

# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY



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### Adoption of Resolution 4998 Adopting Inflationary Adjustments to Systems Development Charges for Parks System, and Local Wastewater System, Stormwater System, and Transportation System; Superseding Administrative Order 58-08-02-F; and Amending Resolution No. 4900

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Meeting Date: January 11, 2010  
Department: Public Works  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 3G  
Staff Contact: Nancy Burns  
Contact Telephone Number: 682-6887

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#### **ISSUE STATEMENT**

The City Council is asked to approve a resolution adopting an increase in Systems Development Charges (SDCs) for the local wastewater, stormwater, transportation and parks systems. The proposed adjustment follows adopted policy for implementing periodic adjustments to SDCs based on adopted cost indices. An adjustment to local SDC rates was not implemented in 2009, in consideration of the local economic downturn; therefore the current proposal reflects a two-year adjustment period.

Section 2.4 of the SDC Methodologies requires that revisions to fees by more than five percent shall be established by resolution of the City Council.

#### **BACKGROUND**

##### Council Action History

Effective May 7, 2007, the council adopted the System Development Charges (SDC) Methodologies by Resolution No. 4900 which updated the parks SDC methodology and rates. Resolution No. 4900 has subsequently been amended by Resolution Nos. 4929 (inflationary adjustment to Parks SDC rates effective April 3, 2008), 4943 (inflationary adjustment to regional wastewater SDC rates effective July 1, 2008), 4977 (amending the local SDC administrative fee effective January 1, 2010), and 4991 (modifications to the regional wastewater SDC methodology and rates effective January 1, 2010). In addition, inflationary adjustments of SDC rates for the local wastewater, stormwater, and transportation systems were adopted by Administrative Order No. 58-08-02-F, effective April 3, 2008, and inflationary adjustments of the regional wastewater SDC rates were adopted by Administrative Order Nos. 58-07-08-F (effective August 20, 2007) and 58-09-08F (effective July 1, 2009).

This action is being placed on the Consent Calendar because the resolution adopts a standard periodic adjustment following policies and procedures previously adopted by the council.

##### Financial Considerations

SDCs provide a funding mechanism to account for the costs and value of infrastructure system capacity required by new development. The SDC Methodologies adopted by the council provide for periodic

adjustments to SDCs to further account for changes in construction and land costs. Periodic adjustments allow SDCs to more closely reflect current costs of providing system capacity to new development.

The proposed rate adjustment to the local wastewater, stormwater and transportation SDCs is based on a single adopted cost index, the 20-city national average construction cost index (CCI) as published by the Engineering News-Record (ENR). The ENR CCI reflects an increase in average construction costs of 6.8% for the prior 24-month period as reported in December, 2009.

The proposed adjustment to the parks SDC is based on two adopted cost indices: 1) as with other local systems, the ENR CCI is used to adjust park development costs; and 2) the Lane County Assessment & Taxation Office's (LCA&T) published Sales Ratio Report is used to adjust park land acquisition costs. Application of the published 2008, and 2009, Sales Ratio Reports reflects a 28.6% increase in average costs of vacant residential and recreational land over a 24-month adjustment period, in this case calendar years 2007, and 2008, since a published Sales Ratio Report reflects the previous calendar year's data.

The combined effect of applying these two indices to the parks SDC is that rates for residential development types increase by approximately 22.5% while rates for nonresidential development types increase on average by 29.4%. The difference in parks SDC rate adjustments between residential and nonresidential categories is related to the different effect of the inflationary adjustments on the park bond debt service SDC credit calculation versus the gross SDC calculation. This is a result of how construction and land costs impact the various projects in the adopted Parks, Recreation & Open Space (PROS) Project and Priority Plan; the SDC rate is based on a different mix of construction and land acquisition project costs than the mix of these project costs anticipated to rely on property tax or bond funding which form the basis of the SDC credit. Due to these differences, the gross SDC per unit increases more than the credit. Because the nonresidential SDC has a higher credit against the gross SDC per unit to begin with, it results in the net SDC increasing more for nonresidential than residential development types.

The proposed rate adjustments across all four local systems translate to an approximate 12.3% increase in total gross SDCs for a typical new single-family residence, from a current total of \$7,977 to a proposed total of \$8,961. Other development types would experience similar proportionate increases in total SDCs, typically ranging from approximately 5% to 12% over current totals.

#### Council Goals/Action Priorities

This agenda item relates to one of the council's current goals, the Transportation Initiative, in that a portion of transportation SDC revenues are dedicated to preservation and rehabilitation of the existing system.

#### Timing

Local SDC rates were last updated in April 2008, reflecting ENR CCI adjustments through December 2007, and LCA&T Sales Ratio data through December 2006. The proposed adjustments to rates based on the ENR CCI through December 2009, and LCA&T Sales Ratio data through December 2008, provides for timely updates of rates. While the Eugene Code and Oregon SDC statutes do not require notice of adoption by resolution of inflationary adjustments based on a cost index, a notice has been provided as a courtesy to interested persons. The notice was published in the Register Guard on December 26, 2009, and posted, along with the draft resolution and exhibit, at Eugene City Hall and the

Public Works Engineering lobby. This information has also been made available at the City's website at [www.eugene-or.gov/SDC](http://www.eugene-or.gov/SDC). The adjusted rates are proposed to go into effect on April 1, 2010.

### **RELATED CITY POLICIES**

The council has adopted by resolution Growth Management Policy #14 which provides that development shall be required to pay the full cost of extending infrastructure and services. Chapter 223 of the Oregon Revised Statutes prescribes the rights and responsibilities of local governments in developing and imposing SDCs, providing for adoption of a cost index as an administrative means for adjustments to SDCs. The Eugene Code, Chapter 7, prescribes the process for development, adoption and administration of SDCs, providing for adoption of methodologies related to SDCs consistent with statutory requirements. The council has adopted by resolution the SDC Methodologies which provide for periodic adjustment of Eugene's SDCs based on adopted cost indices. The methodologies provide that the City Manager may adopt fee changes based on an adopted index by administrative order so long as the fees are not revised by greater than five percent. Per the methodologies, revisions to fees by more than five percent shall be established by resolution of the council.

### **COUNCIL OPTIONS**

1. Adopt the resolution providing an inflationary adjustment of local SDC rates.
2. Take no action on the resolution.
3. Direct the City Manager to prepare other adjustments to local SDC rates.

### **CITY MANAGER'S RECOMMENDATION**

The City Manager recommends adoption of the resolution providing an inflationary adjustment of local SDC rates.

### **SUGGESTED MOTION**

Move to adopt Resolution 4998 providing an inflationary adjustment of Systems Development Charges for local wastewater, stormwater, transportation and park systems; superseding Administrative Order 58-08-02-F and amending Resolution No. 4900.

### **ATTACHMENTS**

- A. Proposed Resolution and Exhibits

### **FOR MORE INFORMATION**

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**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION ADOPTING INFLATIONARY ADJUSTMENTS TO SYSTEMS DEVELOPMENT CHARGES FOR PARKS SYSTEM, LOCAL WASTEWATER SYSTEM, STORMWATER SYSTEM, AND TRANSPORTATION SYSTEM; SUPERSEDING ADMINISTRATIVE ORDER NO. 58-08-02-F; AND AMENDING RESOLUTION NO. 4900.**

**The City Council of the City of Eugene finds as follows:**

**A.** The System Development Charge (SDC) Methodologies were adopted by Resolution No. 4900 effective May 7, 2007.

**B.** The SDC Methodologies adopted by Resolution No. 4900 have subsequently been amended by Resolution Nos. 4929, 4977 and 4991. In addition, inflationary adjustments to SDCs have been adopted for: (1) the Regional Wastewater System by Administrative Order No. 58-07-08-F, by Resolution No. 4943, and by Administrative Order No. 58-09-08-F; and for (2) Local Wastewater System, Stormwater System, and Transportation System by Administrative Order No. 58-08-02-F.

**C.** Based on: (1) the park development/renovation cost adjustment using the Engineering News-Record 20-City national average Construction Cost Index and, (2) the park land acquisition cost adjustment using the Lane County Assessment & Taxation office's published 2008 and 2009 Sales Ratio Reports, it is necessary to adjust the Parks System SDCs by implementing a 22.5% increase in the Parks System SDC for residential development, and an average 29.4% increase in the Parks System SDC for nonresidential development.

**D.** Based on the Engineering News-Record 20-City national average Construction Cost Index, it is necessary to amend the Local Wastewater System, Stormwater System and Transportation System SDCs by implementing a 6.8% increase for those SDCs.

**E.** Section 2.4 of the SDC Methodologies requires that revisions to fees by more than five percent shall be established by resolution of the City Council.

**F.** These inflationary adjustments to the SDCs are in conformity with applicable state law, authorized by EC 7.710(5) and Sections 2.1 and 2.4 of the Methodologies, and should be implemented effective April 1, 2010.

**NOW, THEREFORE, based upon the above findings,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:**

**Section 1.** The Systems Development Charges for the Parks System are amended by implementing a 22.5% increase in the Parks System SDC for residential development, and an average 29.4% increase in the Parks System SDC for nonresidential development as set forth in Exhibit A attached to this Resolution.

**Section 2.** The Systems Development Charges for the Local Wastewater System, Stormwater System, and Transportation System are amended by implementing a 6.8% increase, as set forth in Exhibit B attached to this Resolution.

**Section 3.** Administrative Order No. 58-08-02-F is superseded as of the effective date of this Resolution.

**Section 4.** The City Recorder is requested to append a copy of this Resolution (without its attachments) to Administrative Order No. 58-08-02-F.

**Section 5.** The City Recorder is requested to append a copy of this Resolution, including exhibits, to Resolution No. 4900.

**Section 6.** This Resolution shall become effective on April 1, 2010.

**The foregoing Resolution adopted the \_\_\_\_\_ day of January, 2010.**

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**AIC City Recorder**

**Parks System Development Charge**

Text with ~~strikeout~~: Existing data proposed for revision.

Text without ~~strikeout~~: Proposed data.

**Table 16**

*System-Wide Unit Costs; Residential & Nonresidential Development per Component*

	Cost Basis	83.6% Residential Share	43,819 Residential Unit Cost (\$/New Person)	16.4% Nonresidential Share	8,596 Nonresidential Unit Cost (\$/New Equiv. Pop.)
<b>New Parks and Open Space</b>		<b>Improvement Fee</b>			
Neighborhood Parks	\$11,457,429	\$9,578,410	\$219	\$1,879,018	\$219
Community Parks	\$16,435,732	\$13,740,272	\$314	\$2,695,460	\$314
Urban Plaza	\$939,262	\$785,223	\$18	\$154,039	\$18
Linear Parks	\$979,792	\$819,107	\$19	\$160,686	\$19
Natural Area Parks	\$10,851,871	\$9,072,165	\$207	\$1,779,707	\$207
Metropolitan Parks	\$2,048,400	\$1,712,462	\$39	\$335,938	\$39
Special Use Facilities	\$80,864	\$67,602	\$2	\$13,262	\$2
Sub-total	\$42,793,350	\$35,775,241	\$816	\$7,018,109	\$816
New Recreation Facilities	\$23,850,870	\$19,939,328	\$455	\$3,911,543	\$455
Improving Existing Facilities	\$5,155,928	\$4,310,356	\$98	\$845,572	\$98
Access Improvements	\$1,157,515	\$967,682	\$22	\$189,832	\$22
<b>Subtotal IMPROVEMENT</b>	<b>\$72,957,664</b>	<b>\$60,992,607</b>	<b>\$1,392</b>	<b>\$11,965,057</b>	<b>\$1,392</b>
<b>Existing Parks and Facilities</b>		<b>Reimbursement Fee</b>			
Neighborhood Parks	\$6,796,881	\$5,682,192	\$130	\$1,114,688	\$130
Community Parks	\$0	\$0	\$0	\$0	\$0
Urban Plaza	\$0	\$0	\$0	\$0	\$0
Linear Parks	\$2,361,073	\$1,973,857	\$45	\$387,216	\$45
Natural Area Parks	\$82,225	\$68,740	\$2	\$13,485	\$2
Metropolitan Parks	\$14,372,989	\$12,015,819	\$274	\$2,357,170	\$274
Special Use Facilities	\$90,748	\$75,866	\$2	\$14,883	\$2
<b>Subtotal REIMBURSEMENT</b>	<b>\$23,703,916</b>	<b>\$19,816,474</b>	<b>\$452</b>	<b>\$3,887,442</b>	<b>\$452</b>
<b>Total SYSTEM</b>	<b>\$96,661,580</b>	<b>\$80,809,081</b>	<b>\$1,844</b>	<b>\$15,852,499</b>	<b>\$1,844</b>
<b>Less Credit</b>			<b>\$353</b>		<b>\$1,009</b>
<b>Net Cost per Unit</b>			<b>\$1,491</b>		<b>\$836</b>

**Table 17**

*SDC Schedule*

Category	Persons or EP per Unit	Gross SDC per Unit	Credit per Unit	Net SDC per Unit
<b>Residential per DU</b>				
Single-family	2.64	\$4,869	\$933	\$3,935
Duplex/Town Hm/Mobile	2.14	\$3,946	\$756	\$3,190
Multifamily/Condos	1.67	\$3,080	\$590	\$2,489
<b>Nonresidential per Room</b>				
A	1.93	\$3,559	\$1,947	\$1,613
<b>per TGFS</b>				
B	1.29	\$2,379	\$1,301	\$1,078
C	0.79	\$1,457	\$797	\$660
D	0.47	\$867	\$474	\$393
E	0.19	\$350	\$192	\$159

EP - Equivalent Population; TGFS = Thousand Gross Square Feet; DU = Dwelling Unit

*Nonresidential SDC Class Definitions*

Class	Development Types Included
A	Hotels, motels, Bed & Breakfasts, & other tourist accommodations
B	Office (financial, investment, real estate, government, medical, legal & other business/professional services), institutional, grocery, eating & drinking establishments
C	Industrial, wholesale, manufacturing, transportation, agriculture
D	General retail & services, recreation
E	Commercial warehousing & storage

**Table 13**  
**Reimbursement Fee Cost Basis**

Park Type	Existing Inventory		Units Needed For Growth				Unit Costs (\$/Unit)				Facilities				% City Funded (Land)		
	Total Acres	Developed Acres	Development (Acres)	Acquisition (Acres)	Facilities (Number)	Trails (miles)	Development	Acquisition	Facility	Trails	Growth Cost (Cost Basis)	Botanical Garden	Performance Space	Multi-Use Trail (miles)		Running Trail (miles)	% City Funded (Dev)
<b>Neighborhood Parks</b>	na	210.63	95.82	18.21	40.02		\$73,152	\$136,560			\$6,796,881					48%	48%
<b>Urban Plazas</b>																	
<b>Community Parks</b>																	
<b>Metropolitan Parks</b>																	
<b>Natural Area Parks</b>																	
<b>Linear Parks / Greenways</b>																	
<b>Special Use Facilities</b>																	
Bloomberg	20.80																
Campbell Center	1.43	1.43			0.16			\$3,335	\$5,080		\$14,413		1				8%
Cuthbert Amphitheater					0.16				\$101,600		\$16,375		1				8%
Hilyard Community Center					0.16				\$5,080		\$819		1				8%
Lamb Cottage					0.21				\$30,480		\$6,333						8%
Morse Ranch House					0.21				\$50,800		\$10,555						8%
Owen Rose Garden	8.30	5.20	0.41		0.05		\$508	\$41,688	\$152,400		\$18,418	1					8%
Prefontaine Memorial	1.28				0.27			\$41,688	\$10,160		\$13,198						8%
Shelton McMurphey Johnson	1.12	1.12	0.23		0.23		\$508	\$41,688			\$9,819						8%
South Eugene High School											\$0						
<b>Subtotal</b>	<b>130.71</b>	<b>80.53</b>	<b>0.64</b>	<b>5.08</b>	<b>1.16</b>	<b>4.69</b>					<b>\$90,748</b>	<b>1</b>	<b>3</b>	<b>0.00</b>	<b>0.00</b>		
<b>TOTAL</b>	<b>2,903.96</b>	<b>393.05</b>	<b>42.12</b>	<b>211.52</b>	<b>2.90</b>	<b>4.69</b>					<b>\$23,703,916</b>	<b>4</b>	<b>8</b>	<b>16.80</b>	<b>8.96</b>		



**Table 14**  
**Improvement Fee Cost Basis**

Park Type	Priority	Units	Quantity	Acquisition Cost	Development Cost	Acquisition Development Totals	Renovation	Other Funding – City	Other Funding – Partner	Other Funding – Partner (Ownership)	Net Project Costs	Growth Share	Growth Cost (Cost Basis)
<b>New Parks and Open Space</b>													
Acquire a neighborhood park site to serve this area (B3)	NP	1 acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Acquire a neighborhood park site to serve this area (B4)	NP	1 acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Acquire a neighborhood park site to serve this area (B5)	NP	1 acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Acquire neighborhood park to serve this area (S6)	NP	1 acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Acquire a neighborhood park site (R1)	NP	1 acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Acquire neighborhood park site (R2)	NP	1 acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Acquire a neighborhood park site (R3 and R4)	NP	1 acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Develop Ferndale Park Site	NP	1 acres	4		\$ 609,600	\$ 609,600	\$0	\$0	\$0	\$0	\$609,600	19%	\$115,824
Develop Rosetta Place as neighborhood park	NP	1 acres	1		\$ 152,400	\$ 152,400	\$0	\$0	\$0	\$0	\$152,400	19%	\$28,956
Acquire land for combined neighborhood park and Ridgeline "Gateway" (WC1)	NP	1 acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Acquire land for combined neighborhood park and Ridgeline "Gateway" (WC3)	NP	1 acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Acquire land for neighborhood park (WC5)	NP	1 acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Develop Hawkins Heights as a neighborhood park (WC4)	NP	3 acres	3		\$ 457,200	\$ 457,200	\$0	\$0	\$0	\$0	\$457,200	19%	\$86,868
Develop neighborhood park (WC5)	NP	2 acres	2		\$ 304,800	\$ 304,800	\$0	\$0	\$0	\$0	\$304,800	49%	\$149,352
Develop Videra Park to serve WC-6	NP	1 acres	2		\$ 304,800	\$ 304,800	\$0	\$0	\$0	\$0	\$304,800	49%	\$149,352
Acquire land for neighborhood park (W11)	NP	1 acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Develop Willakenzie school site as neighborhood park, with play area and ballfields	NP	1 acres	5		\$ 762,000	\$ 762,000	\$0	\$0	\$0	\$0	\$762,000	19%	\$144,780
Acquire a neighborhood park site to north, adjacent to Golden Gardens (B1)	NP	1 acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Develop Royall/Danebo	NP	1 acres	2		\$ 200,000	\$ 254,000	\$0	\$0	\$0	\$0	\$254,000	49%	\$124,460
Develop neighborhood park site (B3)	NP	4 acres	4		\$ 609,600	\$ 609,600	\$0	\$0	\$0	\$0	\$609,600	49%	\$296,704
Develop neighborhood park site (B4)	NP	1 acres	4		\$ 609,600	\$ 609,600	\$0	\$0	\$0	\$0	\$609,600	49%	\$296,704
Develop neighborhood park site (B5)	NP	3 acres	4		\$ 609,600	\$ 609,600	\$0	\$0	\$0	\$0	\$609,600	49%	\$296,704
Develop neighborhood park site (B1)	NP	4 acres	2.3		\$ 350,520	\$ 350,520	\$0	\$0	\$0	\$0	\$350,520	49%	\$171,755
Develop neighborhood park site (S6)	NP	4 acres	4		\$ 609,600	\$ 609,600	\$0	\$0	\$0	\$0	\$609,600	49%	\$296,704
Develop Terra Linda Park as neighborhood park	NP	2 acres	4.3		\$ 655,320	\$ 655,320	\$0	\$0	\$0	\$0	\$655,320	19%	\$124,511
Develop Lone Oak park site as neighborhood park with athletic fields	NP	3 acres	3.9		\$ 594,360	\$ 594,360	\$0	\$0	\$0	\$0	\$594,360	19%	\$112,928
Develop Wendover Park site as neighborhood park	NP	4 acres	1		\$ 152,400	\$ 152,400	\$0	\$0	\$0	\$0	\$152,400	19%	\$28,956
Develop recreational amenities along Amazon Greenway to serve neighborhood park needs (WC2)	NP	3 acres	4		\$ 609,600	\$ 609,600	\$0	\$0	\$0	\$0	\$609,600	49%	\$296,704
Develop Creekside Park as neighborhood park	NP	1 acres	3.17		\$ 483,108	\$ 483,108	\$0	\$0	\$0	\$0	\$483,108	19%	\$91,791
Acquire a neighborhood park (W4)	NP	1 acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Develop Chase Commons as neighborhood park	NP	3 acres	4		\$ 609,600	\$ 609,600	\$0	\$0	\$0	\$0	\$609,600	49%	\$296,704
Develop neighborhood park site (R1)	NP	4 acres	4		\$ 609,600	\$ 609,600	\$0	\$0	\$0	\$0	\$609,600	49%	\$296,704
Develop neighborhood park site (R2)	NP	3 acres	4		\$ 609,600	\$ 609,600	\$0	\$0	\$0	\$0	\$609,600	49%	\$296,704
Develop neighborhood park site (R3 and R4)	NP	4 acres	4		\$ 609,600	\$ 609,600	\$0	\$0	\$0	\$0	\$609,600	49%	\$296,704
Develop Ridgeline "Gateway" park (WC1) as both trailhead and outdoor recreation area with picnic, play area, basketball, etc.	NP	5 acres	5		\$ 762,000	\$ 762,000	\$0	\$0	\$0	\$0	\$762,000	49%	\$373,380
Develop Ridgeline "Gateway" park (WC3) as both trailhead and outdoor recreation area with picnic, play area, basketball, etc.	NP	4 acres	5		\$ 762,000	\$ 762,000	\$0	\$0	\$0	\$0	\$762,000	49%	\$373,380
Develop neighborhood park site (W11)	NP	5 acres	5		\$ 762,000	\$ 762,000	\$0	\$0	\$0	\$0	\$762,000	49%	\$373,380
<b>Neighborhood Park Total</b>			<b>126.67</b>	<b>\$ 14,794,000</b>	<b>\$ 11,274,908</b>	<b>\$ 26,122,908</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$26,122,908</b>	<b>44%</b>	<b>\$11,457,429</b>

**Improvement Fee Cost Basis**

	Park Type	Priority	Units	Quantity	Acquisition Cost	Development Cost	Acquisition Development Totals	Renovation	Other Funding - City	Other Funding - Partner	Other Funding - Partner (Ownership)	Net Project Costs	Growth Share	Growth Cost (Cost Basis)
Acquire 100+ acres surrounding Golden Gardens ponds for community park	CP	2	acres	100	\$ 4,552,000		\$ 4,552,000	\$0	\$0	\$0	\$0	\$4,552,000	49%	\$2,229,278
Acquire Amazon Park inholdings along Hilliard for community park use	CP	1	acres	1.5	\$ 2,275,999		\$ 2,275,999	\$0	\$0	\$0	\$0	\$2,275,999	49%	\$1,114,639
Acquire community park site to serve Santa Clara	CP	1	acres	40	\$ 11,380,000		\$ 11,380,000	\$0	\$0	\$0	\$0	\$11,380,000	49%	\$5,573,195
Develop Santa Clara Community Park, including lighted ballfields	CP	2	acres	40		\$ 4,572,000	\$ 4,572,000	\$0	\$0	\$0	\$0	\$4,572,000	52%	\$2,366,011
Develop Golden Gardens and acquired property as community park with significant natural area component and trails	CP	3	acres	40		\$ 4,572,000	\$ 4,572,000	\$0	\$0	\$0	\$0	\$4,572,000	52%	\$2,366,011
Acquire portion of Union Pacific area for neighborhood and community park, including improved connections, recreation and open space	CP	4	acres	20	\$ 5,680,000		\$ 5,680,000	\$0	\$0	\$0	\$0	\$5,680,000	49%	\$2,786,598
<b>Community Park Total</b>				<b>241.5</b>	<b>\$ 23,897,999</b>	<b>\$ 9,144,000</b>	<b>\$ 33,041,999</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$33,041,999</b>	<b>50%</b>	<b>\$16,435,732</b>
Acquire land to provide urban open space within Courthouse neighborhood	UP	4	acres	0.75	\$ 1,280,250		\$ 1,280,250	\$0	\$0	\$320,063	\$0	\$960,186	36%	\$339,947
Acquire land for urban plaza to be developed in partnership with transit	UP	4	acres	0.5	\$ 987,300		\$ 987,300	\$0	\$241,825	\$483,650	\$0	\$241,825	35%	\$85,616
Acquire land to expand park blocks	UP	4	acres	0.5	\$ 987,300		\$ 987,300	\$0	\$0	\$241,825	\$0	\$725,475	35%	\$256,849
Acquire land for an urban plaza in Santa Clara	UP	4	acres	0.5	\$ 987,300		\$ 987,300	\$0	\$0	\$241,825	\$0	\$725,475	35%	\$256,849
<b>Urban Plaza Total</b>				<b>2.25</b>	<b>\$ 4,182,150</b>	<b>\$ -</b>	<b>\$ 4,182,150</b>	<b>\$0</b>	<b>\$241,825</b>	<b>\$1,287,363</b>	<b>\$ -</b>	<b>\$2,652,963</b>	<b>35%</b>	<b>\$939,262</b>
Acquire land for Amazon Creek Greenway (WC2)	LP	2	acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$284,500	\$284,500	\$0	\$569,000	100%	\$569,000
Implement plan for Jefferson Area Greenway and linear park	LP	3	acres	4		\$ 609,600	\$ 609,600	\$0	\$152,400	\$304,800	\$0	\$152,400	40%	\$61,064
Develop millrace linear park	LP	5	acres					\$0	\$0	\$0	\$0	\$0	40%	\$0
Implement greenway/linear park plan for Amazon Creek from Headwaters to Fallgrounds in partnership with ACOE	LP	4	acres	3.97		\$ 1,270,000	\$ 1,270,000	\$0	\$635,000	\$635,000	\$0	\$0	40%	\$0
Implement Reservoir Park Master Plan	LP	2	acres	2		\$ 304,800	\$ 304,800	\$0	\$0	\$0	\$0	\$304,800	40%	\$122,128
Acquire linear park along Roosevelt drainage channel	LP	4	acres	10	\$ 455,200		\$ 455,200	\$0	\$227,600	\$0	\$0	\$227,600	100%	\$227,600
<b>Linear Park Total</b>				<b>23.97</b>	<b>\$ 1,593,200</b>	<b>\$ 2,184,400</b>	<b>\$ 3,777,600</b>	<b>\$0</b>	<b>\$1,299,500</b>	<b>\$1,224,300</b>	<b>\$ -</b>	<b>\$1,253,800</b>	<b>76%</b>	<b>\$979,792</b>
Acquire land on priority stormwater corridors that link with developed parks, include trails	NA	1	acres	30	\$ 1,365,600		\$ 1,365,600	\$0	\$682,800	\$682,800	\$0	\$0	36%	\$0
Acquire additional river frontage, including property to the north	NA	1	acres	60	\$ 6,145,200		\$ 6,145,200	\$0	\$3,072,600	\$1,536,300	\$0	\$1,536,300	36%	\$551,790
Acquire land for natural areas within Williamette/McKenzie River confluence	NA	4	acres	100	\$ 2,276,000		\$ 2,276,000	\$0	\$1,138,000	\$1,138,000	\$0	\$0	36%	\$0
Acquire land for natural areas and access to Gillespie Butte	NA	1	acres	1.7	\$ 483,650		\$ 483,650	\$0	\$0	\$0	\$0	\$483,650	36%	\$173,712
Acquire natural areas to connect Ridgeline system east to Piegah and Williamette River system	NA	3	acres	55	\$ 1,251,800		\$ 1,251,800	\$0	\$0	\$312,950	\$825,900	\$312,950	36%	\$112,402
Acquire natural areas to complete Moon Mountain to Spencer Butte segment	NA	1/2	acres	325	\$ 7,397,000		\$ 7,397,000	\$0	\$0	\$0	\$0	\$7,397,000	36%	\$2,656,767
Acquire additional ridgeline to complete Fern Ridge to West Eugene Wetlands	NA	2/3	acres	500	\$ 11,380,000		\$ 11,380,000	\$0	\$0	\$5,690,000	\$2,845,000	\$2,845,000	36%	\$1,021,833
Acquire additional ridgeline to complete Willow Creek to Bailey Hill Rd	NA	1/2	acres	300	\$ 6,828,000		\$ 6,828,000	\$0	\$0	\$0	\$0	\$6,828,000	36%	\$2,452,400



**Improvement Fee Cost Basis**

	Park Type	Priority	Units	Quantity	Acquisition Cost	Development Cost	Acquisition Development Totals	Renovation	Other Funding - City	Other Funding - Partner	Other Funding - Partner (Ownership)	Net Project Costs	Growth Share	Growth Cost (Cost Basis)
Develop pedestrian trails along Greenhill Tributary	LP	5												\$0
Develop trails within West Eugene Wetland sites	NA	3	If	10000		\$ 203,200	\$ 203,200	\$0	\$0	\$101,600		\$101,600	28%	\$26,634
Develop primary Ridgeline trails	NA	3/4	miles	15		\$ 1,714,500	\$ 1,714,500	\$0	\$0	\$428,625		\$1,285,875	28%	\$362,393
Provide trailheads and interpretive facilities within existing WEW sites	NA	4	ea	3		\$ 228,600	\$ 228,600	\$0	\$0	\$114,300		\$114,300	35%	\$40,269
Develop trails, trailheads, and interpretive facilities throughout Ridgeline	NA	3	mile	8		\$ 914,400	\$ 914,400	\$0	\$0	\$228,600		\$685,800	28%	\$193,276
Develop mountain biking trails and freeriding designated areas	NA	5												\$0
Develop trails, trailheads, and interpretive facilities in WEW	NA	4	ea	1		\$ 76,200	\$ 76,200	\$0	\$0	\$38,100		\$38,100	28%	\$10,738
Develop trail facilities throughout the Ridgeline system	NA	4	miles	5		\$ 571,500	\$ 571,500	\$0	\$0	\$0		\$571,500	28%	\$161,064
Provide covered centrally located skate park with bicycle facilities	MP	1	ea	1		\$ 254,000	\$ 254,000	\$0	\$0	-\$0		\$254,000	73%	\$184,709
Provide interpretive facilities and trails at Skinner Butte Park, enhance accessibility	MP	3	ea	1		\$ 698,500	\$ 698,500	\$0	\$0	\$0		\$698,500	28%	\$196,350
Provide children's play area in downtown area	MP	2	ea	1		\$ 165,100	\$ 165,100	\$0	\$0	\$0		\$165,100	54%	\$89,718
Develop regional play area in Alton Baker Park	MP	3	ea	1		\$ 1,270,000	\$ 1,270,000	\$0	\$0	\$0		\$1,270,000	54%	\$690,121
Develop multi-cultural community center/aquatic center in Whiteaker/Skinner Butte area	SF	4	ea	1		\$ 12,700,000	\$ 12,700,000	\$0	\$0	\$0		\$12,700,000	52%	\$6,596,744
Develop major indoor/outdoor aquatic facility and community center	SF	2	ea	1		\$ 17,780,000	\$ 17,780,000	\$0	\$0	\$0		\$17,780,000	52%	\$9,235,441
Develop Environmental Education Center	SF	1	ea	1		\$ 2,222,500	\$ 2,222,500	\$0	\$0	\$0		\$2,222,500	21%	\$461,772
Develop environmental education site behind River House	SF	4	ea	1		\$ 254,000	\$ 254,000	\$0	\$0	\$0		\$254,000	21%	\$52,774
Acquire Civic Stadium for renovation and expanded community use	SF	5												\$0
Develop a major community/aquatic center to serve Santa Clara	SF	5												\$0
Develop visual arts center	SF	5												\$0
Provide full service South Eugene community center by upgrading Amazon Community Center	SF	5												\$0
Develop a second Willamette River boat launch	X	4	ea	1		\$ 495,300	\$ 495,300	\$0	\$0	\$0		\$495,300	21%	\$102,909
<b>New Recreation Facilities Total</b>						<b>\$ 52,354,734</b>	<b>\$ 52,354,734</b>	<b>\$0</b>	<b>\$0</b>	<b>\$911,225</b>		<b>\$51,443,509</b>	<b>46%</b>	<b>\$23,850,870</b>
<b>Improving Existing Facilities</b>														
Upgrade State Street Park	NP	1	ea	1		\$ 254,000	\$ 254,000	\$254,000	\$0	\$0		\$0	0%	\$0
Upgrade Monroe Park	NP	5												\$0
Upgrade Charrel Mulligan	NP	1	acres	1.2		\$ 190,500	\$ 190,500	\$190,500	\$0	\$0		\$0	0%	\$0
Upgrade Tugman Park	NP	4	ea	1		\$ 349,250	\$ 349,250	\$349,250	\$0	\$0		\$0	0%	\$0
Enhance Crest Heights prairie habitat	NP	4	acres	3		\$ 95,250	\$ 95,250	\$95,250	\$0	\$0		\$0	0%	\$0
Upgrade Acom Park	NP	5												\$0
Upgrade Bond Lane park	NP	1	ea	1		\$ 254,000	\$ 254,000	\$229,000	\$0	\$0		\$25,000	54%	\$13,419
Upgrade Brewer Park	NP	5												\$0
Upgrade Sladden Park	NP	4	acres	1.2		\$ 190,500	\$ 190,500	\$190,500	\$0	\$0		\$0	0%	\$0
Upgrade Lafferty Park	NP	2	ea	1		\$ 127,000	\$ 127,000	\$102,000	\$0	\$0		\$25,000	54%	\$13,419
Implement Frank Kinney Park plan	NP	5												\$0
Upgrade Fairmount Park	NP	5												\$0
Upgrade Washburne Park	NP	5												\$0
Implement Friendly Park plan	NP	1	ea	1		\$ 127,000	\$ 127,000	\$127,000	\$0	\$0		\$0	0%	\$0

**Improvement Fee Cost Basis**

	Park Type	Priority	Units	Quantity	Acquisition Cost	Development Cost	Acquisition Development Totals	Renovation	Other Funding – City	Other Funding – Partner	Other Funding – Partner (Ownership)	Net Project Costs	Growth Share	Growth Cost (Cost Basis)
	NP	4	ea	1		\$ 127,000	\$ 127,000	\$77,000	\$0	\$0		\$50,000	54%	\$27,170
	NP	4	ea	1		\$ 190,500	\$ 190,500	\$190,500	\$0	\$0		\$0	0%	\$0
	NP	4	acres	4		\$ 127,000	\$ 127,000	\$127,000	\$0	\$0		\$0	0%	\$0
	NP	5												\$0
	NP	5	ea	0.63		\$ 127,000	\$ 127,000	\$95,250	\$0	\$0		\$31,750	49%	\$15,558
	NP	5												\$0
	NP	5												\$0
	NP	5												\$0
	NP	5												\$0
	NP	5												\$0
	NP	5												\$0
	NP	5												\$0
	NP	5												\$0
	NP	5												\$0
	NP	5												\$0
	NP	5												\$0
	CP	2	ea	2		\$ 508,000	\$ 508,000	\$381,000	\$0	\$0		\$127,000	52%	\$65,723
	CP	2	ea	1		\$ 95,250	\$ 95,250	\$45,250	\$0	\$0		\$50,000	54%	\$27,170
	SF	3	ea	1		\$ 7,366,000	\$ 7,366,000	\$7,366,000	\$0	\$0		\$0	0%	\$0
	SF	4	ea	1		\$ 5,715,000	\$ 5,715,000	\$5,715,000	\$0	\$0		\$0	0%	\$0
	CP	3	ea	1.5		\$ 3,491,230	\$ 3,491,230	\$3,091,230	\$0	\$0		\$400,000	66%	\$264,523
	CP	4	ea	14.43		\$ 635,000	\$ 635,000	\$476,250	\$0	\$0		\$158,750	52%	\$82,153
	NA	1	ea	1		\$ 635,000	\$ 635,000	\$476,250	\$0	\$158,750		\$0	0%	\$0
	NA	3	acres	123		\$ 781,050	\$ 781,050	\$394,610	\$0	\$380,525		\$65,916	36%	\$39,658
	NA	4	acres	60		\$ 381,000	\$ 381,000	\$0	\$190,500	\$190,500		\$0	0%	\$0
	NA	4	ea	1		\$ 635,000	\$ 635,000	\$635,000	\$0	\$158,750		\$0	0%	\$0
	NA	5												\$0
	MP	3/4	acres	22.52		\$ 7,266,940	\$ 7,266,940	\$3,270,123	\$0	\$0		\$3,996,817	100%	\$3,996,817
	MP	4	lf	3500		\$ 193,358	\$ 193,358	\$193,358	\$0	\$0		\$0	0%	\$0
	MP	3	acres	2		\$ 889,000	\$ 889,000	\$689,000	\$0	\$222,250		\$0	64%	\$0
	MP	2	acres	2		\$ 254,000	\$ 254,000	\$254,000	\$0	\$0		\$0	0%	\$0
	MP	2				\$ 6,350,000	\$ 6,350,000	\$3,175,000	\$0	\$3,175,000		\$0	0%	\$0
	MP	3/4	acres	30		\$ 4,653,280	\$ 4,653,280	\$4,503,280	\$0	\$1,163,320		\$0	28%	\$0
	MP	4	acres	3		\$ 762,000	\$ 762,000	\$609,600	\$0	\$0		\$152,400	100%	\$152,400
	SF	5												\$0
	SF	3	ea	1		\$ 3,302,000	\$ 3,302,000	\$398,240	\$0	\$0		\$2,905,760	0%	\$0
	SF	2	acres	2		\$ 508,000	\$ 508,000	\$254,000	\$0	\$0		\$254,000	21%	\$52,774
	SF	5												\$0
	SF	2	ea	1		\$ 1,198,880	\$ 1,198,880	\$1,198,880	\$0	\$0		\$0	0%	\$0
	SF	4	ea	1		\$ 127,000	\$ 127,000	\$127,000	\$0	\$63,500		\$0	0%	\$0

**Improvement Fee Cost Basis**

	Park Type	Priority	Units	Quantity	Acquisition Cost	Development Cost	Acquisition Development Totals	Renovation	Other Funding - City	Other Funding - Partner	Other Funding - Partner (Ownership)	Net Project Costs	Growth Share	Growth Cost (Cost Basis)
Complete second phase of River House Master Plan	SF	4	ea	1		\$ 1,524,000	\$ 1,524,000	\$762,000	\$0	\$0		\$762,000	21%	\$158,322
Implement SMJ House plan, including parking and access across railroad tracks	SF	5												\$0
Improve Culbert Amphitheater	SF	5								\$1,567,500		\$0		\$0
Provide for replacement of synthetic surface fields in partnership with	SF	1,3,4	ea	10		\$ 3,175,000	\$ 3,175,000	\$3,175,000	\$0			\$0		\$0
Implement Rose Garden master plan	SF	5												\$0
Replace irrigation at Laurelhood	SF	5												\$0
Restore Bloomberg	NA	5												\$0
Renovate park restrooms	X	1	ea	7		\$ 1,066,800	\$ 1,066,800	\$1,066,800	\$0	\$0		\$0	0%	\$0
Develop children's play area renovation program	X	1	ea	1		\$ 254,000	\$ 254,000	\$254,000	\$0	\$0		\$0	0%	\$0
Decommission wading pools	X	2	ea	1		\$ 635,000	\$ 635,000	\$635,000	\$0	\$0		\$0	0%	\$0
Renovate park irrigation systems	X	2	ea	1		\$ 1,270,000	\$ 1,270,000	\$1,270,000	\$0	\$0		\$0	0%	\$0
Renovate park lighting systems	X	1	ea	1		\$ 635,000	\$ 635,000	\$635,000	\$0	\$0		\$0	0%	\$0
Renovate tennis courts, including resurfacing	X	1	ea	1		\$ 1,270,000	\$ 1,270,000	\$952,500	\$0	\$0		\$317,500	81%	\$255,624
Redevelop W. University		1				\$ 76,200	\$ 76,200	\$76,200				\$0	0%	\$0
Implement habitat management plans	X	2	ea	1		\$ 1,270,000	\$ 1,270,000	\$1,270,000	\$0	\$317,500		\$0	0%	\$0
<b>Improving Existing Facilities Total</b>						<b>\$ 59,061,988</b>	<b>\$ 59,061,988</b>	<b>\$45,284,820</b>	<b>\$190,500</b>	<b>\$7,427,595</b>		<b>\$9,341,693</b>	<b>55%</b>	<b>\$5,155,928</b>
<b>Access Improvements</b>														
Improve access to Friendly & LaFerty Parks (See S2 on Map 3)	NP	4	ea	1		\$ 190,500	\$ 190,500	\$0	\$47,625	\$0		\$142,875	49%	\$70,009
Improve access to Kincaid and Milton (See S4 on Map 3)	NP	4	ea	1		\$ 190,500	\$ 190,500	\$0	\$47,625	\$0		\$142,875	49%	\$70,009
Develop access improvements to meet neighborhood park needs (See B2 on Map 3)	NP	4	ea	1		\$ 127,000	\$ 127,000	\$0	\$31,750	\$0		\$95,250	49%	\$46,673
Develop access improvements to serve this neighborhood (See B6 on Map 3)	NP	4	ea	1		\$ 31,750	\$ 31,750	\$0	\$7,938	\$0		\$23,813	49%	\$11,668
Improve access to Frank Kinney, Edgewood and S6 (See S7 on map on Map 3)	NP	4	ea	1		\$ 190,500	\$ 190,500	\$0	\$47,625	\$0		\$142,875	49%	\$70,009
Improve access to Fairmount and Laurel Hill Park (See S1 on Map 3)	NP	4	ea	1		\$ 190,500	\$ 190,500	\$0	\$47,625	\$0		\$142,875	49%	\$70,009
Improve access to Amazon Park (See S3 on Map 3)	NP	4	ea	1		\$ 190,500	\$ 190,500	\$0	\$47,625	\$0		\$142,875	49%	\$70,009
Improve access to Tugman Park (See S5 on Map 3)	NP	4	ea	1		\$ 190,500	\$ 190,500	\$0	\$47,625	\$0		\$142,875	49%	\$70,009
Improve access to existing parks (See R5 on Map 3)	NP	4	ea	1		\$ 127,000	\$ 127,000	\$0	\$31,750	\$0		\$95,250	49%	\$46,673
Improve access to existing parks (See R6 on Map 3)	NP	4	ea	1		\$ 127,000	\$ 127,000	\$0	\$31,750	\$0		\$95,250	49%	\$46,673
Enhance access to Striker Fields (See W3 on Map 3)	NP	4	ea	1		\$ 127,000	\$ 127,000	\$0	\$31,750	\$0		\$95,250	49%	\$46,673
Enhance access to Brewer & Bond Lane parks (See W5 on Map 3)	NP	4	ea	1		\$ 127,000	\$ 127,000	\$0	\$31,750	\$0		\$95,250	49%	\$46,673
Improve connectivity to Sheldon (See W6 on Map 3)	NP	4	ea	1		\$ 127,000	\$ 127,000	\$0	\$31,750	\$0		\$95,250	49%	\$46,673
Enhance access to Crescent Park (See W7 on Map 3)	NP	4	ea	1		\$ 63,500	\$ 63,500	\$0	\$15,875	\$0		\$47,625	49%	\$23,336
Improve access and parking at Cal Young Sports Park (See W2 on Map 3)	NP	4	ea	1		\$ 127,000	\$ 127,000	\$95,250	\$31,750	\$0		\$0	49%	\$0
Enhance access to Willakenzie school and Ascot Park (See W9 and W10 on Map 3)	NP	4	ea	2		\$ 127,000	\$ 127,000	\$0	\$31,750	\$0		\$95,250	49%	\$46,673
Enhance access to Churchill Sports Park (See WC2 on Map 3)	NP	5												\$0
Enhance access to Oakmont Park (See W8 on Map 3)	NP	5												\$0
Replace pedestrian bridges at Amazon Park, add new bridges where needed	CP	2	ea	1		\$ 635,000	\$ 635,000	\$476,250	\$158,750	\$0		\$0	0%	\$0

**Improvement Fee Cost Basis**

	Park Type	Priority	Units	Quantity	Acquisition Cost	Development Cost	Acquisition Development Totals	Renovation	Other Funding - City	Other Funding - Partner	Other Funding - Partner (Ownership)	Net Project Costs	Growth Share	Growth Cost (Cost Basis)
Enhance access to Amazon Creek Greenway and Fern Ridge Bikeway in the Willow Creek area	LP	5												\$0
Develop access improvements between parks, schools and neighborhoods to WEW system and bike system	X	3	If	2000		\$ 40,640	\$ 40,640	\$0	\$10,160	\$0		\$30,480	21%	\$6,333
Develop connections from bikeway to rd/line and pacific crest trail system and proposed Willamette riverfront system	X	5												\$0
Develop pedestrian improvements to link downtown with Skinner Butte Park, SMJ house, and riverfront system (excluding pedestrian bridge at train station)	X	2/3	ea	1		\$ 1,778,000	\$ 1,778,000	\$0	\$889,000	\$0		\$889,000	21%	\$184,709
Improve access north/south of Bellline	X	2	ea	1		\$ 381,000	\$ 381,000	\$0	\$381,000	\$0		\$0	0%	\$0
Provide underpass Via Della Ponds to riverfront bike system	X	Complete	ea											\$0
Complete comprehensive POS Signage System	X	1	ea	1		\$ 381,000	\$ 381,000	\$0	\$0	\$0		\$381,000	21%	\$79,161
Complete ADA improvements	X	1	ea	1		\$ 254,000	\$ 254,000	\$0	\$0	\$0		\$254,000	21%	\$52,774
Improve Royal Avenue to enhance park/school connectivity	X	4	ea	1		\$ 127,000	\$ 127,000	\$0	\$63,500	\$0		\$63,500	21%	\$13,193
Improve access to existing natural resource areas	X	5												\$0
Develop pedestrian and bike access improvements between River Road/Santa Clara and Bethel Denebo and Fern Ridge Reservoir	X	5												\$0
Provide access to Golden Gardens	X	1	ea	1		\$ 190,500	\$ 190,500	\$0	\$0	\$0		\$190,500	21%	\$39,560
Acquire land to provide connectivity north and east to Santa Clara area	X	5												\$0
<b>Access Improvements Total</b>					\$ 107,702,595	\$ 6,041,390	\$ 113,743,985	\$571,500	\$2,065,973	\$0		\$3,403,918	34%	\$1,157,515
<b>GRAND TOTAL</b>		654			\$140,061,420	\$247,838,015	\$45,856,320	\$10,967,198	\$27,948,933	\$7,226,300		\$159,912,485	46%	\$72,957,664

**Table 16**

*System-Wide Unit Costs; Residential & Nonresidential Development per Component*

	Cost-Basis	83.6% Residential- Share	43,819 Residential Unit-Cost (\$/New Person)	16.4% Nonresidential- Share	8,596 Nonresidential Unit- Cost (\$/New Equiv. Pop.)
<b>New Parks and Open Space</b>		<b>Improvement Fee</b>			
Neighborhood Parks	\$9,365,336	\$7,829,420	\$179	\$1,535,915	\$179
Community Parks	\$13,293,495	\$11,113,362	\$254	\$2,180,133	\$254
Urban Plaza	\$730,445	\$610,652	\$14	\$119,793	\$14
Linear Parks	\$781,777	\$653,565	\$15	\$128,211	\$15
Natural Area Parks	\$8,439,285	\$7,055,242	\$161	\$1,384,043	\$161
Metropolitan Parks	\$1,593,000	\$1,331,748	\$30	\$261,252	\$30
Special Use Facilities	\$62,886	\$52,573	\$1	\$10,313	\$1
Sub-total	\$34,266,223	\$28,646,563	\$654	\$5,619,661	\$654
New Recreation Facilities	\$21,127,739	\$17,662,790	\$403	\$3,464,949	\$403
Improving Existing Facilities	\$4,608,731	\$3,852,899	\$88	\$755,832	\$88
Access Improvements	\$1,025,358	\$857,199	\$20	\$168,159	\$20
<b>Subtotal IMPROVEMENT</b>	<b>\$61,028,051</b>	<b>\$51,019,451</b>	<b>\$1,164</b>	<b>\$10,008,600</b>	<b>\$1,164</b>
<b>Existing Parks and Facilities</b>		<b>Reimbursement Fee</b>			
Neighborhood Parks	\$5,429,828	\$4,539,336	\$104	\$890,492	\$104
Community Parks	\$0	\$0	\$0	\$0	\$0
Urban Plaza	\$0	\$0	\$0	\$0	\$0
Linear Parks	\$1,851,219	\$1,547,619	\$35	\$303,600	\$35
Natural Area Parks	\$72,837	\$60,892	\$1	\$11,945	\$1
Metropolitan Parks	\$11,486,530	\$9,602,739	\$219	\$1,883,791	\$219
Special Use Facilities	\$75,424	\$63,054	\$1	\$12,370	\$1
<b>Subtotal REIMBURSEMENT</b>	<b>\$18,915,838</b>	<b>\$15,813,641</b>	<b>\$361</b>	<b>\$3,102,197</b>	<b>\$361</b>
<b>Total SYSTEM</b>	<b>\$79,943,889</b>	<b>\$66,833,091</b>	<b>\$1,525</b>	<b>\$13,110,798</b>	<b>\$1,525</b>
Less Credit			\$308		\$880
<b>Net Cost per Unit</b>			<b>\$1,217</b>		<b>\$645</b>

**Table 17**

*SDC Schedule*

Category	Persons or EP- per Unit	Gross SDC per- Unit	Credit per Unit	Net SDC per- Unit
<b>Residential per DU</b>				
Single-family	2.64	\$4,027	\$814	\$3,213
Duplex/Town Hm/Mobile Hm/Access DU	2.14	\$3,264	\$660	\$2,604
Multifamily/Condos	1.67	\$2,547	\$515	\$2,032
<b>Nonresidential per Room</b>				
A	1.93	\$2,944	\$1,698	\$1,246
<b>per TGSF</b>				
B	1.29	\$1,968	\$1,135	\$833
C	0.79	\$1,205	\$695	\$510
D	0.47	\$717	\$414	\$303
E	0.19	\$290	\$167	\$123

EP - Equivalent Population; TGSF - Thousand Gross Square Feet; DU - Dwelling Unit

See Table 19 for nonresidential class definitions and Appendix A for cross-reference to HUD/BPR codes.



**TABLE 13**

**Reimbursement Fee Cost Basis**

Park Type	Existing Inventory		Units Needed For Growth				Unit Costs (\$/Unit)				Facilities				% City Funded (Land)	% City Funded (Dev)
	Total Acres	Developed Acres	Development (Acres)	Acquisition (Acres)	Facilities (Number)	Trails (miles)	Development	Acquisition	Facility	Trails	Botanical Garden	Performance Space	Multi-Use Trail (miles)	Running Trail (miles)		
<b>Neighborhood Parks</b>	na	210.63	95.92	18.21	40.02		\$64,900	\$106,200			\$5,429,828				49%	48%
<b>Urban Plazas</b>		1-10	1-10	0-23	0-00	0-24	\$0	\$0	\$0	\$0	\$0	1	0-00	0-00	0%	0%
<b>Community Parks</b>	na	219.17		0-00	0-00					\$0						
<b>Metropolitan Parks</b>		654.45	191.40	19.55	124.93	1-41	\$71,591	\$66,275	\$715,909	\$69,932	\$11,496,530	3	4	5-00	5-26	30%
<b>Natural Area Parks</b>		1-497	17	3-49	0-00	0-61	\$2,138	\$6,726		\$106,875	\$72,887	-	-	3	-	38%
<b>Linear Parks / Greenways</b>		201.13	7.40	0-00	21.49	2-30		\$54,870		\$52,550	\$1,851,219	0	0	8-60	3-60	25%
<b>Special-Use Facilities</b>		20.80			4-32			\$2,594			\$11,209					8%
Bloomberg	1-43				0-16				\$4,500		\$725		1			8%
Campbell Center					0-16				\$90,000		\$14,505		1			8%
Cathbert Amphitheater					0-16				\$4,500		\$725		1			8%
Hilward Community Center					0-21				\$27,000		\$5,610					8%
Lamb Cottage					0-21				\$45,000		\$9,250					8%
Morse Ranch House	8-30	5-20	0-41		0-05		\$450	\$32,420	\$135,000		\$15,159	1				8%
Owen Rose Garden	1-28			0-27	0-21			\$32,420	\$9,000		\$10,492					8%
Prefontaine Memorial	1-12			0-23	0-23			\$450	\$32,420		\$7,649					8%
Shelton-McMurphey Johnson											\$0					8%
South Eugene High School	130.71	80.53	0-64		1-16						\$75,424	1	3	0-00	0-00	
<b>TOTAL</b>	<b>2,903.96</b>	<b>393.05</b>	<b>42.12</b>	<b>#####</b>	<b>-2.90</b>	<b>-4.69</b>					<b>\$18,915,838</b>	<b>4</b>	<b>8</b>	<b>16.80</b>	<b>8.96</b>	

Improvement Fee Cost Basis

Improvement Fee Cost Basis

Project Description	Park Type	Quantity	Units	Acquisition Cost	Development Cost	Acquisition Development Totals	Renovation	Other Funding—City	Other Funding—Partner	Other Funding—Partner (Ownership)	Net Project Costs	Growth Share	Growth Cost (Cost Basis)
<b>New Parks and Open Space</b>													
Acquire a neighborhood park site to serve this area (B3)	NP	1	acre	\$ 885,000		\$ 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Acquire a neighborhood park site to serve this area (B4)	NP	1	acre	\$ 885,000		\$ 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Acquire a neighborhood park site to serve this area (B5)	NP	1	acre	\$ 885,000		\$ 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Acquire a neighborhood park site to serve this area (S6)	NP	1	acre	\$ 885,000		\$ 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Acquire a neighborhood park site (R1)	NP	1	acre	\$ 885,000		\$ 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Acquire a neighborhood park site (R2)	NP	1	acre	\$ 885,000		\$ 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Acquire a neighborhood park site (R3 and R4)	NP	1	acre	\$ 885,000		\$ 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Develop Farnside Park Site	NP	1	acre		\$ 640,000	\$ 640,000	\$0	\$0	\$0	\$0	\$640,000	49%	\$312,600
Develop Rosetta Place as neighborhood park	NP	1	acre		\$ 135,000	\$ 135,000	\$0	\$0	\$0	\$0	\$135,000	49%	\$65,655
Acquire land for combined neighborhood park and Rigeline Gateway (WVC3)	NP	1	acre	\$ 885,000		\$ 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Acquire land for combined neighborhood park and Rigeline Gateway (WVC3)	NP	1	acre	\$ 885,000		\$ 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Develop Hawkins Heights as a neighborhood park (WVC4)	NP	3	acres		\$ 405,000	\$ 1,215,000	\$0	\$0	\$0	\$0	\$1,215,000	49%	\$595,650
Develop neighborhood park (WVC5)	NP	2	acres		\$ 270,000	\$ 540,000	\$0	\$0	\$0	\$0	\$540,000	49%	\$264,600
Develop Videna Park to serve WVC 5	NP	1	acre		\$ 270,000	\$ 270,000	\$0	\$0	\$0	\$0	\$270,000	49%	\$132,300
Acquire land for neighborhood park (WV1)	NP	1	acre	\$ 885,000		\$ 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Develop Willakenzie school site as neighborhood park, with play area and ballfields	NP	1	acre		\$ 675,000	\$ 675,000	\$0	\$0	\$0	\$0	\$675,000	49%	\$328,260
Acquire a neighborhood park site to north, adjacent to Golden Gardens (B1)	NP	1	acre	\$ 885,000		\$ 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Develop Royal Danebo	NP	1	acre		\$ 200,000	\$ 200,000	\$0	\$0	\$0	\$0	\$200,000	49%	\$97,800
Develop neighborhood park site (B3)	NP	1	acre		\$ 640,000	\$ 640,000	\$0	\$0	\$0	\$0	\$640,000	49%	\$312,600
Develop neighborhood park site (B4)	NP	1	acre		\$ 640,000	\$ 640,000	\$0	\$0	\$0	\$0	\$640,000	49%	\$312,600
Develop neighborhood park site (B5)	NP	1	acre		\$ 640,000	\$ 640,000	\$0	\$0	\$0	\$0	\$640,000	49%	\$312,600
Develop neighborhood park site (B1)	NP	1	acre		\$ 340,600	\$ 340,600	\$0	\$0	\$0	\$0	\$340,600	49%	\$165,145
Develop neighborhood park site (S6)	NP	1	acre		\$ 580,500	\$ 580,500	\$0	\$0	\$0	\$0	\$580,500	49%	\$284,655
Develop Terra Linda Park as neighborhood park	NP	2	acres		\$ 626,600	\$ 1,253,200	\$0	\$0	\$0	\$0	\$1,253,200	49%	\$614,068
Develop Lene Oak park site as neighborhood park with athletic fields	NP	3	acres		\$ 135,000	\$ 405,000	\$0	\$0	\$0	\$0	\$405,000	49%	\$198,255
Develop Wendover Park site as neighborhood park	NP	1	acre		\$ 540,000	\$ 540,000	\$0	\$0	\$0	\$0	\$540,000	49%	\$264,600
Develop recreational amenities along Amazon Greenway to serve neighborhood park needs (WVC2)	NP	3	acres		\$ 427,950	\$ 1,283,850	\$0	\$0	\$0	\$0	\$1,283,850	49%	\$629,286
Develop Creekside Park as neighborhood park	NP	1	acre		\$ 885,000	\$ 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Acquire a neighborhood park (WV4)	NP	1	acre	\$ 885,000		\$ 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Develop Chase Commons as neighborhood park	NP	3	acres		\$ 640,000	\$ 1,920,000	\$0	\$0	\$0	\$0	\$1,920,000	49%	\$939,600
Develop neighborhood park site (R1)	NP	1	acre		\$ 640,000	\$ 640,000	\$0	\$0	\$0	\$0	\$640,000	49%	\$312,600
Develop neighborhood park site (R2)	NP	1	acre		\$ 640,000	\$ 640,000	\$0	\$0	\$0	\$0	\$640,000	49%	\$312,600
Develop neighborhood park site (R3 and R4)	NP	1	acre		\$ 640,000	\$ 640,000	\$0	\$0	\$0	\$0	\$640,000	49%	\$312,600
Develop Rigeline Gateway park (WVC1) as both trailhead and outdoor recreation area with picnic, play area, basketball, etc.	NP	5	acres				\$0	\$0	\$0	\$0	\$0		\$0
Develop Rigeline Gateway park (WVC3) as both trailhead and outdoor recreation area with picnic, play area, basketball, etc.	NP	4	acres				\$0	\$0	\$0	\$0	\$0		\$0
Develop neighborhood park site (WV4)	NP	5	acres		\$ 675,000	\$ 3,375,000	\$0	\$0	\$0	\$0	\$3,375,000	49%	\$1,654,950
<b>Neighborhood Park Total</b>		<b>128.67</b>		<b>\$ 11,606,000</b>	<b>\$ 10,010,450</b>	<b>\$ 21,616,450</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$21,616,450</b>	<b>49%</b>	<b>\$10,782,065</b>

Improvement Fee Cost Basis

Improvement Fee Cost Basis

Project Description	Park Type	Priority	Units	Quantity	Acquisition Cost	Development Cost	Acquisition Development Totals	Renovation	Other Funding - City	Other Funding - Partner	Other Funding - Partner (Ownership)	Net Project Costs	Growth Share	Growth Cost (Cost-Basis)
Acquire 100+ acres surrounding Golden Gardens ponds for community park	CP	2	acres	400	\$ 3,540,000		\$ 3,540,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,540,000	49%	\$ 1,733,665
Acquire Amazon Park inholdings along Highway for community park use	CP	1	acres	1.5	\$ 1,770,000		\$ 1,770,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,770,000	49%	\$ 866,832
Acquire community park site to serve Santa Clara	CP	1	acres	40	\$ 8,850,000		\$ 8,850,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,850,000	49%	\$ 4,354,163
Develop Santa Clara Community Park, including lighted ballfields	CP	2	acres	40		\$ 1,050,000	\$ 1,050,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,050,000	52%	\$ 506,876
Develop Golden Gardens and acquired property as community park with significant natural areas component and trails	CP	3	acres	40		\$ 1,050,000	\$ 1,050,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,050,000	52%	\$ 506,876
Acquire portion of Union Pacific area for neighborhood and community park, including improved connections, recreation and open space	CP	4	acres	20	\$ 4,425,000		\$ 4,425,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,425,000	49%	\$ 2,167,082
<b>Community Park Total</b>				<b>244.5</b>	<b>\$ 19,885,000</b>	<b>\$ 8,100,000</b>	<b>\$ 26,885,000</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 26,885,000</b>	<b>50%</b>	<b>\$ 13,293,495</b>
Acquire land to provide urban open space within Courthouse neighborhood	UP	4	acres	0.75	\$ 895,625		\$ 895,625	\$ 0	\$ 248,006	\$ 0	\$ 0	\$ 746,719	35%	\$ 264,370
Acquire land for urban plaza to be developed in partnership with transit	UP	4	acres	0.5	\$ 752,250		\$ 752,250	\$ 0	\$ 188,063	\$ 376,125	\$ 0	\$ 1,136,438	35%	\$ 396,662
Acquire land to expand park blocks	UP	4	acres	0.5	\$ 752,250		\$ 752,250	\$ 0	\$ 0	\$ 188,063	\$ 0	\$ 940,313	35%	\$ 309,746
Acquire land for an urban plaza in Santa Clara	UP	4	acres	0.5	\$ 752,250		\$ 752,250	\$ 0	\$ 188,063	\$ 376,125	\$ 0	\$ 1,316,438	35%	\$ 409,746
<b>Urban Plaza Total</b>				<b>2.25</b>	<b>\$ 3,152,375</b>		<b>\$ 3,152,375</b>	<b>\$ 0</b>	<b>\$ 486,126</b>	<b>\$ 1,000,313</b>	<b>\$ 0</b>	<b>\$ 4,639,814</b>	<b>35%</b>	<b>\$ 1,626,900</b>
Acquire land for Amazon Creek Greenway (VOC2)	LP	2	acres	4	\$ 895,000		\$ 895,000	\$ 0	\$ 221,250	\$ 221,250	\$ 0	\$ 1,337,500	100%	\$ 442,500
Implement plan for Jefferson Area Greenway and linear park	LP	3	acres	4		\$ 640,000	\$ 640,000	\$ 0	\$ 135,000	\$ 270,000	\$ 0	\$ 1,045,000	40%	\$ 404,000
Develop millrate linear park	LP	5	acres					\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	40%	\$ 0
Implement greenway/linear park plan for Amazon Creek from Headwaters to Fairgrounds in partnership with ACOE	LP	4	acres	3.97		\$ 1,425,000	\$ 1,425,000	\$ 0	\$ 562,500	\$ 662,500	\$ 0	\$ 2,650,000	40%	\$ 1,061,485
Implement Resor Park Master Plan	LP	2	acres	2		\$ 270,000	\$ 270,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 270,000	40%	\$ 108,000
Acquire linear park along Roosevelt drainage channel	LP	4	acres	40	\$ 354,000		\$ 354,000	\$ 0	\$ 177,000	\$ 177,000	\$ 0	\$ 628,000	100%	\$ 177,000
<b>Linear Park Total</b>				<b>23.97</b>	<b>\$ 1,324,000</b>	<b>\$ 1,935,000</b>	<b>\$ 3,259,000</b>	<b>\$ 0</b>	<b>\$ 1,059,750</b>	<b>\$ 1,059,750</b>	<b>\$ 0</b>	<b>\$ 5,378,500</b>	<b>76%</b>	<b>\$ 2,817,772</b>
Acquire land on priority stormwater corridors that link with developed parks, include trails	NA	1	acres	30	\$ 1,062,000		\$ 1,062,000	\$ 0	\$ 531,000	\$ 531,000	\$ 0	\$ 2,124,000	36%	\$ 764,416
Acquire additional river frontage including property to the north	NA	1	acres	60	\$ 4,779,000		\$ 4,779,000	\$ 0	\$ 2,389,500	\$ 1,194,750	\$ 0	\$ 8,363,250	36%	\$ 3,007,116
Acquire land for natural areas within Williamson/McKenzie River confluence	NA	4	acres	100	\$ 1,770,000		\$ 1,770,000	\$ 0	\$ 885,000	\$ 885,000	\$ 0	\$ 3,530,000	36%	\$ 1,270,800
Acquire land for natural areas and access to Gillespie Butte	NA	1	acres	1.7	\$ 376,125		\$ 376,125	\$ 0	\$ 0	\$ 0	\$ 0	\$ 376,125	36%	\$ 136,092
Acquire natural areas to connect RidgeLine system east to Piegash and Williams River system	NA	3	acres	65	\$ 973,500		\$ 973,500	\$ 0	\$ 243,375	\$ 486,750	\$ 0	\$ 1,703,625	36%	\$ 617,413
Acquire natural areas to complete Moon Mountain to Spencer Butte segment	NA	1/2	acres	325	\$ 6,752,500		\$ 6,752,500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,752,500	36%	\$ 2,436,915
Acquire additional ridgeLine to complete Fern Ridge to West Eugene Wetlands	NA	2/3	acres	500	\$ 8,850,000		\$ 8,850,000	\$ 0	\$ 4,425,000	\$ 2,212,500	\$ 0	\$ 15,487,500	36%	\$ 5,554,660
Acquire additional ridgeLine to complete Willow Creek to Bailey Hill Rd	NA	1/2	acres	300	\$ 6,340,000		\$ 6,340,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,340,000	36%	\$ 2,282,400
Acquire additional ridgeLine to complete Bailey Hill Road to Blanton Heights	NA	1/2	acres	300	\$ 6,340,000		\$ 6,340,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,340,000	36%	\$ 2,282,400
Acquire natural area within Royal Mixed Use area	NA	3	acres	50	\$ 885,000		\$ 885,000	\$ 0	\$ 442,500	\$ 0	\$ 0	\$ 1,327,500	36%	\$ 478,500
Acquire land for natural areas along McKenzie River (Rivers-to-Ridges)	NA	3	acres	80	\$ 1,416,000		\$ 1,416,000	\$ 0	\$ 708,000	\$ 708,000	\$ 0	\$ 3,532,000	36%	\$ 1,270,800
Acquire additional Amazon Headwaters property	NA	1	acres	50	\$ 895,000		\$ 895,000	\$ 0	\$ 221,250	\$ 221,250	\$ 0	\$ 1,341,500	36%	\$ 484,740
Expand RidgeLine Trail natural area park to include Spencer-Creek area	NA	3/4	acres	500	\$ 8,860,000		\$ 8,860,000	\$ 0	\$ 4,425,000	\$ 2,212,500	\$ 0	\$ 15,497,500	36%	\$ 5,559,660



Improvement Fee Cost Basis

Improvement Fee Cost Basis

Project Description	Park Type	Units	Quantity	Acquisition Cost	Development Cost	Acquisition Development Totals	Renovation	Other Funding - City	Other Funding - Partner	Other Funding - Partner (Ownership)	Net Project Costs	Growth Share	Growth Cost (Cost Basis)
Provide interpretive facilities and trails at Skinner Butte Park - enhance accessibility	MP	ea	1	\$ -	\$ -618,760	\$ -618,760	\$0	\$0	\$0		\$618,760	28%	\$173,932
Provide children's play area in downtown area	MP	ea	1	\$ -	\$ -146,260	\$ -146,260	\$0	\$0	\$0		\$146,260	64%	\$79,473
Develop regional play area in Alton Baker Park	MP	ea	1	\$ -	\$ -1,125,000	\$ -1,125,000	\$0	\$0	\$0		\$1,125,000	64%	\$614,328
Develop multi-cultural community center/aquatic center in Whiteaker/Skinner Butte area	SF	ea	1	\$ -	\$ -11,260,000	\$ -11,260,000	\$0	\$0	\$0		\$11,260,000	62%	\$5,843,672
Develop major indoor/outdoor aquatic facility and community center	SF	ea	1	\$ -	\$ -15,760,000	\$ -15,760,000	\$0	\$0	\$0		\$15,760,000	62%	\$8,191,001
Develop Environmental Education Center	SF	ea	1	\$ -	\$ -1,968,750	\$ -1,968,750	\$0	\$0	\$0		\$1,968,750	21%	\$409,050
Develop environmental education site behind River House	SF	ea	1	\$ -	\$ -225,000	\$ -225,000	\$0	\$0	\$0		\$225,000	21%	\$46,749
Acquire Civic Stadium for renovation and expanded community use	SF	ea	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Develop visual arts center	SF	ea	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Provide full service South Eugene community center by upgrading Amazon Community Center	SF	ea	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Develop a Velodrome	SF	ea	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Develop a second Willamette River boat launch	X	ea	1	\$ -	\$ -438,760	\$ -438,760	\$0	\$0	\$0		\$438,760	21%	\$91,160
<b>New Recreation Facilities Total</b>				<b>\$ -46,377,235</b>	<b>\$ -46,377,235</b>	<b>\$ -46,377,235</b>	<b>\$0</b>	<b>\$0</b>	<b>\$807,188</b>		<b>\$45,570,038</b>	<b>46%</b>	<b>\$24,127,739</b>
<b>Improving Existing Facilities</b>													
Upgrade State Street Park	NP	ea	1	\$ -	\$ -225,000	\$ -225,000	\$225,000	\$0	\$0		\$0	0%	\$0
Upgrade Monroe Park	NP	ea	1	\$ -	\$ -168,760	\$ -168,760	\$168,760	\$0	\$0		\$0	0%	\$0
Upgrade Chanel Malligan	NP	ea	1	\$ -	\$ -308,375	\$ -308,375	\$308,375	\$0	\$0		\$0	0%	\$0
Upgrade Tugman Park	NP	ea	1	\$ -	\$ -84,375	\$ -84,375	\$84,375	\$0	\$0		\$0	0%	\$0
Enhance Crest Heights prairie habitat	NP	ea	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Upgrade Acorn Park	NP	ea	1	\$ -	\$ -225,000	\$ -225,000	\$200,000	\$0	\$0		\$25,000	64%	\$13,119
Upgrade Bond Lane park	NP	ea	1	\$ -	\$ -168,760	\$ -168,760	\$168,760	\$0	\$0		\$0	0%	\$0
Upgrade Brewer Park	NP	ea	1	\$ -	\$ -112,500	\$ -112,500	\$87,500	\$0	\$0		\$25,000	64%	\$13,119
Upgrade Sladden Park	NP	ea	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Upgrade Lafferty Park	NP	ea	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Implement Frank Kinney Park plan	NP	ea	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Upgrade Fairmount Park	NP	ea	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Upgrade Washburne Park	NP	ea	1	\$ -	\$ -112,500	\$ -112,500	\$142,500	\$0	\$0		\$0	0%	\$0
Implement Friendly Park plan	NP	ea	1	\$ -	\$ -412,500	\$ -412,500	\$62,500	\$0	\$0		\$60,000	64%	\$27,170
Upgrade Kincaid Park	NP	ea	1	\$ -	\$ -168,760	\$ -168,760	\$168,760	\$0	\$0		\$0	0%	\$0
Upgrade University Park	NP	ea	1	\$ -	\$ -112,500	\$ -112,500	\$142,500	\$0	\$0		\$0	0%	\$0
Enhance natural area at Bramblewood	NP	ea	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Complete Arrowhead Park	NP	ea	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Complete Awebery Park	NP	ea	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Upgrade Berkeley Park	NP	ea	1	\$ -	\$ -112,500	\$ -112,500	\$84,375	\$0	\$0		\$28,125	49%	\$13,781
Complete Skyview Park	NP	ea	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Complete Irwin Park	NP	ea	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Complete development of Candlelight Park	NP	ea	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Upgrade Scobert Gardens	NP	ea	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Complete Milton Park	NP	ea	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Provide play area at Shadow Wood park	NP	ea	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Complete Oakmont Park	NP	ea	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Complete Gilliam Park	NP	ea	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -

T A B L E 1 4 - c o n t .

Improvement Fee Cost Basis

Improvement Fee Cost Basis

	Park Type	Units	Quantity	Acquisition Cost	Development Cost	Acquisition Development Totals	Renovation	Other Funding - City	Other Funding - Partner	Other Funding - Partner (Ownership)	Net Project Costs	Growth Share	Growth Cost (Cost Basis)
Complete Petersen Barn Park, including parking revisions	CP	ea	2	\$ -	\$ -450,000	\$ -450,000	\$337,500	\$0	\$0		\$112,500	52%	\$68,219
Develop play area at Ascot	CP	ea	1	\$ -	\$ -84,375	\$ -84,375	\$34,375	\$0	\$0		\$50,000	54%	\$27,470
Renovate Sheldon Community Center and pool	SF	ea	1	\$ -	\$ -6,625,000	\$ -6,625,000	\$6,625,000	\$0	\$0		\$0	0%	\$0
Improve Echo Hollow Pool	SF	ea	1	\$ -	\$ -6,062,500	\$ -6,062,500	\$6,062,500	\$0	\$0		\$0	0%	\$0
Implement Amazon Park master plan	CR	ea	4-5	\$ -	\$ -3,092,625	\$ -3,092,625	\$2,892,625	\$0	\$0		\$400,000	66%	\$284,623
Implement Woodmoorland Park master plan	CR	ea	14.43	\$ -	\$ -562,500	\$ -562,500	\$421,875	\$0	\$0		\$140,625	62%	\$72,723
Enhance Spencer Butte Trail system	NA	ea	1	\$ -	\$ -562,500	\$ -562,500	\$421,875	\$0	\$140,625		\$0	0%	\$0
Implement Wild Life Ridge Habitat Enhancement Plan	NA	ea	123	\$ -	\$ -891,875	\$ -891,875	\$360,831	\$0	\$431,044		\$76,106	36%	\$27,336
Restore Willow Creek between 11th & 18th	NA	acres	60	\$ -	\$ -337,500	\$ -337,500	\$0	\$168,750	\$168,750		\$0	0%	\$0
Implement Ridgeline master plan	NA	ea	1	\$ -	\$ -662,500	\$ -662,500	\$662,500	\$0	\$140,625		\$0	0%	\$0
Enhance and develop Sorrel Ponds site	NA	5											
Implement Skinner Butte Park Master Plan	MP	3/4	22-52	\$ -	\$ -6,437,250	\$ -6,437,250	\$2,896,783	\$0	\$0		\$3,540,468	100%	\$3,540,488
Provide accessible trails within Hendricks Park Forest	MP	lf	3500	\$ -	\$ -171,281	\$ -171,281	\$171,281	\$0	\$0		\$0	0%	\$0
Implement Hendricks Park Forest Management Plan	MP	3	acres	\$ -	\$ -787,500	\$ -787,500	\$87,500	\$0	\$190,775		\$49,725	64%	\$2,002
Replace aging infrastructure at Alton Baker Park	MP	2	acres	\$ -	\$ -225,000	\$ -225,000	\$225,000	\$0	\$0		\$0	0%	\$0
Renovate Alton Baker Canoe Canal for kayaking, recreation, and natural resource benefits	MP	2	acres	\$ -	\$ -6,625,000	\$ -6,625,000	\$2,812,500	\$0	\$2,812,500		\$0	0%	\$0
Complete Alton Baker Park, update WABP Development Plan and EABP Master Plan	MP	3/4	30	\$ -	\$ -4,422,000	\$ -4,422,000	\$3,972,000	\$0	\$1,030,000		\$0	28%	\$0
Implement Morse Ranch master plan	MP	4	acres	\$ -	\$ -675,000	\$ -675,000	\$541,000	\$0	\$0		\$135,000	100%	\$135,000
Expand Petersen Barn Community Center	SF	5											
Upgrade Campbell Center with fitness center	SF	3	ea	\$ -	\$ -2,825,000	\$ -2,825,000	\$351,000	\$0	\$0		\$2,574,000	0%	\$0
Develop parking and access to Laurewood "Back 8" and Ribbon Trail south end	SF	2	acres	\$ -	\$ -450,000	\$ -450,000	\$225,000	\$0	\$0		\$225,000	21%	\$46,749
Enclose portion of Amazon Pool for year-round use	SF	5											
Replace Maintenance Buildings at Laurewood	SF	2	ea	\$ -	\$ -1,062,000	\$ -1,062,000	\$1,062,000	\$0	\$0		\$0	0%	\$0
Improve Tennis Courts at WHS in partnership with Bethel School District 62	SF	4	ea	\$ -	\$ -112,500	\$ -112,500	\$112,500	\$0	\$56,250		\$0	0%	\$0
Complete second phase of River House Master Plan	SF	4	ea	\$ -	\$ -1,350,000	\$ -1,350,000	\$675,000	\$0	\$0		\$675,000	21%	\$140,246
Implement SMI House plan, including parking and access across railroad tracks	SF	5											
Improve Cuthbert Amphitheater	SF	5											
Provide for replacement of synthetic surface fields in partnership with	SF	1,3-4	ea	\$ -	\$ -2,812,500	\$ -2,812,500	\$2,812,500	\$0	\$1,406,250		\$0	0%	\$0
Implement Rice Garden master plan	SF	5											
Replace Irrigation at Laurewood	SF	5											
Restore Bloomberg	NA	5											
Renovate park restrooms	X	1	ea	\$ -	\$ -945,000	\$ -945,000	\$945,000	\$0	\$0		\$0	0%	\$0
Develop children's play area renovation program	X	1	ea	\$ -	\$ -225,000	\$ -225,000	\$225,000	\$0	\$0		\$0	0%	\$0
Decommission wading pools	X	2	ea	\$ -	\$ -562,500	\$ -562,500	\$562,500	\$0	\$0		\$0	0%	\$0
Renovate park irrigation systems	X	2	ea	\$ -	\$ -1,425,000	\$ -1,425,000	\$1,425,000	\$0	\$0		\$0	0%	\$0
Renovate park lighting systems	X	1	ea	\$ -	\$ -562,500	\$ -562,500	\$562,500	\$0	\$0		\$0	0%	\$0
Renovate tennis courts, including resurfacing	X	1	ea	\$ -	\$ -1,425,000	\$ -1,425,000	\$943,750	\$0	\$0		\$481,250	81%	\$226,438
Redevelop W. University	X	1	ea	\$ -	\$ -87,500	\$ -87,500	\$67,500	\$0	\$20,000		\$0	0%	\$0
Implement habitat management plans	X	2	ea	\$ -	\$ -1,425,000	\$ -1,425,000	\$1,425,000	\$0	\$284,250		\$0	0%	\$0
<b>Improving Existing Facilities Total</b>				\$ -	\$ -62,336,406	\$ -62,336,406	\$40,014,750	\$168,750	\$5,573,563		\$3,341,219	65%	\$4,606,721

TABLE 14 - cont.

Improvement Fee Cost Basis

Improvement Fee Cost Basis

Improvement Description	Park Type	Priority	Units	Quantity	Acquisition Cost	Development Cost	Acquisition Development Totals	Renovation	Other Funding - City	Other Funding - Partner	Other Funding - Partner (Ownership)	Net Project Costs	Growth Share	Growth Cost (Cost Basis)
<b>Access Improvements</b>														
Improve access to Friendly & Lafferty Parks (See S2 on Map 3)	NP	4	ea	1		\$ -168,750	\$ -168,750	\$ 0	\$42,488	\$ 0		\$126,563	49%	\$62,016
Improve access to Kincaid and Milton (See S4 on Map 3)	NP	4	ea	1		\$ -168,750	\$ -168,750	\$ 0	\$42,488	\$ 0		\$126,563	49%	\$62,016
Develop access improvements to meet neighborhood park needs (See S2 on Map 3)	NP	4	ea	1		\$ -112,500	\$ -112,500	\$ 0	\$28,125	\$ 0		\$84,375	49%	\$41,344
Develop access improvements to serve this neighborhood (See S6 on Map 3)	NP	4	ea	1		\$ -28,125	\$ -28,125	\$ 0	\$7,031	\$ 0		\$21,094	49%	\$10,336
Improve access to Frank Kinney, Edgewood and SE (See S7 on map on Map 3)	NP	4	ea	1		\$ -168,750	\$ -168,750	\$ 0	\$42,488	\$ 0		\$126,563	49%	\$62,016
Improve access to Fairmount and Laurel Hill Park (See S1 on Map 3)	NP	4	ea	1		\$ -168,750	\$ -168,750	\$ 0	\$42,488	\$ 0		\$126,563	49%	\$62,016
Improve access to Amazon Park (See S3 on Map 3)	NP	4	ea	1		\$ -168,750	\$ -168,750	\$ 0	\$42,488	\$ 0		\$126,563	49%	\$62,016
Improve access to Tugman Park (See S5 on Map 3)	NP	4	ea	1		\$ -168,750	\$ -168,750	\$ 0	\$42,488	\$ 0		\$126,563	49%	\$62,016
Improve access to existing parks (See RE on Map 3)	NP	4	ea	1		\$ -112,500	\$ -112,500	\$ 0	\$28,125	\$ 0		\$84,375	49%	\$41,344
Improve access to existing parks (See RE on Map 3)	NP	4	ea	1		\$ -112,500	\$ -112,500	\$ 0	\$28,125	\$ 0		\$84,375	49%	\$41,344
Enhance access to Shiker Fields (See W9 on Map 3)	NP	4	ea	1		\$ -112,500	\$ -112,500	\$ 84,375	\$28,125	\$ 0		\$ 0	49%	\$ 0
Enhance access to Brewer & Bond Lane parks (See W5 on Map 3)	NP	4	ea	1		\$ -112,500	\$ -112,500	\$ 0	\$28,125	\$ 0		\$84,375	49%	\$41,344
Improve connectivity to Sheldon (See W6 on Map 3)	NP	4	ea	1		\$ -112,500	\$ -112,500	\$ 0	\$28,125	\$ 0		\$84,375	49%	\$41,344
Enhance access to Crescent Park (See W7 on Map 3)	NP	4	ea	1		\$ -56,250	\$ -56,250	\$ 0	\$14,063	\$ 0		\$42,188	49%	\$20,672
Improve access and parking at Cat Young Sports Park (See W2 on Map 3)	NP	4	ea	1		\$ -112,500	\$ -112,500	\$ 84,375	\$28,125	\$ 0		\$ 0	49%	\$ 0
Enhance access to Wilkinate school and Ascot Park (See W9 and W10 on Map 3)	NP	4	ea	2		\$ -112,500	\$ -112,500	\$ 0	\$28,125	\$ 0		\$84,375	49%	\$41,344
Enhance access to Church Hill Sports Park (See W12 on Map 3)	NP	5				\$ 0	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0	0%	\$ 0
Enhance access to Oakmont Park (See W10 on Map 3)	NP	5				\$ 0	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0	0%	\$ 0
Replace pedestrian bridges at Amazon Park, add new bridges where needed	CR	2	ea	1		\$ -562,500	\$ -562,500	\$421,875	\$140,625	\$ 0		\$ 0	0%	\$ 0
Bikepath in the Willow Creek area	LP	5				\$ 0	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0	0%	\$ 0
Develop access improvements between parks, school and neighborhoods to WEM system and bike system	X	3	lf	2000		\$ -36,000	\$ -36,000	\$ 0	\$ 0	\$ 0		\$21,000	21%	\$6,610
Develop connections from bikepath to ridge line and pacific crest trail system and proposed Willamette riverfront system	X	5				\$ 0	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0	0%	\$ 0
Develop pedestrian improvements to link downtown with Skinner Butte Park, SMU house, and riverfront system (including pedestrian bridge at train station)	X	2/3	ea	1		\$ -1,675,000	\$ -1,675,000	\$ 0	\$797,500	\$ 0		\$287,500	24%	\$163,620
Improve access north/south of Belline	X	2	ea	1		\$ -337,500	\$ -337,500	\$ 0	\$337,500	\$ 0		\$ 0	0%	\$ 0
Provide underpass via Delta Ponds to riverfront bike system	X	Complete	ea	1		\$ -337,500	\$ -337,500	\$ 0	\$ 0	\$ 0		\$337,500	21%	\$70,123
Complete comprehensive POS Signage System	X	1	ea	1		\$ -235,000	\$ -235,000	\$ 0	\$ 0	\$ 0		\$235,000	21%	\$46,749
Complete ADA improvements	X	1	ea	1		\$ -112,500	\$ -112,500	\$ 0	\$66,250	\$ 0		\$66,250	21%	\$11,687
Improve Royal Avenue to enhance park/school connectivity	X	4	ea	1		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0	0%	\$ 0
Improve access to existing natural resource areas	X	5				\$ 0	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0	0%	\$ 0
Develop pedestrian and bike access improvements between River Road/Santa Clara and Bellet-Doneho and Fern Ridge Reservoir	X	5				\$ -168,750	\$ -168,750	\$ 0	\$ 0	\$ 0		\$168,750	21%	\$36,061
Provide access to Golden Gardens	X	1	ea	1		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0	0%	\$ 0
Acquire land to provide connectivity north and east to Santa Clara area	X	5				\$ 0	\$ 0	\$ 0	\$ 0	\$ 0		\$ 0	0%	\$ 0
<b>Access Improvements Total</b>						\$ -5,351,628	\$ -5,351,628	\$40,618,000	\$9,656,156	\$23,738,784	\$6,619,750	\$3,015,281	34%	\$1,025,358
<b>GRAND TOTAL</b>						\$43,764,470	\$124,110,706	\$207,893,876	\$40,618,000	\$23,738,784	\$6,619,750	\$133,632,063	46%	\$41,025,061

**Local Wastewater, Stormwater, and Transportation Systems Development Charges**

Text with ~~strikeout~~: Existing data proposed for revision.

Text without ~~strikeout~~: Proposed data.



**TABLE 6**

**Local Wastewater System Development Charge Analysis**

<b>1. Analysis of System Value</b>	
Total Replacement Cost - Pipe	\$522,041,854
Total Replacement Cost - Pumping Stations	\$19,928,899
City Cost of future projects within UGB	\$12,479,010
Other Wastewater Components	\$4,090,534
<b>Total Cost of Existing Wastewater System</b>	<b>\$558,540,297</b>

<b>2. Analysis of Assessable Amount</b>	
Size	Total Cost
6-inch	\$11,861,371
8 to 48-inch	\$394,699,049
<b>Total Assessable Cost</b>	<b>\$406,560,420</b>

<b>3. Capacity Information</b>	
<b>Total City System Capacity in mgd</b>	<b>49.0</b>

<b>4. Calculation of Wastewater SDC</b>	
Total System Valuation, existing and planned	\$558,540,297
Cost per unit of capacity per gallon	\$2.8380
Residential Rate Structure	\$374.60 per RDU + \$0.0910 per sq. ft. of living area
Non-Residential Rate Structure	See Table 7

<b>5. Calculation of Reimbursement Percentage</b>		
City System Capacity (EDUs) in mgd	49.0	100.00%
Existing Use in mgd	21.4	43.7%
Percent Available for New Development in mgd	27.6	56.3%
Total Value of Reserve Capacity (value of system)	\$78,105,620	100.00%
Value of Increased Capacity (cost of future projects UGB- Master Plan)	\$12,475,479	15.98%
Value of Reimbursable Capacity (previously paid value-existing users)	\$65,626,751	84.02%

**T A B L E 7**

**Local Wastewater Plumbing Fixture Unit Rates**

Eugene Local Wastewater SDC Use Code*	Description	Average Daily Flow per PFU	Cost per PFU (Flow per PFU x \$2.8380*)
1F	Single-Family / Duplex Housing		\$374.60 + (Sq Ft Living Area x \$0.0910)
1X	Mixed Use with Residential		\$374.60 + (Sq Ft Living Area x \$0.0910)
11	Multi-Family Housing		\$374.60 + (Sq Ft Living Area x \$0.0910)
12 A, B, & C	Elderly Housing Attach, Detach, & Group/Retirement Home		\$374.60 + (Sq Ft Living Area x \$0.0910)
13	Residential Hotel		\$374.60 + (Sq Ft Living Area x \$0.0910)
14	Mobile Home Park		\$374.60 + (Sq Ft Living Area x \$0.0910)
15	Hotels, Motels, Lodging	19.05	\$54.06
21	Beverage/Food Mfg	39.87	\$113.15
24	Wood Products	47.93	\$136.03
2X	Light Mfg./Printing	56.62	\$160.69
3X	Manufacturing	58.65	\$166.45
4X	Transportation & Utilities	18.22	\$51.71
41	Fire Station	7.75	\$21.99
51	Wholesale Trade	21.37	\$60.65
54	Retail Trade / Grocery	55.46	\$157.40
55	Retail Trade Automotive	7.83	\$22.22
59	Retail Trade Other	39.91	\$113.26
5A	Restaurant - Fast Food	25.44	\$72.20
5B	Restaurant - Low to Med Turnover	62.47	\$177.29
5C	Restaurant - Higher Turnover.	22.45	\$63.71
5D	Drinking Establishments	54.98	\$156.03
5E	Take/Bake & Pick Up/Delivery Establishments	26.49	\$75.18
5X	Retail Trade / Clothing & Dry Goods	12.35	\$35.05
61	Financial Offices / Banks	16.99	\$48.22
62	Other Services	28.51	\$80.91
63	Rental/Storage Services	6.49	\$18.42
64	Automotive & Other Repair Services	16.17	\$45.89
65	Medical Services	28.75	\$81.59
66	Construction Trade Services	13.69	\$38.85
67	Government Services, Office/Business Parks	Based on specific use of development	
68	Education / Cultural	15.66	\$44.44
69	Churches/Clubs/Organizations	15.70	\$44.56
6A1	Laundry Services (Linen, Uniform)	538.96	\$1,529.57
6A2	Laundry, Self-Service	299.64	\$850.38
6A3	Dry Cleaning Service (with or w/out laundry services)	36.30	\$103.02
6B	Car Wash	264.54	\$750.76
6X	Professional/Real Estate/Insurance	67.76	\$192.30
7X	Entertainment, Recreation & Sports	88.42	\$250.94
82	Veterinarian Service	24.79	\$70.35

\*The unit cost of capacity for the local wastewater system is \$2.8380 per gallon per day.

The flow per Plumbing Fixture Unit (PFU) is stated as gallons per day based on the size of development and type of land use.

Land use types that do not fit into the above categories will receive a default flow assignment based on the sample average.

The default flow is 47.93 gal/day x \$2.8380 = a cost per PFU of \$136.02.

A rate per PFU may be assigned by the City Engineer should a proposed use not be represented by one of the published SDC use codes and for which a default flow assignment is not representative of the proposed flow. In the case of those proposed developments that are determined to have a potential for exceptional water usage, the City Engineer may require that the Owner(s) enter into an agreement with the City to review water usage or wastewater discharge at such time the development is in full use or production as the final basis of the local wastewater SDC.

**TABLE 6**

**Local Wastewater System Development Charge Analysis**

<b>1. Analysis of System Value</b>	
Total Replacement Cost – Pipe	\$488,803,234
Total Replacement Cost – Pumping Stations	\$18,660,018
City Cost of future projects within UGB	\$11,684,466
Other Wastewater Components	\$3,830,088
<b>Total Cost of Existing Wastewater System</b>	<b>\$522,977,806</b>

<b>2. Analysis of Assessable Amount</b>	
Size _____	Total Cost _____
6-inch _____	\$11,106,153
8 to 48-inch _____	\$369,568,398
<b>Total Assessable Cost</b>	<b>\$380,674,551</b>

<b>3. Capacity Information</b>	
<b>Total City System Capacity in mgd</b>	<b>49.0</b>

<b>4. Calculation of Wastewater SDC</b>	
Total System Valuation, existing and planned	\$522,977,806
Cost per unit of capacity per gallon	\$2.6572
Residential Rate Structure	\$350.75 per RDU + \$0.0850 per sq. ft. of living area
Non-Residential Rate Structure	See Table 7

<b>5. Calculation of Reimbursement Percentage</b>		
City System Capacity (EDUs) in mgd	49.0	100.00%
Existing Use in mgd	21.4	43.7%
Percent Available for New Development in mgd	27.6	56.3%
Total Value of Reserve Capacity (value of system)	\$73,132,603	100.00%
Value of Increased Capacity (cost of future projects UGB Master Plan)	\$11,681,160	15.98%
Value of Reimbursable Capacity (previously paid value existing users)	\$61,448,269	84.02%

**T A B L E 7**

**—Local Wastewater Plumbing Fixture Unit Rates**

Eugene Local Wastewater-SDC Use Code*	Description	Average Daily Flow per-PFU	Cost per PFU (Flow per PFU x \$2.6572*)
4F	Single-Family / Duplex Housing-	\$350.75 + (Sq Ft Living Area x \$0.0850)	
4X	Mixed Use with Residential	\$350.75 + (Sq Ft Living Area x \$0.0850)	
44	Multi-Family Housing	\$350.75 + (Sq Ft Living Area x \$0.0850)	
42 A, B, & C	Elderly Housing Attach, Detach, & Group/Retirement Home-	\$350.75 + (Sq Ft Living Area x \$0.0850)	
43	Residential Hotel	\$350.75 + (Sq Ft Living Area x \$0.0850)	
44	Mobile Home Park	\$350.75 + (Sq Ft Living Area x \$0.0850)	
45	Hotels, Motels, Lodging	49.05	\$50.62
24	Beverage/Food Mfg	39.87	\$105.94
24	Wood Products	47.93	\$127.36
2X	Light Mfg./Printing	56.62	\$150.45
3X	Manufacturing	58.65	\$155.84
4X	Transportation & Utilities	48.22	\$48.41
44	Fire Station	7.75	\$20.59
54	Wholesale Trade	21.37	\$56.78
54	Retail Trade / Grocery	55.46	\$147.37
55	Retail Trade Automotive	7.83	\$20.81
59	Retail Trade Other	39.91	\$106.05
5A	Restaurant - Fast Food	25.44	\$67.60
5B	Restaurant - Low to Med Turnover	62.47	\$166.00
5C	Restaurant - Higher Turnover	22.45	\$59.65
5D	Drinking Establishments	54.98	\$146.09
5E	Take/Bake & Pick Up/Delivery Establishments	26.49	\$70.39
5X	Retail Trade / Clothing & Dry Goods	42.35	\$32.82
64	Financial Offices / Banks	46.99	\$45.15
62	Other Services	28.51	\$75.76
63	Rental/Storage Services	6.49	\$17.25
64	Automotive & Other Repair Services	46.17	\$42.97
65	Medical Services	28.75	\$76.39
66	Construction Trade Services	43.69	\$36.38
67	Government Services, Office/Business Parks-	Based on specific use of development	
68	Education / Cultural	45.66	\$41.61
69	Churches/Clubs/Organizations	45.70	\$41.72
6A1	Laundry Services (Linen, Uniform)	538.06	\$1,432.12
6A2	Laundry, Self Service	299.64	\$796.20
6A3	Dry Cleaning Service (with or w/out laundry services)	36.30	\$96.46
6B	Car Wash	264.54	\$702.94
6X	Professional/Real Estate/Insurance	67.76	\$180.05
7X	Entertainment, Recreation & Sports	88.42	\$234.95
82	Veterinarian Service	24.79	\$65.87

\*The unit cost of capacity for the local wastewater system is \$2.6572 per gallon per day.

The flow per Plumbing Fixture Unit (PFU) is stated as gallons per day based on the size of development and type of land use.

Land use types that do not fit into the above categories will receive a default flow assignment based on the sample average.

The default flow is 47.93 gal/day x \$2.6572 = a cost per PFU of \$127.36.

A rate per PFU may be assigned by the City Engineer should a proposed use not be represented by one of the published SDC use codes and for which a default flow assignment is not representative of the proposed flow. In the case of those proposed developments that are determined to have a potential for exceptional water usage, the City Engineer may require that the Owner(s) enter into an agreement with the City to review water usage or wastewater discharge at such time the development is in full use or production as the final basis of the local wastewater-SDC. A complete list of wastewater SDC/HUD-BPR use codes is provided in Table 8.

**TABLE 8**

**Stormwater Drainage Systems Development Charge Analysis**

<b>1. Existing Stormwater Drainage System Value &amp; SDC-Eligible Costs</b>		<b>(Reimbursement Fee)</b>
Total Replacement Cost - Existing Pipe System		\$280,058,872
Total Replacement Cost - Existing Open Channel Systems		\$80,053,246
<b>Total Replacement Cost, Existing (Replacement Cost New)</b>		<b>\$360,112,118</b>
Percent of Existing Pipe System to be Used by New Development		4.27%
Percent of Existing Open Channel system to Used by New Development		2.34%
Total SDC-Eligible Cost - Existing Pipe*		\$11,958,515
Total SDC-Eligible Cost - Existing Open Channel Systems*		\$1,873,246
<b>Total SDC-Eligible Cost, Existing System</b>		<b>\$13,831,761</b>
* Based on percent available capacity per hydraulic model		

<b>2. Future Stormwater System SDC-Eligible Project Costs</b>		<b>(Improvement Fee)</b>
Total Est. Cost, Future System (SDC-Eligible Projects)	(From Table 10)	\$34,146,078
SDC-Eligible Portion of Project Cost, Future System	(From Table 10)	\$15,230,606

<b>3. Stormwater System Calculation Details</b>		
Single-Family Dwelling (SFD), estimated average impervious surface area		
Small Residential	(building footprint ≤ 1,000 sq. ft.)	1,800 sq. ft.
Medium Residential	(building footprint >1,000 sq. ft. and < 3,000 sq.ft.)	2,900 sq. ft.
Mfg. Home Park Space, estimated average impervious surface area		
		1,780 sq. ft.
<b>Total Additional Impervious Surface Area within UGB (build-out)</b>		<b>155,770,560 sq. ft.</b>

<b>4. Calculation of SDC</b>		
Unit Cost per Square Foot, Improvement Fee	[\$15,230,606 / 155,770,560]	\$0.0978 (53%)
Unit Cost per Square Foot, Reimbursement Fee	[\$13,831,761 / 155,770,560]	\$0.0888 (47%)
<b>Total Unit Cost per Square Foot</b>	<b>[Improvement + Reimbursement]</b>	<b>\$0.186</b>
Small Residential SDC	(building footprint ≤ 1,000 sq. ft.) [1,800 sq. ft. x \$0.186]	\$334.80
Medium Residential SDC	(building footprint >1,000 sq. ft. and < 3,000 sq.ft.) [2,900 sq.ft x \$0.186]	\$539.40
Small Duplex SDC	(unit building footprints ≤ 1,000 sq. ft.) [334.80 x 2]	\$669.60
Medium Duplex SDC	(unit building footprints >1,000 sq. ft. and < 3,000 sq.ft.) [539.40 x 2]	\$1,078.80
Mfg. Home Park SDC per Space (portion of total charge)	[1,684 sq. ft. x \$0.186]	\$313.22

**TABLE 9**

**City of Eugene**

**2003 Stormwater SDC-Eligible Project List**

<b>Project Name</b>	<b>Estimated Project Cost</b>	<b>Total SDC-Eligible Cost</b>
Martin Drive Pipe Improvements (02-07 CIP)	\$121,956	\$121,956
Mt. Cavalry Pipe Improvements	\$1,000,824	\$243,444
Frederick Court Pipe Daylight	\$155,133	\$71,361
43rd Avenue Pipe Improvements	\$2,826,620	\$904,518
Morse Park Ranch Park Pipe Improvements	\$1,382,822	\$152,110
Laurelwood Flood Control Fac/Pipe Imps	\$2,633,719	\$395,058
Jackson Street Pipe Improvements	\$101,498	\$25,375
Windsor Circle Pipe Improvements	\$1,205,133	\$774,729
West Hawkins Lane Water Quality Facility	\$819,988	\$663,800
Bell Avenue (Increase Pipe Sizes Along)	\$1,042,000	\$479,320
Empire Park Pond Retrofit	\$504,870	\$100,974
Royal Node Stormwater Infrastructure	\$1,835,893	\$1,835,893
Greenhill Tributary Storm Improvements Ph 2	\$490,445	\$167,197
Greenhill Tributary Water Quality Facility	\$981,941	\$294,582
Roosevelt Channel - Culvert Improvement	\$178,213	\$56,278
A-1 Main Channel Culvert & Open Waterway Improvements	\$675,084	\$108,013
Lynnbrook Drive Open Waterway & Culvery Improvements	\$632,596	\$189,779
Spring Creek Bridge Construction & Waterway Improvements	\$182,672	\$42,015
Sanders Street Water Quality Facility	\$979,973	\$48,999
Spring Creek Drive Water Quality Facility	\$310,266	\$62,053
Kirsten Street Pipe Improvements	\$502,247	\$145,652
Hunsacker - Open Channel Improvements (02-07 CIP)	\$521,917	\$313,412
Lenox/Salty - Culvert Replacement (02-07 CIP)	\$225,553	\$135,070
Hunsacker Culvert Replacement (02-07 CIP)	\$34,097	\$20,983
Division Avenue Tip-Up Pipe Replacement	\$14,282	\$3,285
Irvington Drive Water Quality Facility	\$857,362	\$120,031
St. Peter School Culvert Replacement	\$72,696	\$21,809
River Point Pond Outlet Channel	\$489,528	\$200,707
Gilham Road System Culvert Replacement	\$35,407	\$35,407
Gilham Road System Water Quality Facility	\$857,494	\$85,749
Ascot Park Open Waterway Modification	\$94,680	\$62,489
3rd-4th Connector Stormwater Improvements (02-07 CIP)	\$157,362	\$157,362
Beaver St & Hunsaker Ln Stormwater Improvements	\$65,568	\$65,568
Greenhill Rd Stormwater Improvements	\$131,137	\$131,137
Irvington Drive - Stormwater (02-07 CIP)	\$131,137	\$131,137
Kinney Park Flow Diversion & Restoration	\$813,040	\$601,649
River Road - Stormwater (02-07 CIP)	\$65,568	\$65,568
Royal Ave., Terry to Greenhill	\$131,137	\$131,137
Services for New Development (\$100,000/year)	\$4,458,597	\$4,458,597
Streambank Stabilization (\$ varies/year)	\$6,425,626	\$1,606,407
<b>Totals</b>	<b>\$34,146,078</b>	<b>\$15,230,606</b>

**TABLE 8**

**Stormwater Drainage Systems Development Charge Analysis**

<b>1. Existing Stormwater Drainage System Value &amp; SDC-Eligible Costs</b>		<b>(Reimbursement Fee)</b>
Total Replacement Cost - Existing Pipe System		\$262,227,408
Total Replacement Cost - Existing Open Channel Systems		\$74,956,223
<b>Total Replacement Cost, Existing (Replacement Cost New)</b>		<b>\$337,183,631</b>
Percent of Existing Pipe System to be Used by New Development		4.27%
Percent of Existing Open Channel system to Used by New Development		2.34%
Total SDC Eligible Cost - Existing Pipe*		\$11,197,114
Total SDC Eligible Cost - Existing Open Channel Systems*		\$1,753,976
<b>Total SDC-Eligible Cost, Existing System</b>		<b>\$12,951,087</b>
* Based on percent available capacity per hydraulic model		

<b>2. Future Stormwater System SDC-Eligible Project Costs</b>		<b>(Improvement Fee)</b>
Total Est. Cost, Future System (SDC-Eligible Projects)	-(From Table 10)	\$31,971,983
SDC-Eligible Portion of Project Cost, Future System	-(From Table 10)	\$14,260,867

<b>3. Stormwater System Calculation Details</b>		
Single Family Dwelling (SFD), estimated average impervious surface area		
Small Residential	(building footprint ≤ 1,000 sq. ft.)	1,800 sq. ft.
Medium Residential	(building footprint > 1,000 sq. ft. and < 3,000 sq. ft.)	2,900 sq. ft.
Mfg. Home Park Space, estimated average impervious surface area		
		1,780 sq. ft.
<b>Total Additional Impervious Surface Area within UGB (build-out)</b>		<b>155,770,560 sq. ft.</b>

<b>4. Calculation of SDC</b>		
Unit Cost per Square Foot, Improvement Fee	[\$13,912,741 / 155,770,560]	\$0.0916
Unit Cost per Square Foot, Reimbursement Fee	[\$12,635,207 / 155,770,560]	\$0.0831
<b>Total Unit Cost per Square Foot</b>	<b>[Improvement + Reimbursement]</b>	<b>\$0.174</b>
Small Residential SDC	(building footprint ≤ 1,000 sq. ft.) [1,800 sq. ft. x \$0.174]	\$313.20
Medium Residential SDC	(building footprint > 1,000 sq. ft. and < 3,000 sq. ft.) [2,900 sq. ft. x \$0.174]	\$504.60
Small Duplex SDC	(unit building footprints ≤ 1,000 sq. ft.) [\$313.2 x 2]	\$626.40
Medium Duplex SDC	(unit building footprints > 1,000 sq. ft. and < 3,000 sq. ft.) [\$504.60 x 2]	\$1,009.20
Mfg. Home Park SDC per Space (portion of total charge)	[1,684 sq. ft. x \$0.174]	\$293.02

# TABLE 9

## City of Eugene

### 2003 Stormwater SDC-Eligible Project List

Project Name-	Estimated Project Cost	Total SDC-Eligible Cost
Martin Drive Pipe Improvements (02-07 CIP)	\$114,191	\$114,191
Mt. Cavalry Pipe Improvements	\$937,101	\$227,044
Frederick Court Pipe Daylight	\$145,256	\$66,818
43rd Avenue Pipe Improvements	\$2,646,648	\$846,927
Morse Park Ranch Park Pipe Improvements	\$1,294,777	\$142,425
Laurelwood Flood Control Fac/Pipe Imps	\$2,466,029	\$369,904
Jackson Street Pipe Improvements	\$95,036	\$23,759
Windsor Circle Pipe Improvements	\$1,128,402	\$725,401
West Hawkins Lane Water Quality Facility	\$767,779	\$621,536
Bell Avenue (Increase Pipe Sizes Along)-	\$975,655	\$448,802
Empire Park Pond Retrofit	\$472,725	\$94,545
Royal Node Stormwater Infrastructure-	\$1,719,001	\$1,719,001
Greenhill Tributary Storm Improvements Ph 2-	\$459,218	\$156,552
Greenhill Tributary Water Quality Facility	\$919,420	\$275,826
Roosevelt Channel - Culvert Improvement-	\$166,866	\$52,694
A-1 Main Channel Culvert & Open Waterway Improvements	\$632,101	\$101,136
Lynnbrook Drive Open Waterway & Culvery Improvements	\$592,318	\$177,695
Spring Creek Bridge Construction & Waterway Improvements	\$171,041	\$39,339
Sanders Street Water Quality Facility	\$917,578	\$45,879
Spring Creek Drive Water Quality Facility	\$290,511	\$58,102
Kirsten Street Pipe Improvements	\$470,269	\$136,378
Hunsacker - Open Channel Improvements (02-07 CIP)	\$488,686	\$293,457
Lenox/Salty - Culvert Replacement (02-07 CIP)	\$211,192	\$126,470
Hunsacker Culvert Replacement (02-07 CIP)	\$31,926	\$19,647
Division Avenue Tip-Up Pipe Replacement	\$13,373	\$3,076
Irrington Drive Water Quality Facility	\$802,773	\$112,388
St. Peter School Culvert Replacement	\$68,067	\$20,420
River Point Pond Outlet Channel	\$458,360	\$187,927
Gilham Road System Culvert Replacement	\$33,153	\$33,153
Gilham Road System Water Quality Facility	\$802,897	\$80,290
Ascot Park Open Waterway Modification-	\$88,652	\$58,510
3rd-4th Connector Stormwater Improvements (02-07 CIP)	\$147,343	\$147,343
Beaver St & Hunsaker Ln Stormwater Improvements	\$61,393	\$61,393
Greenhill Rd Stormwater Improvements	\$122,787	\$122,787
Irrington Drive - Stormwater (02-07 CIP)	\$122,787	\$122,787
Kinney Park Flow Diversion & Restoration	\$761,273	\$563,342
River Road - Stormwater (02-07 CIP)	\$61,393	\$61,393
Royal Ave., Terry to Greenhill	\$122,787	\$122,787
Services for New Development (\$100,000/year)	\$4,174,716	\$4,174,716
Streambank Stabilization (\$ varies/year)	\$6,016,504	\$1,504,126
<b>Totals-</b>	<b>\$31,971,983</b>	<b>\$14,260,867</b>



TABLE 5

Transportation System Development Charge Analysis

TRANSPORTATION SYSTEM DEVELOPMENT CHARGE ANALYSIS

	REIMBURSEMENT Fee				IMPROVEMENT Fee				System Average
	Major Arterials	Minor Arterials	Neighborhood Collectors	System Average	Major Arterials	Minor Arterials	Neighborhood Collectors	System Average	
<b>TRANSPORTATION COST COMPONENTS</b>									
<b>NON-ASSESSABLE STREET SECTION COSTS</b>									
Total street section cost per linear mile	\$3,204,005	\$2,218,001	\$1,163,799	\$1,216,760	\$1,976,508				\$1,976,508
Average street section cost per linear mile	((3,204,005 * .11) + (\$2,218,001 * .56) + (\$1,163,799 * .10) + (\$1,216,760 * .16))								\$1,385,931
Average assessable section cost per linear mile	\$1,976,508 * .701				\$661,036				\$661,036
Average non-assessable section cost per linear mile	((1,385,531 / 2.82 lanes per mile) * 1.25 eng costs)				\$281,554				\$281,554
Average non-assessable section cost per lane mile	((661,036 / 2.82 lanes per mile) * 1.25 eng costs)				\$473,536				\$473,536
<b>INTERSECTION COSTS</b>									
Total intersection cost per linear mile		\$250,611	\$179,632	\$168,664					\$271,277
Average intersection cost per linear mile	((473,536 * .11) + (\$250,611 * .55) + (\$179,632 * .16) + (\$168,664 * .16))								\$129,428
Average intersection cost per lane mile	((271,277 / 2.82 lanes per mile) * 1.25 eng costs)								\$204,915
<b>TRAFFIC SIGNAL COSTS</b>									
Average signal cost per intersection									\$150,163
Average signal cost per lane mile	((289,493 * 0.5276 unadjusted signalized intersections per lane mile)								\$170,42
<b>STREET LIGHT COSTS</b>									
Total street light cost per linear mile	\$811,278	\$255,640	\$255,640	\$177,628					\$271,278
Average street light cost per linear mile	((811,278 * .11) + \$255,640 * .55) + (\$245,347 * .16) + (\$177,628 * .16)								\$129,427
Average street light cost per lane mile	((289,425 / 2.82 lanes per mile) * 1.25 eng costs)								\$170,42
Average street light cost per trip	((0.8888 * 7875) * \$128,543)								\$47,994,333
<b>BRIDGE &amp; OTHER STRUCTURE COSTS</b>									
Past Projects, Replacement Cost New (RCN)									\$14,468,022
Past Ferry Street Bridge & related overpass costs									\$159,070,988
Total cost for past projects									\$179,430
Average bridge & other structure cost per lane mile	((159,070,988 / \$14,468,022) * 1.25 eng costs)								\$133,289
<b>OFF-STREET BICYCLE PATH COSTS</b>									
Average path lighting cost per mile									\$428,037
Average path section cost per mile									\$16,74
Cost per person, path lighting									\$112,25
Cost per person, path section									\$144,13
Total off-street bicycle path cost per trip									\$654,893
<b>SUMMARY OF ALL TRANSPORTATION SYSTEM SDC COMPONENTS</b>									
Non-assessable street section cost per lane mile									\$147,722
Intersection cost per lane mile									\$127,479
Traffic signal cost per lane mile									\$129,427
Street light cost per lane mile									\$214,699
Bridge & other structure cost per lane mile									\$133,289
Total non-assessable street system cost per lane mile									\$428,037
Total non-assessable street system cost per trip									\$16,74
Non-assessable street section cost, per lane mile									\$112,25
Intersection cost per lane mile									\$144,13
Traffic signal cost per lane mile									\$654,893
Street light cost per lane mile									\$147,722
Bridge & other structure cost per lane mile									\$127,479
Total non-assessable street system cost per lane mile									\$129,427
Total non-assessable street system cost per trip									\$214,699
[(ave. one-way trip length on street system / number of vehicles per hour) x (capacity per lane mile x total cost per lane mile of street system) + ave. street light cost per trip]]									
Total allocated cost per trip									\$1,006.60
Total off-street bicycle path cost per trip									\$168.13
Total Cost per Trip per Street System Fee Component									\$1,150.73
*Overall transportation SDC revenue split is 67% (Improvement) x 33% (Reimbursement).									
TOTAL TRANSPORTATION COST PER TRIP (REIMBURSEMENT FEE + IMPROVEMENT FEE) = \$563.78 + \$1,150.73 = \$1,714.51									

\*Overall transportation SDC revenue split is 67% (Improvement) x 33% (Reimbursement).

TABLE 5

Transportation System Development Charge Analysis

TRANSPORTATION SYSTEM DEVELOPMENT CHARGE ANALYSIS

TRANSPORTATION SYSTEM DEVELOPMENT CHARGE ANALYSIS	REIMBURSEMENT Fee				IMPROVEMENT Fee			
	Major Arterials	Minor Arterials	Major Collectors	Neighborhood Collectors	Major Arterials	Minor Arterials	Major Collectors	Neighborhood Collectors
<b>TRANSPORTATION COST COMPONENTS</b>								
<b>NON-ASSESSABLE STREET SECTION COSTS</b>								
Total street section cost per linear mile	\$2,000,000	\$2,075,750	\$1,000,000	\$1,438,288				
Average street section cost per linear mile								\$1,850,661
Average assessable section cost per linear mile								\$1,287,314
Average non-assessable section cost per linear mile								\$563,348
Average assessable section cost per lane mile								\$618,847
Average non-assessable section cost per lane mile								\$264,002
<b>INTERSECTION COSTS</b>								
Total intersection cost per linear mile	\$443,298	\$274,408	\$168,488	\$188,412				
Average intersection cost per linear mile								\$254,005
Average intersection cost per lane mile								\$124,188
<b>TRAFFIC SIGNAL COSTS</b>								
Average signal cost per intersection								\$289,482
Average signal cost per lane mile								\$440,602
<b>STREET LIGHT COSTS</b>								
Total street light cost per linear mile	\$478,225	\$238,282	\$238,282	\$168,218				
Average street light cost per linear mile								\$284,008
Average street light cost per lane mile								\$124,188
Average street light cost per trip								\$189,657
<b>BRIDGE &amp; OTHER STRUCTURE COSTS</b>								
Past projects - Replacement Cost Now (RCN)								\$89,858,500
Past Ferry Street Bridge & related overpass costs								\$13,865,664
Total costs for past projects								\$103,724,100
Average bridge & other structure cost per lane mile								\$429,279,430
<b>OFF-STREET BICYCLE PATH COSTS</b>								
Average path lighting cost per mile								\$256,272
Average path section cost per mile								
Cost per person path lighting								
Cost per person path section								
Total off-street bicycle path cost per trip								
<b>SUMMARY OF ALL TRANSPORTATION SYSTEM SDC COMPONENTS</b>								
Non-assessable street section cost per lane mile								\$284,002
Intersection cost per lane mile								\$424,188
Traffic signal cost per lane mile								\$440,602
Street light cost per lane mile								\$424,188
Bridge & other structure cost per lane mile								\$256,272
Total non-assessable street system cost per trip								\$1,009,247
Total non-assessable street system cost per trip								\$1,319,700
(one-way trip length on direct system / number of vehicle per hour) x (capacity per lane mile x total cost per lane mile of street system) = ave. street light cost per trip								
Total allocated cost per trip								\$827,88
Total off-street bicycle path cost per trip								\$0.00
Total Cost per Trip per Street System Fee Component								\$827.88
Cost per Trip per Trip (Improvement) x 33% (Reimbursement)								\$272.88
<b>TRANSPORTATION COST PER TRIP (REIMBURSEMENT FEE + IMPROVEMENT FEE) = \$527.88 + \$1,077.47 = \$1,605.35</b>								

\*Based on transportation SDC revenue split of 67% (improvement) & 33% (Reimbursement)