

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION ADOPTING AMENDMENTS TO STORMWATER SYSTEMS DEVELOPMENT CHARGE METHODOLOGY AND AMENDING RESOLUTION NO. 4900.**

**The City Council of the City of Eugene finds as follows:**

**A.** The System Development Charge (SDC) Methodology was adopted by Resolution No. 4900, effective on May 7, 2007.

**B.** Resolution No. 4900 has subsequently been amended, most recently by Resolution No. 4991 on November 23, 2009. In addition, SDCs have been adjusted for inflation by Resolution Nos. 5031 and 5092, and by Administrative Order Nos. 58-11-01-F, 58-11-12-F and 58-13-08-F.

**C.** The City's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Discharge Permit (issued by the Oregon Department of Environmental Quality), mandates that the City, as a part of the City's Post-Construction Stormwater Management Program, require equivalent stormwater quality measures when the stormwater quality facilities cannot be provided on the development site.

**D.** It is necessary to amend the stormwater SDC methodology to provide a funding mechanism for the construction of public infiltration and filtration stormwater quality management facilities that will function as Low Impact Development (LID) mitigation when the LID facilities will not be provided on the development site. Payment for the construction of public infiltration and filtration stormwater quality management facilities is an equivalent pollution reduction measure available when development project will not be providing on-site infiltration or filtration stormwater quality management facilities.

**E.** Modification of the stormwater SDC methodology includes a new base rate to be paid only by development that must provide off-site LID stormwater quality management because the development does not include the required private on-site infiltration or filtration treatment facilities. This new base rate reflects the construction of public infiltration and filtration treatment facilities needed to address the increased capacity demand from those developments that will rely on off-site mitigation facilities built with capital projects. The rate cost basis for development providing private on-site infiltration or filtration treatment facilities and for development exempt from the on-site facility requirement is not being changed by these modifications.

**F.** It is necessary to adopt adjusted stormwater SDCs that reflect, and are based on, the amended stormwater SDC methodology.

**NOW, THEREFORE**, based upon the above findings,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a  
Municipal Corporation of the State of Oregon, as follows:**

**Section 1.** The amendments to the Stormwater System Development Charge (SDC) Methodology shown in Exhibit A are adopted.

**Section 2.** The unamended portions of the Stormwater SDC Methodology remain in full force and effect.

**Section 3.** This Resolution shall become effective on March 1, 2014.

**The foregoing Resolution adopted the \_\_\_\_\_ day of \_\_\_\_\_, 2014.**

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**City Recorder**

**Exhibit A**

**Resolution No. \_\_\_\_\_**

Proposed Text to Add (Underline) & Delete (strikeout)  
Stormwater SDC Methodology

# TABLE 1

## SUMMARY OF LOCAL SYSTEMS DEVELOPMENT CHARGES

(See Appendix C-2 for information regarding the Regional Wastewater SDC)

	Transportation	Wastewater Local (City)	Stormwater	Parks
Rates	Cost per Trip = \$1,865.01	Cost per new residential units (e.g., single-family, mobile home parks, duplexes, apartments) = a base rate of \$407.49 plus \$0.0987 per square foot of living area. Residential additions will be charged \$0.0987 per square foot of increased living area. Nonresidential uses = \$3.0871 per gallon of daily flow/discharge.	Total stormwater unit cost per sq.ft. of impervious surface area = \$0.202 <u>except development that is required to provide for off-site LID function for which unit cost per sq.ft. of impervious surface area = \$1.880.</u> Charges are based on use. 1-2 Family development under 3,000 sq.ft. have tiered rates based on est. imp. surface areas. 1-2 Family over 3,000 sq.ft. and Multi-Family & Nonresidential are based on actual imp. surface area. Charges for Mfg. Home Parks are based on est. imp. surface area per space plus actual impervious surface area of additional common area.	Net Residential cost per Dwelling Unit: Single Family = \$3,845; Duplex/TH/MH/ADU = \$3,117.00 Multifamily = \$2,432.00 Nonresidential: Class A = \$1,526.00 per room; Class B = \$1,020.00 per TGSF; Class C = \$625.00 per TGSF; Class D = \$372.00 per TGSF; Class E = \$150.00 per TGSF.
Cost Basis	Estimated costs of arterial/collector Street system (non assessable cost per lane-mile, costs of intersections, traffic signals, street lights, structures) and off street bicycle paths.	Estimated non-assessable cost of existing system using costs from "Gravity Sewer Lines System Valuation Model" developed by CH2M Hill. Charges are net of all federal grants and outstanding debt.	Estimated non-assessable cost of system-wide capacity from future capacity-enhancing projects as contained in the Stormwater SDC Project List and available existing stormwater system capacity.	Unit costs for various components.
Service Standards	Existing levels of service for various components as established by current City transportation design standards.	Design flow standards currently used by the city for various land use types. PFUs equivalents are determined per Oregon adopted Plumbing Code.	Design standards currently used by the City to handle a Five-year storm.	Planned levels of service for various components, as established in the adopted Eugene Parks, Recreation, & Open Space Comprehensive Plan's Project & Priorities List.
Classification of Charge	Street Component: <input type="checkbox"/> ▶ 40% Impr. Fee ▶ 60% Reim. Fee Bike Component: ▶ 100% Impr. Fee	Reimbursement fee <input type="checkbox"/> ▶ 84%  Improvement fee ▶ 16%	Reimbursement fee ▶ 47%  Improvement fee ▶ 53%	Reimbursement fee ▶ 23%  Improvement fee ▶ 77%
Implementation	Charges for new or expanding development are based on the cost per trip times the trip rate assigned for a specific development type times the number of units of measurement proposed.	New or expanding residential uses are charged based on a per dwelling unit cost plus a rate per square foot of living area. Non-residential uses are charged based on the number of PFUs at a rate for the specific development type. Credit for past trunk sewer levy payments will be applied to the local charge.	Charges for new (all) or expanding (Multi-family, Nonresidential) development are based on a estimated or actual impervious surface areas and the total stormwater unit cost per square foot. Stormwater impact not attributable to impervious surface area will be charged based on equivalent surface area and the total stormwater unit cost per square foot.	Charges for new or expanding development are based on a tiered flat rate per dwelling unit for residential development types and a tiered flat rate per room or per thousand gross square feet of building area for nonresidential development types-

Note: Administration costs are not included in the figures above, see section 2.3.1 for more information.

## General Section Excerpts of Eugene SDC Methodologies

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### 5.0 Stormwater System

The stormwater SDC is based upon impervious surface area (e.g., rooftops, driveways, sidewalks, parking lots, patios, and other non-porous surfaces). The detailed formulas for calculating the stormwater SDC unit cost (rate) per square foot of impervious surface area is set forth in Appendix D. The stormwater SDC is determined by multiplying the [applicable rate](#) by the unit of measure for the proposed development type. The costs per unit of measure and resulting rates can be found in Table 9 and the fee schedule in Appendix F.

Where the stormwater SDC is a fixed amount per dwelling unit or space, it shall be determined by multiplying the applicable rate per dwelling unit or space times the number of units or spaces plus, for manufactured home park development, the SDC is based upon the impervious surface area of all additional common areas times the [applicable](#) stormwater unit cost per square foot of impervious surface area. Where the stormwater SDC is not a fixed amount per dwelling unit or space, it shall be determined by multiplying the [applicable](#) rate per square foot of impervious surface area times the total impervious surface area of the proposed development. Where a development creates impact not attributable to impervious surface area, the stormwater SDC shall be determined by evaluating equivalent impervious surface area, multiplied by the [applicable](#) rate per square foot of impervious surface area.

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#### 7.1.2 Stormwater System Impact Reduction or Mitigation

For the stormwater system, an impact reduction may be granted based on two forms of impact reduction:

- [Flood Control](#) (Destination and Quantity Reduction)
- [Stormwater Quality](#) (Pollution Reduction)

These impact reductions will be granted after review and approval by the City Engineer of the design documentation submitted in accordance with standards specified in Eugene Code, 1971 section 9.6790 (3). Criteria for stormwater SDC impact reduction for development can be found in Appendix D, section 6.0.

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## Addition to Appendix A (Definitions) of Eugene SDC Methodologies

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**Low Impact Development (LID):** As used in determination of stormwater SDC rates, LID is the management of stormwater runoff by approved infiltration and filtration facilities in accordance with standards specified in EC 9.6792 (3).

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## Appendix D

### Stormwater System Charge Detail

#### 1.0 Formula

The impact analysis for the stormwater system is based on square footage of impervious surface, which creates an impact on the stormwater system by land use type. Impervious surface is defined in section 6.406 Eugene code, 1971 as “any hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from conditions pre-existing to development. Common impervious surfaces include, but are not limited to, rooftops, walkways, driveways, parking lots, or concrete or asphalt surfaces.” The estimated non-assessable cost of the system-wide capacity from future capacity-enhancing projects, as contained in the Stormwater SDC-Eligible Project List, and the estimated available capacity in the existing stormwater system projected to be used by new development is used as the basis for determining the stormwater SDC.

The stormwater SDC is comprised of an improvement fee and a reimbursement fee, as new development will require the construction of additional system capacity as well as the use of available capacity in the existing system. The per unit cost of additional capacity for the improvement fee is based on the value of the system-wide capacity of future capacity-enhancing projects (current planned projects are listed in the Stormwater SDC-Eligible Project List, Table 9-10) divided by the total projected impervious surface area that will be added by new development at build-out within the Urban Growth Boundary (UGB). The per unit cost of existing capacity for the reimbursement fee is based on the value of available system-wide capacity within the existing system projected to be used by new development divided by the total projected impervious surface area that will be added by new development at build-out within the UGB.

The improvement fee accounts for two components of system capacity provided to meet the demands of future development: 1) general system capacity (flood control and capital system stormwater quality) used by new development; and 2) Low Impact Development (LID) capacity in capital system infiltration and filtration facilities that is used only by certain development not constructing on-site LID facilities to treat all required impervious surface runoff. Development subject to stormwater quality development standards that does not implement on-site LID is required to provide for off-site LID function. The required off-site LID function is provided through LID facilities built with City capital projects and the cost of this capacity is included in the LID component of the improvement fee. Only development not implementing on-site LID to treat all required impervious surface runoff is charged the LID component of the improvement fee.

The value of the future stormwater system is based on the estimated costs of planned future capacity-enhancing stormwater projects contained within stormwater plans and the Capital Improvement Plan (CIP). Of that total value, the SDC-eligible component is attributable to those portions of future projects that are non-assessable and capacity-enhancing and related to the demands of future development; i.e. add new capacity for new users.

The total value of the existing system is estimated based on the replacement cost of the stormwater system components, which include both piped system and open channel system components. Assessable costs are excluded from the SDC-eligible existing system costs. Assessable costs are determined using the approach specified in the City Code. The city assesses up to and including the first 24 inches of pipe diameter or equivalent capacity. The

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non-assessable portion of stormwater system costs (SDC eligible costs) is based on replacement costs minus assessable costs. The portion of non-assessable existing system value allocated to new development (SDC-eligible value) is established by determining the percent of piped system and open channel system capacity projected to be used by new development. The use of capacity of the existing system is estimated with use of hydraulic modeling to identify existing available capacity (based on existing land use and flow data) and expected future conditions (based on Metro Plan designations).

The total unit cost per square foot of impervious surface area is the sum of the per unit costs of additional capacity of the improvement fee and reimbursement fees. Table 8-9 provides a detailed breakdown of the calculation and numerical supporting data of the stormwater SDC. Figure 5-6 illustrates the calculation formula of the stormwater SDC. The stormwater SDC rates per unit of capacity can be found in Appendix F in the current adopted SDC fee schedule.

## **2.0 Single Family Dwelling and Duplex Rates**

The stormwater SDC for single family residential development is comprised of three rate categories: Small residential with a building footprint of 1,000 square feet or less; Medium residential with a building footprint of greater than 1,000 but less than 3,000 square feet; and Large residential with a building footprint of 3,000 square feet or more. Building footprint is defined as the first floor area plus attached or detached garage or carport. For the Small and Medium residential rate categories, an estimated average impervious surface area (square feet) specific to each category is multiplied by the ~~applicable current total~~ stormwater SDC rate per square foot to determine the appropriate single-family residential stormwater SDC flat rate per dwelling unit. For the Large residential category, the stormwater SDC is determined by multiplying the actual impervious surface of the total proposed building site by the ~~applicable current total~~ stormwater SDC unit cost per square foot. The stormwater SDC for a duplex is calculated as two times the appropriate stormwater SDC flat rate of either a Small or Medium residential category. Duplex units equal to or over 3,000 square feet each are treated as Large residential. Details of the stormwater SDC analysis are provided in Table 8-9. Rate formulas, calculations, and fee schedule are provided in Appendix F.

## **3.0 Manufactured Home Park Rates**

Manufactured home developments are charged a flat rate per individual space based on the estimated average impervious area for a doublewide manufactured home, plus any additional common area impervious surface (e.g., clubhouse, private streets). To determine the amount of stormwater SDC attributable to the proposed spaces in the park, the total number of proposed spaces is first multiplied by the estimated average impervious surface area (square feet) per space, the results of which are then multiplied by the ~~applicable current total~~ stormwater SDC unit cost per square foot. To determine the amount of stormwater SDC attributable to all additional common area impervious surfaces within the park, these areas will be measured separately and the sum of this additional actual impervious surface area (square feet) will be multiplied by the current total stormwater SDC rate per square foot. Details of the stormwater SDC analysis are provided in Table 8-9. Rate formulas, calculations, and fee schedules are provided in Appendix F.

## **4.0 Multi-Family and Non-Residential Rate**

For all uses not listed in sections 2.0 and 3.0 above (e.g. multi-family, commercial, industrial) ~~the SDC or whenever this Appendix D makes reference to a~~ rate per square foot of impervious surface area, ~~the stormwater SDC collected~~ is determined based on whether the development is:

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1) not subject to stormwater quality standards of EC 9.6792 (3) or is subject to stormwater quality standards of EC 9.6792 (3) and constructing on-site infiltration or filtration facilities; or 2) subject to stormwater quality standards of EC 9.6792 (3) and not constructing on-site infiltration or filtration facilities to treat required impervious areas. ~~to be~~ The current stormwater SDC rate per square foot of impervious surface area shall be as adopted in the SDC fee schedule located in Appendix F.

## **5.0 Stormwater Impacts Not Attributable to Impervious Surface Area**

For all uses not listed in sections 2.0, 3.0, and 4.0 above, where any development type creates an impact through discharges to the public stormwater system (as allowed by Eugene Code 1971 section 6.610) which are not attributable to creation or modification of impervious surface area, will have stormwater SDCs calculated by evaluating the equivalent impervious surface area which would generate a similar impact.

## **6.0 Stormwater System SDC Impact Reduction Criteria**

Two forms of separate and potentially additive impact reduction credits may be provided: reduced impact due to reduced quantity of stormwater runoff discharged to the City stormwater system and reduced impact due to pollution reduction water quality treatment which exceeds minimum standards.

### **6.1 Stormwater Flood Control (Destination and Quantity Reduction)**

Reduction or elimination of stormwater which otherwise would be discharged into the public stormwater system may result in a corresponding reduction of stormwater SDC collected at the time of building and development permit issuance. Reduction of the stormwater SDC will be proportional to the reduction of runoff entering the public system from the fully developed site. (Note: detention facilities are not eligible for stormwater SDC impact reduction.) A 100% reduction in the stormwater SDC will be granted only for the complete containment and management of all runoff from the site that would otherwise directly or indirectly enter into the City's public stormwater system. Runoff discharged into an area that does not ultimately enter the City's public stormwater system constitutes acceptance of responsibility for compliance with any state or federal regulations that apply to the area or body of water receiving the runoff. To be eligible for the impact reduction, the development must meet standards for stormwater destination specified in Eugene Code 1971 section 9.6790 (3) in a manner which demonstrates ongoing reduction in impact to the public system.

#### **6.1.1 Single-Family Development (SFD) and Duplex Development**

Because stormwater SDCs for small- and medium-residential SFDs and duplexes are based on estimated average amounts of impervious surface areas, these buildings can qualify only for one of two impact reduction rates:

- a) 100% SDC reduction of general system capacity for complete elimination and management of runoff from the site entering the public system or discharging into an area which ultimately enters into the public system; or
  - b) 50% reduction of general system capacity for partial reduction and management of runoff from the site entering the public system regardless of the amount of reduction.
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The SDC reduction will be granted after review and approval by the City Engineer of the stormwater destination design and documentation submitted in accordance with standards specified in Eugene Code 1971 section 9.6790 (3).

### **6.1.2 — ~~Manufactured~~ 6.1.2 Manufactured Home Park, Multi-family, and Nonresidential Development**

Stormwater SDCs for these uses will be reduced proportional to the reduction in total stormwater runoff entering the public stormwater system from the fully developed site. (Total stormwater runoff includes both runoff from the site in its natural condition and any increase due to construction of impervious surfaces). The SDC reduction will be granted after review and approval by the City Engineer of the stormwater destination design and documentation submitted in accordance with standards specified in Eugene Code 1971 section 9.6790 (3).

## **6.2 Stormwater Quality (Pollution Reduction)**

Reduction of stormwater pollution through stormwater quality treatment techniques may result in a corresponding reduction of stormwater SDC collected at the time of building and development permit issuance. A single-level stormwater quality SDC credit of 10% of the total stormwater SDC is applied to three categories of development:

1) Development sites not subject to the standards for stormwater quality pollution reduction of Eugene Code 1971 section 9.~~6792 (3)~~ 6791 (2), but which treat a minimum of 20% of the total impervious area of the development site through privately maintained techniques and facilities in a manner which meets said standards;

2) Development sites where a portion of the site impervious area is subject to the standards for stormwater quality pollution reduction of Eugene Code 1971 section 9.~~6792 (3)~~ 6791 (2) and for which approved privately maintained stormwater management facilities are constructed which treat runoff from 20% or more impervious area than the minimum required, or which reduce a minimum of 20% of the total impervious area of the development site through use of impervious area reduction techniques specified in Eugene's adopted Stormwater Management Manual;

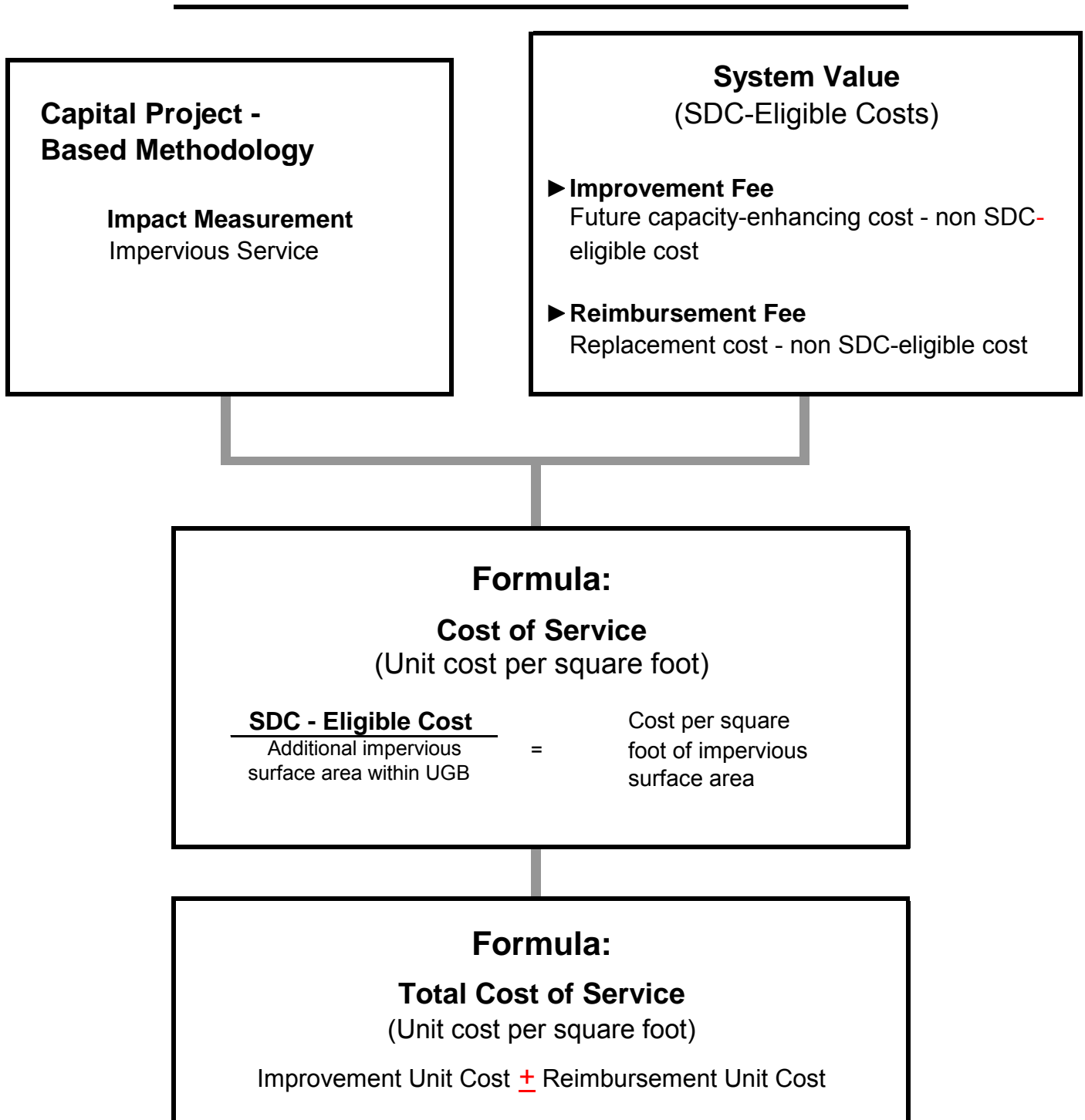
3) Development sites where all of the site impervious area is subject to the standards for stormwater quality pollution reduction of Eugene Code 1971 section 9.~~6792 (3)~~ 6791 (2) which reduce a minimum of 20% of the total impervious area of the development site through use of impervious area reduction techniques specified in Eugene's adopted Stormwater Management Manual.

A single-level stormwater quality SDC credit of 50% of the LID capacity component of the stormwater SDC is applied to development required to pay the LID component and installing an approved on-site mechanical treatment facility that treats all site impervious area subject to the standards for stormwater quality of Eugene Code 1971 section 9.6792 (3).

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FIGURE 5

# Stormwater System



NOTE: The costs per unit of measure, can be found in Table 8 and the SDC fee schedule in Appendix F.

**TABLE 8**

**Stormwater Drainage Systems Development Charge Analysis**

<b>1. Existing Stormwater Drainage System Value &amp; SDC-Eligible Costs</b>		<b>(Reimbursement Fee)</b>
Total Replacement Cost - Existing Pipe System		\$304,643,841
Total Replacement Cost - Existing Open Channel Systems		\$87,080,721
<b>Total Replacement Cost, Existing (Replacement Cost New)</b>		<b>\$391,724,561</b>
Percent of Existing Pipe System to be Used by New Development		4.27%
Percent of Existing Open Channel system to Used by New Development		2.34%
Total SDC-Eligible Cost - Existing Pipe*		\$13,008,293
Total SDC-Eligible Cost - Existing Open Channel Systems*		\$2,037,689
<b>Total SDC-Eligible Cost, Existing System</b>		<b>\$15,045,983</b>
* Based on percent available capacity per hydraulic model		

<b>2. Future Stormwater System SDC-Eligible Project Costs</b>		<b>(Improvement Fee)</b>
<b>Total Est. Cost, Future System (SDC-Eligible Projects)</b>	(From Table 9)	<b>\$37,143,593</b>
<b>SDC-Eligible Portion of Project Cost, Future System (excluding LID capacity)</b>	(From Table 9)	<b>\$16,567,626</b>
<b>SDC-Eligible Portion of Project Cost for Future System LID Capacity</b>	(From Table 9)	<b>\$7,802,525</b>

<b>3. Stormwater System Calculation Details</b>		
Single-Family Dwelling (SFD), estimated average impervious surface area		
Small Residential	(building footprint ≤ 1,000 sq. ft.)	1,800 sq. ft.
Medium Residential	(building footprint >1,000 sq. ft. and < 3,000 sq.ft.)	2,900 sq. ft.
Mfg. Home Park Space, estimated average impervious surface area		1,780 sq. ft.
<b>Total Additional Impervious Surface Area within UGB (build-out)</b>		<b>155,770,560 sq. ft.</b>
<b>Total Additional Impervious Surface Area within UGB (build-out) requiring LID capacity</b>		<b>4,650,000 sq. ft.</b>

<b>4. Calculation of SDC*</b>		
Unit Cost per Square Foot, Improvement Fee	[\$16,567,626 / 155,770,560]	\$0.1064
<b>Unit Cost per Square Foot, Improvement Fee for LID capacity component</b>	<b>[\$7,802,525 / 4,650,000]</b>	<b>\$1.6780</b>
Unit Cost per Square Foot, Reimbursement Fee	[\$15,045,983 / 155,770,560]	\$0.0966
<b>Total Unit Cost per Square Foot for General Capacity</b>	<b>[Improvement + Reimbursement]</b>	<b>\$0.202</b>
<b>Total Unit Cost per Square Foot with LID component</b>	<b>[Improvement + LID + Reimbursement]</b>	<b>\$1.880</b>
Small Residential SDC	(building footprint ≤ 1,000 sq. ft.) [1,800 sq. ft. x \$0.202]	\$363.60
Medium Residential SDC	(building footprint >1,000 sq. ft. and < 3,000 sq.ft.) [2,900 sq.ft x \$0.202]	\$585.80
Small Duplex SDC	(unit building footprints ≤ 1,000 sq. ft.) [\$363.60 x 2]	\$727.20
Medium Duplex SDC	(unit building footprints >1,000 sq. ft. and < 3,000 sq.ft.) [\$585.80 x 2]	\$1,171.60
Mfg. Home Park SDC per Space (portion of total charge)	[1,684 sq. ft. x \$0.202]	\$340.17
<b>Small Residential SDC with LID (building footprint &lt; 1,000 sq. ft.)</b>	<b>[1,800 sq. ft. x \$1.88]</b>	<b>\$3,384.00</b>
<b>Medium Residential SDC with LID (building footprint &gt;1,000 sq. ft. and &lt; 3,000 sq.ft.)</b>	<b>[2,900 sq.ft x \$1.88]</b>	<b>\$5,452.00</b>
<b>Small Duplex SDC with LID (unit building footprints &lt; 1,000 sq. ft.)</b>	<b>[\$3,384.00 x 2]</b>	<b>\$6,768.00</b>
<b>Medium Duplex SDC with LID (unit building footprints &gt;1,000 sq. ft. and &lt; 3,000 sq.ft.)</b>	<b>[\$5,452.00 x 2]</b>	<b>\$10,904.00</b>
<b>Mfg. Home Park SDC per Space (portion of total charge) with LID</b>	<b>[1,684 sq. ft. x \$1.88]</b>	<b>\$3,165.92</b>

\*See Appendix F for complete rate schedule.

# TABLE 9

## City of Eugene

### 2003 Stormwater SDC-Eligible Project List

Project Name	Estimated Project Cost	Total SDC-Eligible Cost
Martin Drive Pipe Improvements (02-07 CIP)	\$132,661	\$132,661
Mt. Cavalry Pipe Improvements	\$1,088,682	\$264,814
Frederick Court Pipe Daylight	\$168,752	\$77,626
43rd Avenue Pipe Improvements	\$3,074,755	\$983,922
Morse Park Ranch Park Pipe Improvements	\$1,504,213	\$165,463
Laurelwood Flood Control Fac/Pipe Imps	\$2,864,920	\$429,738
Jackson Street Pipe Improvements	\$110,408	\$27,602
Windsor Circle Pipe Improvements	\$1,310,926	\$842,738
West Hawkins Lane Water Quality Facility	\$891,971	\$722,072
Bell Avenue (Increase Pipe Sizes Along)	\$1,133,472	\$521,397
Empire Park Pond Retrofit	\$549,190	\$109,838
Royal Node Stormwater Infrastructure	\$1,997,057	\$1,997,057
Greenhill Tributary Storm Improvements Ph 2	\$533,499	\$181,875
Greenhill Tributary Water Quality Facility	\$1,068,141	\$320,442
Roosevelt Channel - Culvert Improvement	\$193,857	\$61,218
A-1 Main Channel Culvert & Open Waterway Improvements	\$734,346	\$117,495
Lynnbrook Drive Open Waterway & Culvery Improvements	\$688,129	\$206,439
Spring Creek Bridge Construction & Waterway Improvements	\$198,708	\$45,703
Sanders Street Water Quality Facility	\$1,066,000	\$53,300
Spring Creek Drive Water Quality Facility	\$337,502	\$67,500
Kirsten Street Pipe Improvements	\$546,337	\$158,438
Hunsacker - Open Channel Improvements (02-07 CIP)	\$567,733	\$340,925
Lenox/Salty - Culvert Replacement (02-07 CIP)	\$245,353	\$146,926
Hunsacker Culvert Replacement (02-07 CIP)	\$37,090	\$22,824
Division Avenue Tip-Up Pipe Replacement	\$15,536	\$3,573
Irvington Drive Water Quality Facility	\$932,626	\$130,568
St. Peter School Culvert Replacement	\$79,077	\$23,723
River Point Pond Outlet Channel	\$532,501	\$218,325
Gilham Road System Culvert Replacement	\$38,515	\$38,515
Gilham Road System Water Quality Facility	\$932,769	\$93,277
Ascot Park Open Waterway Modification	\$102,992	\$67,975
3rd-4th Connector Stormwater Improvements (02-07 CIP)	\$171,176	\$171,176
Beaver St & Hunsaker Ln Stormwater Improvements	\$71,324	\$71,324
Greenhill Rd Stormwater Improvements	\$142,649	\$142,649
Irvington Drive - Stormwater (02-07 CIP)	\$142,649	\$142,649
Kinney Park Flow Diversion & Restoration	\$884,412	\$654,465
River Road - Stormwater (02-07 CIP)	\$71,324	\$71,324
Royal Ave., Terry to Greenhill	\$142,649	\$142,649
Services for New Development (\$100,000/year)	\$4,849,995	\$4,849,995
Streambank Stabilization (\$ varies/year)	\$6,989,700	\$1,747,425
<b>Total for General System Capacity Projects</b>	<b>\$37,143,593</b>	<b>\$16,567,626</b>
<b>LID Facilities in conjunction with Street Projects</b>	<b>\$5,796,698</b>	<b>\$5,796,698</b>
<b>LID Facilities in conjunction with Drywell Elimination Projects</b>	<b>\$2,283,241</b>	<b>\$2,005,827</b>
<b>Total for LID System Capacity Projects</b>	<b>\$8,079,939</b>	<b>\$7,802,525</b>

## Appendix F (Formulas and Fees) Excerpts of Eugene SDC Methodologies

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### 1.4 Stormwater System Cost of Service:

#### General Formulas

$$\frac{\text{SDC eligible costs}}{\text{Total additional impervious surface area using capacity (sq. ft)}} = \text{Unit cost per square foot of impervious surface area}$$

#### Reimbursement:

$$\frac{\$15,045,983}{155,770,560 \text{ sq. ft.}} = \$0.0966 \text{ per sq. ft. impervious surface area}$$

#### Improvement:

##### General System Capacity

$$\frac{\$16,567,626}{155,770,560 \text{ sq. ft.}} = \$0.1064 \text{ per sq. ft. impervious surface area}$$

##### LID System Capacity

$$\frac{\$7,802,525}{4,650,000 \text{ sq. ft.}} = \$1.6780 \text{ per sq. ft. impervious surface area}$$

General System Capacity Total Unit Cost per Sq. Ft. Impervious Surface Area =

$$(\text{Reimbursement} + \text{Improvement}) = \$0.0966 + \$0.1064 = \$0.202$$

Total Unit Cost per Sq. Ft. Impervious Surface Area with LID System Capacity =

$$(\text{Reimbursement} + \text{Improvement} + \text{LID}) = \$0.0966 + \$0.1064 + \$1.6780 = \$1.880$$

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## 2.0 Adopted SDC Fee Schedule: Current Rates

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### 2.4 Stormwater System:

#### General System Capacity

Small Residential	(building footprint ≤ 1,000 sq. ft.)	\$363.60
Medium Residential	(building footprint > 1,000 sq.ft. and < 3,000 sq. ft.)	\$585.80
Small Duplex	(unit building footprints ≤ 1,000 sq. ft.)	\$727.20
Medium Duplex	(unit building footprints >1,000 sq. ft. and < 3,000 sq. ft.)	\$1,171.60
Manufactured Home Park		
Per space	(assumes 1,684 sq. ft. per space)	\$340.17
<b>plus</b>		
Per sq. ft. actual impervious surface area, add'l common areas		\$0.202
All Other Development		
Per sq.ft. actual impervious surface area and/or equivalent		\$0.202

#### General System Capacity with LID

<u>Small Residential</u>	<u>(building footprint &lt; 1,000 sq. ft.)</u>	<u>\$3,384.00</u>
<u>Medium Residential</u>	<u>(building footprint &gt; 1,000 sq.ft. and &lt; 3,000 sq. ft.)</u>	<u>\$5,452.00</u>
<u>Small Duplex</u>	<u>(unit building footprints &lt; 1,000 sq. ft.)</u>	<u>\$6,768.00</u>
<u>Medium Duplex</u>	<u>(unit building footprints &gt;1,000 sq. ft. and &lt; 3,000 sq. ft.)</u>	<u>\$10,904.00</u>
<u>Manufactured Home Park</u>		
<u>Per space</u>	<u>(assumes 1,684 sq. ft. per space)</u>	<u>\$3,165.92</u>
<b>plus</b>		
<u>Per sq. ft. actual impervious surface area, add'l common areas</u>		<u>\$1.880</u>
<u>All Other Development</u>		
<u>Per sq.ft. actual impervious surface area and/or equivalent</u>		<u>\$1.880</u>

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