

To: Jolynn Becker, City of Banks **Date:** September 6, 2019
From: Todd Chase & Zech Hazel, FCS GROUP
CC: Stacey Goldstein, Siegel Planning
RE: Banks System Development Charge Update Tables

INTRODUCTION

This memorandum includes key tables that pertain to the recommended SDC escalations for the City of Banks for year 2020, based on the FCS GROUP Memorandum dated August 16, 2019.

Water

Water System Development Charges				
	Adopted		Updated ¹	
	2001		2019	
¾" Service	\$	2,825	\$	4,999 per lot
1" Service	\$	5,023	\$	8,886 per lot
1 ½" Service	\$	11,301	\$	19,994 per lot
2" Service	\$	20,090	\$	35,546 per lot
3" Service	\$	45,203	\$	79,977 per lot
4" Service	\$	80,361	\$	142,182 per lot
6" Service	\$	180,813	\$	319,910 per lot
8" Service	\$	321,445	\$	568,728 per lot

¹ Inflated using the ENR CCI - 20 City Average

Water Connection Charge			
	Adopted		Updated ¹
	2001		2019
Charge	\$	1,300	\$ 2,300 per lot

¹ Inflated using the ENR CCI - 20 City Average

Banks SDC Update

Parks

Parks System Development Charge, City of Banks				
Dwelling Type	Adopted	Updated ¹	SDC adjustment factor ²	charge
	2007	2019		
Single Family Detached	\$ 1,800	\$ 2,535	n/a	per net new dwelling unit
Apt./Other Housing	\$ 1,800	\$ 2,242	0.884	per net new dwelling unit

¹ escalated using the ENR CCI - 20 City index average.

² reflects lower avg. number of people for dwelling unit (2.63) in comparison to total housing units (2.98), per estimates provided by the U.S. Census, American Community Survey, 2013-2017 data for City of Banks.

Transportation

Transportation System Development Charges				
	Adopted	Updated		
	2016	(Using ENR-CCI) 2019		
Per P.M. Peak Trip	\$ 7,156	\$ 7,767		See land use table

Banks SDC Update

Banks TSDC Rates, January 2020				
		TSDC Rate Per Peak Hour Trip:	\$7,767	TSDC Charge
ITE Code	Land Use	Unit	per Unit	
30	Intermodal Truck Terminal	Acre	\$	56,234
110	General Light Industrial	1,000 SFGFA	\$	8,388
130	Industrial Park	1,000 SFGFA	\$	6,524
140	Manufacturing	1,000 SFGFA	\$	5,825
151	Mini-Warehouse	1,000 SFGFA	\$	2,252
160	Data Center	1,000 SFGFA	\$	1,087
210	Single-Family Detached Housing	Dwelling unit	\$	7,922
220	Apartment	Dwelling unit	\$	5,204
230	Residential Condominium/Townhouse	Dwelling unit	\$	4,039
240	Mobile Home Park	ODU	\$	4,660
254	Assisted Living	Bed	\$	2,718
310	Hotel	Room	\$	4,738
320	Motel	Room	\$	4,350
411	City Park	Acre	\$	-
417	Regional Park	Acre	\$	2,019
430	Golf Course	Acre	\$	3,029
444	Movie Theater with Matinee	Movie screen	\$	394,863
492	Health/Fitness Club	1,000 SFGFA	\$	31,534
495	Recreational Community Center	1,000 SFGFA	\$	26,020
520	Elementary School	1,000 SFGFA	\$	14,252
522	Middle School/Junior High School	1,000 SFGFA	\$	11,548
530	High School	1,000 SFGFA	\$	9,715
540	Junior/Community College	1,000 SFGFA	\$	20,505
560	Church	1,000 SFGFA	\$	7,301
565	Day Care Center	1,000 SFGFA	\$	35,243
590	Library	1,000 SFGFA	\$	55,923
610	Hospital	1,000 SFGFA	\$	9,010
620	Nursing Home	1,000 SFGFA	\$	7,845
710	General Office Building	1,000 SFGFA	\$	11,573
720	Medical-Dental Office Building	1,000 SFGFA	\$	33,165
731	State Motor Vehicles Department	1,000 SFGFA	\$	154,798
732	United States Post Office	1,000 SFGFA	\$	113,943
750	Office Park	1,000 SFGFA	\$	11,495
760	Research and Development Center	1,000 SFGFA	\$	8,311
770	Business Park	1,000 SFGFA	\$	9,787
812	Building Materials and Lumber Store	1,000 SFGFA	\$	43,185
813	Free-Standing Discount Superstore	1,000 SFGFA	\$	24,606
814	Variety Store	1,000 SFGFA	\$	25,924
815	Free-Standing Discount Store	1,000 SFGFA	\$	20,658
816	Hardware/Paint Store	1,000 SFGFA	\$	16,383
817	Nursery (Garden Center)	1,000 SFGFA	\$	70,215
820	Shopping Center	1,000 SFGLA	\$	14,448
826	Specialty Retail Center	1,000 SFGLA	\$	38,991
841	Automobile Sales	1,000 SFGFA	\$	21,748
843	Automobile Parts Sales	1,000 SFGFA	\$	22,009
848	Tire Store	1,000 SFGFA	\$	17,387
850	Supermarket	1,000 SFGFA	\$	25,192
851	Convenience Market (Open 24 Hours)	1,000 SFGFA	\$	134,958
857	Discount Club	1,000 SFGFA	\$	35,962
862	Home Improvement Superstore	1,000 SFGFA	\$	10,834
880	Pharmacy/Drugstore without Drive-Through	1,000 SFGFA	\$	36,399
881	Pharmacy/Drugstore with Drive-Through	1,000 SFGFA	\$	28,689
890	Furniture Store	1,000 SFGFA	\$	1,509
911	Walk-in Bank	1,000 SFGFA	\$	94,215
912	Drive-in Bank	1,000 SFGFA	\$	56,663
925	Drinking Place	1,000 SFGFA	\$	120,312
931	Quality Restaurant	1,000 SFGFA	\$	29,775
932	High-Turnover (Sit-Down) Restaurant	1,000 SFGFA	\$	57,086
933	Fast-Food Restaurant without Drive-Through	1,000 SFGFA	\$	161,781
934	Fast-Food Restaurant with Drive-Through	1,000 SFGFA	\$	150,423
936	Coffee/Donut Shop without Drive-Through	1,000 SFGFA	\$	79,686
937	Coffee/Donut Shop with Drive-Through	1,000 SFGFA	\$	114,996
938	Coffee/Donut Kiosk	1,000 SFGFA	\$	126,759
944	Gasoline/Service Station	VFP	\$	42,544
945	Gasoline/Service Station with Convenience Market	VFP	\$	13,468
946	Gasoline/Service Station with Car Wash	VFP	\$	26,941

Source: ITE Trip Generation Manual, 9th Edition, compiled by FCS GROUP

¹Primary trip adjustments include pass by trips and diverted/linked trips.

²Person trips calculated with 10.89 person trips equal to one PM peak hour trip provided by DKS based on Metro

Abbreviations

ODU - occupied dwelling unit
 SFGFA - square feet of gross floor area
 SFGLA - square feet of gross leasable area
 VFP - vehicle fueling position