

**WOODINVILLE WATER DISTRICT
KING COUNTY, WASHINGTON
RESOLUTION NO. 3985**

**A RESOLUTION Of The Board Of Commissioners
Of Woodinville Water District, King County,
Washington, Implementing The City of Woodinville
Central Business District “Capacity Improvement
Charge”**

Whereas, the City of Woodinville has adopted land use permitting practices that will allow for significant increases in population density and resulting sewage flow within the Central Business District, and

Whereas, the Woodinville Water District (District) owns and operates a sewage collection and transmission piping system to provide sewer service to the Central Business District, and

Whereas, the District has a long standing policy of requiring that development that impacts the sewage system be required to bear the current and future costs of the impact, and

Whereas, the Woodinville Water District has commissioned a Comprehensive Sewer Plan that includes a hydraulic model and has determined that significant piping system improvements, including replacement and upsizing will be required for the existing sewage piping network to adequately serve anticipated increased sewage flows, and

Whereas, the District recognizes that the necessary piping improvements may not be adjacent to or in near vicinity to the accumulation of development impacts that are contributing to the necessity of the likely improvements,

Now Therefore; the District hereby adopts following policy for computing and collecting **The City of Woodinville Central Business District “Capacity Improvement Charge”** in order to assist the City of Woodinville with its efforts to provide adequate sewage facilities in support of anticipated development, while still ensuring that current ratepayers are not negatively impacted by the costs of improving the sewage collection system.

1. The Following Abbreviations and Definitions Shall Apply To This Resolution:

- CBD = Central Business District; a land use zoning area as delineated by the City of Woodinville and centered around the downtown core of the city, as shown on Exhibit 1.
- CBD-CIC = Central Business District – Capacity Improvement Charge; The CBD-CIC is a means to allocate the cost of increasing the sewage conveyance capacity of an existing sewage collection and transmission piping network such that it can accept additional sewage flows from increased population density.
- Cost Factor = The value resulting from dividing the project’s proposed ERU by the planning basis ERU for the same project area. The value shall not be less than one (1.00)
- CIP = Capital Improvement Plan
- DU = Dwelling Unit
- ERU = Equivalent Residential Unit; 180 gallons per day of sanitary sewage
- GFC = General Facilities Charge
- gpd = gallons per day
- gpcd = gallons per capita per day
- planning basis (ERU) = is a set of accepted values used to estimate the sewage contribution from a defined area, as stated in the District’s Comprehensive Sewer Plan. The planning basis gpd and resulting ERU value shall be based on 60 DU per acre, 2 people per DU and 80 gpcd.
- proposed (ERU) = is the summation of proposed sewage flows from both the DU component and the Retail\Commercial space component of a project. The DU component is developed in the same manner as the planning basis. The retail\commercial component shall be based on a minimum of 250 gpd per 1000 SF of proposed retail\commercial floor space.
- SF = Square Feet
- wet weather = typically November through February and is indicative of domestic water consumption when irrigation is not active.
- WWD = Woodinville Water District

2. Purpose Of The Program And This Resolution

- a. The CBD-CIC program is intended to facilitate development projects, that will increase the sewage flow above year 2020 base sewage flows, by

allowing developer to pay a fee to the District in lieu of requiring immediate construction of sewage pipe main replacement, improvement and upsizing projects. The project owner will remain responsible for paying all costs of extending all new sewer main(s) through their individual project(s).

- b. Once the CBD-CIC fee (the "Fee") has been paid to the District, WWD will be responsible for designing, maintaining, and constructing capacity improvements for the sewage collection system within the CBD zone.
- c. The CBD-CIC program shall be applied in conjunction with WWD's Developer Extension program.

3. Application Of The Program

- d. The CBD-CIC program only applies to those properties that lie within the CBD land use zoning area delineated by the City of Woodinville. The extents of the CBD zone are shown on Exhibit 1 attached and incorporated by reference into this Resolution.
- e. A preliminary review and estimate of the CBD-CIC Fee shall be performed by WWD whenever WWD receives a request for Certificate of Sewer Availability for a project within the CBD. The CBD-CIC Fee Worksheet shall be used to determine this calculation, (see Exhibit 2)
- f. A CBD-CIC statement shall be prepared by WWD for inclusion with any Developer Extension authorization, Side Sewer Permit, Connection permit or Change of Use permit that would result in an increase in sewage flow rate or volume within the CBD zone.
- g. The CBD-CIC Fee shall apply to all ERU not currently being served as of the effective date of this resolution.
- h. The CBD-CIC program is in addition to and does not replace the GFC fees that are associated with new or expanded sewer connections.
- i. CBD-CIC Fee assessments shall be paid to the District at the time of construction plan approval.

4. Calculation Of The Fee

- j. The CBD-CIC shall consist of three (3) primary steps;
 - i. Determination of the number of existing and proposed ERU to identify the number of new ERU that are proposed to be added to the sewage collection system. This determination will be performed by WWD based on information provided by the property owner and WWD's wet weather water consumption records.
 - ii. Determination of the applicable Cost Factor.
 - iii. $\text{CBD-CIC project fee} = \# \text{ new ERU} \times \text{Cost Factor} \times \text{CBD-CIC Unit rate}.$

- k. Where a proposed development includes both dwelling units and retail/commercial square footage, the retail/commercial square footage sewage contribution shall be based on a minimum of 250 gpd per 1000 square feet of retail/commercial space. The retail/commercial square footage shall be inclusive to the evaluation of both the total ERU and applicable Cost Factor.
- l. When existing ERU are determined by wet weather water consumption records, only 87% of the purchased potable water will be applied as sewage flow.
- m. The determination of proposed ERU from DU shall be based on 60 dwelling units per acre, 2 people per DU and 80 gpcd.

5. Rate Establishment

- n. The CBD-CIC unit rate shall be calculated per ERU, (see Exhibit 3).
- o. The CBD-CIC unit rate shall be monitored and revised bi-annually at the same time as the SDC to respond to inflation, construction cost escalation or changes to the CIP.
- p. The CBD-CIC unit rate is based on pipe that has reached 80% capacity within the CBD zone.
 - i. The installation cost per linear foot is used for the proposed size of pipe and multiplied by the length to obtain the project cost.
 - ii. This project cost is then multiplied by pipe capacity increases based on 80% of pipe flow to obtain the Development Driven Capacity Cost. These costs are then added together to obtain the total cost of CBD sewer improvements for each basin in the CBD zone.
 - iii. The total number of new ERUs per sewer basin is calculated based on the existing and forecast flow multiplied by CBD area percentage. The existing CBD flow for each basin is then subtracted from the forecast flow and the remaining flow divided by 180 gpd. The new ERU per basin are added together to obtain the total number of new ERUs in the CBD zone.
 - iv. This number is then divided into the total cost of CBD sewer improvements for the CBD-CIC unit rate.

6. Term

- q. The CBD-CIC program is intended to remain in effect until it is cancelled by action of the Woodinville Water District Board of Commissioners or until all items on the CBD portion of the capacity increasing CIP have been constructed.

- r. WWD shall maintain a list of the ERU assessments for each development project. Once GFC and CBD-CIC charges have been paid, the corresponding number of ERU will be linked to the project's property parcels in case of future additions, building expansion or redevelopment on the site.

ADOPTED by the Board of Commissioners of Woodinville Water District, King County, Washington, at a special meeting thereof this 20th day of July 2021.

Attest:



Tim Schriever - Secretary



Chuck Clarke – President



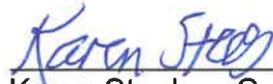
Pamela J. Maloney - Vice President



Tim Schriever - Secretary



Aleksandra Kachakov – Commissioner



Karen Steeb - Commissioner

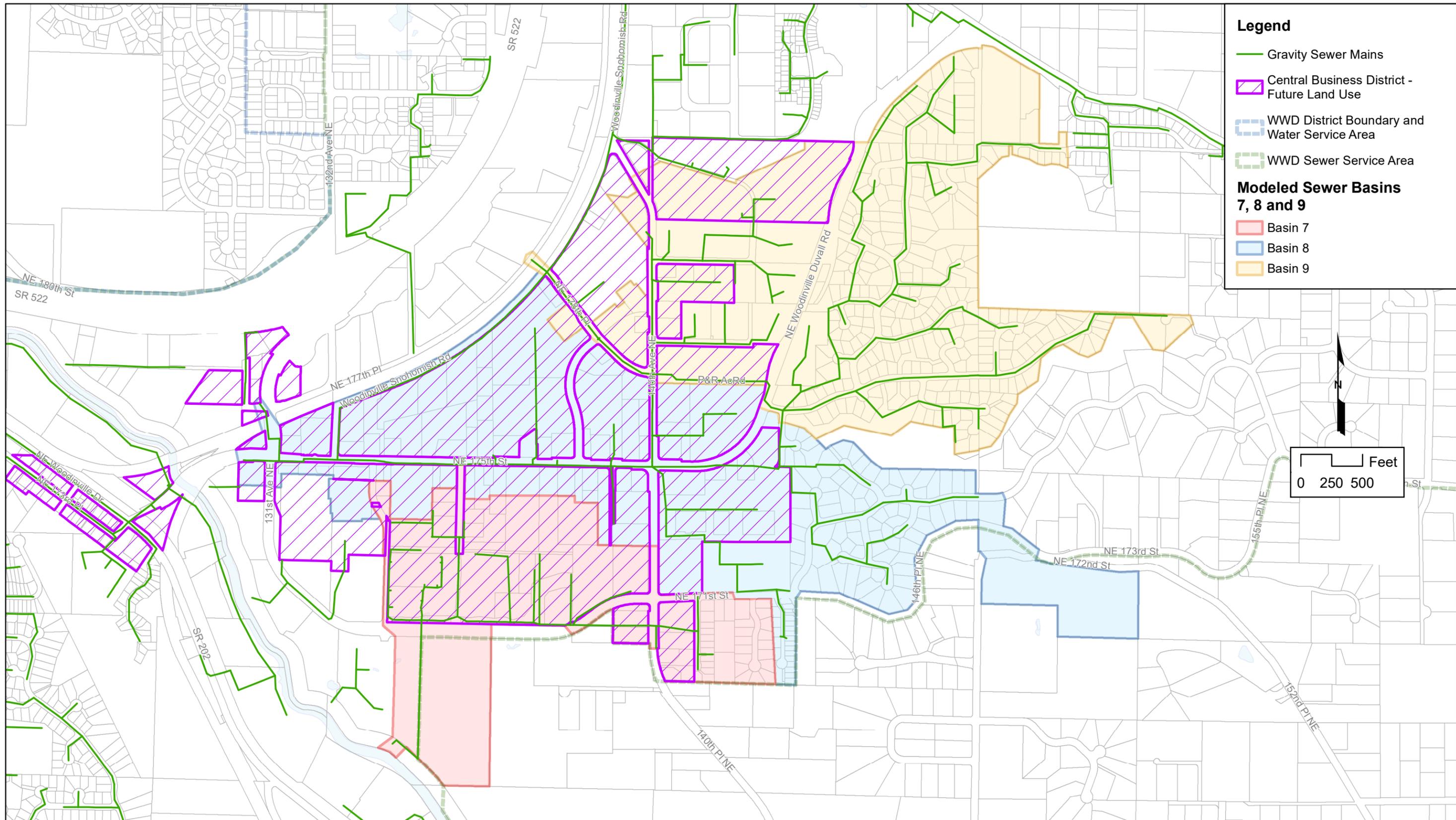


Exhibit 2

CBD-CIC Fee Worksheet

By:
Date:

1. PROJECT DATA

Project Name:	Example Only
Cross Streets:	175th
Parcel #s:	p22222
Acres:	4.24
Current Use:	retail
Current WM Account(s):	xxx

Existing ERU Record:	33
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OR

Average Wet Weather Potable Consumption (gpd):	7150	
Calculated ERU	35.8	(use Nov-Feb, 2 years)
Existing ERU (USE)	36	(ERU = 180 gpd)
		(rounded, nearest whole)

Proposed DU:	275	
Proposed R/C (SF):	61200	(R/C = Retail/Commercial)

2. CALCULATION

Variables

CBD Plan Density (DU/AC):	60	R/C Min Flow (gpd/Ksf):	250
DU Density (pop/DU):	2	ERU (gpd)	200
Flow (gpcd)	80	CBD-CIC Unit \$	\$ 648.00

a. Planning Basis

Plan Flow (gpd)	40704	Plan ERU	204
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b. Proposed

Domestic (gpd)	44000	D-ERU	220
R/C (gpd)	15300	R-ERU	77
Flow (gpd)	59300	ERU	297
		less ERU credit	-36
		Charge ERU	261

c. Cost Factor

Proposed ERU	297	Plan ERU	204
Cost Factor	1.46		

d. CBD-CIC Fee

\$ 246,926.88	(C-ERU X CF X CBD)
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Exhibit 3

CBD-CIC Unit Rate Worksheet

1. Reference table for planning level pipe installation (project) costs

	Re	10%	
Pipe Dia. (in)	Cost per LF (1)	Cost per LF w/Re. (2)	
8	\$ 440	\$ 484	
10	\$ 450	\$ 495	
12	\$ 470	\$ 517	
15	\$ 500	\$ 550	
18	\$ 550	\$ 605	
21	\$ 580	\$ 638	
24	\$ 610	\$ 671	
27	\$ 620	\$ 682	
36	\$ 650	\$ 715	

1. Cost basis = Seattle ENR Index = 12026 dated Feb 2019
2. Percentage increase for restoration difficulty.

2. Reference table for pipe capacity increases based on 80% of full flow.

DIA. (in)	Proposed										Flow Capacity (gpm)
	8	10	12	14	16	18	20	22	24	80%	
8	0%	45%	66%	78%	84%	88%	91%	93%	95%		399
10		0%	39%	59%	71%	79%	84%	88%	90%		723
12			0%	34%	54%	66%	74%	80%	84%		1176
Existing	14			0%	30%	49%	61%	70%	76%		1774
	16				0%	27%	45%	57%	66%		2532
	18					0%	24%	41%	54%		3467
	20						0%	22%	39%		4592
	22							0%	21%		5920
24								0%			7466

3. COST Basis: CIP for CBD only, developed from planning basis = 60 DU/AC, 2.0 people per DU, 80 GPCD

CIP Projects

Basin	Ex Pipe Dia.	Proposed Pipe Dia.	Length (LF)	Est. Project Cost	Allocation by Capacity	Develop Driven Capacity Cost
	7	8	12	1000 \$ 517,000	66.0%	\$ 341,220.0
	8	8	10	1023 \$ 506,385	45.0%	\$ 227,870.0
	8	8	12	1212 \$ 626,604	66.0%	\$ 413,560.0
	8	10	15	970 \$ 533,500	65.0%	\$ 346,780.0
	8	10	18	1583 \$ 957,715	79.0%	\$ 756,590.0
	8	15	18	494 \$ 298,870	59.0%	\$ 176,330.0
	8	18	21	301 \$ 192,038	32.0%	\$ 61,450.0
	9	8	10	1123 \$ 555,885	45.0%	\$ 250,150.0
	9	10	12	1285 \$ 664,345	39.0%	\$ 259,090.0
Total CBD				\$ 4,852,342		\$ 2,833,040

4. Capacity Allocation basis

ERU basis = **200** gpd

New CBD Capacity Created

Basin	2020 Existing Flow (gpd)	Forecast Flow @ CBD 60 DU/AC (gpd)	Total Basin Acres	CBD Acreage within Basin	CBD Allocation by Area	Allocated Existing (gpd)	Allocated Forecast (gpd)	New Capacity (gpd)	New ERUs
7	129,000	580,000	80	49	61%	78,940	354,922	275,983	1,380
8	258,000	1,128,000	157	95	61%	156,507	684,264	527,757	2,639
9	337,000	740,000	144	35	24%	82,050	180,169	98,119	491
Total	724,000	2,448,000	381	179	N/A	317,497	1,219,355	901,858	4,509

5. CBD-CIC Unit Cost

CBD Prorated Cost (see 3.)	\$ 2,833,040
Development ERU (see 4.)	4,509

\$ 628.27

CBD-CIC unit cost per ERU	\$ 628.00 USE
(rounded to nearest whole dollar)	