

SDC Schedule - Exhibit A

	Units	Water \$/Unit	Sewer \$/Unit	Transportation \$/Unit	Total
Residential Categories					
Single Unit & Middle Housing					
Average		\$7,181	\$5,890	\$9,426	\$22,497
Tier 1 (<600 SQ FT)	Dwelling Unit	\$2,576	\$3,262	\$5,785	\$11,623
Tier 2 (601-1200 SQ FT)	Dwelling Unit	\$4,352	\$5,215	\$6,896	\$16,464
Tier 3 (1201-1600 SQ FT)	Dwelling Unit	\$5,735	\$5,679	\$8,434	\$19,848
Tier 4 (1601-2200 SQ FT)	Dwelling Unit	\$6,467	\$5,878	\$9,854	\$22,200
Tier 5 (2201-3000 SQ FT)	Dwelling Unit	\$8,578	\$6,212	\$10,772	\$25,562
Tier 6 (>3001 SQ FT)	Dwelling Unit	\$13,783	\$6,797	\$11,095	\$31,675
Multi Unit Housing					
Housing >4 units	Dwelling Unit	\$1,968	\$4,700	\$5,242	\$11,911
Manufactured Dwelling Park	Dwelling Unit/Pad	\$3,546	\$5,091	\$5,961	\$14,598
Micro-Units/Single Occupancy	Dwelling Unit	\$1,202	\$2,869	\$3,201	\$7,272
Dormitories	Room	\$1,202	\$2,869	na	\$4,071
Attached Sr. Housing (55+ restricted, no care)	Dwelling Unit	\$1,601	\$3,146	\$2,570	\$7,316
Other Housing					
Continuing Care Facility	Units	\$1,798	\$3,535	\$1,953	\$7,286
Accessory Dwelling Unit	Dwelling Unit	na	na	\$1,062	\$1,062
Nonresidential Categories					
Standard Categories					
Light Industrial/ Manufacturing ^a	1,000 SQ FT	\$1,147	\$2,062	\$7,144	\$10,353
Warehouse/ Storage/ Dist. Center	1,000 SQ FT	\$786	\$1,116	\$1,645	\$3,547
Movie Theater	1,000 SQ FT	\$2,364	\$3,277	\$63,424	\$69,064
Indoor fitness & Recreation	1,000 SQ FT	\$5,062	\$6,951	\$30,581	\$42,595
Church/Religious Organization	1,000 SQ FT	\$1,451	\$1,831	\$5,037	\$8,319
Hospital	1,000 SQ FT	\$4,183	\$7,364	\$8,840	\$20,387
Medical - Dental - Vet Office	1,000 SQ FT	\$3,239	\$4,536	\$40,398	\$48,173
General Office	1,000 SQ FT	\$2,138	\$2,710	\$14,802	\$19,650
Medical - Dental - Vet Office w/Gen. Office>25% Building SQ FT	1,000 SQ FT	\$2,799	\$3,805	\$30,160	\$36,764
Super store (with or w/out membership & discount) ^b	1,000 SQ FT	\$1,690	\$2,424	\$30,014	\$34,128
Stand-Alone Retail/Services with >50% Floor Area					
Warehouse/Storage ^a	1,000 SQ FT	\$1,259	\$1,896	\$15,028	\$18,183
Retail/Services Integrated & Stand-Alone Tier 3 (>150,000 SQ FT) ^a	1,000 SQ FT	\$2,517	\$3,792	\$15,028	\$21,338
Retail/Services Integrated & Stand-Alone Tier 2 (40,000-150,000 SQ FT) ^a	1,000 SQ FT	\$2,517	\$3,792	\$27,042	\$33,352
Retail/Services Integrated & Stand-Alone Tier 1 (<40,000 SQ FT) ^a	1,000 SQ FT	\$2,517	\$3,792	\$32,516	\$38,825
Car Sales ^b	1,000 SQ FT	\$1,413	\$2,239	\$38,548	\$42,199
Bank/Financial Institution	1,000 SQ FT	\$1,836	\$2,628	\$56,110	\$60,574
Restaurant (Table Service)	1,000 SQ FT	\$7,887	\$12,989	\$24,054	\$44,930
Quick Service Restaurant	1,000 SQ FT	\$7,887	\$12,989	\$88,758	\$109,635
Special Unit Categories					
Public Park, Private/Public Golf Course, Common Area ^b	Acre	na	na	\$1,131	na
Community space	1,000 SQ FT	\$1,451	\$1,830	na	\$3,281
Club House	1,000 SQ FT	\$2,022	\$3,320	na	\$5,342
Restroom	Each	\$5,144	\$7,364	na	\$12,507
Outdoor Pool	1,000 SQ FT Surface Area	\$3,032	\$4,102	na	\$7,135
Childcare (presently exempted in methodologies)	Child	\$121	\$295	\$8,121	\$8,536
School K-12	Student	\$242	\$589	\$1,542	\$2,373
College/University	Student	\$362	\$884	\$1,336	\$2,582
Gas Sales ^b	Fuel or Service Position or Site	\$4,827	\$13,254	\$17,158	\$35,239
Manual Car Wash ^b	Bay	\$3,218	\$8,836	\$56,948	\$69,002

Automated Car Wash ^b	Bay	\$39,685	\$108,980	\$56,948	\$205,613
Hotel/Motel/RV Park ^b	Room or Space	\$1,636	\$2,677	\$6,065	\$10,377
RV Dump Station (for Park)	Unserviced Space	na	\$1,473	na	na
RV Dump Station (for Public)	Each	na	\$14,727	na	na

na = not applicable

NOTE: See accompanying category definitions in Exhibit B. Individual SDC Reports have different footnotes due to variations by system. See individual SDC methodology reports for additional clarifying information.

^aAdditional irrigation SDCs apply for irrigation only meters or when irrigated area >1/4 acre. "Wet" industries required to prepare individual water and sewer analysis.

^bIndividual category rate applies even if part of an Integrated Retail/Services development.

Irrigation SDC Schedule (Stand-Alone or when irrigated area >1/4 acre)

Meter Size (Inches)	Units	Water \$/Unit
1	Meter	\$17,550
1.5	Meter	\$39,267
2	Meter	\$64,752
3 and Larger	GPD water use	\$10.14

"Wet" Industrial and Large Irrigation User SDC Schedule

	Units	Water \$/Unit	Sewer \$/Unit
Industrial/Manufacturing	GPD water use	\$10.14	\$29.45

Category ^a	Definition/Example Development Types ^a
Nonresidential Category	
Standard Categories	
Light Industrial/Manufacturing	May include a mix of manufacturing, service, office, research, lab, and warehouse functions. Many produce goods by assembling other products, such as assembly of computers or other electronics. May be used for research and development projects that are a combination office and lab, where lab is the predominant (>50%) square footage of the combined development area. For purpose of water and sewer SDCs, excludes 'Wet' Industries that use water in the production process (see separate SDC category and definition).
"Wet" Industrial	Users in this category use water during the production process for either creating their products or cooling equipment. Industrial water may also be used for fabricating, processing, washing, diluting, cooling, or transporting a product. Water is also used by industries producing chemicals, food, and beverage products. Breweries, distilleries, and data centers are examples of these types of customers. Water use shall be determined through a water and sewer analysis, as defined in the City Code.
Warehouse/ Storage/ Dist. Center	Warehouse, storage, and high cube fulfillment centers. Self or mini storage. For water and sewer, does not apply if stored products require water for growing, cleaning, etc. In this case, the Stand-Alone Retail/Services rates apply.
Movie Theater	Audience seating, with one or more screens, and a lobby and refreshment stand.
Indoor Fitness & Recreation	Public or privately owned fitness or recreation facilities that may include indoor/outdoor pools, saunas, gyms, classes, courts or specialized passive or active recreation facilities. Features space for exercise, sports, and recreation, as well as a broader range of services such as eating/drinking, preschools/day care and meeting rooms.
Church, Religious Organization	Public worship facilities may include assembly hall or sanctuary, meeting rooms, classrooms, and occasionally dining facilities.
Hospital	Buildings with medical, surgical diagnosis, treatment, and housing of persons under the care of doctors and nurses.
Medical - Dental - Vet Office	A facility that provides diagnoses and outpatient care on a routine basis but does not provide prolonged in-house medical/surgical care. May be operated by either a single private physician/dentist/practitioner or a group. Includes vet offices as well as chiropractic and other treatment modalities, mental health professionals, etc. May be connected to other uses (except hospitals) or stand-alone. If this use is part of an Integrated Retail/Services development, this individual land use rate only applies if medical/dental/vet office is the principal use. For stand-alone development with >25% floor area used for General Office space, then Medical-Dental-Vet Office w/General Office >25% of building area rate applies.

Category ^a	Definition/Example Development Types ^a
General Office	An administrative office building houses one or more tenants and is the location where affairs of a business, commercial or industrial organization, professional person or firm are conducted. The building or buildings may be limited to one tenant, either the owner or lessee, or contain a mixture of tenants including professional services, insurance companies, investment brokers, and company headquarters. May include onsite daycare or food service facilities provided for tenants. Also includes libraries and research & development projects that may be a combination of office and research lab facilities, when the lab is secondary use (i.e., <50% of building square feet). If part of Integrated Retail/Services development, individual land use rate only applies if the primary use.
Medical – Dental – Vet Office w/General Office >25% of building area	Medical – Dental – Vet Office w/General office greater than 25% of building floor area per tenant space. If this use is part of an Integrated Retail/Services development, this individual land use rate only applies if medical/dental/vet office is the principal use.
Super Store (with or w/out membership & discount)	Store includes full-service grocery department and a variety of other customer services; has centralized cashiers and may have garden center. May or may not be part of shopping center or require membership. Examples include Costco, Walmart, Fred Meyer, etc. Additional retail pads within the development will be charged at the Integrated Retail/Services rate. When a super store includes a gas station and/or service station, the super store and gas station/service station will be charged as separate uses, with the latter charged the gas sales/service station rate.
Stand-Alone Retail/Services with >50% Floor Area Warehouse/Storage	Retail uses that are not part of an integrated development, and with floor area greater than 50% for warehouse/storage. For water and sewer, this category does not apply if stored products require water for growing, cleaning, etc. In that case, the regular Stand-Alone Retail/Services rates apply.
Integrated & Stand-Alone Retail/Services	Integrated retail rates apply to all uses within integrated developments (i.e., development that is planned or developed as a unit with features such as shared parking or access, like single development with multiple storefronts or office spaces, strip mall, mixed use building, etc.) except the following which will be charged based on the individual category rates: Hotels, Parks, Super Store, Quick-Service Restaurants w/drive-thru, Car Washes, Service/Gas Stations, and Car Sales. For stand-alone retail/services not otherwise listed in the rate schedule, the Integrated & Stand-Alone Retail/Services tier determined by the development square footage will apply for transportation SDCs. For Stand-Alone uses with >50% floor area used for warehouse/storage (e.g., furniture stores), the Stand-Alone Retail/Services with >50% Floor Area Warehouse/Storage will apply (regardless of development size for transportation) and provided that the stored products do not require water for growing, cleaning, etc.). Where a single use is the principal use (as defined in the BDC), in an integrated development then that single use category will apply to the square footage of the principal use, and the integrated rate will apply to the rest of the square footage
Car Sales	New and used automobile dealerships. Generally included are auto services and parts sales along with a sometimes substantial used-car operation. Some dealerships also include leasing activities and truck sales and servicing.
Bank/Financial Institution	A building, with or without a drive-up window, for the custody or exchange of money, and for facilitating the transmission of funds. Walk in and drive through. If part of integrated retail/services development, individual land use rate only applies if the principal use.

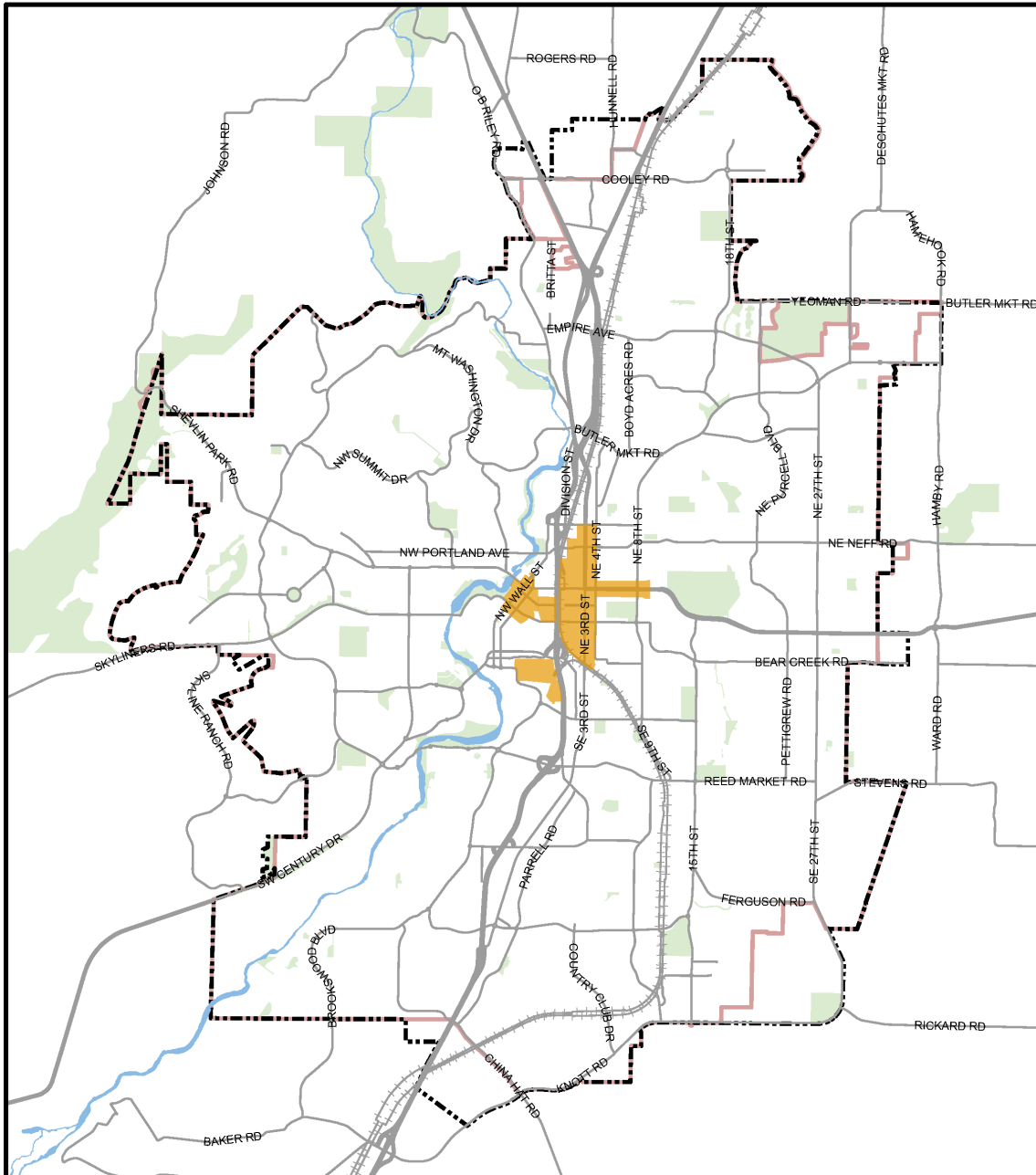
Category ^a	Definition/Example Development Types ^a
Restaurant (Table Service)	An eating and/or drinking establishment (including brewery taproom) that sells prepared food or beverages and generally offers accommodation for consuming the food or beverage on the premises. Usually serves breakfast, lunch, and/or dinner; generally, does not have a drive-up window. Fees apply to restaurants that are not incidental to shopping centers or hotels.
Quick (Counter) Service Restaurant	Quick food service and a limited menu of items. Food is generally served in disposable wrappings or containers and may be consumed inside or outside the restaurant building or food truck. Restaurants in this category may or may not have a drive-up window. Fees apply to restaurants/food trucks that have drive-thru lanes or are not incidental to shopping centers or hotels.
Special Categories	
Public Parks, Private/Public Golf Course, Common Areas	Parks owned and operated by public agencies, public and private golf courses. Common area examples include restrooms, picnic table areas and other gathering spaces. Sites may include a variety of recreation amenities, including boating or outdoor swimming facilities, splash pads, sport fields, playgrounds, and picnic facilities. A developed park includes at least one built amenity that provides a park experience beyond open space. Land preserved for natural areas, trails and trailheads are not considered developed parks for SDC purposes and will be excluded from acreage measurements used as the basis for transportation SDCs. When a park includes a recreation center, the park and recreation center will be charged as separate uses, with the latter charged the Indoor Fitness & Recreation rate. Water and sewer SDCs for parks will be charged according to the irrigation and park facility categories (e.g., Stand-Alone Restroom and Outdoor Pool).
Community space	Structures for gathering with a Homeowner's Association. Applies to water and sewer SDCs only.
Club House	Golf course pro shop or club house. Applies to water and sewer SDCs only.
Restroom (Stand-Alone)	Stand-alone public restroom facilities. Applies to water and sewer SDCs only. Separate water SDC does not apply if served by a meter used for irrigation and restroom is incidental to irrigation use.
Outdoor Pool (Public)	Outdoor public pools that are not part of an integrated recreation or fitness center. Applies to water and sewer SDCs only.
Separate Irrigation Space >1/4 acre	Irrigation uses that exceed ¼ acre and that are served by a meter that serves both the irrigation use and other water uses. Applies to water SDCs only.
Stand-Alone Irrigation	A water meter installed with irrigation as the primary use. May also serve a restroom or other incidental use if irrigation is the principal use. Applies to water SDCs only.
Childcare	Daycare and childcare facilities. Childcare facilities that are incidental to other categories (e.g., Indoor Fitness and Recreation, General Office, etc.) or are within Integrated Retail/Services developments and not the primary use will be charged those other category rates.

Category ^a	Definition/Example Development Types ^a
Schools K-12	Includes public and private primary and secondary schools (e.g., elementary, junior high, middle school and high school) instructional classrooms, offices, cafeterias, and gymnasiums. For water SDCs, Irrigation rate applies for outdoor sports fields and irrigation uses greater than ¼ acre.
College/University	Facilities of higher education include two-year, technical, four-year, and graduate-level institutions. Category includes instructional classrooms, offices, cafeterias, and gymnasiums. For water SDCs, Irrigation rate applies for outdoor sports fields and irrigation uses greater than ¼ acre.
Gas Sales/Service Station	A facility used for the sale of gasoline or service station that provides short duration, high-turnover auto services such as oil changes, etc. May include areas for servicing or repairing vehicles. May include minimart and/or carwash. Minimarts without fueling/service positions and other auto repair falls under Integrated and Stand-Alone Retail/Services. Water and sewer SDCs assessed per site; transportation SDCs are assessed per fueling/service positions (per ITE definitions)Car washes on the site will be assessed additional water and sewer SDCs based on the type of car wash (see SDC schedule).
Car Wash	Manual operations where the driver parks and washes the vehicle in a stall, or an automated facility for the same purpose will be charged the same for transportation SDCs. Refer to SDC schedule for water and sewer rates for manual vs. automated car washes.
Hotel/Motel/RV Park	Includes hotel/motel and other overnight facilities primarily intended for transient stays. May include on-site restaurants (or food truck pads), cocktail lounges, meeting and banquet rooms or convention facilities as well as swimming pools and fitness. For water and sewer SDCs, applies to RV park spaces with individual water and sewer service connections. If individual spaces do not have sewer hookups, then use RV dump station rate for sewer portion.
RV Dump Station (For Park)	Facilities for disposal of black water and gray water from RV holding tanks at RV parks and campgrounds not served by individual services at each space. Applies to sewer SDCs only. Will be assessed based on number of spaces without individual connections.
Sewage Dump Station (Open to Public)	Facilities for disposal of black water and gray water from RV holding tanks at gas stations or other sites. Applies to sewer SDCs only.
Urban Area Rate	30% reduction in applicable transportation SDC for uses in areas identified on the map adopted by City Council in the Fee Resolution. To qualify, the development must be at least three stories high, the first floor must be “commercial ready” as defined in BDC Section 2.7.3245.A. 1., 2., and 3. Rate is not available for development that includes any auto-dependent or auto-oriented uses (as defined in the BDC) or for single-unit or middle housing residential uses. Multi-unit residential does qualify if it meets the other criteria.

^a Categories and definitions in Bend Development Code control



Urban Rate Area SDC Map – Exhibit C



URBAN RATE AREAS

NOVEMBER 2023

- Urban Rate Area
- Urban Growth Boundary
- City Limits
- Parks
- Major Roads
- Major Streets
- Railroad
- River

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 Map prepared by: City of Bend
 Print Date: Nov 09, 2023
 Sources: City of Bend, Deschutes County



CITY OF BEND

This map is for reference purposes only. Care was taken in the creation of this map, but it is provided "AS IS." Please contact the City of Bend to verify map information or to report any errors.