

From: [Erik Huffman](#)
To: [Scott Woodford](#); [Paul Bertagna](#); [Mike Caccavano](#)
Subject: Heavenly Acres rezone impact to Westside Pump station
Date: Friday, January 20, 2023 9:05:36 AM

Hi Scott, below is my updated estimate of Heavenly Acres Rezone:

The City currently has approximately 2,228 EDUs of sewer flow into the collection system.

For MFR there is now a large range of EDUs that may be developed so I've assumed 25 EDU per acre as an average. At that density the development would be multifamily housing, likely apartments, with each apartment unit contributing 0.7 EDUs to sewer flows.

Rezoning the 5.6 acres from UAR to MFR has the ability to add $5.6 \times 140 \times 0.7 = 98$ EDUs to the City's sewer system.

98 EDUs represents an increase of 4.39% to the EDUs in the City.

The impact to planned infrastructure in the basin of this project is an impact to the upcoming Westside Pump Station. The estimated cost of the pump station is \$2,165,000.

Assuming that the increase in potential EDUs created by the zone change will be proportionate to the number of EDUs in the City, the proportionate cost of changing the zone of the 5.6 acres is $\$2,165,000 \times 4.39\% = \$95,043.50$.

I feel this is a reasonable proportionate share contribution for the properties subject to MFR zoning toward Westside Pump Station improvements.

Thanks a lot, -Erik

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