



SDC Methodology Committee

Meeting #17
August, 2018

Methodology Elements



Park acquisition
Park development



Major streets
Traffic signals
ROW acquisition



Reservoirs
Pump Stations
Transmission mains



Treatment
Pump Stations
Trunk mains



Channel improvements
Culverts
Bridges

SDC Methodology

Parks Policies:

- Growth Costs
 - Existing Level of Service
 - 309-list criteria
 - No non-SDC matching funds
- Growth Units
 - Residential based on occupancy
 - Non-residential units based on employees
- Cost per unit
 - Neighborhood parks residential only
 - Residential based on dwelling units
 - Non-residential based on building area and broad zone category

SDC Methodology

Transportation Policies:

- Growth Costs
 - Based on historical capital costs
 - 309-list criteria
 - Projected non-SDC contribution
 - Non-SDC “match” rarely required
- Growth Units
 - Average daily vehicle trips
- Cost per unit
 - Majority/minority recommendation
 - Residential based on dwelling units
 - Non-residential based on building area and proposed use

SDC Methodology

Water/Sewer Policies:

- Growth Costs
 - Based on 50-year projections from prior methodology
 - 309-list criteria
 - Matching rate funds based on growth/non-growth
 - Partial funding from temporary access fees
- Growth Units
 - Meter units
- Cost per unit
 - SDCr replaces SRC 21
 - SDCi unchanged

Tentative Summary

(Single Family Dwelling)

Category	Existing	Tentative	Difference
Water SDCi	\$3,542	\$3,542	\$0
Water SDCr	\$1,135	\$1,375	\$240
Water SDCc	\$228	\$228	\$0
Sewer SDCi	\$2,721	\$2,721	\$0
Sewer SDCr	\$976	\$1,246	\$270
Sewer SDCc	\$112	\$112	\$0
Parks	\$4,613	\$4,057	(\$556)
Transp (Majority)	\$1,954	\$3,818	\$1,864
(Minority)	\$1,954	\$4,431	\$2,477
Stormwater	\$609	\$609	\$0
TOTAL (Majority)	\$15,890	\$17,708	\$1,818
(Minority)	\$15,890	\$18,321	\$2,431

Tentative Summary

(180-unit Multi-Family Complex)

Category	Existing	Tentative	Difference	
Water SDCi	\$62,685	\$62,685	\$0	
Water SDCr	\$20,091	\$24,339	\$4,248	
Water SDCc	\$4,037	\$4,037	\$0	
Sewer SDCi	\$45,438	\$45,438	\$0	
Sewer SDCr	\$16,314	\$20,827	\$4,513	
Sewer SDCc	\$1,870	\$1,870	\$0	
Parks	\$543,060	\$559,800	\$16,740	
Transp (Majority)	\$237,030	\$463,239	\$226,209	
(Minority)	\$237,030	\$537,543	\$300,513	
Stormwater	\$47,689	\$47,689	\$0	
TOTAL (Majority)	\$978,214	\$1,229,924	\$251,710	\$1,400/unit
(Minority)	\$978,214	\$1,304,228	\$326,014	\$1,800/unit

Tentative Summary

(82-Room Hotel)

Category	Existing	Tentative	Difference	
Water SDCi	\$17,918	\$17,918	\$0	
Water SDCr	\$5,743	\$6,957	\$2,709	
Water SDCc	\$1,154	\$1,154	\$0	
Sewer SDCi	\$13,767	\$13,767	\$0	
Sewer SDCr	\$4,944	\$6,312	\$1,368	
Sewer SDCc	\$567	\$567	\$0	
Parks	\$0	\$87,206	\$87,206	
Transp (Majority)	\$70,844	\$138,453	\$67,609	
(Minority)	\$70,844	\$160,661	\$89,817	
Stormwater	\$12,528	\$12,528	\$0	
TOTAL (Majority)	\$127,465	\$284,862	\$157,397	\$1,900/room
(Minority)	\$127,465	\$307,070	\$179,605	\$2,200/room

Tentative Summary

(Accessory Dwelling Unit)

Category	Existing	Tentative	Difference
Water SDCi	\$0	\$0	\$0
Water SDCr	\$0	\$0	\$0
Water SDCc	\$0	\$0	\$0
Sewer SDCi	\$0	\$0	\$0
Sewer SDCr	\$0	\$0	\$0
Sewer SDCc	\$0	\$0	\$0
Parks	\$3,017	\$2,530	(\$487)
Transp (Majority)	\$1,372	\$2,291	\$919
(Minority)	\$1,372	\$2,659	\$1,287
Stormwater	\$0	\$0	\$0
TOTAL (Majority)	\$4,389	\$4,821	\$432
(Minority)	\$4,389	\$5,189	\$800

60% of SF

SDC Methodology

Revised Schedule:

- February 2019
 - Council hearing
- December 2018
 - Methodology available for public review
- November 2018
 - Public hearing notice
 - Final committee meeting

DISCUSSION