



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

6th Edition Regional Road Impact Fee Update

Capital Improvements Advisory Committee

Washoe County

September 3, 2019



What is the Regional Road Impact Fee Program?



New Development



Impact Fees



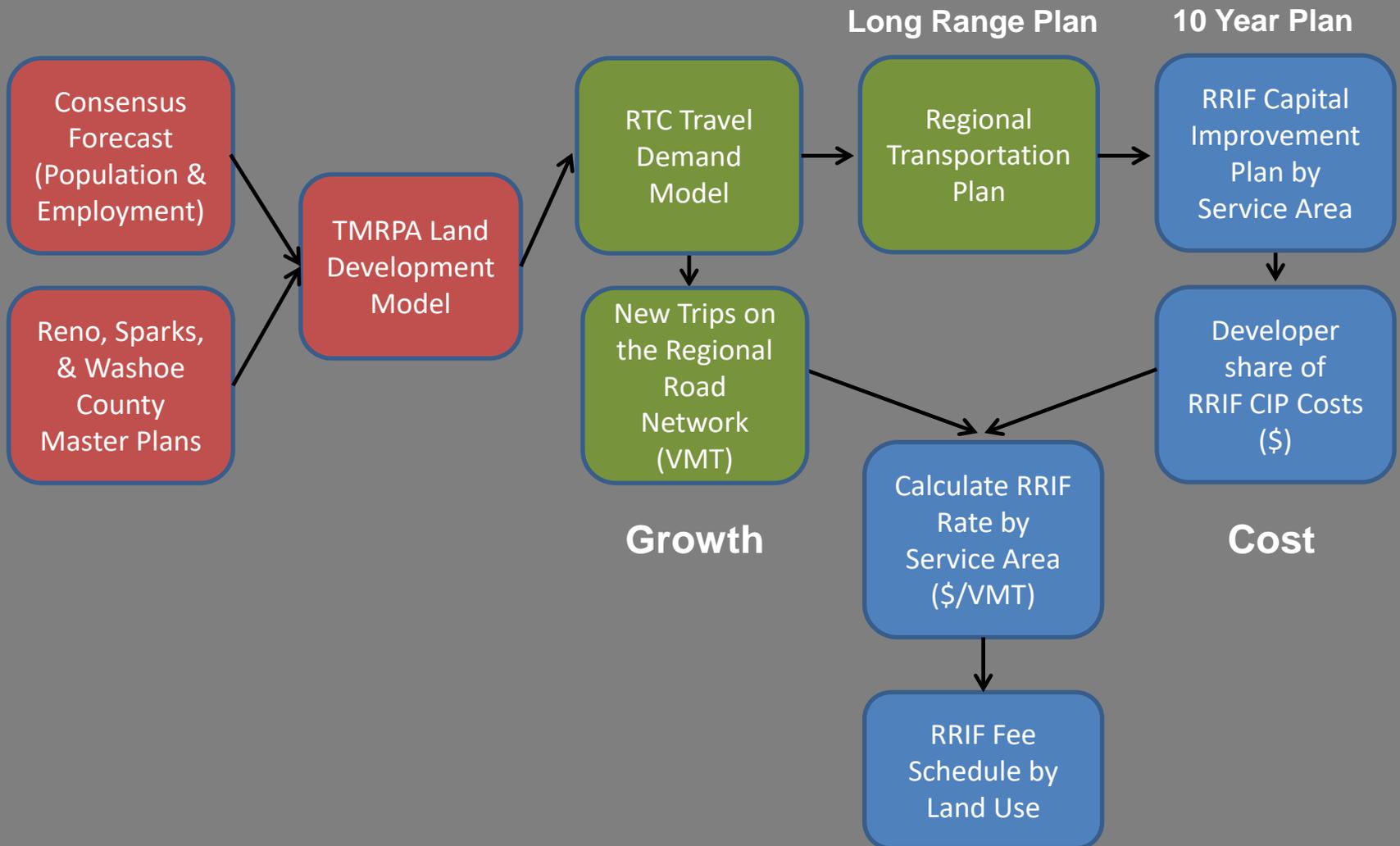
Regional Road Capacity Improvements



278B.150 - Capital Improvements Advisory Committee: Duties

- Land Use Assumptions
- Capital Improvement Plan
- Impact Fees
- RRIF General Administrative Manual

Regional Road Impact Fee Development

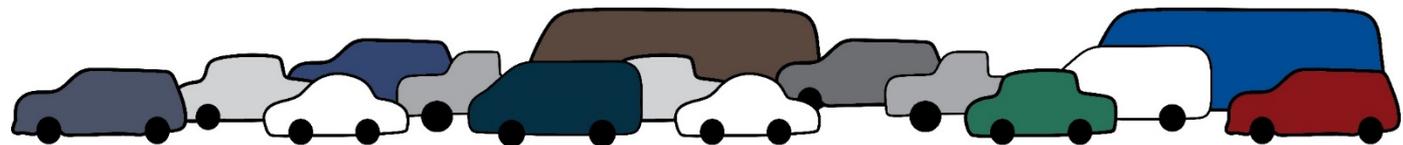


Example of a Development Area



**Service Units Based
on Land Use**

**Measured
in Vehicle Miles
Travelled (VMT)**



Regional Transportation Plan



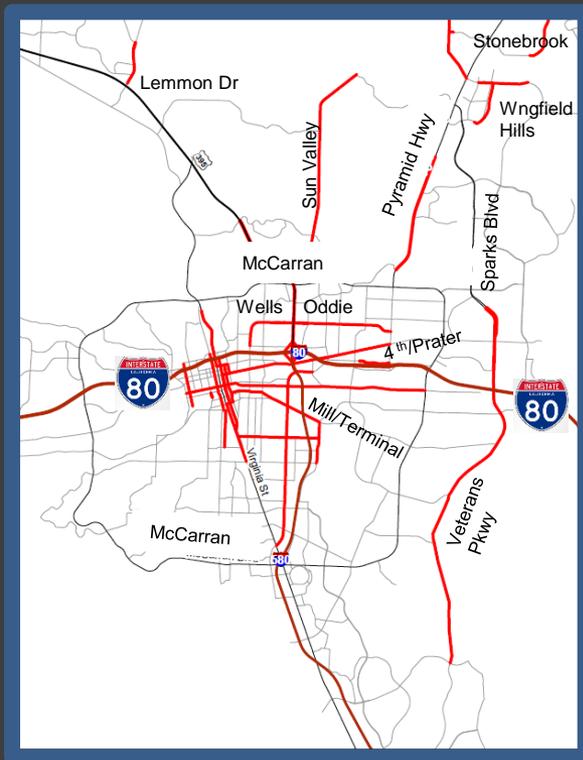
Region-Wide Long Term Transportation Investments

Your RTC. Our Community. Amended August, 2018

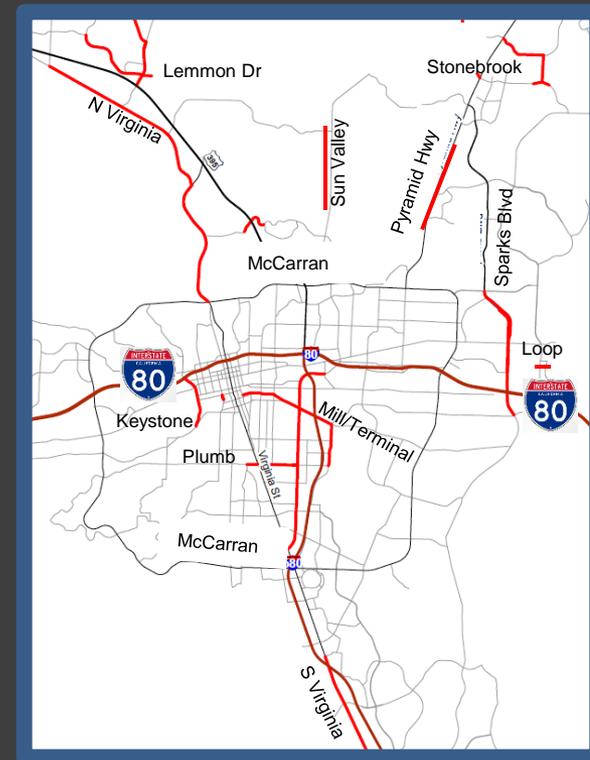
Regional Road Impact Fee Capital Improvement Plan



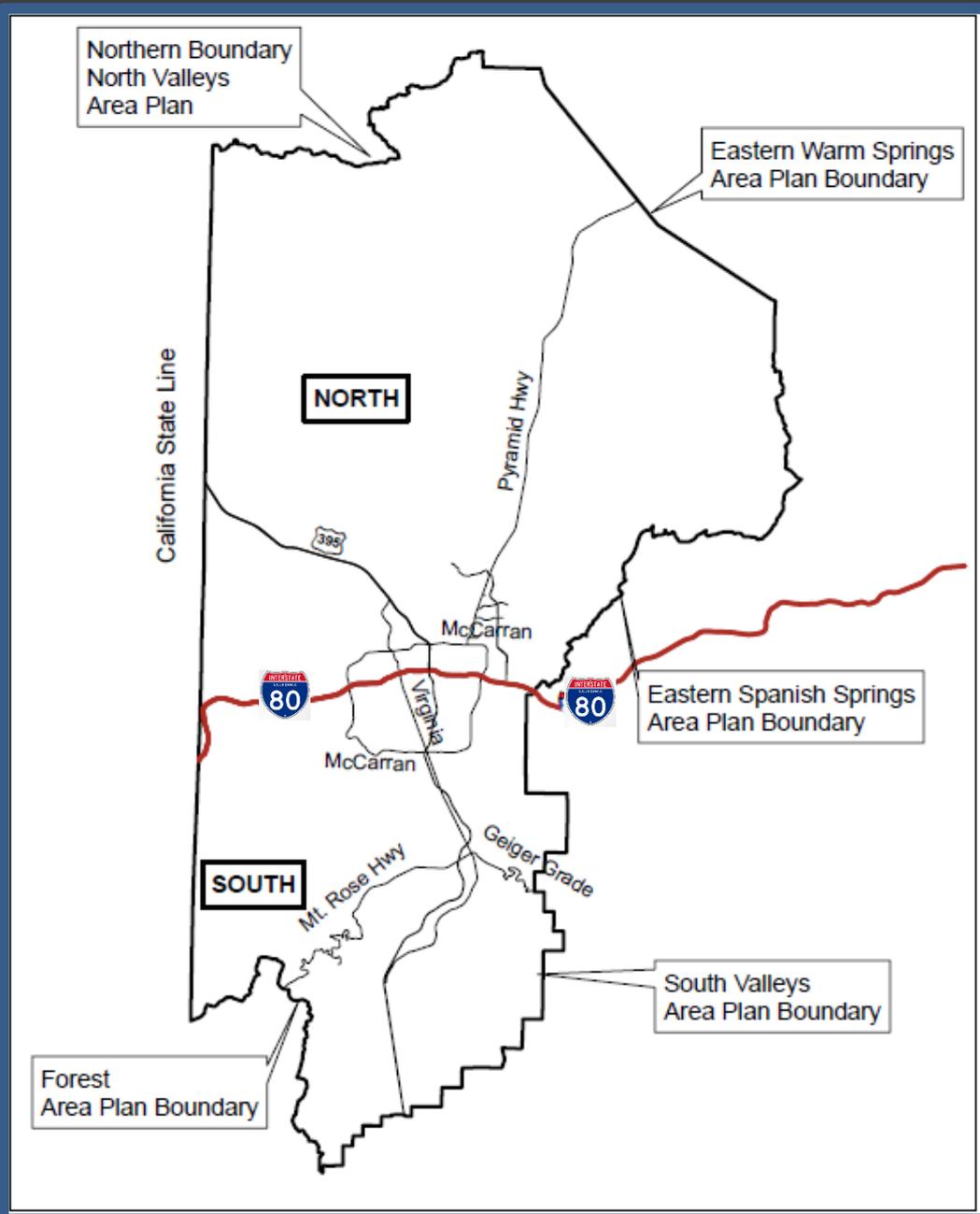
10 Year Regional Road Improvements



2017-2021



2022-2026



North and South Service Areas Defined by Area Plan Boundaries and Separated by I-80

6th Edition Impact Fee Rates



<i>Description</i>	<i>North Service Area</i>	<i>South Service Area</i>
1 st 10 Years Capacity Related RTP projects	\$427,729,055	\$301,352,036
Other Funding Sources	(\$324,445,934)	(\$228,584,992)
RRIF Share by Service Area	\$103,283,121	\$72,767,044
VMT Growth by Service Area	322,046	232,352
\$/VMT for RRIF Share	\$320.71	\$313.18

$$\text{RRIF Share (\$)} / \text{VMT Growth} = \text{\$/VMT Rate}$$

Proposed 6th Edition and Current 5th Edition RRIF Fees Comparison



Draft 6th Edition

5th Edition Year 3 Indexing

<i>RRIF Input Variables</i>	<i>North</i>	<i>South</i>
Average Trip Length (Mi)	2.79	2.64
RRIF Share of CIP	\$103,283,121	\$72,767,044
VMT Growth	322,046	232,352
RRIF Cost per VMT	\$320.71	\$313.18

<i>North</i>	<i>South</i>
2.87	2.82
\$65,394,800	\$100,474,800
258,081	350,027
\$267.58	\$303.11

Difference 6 th vs 5 th Ed	
\$53.13	\$10.07

<i>Development Type</i>	<i>Unit Size</i>	<i>VMT North</i>	<i>6th Ed RRIF North</i>	<i>VMT South</i>	<i>6th Ed RRIF South</i>
Single Family	Dwelling	15.03	\$4,820	14.22	\$4,453
Multi Family	Dwelling	10.23	\$3,281	9.68	\$3,032
Retail & Restaurants	1000 SF	22.94	\$7,357	21.71	\$6,799
Warehouse	1000 SF	1.77	\$568	1.68	\$526

<i>VMT North</i>	<i>5th Ed RRIF North</i>	<i>VMT South</i>	<i>5th Ed RRIF South</i>
14.93	\$3,995	14.67	\$4,447
9.70	\$2,596	9.53	\$2,889
26.69	\$7,142	26.23	\$7,951
3.73	\$998	3.66	\$1,109

<i>North</i>	<i>South</i>
\$825	\$7
\$685	\$143
\$215	\$1,151
\$430	\$583

RRIF General Administrative Manual



REGIONAL ROAD IMPACT FEE SYSTEM

GENERAL ADMINISTRATIVE MANUAL

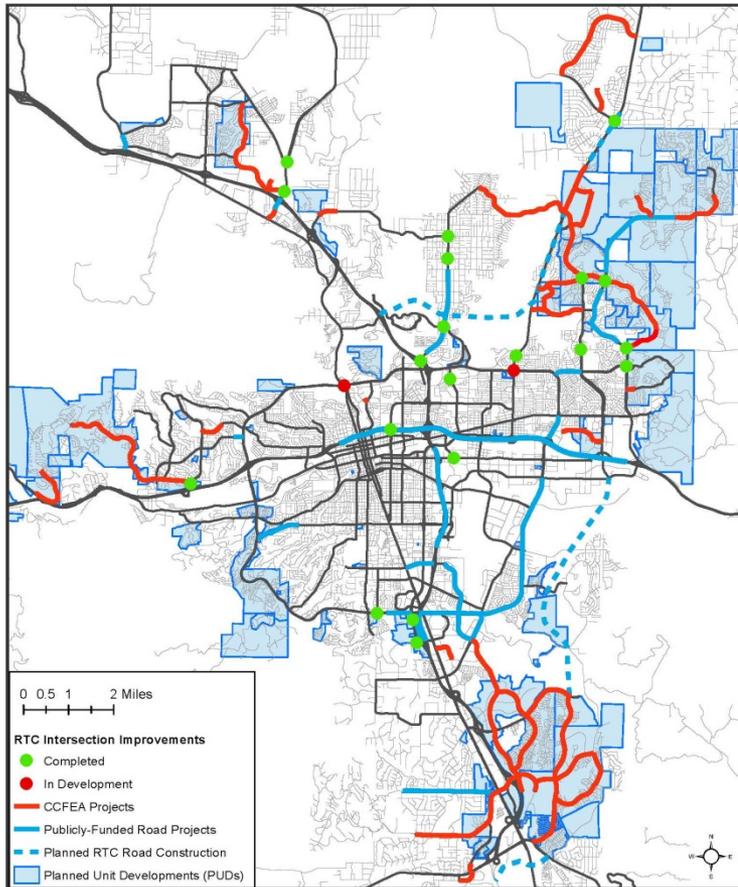
6TH EDITION



IX. Exemptions – State Buildings

X. Impact Fee Offset Agreements
Timing

Roadway Improvements 1996-2019



Capacity Relief Projects 1996 - 2019

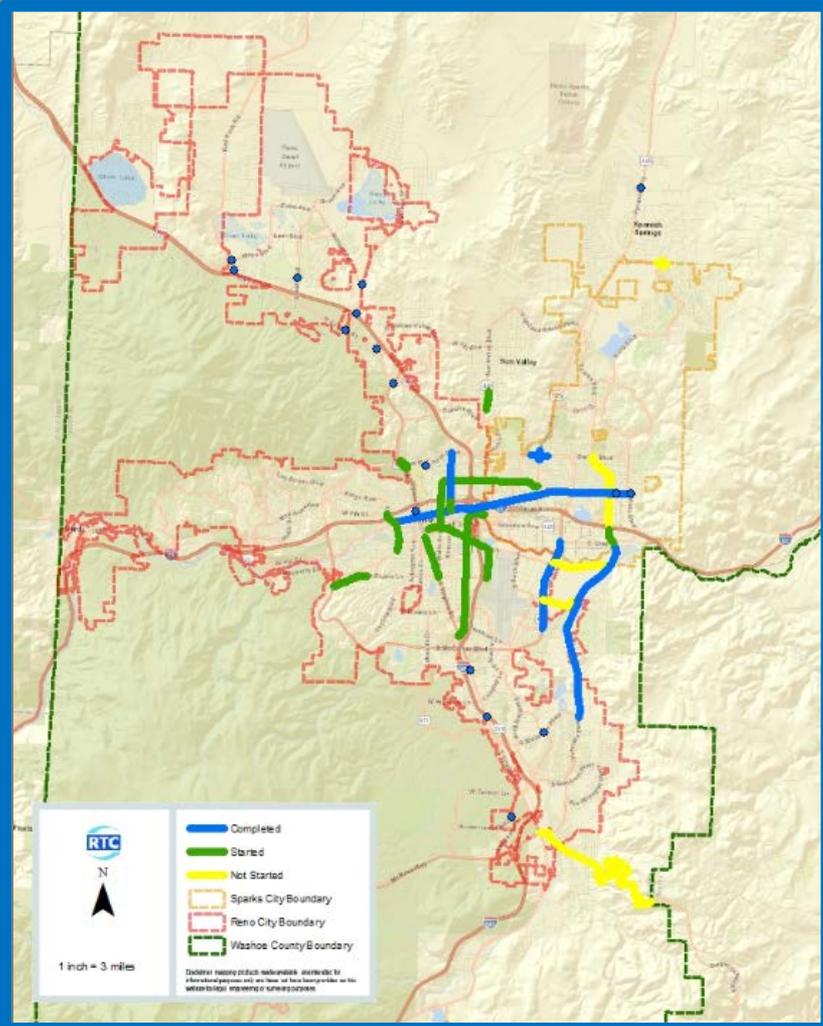
Regional Road Capacity Improvements through the RRIF Program

\$ 204 M Developer Built

\$ 99 M RTC Built RRIF Revenue

\$ 303 M Capacity Improvements

5th Edition RRIF Capital Improvement Plan



Complete

Southeast Connector (Veterans Pkwy)
4th/Prater BRT
McCarran/North Virginia Intersection
Pyramid/McCarran Intersection
Sutro Multimodal
Kietzke Ln Multimodal
SE McCarran Widening

Underway

Virginia BRT
Keystone Multimodal
Oddie/Wells Multimodal
Sparks Blvd Widening
Plumb Ln Multimodal
Mill St/Terminal Multimodal

Future

Geiger Grade Widening
Mill St Extension
Pembroke Widening

Questions?



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