

 **GLATTING JACKSON KERCHER ANGLIN**

**PROPORTIONATE  
FAIR-SHARE MITIGATION**  
for  
**TRANSPORTATION IMPACTS**

**Tim Jackson, P.E., AICP**



# **PROPORTIONATE FAIR-SHARE**

## **SB 360 of 2005**

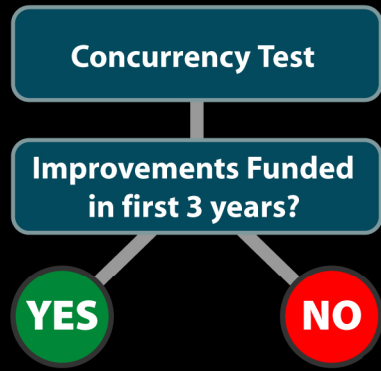
### **When:**

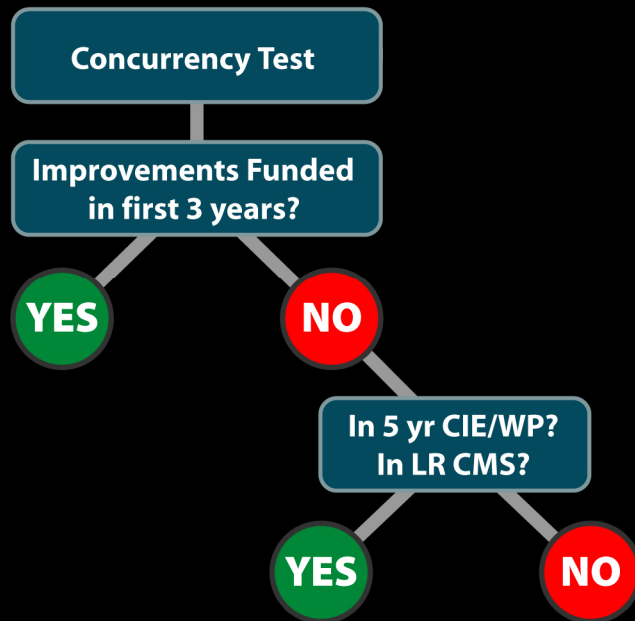
**Proposed development fails  
transportation concurrency**

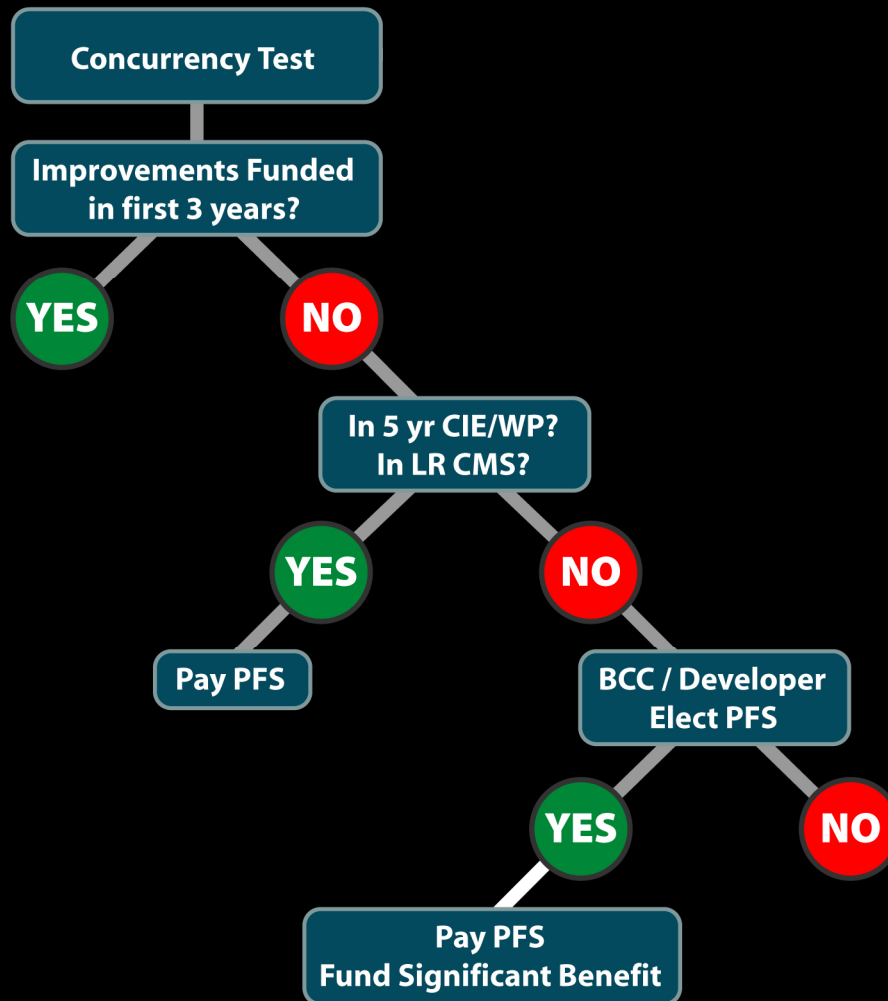
**and**

**meets all other requirements  
for approval**

Not for multi-use DRI eligible for pay-and-go



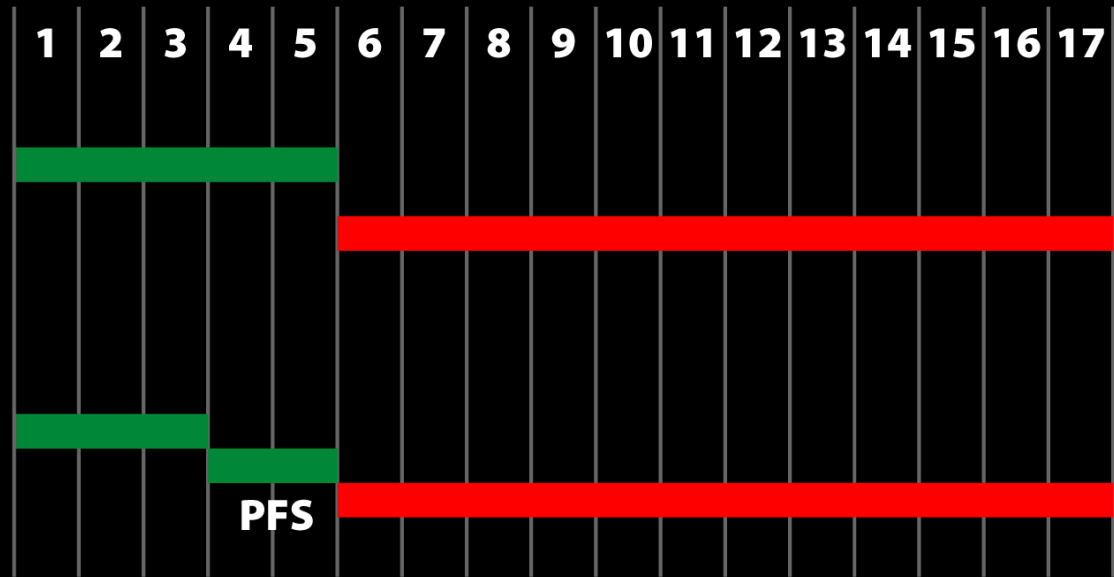


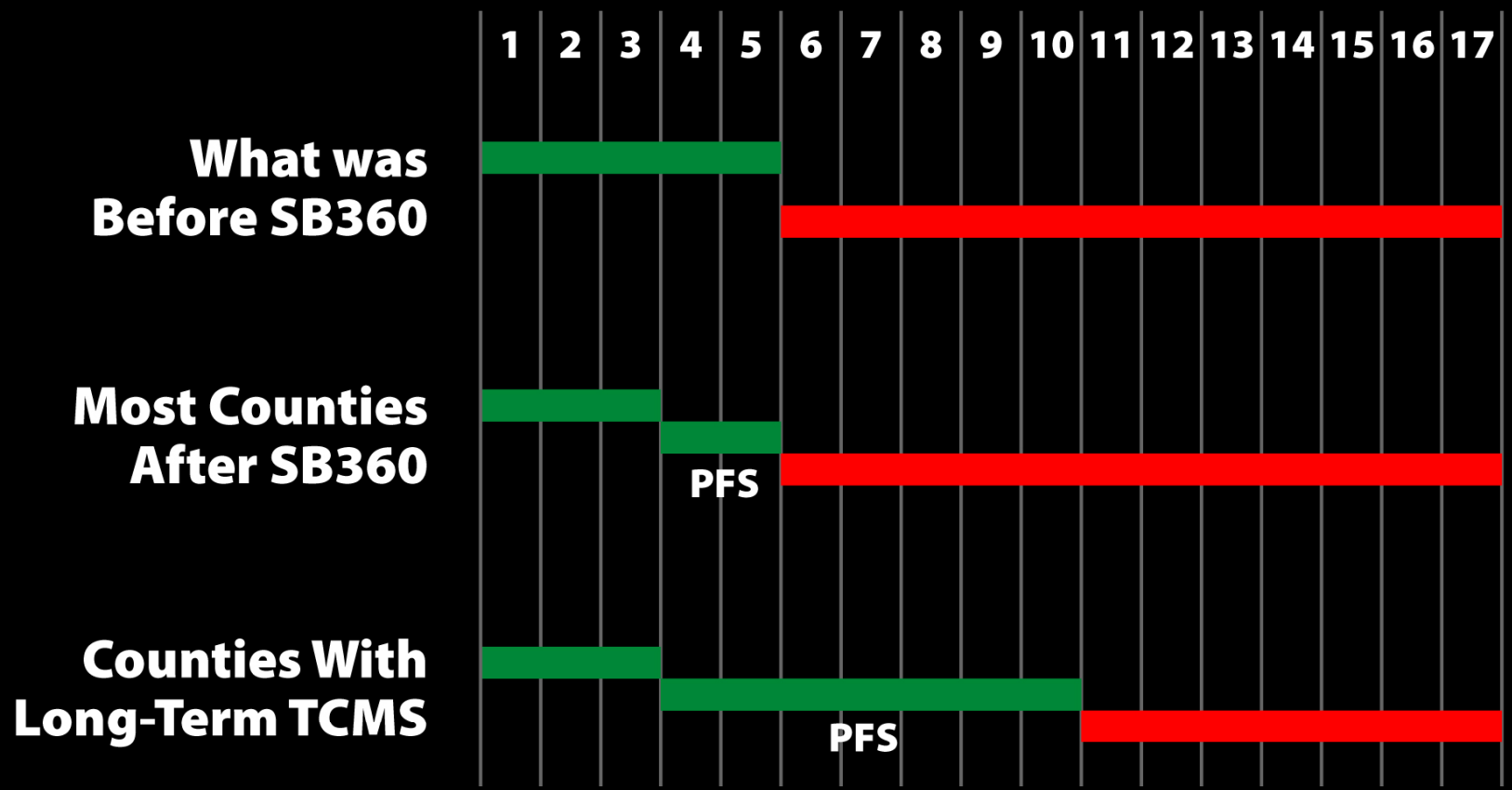


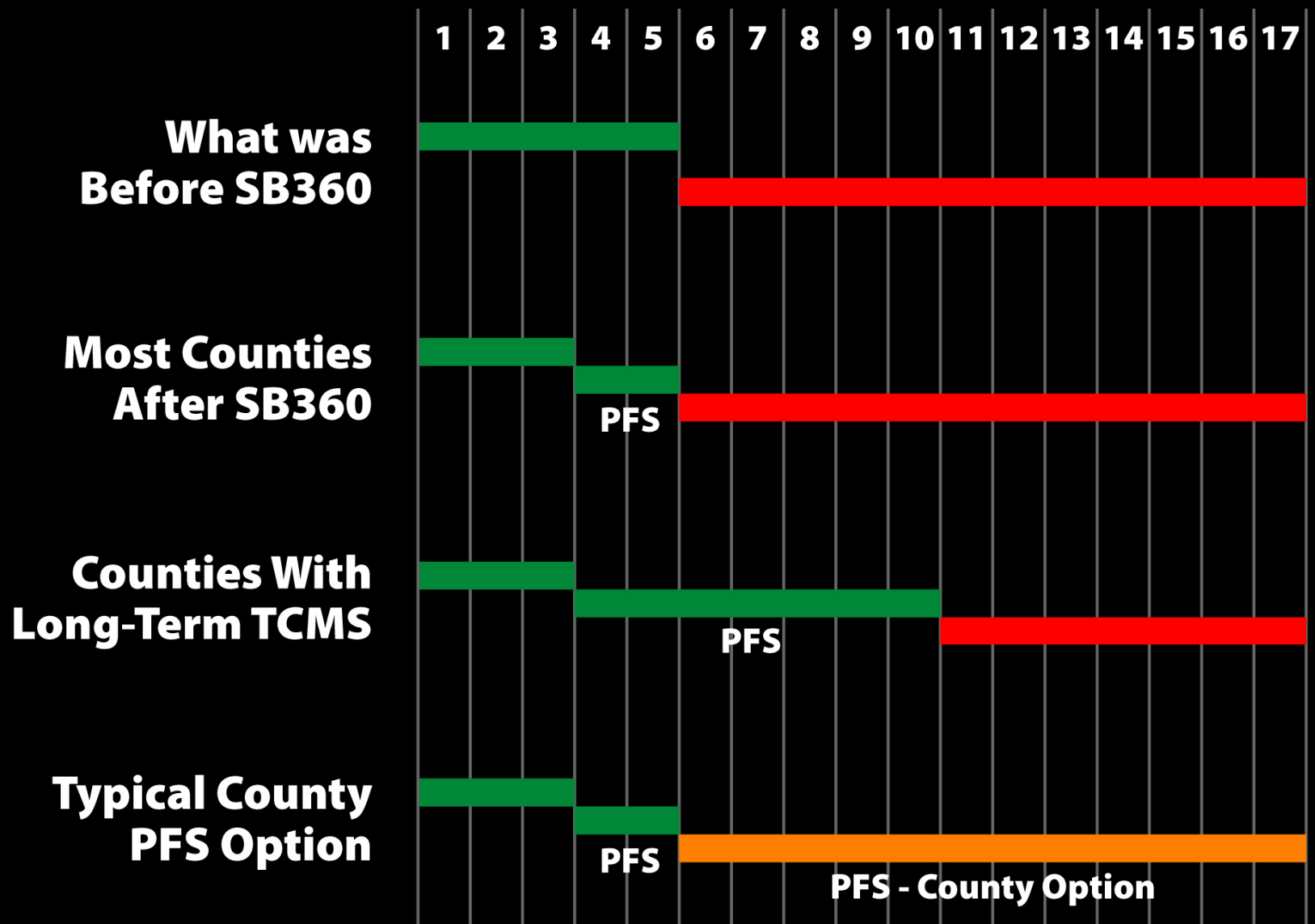


**What was  
Before SB360**

**Most Counties  
After SB360**







## **Calculation: PROPORTIONATE FAIR-SHARE**

### **Step 1: Concurrency Analysis**

Identify segments that, if improvements are funded, would allow you to approve the proposed project.

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Same improvements as impact fee ordinance?

100% of PFS credited?

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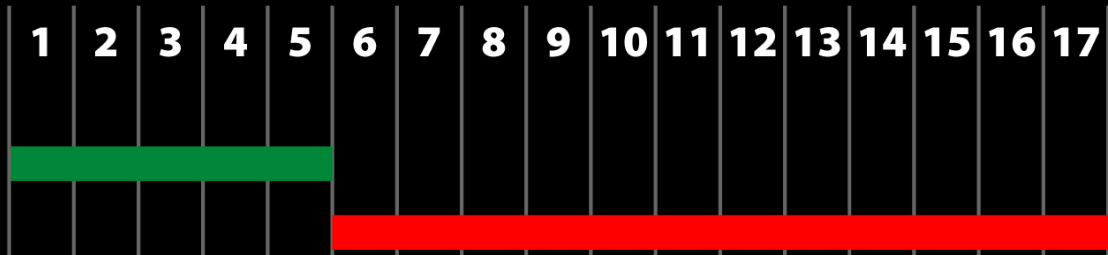
### **Step 3: Sum PFS For All Segments**

### **Step 4: Calculate Impact Fee Credit**

Same improvements as impact fee ordinance?  
100% of PFS credited?

### **Step 5: Sum PFS Minus IF Credit = Net PFS**

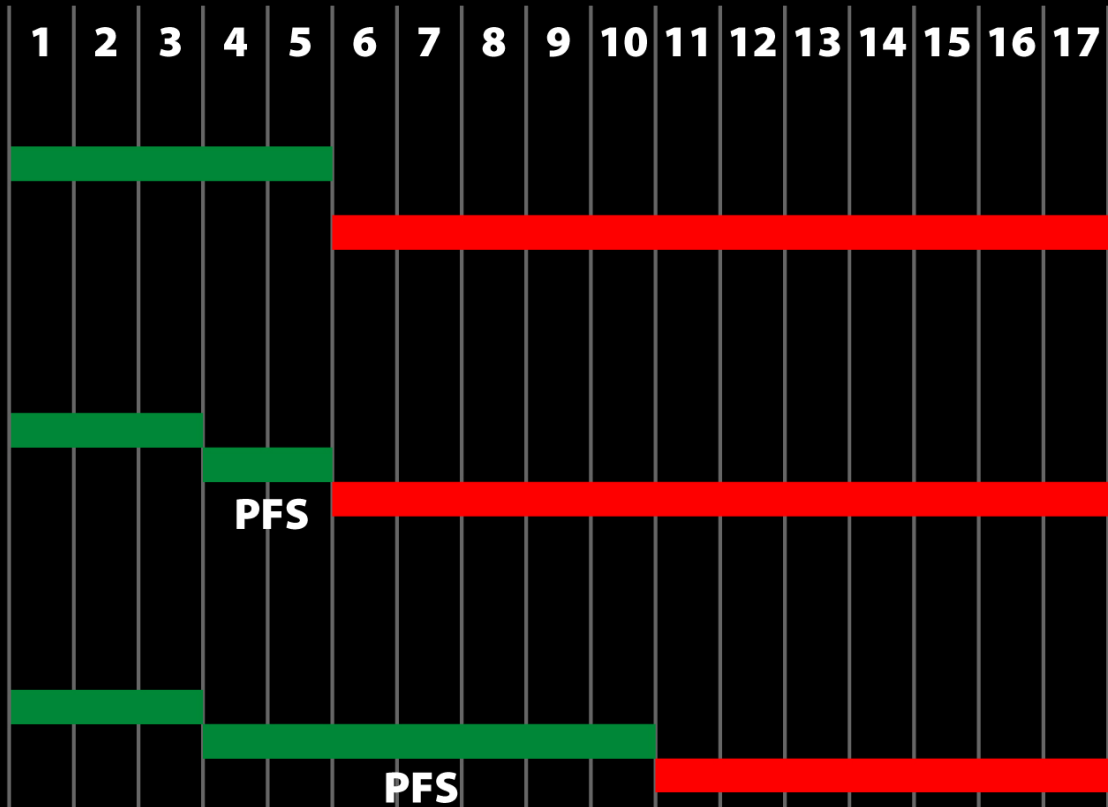
**What was  
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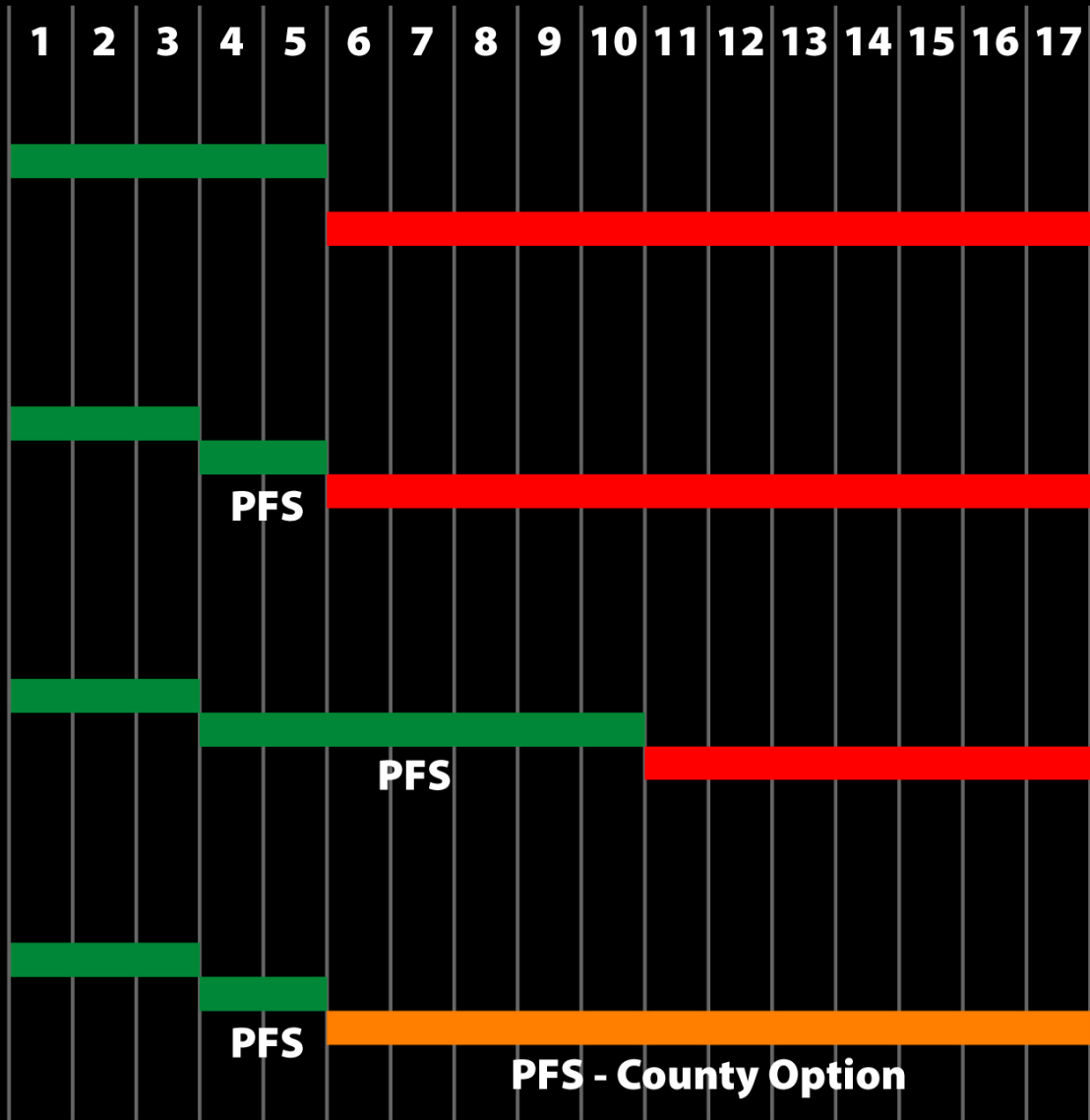
**Most Counties  
After SB360**



**Counties With  
Long-Term TCMS**



**Typical County  
PFS Option**



# **WHY ALLOW PFS OPTION?**

**Right Development in  
Right Location**

**Urban Center/Corridor but  
No Exception Area**

**Promote Alternatives to  
Just Widening Roads**



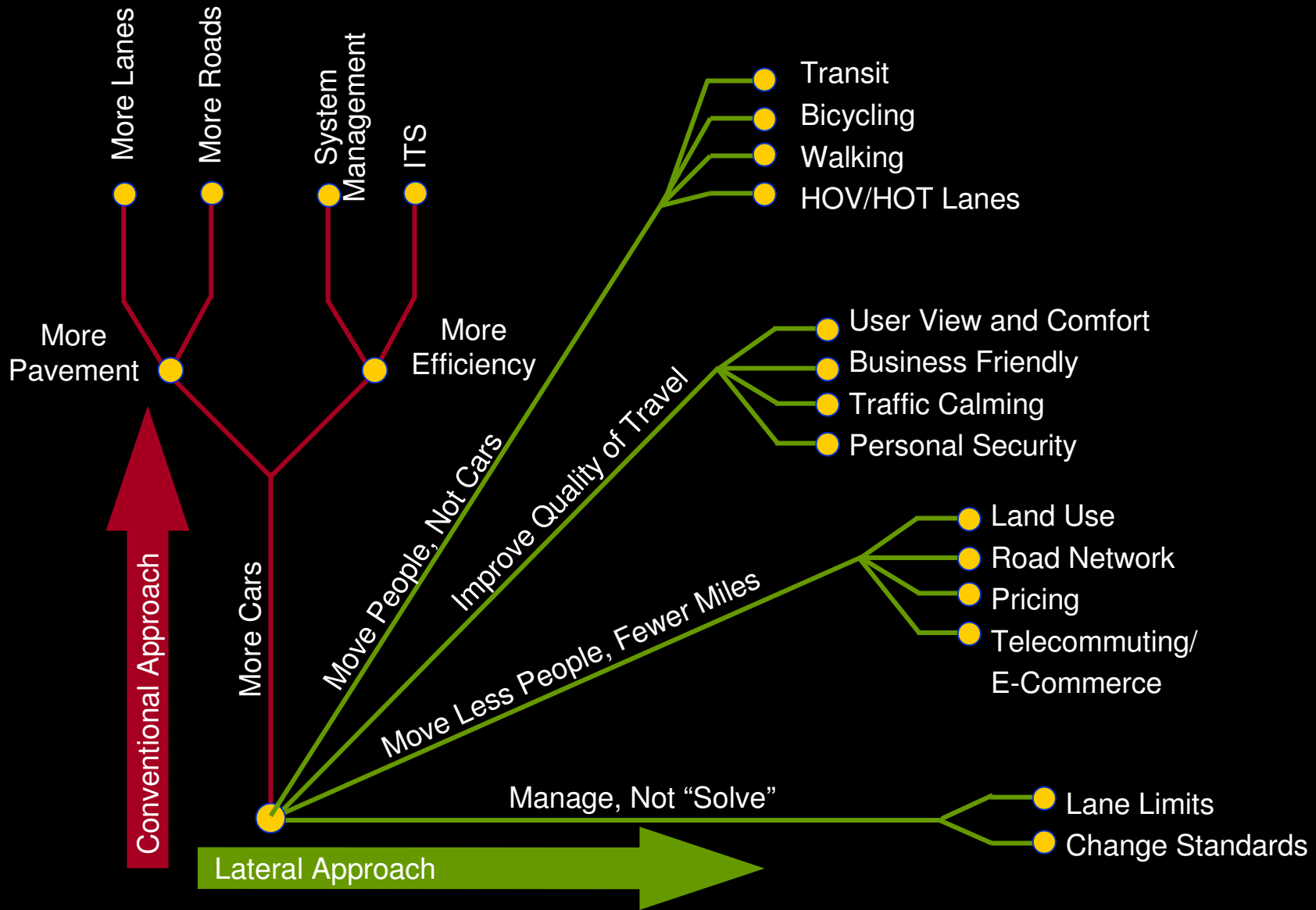
OUR  
LADY OF  
THE HIGHWAYS  
**CATHOLIC  
CHURCH**

— MASS TIME —  
5:30PM SAT 8 & 10:30 SUN  
12:30 SUN ESPANOL

BEYOND  
WORK  
ZONE

STOP

# Full View of Transportation Options



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