



# Road and Park Impact Fee Study

Presentation to Town of Thompson's Station  
Board of Mayor and Aldermen

January 14, 2020

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# Overview

- Summary of recommendations
- Methodology
- Changes in road fees
- Potential impact fee revenue
- Comparison to fees charged by nearby cities
- Implementation Options



# Summary of Recommendations

- Change road methodology from “plan-based” to “demand-driven”
  - Account for length of trips, not just number of trips
  - Standardize land use categories
  - Base fees on current travel demand data
  - Consider potential new park impact fees
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# Methodology



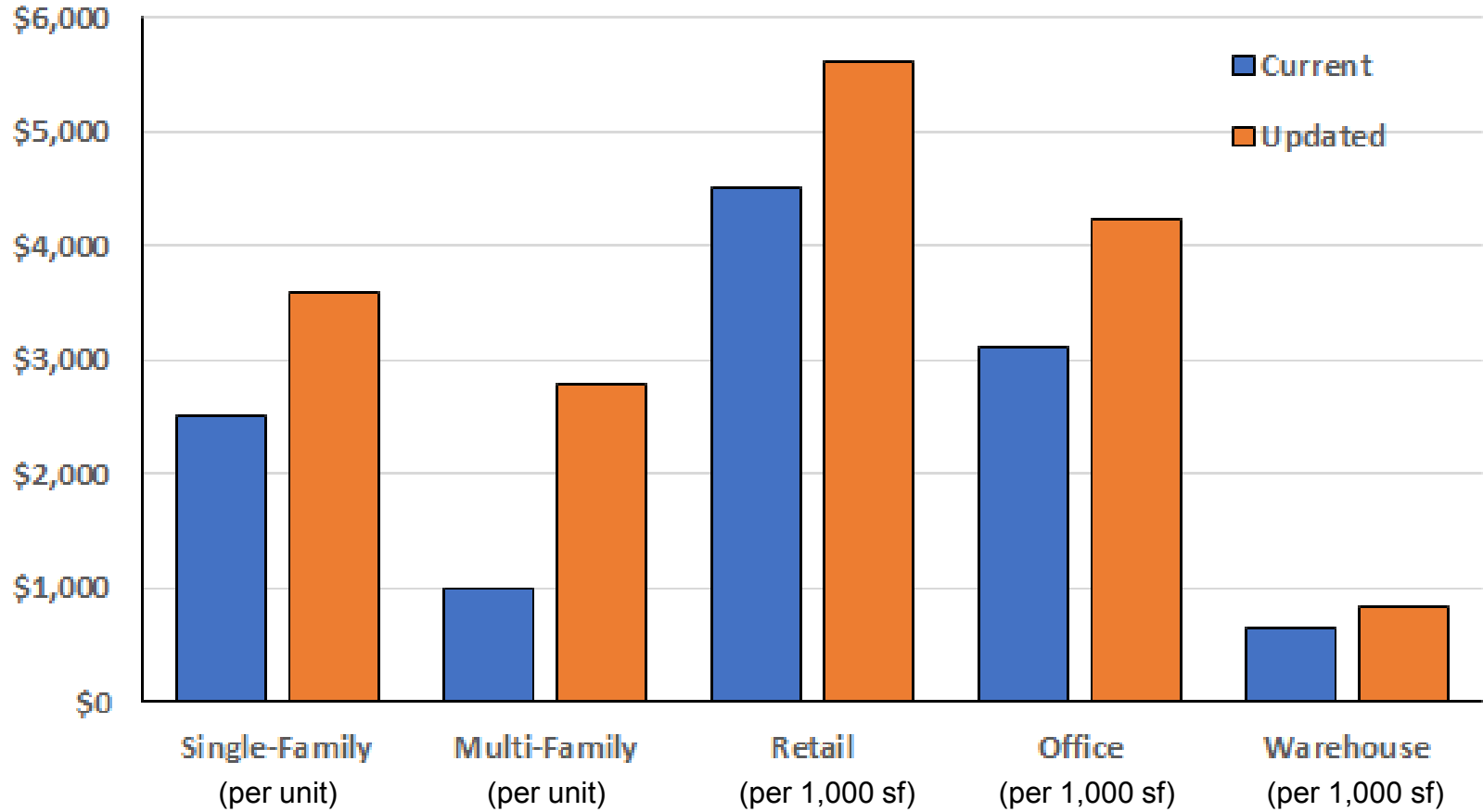
- Current “plan-based” approach not feasible to update
  - Major Thoroughfare Plan not sufficient to establish nexus between planned costs and growth
- “Demand-based” approach has advantages
  - Most bullet-proof from legal attacks
  - Provides most flexibility in expenditures
  - Used by most other jurisdictions in the Nashville area
- Modified variation recommended
  - Charge for more than 1-1 ratio of capacity to demand
  - Higher ratio needed because demand not evenly distributed

# Road Fee Changes, Major Land Uses

Land Use Type	Unit	Current Fees	Updated Fees	Percent Change
Single-Family Detached*	Dwelling	\$2,500	\$3,593	44%
Multi-Family*	Dwelling	\$1,000	\$2,786	179%
Retail/Commercial/Shopping Center	1,000 sf	\$4,513	\$5,601	24%
Office/Institutional	1,000 sf	\$3,097	\$4,238	37%
Warehouse	1,000 sf	\$652	\$823	26%

\* Current fees are \$1 per sq. ft. (assumes 2,500 sq. ft. single-family unit and 1,000 sq. ft. multi-family unit)

# Road Fee Changes by Land Use

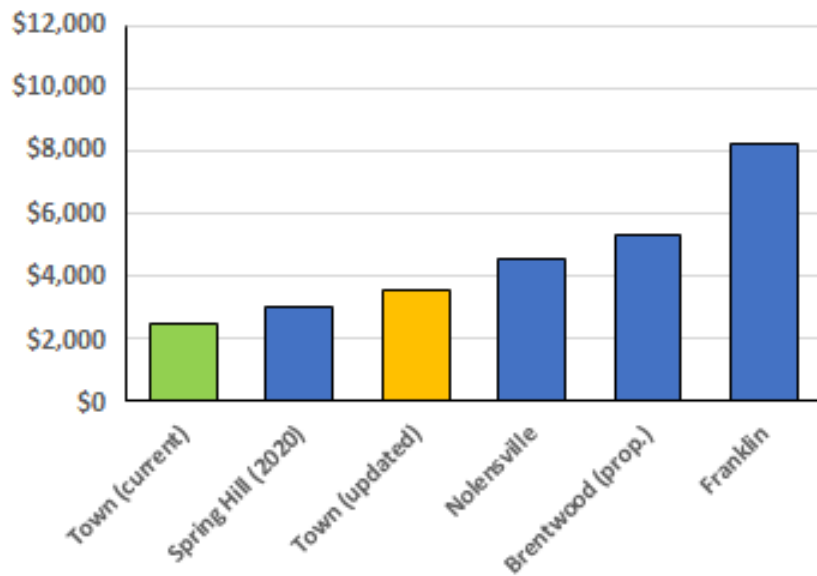


# Potential Impact Fee Revenue

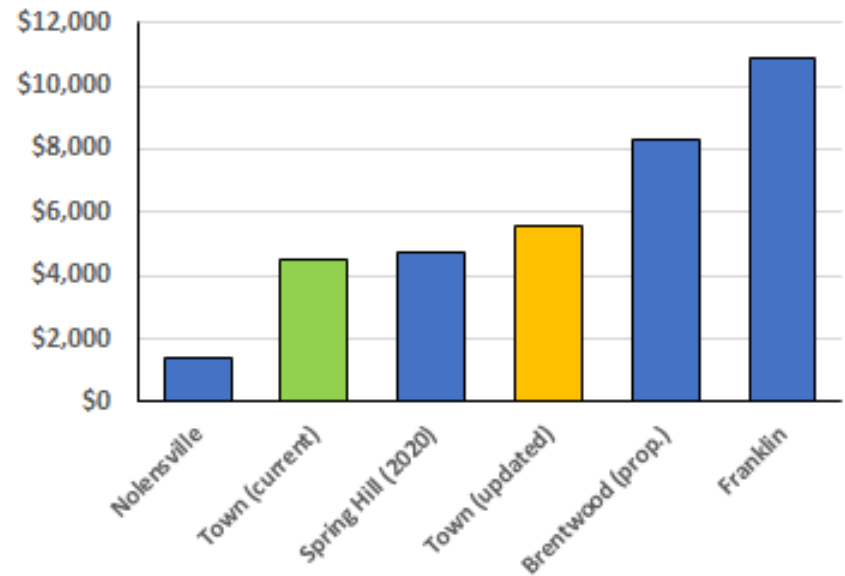
	<b>Roads</b>	<b>Parks</b>	<b>Total</b>
Current Fee per Unit	\$2,500	\$0	\$2,500
Proposed Fee per Unit	\$3,593	\$488	\$4,081
x Units Permitted per Year	200	200	200
Annual Revenue under Current Fees	\$500,000	\$0	\$500,000
Annual Revenue under Proposed Fees Fees	\$718,600	\$97,600	\$816,200
Percent Increase	44%	n/a	63%

# Comparative Fees (nearby cities)

## Single-Family Fees (per Unit)



## Retail Fees (per 1,000 sq. ft.)







# Implementation Options

- Adopt updated fees at 100%
- Adopt updated fees at less than 100% initially, and increase percentage to 100% over a fixed period
- Adopt updated fees at less than 100%
- Adjust fees annually based on a cost inflation index