

Inflow and Infiltration Mitigation Fee
Opus-Newton
2Life Communities

Proposal for Alternative Calculation

2Life's proposed Opus-Newton senior living community includes 174 apartments, of which 68 are 1-bedrooms and 106 are 2-bedrooms, for a total of 280 new bedrooms.

2Life had conversations in 2020 regarding Golda Meir House Expansion with City Engineer Louis Taverna. At that time, Mr. Taverna suggested a flow calculation of 65 gallons per bedroom per day. The City allowed Golda Meir House and Haywood House, both senior living communities to be calculated at 65 gallons per day. The national average for senior housing is 60 gallons per bedroom per day.

The Opus-Newton senior living project will be LEED Gold certifiable, which includes low flow fixtures, among other water saving features. Water fixtures are expected to be at or below EPA WaterSense required flow rates, with the following flow rates specified: Shower - 2.0 GPM, Bath faucets - 0.5 GPM, Toilet - 1.28 GPF, Kitchen Faucet 1.5 GPM. Appliances will be EPA ENERGY STAR certified, and will have the following water consumption specifications at minimum - Clothes Washer - IWF of 4.3 or less, Dishwasher - 3.5 gallons per cycle.

2Life respectfully requests that the City also allow the I&I fee for Opus-Newton to be 65 gallons per day.

We estimate the total mitigation fee to be:

$$280 \text{ (Bedrooms)} * 65 \text{ (Gallons per day)} * \$21.29 \text{ (cost per gallon)} * 4 \text{ (removal rate)} = \$1,549,912$$