Fee Development



Projected Growth

Washoe County Growth

- 2040 population – 565,402 (+120,000)
- 2040 employment – 384,590 (+117,000)



Projects, Programs & Services to be Considered in RTP



- Projects suggested by community members
- 2035 RTP projects
- Projects in recent/ongoing transportation studies
 - Sparks Blvd Corridor Plan
 - Sun Valley Blvd Corridor Plan
 - Oddie Blvd Corridor Plan
 - North Valleys & Reno-Sparks Freeway Plans (Draft)
 - Short Range Transit Plan (Draft)
 - Fixed Route, Intercity, Paratransit, & Ridesharing
 - Complete Streets Master Plan
 - Bicycle-Pedestrian Master Plan (Draft)



2040 RTP Community Outreach

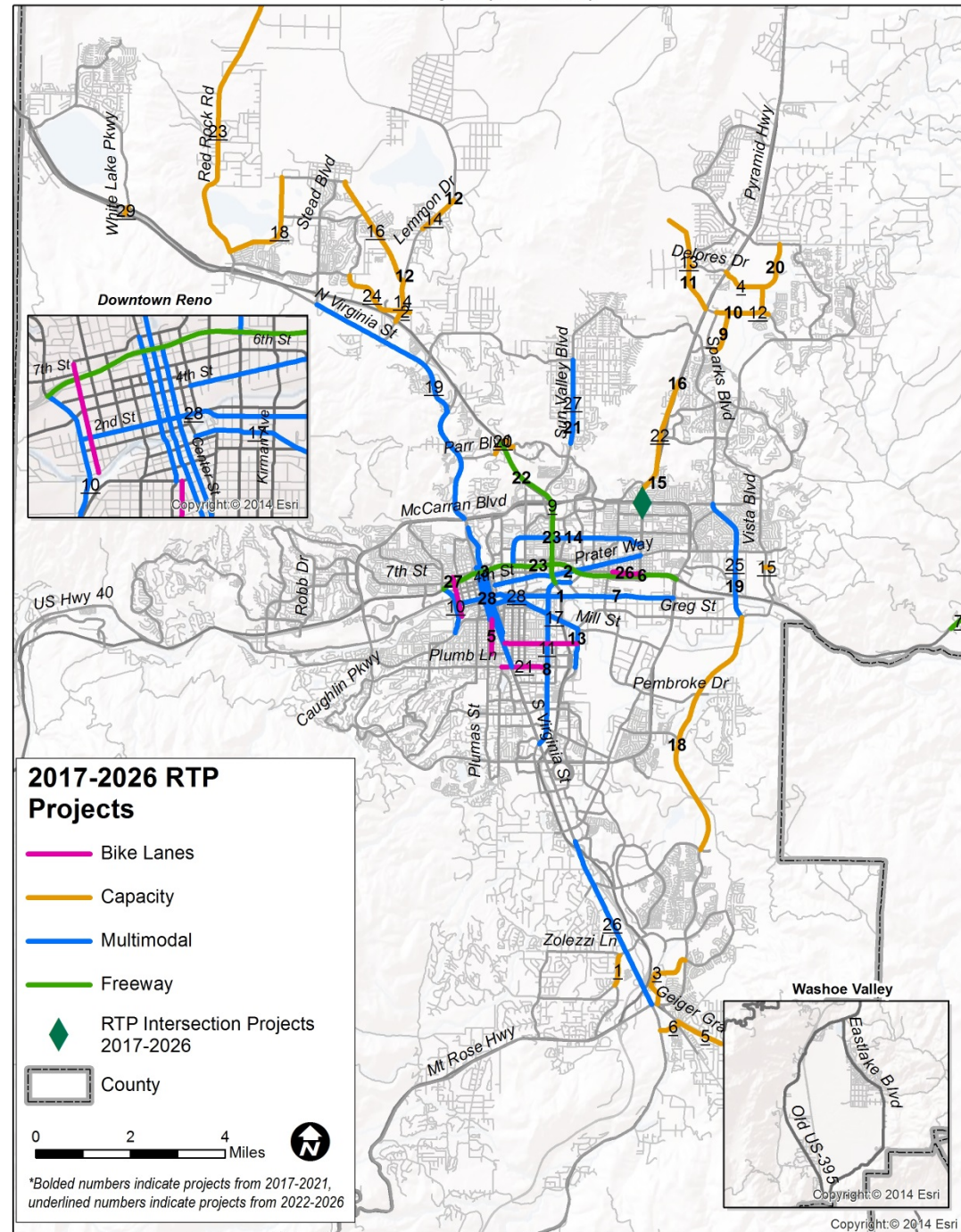


- Youth Forum – February 29th
- Economic Development Forum – March 8th
- Regional Rail and Bus Transit Forum - March 14th
- Freight Forum – March 31st
- Senior & ADA Transportation Forum – April 14th
- Veterans Transportation Forum - April 19th
- UNR-TMCC Millennials Forum – May 2
- Community Workshop – June 28th

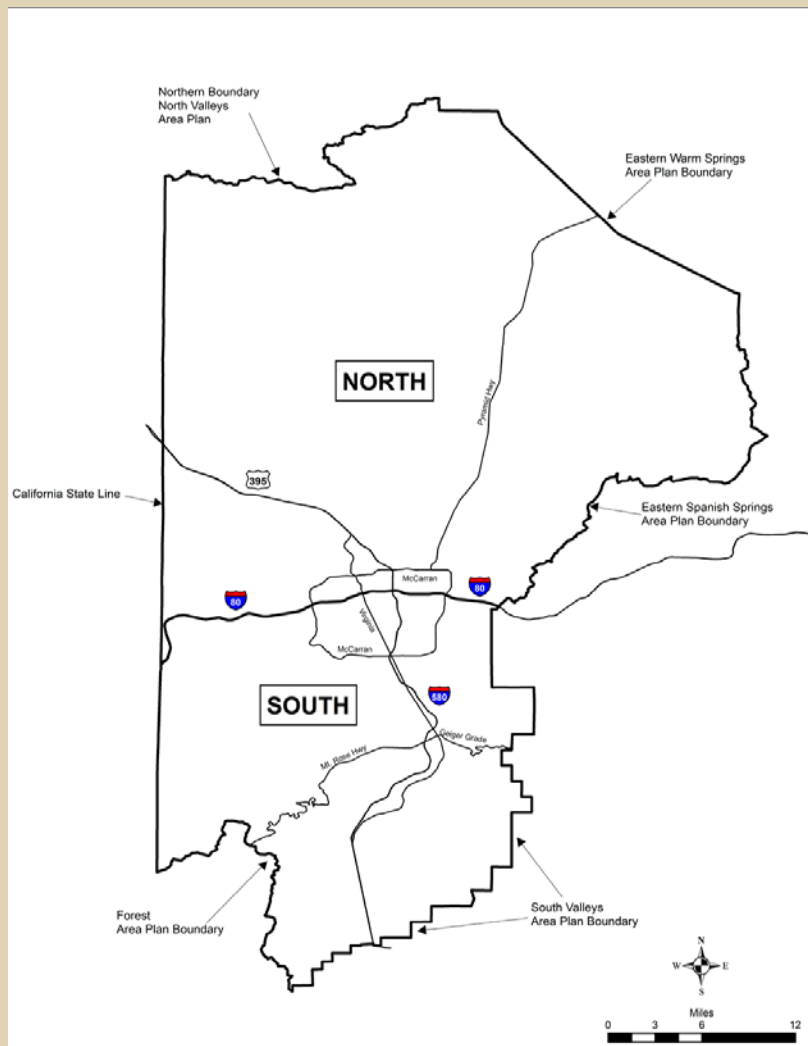


2017-2026 Draft 2040 RTP Projects

RTP Projects (2017 - 2026)



Regional Road Impact Fee Service Areas



Separate Capital Improvement Plan's and fees for each Service Area

RRIF Fees collected are spent within the same Service Area

5th Edition RRIF CIP North Service Area



<i>Project Description</i>	<i>Limits</i>	<i>Status</i>
Additional Ramps	Systemwide - (5 ramps)	US 395/Lemmon
Sparks Blvd (4 to 6 lanes) & Multimodal Improvements	I-80 to Baring Blvd	Corridor Study Complete
Additional Intersections	Systemwide - (5 intersections)	Annual TE Spot projects Ongoing
Traffic Signals / ITS / Roundabouts	Systemwide - (avg of \$500,000 per year)	ITS Pilot Project; Annual Signal Timing Project
McCarran Blvd Intersection	@ N Virginia St	Complete
4th St/Prater BRT Way Multimodal Improvements	I-80 to Vista Blvd	Under Construction
Oddie Blvd/Wells Ave Multimodal Improvements	Phase 1 - US 395 to Pyramid Way	Corridor Study Complete; Prelim Design Underway
Oddie Blvd/Wells Ave Multimodal Improvements	Phase 2 - I-80 to US 395	Corridor Study Complete; Prelim Design Underway
La Posada Dr Roundabout	@ Cordoba Blvd	Planning Study Complete
Sun Valley Blvd Multimodal	2nd Ave to Pyramid/Sun Valley/395 Connector	Corridor Study Complete; Package 1 Under Design
Pedestrian & Bicycle Facilities within ROW	Systemwide - ADA & Bicycle-Pedestrian Master Plans	ADA upgrades as a part of Street & Highway projects; Evans Ave Bike/Ped project
Sutro St Multimodal Improvements	I-80 to McCarran Blvd	Complete
Keystone Ave Multimodal Improvements	I-80 to 7th St	Corridor Study Complete
Pyramid Hwy	@ McCarran Blvd	Under Construction

5th Edition RRIF CIP South Service Area



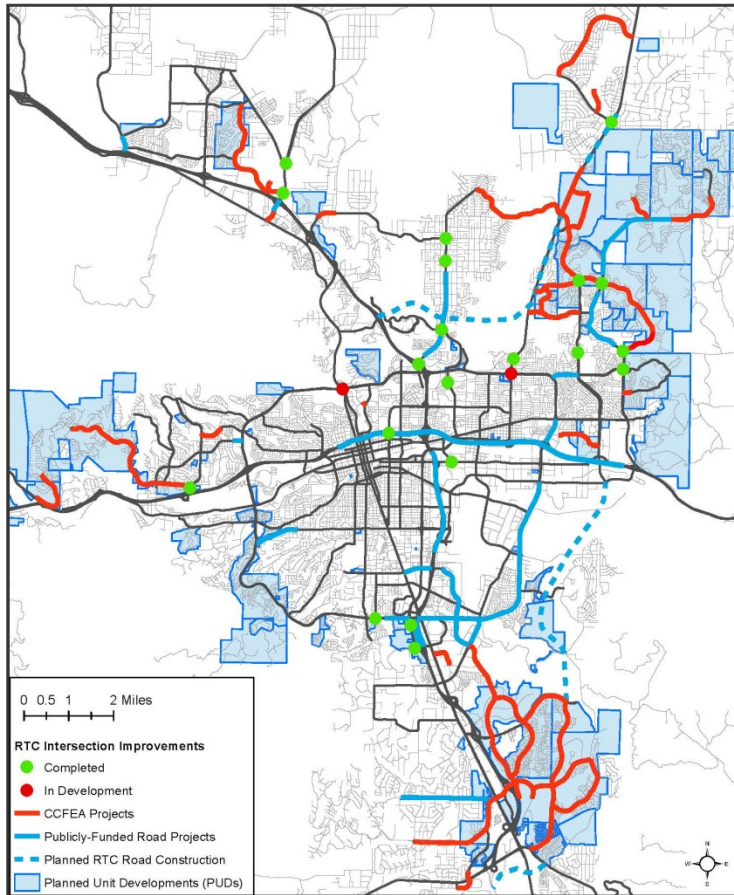
<i>Project Description</i>	<i>Limits</i>	<i>Status</i>
Additional Ramps	Systemwide - (5 ramps)	I-580/South Meadows
McCarran Blvd (4 to 6 lanes)	Mira Loma Dr to Greg St	Complete
Mill St Extension (4 lanes)	McCarran Blvd to SE Connector	
Pembroke (2 to 4 lanes)	McCarran Blvd to SE Connector	
Additional Intersections	Systemwide - (5 intersections)	Annual TE Spot projects
Oddie/Wells Ave Multimodal Improvements	Mill St to Kuenzli Ln	Corridor Study Complete; Prelim Design Underway
Traffic Signals / ITS / Roundabouts	Systemwide - (avg of \$500,000 per year)	ITS Pilot Project; Annual Signal Timing Project
Kietzke Ln Multimodal Improvements	Virginia St to Galletti Way	Corridor Study Complete; Spot Safety Improvements under construction (NDOT)
4th St/Prater BRT Way Multimodal Improvements	Keystone Ave to I-80	Under Construction
Virginia St BRT Multimodal Improvements	Plumb Ln to Liberty St	Corridor Study Complete; Prelim Design Underway
Sparks Blvd (4 to 6 lanes) & Multimodal Improvements	Greg St to I-80	Corridor Study Complete
Mill St/Terminal Way Multimodal Improvements	Airport to Lake St	Corridor Study Complete

5th Edition RRIF CIP South Service Area (cont)



<i>Project Description</i>	<i>Limits</i>	<i>Status</i>
Damonte Ranch Pkwy Intersections	@ I-580, Double R Blvd, Virginia St	I-580/Damonte Ranch under design
Keystone Ave Multimodal Improvements	California Ave to I-80	Corridor Study Complete
Oddie Blvd/Wells Ave Multimodal Improvements	(Phase 2 Kuenzli to I-80	Corridor Study Complete
Pedestrian & Bicycle Facilities within ROW	Systemwide - ADA & Bicycle-Pedestrian Master Plans	ADA upgrades as a part of Street & Highway projects
Sutro St Multimodal Improvements	4th St to I-80	Complete
Geiger Grade (4 lanes)	Virginia St to Toll Rd	NEPA/PE initiated
Plumb Ln (Rehab & Shared Use Path)	McCarran Blvd to Ferris Ln	Complete
SouthEast Connector (6 lanes)	South Meadows Pkwy to Greg St	Under Construction

Roadway Improvements 1996-2016



Capacity Relief Projects 1996 - 2016

Regional Road Capacity Improvements through the RRIF Program

\$ 203 M Developer Built

\$ 95 M RTC Built RRIF Revenue

\$ 298 M RRIF Capacity Improvements

1. Affirm RRIF land use assumptions
2. Review 2017 CIP & provide comments
3. Report on progress of 2014 CIP
4. Report any perceived inequities
5. Advise on land use, CIP or RRIF through staff to BCC

RRIF 5th Edition Fee Schedule Year 2 Indexing



REGIONAL ROAD IMPACT FEE SCHEDULE (Year 2 Indexing)

Land Use	Unit	North Service Area (\$262.69/VMT)		South Service Area (\$297.58/VMT)	
		VMT ¹	Cost Per Unit ²	VMT ¹	Cost Per Unit ²
Residential					
Single-Family	Dwelling	14.93	\$3,921.96	14.67	\$4,365.50
Multi-Family	Dwelling	9.70	\$2,548.09	9.53	\$2,835.94
Industrial					
General Light Industrial	1,000 GFA	7.30	\$1,917.64	7.17	\$2,133.65
Manufacturing	1,000 GFA	4.00	\$1,050.76	3.93	\$1,169.49
Warehouse	1,000 GFA	3.73	\$979.83	3.66	\$1,089.14
Mini-Warehouse	1,000 GFA	2.62	\$688.25	2.57	\$764.78
Commercial/Retail					
Commercial/Retail	1,000 GFA	26.69	\$7,011.20	26.23	\$7,805.52
Eating/Drinking Places	1,000 GFA	26.69	\$7,011.20	26.23	\$7,805.52
Casino/Gaming	1,000 GFA	48.24	\$12,672.17	47.40	\$14,105.29
Office and Other Services					
Schools	1,000 GFA	10.67	\$2,802.90	10.48	\$3,118.64
Day Care	1,000 GFA	10.67	\$2,802.90	10.48	\$3,118.64
Lodging	Room	5.90	\$1,549.87	5.79	\$1,722.99
Hospital	1,000 GFA	13.85	\$3,638.26	13.61	\$4,050.06
Nursing Home	1,000 GFA	7.96	\$2,091.01	7.82	\$2,327.08
Medical Office	1,000 GFA	37.85	\$9,942.82	37.19	\$11,067.00
Office and Other Services	1,000 GFA	11.55	\$3,034.07	11.35	\$3,377.53
Regional Recreational Facility	Acre	2.39	\$627.83	2.35	\$699.31

¹ VMT/Unit

² Cost per Unit is approximate due to rounding; the Actual Fee is $S/VMT \times VMT/Unit \times \# \text{ of Units}$

Regional Road Impact Fee (RRIF)

**5th Edition
Year 2 Indexing
March 20, 2017**

An informational brochure
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