

Blueprint for Good Growth
Adequate Public Facilities Implementation

Capacity Demand
 LOS Capital Plan

BLUEPRINT for Good GROWTH

Creating a Long-term Strategic Plan for Communities to Grow

APF Status Report

- Finalizing Data Collection (CIPs)
- Assembling Initial Policy Guidance from Steering/Tech Committee

Next Steps

- Finalize Synthesis Report
- Draft APFO for Streets
- Test/refine APFO
- Provide templates for other essential facilities
- Review draft Interlocal Agreement Outline

What Communities Have Been Successful?

Success Depends on Objectives

- Many different APF approaches with different intended outcomes
- Those who do it best, seldom need to use APFO
- Best practices depend on desired outcomes

Range of Desired Outcomes

- Manage timing of development
- Support transportation funding
- Limit rate of growth
- Focus development in desired locations
- Create incentives/disincentives for timing and location of growth
- Increase transit use

More Potential Objectives

- Support travel demand management
- Expand travel options
- Balancing local control and regional efficiency
- Limit private costs
- Create transparent/easily understood system
- Improve process predictability/credibility
- Enhance sustainability of transportation system
- Minimize legal risks

Florida Community Objectives

- Control growth
- Provide efficient transportation system
- Focus expenditures
- Implement comprehensive plan
- Meet state law
- Stimulate development
- Discourage sprawl

HBA of Maryland Study

- 33 years of experience
- 24 jurisdictions

HBA Best Practices Recommendations

- Establish predictable process/outcomes
- Maximize flexibility to mitigate
- Allow “pay & go” option
- Minimize/limit wait times for capacity
- Use APF to inform CIPs
- Maximize other funding sources (state funds, tax districts and impact fees)
- Waive APF for targeted projects (workforce housing)

Washington State Experience

- Should focus on multi-modal transportation – do more than merely count cars
- More coordination needed between jurisdictions
- Manual of toolbox needed
- Standards should be tailored to sub-areas
- Common objectives should be developed
- Agreement on improvements is important
- Find more money (variable impact fees)
- Exempt transit facilities from APF

Florida Best Practices

- Link APF to VISION
- Establish LOS for all streets
- Allow alternative mitigation measures
- Incorporate APF in codes and user-friendly manuals
- Include proportionate share provisions
- Establish adequate fees for APF review
- Provide for formal and informal APF determination

More Florida Best Practices

- Establish APF reservation timelines
- Establish & maintain modeling and monitoring system
- Link APF to CIPs
- Establish performance-based traffic impact analysis/mitigation requirements
 - Study requirements
 - Multi-modal impacts
 - Traffic impact areas

Community Experiences

- Baltimore v Carroll County, MD
 - Funding
 - Waiting periods
- Tallahassee, FL
- Indian River County, MD
