

SOUTHEAST METRO STORMWATER AUTHORITY
acting by and through
SEMSWA WATER ACTIVITY ENTERPRISE

RESOLUTION 13-04

Adoption of Revised System Development Fees and Excess Capacity Fees for All Basins

WHEREAS, the Southeast Metro Stormwater Authority (SEMSWA) was formed by Intergovernmental Agreement to plan, fund, construct, acquire, operate, and maintain drainage and flood control facilities as well as to manage stormwater quality and comply with requirements of the National Pollutant Discharge Elimination System (NPDES) within its boundaries (Purposes); and

WHEREAS, SEMSWA established the SEMSWA Water Activity Enterprise to carry out these Purposes; and

WHEREAS, on June 24, 2009 the Board of Directors of SEMSWA acting by and through SEMSWA Water Activity Enterprise (Board), passed Resolution No. 09-20, which adopted and authorized the implementation of a System Development Fee (SDF) Policy, including a SDF Schedule for the watersheds in the SEMSWA service area; and

WHEREAS, on December 16, 2010 the Board of Directors of SEMSWA acting by and through SEMSWA Water Activity Enterprise (Board), passed Resolution No. 10-50, which adopted and authorized the implementation of an Excess Capacity Fee (ECF) for the Lone Tree Creek, Windmill Creek and Dove Creek watersheds in the SEMSWA service area; and

WHEREAS, on December 16, 2010 the Board of Directors of SEMSWA acting by and through SEMSWA Water Activity Enterprise (Board), passed Resolution No. 10-50, which adopted an adjustment to the SDF calculation method which now needs to be applied to all watersheds in the SEMSWA service area besides the Lone Tree Creek, Windmill Creek and Dove Creek watersheds due to recently updated and approved master planning documents; and

WHEREAS, the Board has identified a need to adjust the SDFs for all watersheds and to adjust the ECFs for the Lone Tree Creek, Windmill Creek and Dove Creek watersheds; and

WHEREAS, the adopted SDF Policy includes provisions which allows the Board to adjust the adopted SDFs; and

WHEREAS, on January 23, 2013 the Board conducted a public hearing on the proposed revisions to the SDFs and ECFs.

NOW, THEREFORE, BE IT RESOLVED THAT:

The Board of Directors of SEMSWA acting by and through SEMSWA Water Activity Enterprise hereby:

1. Adopts the revised SDFs for all watersheds in the SEMSWA service area, which are presented in the attached report (System Development Fee (SDF) and Excess Capacity Fee (ECF) Review, January 23, 2013).
2. Adopts the revised ECFs for Lone Tree Creek, Windmill Creek, and Dove Creek watersheds, which are presented in the attached report (System Development Fee (SDF) and Excess Capacity Fee (ECF) Review, January 23, 2013).
3. Authorizes SEMSWA's Executive Director and staff, pursuant to the Executive Director's direction, to implement the revised SDFs for all watersheds and the revised ECFs for the Lone Tree Creek, Windmill Creek and Dove Creek watersheds effective immediately.

SOUTHEAST METRO STORMWATER AUTHORITY
acting by and through
SEMSWA WATER ACTIVITY ENTERPRISE

Date: _____

ATTEST:

Secretary

Chairperson

APPROVED AS TO FORM:

Attorney for
Southeast Metro Stormwater Authority

By _____
Edward J. Krisor



MEMORANDUM

To: SEMSWA Budget Committee
From: Angela Howard and Paul Danley
CC: John McCarty
Date: December 10, 2012
Revised: December 19, 2012, January 17, 2013
Re: System Development Fee (SDF) and Excess Capacity Fee (ECF) Review

Introduction

This memo presents the results of our review of existing System Development Fees (SDFs) and Excess Capacity Fees (ECFs) that SEMSWA collects. It is our intention to update the SDFs and ECFs to reflect costs from recently approved and updated basin master planning documents using the methodology used when the fees were calculated for the Lone Tree Creek, Windmill Creek and Dove Creek basins in 2010. In this analysis, construction costs have been adjusted for inflation using the Denver/Boulder/Greeley Consumer Price Index.

Developers in SEMSWA's service area are charged SDFs based on the amount of impervious area that they add to their property. The purpose of the SDF is to fund the improvements necessary to manage the increased runoff caused by added impervious area. In most cases, the improvements are identified in the master plans by basin. The SEMSWA Board of Directors adopted the System Development Fee Policy and Fee Schedule on June 24, 2009.

ECFs are also charged to developers based on the amount of impervious area that they add to their property. The purpose of the ECF is to reimburse SEMSWA for the construction costs of existing regional detention and water quality facilities. This includes the reimbursement agreements that SEMSWA assumed from the Arapahoe County Water & Wastewater Authority (ACWWA). ECFs are only currently applicable in the Lone Tree Creek, Windmill Creek and Dove Creek basins.

The SDF and ECF fee schedule, revised as described above and from input provided by the SEMSWA Board of Directors on December 19, 2012, is included in Appendix D.

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System Development Fees

This memo evaluates the SDF using the same methodology that was used to update SDFs in Lone Tree, Windmill and Dove Creek watersheds in 2010. In summary, the SDF is calculated for a basin by dividing the projected Capital Improvement Projects (CIP) costs by the total projected future impervious area (existing and estimated future) in each basin. Costs and Total Impervious Area are only those within SEMSWA's service area boundary. SDF calculations are shown in Table 1 below and discussed in more detail after the table.

Table 1. Summary of calculated updated SDFs by basin.

	1	4	5	6	7	9	10	
Basin Group	Basin	Total Area (Ac)	Total Future Impervious Area (in SEMSWA) (Ac)	Existing Impervious Area (in SEMSWA) (Ac)	Un-developed Impervious Area (in SEMSWA) (Ac)	Remaining CIP Costs from Master Plans (2012 \$)	SDF (\$/Imp. Ac)	Current SDF \$
1	Bear Creek*						\$9,360	\$3,533
1	Big Dry Creek	3052	1245	1154	91	\$13,703,101	\$11,006	\$6,217
1	Coon Creek*	11	4	4	0	\$0	\$9,360	\$3,533
1	Dutch Creek	246	60	60	0	\$583,803	\$9,791	\$3,198
1	Greenwood Gulch	287	129	129	0	\$1,469,877	\$11,430	\$2,434
1	Lee Gulch	599	309	309	0	\$429,498	\$1,389	\$19,250
1	Little Dry Creek	1145	570	570	0	\$6,645,186	\$11,656	\$1,450
1	Little's Creek	791	320	284	37	\$3,486,971	\$10,886	\$3,826
1	SJCD(N)*						\$9,360	\$3,533
1	SJCD(S)*						\$9,360	\$3,533
1	Slaughterhouse Gulch	773	328	313	16	\$5,400,466	\$16,441	\$3,533
1	UDFCD ID 66*						\$9,360	\$3,533
1	UDFCD ID 67*						\$9,360	\$3,533
1	Willow Creek	2240	1178	1178	0	\$6,268,413	\$5,321	\$1,654
2a	Cottonwood Creek	2926	1798	1353	445	\$7,868,505	\$4,377	\$5,510
2a	Happy Canyon Creek	420	252	8	244	\$1,849,511	\$7,337	\$7,447
2a	Piney Creek & Antelope Creek (Saddle Rock Ranches, Sampson Gulch)	4608	1439	1367	72	\$12,083,232	\$8,398	\$5,454/ \$6,431
2a	Upper Cherry Creek	3034	1284	646	638	\$6,253,424	\$4,872	\$8,825
2a	Upper Goldsmith Gulch	295	166	166	0	\$1,464,586	\$8,833	\$8,028

2a	UDFCD ID 4406*						\$6,763	\$6,431
2b	Dove Creek	609	494	134	360	\$757,301	\$1,534	\$5,882
2b	Lone Tree Creek	952	718	439	278	\$1,045,168	\$1,457	\$2,941
2b	Windmill Creek	1724	1300	544	755	\$1,322,598	\$1,018	\$3,445
3	East Toll Gate Creek	1136	359	197	162	\$10,237,185	\$28,521	\$930
3	Unnamed Tributary to West Toll Gate Creek	2123	1064	455	609	\$1,954,441	\$1,837	\$3,274
3	West Toll Gate Creek	2067	828	813	15	\$552,149	\$667	\$1,637
4	Coal Creek*						\$7,169	\$1,183
4	First Creek (Upstream of Buckley Rd)	2472	816	70	747	\$5,851,847	\$7,169	\$1,277
4	Lower Senac Creek*						\$7,169	\$7,164
4	Upper Senac Creek*						\$7,169	\$1,277
4	Murphy Creek*	3394	375	182	193	\$22,766,214	\$7,169	\$4,621
4	Sand Creek*						\$7,169	\$1,277
5	5000*						\$2,148	\$5,210
5	Harvard Gulch*						\$2,148	\$2,012
5	Lower Cherry Creek	1560	717	717	0	\$1,540,505	\$2,148	\$5,210
5	Lower Goldsmith Gulch*						\$2,148	\$21,200
5	Westerly Creek*						\$2,148	\$5,210

*SDF is average of SDF for basin group

In the table above, columns 4, 5 and 6 are based on the most recent adopted master plan for the basin. See the full table in Appendix A to see the master plan type and year adopted. The areas have been modified from the master plans when applicable to reflect only the amount of area in SEMSWA's service area. The Total Future Impervious Area (column 5) is the only column of these that is directly used to calculate the SDF.

The Undeveloped Impervious Area (column 7) is calculated as the difference between Total Future Impervious Area (column 5) and Existing Impervious Area (column 6). The Undeveloped Impervious Area (column 7) is not used to calculate the SDF but may be used to project the total amount of SDFs that may be collected.

The Remaining CIP Costs from master plans (column 9) are based on the basin master plans but were updated to 2012 dollars in the July 2012 Asset Management Report. Some basin costs have been updated from the July 2012 Asset Management Report based on newly adopted master plans, newly completed construction costs, or other revisions for consistency.

The resulting SDF (column 10) is the Remaining CIP Costs from master plans (column 9) divided by Total Future Impervious Area (column 5). By dividing the CIP costs by the Total Future Impervious Area, rather than the Undeveloped Impervious Area, financial responsibility for the improvements are shared by all property owners in the basin. Some of the CIP projects identified in the basin master plans are

required regardless of future development, so it is appropriate that all property owners share in the improvement costs.

Basins that don't have current master plans to calculate an SDF are determined by the average of the SDFs of the other basins in the basin group, as recommended in the Development, Permit and Review Fees: Option Analysis for System Development Fees Technical Memorandum prepared by AMEC dated May 5, 2008. The basins in SEMSWA's service area were divided into basin groups in that Technical Memorandum by several characteristics including basins which are part of the same watershed, similar development percentage, and similar age of development. The basin groups have not been changed in this analysis.

Excess Capacity Fees

Excess Capacity Fees (ECFs) were evaluated using the same methodology that was used to develop the ECF in Lone Tree Creek, Windmill Creek and Dove Creek basins in 2010. In summary, the Excess Capacity Fees are the cost of regional improvements built by SEMSWA or the Arapahoe County Water & Wastewater Authority (ACWWA) divided by the Undeveloped Impervious Area in the basin. The ACWWA costs are those that have been assumed by SEMSWA through reimbursement agreements. ECF calculations are shown in Table 2 below and discussed in more detail after the table.

Table 2. Summary of updated ECFs by basin.

	1	2	3	4	5	6			
Basin	Total Area (Ac)	Undeveloped Impervious Area (in SEMSWA) (Ac)	ACWWA Reimb. Agreements \$	SEMSWA Facility Costs 2012 \$	Total Excess Capacity Costs \$	ECF (\$/Imp Ac)	Current ECF \$	Total of current SDF & ECF \$	Total of proposed SDF & ECF \$
Dove Creek	609	360	\$28,166	\$1,689,085	\$1,717,251	\$4,770	\$1,990	\$7,872	\$6,305
Lone Tree Creek	952	278	\$504,407	\$1,141,607	\$1,646,014	\$5,915	\$2,827	\$5,768	\$7,372
Windmill Creek	1724	755	\$1,513,140	\$2,752,084	\$4,265,224	\$5,646	\$4,687	\$8,132	\$6,664

In the table above, column 1 is based on the most recent adopted master plan for the basin. See the full table in Appendix A to see the master plan type and year adopted. The areas have been modified from the master plans when applicable to reflect only the amount of area within SEMSWA's service area.

The Undeveloped Impervious Area (column 2) is the difference between Total Future Impervious Area and Existing Impervious Area in the basin as calculated for the SDF calculations. The Undeveloped Impervious Area (column 2) is the area used to calculate the ECF.

The amount of the ACWWA Reimbursement Agreements (column 3) is the balance that SEMSWA assumed from ACWWA when SEMSWA assumed ACWWA's MS4 permit in 2010. These agreements reimburse developers who built regional improvements which benefit developments beyond their own. SEMSWA is in the process of paying off these agreements but the original balance of the reimbursement agreements is used in this calculation so that all developers pay the same portion of the regional improvement costs.

The SEMSWA Facility Costs (column 4) are the actual construction costs that SEMSWA paid for regional improvements in the above basins that were updated to 2012 dollars using the Denver/Boulder/Greeley Consumer Price Index. For the basins that have ECFs, the cost of new facilities may be added to this total when they are completed, provided that the estimated costs from the basin master plan are removed from the CIP costs used to calculate the SDF. This is so that developers do not pay estimated and actual construction costs for the same projects. It is appropriate that actual construction costs for master plan projects be added to the ECF and the associated estimated costs be removed from the SDF so that developers are reimbursing SEMSWA for the actual cost expenditures associated with constructing regional improvements that benefit their property.

The Total Excess Capacity Costs (column 5) is the sum of the ACWWA Reimbursement Agreements (column 3) and SEMSWA Facility Costs (column 4). The ECF resulting from this analysis (column 6) is the Total Excess Capacity Costs (column 5) divided by Undeveloped Impervious Area (column 2). By dividing the costs of constructed regional improvements by the Undeveloped Impervious Area, financial responsibility for the constructed regional improvements are shared by developers in the basin. Existing property owners in the basin paid SDFs and ECFs if they developed in 2010 or later to reimburse SEMSWA for the regional improvements that benefit their property. If their property was developed prior to 2010, they pay annual fees to SEMSWA for the benefits they receive from the regional improvements that are constructed.

Updating System Development Fees & Excess Capacity Fees

When the SEMSWA Board of Directors approved SDFs in 2009, the SDF policy that was adopted allows SEMSWA to adjust SDFs to "more equitably assess these fees." It is recommended that SDFs and ECFs be updated annually.

As discussed in the previous section, costs for improvements are shared by all property owners in the basin. In order to ensure all property owners pay for all improvements, the CIP Costs from master plans that determine the SDFs should not be updated, with the exception of updating construction costs based on inflation, or when a new master plan is adopted for the basin. The only exception to this principle is for basins that have ECFs.

For basins that have an ECF, when construction of regional improvements has been completed since the last SDF and ECF update, the estimated cost of the project from the basin master plan should be removed from the CIP costs used to calculate the SDF and actual construction costs of the project be added to the SEMSWA Facility costs used to calculate the ECF. By doing this, developers will not pay twice for the same projects. It is appropriate that actual construction costs for master plan projects be added to the ECF so that developers are reimbursing SEMSWA for the actual costs associated with constructing regional improvements that benefit their property. SDFs and ECFs are assessed to the developer at the time of development project approval.

Updated System Development Fees

As shown in Table 1, the resulting System Development Fees (SDFs) are generally higher than the existing SDF for the same basin. It was expected that SDFs would increase because of the significant costs of regional drainageway improvements included in new or recently updated basin master plans. Another reason that SDFs were expected to increase was because the methodology that was used to calculate the SDF for Lone Tree, Windmill and Dove Creek basins in 2010 was updated from the methodology that AMEC used in 2009 because the previous methodology resulted in proposed development paying less of the CIP costs than they were responsible for based on the proportion of impervious area. By equitably dividing the cost between existing and proposed developments based on the amount of impervious area each contributes to the basin, the amount that proposed developments pay increased. The increase can also be attributed to CIP construction costs in older master plans being increased to account for inflation.

The new methodology for calculating SDFs results in the most accurate and equitable fees for each basin but does result in some very high SDFs. Of all 40 basins in SEMSWA's service area, 2 basins would have SDFs over \$12,000 based on the new methodology. While \$12,000 per impervious acre appears high, it is actually similar to the fees that developers paid prior to SEMSWA's formation.

Table 3 below is taken from the Development, Permit and Review Fees: Option Analysis for System Development Fees Technical Memorandum prepared by AMEC dated May 5, 2008 and shows the drainage fees per impervious acre that Arapahoe County, ACWWA and Inverness Water and Sanitation District charged developers at that time.

Table 3. Existing Developer Fees (Table E7) from AMEC Development, Permit and Review Fees: Option Analysis for System Development Fees Technical Memorandum (May 5, 2008)

Four Square Mile Sub-Basins

Sub-basin	Fee/ Impervious Acre
1 Westerly Creek	\$11,477
2 Cherry Creek	\$9,439
3 Cherry Creek	\$4,289
5 Cherry Creek	\$23,611
6 Cherry Creek	\$8,313
7 Cherry Creek	\$4,827
12 Cherry Creek	\$5,635
13 Cherry Creek	\$9,270
14 Cherry Creek	\$9,735
15 Cherry Creek	\$14,184
Four Square Mile Average	\$10,078

Other Basins

Basin	Fee/ Impervious Acre
Slaughterhouse Gulch	\$13,316
Cottonwood Creek basin	\$4,349
Box Elder Creek Basin	\$8,616
Average	\$8,760

Overall Drainage Fee Average \$9,774

ACWWA	\$14,540
All Basins	

IWS	\$8,325
	per impervious acre

To provide perspective, a hypothetical SDF of \$12,000 per impervious acre is assumed in Table 4 below. This table presents examples of the SDF a developer would pay for a 1-acre single family residential, multi-family residential or commercial/industrial project.

Table 4. Example SDFs for 1-acre development assuming \$12,000 per impervious acre.

	Single Family Residential	Multi-Family Residential	Commercial/Industrial
Density	4 Units Per Acre	12 Units Per Acre	1 Acre Parcel
Imperviousness	50%	80%	85%
SDF Due (Assumes \$12,000/Impervious Acre)	\$6,000	\$9,600	\$10,200
Total SDF Due Per Unit	\$1,500/unit	\$800/unit	\$10,200
Source	Average of UDFCD Vol. 3 Figures RO-3, RO-4, RO-5	City of Centennial requires 20% open space in RA multi- family zoning district	City of Centennial requires 15% open space in CG/I zoning districts

If SEMSWA were to artificially cap SDFs, reducing them from what is calculated, developers in capped basins would be paying less than the estimated developer share of regional improvements. The balance of the regional improvements outlined in master plans would require funding from other sources, including annual fees from SEMSWA ratepayers.

To compare SEMSWA's proposed System Development Fees with stormwater development fees charged by other municipalities, see the comparison table in Appendix C.

Appendix A

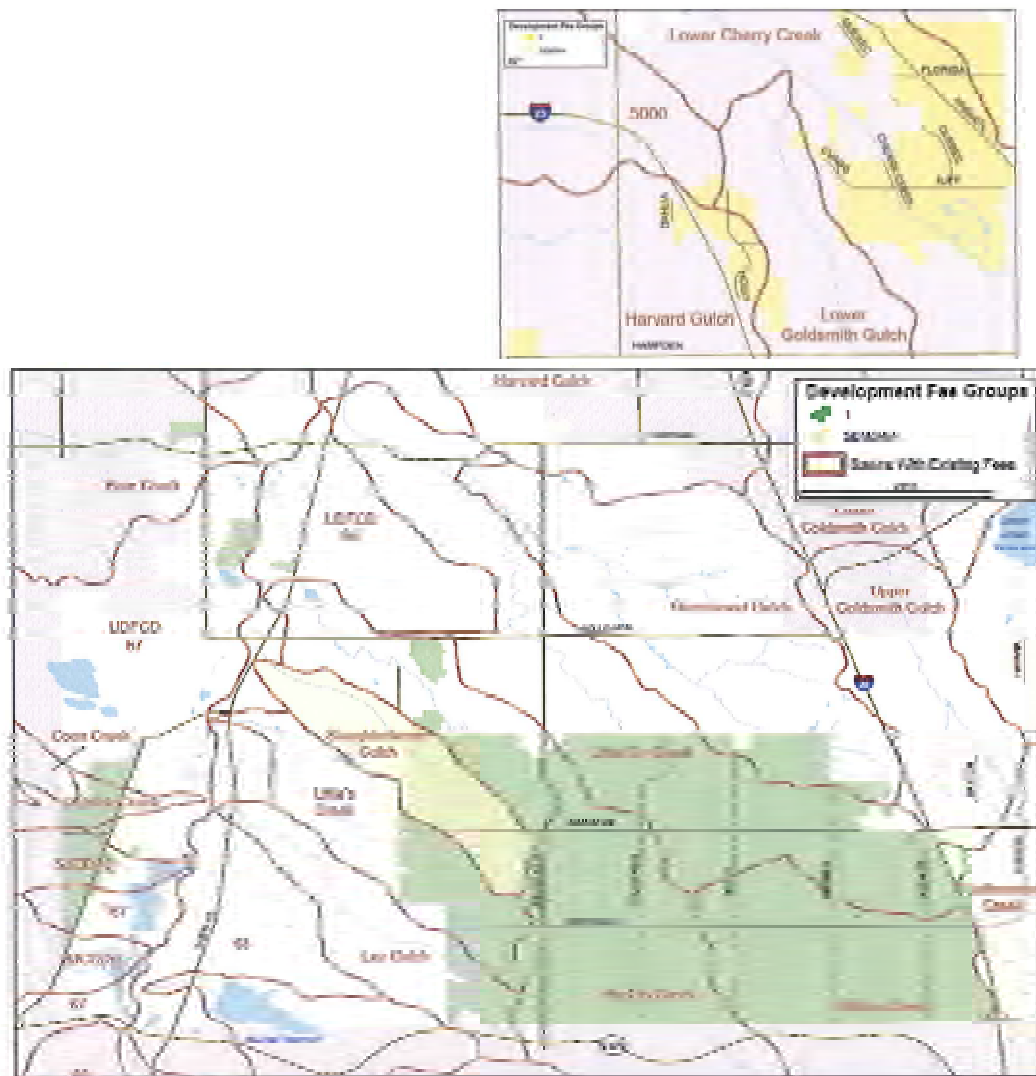
	1		2	3	4	5	6	7	8	9	10		
Basin Group	Basin	Master Plan	Year Accepted/ Completed	Total Area (Ac)	Total Future Impervious Area (in SEMSWA) (Ac)	Existing Impervious Area (in SEMSWA) (Ac)	Undeveloped Impervious Area (in SEMSWA) (Ac)	% Developable	Remaining CIP Costs from Master Plans (2012 \$)	SDF (\$/Imp. Ac)	Current SDF \$	Notes	
1	Bear Creek	Apply basin group average								\$9,360	\$3,533		
1	Big Dry Creek & Tributaries	Major Drainageway Plan	1998	3052	1245	1154	91	7.3%	\$13,703,101	\$11,006	\$6,217		
												Land use for the study area has generally reached a fully developed condition. Construction costs updated from 2012 Asset Management Report. No proposed improvements in SEMSWA service area. Apply basin group average.	
1	Coon Creek - Phase B	Preliminary Design Report	2008	11	4	4	0	0.0%	\$0	\$9,360	\$3,533		
												Land use for the study area has generally reached a fully developed condition. Construction costs updated from 2012 Asset Management Report.	
1	Dutch Creek - Phase B	Preliminary Design Report	2008	246	60	60	0	0.0%	\$583,803	\$9,791	\$3,198		
												Project sponsors determined flows from current & future states were close enough that no current hydrology was calculated.	
1	Greenwood Gulch	Outfall Systems Planning Study	2010	287	129	129	0	0.0%	\$1,469,877	\$11,430	\$2,434		
												Land use for the study area has generally reached a fully developed condition. Not included in Asset Management Report.	
1	Lee Gulch	Major Drainageway Plan	1978	599	309	309	0	0.0%	\$429,498	\$1,389	\$19,250		
												Land use for the study area has generally reached a fully developed condition. No master plan projects are recommended in SEMSWA service area. Apply basin group average.	
1	Lilley Gulch - Phase B	Preliminary Design Report	2008	0	0	0	0		\$0	\$9,360	\$3,533		
												Project sponsors determined flows from current & future states were close enough that no current hydrology was calculated.	
1	Little Dry Creek	Outfall Systems Planning Study	2010	1145	570	570	0	0.0%	\$6,645,186	\$11,656	\$1,450		
1	Little's Creek	Major Drainageway Plan	2012	791	320	284	37	11.5%	\$3,486,971	\$10,886	\$3,826	Accepted August 2012. Not included in Asset Management Report.	
1	SJCD(N)	Apply basin group average								\$9,360	\$3,533	Apply basin group average.	
1	SJCD(S)	Apply basin group average								\$9,360	\$3,533	Apply basin group average.	
1	UDFCD ID 66	Apply basin group average								\$9,360	\$3,533	Apply basin group average.	
1	UDFCD ID 67	Apply basin group average								\$9,360	\$3,533	Apply basin group average.	
1	Upper Slaughterhouse Gulch	Major Drainageway Plan	1983	773	328	313	16	4.9%	\$5,400,466	\$16,441	\$3,533		
												Project sponsors determined flows from current & future states were close enough that no current hydrology was calculated.	
1	Willow Creek	Outfall Systems Planning Study	2010	2240	1178	1178	0	0.0%	\$6,268,413	\$5,321	\$1,654		
3	East Toll Gate Creek	Major Drainageway Plan	2011	1136	359	197	162	45.1%	\$10,237,185	\$28,521	\$930		
												Construction costs updated from 2012 Asset Management Report based on 2012 MDP to be adopted by UDFCD on 2/1/13.	
3	Unnamed Tributary to West Toll Gate Creek	Major Drainageway Plan	2012	2123	1064	455	609	57.2%	\$1,954,441	\$1,837	\$3,274		
												Construction costs updated from 2012 Asset Management Report based on 2012 MDP to be adopted by UDFCD on 2/1/13.	
3	West Toll Gate Creek	Major Drainageway Plan	2012	2067	828	813	15	1.8%	\$552,149	\$667	\$1,637		
4	Coal Creek	Apply basin group average								\$7,169	\$1,183	No current study	
4	Lower Senac Creek	Apply basin group average								\$7,169	\$7,164	Study will be completed in 2013	
4	Upper Senac Creek	Apply basin group average								\$7,169	\$1,277	Study will be completed in 2013	
4	First Creek (Upstream of Buckley Rd)	Major Drainageway Plan	2010	2472	816	70	747	91.5%	\$5,851,847	\$7,169	\$1,277		
												Apply basin group average. Not included in Asset Management Report.	
4	Murphy Creek	Outfall Systems Planning Study	2007	3394	375	182	193	51.6%	\$22,766,214	\$7,169	\$4,621		
4	Upper Sand Creek Basin	Outfall Systems Planning Study	1990				0		\$41,803,202	\$7,169	\$1,277	Will be replaced with 2012/2013 study.	
5	5000									\$2,148	\$5,210	Apply basin group average.	
5	Harvard Gulch									\$2,148	\$2,012	Apply basin group average.	
												CIP Project costs from 2011 Stabilization Plan Update. Impervious & basin areas from SEMSWA GIS database.	
5	Lower Cherry Creek	Stabilization Plan Update	2011	1560	717	717	0	0.0%	\$1,540,505	\$2,148	\$5,210		
5	Lower Goldsmith Gulch									\$2,148	\$21,200	Apply basin group average.	
5	Westerly Creek									\$2,148	\$5,210	Apply basin group average.	
												Used SWMM diagram to use exclude basins in Piney Creek & Happy Canyon Creek.	
2a	Cherry Creek Corridor	Major Drainageway Plan	2004	3034	1284	646	638	49.7%	\$6,253,424	\$4,872	\$8,825		
2a	Happy Canyon Creek	Outfall Systems Planning Study	1991	420	252	8	244	96.7%	\$1,849,511	\$7,337	\$7,447	MDP & FHAD underway.	
2a	Lower Cottonwood Creek	OSP Conceptual Design Rept	2010	2926	1798	1353	445	24.7%	\$7,868,505	\$4,377	\$5,510		
2a	Piney Creek & Antelope Creek (Saddle Rock Ranch)	Major Drainageway Plan	2012	4608	1439	1367	72	5.0%	\$12,083,232	\$8,398	\$5454/\$6431		
												Land use for the study area has generally reached a fully developed condition.	
2a	Upper Goldsmith Gulch	Outfall Systems Planning Study	2005	295	166	166	0	0.0%	\$1,464,586	\$8,833	\$8,028		
2a	UDFCD ID 4406	Apply basin group average								\$6,763	\$6,431		
												Includes revisions from 2011 Addenda. Projects from 2012 Asset Mgmt rept except Ponds D1 & D2.	
2b	Dove Creek	Major Drainageway Plan	2010	609	494	134	360	72.9%	\$757,301	\$1,534	\$5,882		
												Includes revisions from 2011 Addenda. Projects from 2012 Asset Mgmt rept except Pond L2.	
2b	Lone Tree Creek	Major Drainageway Plan	2010	952	718	439	278	38.8%	\$1,045,168	\$1,457	\$2,941		
												Includes revisions from 2011 Addenda. Projects from 2012 Asset Mgmt rept except Pond W1/W2.	
2b	Windmill Creek	Major Drainageway Plan	2010	1724	1300	544	755	58.1%	\$1,322,598	\$1,018	\$3,445		

Column Note
4 From Master Plan Document
5 From Master Plan Document
6 From Master Plan Document
7 =(5)-(6)
8 =(7)/(5)
9 From 2012 Asset Management Report
10 =(9)/(5)

				1	2	3	4	5	6				
Basin Group	Basin	Master Plan	Year Accepted/ Completed	Total Area (Ac)	Undeveloped Impervious Area (in SEMSWA) (Ac)	ACWWA Reimb. Agreements \$	SEMSWA Facility Costs 2012 \$	Total Excess Capacity Costs \$	ECF (\$/Imp. Ac)	Current ECF \$	Total of current SDF & ECFs \$	Total of proposed SDF & ECFs \$	Notes
2b	Dove Creek	Major Drainageway Plan	2010	609	360	\$28,166	\$1,689,085	\$1,717,251	\$4,770	\$1,990	\$7,872	\$6,305	Includes revisions from 2011 Addenda. Projects from 2012 Asset Mgmt rept except Ponds D1 & D2.
2b	Lone Tree Creek	Major Drainageway Plan	2010	952	278	\$504,407	\$1,141,607	\$1,646,014	\$5,915	\$2,827	\$5,768	\$7,372	Includes revisions from 2011 Addenda. Projects from 2012 Asset Mgmt rept except Pond L2.
2b	Windmill Creek	Major Drainageway Plan	2010	1724	755	\$1,513,140	\$2,752,084	\$4,265,224	\$5,646	\$4,687	\$8,132	\$6,664	Includes revisions from 2011 Addenda. Projects from 2012 Asset Mgmt rept except Pond W1/W2.

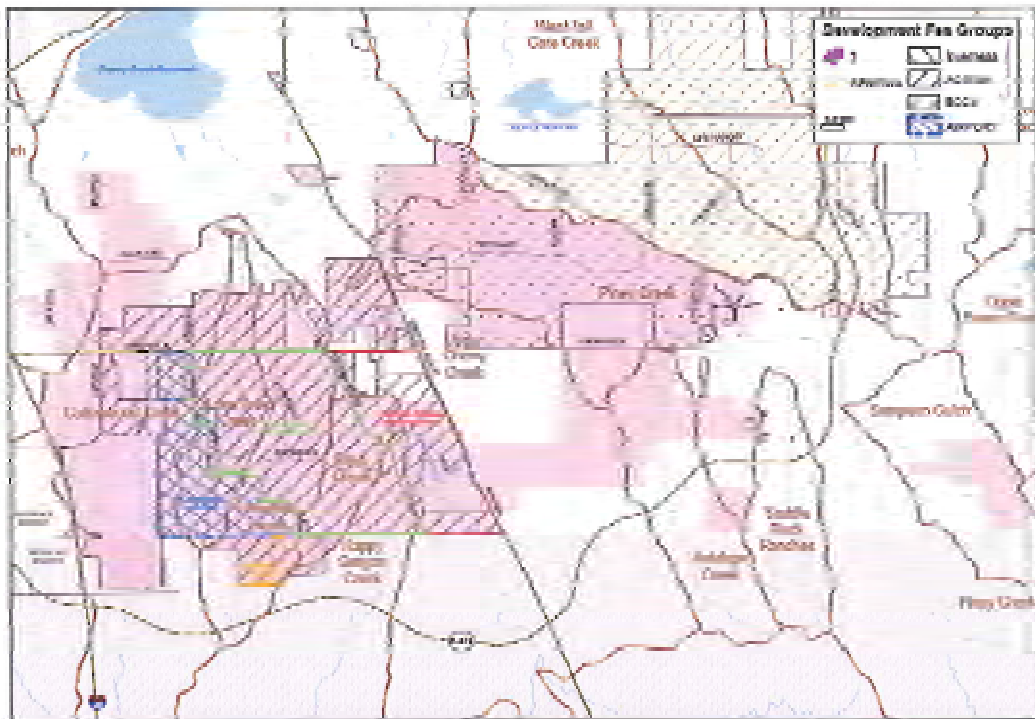
- Column Note
- 1 From Master Plan Document
 - 2 From SDF Summary (based on Master Plan Document)
 - 3 Repayment of ACWWA's investment in Regional Facilities was assumed by SEMSWA with MS4 transfer. 2010 balances used so all developers pay equal share of ACWWA reimbursements.
 - 4 Recent SEMSWA expenditures for Regional Facilities. In 2012 dollars - Inflation from Denver/Boulder/Greeley CPI.
 - 5 =(3) + (4)
 - 6 =(5)/(2)

Appendix B



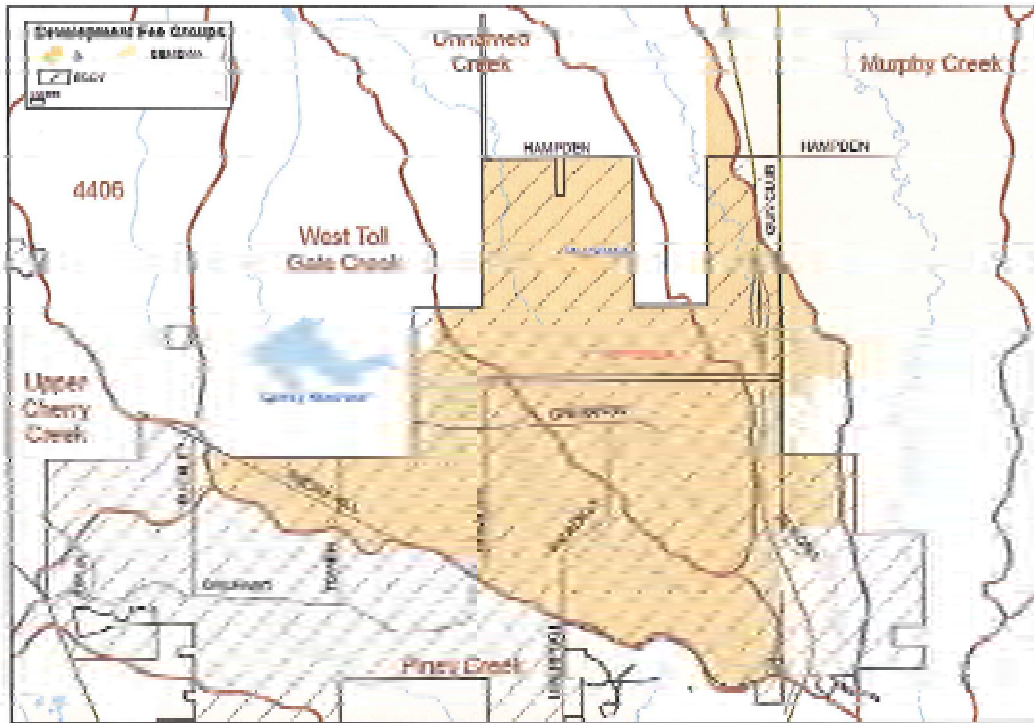
Basin Group 1

Basin	Total Area (Ac)	% Developable (of impervious acres)	Remaining CIP Costs from Master Plans (2012 \$)	SDF (\$/Imp. Ac)	Current SDF \$
Bear Creek*				\$9,360	\$3,533
Big Dry Creek	3052	7.3%	\$13,703,101	\$11,006	\$6,217
Coon Creek*	11	0.0%	\$0	\$9,360	\$3,533
Dutch Creek	246	0.0%	\$583,803	\$9,791	\$3,198
Greenwood Gulch	287	0.0%	\$1,469,877	\$11,430	\$2,434
Lee Gulch	599	0.0%	\$429,498	\$1,389	\$19,250
Lilley Gulch - Phase B*	0		\$0	\$9,360	\$3,533
Little Dry Creek	1145	0.0%	\$6,645,186	\$11,656	\$1,450
Little's Creek	791	11.5%	\$3,486,971	\$10,886	\$3,826
SJCD(N)* & SJCD(S)*				\$9,360	\$3,533
Slaughterhouse Gulch	773	4.9%	\$5,400,466	\$16,441	\$3,533
UDFCD ID 66* & UDFCD ID 67*				\$9,360	\$3,533
Willow Creek	2240	0.0%	\$6,268,413	\$5,321	\$1,654



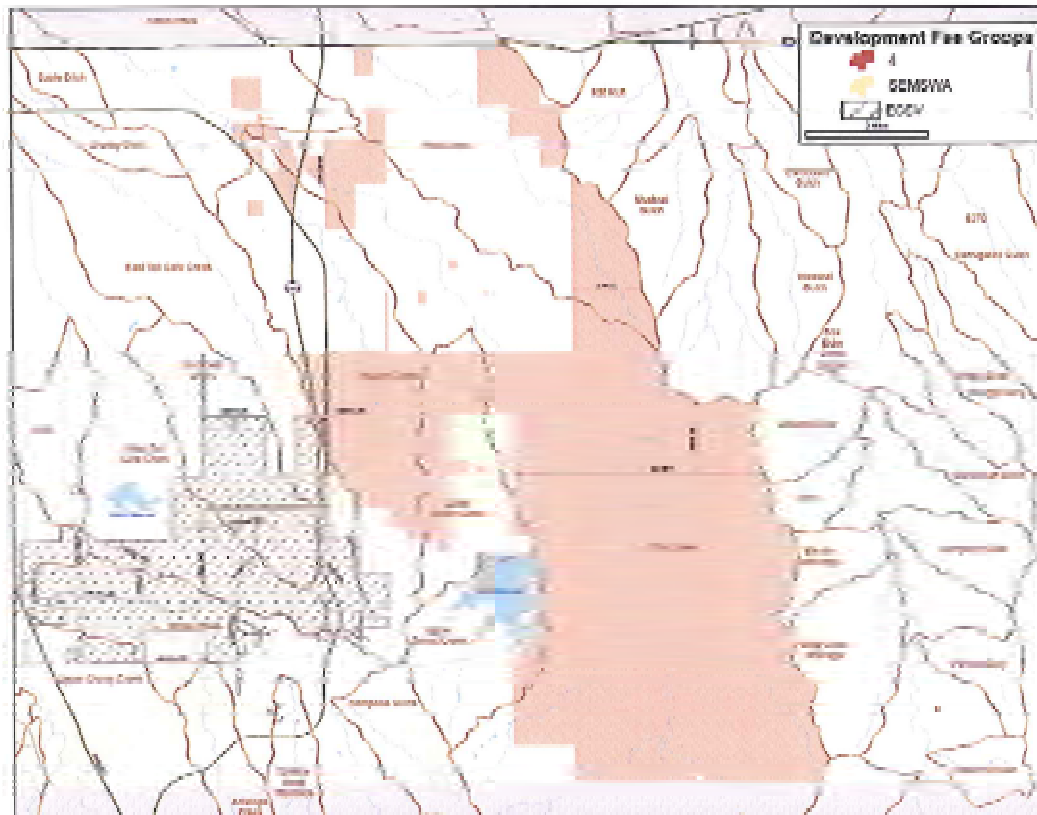
Basin Group 2

	Basin	Total Area (Ac)	% Developable (of impervious acres)	Remaining CIP Costs from Master Plans (2012 \$)	SDF (\$/Imp. Ac)	Current SDF \$
2a	Cottonwood Creek	2926	24.7%	\$7,868,505	\$4,377	\$5,510
2a	Happy Canyon Creek	420	96.7%	\$1,849,511	\$7,337	\$7,447
2a	Piney Creek & Antelope Creek (Saddle Rock Ranches, Sampson Gulch)	4608	5.0%	\$12,083,232	\$8,398	\$5,454/ \$6,431
2a	Upper Cherry Creek	3034	49.7%	\$6,253,424	\$4,872	\$8,825
2a	Upper Goldsmith Gulch	295	0.0%	\$1,464,586	\$8,833	\$8,028
2a	UDFCD ID 4406*				\$6,763	\$6,431
2b	Dove Creek	609	72.9%	\$757,301	\$1,534	\$5,882
2b	Lone Tree Creek	952	38.8%	\$1,045,168	\$1,457	\$2,941
2b	Windmill Creek	1724	58.1%	\$1,322,598	\$1,018	\$3,445



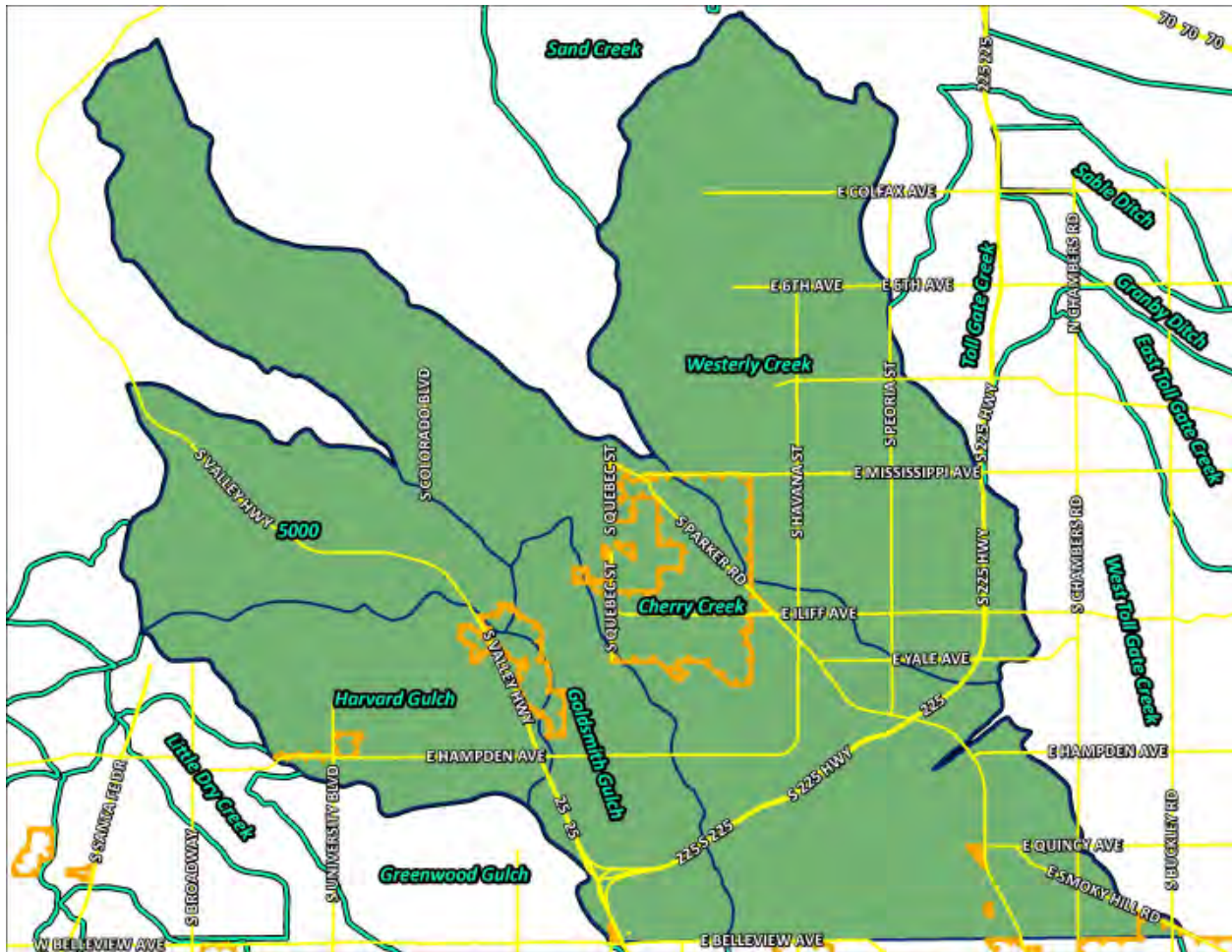
Basin Group 3

Basin	Total Area (Ac)	% Developable (of impervious acres)	Remaining CIP Costs from Master Plans (2012 \$)	SDF (\$/Imp. Ac)	Current SDF \$
East Toll Gate Creek	1136	45.1%	\$10,237,185	\$28,521	\$930
Unnamed Tributary to West Toll Gate Creek	2123	57.2%	\$1,954,441	\$1,837	\$3,274
West Toll Gate Creek	2067	1.8%	\$552,149	\$667	\$1,637



Basin Group 4

Basin	Total Area (Ac)	% Developable (of impervious acres)	Remaining CIP Costs from Master Plans (2012 \$)	SDF (\$/Imp. Ac)	Current SDF \$
Coal Creek*				\$7,169	\$1,183
Lower Senac Creek*				\$7,169	\$7,164
Upper Senac Creek*				\$7,169	\$1,277
First Creek (Upstream of Buckley Rd)	2472	91.5%	\$5,851,847	\$7,169	\$1,277
Murphy Creek*	3394	51.6%	\$22,766,214	\$7,169	\$4,621
Sand Creek*				\$7,169	\$1,277



Basin Group 5

Basin	Total Area (Ac)	% Developable (of impervious acres)	Remaining CIP Costs from Master Plans (2012 \$)	SDF (\$/Imp. Ac)	Current SDF \$
5000*				\$2,148	\$5,210
Harvard Gulch*				\$2,148	\$2,012
Lower Cherry Creek	1560	0%	\$1,540,505	\$2,148	\$5,210
Lower Goldsmith Gulch*				\$2,148	\$21,200
Westerly Creek*				\$2,148	\$5,210

Appendix C

Municipality	Basins (if applicable)	Fee	Equivalent to fee per impervious acre	Single Family Residential (4 units per acre, 50% impervious)	Multi-Family Residential (12 units per acre, 80% impervious)	Commercial/ Industrial (85% impervious)
East Cherry Creek Valley Water & Sanitation District (ECCV)	Toll Gate Creek (ECCV no longer charges fees in this basin)	\$1,200 per single family residence	Assuming 4 units per acre at 50% imperviousness: \$9,600	\$1,200 per unit	N/A	N/A
	Piney Creek (ECCV no longer charges fees in this basin)	\$1,250 per single family residence	Assuming 4 units per acre at 50% imperviousness: \$10,000	\$1,250 per unit	N/A	N/A
	Copper Leaf & Tall Grass developments (Unnamed Creek & East Toll Gate Creek basins)	\$1,950 per single family residence	Assuming 4 units per acre at 50% imperviousness: \$15,600	\$1,950 per unit	N/A	N/A
City of Fort Collins	All basins: Stormwater Plant Investment Fee	\$6,390 per impervious acre	\$6,390 per impervious acre	\$798.75 per unit	\$426 per unit	\$5,431.50
City of Aurora	All basins: Sewer Interceptor Development Fee	\$500 per acre	N/A	\$125 per unit	\$41.67 per unit	\$500
	All basins: Storm Drainage Development Fee	\$2,818 per acre	N/A	\$704.50 per unit	\$234.83 per unit	\$2,818
	Norfolk Street Sewer Basin Fee	\$1,228.35 per acre	N/A	\$307.09 per unit	\$102.36 per unit	\$1,228.35
	City Center Detention Pond	\$1,448.47 - \$1,947.92 per acre	N/A	\$362.12 - \$486.98 per unit	\$120.71 - \$162.33 per unit	\$1,448.47 - \$1,947.92
	Cherry Creek Basin Drainage Fee	Single family: \$60 per lot All others: \$0.04 per sq ft of impervious area	Single family: Assuming 4 units per acre at 50% imperviousness: \$480 All others: \$1,742.40 per impervious acre	\$60 per unit	\$116.16 per unit	\$1481.04
City of Longmont	All basins: Storm Drainage System Capital Improvement Fee	Single family: \$650 Other: \$0.1063 per sq ft of impervious area	Single family: Assuming 4 units per acre at 50% imperviousness: \$5,200 All others: \$4630.43 per impervious acre	\$650 per unit	\$308.70 per unit	\$3,935.87
City of Northglenn	All basins: Storm Water Facility Charge	From \$375 - \$21,100 based on water meter size	N/A	\$525	\$1,500 per unit	\$1,500

Appendix D

SDF ECF Fee Schedule
Amended January 17, 2013

Effective January 23, 2013

Basin	Fee per Impervious Acre (\$)	Basin	Fee per Impervious Acre (\$)	
Basin Group 1		Basin Group 2b	SDF	ECF
Bear Creek	\$9,360	Dove Creek	\$1,534	\$4,770
Big Dry Creek	\$11,006	Lone Tree Creek	\$1,457	\$5,915
Coon Creek	\$9,360	Windmill Creek	\$1,018	\$5,646
Dutch Creek	\$9,791	Basin Group 3		
Greenwood Gulch	\$11,430	East Toll Gate Creek	\$12,000	
Lee Gulch	\$1,389	Unnamed Creek	\$1,837	
Little Dry Creek	\$11,656	West Toll Gate Creek	\$667	
Little's Creek	\$10,886	Basin Group 4		
SJCD(N)	\$9,360	Coal Creek	\$7,169	
SJCD(S)	\$9,360	First Creek	\$7,169	
Slaughterhouse Gulch	\$12,000	Murphy Creek	\$7,169	
UDFCD ID 66	\$9,360	Sand Creek	\$7,169	
UDFCD ID 67	\$9,360	Lower Senac Creek	\$7,169	
Willow Creek	\$5,321	Upper Senac Creek	\$7,169	
Basin Group 2a		Basin Group 5		
Antelope Creek	\$8,398	5000	\$2,148	
Cottonwood Creek	\$4,377	Harvard Gulch	\$2,148	
Happy Canyon Creek	\$7,337	Lower Cherry Creek	\$2,148	
Piney Creek	\$8,398	Lower Goldsmith Gulch	\$2,148	
Saddle Rock Ranches	\$8,398	Westerly Creek	\$2,148	
Sampson Gulch	\$8,398			
UDFCD ID 4406	\$6,763			
Upper Cherry Creek	\$4,872			
Upper Goldsmith Gulch	\$8,833			