

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Adoption of Resolution 5031 Adopting Inflationary Adjustments to Systems Development Charges for Parks System and Amending Resolution No. 4900

Meeting Date: May 9, 2011
Department: Public Works
www.eugene-or.gov

Agenda Item Number: 3C
Staff Contact: Fred McVey
Contact Telephone Number: 541-682-5216

ISSUE STATEMENT

The City Council is asked to approve a resolution adopting a decrease in Systems Development Charges (SDCs) for the parks system. The proposed adjustment follows adopted policy for implementing periodic adjustments to SDCs based on adopted cost indices. The current proposal reflects a one-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 park SDC methodology and rates, including provisions for periodic indexed (inflationary) adjustments. Resolution No. 4900 was most recently amended by the council through Resolution No. 4998 adopting inflationary adjustments to local wastewater, stormwater, transportation and parks SDC rates effective April 1, 2010. In addition, inflationary adjustments of SDC rates for the local wastewater, stormwater, and transportation systems were recently adopted by Administrative Order 58-11-01-F, effective June 1, 2011.

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 adjustment to the parks SDC is based on two adopted cost indices: 1) as with other local systems, the Engineering News Record Construction Cost Index (ENR CCI) is used to adjust park development costs; and 2) the Lane County Assessment & Taxation Office's (LCA&T) published Certified Ratio Study (formerly known as the Sales Ratio Report) is used to adjust park land acquisition

costs. Use of applicable adjustment factors from the published 2010 Certified Ratio Study reflects an average 10 percent decrease in costs of Eugene-area vacant residential and recreational land over a prior 12-month adjustment period. The published Certified Ratio Study reflects the previous calendar year's sales data, in this case sales in calendar year 2009.

The combined effect of applying these two indices to the parks SDC is that rates for residential development types decrease by approximately 4.5 percent while rates for nonresidential development types decrease approximately 7.2 percent. 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 and property tax SDC credit calculation versus the gross (pre-credit) SDC calculation.

The overall effect of the proposed rate adjustments, in conjunction with the inflationary cost adjustments (+3.5 percent) for the local wastewater, stormwater, and transportation systems adopted via Administrative Order 58-11-01-F (also effective June 1), is an approximate one percent decrease in total SDCs for a typical new single-family residence, from a current total of \$8,961 to a proposed total of \$8,873. Nonresidential development types would typically experience slight increases in total SDCs, typically ranging from approximately one percent to two percent over current totals.

Council Goals/Action Priorities

This agenda item relates to one of the council's goals: Fair, Stable and Adequate Financial Resources.

Timing

Local SDC rates were last updated in April 2010, reflecting ENR CCI adjustments through December 2009 and LCA&T Sales Ratio data through December 2008. The proposed adjustments to rates based on the ENR CCI through December 2010, and LCA&T Sales Ratio data through December 2009, 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 April 22, 2011, 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. The adjusted rates are proposed to go into effect on June 1, 2011.

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. The Eugene Code, Chapter 7, prescribes the process for development, adoption and administration of SDCs, providing for adoption of methodologies related to SDCs. 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 park SDC rates.
2. Take no action on the resolution.
3. Direct the City Manager to prepare other adjustments to park SDC rates.

CITY MANAGER'S RECOMMENDATION

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

SUGGESTED MOTION

Move to adopt Resolution 5031 providing an inflationary adjustment of Systems Development Charges for parks systems; amending Resolution No. 4900.

ATTACHMENTS

- A. Proposed Resolution and Exhibits

FOR MORE INFORMATION

Staff Contact: Fred McVey
Telephone: 541-682-5216
Staff E-Mail: fred.mcvey@ci.eugene.or.us

RESOLUTION NO. XXXX_____

A RESOLUTION ADOPTING INFLATIONARY ADJUSTMENTS TO SYSTEMS DEVELOPMENT CHARGES FOR PARKS SYSTEM 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, 4991 and 4998. 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; (2) Local Wastewater System, Stormwater System, and Transportation System by Resolution No. 4998, and, effective June 1, 2011, by Administrative Order No. 58-11-01-F; and (3) Parks System by Resolution No. 4998.

C. Based on the park development/renovation cost adjustment using the Engineering News-Record 20-City national average Construction Cost Index and the park land acquisition cost adjustment using the Lane County Assessment & Taxation office's published 2010 Sales Ratio Report, it is necessary to adjust the Parks System SDCs by implementing a -4.5% inflationary adjustment to the Parks System SDC for residential development, and an average -7.2% inflationary adjustment to the Parks System SDC for nonresidential development.

D. Section 2.4 of the SDC Methodologies requires that revisions to fees by more than five percent within any 12-month period shall be established by resolution of the City Council.

E. 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 June 1, 2011.

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 4.5% decrease to the Parks System SDC for residential development, and an average 7.2% decrease to the Parks System SDC for nonresidential development as set forth in Exhibit A attached to this Resolution.

Section 2. The City Recorder is requested to append a copy of this Resolution, including exhibit, to Resolution No. 4900.

Section 3. This Resolution shall become effective on June 1, 2011.

The foregoing Resolution adopted the _____ day of May, 2011.

Deputy City Recorder

SDC Methodology Pages Revised
Parks

TABLE 1

SUMMARY OF LOCAL SYSTEMS DEVELOPMENT CHARGES

(See Appendix C-2 for information regarding the Regional Wastewater SDC)

	Transportation	Wastewater Local (City)	Stormwater	Parks
Rates	Cost per Trip = \$1,774.51	Cost per new residential units (e.g., single-family, mobile home parks, duplexes, apartments) = a base rate of \$387.72 plus \$0.0940 per square foot of living area. Residential additions will be charged \$0.0940 per square foot of increased living area. Nonresidential uses = \$2.9373 per gallon of daily flow/discharge.	Total stormwater unit cost per sq.ft. of impervious surface Area = \$0.192. Charges are based on use. 1-2 Family development under 3,000 sq.ft. have tiered rates based on est. imp. surface areas. 1-2 Family over 3,000 sq.ft. and Multi-Family & Nonresidential are based on actual imp. surface area. Charges for Mfg. Home Parks are based on est. imp. surface area per space plus actual impervious surface area of additional common area.	Net Residential cost per Dwelling Unit: Single Family = \$3,757.00; Duplex/TH/MH/ADU = \$3,045.00 Multifamily = \$2,376.00 Nonresidential: Class A = \$1,497.00 per room; Class B = \$1,000.00 per TGFSF; Class C = \$613.00 per TGFSF; Class D = \$364.00 per TGFSF; Class E = \$147.00 per TGFSF.
Cost Basis	Estimated costs of arterial/collector Street system (non assessable cost per lane-mile, costs of intersections, traffic signals, street lights, structures) and off street bicycle paths.	Estimated non-assessable cost of existing system using costs from "Gravity Sewer Lines System Valuation Model" developed by CH2M Hill. Charges are net of all federal grants and outstanding debt.	Estimated non-assessable cost of system-wide capacity from future capacity-enhancing projects as contained in the Stormwater SDC Project List and available existing stormwater system capacity.	Unit costs for various components.
Service Standards	Existing levels of service for various components as established by current City transportation design standards.	Design flow standards currently used by the city for various land use types. PFUs equivalents are determined per Oregon adopted Plumbing Code.	Design standards currently used by the City to handle a Five-year storm.	Planned levels of service for various components, as established in the adopted Eugene Parks, Recreation, & Open Space Comprehensive Plan's Project & Priorities List.
Classification of Charge	Street Component: ▶ 40% Impr. Fee ▶ 60% Reim. Fee Bike Component: ▶ 100% Impr. Fee	Reimbursement fee ▶ 84% Improvement fee ▶ 16%	Reimbursement fee ▶ 47% Improvement fee ▶ 53%	Reimbursement fee ▶ 23% Improvement fee ▶ 77%
Implementation	Charges for new or expanding development are based on the cost per trip times the trip rate assigned for a specific development type times the number of units of measurement proposed.	New or expanding residential uses are charged based on a per dwelling unit cost plus a rate per square foot of living area. Non-residential uses are charged based on the number of PFUs at a rate for the specific development type. Credit for past trunk sewer levy payments will be applied to the local charge.	Charges for new (all) or expanding (Multi-family, Nonresidential) development are based on a estimated or actual impervious surface areas and the total stormwater unit cost per square foot. Stormwater impact not attributable to impervious surface area will be charged based on equivalent surface area and the total stormwater unit cost per square foot.	Charges for new or expanding development are based on a tiered flat rate per dwelling unit for residential development types and a tiered flat rate per room or per thousand gross square feet of building area for nonresidential development types.
Note: Administration costs are not included in the figures above, see section 2.3.1 for more information.				

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)
New Parks and Open Space														
Acquire a neighborhood park site to serve this area (B3)	NP	1	acres	4	\$ 1,024,250		\$ 1,024,250	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,024,250	49%	\$501,883
Acquire a neighborhood park site to serve this area (B4)	NP	1	acres	4	\$ 1,024,250		\$ 1,024,250	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,024,250	49%	\$501,883
Acquire a neighborhood park site to serve this area (B5)	NP	1	acres	4	\$ 1,024,250		\$ 1,024,250	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,024,250	49%	\$501,883
Acquire neighborhood park to serve this area (S6)	NP	1	acres	4	\$ 1,024,250		\$ 1,024,250	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,024,250	49%	\$501,883
Acquire a neighborhood park site (R1)	NP	1	acres	4	\$ 1,024,250		\$ 1,024,250	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,024,250	49%	\$501,883
Acquire neighborhood park site (R2)	NP	1	acres	4	\$ 1,024,250		\$ 1,024,250	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,024,250	49%	\$501,883
Acquire a neighborhood park site (R3 and R4)	NP	1	acres	4	\$ 1,024,250		\$ 1,024,250	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,024,250	49%	\$501,883
Develop Fermale Park Site	NP	1	acres	4		\$ 631,056	\$ 631,056	\$ 0	\$ 0	\$ 0	\$ 0	\$ 631,056	19%	\$119,901
Develop Rosetta Place as neighborhood park	NP	1	acres	1		\$ 157,764	\$ 157,764	\$ 0	\$ 0	\$ 0	\$ 0	\$ 157,764	19%	\$29,975
Acquire land for combined neighborhood park and Ridgeline "Gateway" (WC1)	NP	1	acres	4	\$ 1,024,250		\$ 1,024,250	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,024,250	49%	\$501,883
Acquire land for combined neighborhood park and Ridgeline "Gateway" (WC3)	NP	1	acres	4	\$ 1,024,250		\$ 1,024,250	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,024,250	49%	\$501,883
Acquire land for neighborhood park (WC5)	NP	1	acres	4	\$ 1,024,250		\$ 1,024,250	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,024,250	49%	\$501,883
Develop Hawkins Heights as a neighborhood park (WC4)	NP	3	acres	3		\$ 473,292	\$ 473,292	\$ 0	\$ 0	\$ 0	\$ 0	\$ 473,292	19%	\$89,925
Develop neighborhood park (WC5)	NP	2	acres	2		\$ 315,528	\$ 315,528	\$ 0	\$ 0	\$ 0	\$ 0	\$ 315,528	49%	\$154,609
Develop Videra Park to serve WC-6	NP	1	acres	2		\$ 315,528	\$ 315,528	\$ 0	\$ 0	\$ 0	\$ 0	\$ 315,528	49%	\$154,609
Acquire land for neighborhood park (W11)	NP	1	acres	4	\$ 1,024,250		\$ 1,024,250	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,024,250	49%	\$501,883
Develop Willakenzie school site as neighborhood park, with play area and ballfields	NP	1	acres	5		\$ 788,820	\$ 788,820	\$ 0	\$ 0	\$ 0	\$ 0	\$ 788,820	19%	\$149,876
Acquire a neighborhood park site to north, adjacent to Golden Gardens (B1)	NP	1	acres	4	\$ 1,024,250		\$ 1,024,250	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,024,250	49%	\$501,883
Develop Royal/Danebo	NP	1	acres	2		\$ 200,000	\$ 262,940	\$ 0	\$ 0	\$ 0	\$ 0	\$ 262,940	49%	\$128,841
Develop neighborhood park site (B3)	NP	4	acres	4		\$ 631,056	\$ 631,056	\$ 0	\$ 0	\$ 0	\$ 0	\$ 631,056	49%	\$309,217
Develop neighborhood park site (B4)	NP	1	acres	4		\$ 631,056	\$ 631,056	\$ 0	\$ 0	\$ 0	\$ 0	\$ 631,056	49%	\$309,217
Develop neighborhood park site (B5)	NP	3	acres	4		\$ 631,056	\$ 631,056	\$ 0	\$ 0	\$ 0	\$ 0	\$ 631,056	49%	\$309,217
Develop neighborhood park site (B1)	NP	4	acres	2.3		\$ 362,857	\$ 362,857	\$ 0	\$ 0	\$ 0	\$ 0	\$ 362,857	49%	\$177,800
Develop neighborhood park site (S6)	NP	4	acres	4		\$ 631,056	\$ 631,056	\$ 0	\$ 0	\$ 0	\$ 0	\$ 631,056	49%	\$309,217
Develop Terra Linda Park as neighborhood park	NP	2	acres	4.3		\$ 678,385	\$ 678,385	\$ 0	\$ 0	\$ 0	\$ 0	\$ 678,385	19%	\$128,893
Develop Lone Oak park site as neighborhood park with athletic	NP	3	acres	3.9		\$ 615,280	\$ 615,280	\$ 0	\$ 0	\$ 0	\$ 0	\$ 615,280	19%	\$116,903
Develop Wendover Park site as neighborhood park	NP	4	acres	1		\$ 157,764	\$ 157,764	\$ 0	\$ 0	\$ 0	\$ 0	\$ 157,764	19%	\$29,975
Develop recreational amenities along Amazon Greenway to serve neighborhood park needs (WC2)	NP	3	acres	4		\$ 631,056	\$ 631,056	\$ 0	\$ 0	\$ 0	\$ 0	\$ 631,056	49%	\$309,217
Develop Creekside Park as neighborhood park	NP	1	acres	3.17		\$ 500,112	\$ 500,112	\$ 0	\$ 0	\$ 0	\$ 0	\$ 500,112	19%	\$95,021
Acquire a neighborhood park (W4)	NP	1	acres	4	\$ 1,024,250		\$ 1,024,250	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,024,250	49%	\$501,883
Develop Chase Commons as neighborhood park	NP	3	acres	4		\$ 631,056	\$ 631,056	\$ 0	\$ 0	\$ 0	\$ 0	\$ 631,056	19%	\$119,901
Develop neighborhood park site (R1)	NP	4	acres	4		\$ 631,056	\$ 631,056	\$ 0	\$ 0	\$ 0	\$ 0	\$ 631,056	49%	\$309,217
Develop neighborhood park site (R2)	NP	3	acres	4		\$ 631,056	\$ 631,056	\$ 0	\$ 0	\$ 0	\$ 0	\$ 631,056	49%	\$309,217
Develop neighborhood park site (R3 and R4)	NP	4	acres	4		\$ 631,056	\$ 631,056	\$ 0	\$ 0	\$ 0	\$ 0	\$ 631,056	49%	\$309,217
Develop Ridgeline "Gateway" park (WC1) as both trailhead and outdoor recreation area with picnic, play area, basketball, etc.	NP	5												
Develop Ridgeline "Gateway" park (WC3) as both trailhead and outdoor recreation area with picnic, play area, basketball, etc.	NP	4	acres	5		\$ 788,820	\$ 788,820	\$ 0	\$ 0	\$ 0	\$ 0	\$ 788,820	49%	\$386,522
Develop neighborhood park site (W11)	NP	5												
Neighborhood Park Total				126.87	\$ 13,315,250	\$ 11,664,710	\$ 25,042,900	\$ 0	\$ 0	\$ 0	\$ 0	\$ 25,042,900	43%	\$10,980,962

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	\$ 4,097,000	\$	\$ 4,097,000	\$0	\$0	\$0	\$0	\$4,097,000	49%	\$2,006,448
Acquire Amazon Park in holdings along Hlyard for community park use	CP	1	acres	1.5	\$ 2,048,499	\$	\$ 2,048,499	\$0	\$0	\$0	\$0	\$2,048,499	49%	\$1,003,224
Acquire community park site to serve Santa Clara	CP	1	acres	40	\$ 10,242,500	\$	\$ 10,242,500	\$0	\$0	\$0	\$0	\$10,242,500	49%	\$5,016,121
Develop Santa Clara Community Park, including lighted ballfields	CP	2	acres	40	\$ 4,732,920	\$	\$ 4,732,920	\$0	\$0	\$0	\$0	\$4,732,920	52%	\$2,449,287
Develop Golden Gardens and acquired property as community park with significant natural area component and trails	3	acres	40	\$ 4,732,920	\$	\$ 4,732,920	\$0	\$0	\$0	\$0	\$0	\$4,732,920	52%	\$2,449,287
Acquire portion of Union Pacific area for neighborhood and community park, including improved connections, recreation and open space	CP	4	acres	20	\$ 5,121,250	\$	\$ 5,121,250	\$0	\$0	\$0	\$0	\$5,121,250	49%	\$2,508,060
Community Park Total				241.5	\$ 21,509,249	\$ 9,465,840	\$ 30,975,089	\$0	\$0	\$0	\$0	\$30,975,089	50%	\$15,432,428
Acquire land to provide urban open space within Courthouse neighborhood	UP	4	acres	0.75	\$ 1,152,281	\$	\$ 1,152,281	\$0	\$0	\$288,070	\$0	\$864,211	35%	\$305,967
Acquire land for urban plaza to be developed in partnership with transit	UP	4	acres	0.5	\$ 870,613	\$	\$ 870,613	\$0	\$217,653	\$435,306	\$0	\$217,653	35%	\$77,058
Acquire land to expand park blocks	UP	4	acres	0.5	\$ 870,613	\$	\$ 870,613	\$0	\$0	\$217,653	\$0	\$652,959	35%	\$231,175
Acquire land for an urban plaza in Santa Clara	UP	4	acres	0.5	\$ 870,613	\$	\$ 870,613	\$0	\$0	\$217,653	\$0	\$652,959	35%	\$231,175
Urban Plaza Total				2.25	\$ 3,764,119	\$ -	\$ 3,764,119	\$0	\$217,653	\$1,158,683	\$ -	\$2,387,763	35%	\$845,377
Acquire land for Amazon Creek Greenway (WC2)	LP	2	acres	4	\$ 1,024,250	\$	\$ 1,024,250	\$0	\$256,063	\$256,063	\$0	\$512,125	100%	\$512,125
Implement plan for Jefferson Area Greenway and linear park	LP	3	acres	4	\$ 631,056	\$	\$ 631,056	\$0	\$157,764	\$315,528	\$0	\$157,764	40%	\$63,213
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 Fairgrounds in partnership with ACOE	LP	4	acres	3.97	\$ 1,314,700	\$	\$ 1,314,700	\$0	\$657,350	\$657,350	\$0	\$0	40%	\$0
Implement Razor Park Master Plan	LP	2	acres	2	\$ 315,528	\$	\$ 315,528	\$0	\$0	\$0	\$0	\$315,528	40%	\$126,427
Acquire linear park along Roosevelt drainage channel	LP	4	acres	10	\$ 409,700	\$	\$ 409,700	\$0	\$204,850	\$0	\$0	\$204,850	100%	\$204,850
Linear Park Total				23.97	\$ 1,433,950	\$ 2,261,284	\$ 3,695,234	\$0	\$1,276,027	\$1,228,941	\$ -	\$1,190,267	78%	\$906,615
Acquire land on priority stormwater corridors that link with developed parks, include trails	NA	1	acres	30	\$ 1,229,100	\$	\$ 1,229,100	\$0	\$614,550	\$614,550	\$0	\$0	36%	\$0
Acquire additional river frontage, including property to the north	NA	1	acres	60	\$ 5,530,950	\$	\$ 5,530,950	\$0	\$2,765,475	\$1,382,738	\$0	\$1,382,738	36%	\$498,635
Acquire land for natural areas within Williamette/McKenzie River confluence	NA	4	acres	100	\$ 2,048,500	\$	\$ 2,048,500	\$0	\$1,024,250	\$1,024,250	\$0	\$0	36%	\$0
Acquire land for natural areas and access to Gillespie Butte and Williamette River system	NA	1	acres	1.7	\$ 435,306	\$	\$ 435,306	\$0	\$0	\$0	\$0	\$435,306	36%	\$156,348
Acquire natural areas to complete Moon Mountain to Spencer Butte segment	NA	3	acres	55	\$ 1,126,675	\$	\$ 1,126,675	\$0	\$0	\$281,669	\$563,338	\$281,669	36%	\$101,166
Acquire natural areas to complete Fern Ridge to West Eugene Wetlands	NA	2/3	acres	500	\$ 10,242,500	\$	\$ 10,242,500	\$0	\$0	\$5,121,250	\$2,560,625	\$2,560,625	36%	\$919,695
Acquire additional ridgeline to complete Willow Creek to Bailey Hill R	NA	1/2	acres	300	\$ 6,145,500	\$	\$ 6,145,500	\$0	\$0	\$0	\$0	\$6,145,500	36%	\$2,207,268

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		\$ 210,352	\$ 210,352	\$0	\$0	\$105,176		\$105,176	28%	\$29,641
Develop primary Ridgeline trails	NA	3/4	miles	15		\$ 1,774,845	\$ 1,774,845	\$0	\$0	\$443,711		\$1,331,134	28%	\$375,149
Provide trailheads and interpretive facilities within existing WEW sites	NA	4	ea	3		\$ 236,646	\$ 236,646	\$0	\$0	\$118,323		\$118,323	35%	\$41,686
Develop trails, trailheads, and interpretive facilities throughout Ridgeline	NA	3	mile	8		\$ 946,584	\$ 946,584	\$0	\$0	\$236,646		\$709,938	28%	\$200,079
Develop mountain biking trails and freeriding designated areas	NA	5												\$0
Develop trails, trailheads, and interpretive facilities in WEW	NA	4	ea	1		\$ 78,882	\$ 78,882	\$0	\$0	\$39,441		\$39,441	28%	\$11,115
Develop trail facilities throughout the Ridgeline system	NA	4	miles	5		\$ 591,615	\$ 591,615	\$0	\$0	\$0		\$591,615	28%	\$166,732
Provide covered centrally located skate park with bicycle facilities	MP	1	ea	1		\$ 262,940	\$ 262,940	\$0	\$0	\$0		\$262,940	73%	\$191,210
Provide interpretive facilities and trails at Skimmer Butte Park, enhance accessibility	MP	3	ea	1		\$ 723,085	\$ 723,085	\$0	\$0	\$0		\$723,085	28%	\$203,261
Provide children's play area in downtown area	MP	2	ea	1		\$ 170,911	\$ 170,911	\$0	\$0	\$0		\$170,911	54%	\$92,873
Develop regional play area in Alton Baker Park	MP	3	ea	1		\$ 1,314,700	\$ 1,314,700	\$0	\$0	\$0		\$1,314,700	54%	\$714,411
Develop multi-cultural community center/aquatic center in Whiteaker/Skinner Butte area	SF	4	ea	1		\$ 13,147,000	\$ 13,147,000	\$0	\$0	\$0		\$13,147,000	52%	\$6,828,928
Develop major indoor/outdoor aquatic facility and community center	SF	2	ea	1		\$ 18,405,800	\$ 18,405,800	\$0	\$0	\$0		\$18,405,800	52%	\$9,560,500
Develop Environmental Education Center	SF	1	ea	1		\$ 2,300,725	\$ 2,300,725	\$0	\$0	\$0		\$2,300,725	21%	\$478,025
Develop environmental education site behind River House	SF	4	ea	1		\$ 262,940	\$ 262,940	\$0	\$0	\$0		\$262,940	21%	\$54,631
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 Velodrome	SF	5												\$0
Develop a second Willamette River boat launch	X	4	ea	1		\$ 512,733	\$ 512,733	\$0	\$0	\$0		\$512,733	21%	\$106,531
New Recreation Facilities Total						\$ 54,197,456	\$ 54,197,456	\$0	\$0	\$943,297		\$53,254,158	46%	\$24,690,346
Improving Existing Facilities														
Upgrade State Street Park	NP	1	ea	1		\$ 262,940	\$ 262,940	\$262,940	\$0	\$0		\$0	0%	\$0
Upgrade Montrose Park	NP	5												\$0
Upgrade Chamel Mulligan	NP	1	acres	1.2		\$ 197,205	\$ 197,205	\$197,205	\$0	\$0		\$0	0%	\$0
Upgrade Tugman Park	NP	4	ea	1		\$ 361,543	\$ 361,543	\$361,543	\$0	\$0		\$0	0%	\$0
Enhance Crest Heights prairie habitat	NP	4	acres	3		\$ 98,603	\$ 98,603	\$98,603	\$0	\$0		\$0	0%	\$0
Upgrade A com Park	NP	5						\$0	\$0	\$0		\$0		\$0
Upgrade Bond Lane park	NP	1	ea	1		\$ 262,940	\$ 262,940	\$237,940	\$0	\$0		\$25,000	54%	\$13,419
Upgrade Brewer Park	NP	5												\$0
Upgrade Sladden Park	NP	4	acres	1.2		\$ 197,205	\$ 197,205	\$197,205	\$0	\$0		\$0	0%	\$0
Upgrade Lafferty Park	NP	2	ea	1		\$ 131,470	\$ 131,470	\$106,470	\$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		\$ 131,470	\$ 131,470	\$131,470	\$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)
Upgrade Kincaid Park	NP	4	ea	1	\$ 131,470	\$ 131,470	\$ 131,470	\$81,470	\$0	\$0		\$50,000	54%	\$27,170
Upgrade University Park	NP	4	ea	1	\$ 197,205	\$ 197,205	\$ 197,205	\$197,205	\$0	\$0		\$0	0%	\$0
Enhance natural area at Bramblewood	NP	4	acres	4	\$ 131,470	\$ 131,470	\$ 131,470	\$131,470	\$0	\$0		\$0	0%	\$0
Complete Arrowhead Park	NP	5												\$0
Complete Awbrey Park	NP	5												\$0
Upgrade Berkeley Park	NP	4	ea	0.53	\$ 131,470	\$ 131,470	\$ 131,470	\$98,603	\$0	\$0		\$32,868	49%	\$16,105
Complete Skyview Park	NP	5												\$0
Complete Irwin Park	NP	5												\$0
Complete development of Candlelight Park	NP	5												\$0
Upgrade Scobert Gardens	NP	5												\$0
Complete Milton Park	NP	5												\$0
Provide play area at Shadow Wood park	NP	5												\$0
Complete Oakmont Park	NP	5												\$0
Complete Gilham Park	NP	5												\$0
Complete Petersen Barn Park, including parking revisions	CP	2	ea	2	\$ 525,880	\$ 525,880	\$ 525,880	\$394,410	\$0	\$0		\$131,470	52%	\$68,036
Develop play area at Ascot	CP	2	ea	1	\$ 98,603	\$ 98,603	\$ 98,603	\$48,603	\$0	\$0		\$50,000	54%	\$27,170
Renovate Sheldon Community Center and pool	SF	3	ea	1	\$ 7,625,260	\$ 7,625,260	\$ 7,625,260	\$7,625,260	\$0	\$0		\$0	0%	\$0
Improve Echo Hollow Pool	SF	4	ea	1	\$ 5,916,150	\$ 5,916,150	\$ 5,916,150	\$5,916,150	\$0	\$0		\$0	0%	\$0
Implement Amazon Park master plan	CP	3	ea	1.5	\$ 3,614,110	\$ 3,614,110	\$ 3,614,110	\$3,214,110	\$0	\$0		\$400,000	66%	\$264,523
Implement Westmoreland Park master plan	CP	4	ea	14.43	\$ 657,350	\$ 657,350	\$ 657,350	\$493,013	\$0	\$0		\$164,338	52%	\$85,045
Enhance Spencer Butte Trail system	NA	1	ea	1	\$ 657,350	\$ 657,350	\$ 657,350	\$493,013	\$0	\$164,338		\$0	0%	\$0
Implement Wild Iris Ridge Habitat Enhancement Plan	NA	3	acres	123	\$ 808,541	\$ 808,541	\$ 808,541	\$315,331	\$0	\$404,270		\$68,939	36%	\$31,944
Restore Willow Creek between 11th & 18th	NA	4	acres	60	\$ 394,410	\$ 394,410	\$ 394,410	\$0	\$197,205	\$197,205		\$0	0%	\$0
Implement Ridgeline master Plan	NA	4	ea	1	\$ 657,350	\$ 657,350	\$ 657,350	\$657,350	\$0	\$164,338		\$0	0%	\$0
Enhance and develop Serrel Ponds site	NA	5												\$0
Implement Skinner Butte Park Master Plan	MP	3/4	acres	22.52	\$ 7,522,713	\$ 7,522,713	\$ 7,522,713	\$3,385,221	\$0	\$0		\$4,137,492	100%	\$4,137,492
Provide accessible trails within Hendricks Park Forest	MP	4	lf	3500	\$ 200,163	\$ 200,163	\$ 200,163	\$200,163	\$0	\$0		\$0	0%	\$0
Implement Hendricks Park Forest Management Plan	MP	3	acres	2	\$ 920,290	\$ 920,290	\$ 920,290	\$720,290	\$0	\$230,073		\$0	64%	\$0
Replace aging infrastructure at Alton Baker Park	MP	2	acres	2	\$ 262,940	\$ 262,940	\$ 262,940	\$262,940	\$0	\$0		\$0	0%	\$0
Renovate Alton Baker Canoe Canal for kayaking, recreation, and natural resource benefits	MP	2			\$ 6,573,500	\$ 6,573,500	\$ 6,573,500	\$3,286,750	\$0	\$3,286,750		\$0	0%	\$0
Complete Alton Baker Park, update WABP Development Plan and EABP Master Plan	MP	3/4	acres	30	\$ 4,817,061	\$ 4,817,061	\$ 4,817,061	\$4,667,061	\$0	\$1,204,265		\$0	28%	\$0
Implement Morse Ranch master plan	MP	4	acres	3	\$ 788,820	\$ 788,820	\$ 788,820	\$631,056	\$0	\$0		\$157,764	100%	\$157,764
Expand Petersen Barn Community Center	SF	5												\$0
Upgrade Campbell Center with fitness center	SF	3	ea	1	\$ 3,418,220	\$ 3,418,220	\$ 3,418,220	\$410,186	\$0	\$0		\$3,008,034	0%	\$0
Develop parking and access to Laurelwood "Back 9" and Ribbon Trail south end	SF	2	acres	2	\$ 525,880	\$ 525,880	\$ 525,880	\$262,940	\$0	\$0		\$262,940	21%	\$54,631
Enclose portion of Amazon Pool for year round use	SF	5												\$0
Replace Maintenance Buildings at Laurelwood	SF	2	ea	1	\$ 1,241,077	\$ 1,241,077	\$ 1,241,077	\$1,241,077	\$0	\$0		\$0	0%	\$0
Improve Tennis Courts at WHS in partnership with Bethel School District 52	SF	4	ea	1	\$ 131,470	\$ 131,470	\$ 131,470	\$131,470	\$0	\$65,735		\$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		\$ 1,577,640	\$ 1,577,640	\$788,820	\$0	\$0		\$788,820	21%	\$163,894
Implement SMJ House plan, including parking and access across railroad tracks	SF	5												\$0
Improve Culbert Amphitheater	SF	5												\$0
Provide for replacement of synthetic surface fields in partnership with SF	SF	1,3,4	ea	10		\$ 3,286,750	\$ 3,286,750	\$3,286,750	\$0	\$1,643,375		\$0		\$0
Implement Rose Garden master plan	SF	5												\$0
Replace irrigation at Laurelwood	SF	5												\$0
Restore Bloomberg	NA	5												\$0
Renovate park restrooms	X	1	ea	7		\$ 1,104,348	\$ 1,104,348	\$1,104,348	\$0	\$0		\$0	0%	\$0
Develop children's play area renovation program	X	1	ea	1		\$ 262,940	\$ 262,940	\$262,940	\$0	\$0		\$0	0%	\$0
Decommission wading pools	X	2	ea	1		\$ 657,350	\$ 657,350	\$657,350	\$0	\$0		\$0	0%	\$0
Renovate park irrigation systems	X	2	ea	1		\$ 1,314,700	\$ 1,314,700	\$1,314,700	\$0	\$0		\$0	0%	\$0
Renovate park lighting systems	X	1	ea	1		\$ 657,350	\$ 657,350	\$657,350	\$0	\$0		\$0	0%	\$0
Renovate tennis courts, including resurfacing	X	1	ea	1		\$ 1,314,700	\$ 1,314,700	\$986,025	\$0	\$0		\$328,675	81%	\$264,621
Redevelop W. University		1				\$ 78,882	\$ 78,882	\$78,882	\$0	\$0		\$0	0%	\$0
Implement habitat management plans	X	2	ea	1		\$ 1,314,700	\$ 1,314,700	\$1,314,700	\$0	\$328,675		\$0	0%	\$0
Improving Existing Facilities Total						\$ 61,161,487	\$ 61,161,487	\$46,910,380	\$197,205	\$7,689,023		\$9,651,339	55%	\$5,325,233
Access Improvements														
Improve access to Friendly & Lafferty Parks (See S2 on Map 3)	NP	4	ea	1		\$ 197,205	\$ 197,205	\$0	\$49,301	\$0		\$147,904	49%	\$72,473
Improve access to Kincaid and Milton (See S4 on Map 3)	NP	4	ea	1		\$ 197,205	\$ 197,205	\$0	\$49,301	\$0		\$147,904	49%	\$72,473
Develop access improvements to meet neighborhood park needs (See B2 on Map 3)	NP	4	ea	1		\$ 131,470	\$ 131,470	\$0	\$32,868	\$0		\$98,603	49%	\$48,315
Develop access improvements to serve this neighborhood (See B6 on Map 3)	NP	4	ea	1		\$ 32,868	\$ 32,868	\$0	\$8,217	\$0		\$24,651	49%	\$12,079
Improve access to Frank Kinney, Edgewood and S6 (See S7 on Map 3)	NP	4	ea	1		\$ 197,205	\$ 197,205	\$0	\$49,301	\$0		\$147,904	49%	\$72,473
Improve access to Fairmount and Laurel Hill Park (See S1 on Map 3)	NP	4	ea	1		\$ 197,205	\$ 197,205	\$0	\$49,301	\$0		\$147,904	49%	\$72,473
Improve access to Amazon Park (See S3 on Map 3)	NP	4	ea	1		\$ 197,205	\$ 197,205	\$0	\$49,301	\$0		\$147,904	49%	\$72,473
Improve access to Tugman Park (See S5 on Map 3)	NP	4	ea	1		\$ 197,205	\$ 197,205	\$0	\$49,301	\$0		\$147,904	49%	\$72,473
Improve access to existing parks (See R5 on Map 3)	NP	4	ea	1		\$ 131,470	\$ 131,470	\$0	\$32,868	\$0		\$98,603	49%	\$48,315
Improve access to existing parks (See R6 on Map 3)	NP	4	ea	1		\$ 131,470	\$ 131,470	\$0	\$32,868	\$0		\$98,603	49%	\$48,315
Enhance access to Slicker Fields (See W3 on Map 3)	NP	4	ea	1		\$ 131,470	\$ 131,470	\$0	\$32,868	\$0		\$98,603	49%	\$48,315
Enhance access to Brewer & Bond Lane parks (See W5 on Map 3)	NP	4	ea	1		\$ 131,470	\$ 131,470	\$0	\$32,868	\$0		\$98,603	49%	\$48,315
Improve connectivity to Sheldon (See W6 on Map 3)	NP	4	ea	1		\$ 131,470	\$ 131,470	\$0	\$32,868	\$0		\$98,603	49%	\$48,315
Enhance access to Crescent Park (See W7 on Map 3)	NP	4	ea	1		\$ 65,735	\$ 65,735	\$0	\$16,434	\$0		\$49,301	49%	\$24,158
Improve access and parking at Cal Young Sports Park (See W2 on Map 3)	NP	4	ea	1		\$ 131,470	\$ 131,470	\$98,603	\$32,868	\$0		\$0	49%	\$0
Enhance access to Wilkenzie school and Ascot Park (See W9 and W10 on Map 3)	NP	4	ea	2		\$ 131,470	\$ 131,470	\$0	\$32,868	\$0		\$98,603	49%	\$48,315
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		\$ 657,350	\$ 657,350	\$493,013	\$164,338	\$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 Bikepath in the Willow Creek area	LP	5												\$0
Develop access improvements between parks, schools and neighborhoods to WEV system and bike system	X	3	If	2000	\$ 42,070	\$ 42,070	\$ 42,070	\$0	\$10,518	\$0		\$31,553	21%	\$6,556
Develop connections from bikepath to ridgeline and pacific crest trail system and proposed Willamalane 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	\$ 1,840,580	\$ 1,840,580	\$ 1,840,580	\$0	\$920,290	\$0		\$920,290	21%	\$191,210
Improve access north/south of Bellline	X	2	ea	1	\$ 394,410	\$ 394,410	\$ 394,410	\$0	\$394,410	\$0		\$0	0%	\$0
Provide underpass via Delta Ponds to riverfront bike system	X	Complete	ea											\$0
Complete comprehensive POS Signage System	X	1	ea	1	\$ 394,410	\$ 394,410	\$ 394,410	\$0	\$0	\$0		\$394,410	21%	\$81,947
Complete ADA improvements	X	1	ea	1	\$ 262,940	\$ 262,940	\$ 262,940	\$0	\$0	\$0		\$262,940	21%	\$54,631
Improve Royal Avenue to enhance park/school connectivity	X	4	ea	1	\$ 131,470	\$ 131,470	\$ 131,470	\$0	\$65,735	\$0		\$65,735	21%	\$13,656
Improve access to existing natural resource areas	X	5												\$0
Develop pedestrian and bike access improvements between River Road/Santa Clara and Bethel Daniebo and Fern Ridge Reservoir	X	5												\$0
Provide access to Golden Gardens	X	1	ea	1	\$ 197,205	\$ 197,205	\$ 197,205	\$0	\$0	\$0		\$197,205	21%	\$40,974
Acquire land to provide connectivity north and east to Santa Clara area	X	5												\$0
Access Improvements Total					\$ 96,937,068	\$ 145,004,805	\$ 242,004,813	\$ 47,501,995	\$ 10,282,348	\$ 26,409,300	\$ 6,503,988	\$ 3,523,725	34%	\$ 1,195,256
GRAND TOTAL												\$ 155,413,043	46%	\$ 70,962,809

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.)
New Parks and Open Space		Improvement Fee			
Neighborhood Parks	\$10,880,962	\$9,096,485	\$208	\$1,784,478	\$208
Community Parks	\$15,432,428	\$12,901,510	\$294	\$2,530,918	\$294
Urban Plaza	\$845,377	\$706,735	\$16	\$138,642	\$16
Linear Parks	\$906,615	\$757,930	\$17	\$148,685	\$17
Natural Area Parks	\$9,767,161	\$8,165,347	\$186	\$1,601,814	\$186
Metropolitan Parks	\$1,843,650	\$1,541,291	\$35	\$302,359	\$35
Special Use Facilities	\$72,781	\$60,845	\$1	\$11,936	\$1
Sub-total	\$39,748,974	\$33,230,142	\$758	\$6,518,832	\$758
New Recreation Facilities	\$24,690,346	\$20,641,129	\$471	\$4,049,217	\$471
Improving Existing Facilities	\$5,325,233	\$4,451,895	\$102	\$873,338	\$102
Access Improvements	\$1,198,256	\$1,001,742	\$23	\$196,514	\$23
Subtotal IMPROVEMENT	\$70,962,809	\$59,324,908	\$1,354	\$11,637,901	\$1,354
Existing Parks and Facilities		Reimbursement Fee			
Neighborhood Parks	\$6,297,487	\$5,264,699	\$120	\$1,032,788	\$120
Community Parks	\$0	\$0	\$0	\$0	\$0
Urban Plaza	\$0	\$0	\$0	\$0	\$0
Linear Parks	\$2,143,890	\$1,792,292	\$41	\$351,598	\$41
Natural Area Parks	\$85,119	\$71,159	\$2	\$13,959	\$2
Metropolitan Parks	\$13,322,412	\$11,137,536	\$254	\$2,184,876	\$254
Special Use Facilities	\$87,740	\$73,350	\$2	\$14,389	\$2
Subtotal REIMBURSEMENT	\$21,936,647	\$18,339,037	\$419	\$3,597,610	\$419
Total SYSTEM	\$92,899,456	\$77,663,945	\$1,772	\$15,235,511	\$1,772
Less Credit			\$349		\$997
Net Cost per Unit			\$1,423		\$775

Table 17

SDC Schedule

Category	Persons or EP per Unit	Gross SDC per Unit	Credit per Unit	Net SDC per Unit
Residential per DU				
Single-family	2.64	\$4,679	\$922	\$3,757
Duplex/Town Hm/Mobile	2.14	\$3,793	\$748	\$3,045
Multifamily/Condos	1.67	\$2,960	\$583	\$2,376
Nonresidential per Room				
A	1.93	\$3,421	\$1,924	\$1,497
per TGSF				
B	1.29	\$2,286	\$1,286	\$1,000
C	0.79	\$1,400	\$788	\$613
D	0.47	\$833	\$469	\$364
E	0.19	\$337	\$189	\$147

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

2.0 Adopted SDC Fee Schedule: Current Rates

2.1	Transportation System:	
	Cost per trip	\$1,774.51
2.2	Local Wastewater System:	
	Residential dwelling unit base fee	\$387.72
	Residential dwelling unit total living area multiplication factor	\$0.0940
	Non-Residential rate per gal/day per land use type per PFU	Varies
2.3	Regional (MWMC) Wastewater System:	
	Residential dwelling unit	\$1,458.17
	Non-Residential rate per gal/day per land use type per FEU	Varies
2.4	Stormwater System:	
	Small Residential (building footprint ≤ 1,000 sq. ft.)	\$345.60
	Medium Residential (building footprint > 1,000 sq.ft. and < 3,000 sq. ft.)	\$556.80
	Small Duplex (unit building footprints ≤ 1,000 sq. ft.)	\$691.20
	Medium Duplex (unit building footprints >1,000 sq. ft. and < 3,000 sq. ft.)	\$1,113.60
	Manufactured Home Park	
	Per space (assumes 1,684 sq. ft. per space)	\$323.33
	plus	
	Per sq. ft. actual impervious surface area, add'l common areas	\$0.192
	All Other Development	
	Per sq.ft. actual impervious surface area and/or equivalent	\$0.192
2.5	Parks System:	
	Residential (per Dwelling Unit)	
	Single Family	\$3,757.00
	Duplex/Town Home/Mobile Home/Accessory DU	\$3,045.00
	Multifamily	\$2,376.00
	Nonresidential (unit varies – see Table 19 for Class description)	
	Class A (per Room)	\$1,497.00
	Class B (per thousand gross square feet or TGSSF)	\$1,000.00
	Class C (per TGSSF)	\$613.00
	Class D (per TGSSF)	\$364.00
	Class E (per TGSSF)	\$147.00
2.6	Administration Fees:	
	City of Eugene if based on percentage	9.0%
	City of Eugene if based on flat rate	\$80.00
2.7	Appeal Fee: City of Eugene per SDC appeal	\$100.00