

**November 22, 2021**  
**Item No. 9.2.**  
**Impact Fee Semi-Annual Report**

**Sponsor:** Carol Cotter

**Reviewed By CBC:** Impact Fee Advisory Committee

**Agenda Caption:** Presentation, discussion, and possible action regarding a Semi-Annual Report on System-Wide Impact Fees for Water, Wastewater, and Roadway.

**Relationship to Strategic Goals:**

- Core Services & Infrastructure
- Diverse & Growing Economy

**Recommendation(s):** The Impact Fee Advisory Committee (IFAC) heard this item on November 4, 2021, and unanimously recommended acceptance of the report. Staff recommends that Council acknowledge and accept the Semi-Annual Report – No Further Action is required at this time.

**Summary:** The attached Impact Fee Semi-Annual Report is provided to the City Council in accordance with the Texas Local Government Code Chapter 395.058. The City of College Station adopted System-Wide Impact Fees for water, wastewater, and roadways in 2016. Fee implementation occurred in phases, with full fee implementation having occurred in December of 2018. The service area for roadway impact fees is bound by the city-limits; however, service areas for system-wide water and wastewater impact fees do not strictly follow city-limit lines and include some areas of the city's extraterritorial jurisdiction (ETJ).

In accordance with the Texas Local Government Code, the 5-year update is in progress and is expected to also be presented at the November 22nd Council Meeting. Resultant amendments to land use assumptions, the capital improvements plans, and impact fees will be incorporated in future semi-annual reports. This report documents the fees collected in each of the service areas and identifies the impact fee capital improvements projects that the revenues have been budgeted to help fund.

The Planning and Zoning Commission, with the inclusion of ad hoc members that provide representation from the city's extraterritorial jurisdiction, the building community, and general citizenry, serves as the Impact Fee Advisory Committee (IFAC) per the City of College Station Code of Ordinances Chapter 107, Impact Fees.

**Budget & Financial Summary:** N/A

**Attachments:**

1. Impact Fee Semi-Annual Report - 20211104
2. Future Land Use Map
3. Service Area Maps - Water, Wastewater, and Roadway
4. Capital Improvements Plans (excerpted from 2016 studies) – Water, Wastewater, and Roadway



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## MEMORANDUM

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**DATE:** November 4, 2021  
**TO:** Impact Fee Advisory Committee  
**FROM:** Carol Cotter, P.E., City Engineer  
**SUBJECT:** Semi-Annual Report - System-Wide Impact Fees for Water, Wastewater, and Roadway

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The City of College Station adopted “System-Wide” Impact Fees for water, wastewater, and roadways in the latter part of 2016. Fee implementation occurred in phases, with full fees having occurred in December of 2018. The service area for roadway impact fees is bounded by the city limits; however, service areas for system-wide water and wastewater impact fees do not strictly follow city limit lines and include some areas of the City’s extra-territorial jurisdiction (ETJ).

In accordance with Texas Local Government Code, the 5-year update is in progress and expected to be completed at the end of this month. Staff recommends that the Advisory Committee accept this report and forward to City Council for their update.

The City of College Station Code of Ordinances Chapter 107, Impact Fees, designates the Planning and Zoning Commission as the Impact Fee Advisory Committee (IFAC) with the inclusion of an ETJ representative for service areas extending into the ETJ. Additional ad hoc members were recently appointed for the update process. The IFAC is established to:

1. Advise and assist the City in adopting Land Use Assumptions.
2. Review the Capital Improvements Plan and file written comments.
3. Monitor and evaluate implementation of the Capital Improvements Plan.
4. File semi-annual reports with respect to the progress of the Capital Improvements Plan.
5. Advise the City Council of the need to update or revise the Land Use Assumptions, Capital Improvements Plan, and Impact Fees.

### **System-Wide Impact Fees**

System-wide impact fees for water and wastewater were adopted September 22, 2016, with roadway impact fees following on November 10, 2016. The adopted collection rates are lower than the maximum allowable fees calculated as presented in the table below. Water and wastewater fees were phased in, starting at 50% of the collection rate the first year, but are now being charged at the full collection rate. Roadway impact fees were phased in, beginning with zero fee collection in year one and 50% in year two. Full implementation of the fees occurred in December 2018.

Land Use Assumptions and the related Capital Improvements Plans are currently under review with the 5-Year Updates. Resultant amendments will be incorporated in future semi-annual reports. Status of the various programs are presented in the following tables:

**Impact Fee Collection Rates and Implementation Progress**

System-Wide Impact Fee	2016 Adopted Max Rate	2016 Collection Rate	Total Capital Costs	10-Year Max Recoverable Costs	Total Fees Collected	Developer Constructed (Estimated)	City Constructed	Total Constructed
Water	\$2,917	\$500	\$48,956,302	\$34,140,850	\$1,516,030	\$120,000	\$29,647,839	\$29,767,839
Wastewater	\$5,519	\$3,000	\$153,668,395	\$72,285,486	\$7,228,100	\$690,000	\$71,404,880	\$72,094,880

Roadway A	\$1,061	\$375/\$80	\$16,718,225	\$15,101,941	\$351,250	\$510,000	\$145,950	\$655,950
Roadway B	\$1,072	\$375/\$80	\$34,640,692	\$15,667,860	\$1,079,402	\$0	\$14,428,911	\$14,428,911
Roadway C	\$2,556	\$375/\$80	\$71,201,297	\$48,665,106	\$929,397	\$77,667	\$24,979,462	\$25,057,129
Roadway D	\$4,004	\$375/\$80	\$166,367,625	\$54,579,323	\$348,091	\$6,330,000	\$10,910,760	\$17,240,760
<b>Roadway Totals</b>			\$288,927,839	\$134,014,230	\$2,708,140	\$6,917,667	\$50,465,083	\$57,382,750

Impact fee revenues collected since the 2016 adoption of system-wide impact fees are provided below including the amounts collected for the six (6) month reporting period from April 1, 2021, through September 30, 2021.

**Impact Fees Collected**

System-Wide Impact Fee	FY17	FY18	FY19	FY20	FY21	Total Collected	6 Month Reporting Period
Water	\$45,075	\$339,325	\$335,400	\$381,880	\$414,350	\$1,516,030	\$272,450
Wastewater	\$155,475	\$1,606,025	\$1,575,150	\$1,666,800	\$2,224,650	\$7,228,100	\$1,368,150

Roadway A	\$0	\$40,893	\$81,193	\$123,327	\$105,837	\$351,250	\$42,715
Roadway B	\$0	\$32,671	\$80,625	\$427,118	\$538,988	\$1,079,402	\$426,231
Roadway C	\$0	\$156,540	\$391,243	\$186,979	\$194,634	\$929,396	\$116,362
Roadway D	\$0	\$33,000	\$150,526	\$79,161	\$85,404	\$348,091	\$43,995
<b>Roadway Totals</b>	\$0	\$263,104	\$703,587	\$816,585	\$924,863	\$2,708,139	\$629,303

The impact fee revenues were utilized to aid in funding a number of the impact fee capital improvement projects. Impact fees may only be spent on eligible projects identified in the respective impact fee capital improvement plans and are then further restricted to the specific zones for roadway impact fees. The projects that received impact fee funding are listed as follows.

## **Impact Fee Utilization**

### Water Impact Fee Projects:

- Well #9
- Well #9 Collection Loop
- SH6 Water Line Projects (Phases I, II, III, and IIIA)

### Wastewater Impact Fee Projects:

- Lick Creek Wastewater Treatment Plant Expansion
- Lick Creek Parallel Trunk Line
- Carter's Creek Diversion Lift Station and Force Main
- Northeast Sewer Trunk Line (Phases I and II)

### Roadway Impact Fee Projects:

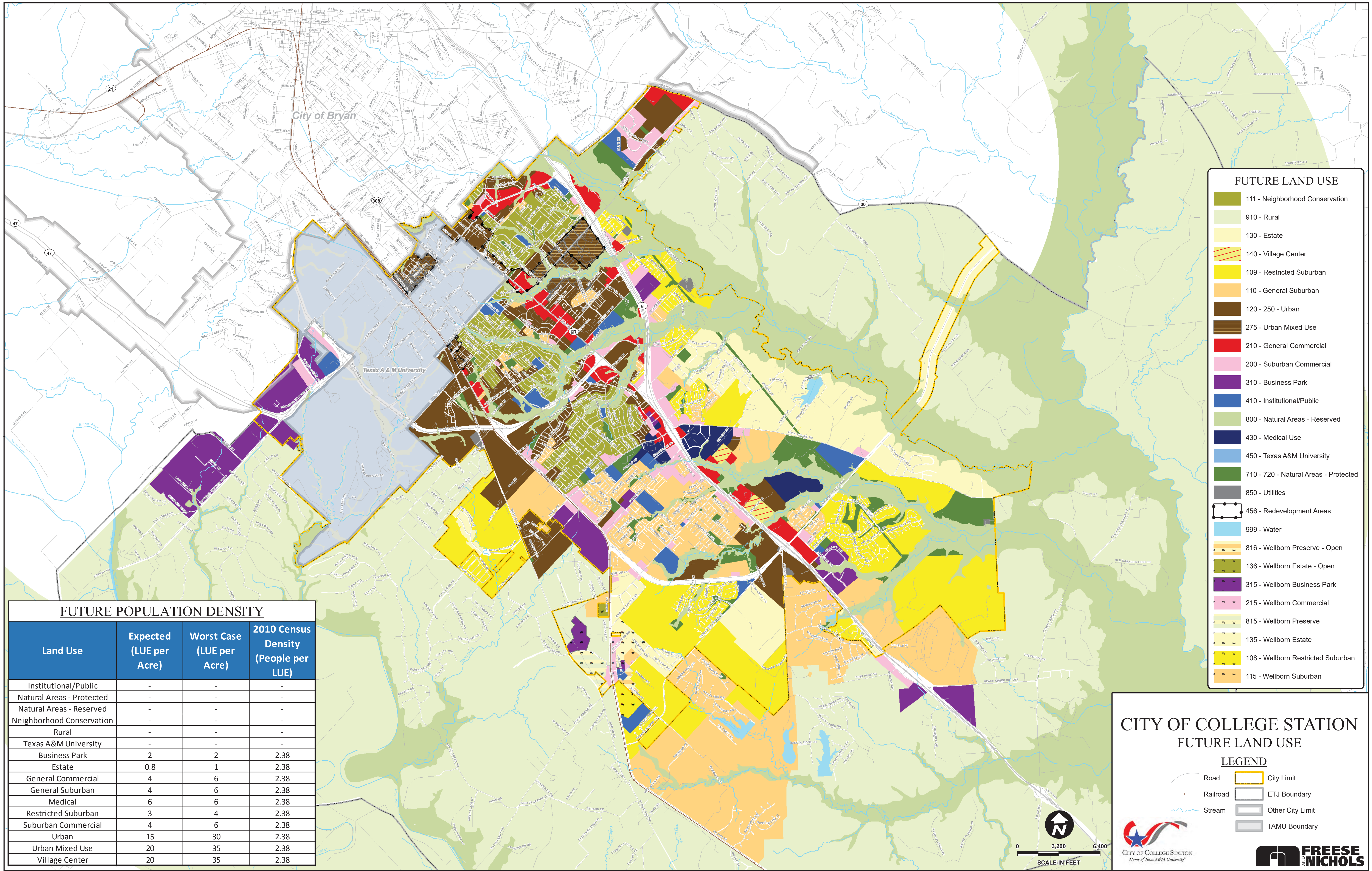
- Zone A - Rock Prairie Road from Medical Avenue to Bird Pond (Project A-5/D-1)
- Zone B - Rock Prairie Road from Holleman Drive to Wellborn Road (Project B-3/C-2)
- Zone C - Capstone/Barron Realignment (Project C-6)
- Zone D - Rock Prairie Road from Medical Avenue to Bird Pond (Project A-5/D-1)
- Impact Fee Study (all Zones)

### **Recommendation:**

Staff recommends that the Impact Fee Advisory Committee accept this report and forward to City Council for their update.

### **Attachments:**

1. Future Land Use Map
2. Service Area Maps - Water, Wastewater, and Roadway
3. Capital Improvements Plans excerpted from 2016 Studies – Water, Wastewater, and Roadway



- ### FUTURE LAND USE
- 111 - Neighborhood Conservation
  - 910 - Rural
  - 130 - Estate
  - 140 - Village Center
  - 109 - Restricted Suburban
  - 110 - General Suburban
  - 120 - 250 - Urban
  - 275 - Urban Mixed Use
  - 210 - General Commercial
  - 200 - Suburban Commercial
  - 310 - Business Park
  - 410 - Institutional/Public
  - 800 - Natural Areas - Reserved
  - 430 - Medical Use
  - 450 - Texas A&M University
  - 710 - 720 - Natural Areas - Protected
  - 850 - Utilities
  - 456 - Redevelopment Areas
  - 999 - Water
  - 816 - Wellborn Preserve - Open
  - 136 - Wellborn Estate - Open
  - 315 - Wellborn Business Park
  - 215 - Wellborn Commercial
  - 815 - Wellborn Preserve
  - 135 - Wellborn Estate
  - 108 - Wellborn Restricted Suburban
  - 115 - Wellborn Suburban

### FUTURE POPULATION DENSITY

Land Use	Expected (LUE per Acre)	Worst Case (LUE per Acre)	2010 Census Density (People per LUE)
Institutional/Public	-	-	-
Natural Areas - Protected	-	-	-
Natural Areas - Reserved	-	-	-
Neighborhood Conservation	-	-	-
Rural	-	-	-
Texas A&M University	-	-	-
Business Park	2	2	2.38
Estate	0.8	1	2.38
General Commercial	4	6	2.38
General Suburban	4	6	2.38
Medical	6	6	2.38
Restricted Suburban	3	4	2.38
Suburban Commercial	4	6	2.38
Urban	15	30	2.38
Urban Mixed Use	20	35	2.38
Village Center	20	35	2.38

## CITY OF COLLEGE STATION FUTURE LAND USE












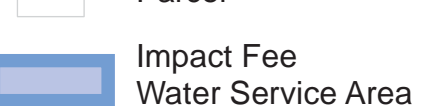




### LEGEND

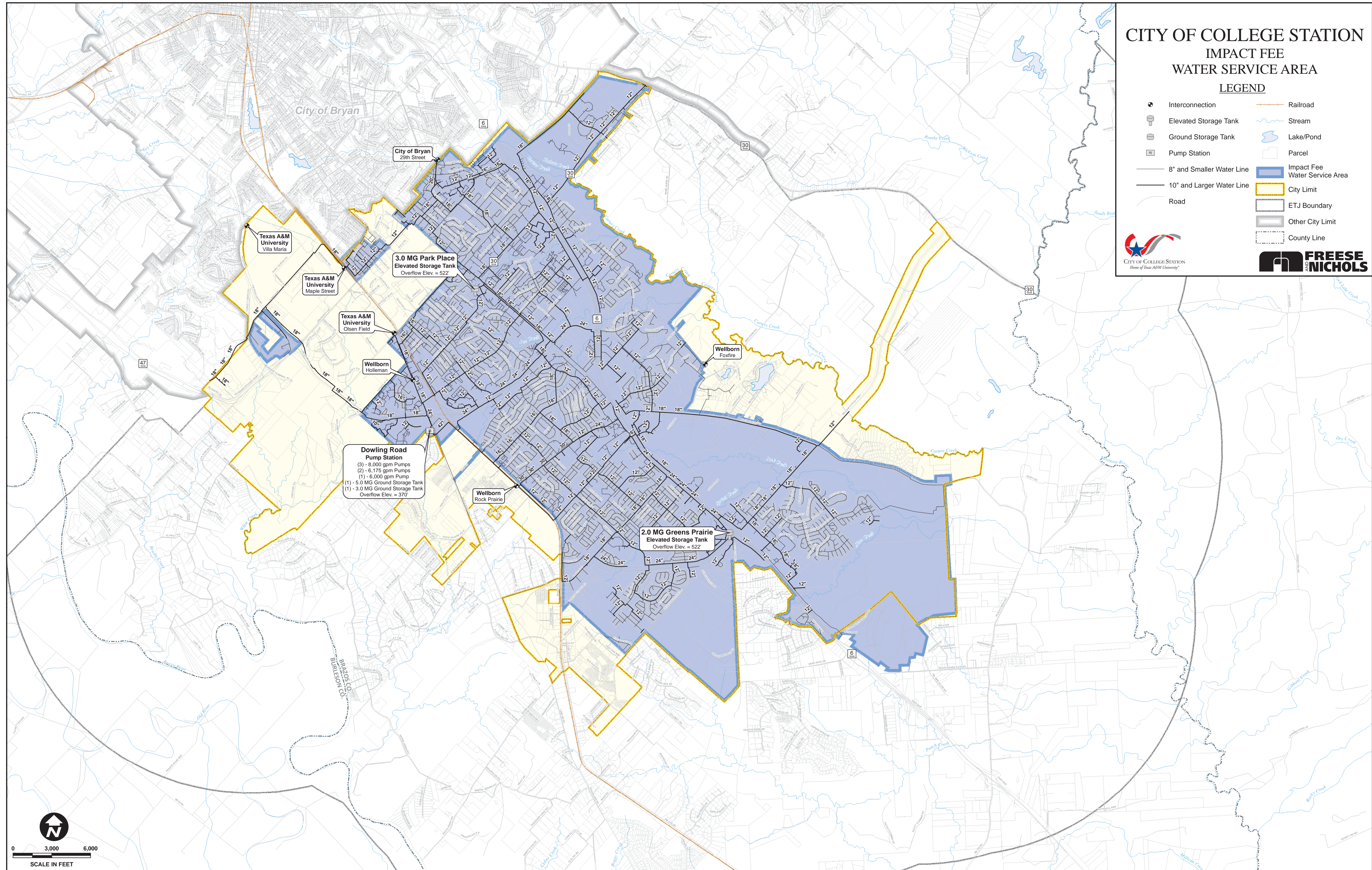
- Road
- Railroad
- Stream
- City Limit
- ETJ Boundary
- Other City Limit
- TAMU Boundary

0 3,200 6,400  
SCALE IN FEET

# CITY OF COLLEGE STATION IMPACT FEE WATER SERVICE AREA

## LEGEND

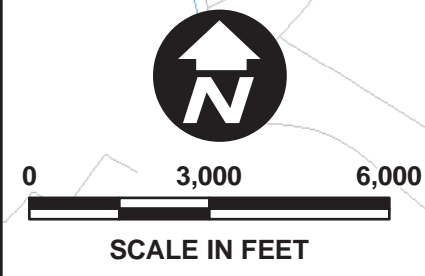
-  Interconnection
-  Elevated Storage Tank
-  Ground Storage Tank
-  Pump Station
-  8" and Smaller Water Line
-  10" and Larger Water Line
-  Road
-  Railroad
-  Stream
-  Lake/Pond
-  Parcel
-  Impact Fee Water Service Area
-  City Limit
-  ETJ Boundary
-  Other City Limit
-  County Line




















**Dowling Road Pump Station**  
 (3) - 8,000 gpm Pumps  
 (2) - 6,175 gpm Pumps  
 (1) - 6,000 gpm Pump  
 (1) - 5.0 MG Ground Storage Tank  
 (1) - 3.0 MG Ground Storage Tank  
 Overflow Elev. = 370'

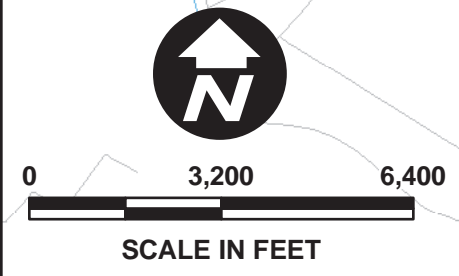
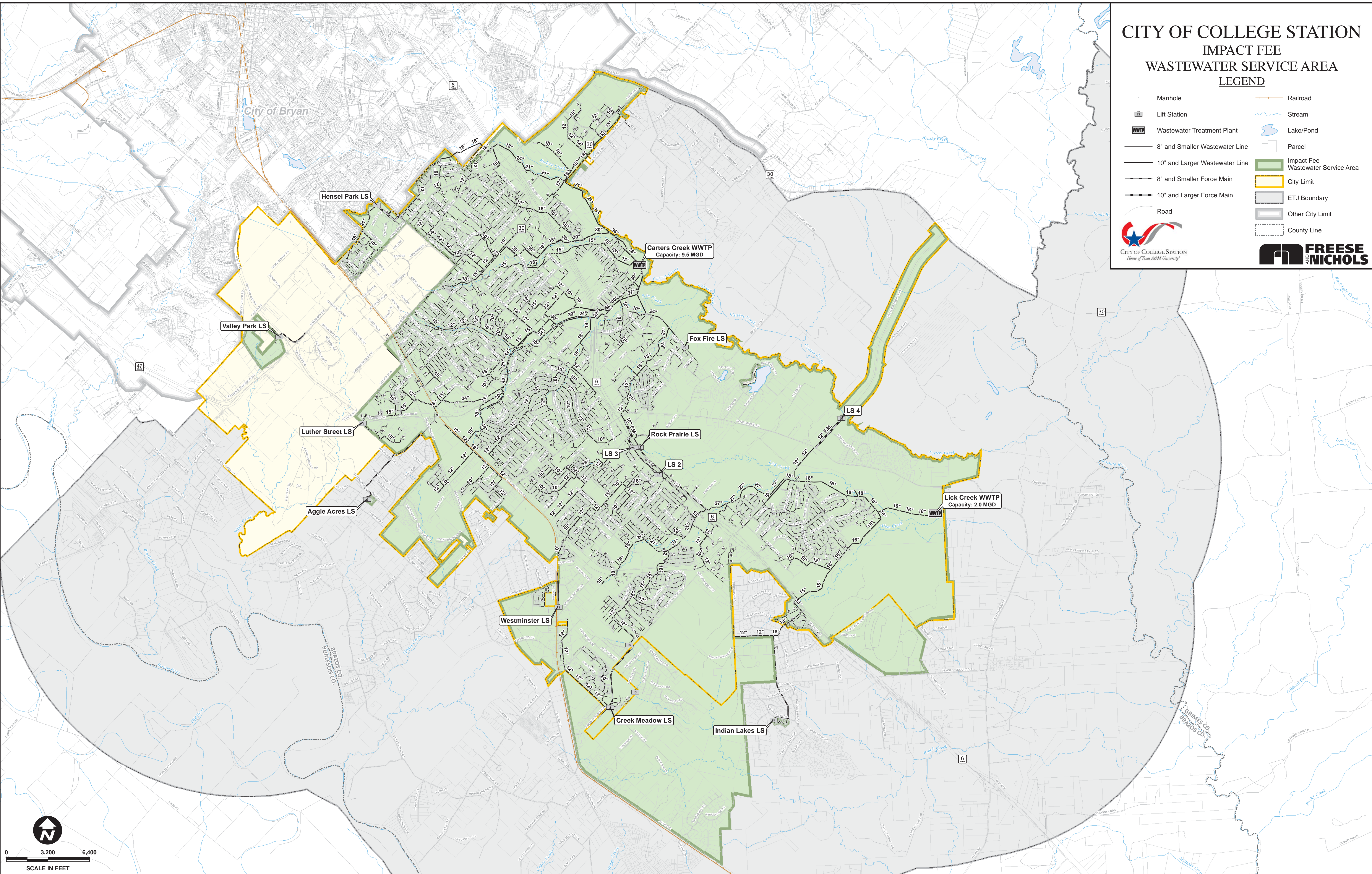
**3.0 MG Park Place Elevated Storage Tank**  
 Overflow Elev. = 522'

**2.0 MG Greens Prairie Elevated Storage Tank**  
 Overflow Elev. = 522'

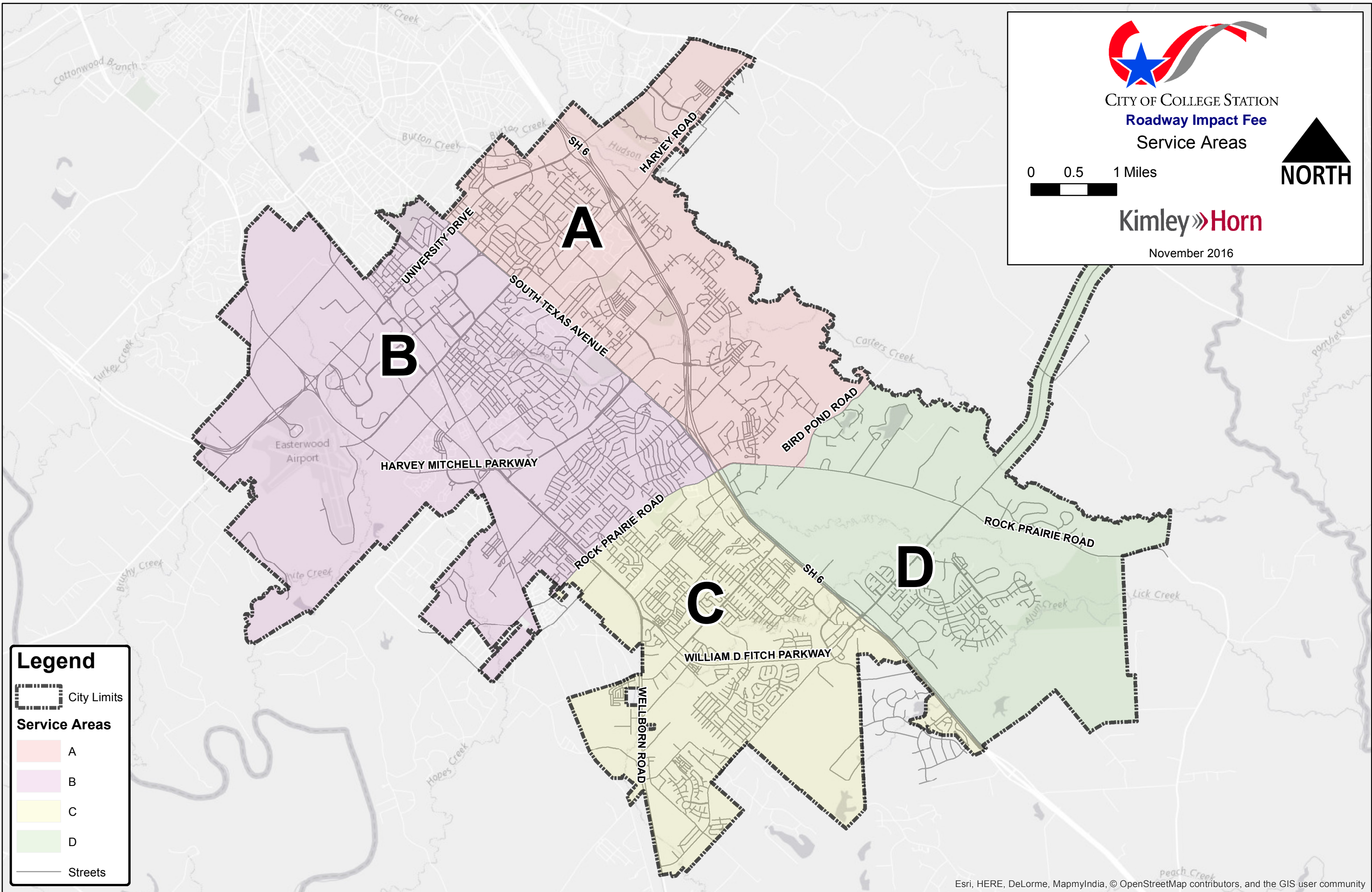


# CITY OF COLLEGE STATION IMPACT FEE WASTEWATER SERVICE AREA LEGEND

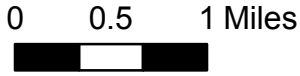
-  Manhole
-  Lift Station
-  Wastewater Treatment Plant
-  8" and Smaller Wastewater Line
-  10" and Larger Wastewater Line
-  8" and Smaller Force Main
-  10" and Larger Force Main
-  Road
-  Railroad
-  Stream
-  Lake/Pond
-  Parcel
-  Impact Fee Wastewater Service Area
-  City Limit
-  ETJ Boundary
-  Other City Limit
-  County Line



Copyright © Freeze and Nichols, Inc. 2016  
 Project: Impact Fee Study  
 Date: 10/12/2016  
 User: greg





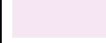

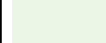

CITY OF COLLEGE STATION  
**Roadway Impact Fee**  
 Service Areas



**Kimley»Horn**

November 2016

**Legend**

-  City Limits
- Service Areas**
-  A
-  B
-  C
-  D
-  Streets



### 3.2 WATER AND WASTEWATER SYSTEM IMPROVEMENTS

Proposed water and wastewater system projects were developed as part of the CIPs presented in the 2016 Water and Wastewater Master Plan Updates. A summary of the costs for each of the projects required for the 10-year growth period used in the impact fee analysis for both the water and wastewater systems are shown in **Table 3-3** and **Table 3-4**, respectively. Detailed project costs for the water and wastewater system are included in **Appendix B** and **C**, respectively. Costs listed for the existing projects are based on actual design and construction costs provided by the City. The proposed 10-year water system projects are shown on **Figure 3-1**. The proposed 10-year wastewater system projects are shown on **Figure 3-2**.

**Table 3-3: Proposed Water System Impact Fee Eligible Capital Projects**

No.	Description of Project	Capital Cost
<b>EXISTING</b>		
A	High Service Pumping Improvements	\$3,647,228
B	Bio-Corridor Waterline	\$998,884
C	Area 2 Waterline Extension	\$1,224,780
D	Cooling Tower Expansion	\$3,840,099
E	Well #9	\$5,228,000
F	Well #9 Collection Line - budget	\$3,337,000
G	Land- Rowe & Allen	\$1,082,378
H	Land- Hanson South	\$1,048,633
I	2016 Impact Fee Study	\$50,000
<b>Existing Project Sub-total</b>		<b>\$20,457,002</b>
<b>PROPOSED</b>		
1	SH 6 Water Line Connection Phase 1 - 24" SE of Creagor Lane	\$960,300
2	SH 6 Water Line Connection Phase 2	\$2,326,700
3	18-inch and 16-inch PRVs for Lower Pressure Plane	\$546,000
4	New 3 MG Elevated Storage Tank	\$7,761,000
5	SH 40 Water Line Extension - Graham Road to Barron Road	\$2,732,600
6	SH 40 Water Line Extension - Sonoma Subdivision to Victoria Avenue	\$599,100
7	SH 6 Water Line Connection Phase 3 - 24" SE of Greens Prairie Road	\$823,700
8	Dowling Road Pump Station North Water Line Replacement	\$1,151,300
9	Harvey Mitchell Parkway Water Line Replacement	\$3,580,200
10	Water Supply Well 10	\$8,018,400
<b>Proposed Project Sub-total</b>		<b>\$28,499,300</b>
<b>Total Capital Improvements Cost</b>		<b>\$48,956,302</b>

**Table 3-4: Proposed Wastewater System Impact Fee Eligible Capital Projects**

No.	Description of Project	Capital Cost
<b>EXISTING</b>		
A	Bee Creek Interceptor Phase 1	\$3,600,939
B	Royder/Live Oak Sewer Service	\$1,691,256
C	2016 Impact Fee Study	\$50,000
<b>Existing Project Sub-total</b>		<b>\$5,342,195</b>
<b>PROPOSED</b>		
1	54/60-inch Bee Creek Interceptor Phase 2	\$7,060,400
2	42/48-inch Bee Creek Interceptor Phase 3	\$5,511,400
3	54-inch Lick Creek Interceptor Phase 1	\$2,756,600
4	54-inch Lick Creek Interceptor Phase 2	\$8,739,500
5	Expand Lick Creek WWTP Capacity to 5 MGD	\$29,949,000
6	42/48-inch Medical District Interceptor Phase 1	\$9,319,500
7	4 MGD Diversion Lift Station and 24-inch Force Main	\$12,024,500
8	42-inch Northeast Interceptor Phase 1	\$3,501,600
9	48-inch Northeast Interceptor Phase 2	\$2,577,900
10	36-inch Northeast Interceptor Phase 3	\$5,587,400
11	24/30-inch Northeast Interceptor Phase 4	\$3,427,700
12	30/36-inch Southwood Valley Interceptor Phase 1	\$3,286,400
13	15/18/24-inch Southwood Valley Interceptor Phase 2	\$1,961,400
14	Hensel Park Lift Station Expansion to 6 MGD	\$4,682,500
15	Expand Lick Creek WWTP Capacity to 8 MGD	\$24,717,000
16	Diversion Lift Station Expansion to 10 MGD	\$2,496,000
17	24/27-inch Alum Creek Interceptor	\$9,018,800
18	3 MGD Peach Creek Lift Station and 16-inch Force Main	\$4,165,200
19	12/21/24-inch Royder Road Interceptor	\$4,086,500
20	18/21/24-inch Medical District Interceptor Phase 2	\$3,456,900
<b>Proposed Project Sub-total</b>		<b>\$148,326,200</b>
<b>Total Capital Improvements Cost</b>		<b>\$153,668,395</b>

The utility alignment shown on this figure are for illustration purposes only. The final utility alignment will be determined at the time of engineering design of the utility.

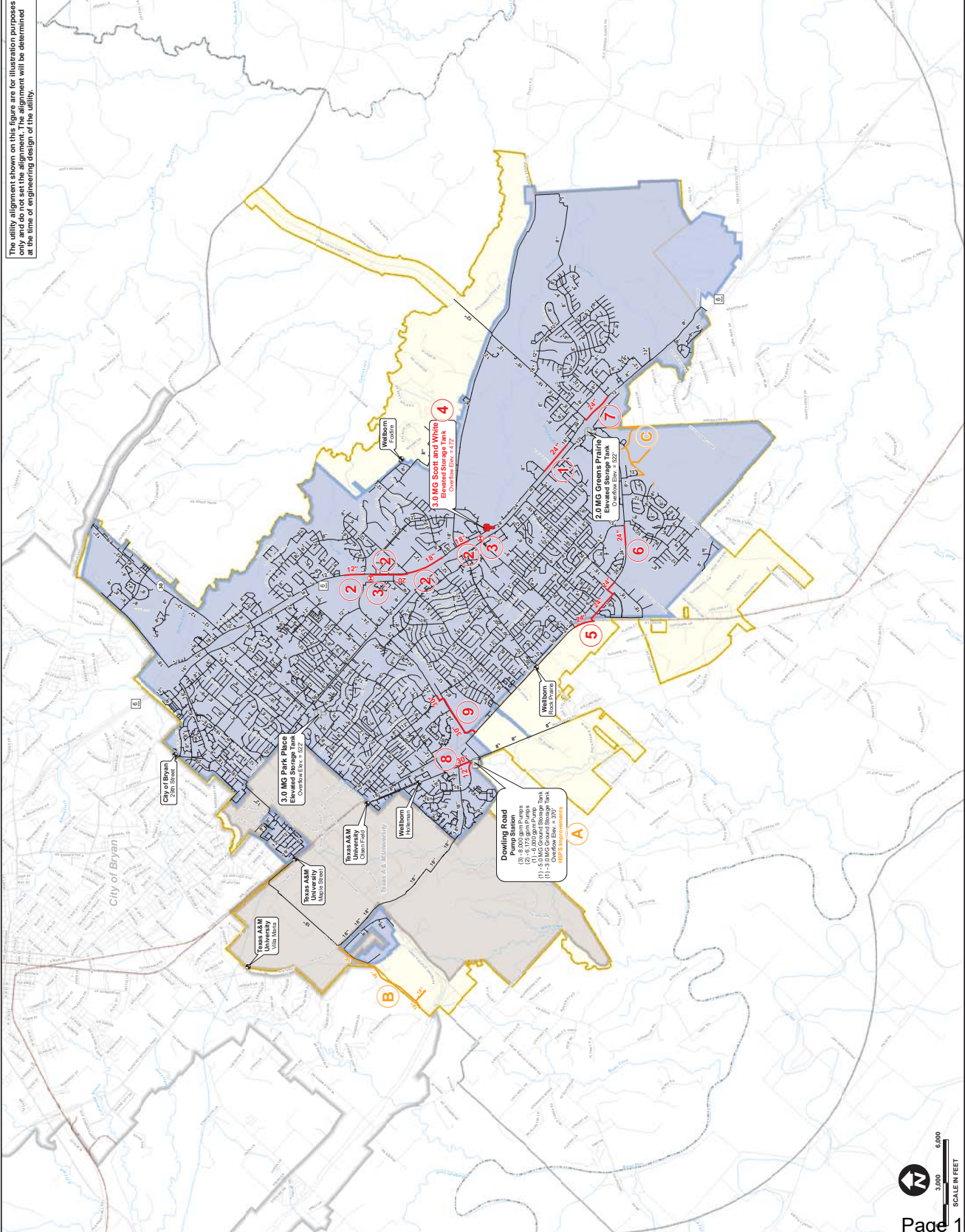
### FIGURE 3-1 CITY OF COLLEGE STATION WATER SYSTEM IMPACT FEE CIP PROJECTS

**LEGEND**

- Proposed Impact Fee Eligible
- Transfer Valve
- Proposed Impact Fee Eligible
- Elevated Storage Tank
- Water Line Impact Fee Eligible
- Water Line Impact Fee Eligible
- Existing Impact Fee Eligible
- Water Line
- Interconnection
- Elevated Storage Tank
- Ground Storage Tank
- Pump Station
- 6" and Smaller Water Line
- 8" and Larger Water Line

- Road
- Railroad
- Stream
- Water Service Area
- City Limit
- ETJ Boundary
- County Line
- Other City Limit
- TAMU Boundary

- D** Cooling Tower Expansion
- E** Well #9
- F** Well #9 Collection Line
- G** Land Acquisition for Well #9
- H** Land Acquisition for Well #10
- 10** Water Supply Well #10



3,000  
6,000  
SCALE IN FEET

**FIGURE 3-2**  
**CITY OF COLLEGE STATION**  
**WASTEWATER SYSTEM**  
**IMPACT FEE CIP PROJECTS**

**LEGEND**

- Manhole
- Proposed Impact Fee Eligible
- Lift Station
- Proposed Impact Fee Eligible
- Gravily Line
- Existing Impact Fee Eligible
- Gravily Line
- Proposed Impact Fee Eligible
- Force Main
- Lift Station
- Wastewater Treatment Plant
- Wastewater Treatment Plant
- 8" and Smaller Wastewater Line
- 10" and Larger Wastewater Line
- Other City Limit
- TAMU Boundary



Lift stations and interceptors are sized for peak flow. All interceptors and lift station treatment plants are sized for average day flows.

This utility alignment shown on this figure is for illustration purposes only and do not set for alignment. The alignment will be determined at the time of engineering design of the utility.

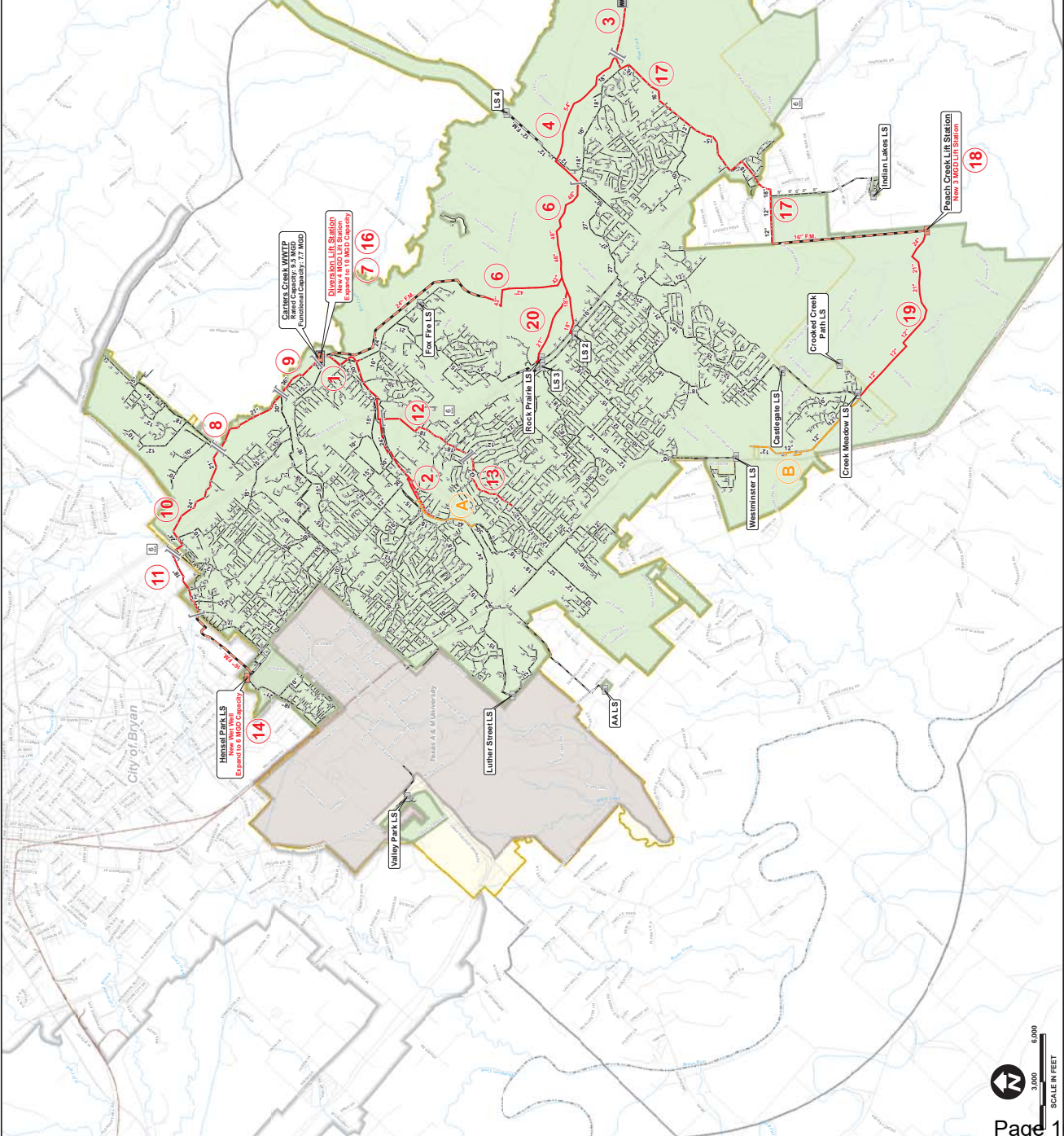
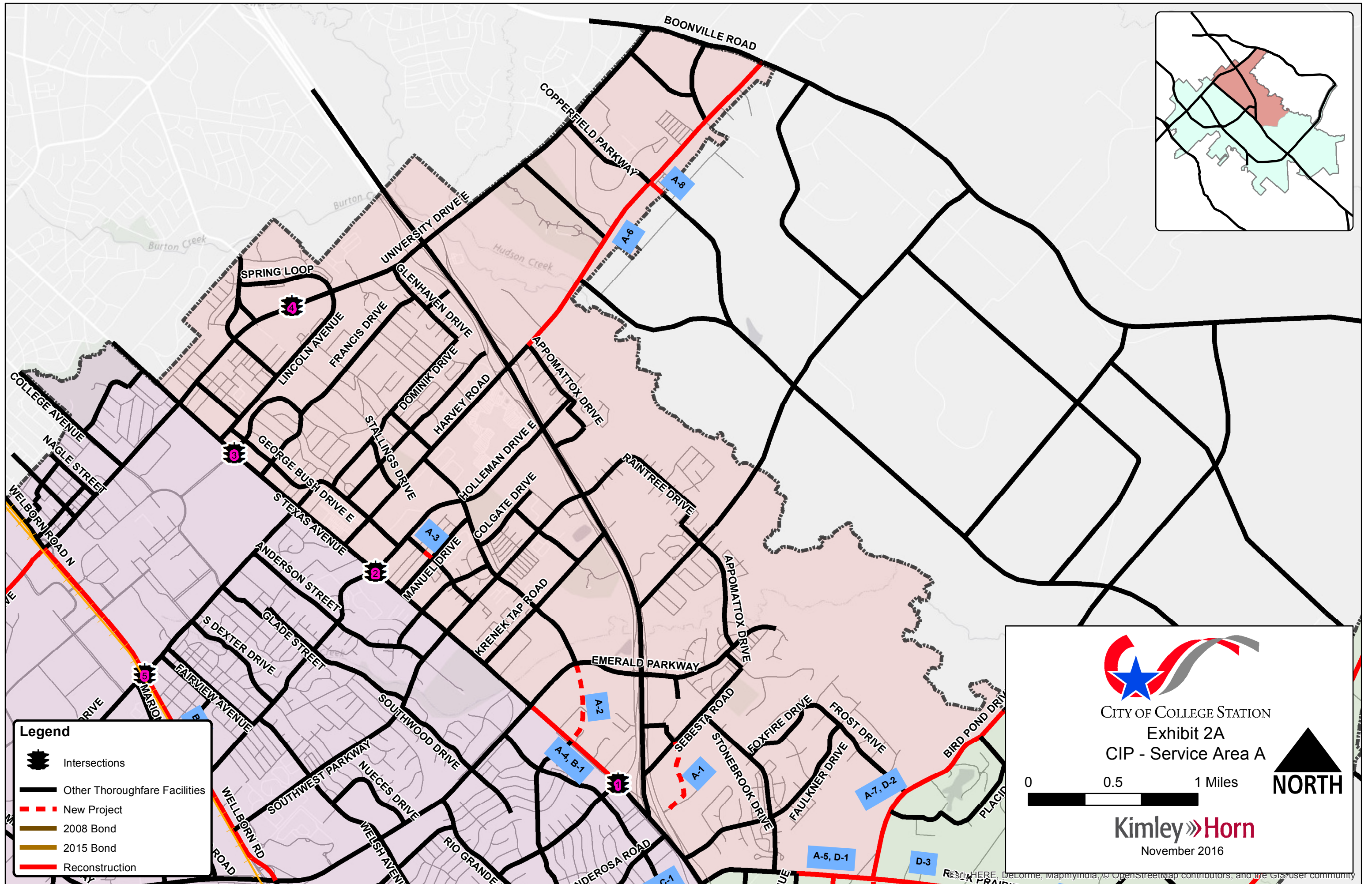


Table 5.A – 10-Year Roadway Impact Fee CIP  
with Conceptual Level Cost Projections – Service Area A


Service Area	Proj. #	Class	Roadway	Limits	Cost in Service Area	
SA A	A-1	MAJ2	Pavilion Ave. Extension	Sebesta Rd. to SH 6 NBFR	\$ 2,434,000	
	A-2	MAJ2	Dartmouth St. Extension	Emerald Pkwy. to S Texas Ave.	\$ 1,224,000	
	A-3	MAJ2	Lassie Ln. Extension	Sterling St. to Manuel Dr.	\$ 302,000	
	A-4, B-1	MAJ6 (1/3)	S Texas Ave.	Harvey Mitchell Pkwy. to Deacon Dr.	\$ 166,000	
	A-5, D-1	MAJ4	Rock Prairie Rd. (1)	Medical Ave. to Bird Pond Rd.	\$ 1,666,500	
	A-6	MAJ4	Harvey Rd.	Appomattox Dr. to Boonville Rd. (CL)	\$ 3,249,600	
	A-7, D-2	MIN4	Bird Pond Rd.	Rock Prairie Rd. to 4,830' NE of Bird Pond Estates (CL)	\$ 5,594,000	
	A-8	MIN4	Linda Lane	Harvey Rd. to 560' SE of Harvey Rd. (CL)	\$ 785,000	
	I-1		S Texas Ave. and Deacon Dr. Signal		\$ 75,000	
	I-2		Holleman Rd. and S. Texas Ave. Improvement		\$ 750,000	
	I-3		S Texas Ave. and Walton Dr. Signal		\$ 150,000	
	I-4		University Dr. and University Towne Center Signal		\$ 300,000	
	<b>Service Area Project Cost Subtotal</b>					<b>\$ 16,696,100</b>
	<b>2016 Roadway Impact Fee Study Cost Per Service Area</b>					<b>\$ 22,125</b>
<b>Total Cost in SERVICE AREA A</b>					<b>\$ 16,718,225</b>	

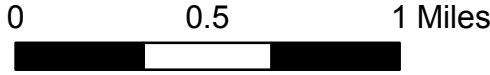
- a. These planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Projects within the City of College Station.
- b. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.




**Legend**

- Intersections
- Other Thoroughfare Facilities
- New Project
- 2008 Bond
- 2015 Bond
- Reconstruction

  
 CITY OF COLLEGE STATION  
 Exhibit 2A  
 CIP - Service Area A

  
 0 0.5 1 Miles

  
**NORTH**


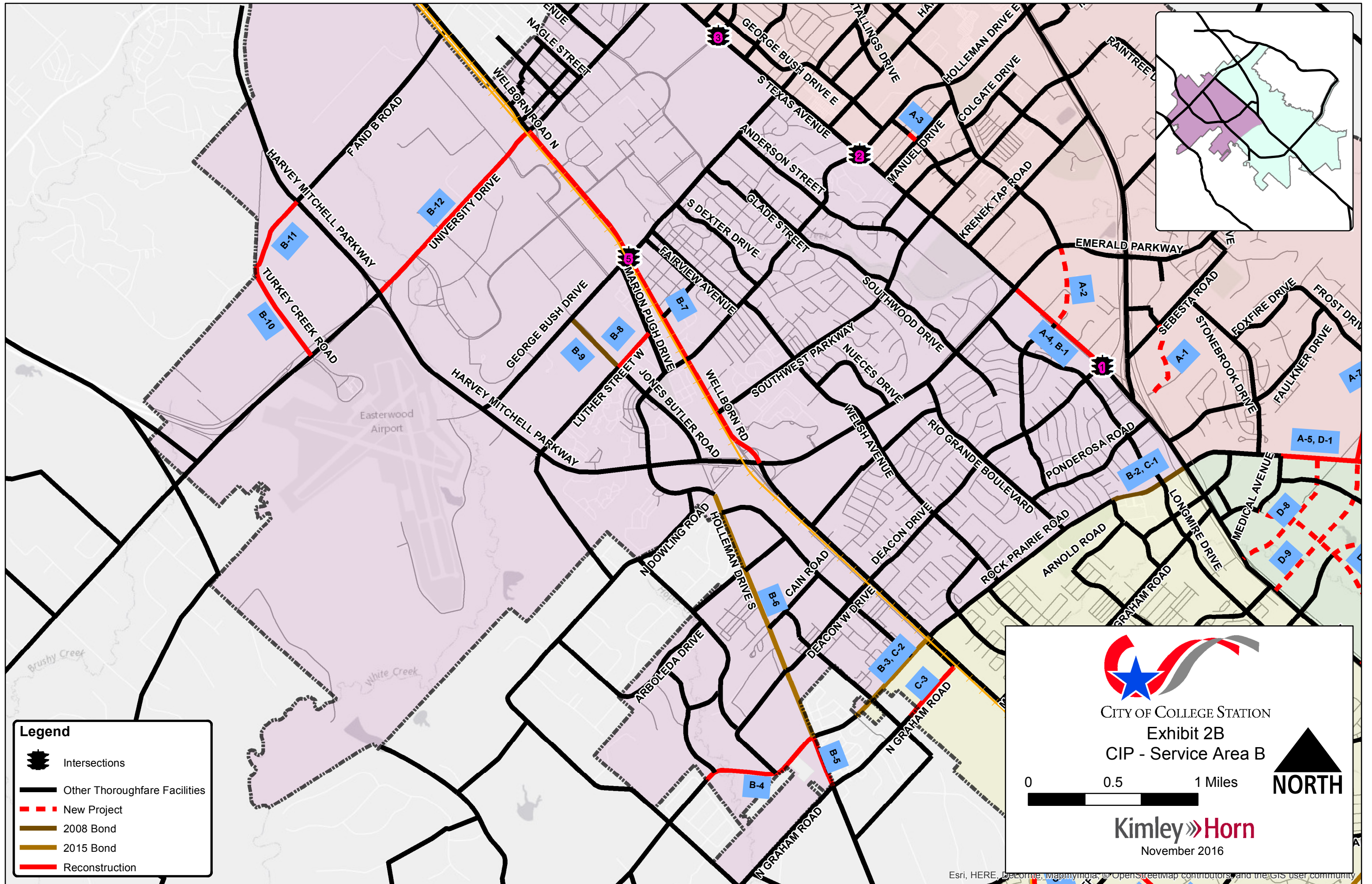
  
 November 2016







Table 5.B – 10-Year Roadway Impact Fee CIP  
with Conceptual Level Cost Projections – Service Area B


Service Area	Proj. #	Class	Roadway	Limits	Cost in Service Area
SA B	A-4, B-1	MAJ6 (1/3)	S Texas Ave.	Harvey Mitchell Pkwy. to Deacon Dr.	\$ 166,000
	B-2, C-1	MAJ6	Rock Prairie Rd. (1)	Normand Dr. to SH 6	\$ 1,967,862
	B-3, C-2	MAJ2	Rock Prairie Rd. (2)	1,500' E. of Holleman Dr. (CL) to Wellborn Rd.	\$ 2,492,500
	B-4	MAJ2	Rock Prairie Rd. (3)	360' W. of Great Oaks Dr. (CL) to Holleman Dr.	\$ 3,714,000
	B-5	MIN4	Holleman Dr. (1)	Rock Prairie Rd. to N Graham Rd.	\$ 2,317,000
	B-6	MIN4	Holleman Dr. (2)	N Dowling Rd. to Rock Prairie Rd.	\$ 10,305,000
	B-7	MAJ6 (1/3)	Wellborn Rd.	University Dr. to Harvey Mitchell Pkwy.	\$ 1,165,400
	B-8	MAJ2	Luther St.	Penberthy Rd. to Marion Pugh Dr.	\$ 1,346,000
	B-9	MIN4	Penberthy Rd.	George Bush Dr. to Luther St.	\$ 3,006,373
	B-10	MAJ2	Turkey Creek Rd.	S Traditions Dr. to Raymond Stotzer Pkwy.	\$ 3,141,000
	B-11	MAJ2	F and B Rd.	Turkey Creek Rd. to Harvey Mitchell Pkwy.	\$ 2,298,000
	B-12	MAJ6 (1/3)	University Dr.	Harvey Mitchell Pkwy. to Wellborn Rd.	\$ 534,200
	I-1			S Texas Ave. and Deacon Dr. Signal	\$ 75,000
	I-2			Holleman Rd. and S. Texas Ave. Improvement	\$ 750,000
	I-3			S Texas Ave. and Walton Dr. Signal	\$ 150,000
	I-5			Wellborn Rd. and George Bush Dr.	\$ 1,190,232
	<b>Service Area Project Cost Subtotal</b>				
<b>2016 Roadway Impact Fee Study Cost Per Service Area</b>					<b>\$ 22,125</b>
<b>Total Cost in SERVICE AREA B</b>					<b>\$ 34,640,692</b>

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- b. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.




**Legend**

-  Intersections
-  Other Thoroughfare Facilities
-  New Project
-  2008 Bond
-  2015 Bond
-  Reconstruction



CITY OF COLLEGE STATION  
 Exhibit 2B  
 CIP - Service Area B

0 0.5 1 Miles



**NORTH**

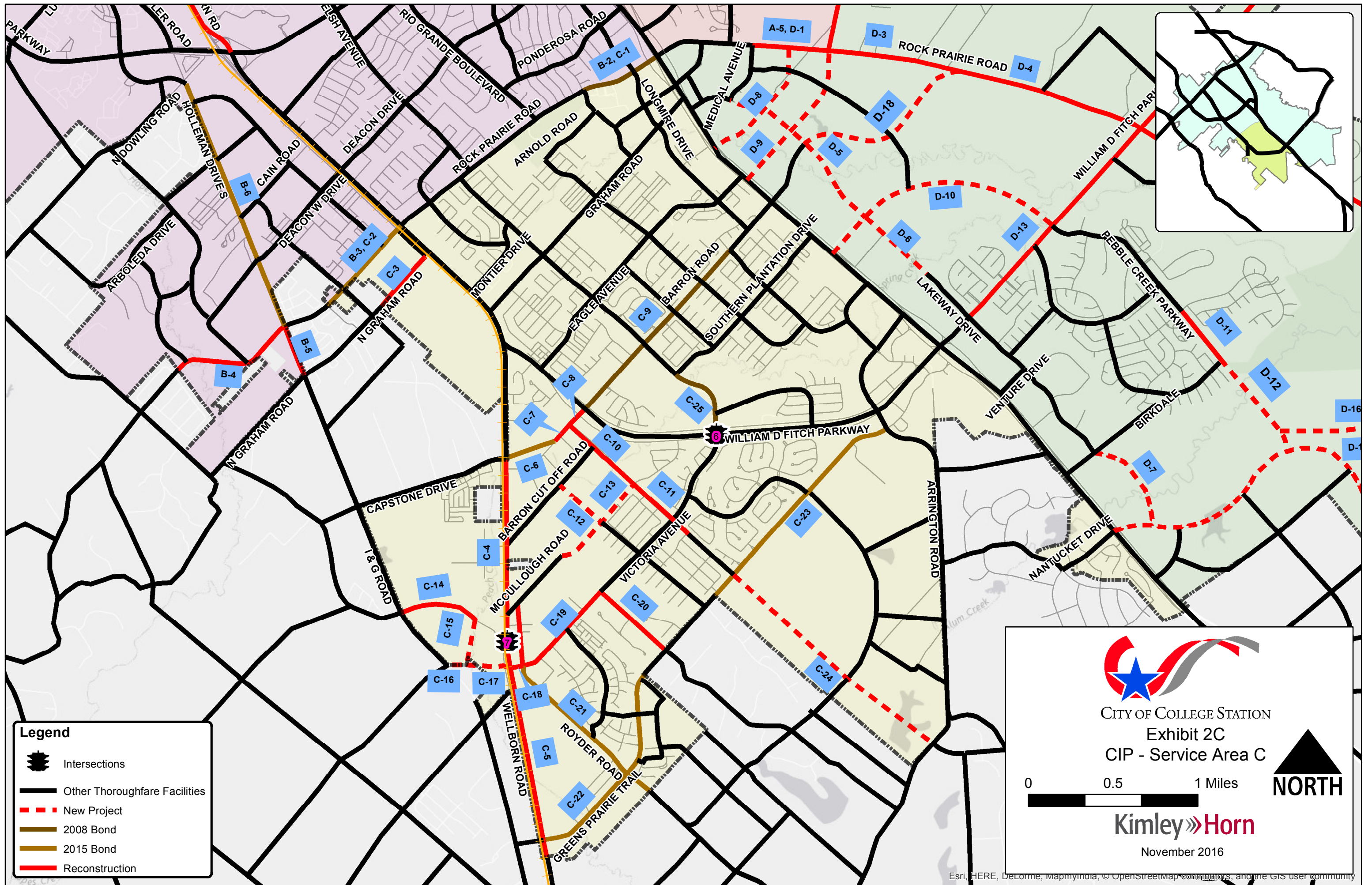
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Table 5.C – 10-Year Roadway Impact Fee CIP  
with Conceptual Level Cost Projections – Service Area C


Service Area	Proj. #	Class	Roadway	Limits	Cost in Service Area
SA C	B-2, C-1	MAJ6	Rock Prairie Rd. (1)	Normand Dr. to SH 6	\$ 1,967,862
	B-3, C-2	MAJ2	Rock Prairie Rd. (2)	1,500' E. of Holleman Dr. (CL) to Wellborn Rd.	\$ 2,492,500
	C-3	MAJ2	N Graham Rd.	Old Wellborn Rd. to 2,075' W of Old Wellborn Rd. (CL)	\$ 1,967,000
	C-4	MAJ4	Wellborn Rd. (1)	Capstone Dr. to Greens Prairie Rd.	\$ 1,281,800
	C-5	MAJ4	Wellborn Rd. (2)	Greens Prairie Rd. to 540' S of Greens Prairie Trl.	\$ 1,172,000
	C-6	MIN4	Capstone/Barron Realignment	Wellborn Rd. to 210' W of Piccadilly Cir.	\$ 2,289,000
	C-7	MIN4	Barron Rd. (1)	210' W of Piccadilly Cir. to Barron Cut Off Rd.	\$ 939,000
	C-8	MIN4 (1/2)	Barron Rd. (2)	Barron Cut Off Rd. to William D Fitch Pkwy.	\$ 494,000
	C-9	MIN4	Barron Rd. (3)	William D Fitch Pkwy. to Decatur Dr.	\$ 7,801,145
	C-10	MIN4 (1/2)	WS Phillips Pkwy. (1)	Barron Rd. to 1740' S of Barron Cut Off Rd.	\$ 1,939,000
	C-11	MIN4 (1/2)	WS Phillips Pkwy. (2)	1740' S of Barron Cut Off Rd. to Odell Ln.	\$ 1,634,000
	C-12	MAJ2	Etonburg	Barron Cut Off Rd. to McCullough Rd. Extension	\$ 1,665,000
	C-13	MAJ2	McCullough Rd. Extension	2530' E of Wellborn Rd. to WS Phillips Pkwy.	\$ 3,037,000
	C-14	MAJ2	S. Dowling/McCullough	I & G Rd. to 2485' E of I & G Rd.	\$ 2,350,000
	C-15	MAJ2	Future 2 Lane Major Collector	S. Dowling/McCullough to Greens Prairie Rd. Extension	\$ 1,372,000
	C-16	MAJ2	Greens Prairie Rd. Extension (1)	I & G Rd. to 565' E of I & G Rd. (CL)	\$ 541,000
	C-17	MAJ2	Greens Prairie Rd. Extension (2)	995' W of Wellborn Rd. (CL) to Wellborn Rd.	\$ 1,346,000
	C-18	MIN4	Greens Prairie Rd. (1)	Wellborn Rd. to Royder Rd.	\$ 561,000
	C-19	MAJ2	Greens Prairie Rd. (2)	Royder Rd. to 750' E of Turnberry Cir.	\$ 3,213,000
	C-20	MAJ2	Greens Prairie Rd. (3)	750' E of Turnberry Cir. to Greens Prairie Trl.	\$ 2,592,000
	C-21	MIN4	Royder Rd.	Greens Prairie Rd. to 885' S of Greens Prairie Trl.	\$ 4,930,000
	C-22	MIN4	Greens Prairie Trl. (1)	Wellborn Rd. to 1000' W of Woodlake Dr.	\$ 6,960,000
	C-23	MIN4	Greens Prairie Rd. (4)	465' E of Future Etonburg to Arrington Rd.	\$ 4,230,000
	C-24	MIN4	WS Phillips Pkwy. Extension	Greens Prairie Rd. to Arrington Rd.	\$ 11,500,000
	C-25	MAJ2	Victoria Ave.	Southern Plantation Dr. to William D Fitch Pkwy.	\$ 1,828,530
I-6	William D Fitch Pkwy. and Victoria Ave. Signal				\$ 776,335
I-7	Wellborn Rd. and S Dowling Rd. Signal				\$ 300,000
<b>Service Area Project Cost Subtotal</b>					<b>\$ 71,179,172</b>
<b>2016 Roadway Impact Fee Study Cost Per Service Area</b>					<b>\$ 22,125</b>
<b>Total Cost in SERVICE AREA C</b>					<b>\$ 71,201,297</b>

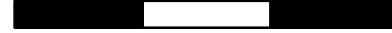

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**Legend**

- Intersections
- Other Thoroughfare Facilities
- New Project
- 2008 Bond
- 2015 Bond
- Reconstruction

  
 CITY OF COLLEGE STATION  
 Exhibit 2C  
 CIP - Service Area C

0 0.5 1 Miles  
  
**NORTH**  


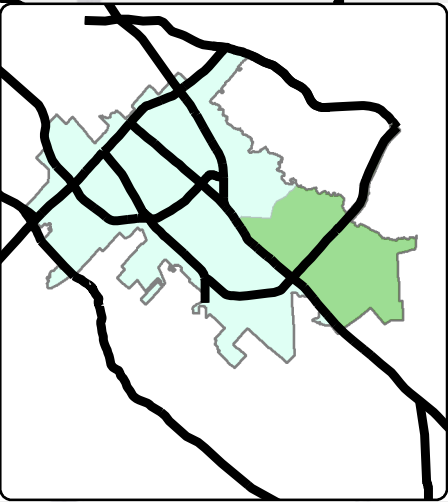
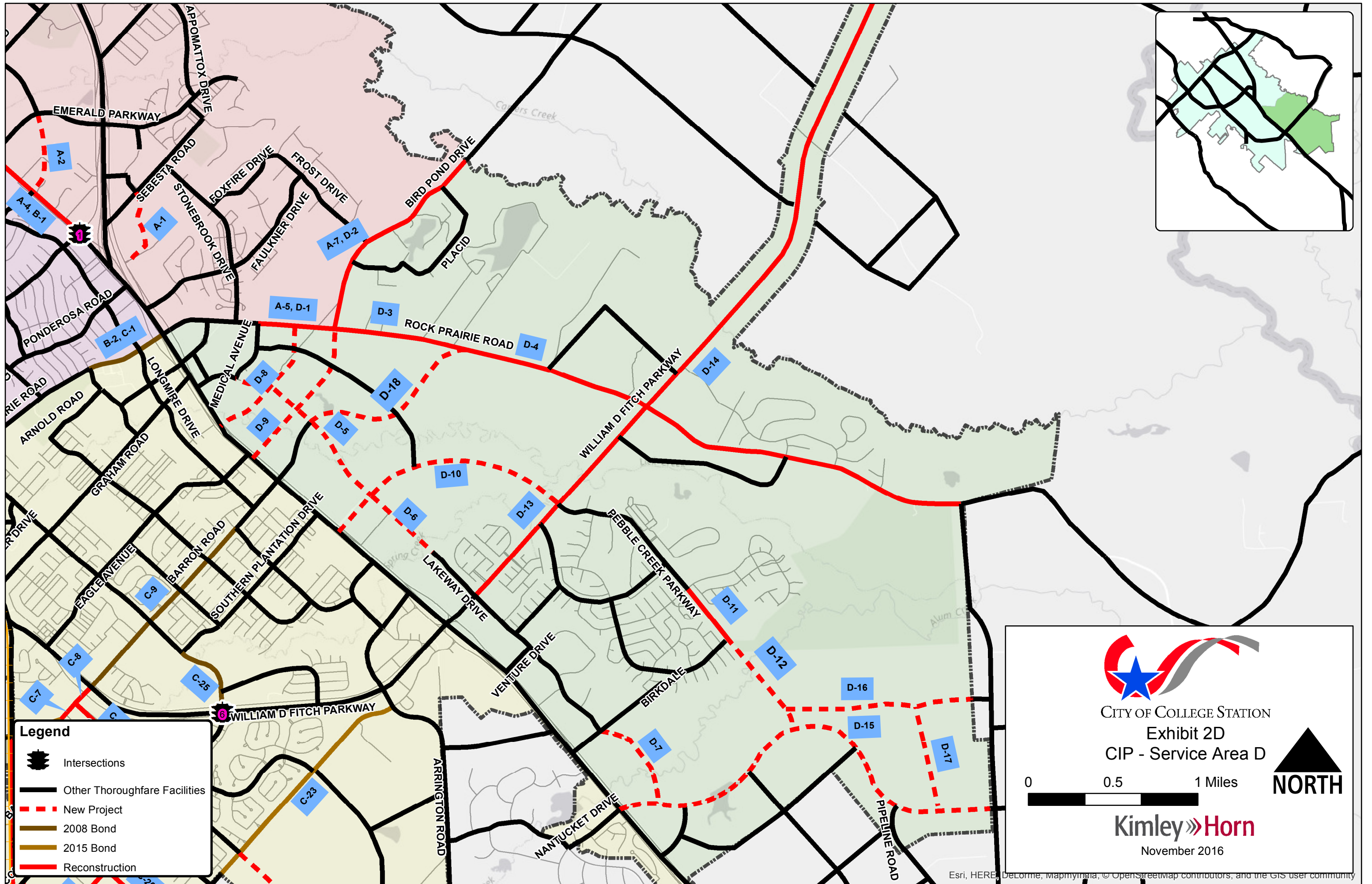
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Table 5.D – 10-Year Roadway Impact Fee CIP  
with Conceptual Level Cost Projections – Service Area D

Service Area	Proj. #	Class	Roadway	Limits	Cost in Service Area
SA D	A-5, D-1	MAJ4	Rock Prairie Rd. (1)	Medical Ave. to Bird Pond Rd.	\$ 1,666,500
	A-7, D-2	MIN4	Bird Pond Rd.	Rock Prairie Rd. to 4,830' NE of Bird Pond Estates (CL)	\$ 5,594,000
	D-3	MAJ4	Rock Prairie Rd. (2)	Bird Pond Rd. to Bradley Rd.	\$ 5,046,000
	D-4	MIN4	Rock Prairie Rd. (3)	Bradley Rd. to 2,610' E of Campbell Ct. (CL)	\$ 23,733,000
	D-5	MAJ2	Lakeway Dr. (1)	Medical Ave. to Pebble Creek Pkwy.	\$ 8,703,000
	D-6	MAJ2	Lakeway Dr. (2)	Pebble Creek Pkwy. to 1,910' N of William D. Fitch Pkwy.	\$ 2,946,000
	D-7	MAJ2	Lakeway Dr. (3)	940' S of Technology Way to Future Nantucket Dr.	\$ 4,022,000
	D-8	MAJ2	Ritchey Rd.	SH 6 NBFR to Rock Prairie Rd.	\$ 3,964,000
	D-9	MIN4	Bird Pond Rd. Extension	SH 6 to Rock Prairie Rd.	\$ 8,894,000
	D-10	MAJ2	Pebble Creek Pkwy. (1)	SH 6 NBFR to William D. Fitch Pkwy.	\$ 9,100,000
	D-11	MAJ2	Pebble Creek Pkwy. (2)	Royal Adelaide Dr. to St. Andrews Dr.	\$ 896,000
	D-12	MAJ2	Pebble Creek Pkwy. (3)	St. Andrews Dr. to Future Nantucket Dr.	\$ 4,886,000
	D-13	MAJ6 (1/3)	William D. Fitch Pkwy. (1)	Lakeway Dr. to Rock Prairie Rd.	\$ 4,392,000
	D-14	MAJ6	William D. Fitch Pkwy. (2)	Rock Prairie Rd. to 9,700' E of Tonkaway Lake Rd. (CL)	\$ 40,890,000
	D-15	MIN4	Future Nantucket Dr.	SH 6 to East City Limits	\$ 19,735,000
	D-16	MAJ2	Future East-West Major Collector	Pebble Creek Pkwy. to East City Limits	\$ 5,772,000
	D-17	MAJ2	Future North-South Major Collector	Future East-West Major Collector to Future Nantucket Dr.	\$ 3,176,000
	D-18	MIN4	Barron Rd. Extension	Lakeway Dr. to Rock Prairie Rd.	\$ 12,930,000
<b>Service Area Project Cost Subtotal</b>					<b>\$ 166,345,500</b>
<b>2016 Roadway Impact Fee Study Cost Per Service Area</b>					<b>\$ 22,125</b>
<b>Total Cost in SERVICE AREA D</b>					<b>\$ 166,367,625</b>

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**Legend**

- Intersections
- Other Thoroughfare Facilities
- New Project
- 2008 Bond
- 2015 Bond
- Reconstruction

CITY OF COLLEGE STATION  
 Exhibit 2D  
 CIP - Service Area D

0 0.5 1 Miles

**NORTH**

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 November 2016

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