Infrastructure and Development

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Infrastructure & Development

- Development occurs where infrastructure can support the use
- Changing landscape for developing fundamental infrastructure capacity
  - Revenue trends
    - Historic investments came from all levels of government, but federal and state programs have shrunk pulled back
    - Local Revenue options have been limited
  - Aging systems
    - Cycle of infrastructure investment means infrastructure has met its expected life cycle at the same time across states
    - Regulatory requirements have increased
    - Modernization of systems to increase resiliency

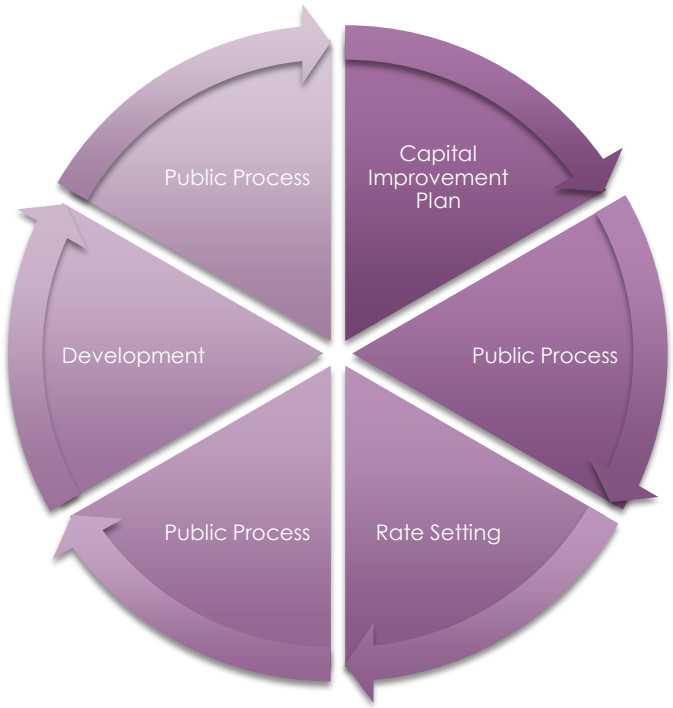
SDC's: What, How & Why

- Capacity development of specific infrastructure that makes a livable community
  - Water
  - Wastewater
  - Stormwater
  - Transportation
  - Parks
- Methodology: How to assess the impact of development on capacity and how much that impact costs to accommodate
  - Reimbursement – Paying for prior investments in capacity not already covered by SDCs
  - Improvement – New capacity construction
  - Complete versus partial charge to development
- Why: Cost distributed to new users of the capacity instead of current users

SDC: The Process

Public Process:

- Outreach to community and developers
- Public Hearings to adopt all portions of the SDC
- Information provided on websites and as public records



Capital Improvement Plan:
List of improvements to be paid for with the fee
Includes timing, cost & identification of added capacity

Rate Setting:
Establishing the SDC that will be charged to every development application

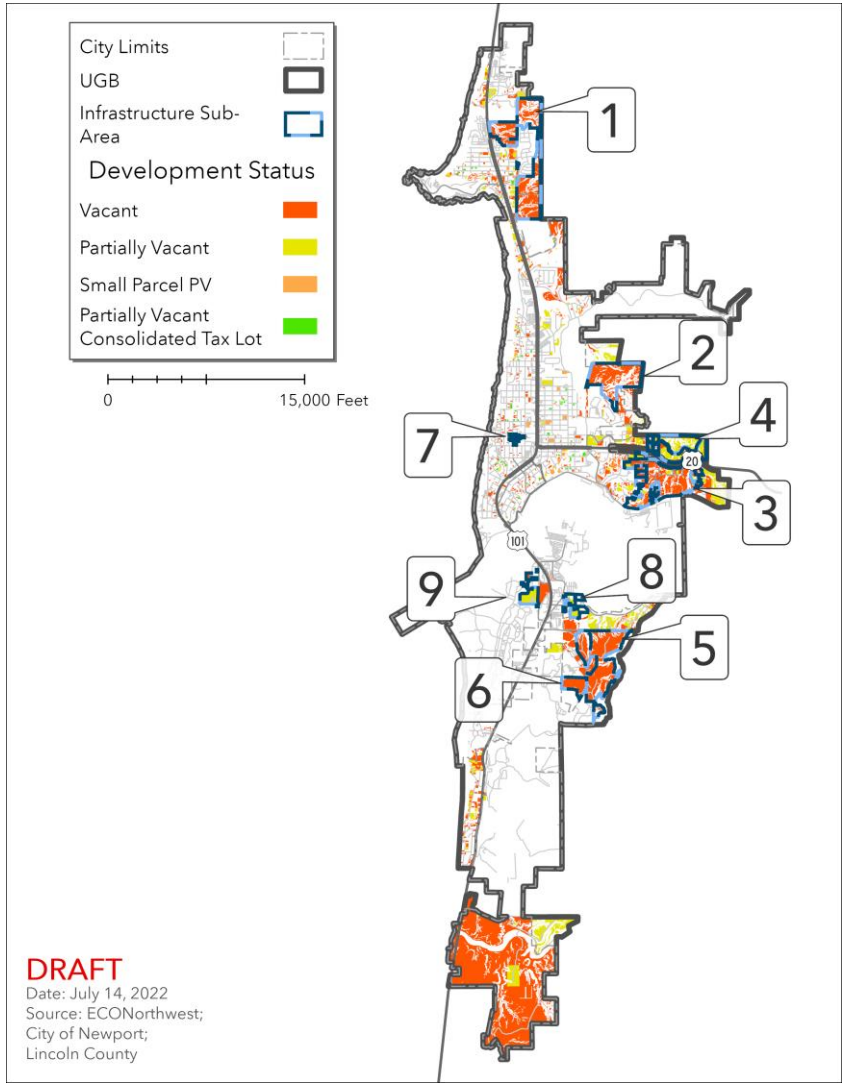
Newport Constructability Analysis

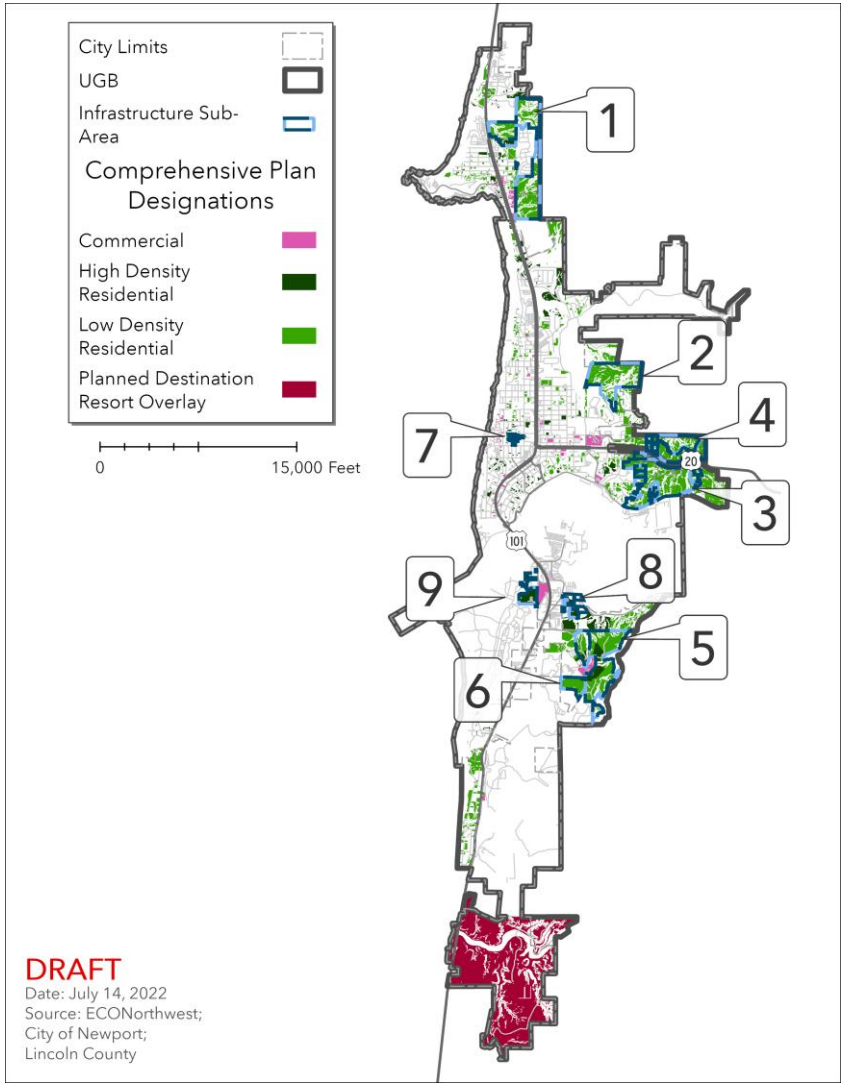


Purpose

- Provide a rough indication of whether residential development on key vacant & partially vacant land is likely to be feasible given estimated infrastructure costs – can development afford to build the needed infrastructure?
- Refine assessment of housing capacity to account for infrastructure barriers and challenges

Overview of Subareas





Approach

- What are likely pricing / rents for future housing in Newport given market conditions?
- How much could future housing development afford to spend on infrastructure?
  - "Residual Value": Given value of future development and other development costs, how much is left to pay for land and infrastructure while allowing a reasonable financial return for the developer?
- How many net buildable acres in each subarea?
- How much housing could be built in each subarea?
- What are the infrastructure needs & costs to serve each subarea?
- Does the "residual value" cover the infrastructure costs? Is there enough left to pay a landowner?

Housing Types & Estimated Pricing

Apartments (rental)

- 3 stories (50 units)
- Required site area (buildable): 72,600 sf
- Units & pricing:

  1BR (728 sf): $1,445/mo

  2BR (1,005 sf): $1,660/mo

  3 BR (1,204 sf): $2,030/mo
- Parking: 75 surface stalls (1.5 per unit)

Quadplex (rental)

- 2 stories (4 units)
- Required site area (buildable): 7,000 sf
- Units & pricing:

  1BR (728 sf): $1,445/mo

  2BR (1,005 sf): $1,660/mo
- Parking: 4 surface stalls (1 per unit)

Cottage Cluster (rental)

- 1 story (4 units)
- Required site area (buildable): 12,000 sf
- Units & pricing:

  Studio (600 sf): $1,290/mo

  1BR (800 sf): $1,590/mo

  2BR (1,000 sf): $1,730/mo
- Parking: 4 surface stalls (1 per unit)

Housing Types & Estimated Pricing

Townhouse (ownership)

- 3 stories
- Required site area (buildable): 2,000 sf per unit
- Units & pricing:

  3BR (1,800 sf): $420,000
- Parking: 1 garage stall and 1 driveway space per unit

Small Single-Detached (ownership)

- 2 stories
- Required site area (buildable): 4,000 sf per unit
- Units & pricing:

  3BR (1,782 sf): $574,000
- Parking: 1 garage stall and 1 driveway space per unit

Housing Types & Estimated Pricing

Medium Single-Detached Hillside
(ownership)

- 2 stories
- Required site area (buildable): 7,000 sf per unit
- Units & pricing:

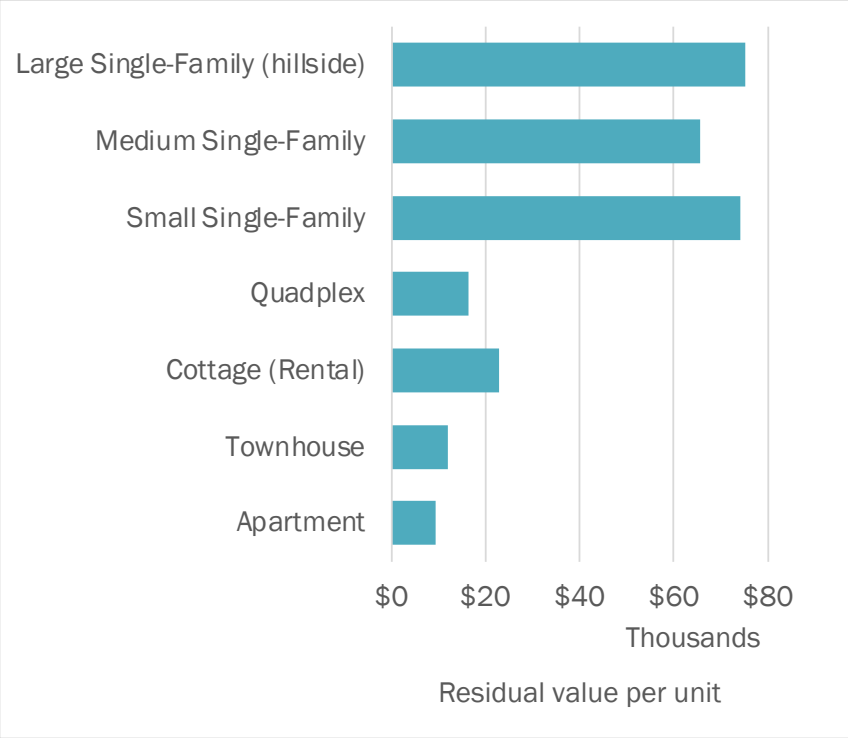
  4BR (2,173 sf): $705,000
- Parking: 2 garage stalls, 2 driveway spaces

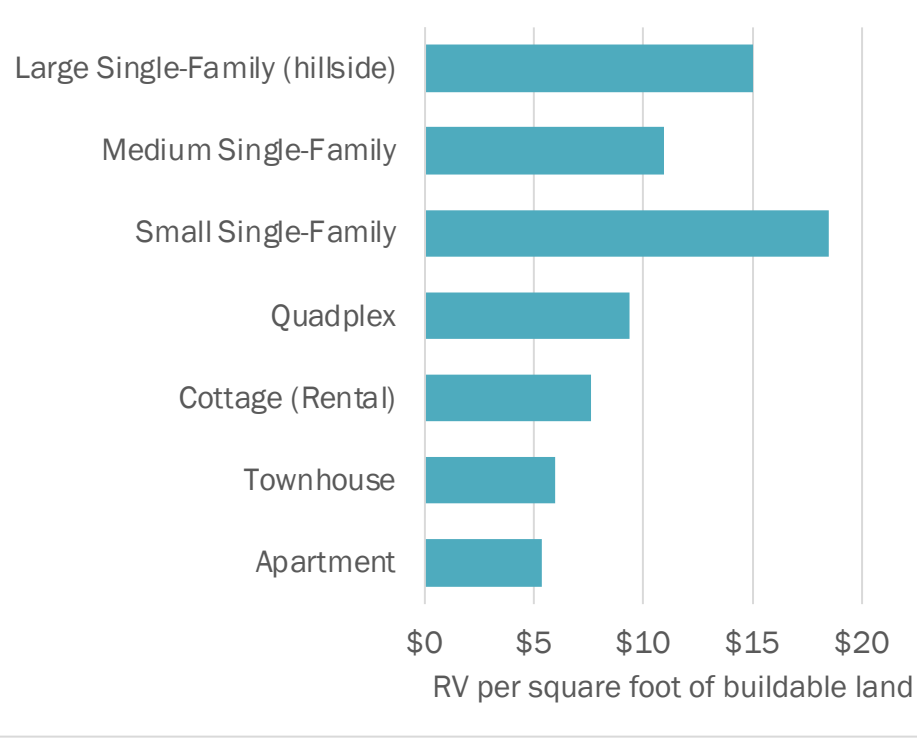
Large Single-Detached Hillside
(ownership)

- 2 stories
- Required site area (buildable): 5,000 sf per unit
- Units & pricing:

  4BR (2,544 sf): $782,000
- Parking: 2 garage stalls, 2 driveway spaces

Relative Ability to Pay for Land & Infrastructure

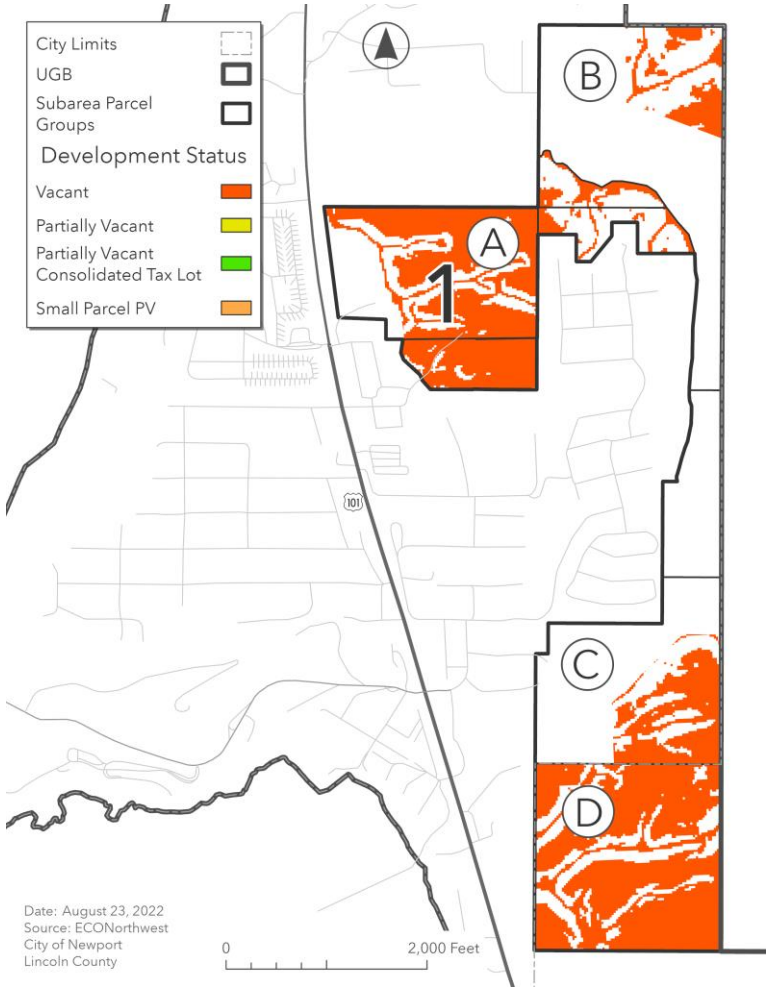




Example Results of Greenfield Subarea

Subarea 1

	Buildable Acres	Apartment Units	Townhouse Units	Cottage Units	Quadplex Units	Small Single-Family Units	Medium Single-Family Units	Large Single-Family (hillside) Units	Total Units
1A: Multifamily	24.92	560	0	0	0	0	0	0	**560**
1A: HDR blend	24.92	74	65	57	49	65	14	0	**324**
1B: Hillside LDR	7.51	0	2	2	0	3	12	29	**48**
1C: Hillside LDR	8.57	0	2	2	0	3	14	34	**55**
1D: Hillside LDR	30.60	0	10	10	0	12	50	121	**203**



Major infrastructure needs:

- 1A: collector road, bridges
- 1B: collector road, local streets, bridge
- 1C: collector road, local streets, water pump station, wastewater lift station
- 1D: collector road, local streets, bridges, water pump station

Example Results Infill Subarea

Subarea 7

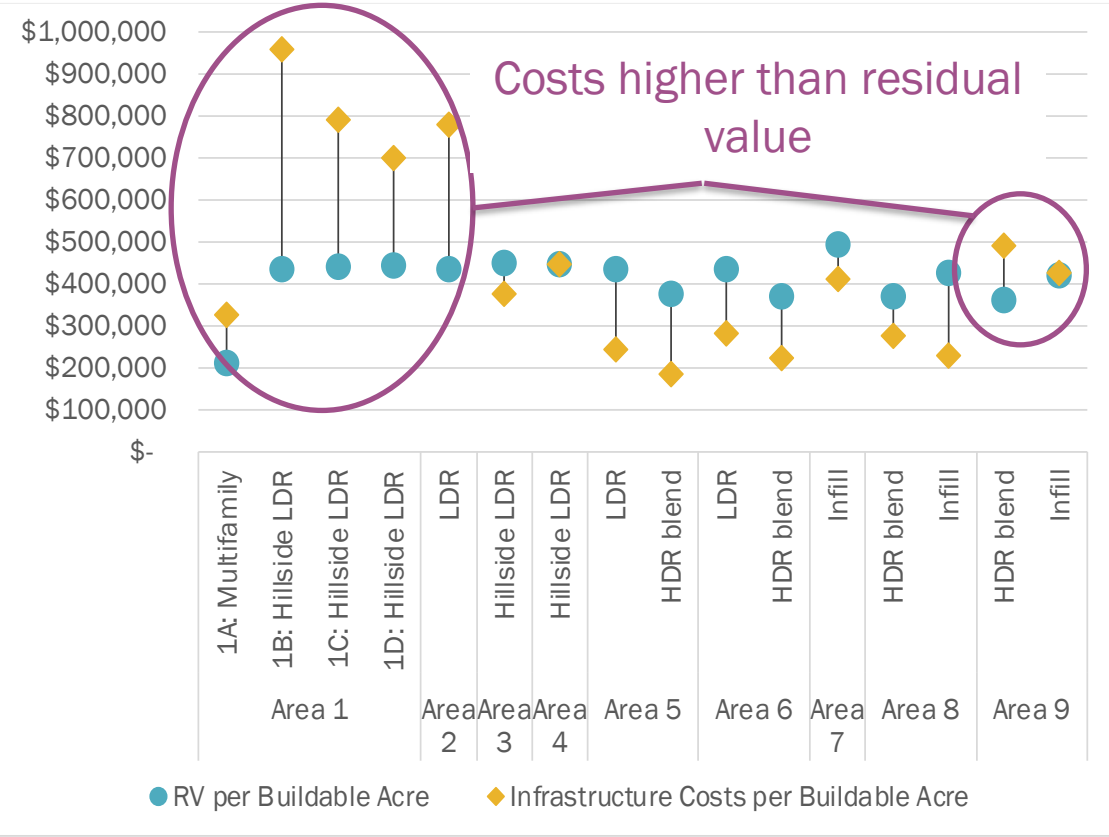
	Buildable Acres	Apartment Units	Townhouse Units	Cottage Units	Quadplex Units	Small Single-Family Units	Medium Single-Family Units	Large Single-Family (hillside) Units	Total Units
Infill	1.90	0	4	5	4	6	4	0	**23**

Major infrastructure needs:

- Local street extensions, water and sewer line extensions, culvert for stream

Infrastructure Costs vs. Residual Value of Development

Conclusion: Much of Newport's buildable land is not likely to develop with housing over the next 20 years without substantial infrastructure investments, likely larger investments than the city can afford on its own.



		RV compared to costs
Area 1	1A: Multifamily	65%
	1B: Hillside LDR	45%
	1C: Hillside LDR	56%
	1D: Hillside LDR	63%
Area 2	LDR	56%
Area 3	Hillside LDR	120%
Area 4	Hillside LDR	100%
Area 5	LDR	179%
	HDR blend	203%
Area 6	LDR	154%
	HDR blend	165%
Area 7	Infill	120%
Area 8	HDR blend	134%
	Infill	186%
Area 9	HDR blend	73%
	Infill	99%