

## Additional Traffic and Fiscal Impacts Scenarios for Obey Creek

We collected information on traffic trips and fiscal impacts for two additional scenarios and compared that information to the original development plan and minimum development scenarios, which were analyzed earlier. While these are not meant to be all-inclusive studies, they serve to highlight the relationship between the various types of development at different levels on the Obey Creek site and offer the Council some additional analysis, as requested.

The **original development plan** was analyzed in the April 2014 Traffic study and in the Town’s fiscal impact evaluation, most recently on 5/15/2015.

The **minimum development scenario** was also analyzed by the Town for fiscal impacts. A smaller scale traffic impact study was done in August, 2014, but that scenario focused on 79 single-family homes and 25,300 SF of office/retail, not on a mix of uses as has been the focus of the Obey Creek discussions.

**Scenario A** reduces the original development plan by removing the apartment use (300 units) for a total development program of 914,357SF. This scenario highlights a less-residential mix.

**Scenario B** reduces the original development plan by removing the hotel, and 226,250 SF of general office. The total development program in Scenario B is 1,033,025. This scenario shows a higher relative cost, but remains fiscally positive.

Assumptions:

- All residential units are 1,115 sq feet
- All residential units are valued at \$210 per sq ft
- Community center is valued at 50% of sq ft value of residential for working purposes
- hotel values are based on an estimated sq footage per room

In both scenarios, the traffic trips and the fiscal impacts are increased or reduced relative to the mix of uses.

### Summary of Attachments:

	Original Development Plan	Minimum Development Scenario	Scenario A	Scenario B
	<b>1,478,830 SF</b>	<b>680,000 SF</b>	<b>914,357 SF</b>	<b>1,033,025 SF</b>
<b>Total Raw Daily Trip Generation without internal/transit/pass-by reduction**</b>	25,672/15,858 with 38% reduction**	n/a	15,058/9,034 with 38% reduction**	13,746/8,520 with 31% reduction**
<b>Total Annual Revenues</b>	\$2,323,608*	\$1,190,705*	\$1,365,974	\$1,606,391
<b>Total Annual Costs</b>	\$ 1,597,614*	\$701,827*	667,236	\$1,067,867

\* From 5/15/2015 Memo including additional transit contribution funds

\*\* See Table 15, April 2014 Traffic Impact Study prepared by HNTB. Note: this trip estimation is based on approximately 4% more development

Additional Traffic Trip Generation Scenarios

Scenario A				Scenario B			
		Daily Trips	Peak Trips			Daily Trips	Peak Trips
				Units/SF			
Apartments	-	-	-	Apartments	300 units	1,942	183
Condo/Townhouse	100 units	644	60	Condo/Townhouse	100 units	644	60
Senior Living	200 units	688	50	Senior Living	300 units	1,032	75
Hotel	140 rooms	1,144	84	Hotel	-	-	-
Community Center	48,000 SF	1,624	131	Community Center	48,000 SF	1,624	131
General Office	226,250 SF	2,442	332	General Office	-	-	-
Shopping Center	204,525 SF	8,516	773	Shopping Center	204,525 SF	8,516	773
<b>Total</b>		<b>15,058</b>	<b>1,430</b>	<b>Total</b>		<b>13,758</b>	<b>1,222</b>

Assumptions:

Trips are ITE Raw Trip Generation numbers, see Table 16 of the April 2014 HNTF Traffic Impact Study on Obey Creek for comparison



**Table 15. Obey Creek Development - Summary Trip Generation Data**

Trip Generation Step	24 Hour Volumes			AM Peak Hour Trips			Noon Peak Hour Trips			PM Peak Hour Trips		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
1. ITE Raw Trip Generation Calculations	12,836	12,836	25,672	719	450	1,169	814	772	1,585	1,098	1,295	2,393
2. Internal Capture	-1,284	-1,284	-2,568	-46	-46	-92	-144	-144	-288	-241	-241	-482
<b>EXTERNAL TRIP GENERATION BEFORE MODAL REDUCTION</b>	<b>11,552</b>	<b>11,552</b>	<b>23,104</b>	<b>673</b>	<b>404</b>	<b>1,077</b>	<b>670</b>	<b>628</b>	<b>1,297</b>	<b>857</b>	<b>1,054</b>	<b>1,911</b>
3. Transit Trip Reductions	-1,282	-1,282	-2,565	-98	-63	-161	-60	-57	-116	-131	-155	-286
4. Ped/Bike Trip Reductions	-130	-130	-259	-10	-6	-16	-6	-6	-12	-13	-15	-29
<b>TOTAL EXTERNAL VEHICLE TRIPS (DRIVEWAY VOLUMES)</b>	<b>10,140</b>	<b>10,140</b>	<b>20,280</b>	<b>565</b>	<b>335</b>	<b>900</b>	<b>604</b>	<b>565</b>	<b>1,169</b>	<b>712</b>	<b>884</b>	<b>1,596</b>
5. Pass-By Trips	-1,213	-1,213	2,425	-0	-0	-0	-119	-119	-237	-176	-176	-352
6. Diverted Linked Trips	-999	-999	1,997	-0	-0	-0	-98	-98	-195	-145	-145	-290
<b>TOTAL EXTERNAL VEHICLE TRIPS (NEW TRIPS)</b>	<b>7,928</b>	<b>7,928</b>	<b>15,858</b>	<b>565</b>	<b>335</b>	<b>900</b>	<b>387</b>	<b>348</b>	<b>736</b>	<b>391</b>	<b>563</b>	<b>954</b>

Amended 5/15/15

	Original Development Plan	Minimum Development Scenario
Total Square Footage	1,478,830	680,000
Projected Value	\$ 299,701,628	\$ 140,300,000
Residential Units	673	250
<b>Annual Revenues</b>		
Property Tax	\$ 1,640,865	\$ 761,396
Sales Tax	651,979	398,545
Other	30,764	30,764
<b>Total</b>	<b>\$ 2,323,608</b>	<b>\$ 1,190,705</b>
<b>Annual Costs</b>		
Public Works	\$ 30,764	\$ 30,764
Leisure	193,797	71,990
Public Safety	638,721	271,424
Transit*	477,000	219,336
Other	257,332	108,313
<b>Total</b>	<b>\$ 1,597,614</b>	<b>\$ 701,827</b>
<b>Annual Net</b>	<b>\$ 725,994</b>	<b>\$ 488,877</b>

One Time Costs	\$ 89,727	\$ 41,259
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One Time Revenues	\$ 1,093,750	\$ 502,931
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\* Transit costs based on meeting demand calculated in trip generation analysis

# Scenario A

	Units	Sq Feet	Value per sq Foot	Assessed Value
Apartments	0	-	210	-
Condo/Townhouse	100	111,500	210	23,415,000
Senior Living	200	223,000	210	46,830,000
Hotel	140	101,082	149	15,061,147
Community Center		48,000	105	5,040,000
General Office		226,250	180	40,725,000
Shopping Center		204,525	220	44,995,500
<b>Total</b>		<b>914,357</b>		<b>\$ 176,066,647</b>

Average Unit Size	1,115
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Square Footage Per hotel Room	Sq Feet	Rooms	Sq Ft /Rm
Sienna	56,000	79	709
Franklin	82,000	67	1,224
Aloft	61,275	130	471
<b>Total</b>	<b>199,275</b>	<b>276</b>	<b>722</b>

**A OBEY CREEK DEVELOPMENT Town Revenue/Cost Comparison**

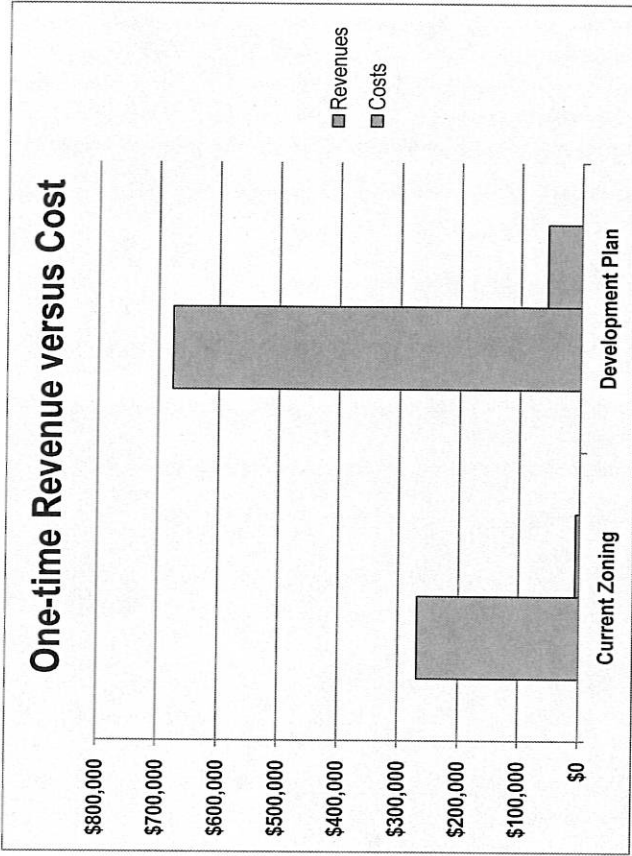
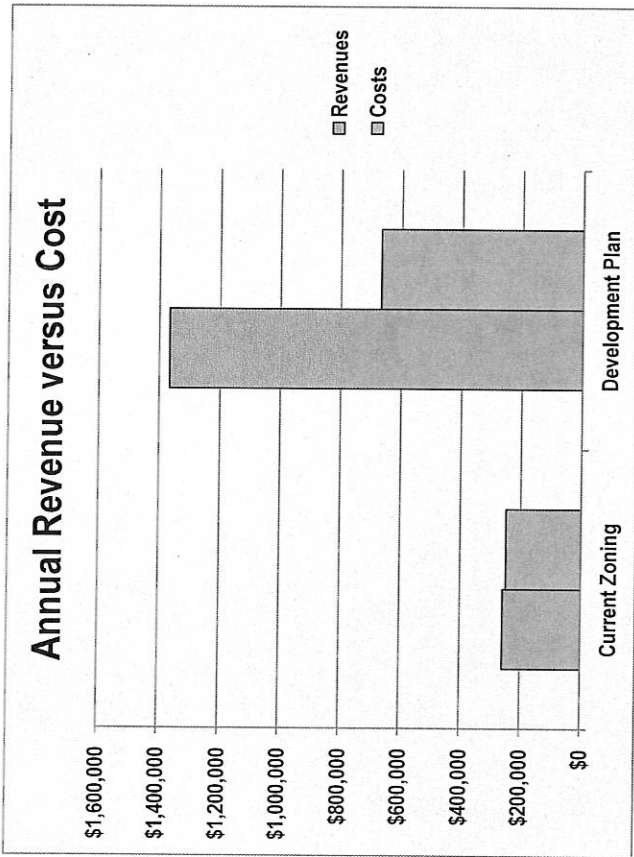
<b>Current Zoning</b>	<b>Revenues</b>	<b>Costs</b>	<b>Variance</b>
<b>REVENUES</b>			
Net Property Taxes	\$ 240,736		
Vehicle Taxes & Fees	10,249		
Sales Tax	-		
Storm Water Utility Fees	8,192		
Building Permit Fees (one-time)	269,285		
<b>Costs</b>			
Public Works		42,200	
Solid Waste (one-time)		6,500	
Parks & Recreation		19,726	
Library Services		8,410	
Police Services		36,603	
Fire Services		66,090	
Transit		24,065	
Planning/Inspections		-	
General Government		25,622	
Capital - Debt Service		25,622	
<b>Total Annual</b>	<b>\$ 259,178</b>	<b>\$ 248,339</b>	<b>\$ 10,839</b>
<b>Total (One-time)</b>	<b>\$ 269,285</b>	<b>\$ 6,500</b>	<b>\$ 262,785</b>

<b>Development Plan</b>	<b>Revenues</b>	<b>Costs</b>	<b>Variance</b>
<b>REVENUES</b>			
Net Property Taxes	\$ 896,180		
Vehicle Taxes & Fees	31,469		
Sales Tax	407,562		
Storm Water Utility Fees	30,764		
Building Permit Fees (one-time)	676,627		
<b>Costs</b>			
Public Works		-	
Planning/Inspections (one-time)		55,478	
Parks & Recreation		60,566	
Library Services		25,822	
Police Services		112,381	
Fire Services		239,042	
Transit		91,742	
Planning/Inspections		-	
General Government		68,842	
Capital - Debt Service		68,842	
<b>Total Annual</b>	<b>\$ 1,365,974</b>	<b>\$ 667,236</b>	<b>\$ 698,738</b>
<b>Total (One-time)</b>	<b>\$ 676,627</b>	<b>\$ 55,478</b>	<b>\$ 621,149</b>



# Scenario A

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## Scenario B

	Units	Sq Feet	Value per sq Foot	Assessed Value
Apartments	300	334,500	210	70,245,000
Condo/Townhouse	100	111,500	210	23,415,000
Senior Living	300	334,500	210	70,245,000
Hotel	0	-	149	-
Community Center		48,000	105	5,040,000
General Office		-	180	-
Shopping Center		204,525	220	44,995,500
<b>Total</b>		<b><u>1,033,025</u></b>		<b><u>\$ 213,940,500</u></b>

Average Unit Size	1,115
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Square Footage Per hotel Room	Sq Feet	Rooms	Sq Ft /Rm
Sienna	56,000	79	709
Franklin	82,000	67	1,224
Aloft	61,275	130	471
<b>Total</b>	<b>199,275</b>	<b>276</b>	<b>722</b>



**B OBEY CREEK DEVELOPMENT Town Revenue/Cost Comparison**

<b>Current Zoning</b>	<b>Revenues</b>	<b>Costs</b>	<b>Variance</b>
<b>REVENUES</b>			
Net Property Taxes	\$ 240,736		
Vehicle Taxes & Fees	10,249		
Sales Tax	-		
Storm Water Utility Fees	8,192		
Building Permit Fees (one-time)	269,285		
<b>Costs</b>			
Public Works		42,200	
Solid Waste (one-time)		6,500	
Parks & Recreation		19,726	
Library Services		8,410	
Police Services		36,603	
Fire Services		66,090	
Transit		24,065	
Planning/Inspections		-	
General Government		25,622	
Capital - Debt Service		25,622	
<b>Total Annual</b>	<b>\$ 259,178</b>	<b>\$ 248,339</b>	<b>\$ 10,839</b>
<b>Total (One-time)</b>	<b>\$ 269,285</b>	<b>\$ 6,500</b>	<b>\$ 262,785</b>

<b>Development Plan</b>	<b>Revenues</b>	<b>Costs</b>	<b>Variance</b>
<b>REVENUES</b>			
Net Property Taxes	\$ 1,094,639		
Vehicle Taxes & Fees	73,427		
Sales Tax	407,562		
Storm Water Utility Fees	30,764		
Building Permit Fees (one-time)	764,037		
<b>Costs</b>			
Public Works		-	
Planning/Inspections (one-time)		62,679	
Parks & Recreation		141,320	
Library Services		60,251	
Police Services		262,223	
Fire Services		270,065	
Transit		113,654	
Planning/Inspections		-	
General Government		110,177	
Capital - Debt Service		110,177	
<b>Total Annual</b>	<b>\$ 1,606,391</b>	<b>\$ 1,067,867</b>	<b>\$ 538,524</b>
<b>Total (One-time)</b>	<b>\$ 764,037</b>	<b>\$ 62,679</b>	<b>\$ 701,358</b>

# Scenario B

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