

**Exhibit B**

# **City of Sandy Transportation System Development Charge Draft Methodology Report**

**City Council Work Session**

**May 6, 2024**

***Prepared by FCS GROUP***



# Agenda

- **Transportation SDC Background**
- **Analysis**
- **Procedures and Next Steps**

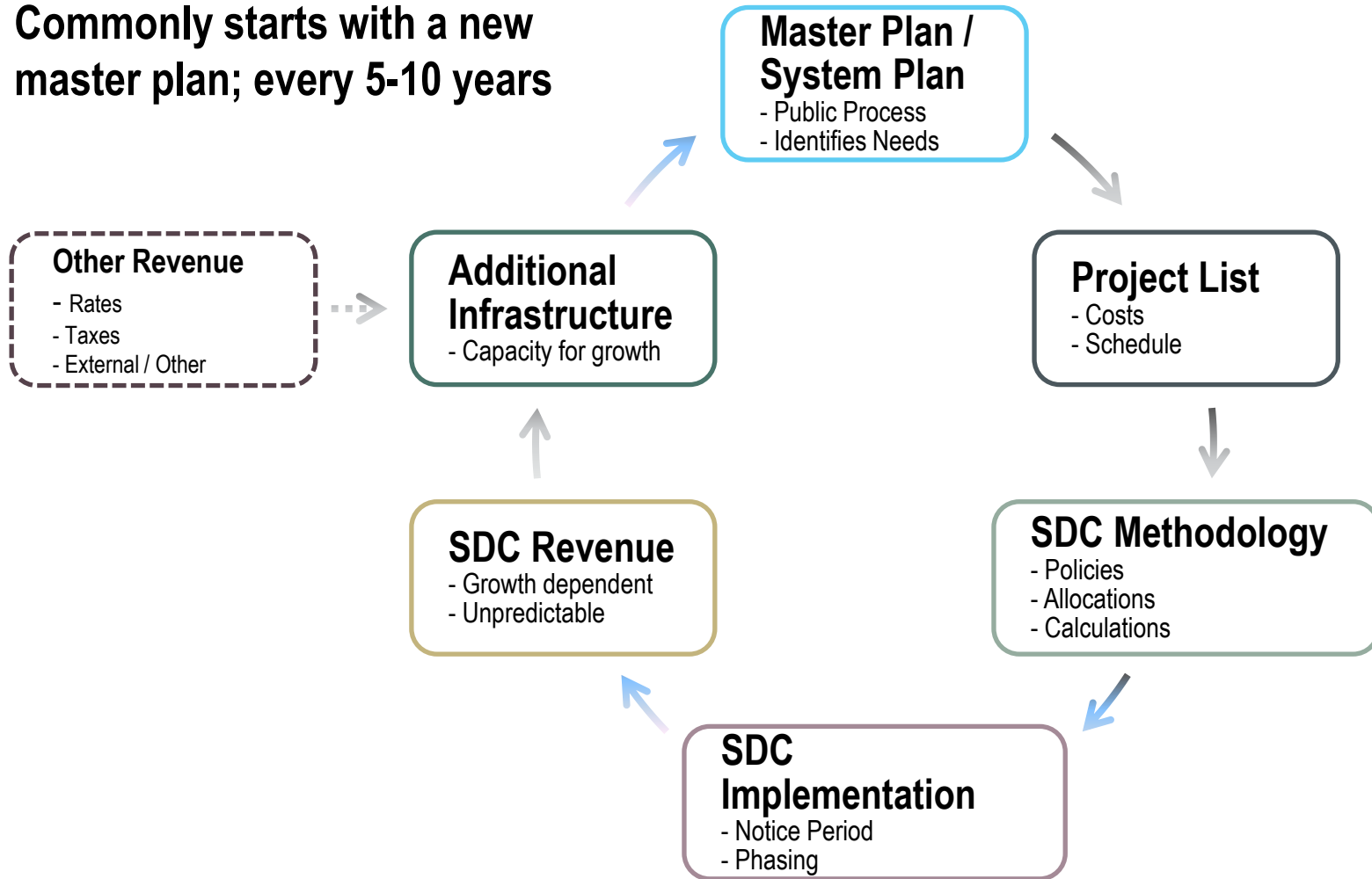




# Background

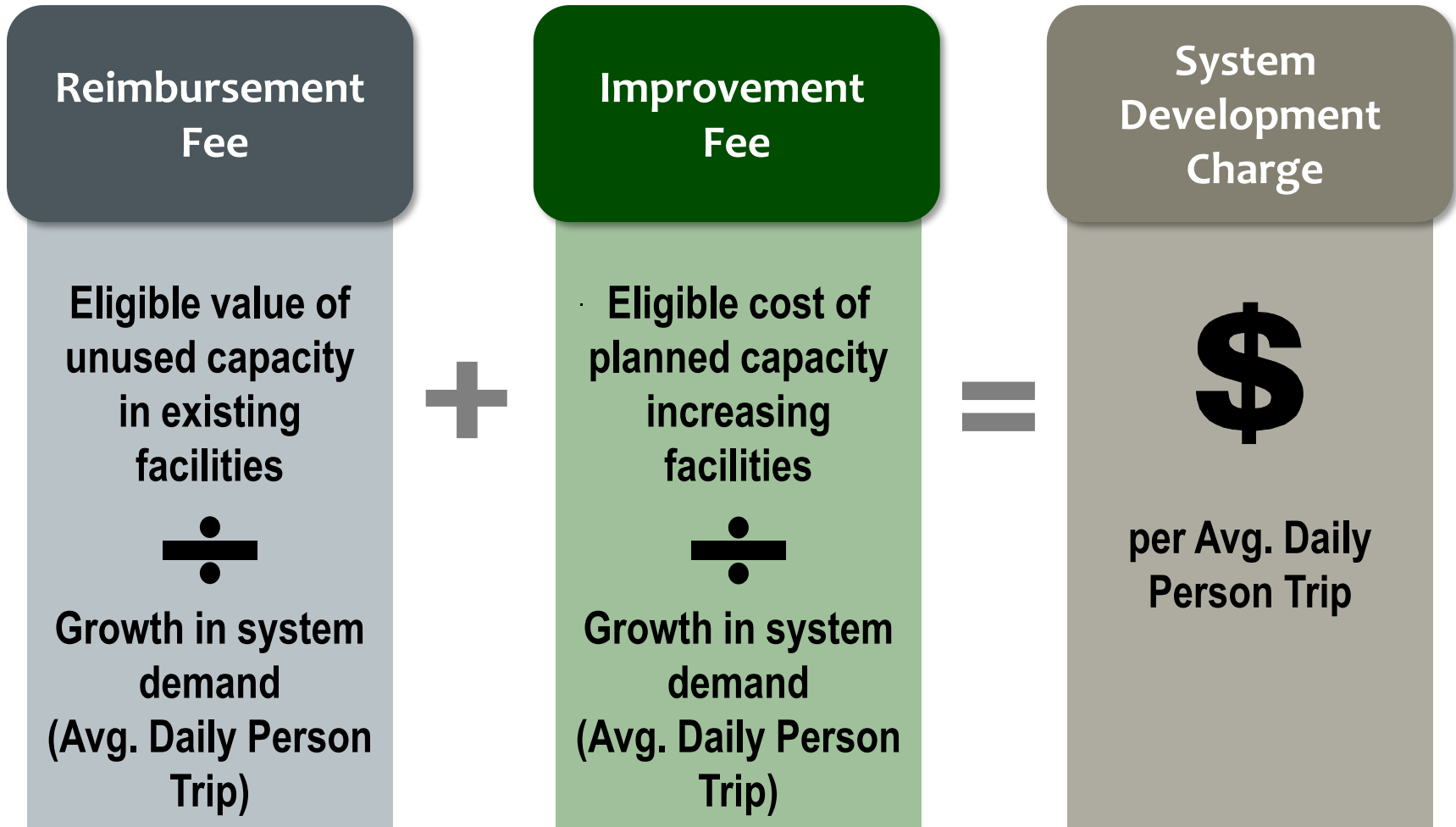
# The SDC Cycle

Commonly starts with a new master plan; every 5-10 years





# The Transportation SDC Calculation







# Analysis



# Improvement Fee Cost Basis

Local Transportation Project Capital Costs were derived from the recently updated Sandy Transportation System Plan (by DKS).

Four Project Prioritization Scenarios were evaluated for consideration.

- Scenario A: Highest priority projects = \$58.5 M with \$16.9 M in TSDC eligible costs
- Scenario B: Medium + High priority projects = \$131.2 M with \$38.2 M in eligible costs
- Scenario C: Low + Medium + High projects = \$190.6 M with \$56.6 M in eligible costs
- Scenario D: All Projects = \$716 M with, \$180.4 million in eligible costs

Project Prioritization Scenario	Total Cost (2024)	SDC-Eligible Cost	Number of Projects
A. High Priority Projects Only	\$ 58,517,640	\$ 16,933,808	52
B. Medium & High Priority Projects	131,205,404	38,240,094	111
C. Low, Medium & High Priority Projects	190,586,403	56,605,149	123
D. All Projects Total	716,055,538	180,451,425	132

**Source:** Sandy TSP, DKS Associates, City staff



# High Priority Projects

ID	Project	Priority	Source	Total Cost (2024)	Local Share	Assumed		SDC Eligibility	Total Other	
						Developer Share	SDC-Eligible Cost		Funding Share	SDC-Eligible Cost
P1	362nd Drive	FC	Local	\$ 1,003,905	100.00%	0.00%	0.00%	30.89%	0.00%	\$ 310,108
P3	Bluff Rd	FC	Local	878,417	100.00%	0.00%	0.00%	30.89%	0.00%	271,344
P7	Dubarko Rd.	High	Local	50,195	100.00%	0.00%	0.00%	30.89%	0.00%	15,505
P11	Langensand Rd	High	Local	100,391	100.00%	0.00%	0.00%	30.89%	0.00%	31,011
P14	Pleasant St	High	Local	250,976	100.00%	0.00%	0.00%	30.89%	0.00%	77,527
P16	Sandy Heights St	High	Local	225,879	100.00%	0.00%	0.00%	30.89%	0.00%	69,774
P17	Downtown Core Pedestrian Improvements	High	Local	351,367	100.00%	0.00%	0.00%	30.89%	0.00%	108,538
P22	US 26A	High	ODOT	-	20.00%	0.00%	0.00%	30.89%	80.00%	-
C1	Sandy Shopper Crossing - Evans	High	Local	25,098	100.00%	0.00%	0.00%	0.00%	0.00%	-
C2	OR 211 Dubarko Crossing	High	Local	125,488	100.00%	0.00%	0.00%	0.00%	0.00%	-
C5	CRMS - Bluff Road at Marcy	FC	Local	125,488	100.00%	0.00%	0.00%	0.00%	0.00%	-
C6	CRMS - Bluff Road at Hood	FC	Local	125,488	100.00%	0.00%	0.00%	0.00%	0.00%	-
C7	CRMS - Bluff Road at US 26	FC	ODOT	125,488	20.00%	0.00%	0.00%	0.00%	80.00%	-
C8	CRMS - Hood Street at Beers	FC	Local	25,098	100.00%	0.00%	0.00%	0.00%	0.00%	-
C9	CRMS - Hood Street at Scales	FC	Local	25,098	100.00%	0.00%	0.00%	0.00%	0.00%	-
C10	CRMS - Hood Street at Bruns	FC	Local	25,098	100.00%	0.00%	0.00%	0.00%	0.00%	-
C11	SGS - Hood/Strauss	FC	Local	351,367	100.00%	0.00%	0.00%	0.00%	0.00%	-
C12	SGS - Pleasant/Strauss	FC	Local	25,098	100.00%	0.00%	0.00%	0.00%	0.00%	-
C13	SGS - Pleasant/Alt	FC	Local	351,367	100.00%	0.00%	0.00%	0.00%	0.00%	-
C14	SGS - Smith/Pleasant	FC	Local	25,098	100.00%	0.00%	0.00%	0.00%	0.00%	-
C15	SGS - Alt/US 26	FC	Local	125,488	100.00%	0.00%	0.00%	0.00%	0.00%	-
C18	Scales/Proctor	High	Local	25,098	100.00%	0.00%	0.00%	0.00%	0.00%	-
C19	Scales/Pioneer	High	Local	25,098	100.00%	0.00%	0.00%	0.00%	0.00%	-
C20	Bruns/Proctor	High	Local	25,098	100.00%	0.00%	0.00%	0.00%	0.00%	-
C21	Bruns/Pioneer	High	Local	25,098	100.00%	0.00%	0.00%	0.00%	0.00%	-
C23	Hwy 211 Pedestrian Improvements	FC - Funded	Local	501,953	100.00%	0.00%	0.00%	30.89%	0.00%	155,054
C24	Green Mountain and Bluff Pedestrian Crossing	High	Local	75,293	100.00%	0.00%	0.00%	30.89%	0.00%	23,258
B1	362nd Dr.	High	Local	1,505,858	100.00%	0.00%	0.00%	30.89%	0.00%	465,162
B2	Bluff Rd.	High	Local	50,195	100.00%	0.00%	0.00%	30.89%	0.00%	15,505
B3	Bornstedt Rd	High	Local	2,559,959	100.00%	0.00%	0.00%	30.89%	0.00%	790,775
B4	Dubarko Rd.	High	Local	50,195	100.00%	0.00%	0.00%	30.89%	0.00%	15,505
B5	Dubarko Rd.	High	Local	50,195	100.00%	0.00%	0.00%	30.89%	0.00%	15,505
B6	Langensand Rd.	High	Local	75,293	100.00%	0.00%	0.00%	30.89%	0.00%	23,258
B7	Meinig Ave	High	Local	75,293	100.00%	0.00%	0.00%	30.89%	0.00%	23,258
B8	Meinig Ave	High	Local	25,098	100.00%	0.00%	0.00%	30.89%	0.00%	7,753
B9	Sandy Heights St	High	Local	50,195	100.00%	0.00%	0.00%	30.89%	0.00%	15,505
B10	Tupper Rd.	High	Local	3,011,716	100.00%	0.00%	0.00%	30.89%	0.00%	930,324
B12	US 26	High	ODOT	7,755,168	20.00%	0.00%	0.00%	30.89%	80.00%	1,551,034
D3	US 26 & 362nd Drive Intersection Improvement	FC - Funded	Local	6,550,482	100.00%	0.00%	0.00%	30.89%	0.00%	2,023,454
D6	Highway 211 & Proctor Boulevard northbound approach modification	FC	ODOT	15,059	20.00%	0.00%	0.00%	30.89%	80.00%	3,012
D9	Highway 211 & Dubarko Road Multimodal Intersection Improvement	FC	Local	501,953	100.00%	0.00%	0.00%	30.89%	0.00%	155,054





# High Priority Projects (continued)

ID	Project	Priority	Source	Total Cost (2024)	Local Share	Assumed		SDC Eligibility	Total Other	
						Developer Share	Funding Share		SDC-Eligible Cost	
D14a	Bell Street Extension 1A	FC - Funded	Local	9,988,858	100.00%	66.00%	100.00%	66.00%	3,396,212	
D15a	362nd Drive Extension 1A	FC - Funded	Local	3,011,716	100.00%	66.00%	100.00%	66.00%	1,023,983	
D20	Dubarko Road Extension	FC	Local	3,915,231	100.00%	66.00%	100.00%	66.00%	1,331,178	
D21f	Village Boulevard Extension 1	FC	Local	878,417	100.00%	66.00%	100.00%	66.00%	298,662	
D24	Highway 211 & Gunderson Road Intersection Improvement	FC	Local	1,003,905	100.00%	0.00%	0.00%	0.00%	-	
D26	Alt Avenue	High	Local	11,042,958	100.00%	0.00%	30.89%	0.00%	3,411,187	
D27	Hwy 211 & Dubarko Road Intersection Control Evaluation	FC	Local	50,195	100.00%	0.00%	0.00%	0.00%	-	
D31	Sandy Bypass Planning	FC	Local	1,003,905	100.00%	0.00%	30.89%	0.00%	310,108	
S1	US 26 adaptive signal system	FC	ODOT	200,781	20.00%	0.00%	30.89%	80.00%	40,156	
S2	US 26 Ten Eyck Study	FC	ODOT	50,195	20.00%	0.00%	30.89%	80.00%	10,039	
S3	US 26 Speed Zone Study	FC	ODOT	75,293	20.00%	0.00%	30.89%	80.00%	15,059	
<b>Total</b>				<b>\$ 58,517,640</b>					<b>\$ 16,933,808</b>	

- **Scenario A: Highest priority projects = \$58.5 M with \$16.9 M in TSDC eligible costs**



# Medium Priority Projects

ID	Project	Priority	Source	Total Cost (2024)	Local Share	Assumed Developer Share	SDC Eligibility	Total Other Funding Share	SDC-Eligible Cost
P2	Bluff Rd.	Medium	Local	903,515	100.00%	0.00%	30.89%	0.00%	279,097
P4	Bluff Rd	Medium	Local	652,538	100.00%	0.00%	30.89%	0.00%	201,570
P5	Bornstedt Rd.	Medium	Local	1,756,834	100.00%	0.00%	30.89%	0.00%	542,689
P6	Dubarko Rd.	Medium	Local	3,965,426	100.00%	0.00%	30.89%	0.00%	1,224,926
P8	Industrial Way	Medium	Local	2,208,592	100.00%	0.00%	30.89%	0.00%	682,237
P9	Jewelberry Rd.	Medium	Local	250,976	100.00%	0.00%	30.89%	0.00%	77,527
P10	Jacoby Rd.	Medium	Local	-	100.00%	0.00%	30.89%	0.00%	-
P12	Langensand Rd.	Medium	Local	1,154,491	100.00%	0.00%	30.89%	0.00%	356,624
P13	Meinig Avenue	Medium	Local	150,586	100.00%	0.00%	30.89%	0.00%	46,516
P15	Ruben Ln	Medium	Local	75,293	100.00%	0.00%	30.89%	0.00%	23,258
P19	US 26	Medium	ODOT	552,148	20.00%	0.00%	30.89%	80.00%	110,430
P20	US 26	Medium	ODOT	1,204,686	20.00%	0.00%	30.89%	80.00%	240,937
P23	Hwy 211	Medium	Local	-	100.00%	0.00%	30.89%	0.00%	-
P24	Sandy Heights St.	Medium	Local	125,488	100.00%	0.00%	30.89%	0.00%	38,763
P25	Vista Loop	Medium	Local	-	100.00%	0.00%	100.00%	0.00%	-
P26	362nd Drive	Medium	Local	627,441	100.00%	0.00%	30.89%	0.00%	193,817
P27	Bluff Road	Medium	Local	2,233,689	100.00%	0.00%	30.89%	0.00%	689,990
C3	Sandy Transit Center - Pioneer	Medium	Local	125,488	100.00%	0.00%	0.00%	0.00%	-
C4	Sandy Transit Center - Proctor	Medium	Local	125,488	100.00%	0.00%	0.00%	0.00%	-
C16	Bluff/Sandy Heights	Medium	Local	25,098	100.00%	0.00%	0.00%	0.00%	-
C17	Dubarko/US26	Medium	ODOT	25,098	20.00%	0.00%	0.00%	80.00%	-
C22	OR 211	Medium	Local	6,023,432	100.00%	0.00%	30.89%	0.00%	1,860,647
B13	Sandy Heights St	Medium	Local	2,283,885	100.00%	0.00%	30.89%	0.00%	705,495
B14	Jacoby Rd	Medium	Local	3,940,328	100.00%	0.00%	30.89%	0.00%	1,217,174
B15	Vista Loop	Medium	Local	2,083,104	100.00%	0.00%	30.89%	0.00%	643,474
T03	362nd	Medium	Local	125,488	100.00%	0.00%	100.00%	0.00%	125,488
T04	Kelso to Powerline	Medium	Local	200,781	100.00%	0.00%	100.00%	100.00%	-
T05	Powerline	Medium	Local	50,195	100.00%	0.00%	100.00%	100.00%	-
T06	Olson to Powerline	Medium	Local	100,391	100.00%	0.00%	100.00%	100.00%	-
T08	Sandy Bluff Park to 362nd 3	Medium	Local	150,586	100.00%	0.00%	100.00%	100.00%	-
T09	Sandy Bluff Park Pond Loop Trail 3	Medium	Local	50,195	100.00%	0.00%	100.00%	100.00%	-
T10	Bell Street to Sandy Bluff Park 3	Medium	Local	75,293	100.00%	0.00%	100.00%	100.00%	-
T11	Kate Schmidt to Bell Street 3	Medium	Local	50,195	100.00%	0.00%	100.00%	100.00%	-
T12	SHS Trail Easement 1 3	Medium	Local	100,391	100.00%	0.00%	100.00%	100.00%	-
T13	Meeker to MH Athletic Club	Medium	Local	50,195	100.00%	0.00%	100.00%	100.00%	-
T17	Community Campus to Sandy River Trail	Medium	Local	25,098	100.00%	0.00%	100.00%	100.00%	-
T19	Park Street to Community Campus	Medium	Local	5,020	100.00%	0.00%	100.00%	100.00%	-
T21	Vista Loop to Hood Street	Medium	Local	50,195	100.00%	0.00%	100.00%	0.00%	50,195
T28	Tickle Creek Reroutes 3	Medium	Local	75,293	100.00%	0.00%	100.00%	100.00%	-
T30	Sunset Street to Tickle Creek	Medium	Local	15,059	100.00%	0.00%	100.00%	100.00%	-
T31	Sunset Street to Nettie Connett Drive	Medium	Local	100,391	100.00%	0.00%	100.00%	100.00%	-



# Medium Priority Projects (continued)

ID	Project	Priority	Source	Total Cost (2024)	Local Share	Assumed		Total Other		SDC-Eligible Cost
						Developer Share	SDC Eligibility	Funding Share	SDC-Eligible Cost	
T32	Bluff Road to Sandy Heights	Medium	Local	15,059	100.00%	0.00%	100.00%	100.00%	-	
T33	Tupper Park to Gerilyn Court	Medium	Local	50,195	100.00%	0.00%	100.00%	100.00%	-	
T35	Tickle Creek Extension East to Dubarko Underpass	Medium	Local	75,293	100.00%	0.00%	100.00%	100.00%	-	
T38	Tickle Creek to Deer Point Park	Medium	Local	451,757	100.00%	0.00%	100.00%	100.00%	-	
T39	Dubarko Extension Road	Medium	Local	125,488	100.00%	0.00%	100.00%	0.00%	125,488	
T40	Tickle Creek Extension Dubarko East to Jacoby	Medium	Local	100,391	100.00%	0.00%	100.00%	100.00%	-	
T41	Alleyway to Tickle Creek Trail Connector	Medium	Local	50,195	100.00%	0.00%	100.00%	100.00%	-	
T42	Jacoby Road to Tickle Creek Connector	Medium	Local	50,195	100.00%	0.00%	100.00%	0.00%	50,195	
T44	Bornstedt Park	Medium	Local	75,293	100.00%	0.00%	100.00%	0.00%	75,293	
T50	Highway 211 Parkway	Medium	Local	401,562	100.00%	0.00%	100.00%	0.00%	401,562	
T54	Cascadia to Tickle Creek	Medium	Local	30,117	100.00%	0.00%	100.00%	0.00%	30,117	
D1	362nd Drive & Industrial Way (south) Intersection Improvement	Medium	Local	140,547	100.00%	0.00%	30.89%	0.00%	43,415	
D2	362nd Drive & Dubarko Road Intersection Improvement	Medium	Local	1,430,565	100.00%	0.00%	30.89%	0.00%	441,904	
D5	US 26 & Ruben Lane Intersection Improvement	Medium	ODOT	953,710	20.00%	0.00%	30.89%	80.00%	190,742	
D16	Kate Schmidt Street Extension	Medium	Local	9,035,148	100.00%	66.00%	100.00%	66.00%	3,071,950	
D21d	Cascadia Village Extension 2	Medium	Local	2,183,494	100.00%	66.00%	100.00%	66.00%	742,388	
D25	Highway 211	Medium	Local	22,085,917	100.00%	0.00%	30.89%	0.00%	6,822,374	
D29	Ruben Lane Realignment to Kate Schmitz	Medium	Local	3,714,450	100.00%	0.00%	0.00%	0.00%	-	
<b>Total</b>				<b>\$ 72,687,764</b>					<b>\$ 21,306,285</b>	

- **Scenario B: Medium + High priority projects = \$131.2 M with \$38.2 M in eligible costs**





# Low Priority Projects

ID	Project	Priority	Source	Total Cost (2024)	Local Share	Assumed		SDC Eligibility	Total Other	
						Developer Share	Funding Share		SDC-Eligible Cost	
D4	US 26 & Industrial Way Intersection Improvement	Low	ODOT	953,710	20.00%	0.00%	30.89%	80.00%	190,742	
D8	US 26 & Ten Eyck Road/Wolf Drive Intersection Improvement	Low	ODOT	1,505,858	20.00%	0.00%	30.89%	80.00%	301,172	
D11	Highway 211 & Arletha Court Intersection Improvement	Low	Local	125,488	100.00%	0.00%	30.89%	0.00%	38,763	
D12	Industrial Way Extension 1	Low	Local	13,226,452	100.00%	66.00%	100.00%	66.00%	4,496,994	
D13	Dubarko Road Extension	Low	Local	7,479,095	100.00%	66.00%	100.00%	66.00%	2,542,892	
D14b	Bell Street Extension 2	Low	Local	9,938,663	100.00%	66.00%	100.00%	66.00%	3,379,145	
D18	Olson Road Extension	Low	Local	5,270,503	100.00%	66.00%	100.00%	66.00%	1,791,971	
D19	Agnes Street Extension	Low	Local	5,973,237	100.00%	66.00%	100.00%	66.00%	2,030,900	
D21c	Cascadia Village Extension 1	Low	Local	2,032,908	100.00%	66.00%	100.00%	66.00%	691,189	
D28	Industrial Way Realignment	Low	Local	4,166,207	100.00%	0.00%	0.00%	0.00%	-	
D30	Langensand Road Truck Traffic Calming	Low	Local	175,683	100.00%	0.00%	0.00%	0.00%	-	
D33	Olson Street Extension 2	Low	Local	8,533,195	100.00%	66.00%	100.00%	66.00%	2,901,286	
<b>Total</b>				<b>\$ 59,380,999</b>					<b>\$ 18,365,055</b>	

- **Scenario C: Low + Medium + High projects = \$190.6 M with \$56.6 M in eligible costs**



# Very Low Priority Projects

ID	Project	Priority	Source	Total Cost (2024)	Local Share	Assumed		SDC Eligibility	Total Other	
						Developer Share	Funding Share		SDC-Eligible Cost	
D15b	362nd Drive Extension 2	Very low	Local	14,054,674	100.00%	66.00%	100.00%	66.00%	4,778,589	
D17	Industrial Way Extension 2	Very low	Local	4,693,257	100.00%	66.00%	100.00%	66.00%	1,595,707	
D21a	Sandy Heights Street/370th Avenue Extension	Very low	Local	24,445,094	100.00%	66.00%	100.00%	66.00%	8,311,332	
D21b	Gunderson Road Extension	Very low	Local	13,803,698	100.00%	66.00%	100.00%	66.00%	4,693,257	
D21e	New southern collector	Very low	Local	33,681,023	100.00%	66.00%	100.00%	66.00%	11,451,548	
D21g	Village Boulevard Extension 2	Very low	Local	4,015,621	100.00%	66.00%	100.00%	66.00%	1,365,311	
D22	New eastern collector	Very low	Local	20,078,106	100.00%	66.00%	100.00%	66.00%	6,826,556	
D23	US 26 Bypass	Very low	Local	391,523,070	20.00%	0.00%	30.89%	80.00%	78,304,614	
D32	Cascadia Village Drive Extension 3	Very low	Local	19,174,591	100.00%	66.00%	100.00%	66.00%	6,519,361	
<b>Total</b>				<b>\$ 525,469,135</b>					<b>\$ 123,846,276</b>	

- **Scenario D: All Projects = \$716 M with, \$180.4 million in eligible costs**



# TSDC Calculation (Average Daily)

Calculated TSDC per Person Trip End	A. High Priority Projects Only	B. Medium & High Priority Projects	C. Low, Medium & High Priority Projects	D. All TSP Projects Total
<b>Cost Basis:</b>				
Improvement Fee	\$ 16,933,808	\$ 38,240,094	\$ 56,605,149	\$ 180,451,425
Reimbursement Fee	7,525,668	7,525,668	7,525,668	7,525,668
Compliance Costs	159,520	159,520	159,520	159,520
<b>Total Cost Basis</b>	<b>\$ 24,618,996</b>	<b>\$ 45,925,281</b>	<b>\$ 64,290,336</b>	<b>\$ 188,136,613</b>
<b>Proj. Growth in Daily Person-Trip Ends</b>	<b>74,887</b>	<b>74,887</b>	<b>74,887</b>	<b>74,887</b>
Improvement Fee per Trip End	\$ 226	\$ 511	\$ 756	\$ 2,410
Reimbursement Fee per Trip End	\$ 100	\$ 100	\$ 100	\$ 100
Compliance Fee per Trip End	\$ 2	\$ 2	\$ 2	\$ 2
<b>Total SDC per Trip End (rounded)</b>	<b>\$ 329</b>	<b>\$ 613</b>	<b>\$ 858</b>	<b>\$ 2,512</b>
Equivalent New TSDC Rate per SFR:	\$ 5,208	\$ 9,716	\$ 13,601	\$ 39,800
Equivalent New TSDC Rate per Multi-family Unit:	\$ 3,722	\$ 6,944	\$ 9,721	\$ 28,447

**Calculated Range in TSDCs per Person Trip**





# TSDC Calculation (PM Peak Hour Trips)

Calculated TSDC per Person Trip End	A. High Priority Projects Only	B. Medium & High Priority Projects	C. Low, Medium & High Priority Projects	D. All TSP Projects Total
<b>Cost Basis:</b>				
Improvement Fee	\$ 16,944,935	\$ 38,270,547	\$ 56,635,649	\$ 180,481,925
Reimbursement Fee	7,525,668	7,525,668	7,525,668	7,525,668
Compliance Costs	159,520	159,520	159,520	159,520
<b>Total Cost Basis</b>	<b>\$ 24,630,123</b>	<b>\$ 45,955,735</b>	<b>\$ 64,320,836</b>	<b>\$ 188,167,113</b>
<b>Proj. Growth in PM Peak Hour Person-Trip Ends</b>	<b>11,177</b>	<b>11,177</b>	<b>11,177</b>	<b>11,177</b>
Improvement Fee per Trip End	\$ 1,516	\$ 3,424	\$ 5,067	\$ 16,148
Reimbursement Fee per Trip End	\$ 673	\$ 673	\$ 673	\$ 673
Compliance Fee per Trip End	\$ 14	\$ 14	\$ 14	\$ 14
<b>Total SDC per Trip End (rounded)</b>	<b>\$ 2,204</b>	<b>\$ 4,112</b>	<b>\$ 5,755</b>	<b>\$ 16,835</b>
Equivalent New TSDC Rate per SFR:	\$ 3,480	\$ 6,493	\$ 9,088	\$ 26,586
Equivalent New TSDC Rate per Multi-family Unit:	\$ 1,888	\$ 3,523	\$ 4,931	\$ 14,424

**Calculated Range in TSDCs per Person Trip**



# Transportation SDC Comparisons

Transportation SDC per SFR	
<b>Sandy (Scenario D)</b>	<b>\$39,800</b>
Wilsonville	\$16,823
Oregon City	\$13,939
North Plains	\$13,705
<b>Sandy (Scenario C)</b>	<b>\$13,601</b>
Sherwood	\$12,719
Happy Valley	\$12,304
Forest Grove	\$10,599
<b>Sandy (Scenario B)</b>	<b>\$9,716</b>
Molalla	\$8,722
Woodburn	\$6,988
McMinnville	\$6,266
<b>Sandy (Scenario A)</b>	<b>\$5,208</b>
<b>Sandy (Current)</b>	<b>\$4,826</b>
Gladstone	\$4,440
Canby	\$4,013
Estacada	\$3,827
Milwaukie	\$2,470
Troutdale	\$1,297

- **Sandy TSDC Scenarios shown in Bold font**
- **Depicts Maximum TSDC Rate per New Single Family Detached Home (before any credits are granted)**

**Source:** FCS GROUP Survey, 1/4/2024



## Next Steps

- **Select Locally Preferred TSDC Scenario**
  - » Consider level of SDC discount
- **Public Hearings for Adoption**
  - » Adopt a New TSDC Methodology Report
  - » Adopt New Rates and Charges in the Fee Schedule



# Thank you! Questions?

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# Average Daily vs PM Peak

Land Use	ITE Code	Unit	Maximum TSDC (Average Daily)	Maximum TSDC (PM Peak Hour)	Difference
Single-family	210	Dwelling Unit	\$39,800	\$26,586	-\$13,214
Multi-family	220	Dwelling Unit	\$28,447	\$14,424	-\$14,022
General Office	710	1,000 SFGFA	\$10,876	\$31,516	\$20,640
Daycare Center	565	1,000 SFGFA	\$112,552	\$176,125	\$63,573
Coffee Kiosk	938	Drive-through Lanes	\$15,110	\$46,916	\$31,806
Sit-down Restaurant	931	1,000 SFGFA	\$198,159	\$123,541	-\$74,618