

**SDC Methodology Pages to be Revised**  
Transportation, Local Wastewater, Stormwater, 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 TGSF; Class C = \$613.00 per TGSF; Class D = \$364.00 per TGSF; Class E = \$147.00 per TGSF.
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: <ul style="list-style-type: none"> <li>▣ ▶ 40% Impr. Fee</li> <li>▶ 60% Reim. Fee</li> </ul> Bike Component: <ul style="list-style-type: none"> <li>▶ 100% Impr. Fee</li> </ul>	Reimbursement fee▣ <ul style="list-style-type: none"> <li>▶ 84%</li> </ul> Improvement fee <ul style="list-style-type: none"> <li>▶ 16%</li> </ul>	Reimbursement fee <ul style="list-style-type: none"> <li>▶ 47%</li> </ul> Improvement fee <ul style="list-style-type: none"> <li>▶ 53%</li> </ul>	Reimbursement fee <ul style="list-style-type: none"> <li>▶ 23%</li> </ul> Improvement fee <ul style="list-style-type: none"> <li>▶ 77%</li> </ul>
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 6**

**Local Wastewater System Development Charge Analysis**

<b>1. Analysis of System Value</b>	
Total Replacement Cost - Pipe	\$540,313,319
Total Replacement Cost - Pumping Stations	\$20,626,410
City Cost of future projects within UGB	\$12,915,775
Other Wastewater Components	\$4,233,703
<b>Total Cost of Existing Wastewater System</b>	<b>\$578,089,207</b>

<b>2. Analysis of Assessable Amount</b>	
Size	Total Cost
6-inch	\$12,276,519
8 to 48-inch	\$408,513,516
<b>Total Assessable Cost</b>	<b>\$420,790,035</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	\$578,089,207
Cost per unit of capacity per gallon	\$2.9373
Residential Rate Structure	\$387.72-per RDU + \$0.0940 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)	\$80,839,317	100.00%
Value of Increased Capacity (cost of future projects UGB- Master Plan)	\$12,912,124	15.98%
Value of Reimbursable Capacity (previously paid value-existing users)	\$67,923,687	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 \$2.9373*)
1F	Single-Family / Duplex Housing	\$387.72 + (Sq Ft Living Area x \$0.0940)	
1X	Mixed Use with Residential	\$387.72 + (Sq Ft Living Area x \$0.0940)	
11	Multi-Family Housing	\$387.72 + (Sq Ft Living Area x \$0.0940)	
12 A, B, & C	Elderly Housing Attach, Detach, & Group/Retirement Home	\$387.72 + (Sq Ft Living Area x \$0.0940)	
13	Residential Hotel	\$387.72 + (Sq Ft Living Area x \$0.0940)	
14	Mobile Home Park	\$387.72 + (Sq Ft Living Area x \$0.0940)	
15	Hotels, Motels, Lodging	19.05	\$55.96
21	Beverage/Food Mfg	39.87	\$117.11
24	Wood Products	47.93	\$140.78
2X	Light Mfg./Printing	56.62	\$166.31
3X	Manufacturing	58.65	\$172.27
4X	Transportation & Utilities	18.22	\$53.52
41	Fire Station	7.75	\$22.76
51	Wholesale Trade	21.37	\$62.77
54	Retail Trade / Grocery	55.46	\$162.90
55	Retail Trade Automotive	7.83	\$23.00
59	Retail Trade Other	39.91	\$117.23
5A	Restaurant - Fast Food	25.44	\$74.72
5B	Restaurant - Low to Med Turnover	62.47	\$183.49
5C	Restaurant - Higher Turnover	22.45	\$65.94
5D	Drinking Establishments	54.98	\$161.49
5E	Take/Bake & Pick Up/Delivery Establishments	26.49	\$77.81
5X	Retail Trade / Clothing & Dry Goods	12.35	\$36.28
61	Financial Offices / Banks	16.99	\$49.90
62	Other Services	28.51	\$83.74
63	Rental/Storage Services	6.49	\$19.06
64	Automotive & Other Repair Services	16.17	\$47.50
65	Medical Services	28.75	\$84.45
66	Construction Trade Services	13.69	\$40.21
67	Government Services, Office/Business Parks	Based on specific use of development	
68	Education / Cultural	15.66	\$46.00
69	Churches/Clubs/Organizations	15.70	\$46.12
6A1	Laundry Services (Linen, Uniform)	538.96	\$1,583.09
6A2	Laundry, Self-Service	299.64	\$880.13
6A3	Dry Cleaning Service (with or w/out laundry services)	36.30	\$106.62
6B	Car Wash	264.54	\$777.03
6X	Professional/Real Estate/Insurance	67.76	\$199.03
7X	Entertainment, Recreation & Sports	88.42	\$259.72
82	Veterinarian Service	24.79	\$72.82
*The unit cost of capacity for the local wastewater system is \$2.9373 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 \$2.9373 = a cost per PFU of \$140.78.			

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		\$289,860,933
Total Replacement Cost - Existing Open Channel Systems		\$82,855,110
<b>Total Replacement Cost, Existing (Replacement Cost New)</b>		<b>\$372,716,042</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*		\$12,377,063
Total SDC-Eligible Cost - Existing Open Channel Systems*		\$1,938,810
<b>Total SDC-Eligible Cost, Existing System</b>		<b>\$14,315,873</b>
* Based on percent available capacity per hydraulic model		

<b>2. Future Stormwater System SDC-Eligible Project Costs</b>		<b>(Improvement Fee)</b>
<b>Total Est. Cost, Future System (SDC-Eligible Projects)</b>	(From Table 9)	<b>\$35,341,193</b>
<b>SDC-Eligible Portion of Project Cost, Future System</b>	(From Table 9)	<b>\$15,763,679</b>

<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	—[\$15,763,679 / 155,770,560]	\$0.1012
Unit Cost per Square Foot, Reimbursement Fee	[\$14,315,873 / 155,770,560]	\$0.0919
<b>Total Unit Cost per Square Foot</b>	<b>[Improvement + Reimbursement]</b>	<b>\$0.192</b>
Small Residential SDC	(building footprint ≤ 1,000 sq. ft.) [1,800 sq. ft. x \$0.192]	\$345.60
Medium Residential SDC	(building footprint >1,000 sq. ft. and < 3,000 sq.ft.) [2,900 sq.ft x \$0.192]	\$556.80
Small Duplex SDC	(unit building footprints ≤ 1,000 sq. ft.) [\$345.60 x 2]	\$691.20
Medium Duplex SDC	(unit building footprints >1,000 sq. ft. and < 3,000 sq.ft.) [\$556.80 x 2]	\$1,113.60
Mfg. Home Park SDC per Space (portion of total charge)	[1,684 sq. ft. x \$0.192]	\$323.33

\*See Appendix F for complete rate schedule.

# 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)	\$126,224	\$126,224
Mt. Cavalry Pipe Improvements	\$1,035,853	\$251,964
Frederick Court Pipe Daylight	\$160,563	\$73,859
43rd Avenue Pipe Improvements	\$2,925,552	\$936,177
Morse Park Ranch Park Pipe Improvements	\$1,431,221	\$157,434
Laurelwood Flood Control Fac/Pipe Imps	\$2,725,899	\$408,885
Jackson Street Pipe Improvements	\$105,050	\$26,263
Windsor Circle Pipe Improvements	\$1,247,313	\$801,844
West Hawkins Lane Water Quality Facility	\$848,688	\$687,033
Bell Avenue (Increase Pipe Sizes Along)	\$1,078,470	\$496,096
Empire Park Pond Retrofit	\$522,540	\$104,508
Royal Node Stormwater Infrastructure	\$1,900,149	\$1,900,149
Greenhill Tributary Storm Improvements Ph 2	\$507,611	\$173,049
Greenhill Tributary Water Quality Facility	\$1,016,309	\$304,893
Roosevelt Channel - Culvert Improvement	\$184,450	\$58,248
A-1 Main Channel Culvert & Open Waterway Improvements	\$698,712	\$111,794
Lynnbrook Drive Open Waterway & Culvery Improvements	\$654,737	\$196,421
Spring Creek Bridge Construction & Waterway Improvements	\$189,066	\$43,485
Sanders Street Water Quality Facility	\$1,014,272	\$50,714
Spring Creek Drive Water Quality Facility	\$321,125	\$64,225
Kirsten Street Pipe Improvements	\$519,826	\$150,749
Hunsacker - Open Channel Improvements (02-07 CIP)	\$540,184	\$324,382
Lenox/Salty - Culvert Replacement (02-07 CIP)	\$233,447	\$139,797
Hunsacker Culvert Replacement (02-07 CIP)	\$35,290	\$21,717
Division Avenue Tip-Up Pipe Replacement	\$14,782	\$3,400
Irrington Drive Water Quality Facility	\$887,370	\$124,232
St. Peter School Culvert Replacement	\$75,240	\$22,572
River Point Pond Outlet Channel	\$506,661	\$207,731
Gilham Road System Culvert Replacement	\$36,646	\$36,646
Gilham Road System Water Quality Facility	\$887,506	\$88,751
Ascot Park Open Waterway Modification	\$97,994	\$64,676
3rd-4th Connector Stormwater Improvements (02-07 CIP)	\$162,870	\$162,870
Beaver St & Hunsaker Ln Stormwater Improvements	\$67,863	\$67,863
Greenhill Rd Stormwater Improvements	\$135,727	\$135,727
Irrington Drive - Stormwater (02-07 CIP)	\$135,727	\$135,727
Kinney Park Flow Diversion & Restoration	\$841,496	\$622,707
River Road - Stormwater (02-07 CIP)	\$67,863	\$67,863
Royal Ave., Terry to Greenhill	\$135,727	\$135,727
Services for New Development (\$100,000/year)	\$4,614,648	\$4,614,648
Streambank Stabilization (\$ varies/year)	\$6,650,523	\$1,662,631
<b>Totals</b>	<b>\$35,341,193</b>	<b>\$15,763,679</b>

**Table 13**

*Reimbursement Fee Cost Basis*

Park Type	Existing Inventory		Units Needed For Growth				Unit Costs (\$/Unit)				Growth Cost (Cost Basis)	Facilities				% City Funded (Dev)	% City Funded (Land)
	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>	<i>na</i>	210.63	95.82	18.21	40.02						\$6,297,487					48%	48%
<b>Urban Plazas</b>																	
<i>Subtotal</i>	1.10	1.10	0.23	0.00	0.34		\$0	\$0	\$0		\$0	0	1	0.00	0.00	0%	0%
<b>Community Parks</b>																	
<i>na</i>	219.17		0.00	0.00							\$0						
<b>Metropolitan Parks</b>																	
<i>Subtotal</i>	654.45	191.40	19.55	134.93	1.41	1.78	\$83,663	\$76,819	\$836,627	\$81,725	\$13,322,412	3	4	5.00	5.36	42%	30%
<b>Natural Area Parks</b>																	
<i>Subtotal</i>	1,487	17	3.49	0.00		0.61	\$2,498	\$7,784		\$124,897	\$85,119	-	-	3	-	38%	38%
<b>Linear Parks / Greenways</b>																	
<i>Subtotal</i>	201.13	7.40	0.00	31.49		2.30		\$63,504		\$62,580	\$2,143,890	0	0	8.80	3.60		25%
<b>Special Use Facilities</b>																	
Bloomberg	20.80			4.32				\$3,002			\$12,972						8%
Campbell Center	1.43	1.43			0.16				\$5,259		\$848		1				8%
Cuthbert Amphitheater					0.16				\$105,176		\$16,951		1				8%
Hilyard Community Center					0.16				\$5,259		\$848		1				8%
Lamb Cottage					0.21				\$31,553		\$6,556						8%
Morse Ranch House					0.21				\$52,588		\$10,926						8%
Owen Rose Garden	8.30	5.20	0.41	0.26	0.05		\$526	\$37,521	\$157,764		\$17,621	1					8% 8%
Prefontaine Memorial	1.28			0.27	0.21				\$37,521	\$10,518	\$12,164						8% 8%
Shelton McMurphey Johnson	1.12	1.12	0.23	0.23			\$526	\$37,521			\$8,854						8% 8%
South Eugene High School											\$0						
<i>Subtotal</i>	130.71	80.53	0.64	5.08	1.16						\$87,740	1	3	0.00	0.00		
<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>\$21,936,647</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><i>New Parks and Open Space</i></b>														
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 Ferndale Park Site	NP	1		4		\$ 631,056	\$ 631,056	\$0	\$0	\$0	\$0	\$ 631,056	19%	\$ 119,904
Develop Rosetta Place as neighborhood park	NP	1	acres	1		\$ 167,764	\$ 167,764	\$0	\$0	\$0	\$0	\$ 167,764	19%	\$ 29,976
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%	\$ 89,926
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		\$ 262,940	\$ 262,940	\$0	\$0	\$0	\$0	\$ 262,940	49%	\$ 128,844
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		\$ 362,867	\$ 362,867	\$0	\$0	\$0	\$0	\$ 362,867	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 fields	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		\$ 167,764	\$ 167,764	\$0	\$0	\$0	\$0	\$ 167,764	19%	\$ 29,976
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		\$ 500,142	\$ 500,142	\$0	\$0	\$0	\$0	\$ 500,142	19%	\$ 95,024
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%	\$ 119,904
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%	\$ 386,622
Develop neighborhood park site (W11)	NP	5												
<b>Neighborhood Park Total</b>				<b>126.67</b>	<b>\$13,315,250</b>	<b>\$41,727,650</b>	<b>\$ 25,042,900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 25,042,900</b>	<b>43%</b>	<b>\$ 10,880,962</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	\$ 4,097,000		\$ 4,097,000	\$0	\$0	\$0	\$0	\$4,097,000	49%	\$2,006,448
Acquire Amazon Park inholdings along Hilyard 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	\$ 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
<b>Community Park Total</b>				<b>241.5</b>	<b>\$21,509,249</b>	<b>\$ 9,465,840</b>	<b>\$ 30,975,089</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 30,975,089</b>	<b>50%</b>	<b>\$ 15,432,428</b>
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
<b>Urban Plaza Total</b>				<b>2.25</b>	<b>\$ 3,764,119</b>	<b>\$ -</b>	<b>\$ 3,764,119</b>	<b>\$0</b>	<b>\$217,653</b>	<b>\$1,158,683</b>	<b>\$0</b>	<b>\$2,387,783</b>	<b>35%</b>	<b>\$845,377</b>
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 Rasor 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
<b>Linear Park Total</b>				<b>23.97</b>	<b>\$ 1,433,950</b>	<b>\$ 2,261,284</b>	<b>\$ 3,695,234</b>	<b>\$0</b>	<b>\$ 1,276,027</b>	<b>\$ 1,228,941</b>	<b>\$0</b>	<b>\$ 1,190,267</b>	<b>76%</b>	<b>\$ 906,615</b>
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%	\$496,635
Acquire land for natural areas within Willamette/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	NA	1	acres	1.7	\$ 435,306		\$ 435,306	\$0	\$0	\$0	\$0	\$435,306	36%	\$156,348
Acquire natural areas to connect Ridgeline system east to Pisgah and Willamette River system	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 Moon Mountain to Spencer Butte segment	NA	1/2	acres	325	\$ 6,657,625		\$ 6,657,625	\$0	\$0	\$0	\$0	\$6,657,625	36%	\$2,391,207
Acquire additional ridgeline 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 Rd	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	lf	10000		\$ 210,352	\$ 210,352	\$0	\$0	\$105,176		\$105,176	28%	\$29,644
Develop primary Ridgeline trails	NA	3/4	miles	15		\$ 1,774,845	\$ 1,774,845	\$0	\$0	\$443,711		\$1,331,134	28%	\$375,148
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 Skinner 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 VelloDrome	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
<b>New Recreation Facilities Total</b>						<b>\$54,197,456</b>	<b>\$ 54,197,456</b>	<b>\$0</b>	<b>\$0</b>	<b>\$943,297</b>		<b>\$53,254,158</b>	<b>46%</b>	<b>\$24,690,346</b>
<b>Improving Existing Facilities</b>														
Upgrade State Street Park	NP	1	ea	1		\$ 262,940	\$ 262,940	\$262,940	\$0	\$0		\$0	0%	\$0
Upgrade Monroe Park	NP	5												\$0
Upgrade Charnel 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 Acorn Park	NP	5						\$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	\$81,470	\$0	\$0		\$50,000	54%	\$27,170
Upgrade University Park	NP	4	ea	1		\$ 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	\$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	\$ 98,603	\$0	\$0		\$32,868	49%	\$46,405
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	\$ 394,410	\$0	\$0		\$131,470	52%	\$68,036
Develop play area at Ascot	CP	2	ea	1		\$ 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	\$0	\$0		\$0	0%	\$0
Improve Echo Hollow Pool	SF	4	ea	1		\$ 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	\$ 3,214,110	\$0	\$0		\$400,000	66%	\$264,523
Implement Westmoreland Park master plan	CP	4	ea	14.43		\$ 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	\$ 493,013	\$0	\$164,338		\$0	0%	\$0
Implement Wild Iris Ridge Habitat Enhancement Plan	NA	3	acres	123		\$ 808,544	\$ 808,544	\$ 315,334	\$0	\$404,270		\$88,939	36%	\$31,944
Restore Willow Creek between 11th & 18th	NA	4	acres	60		\$ 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	\$0	\$164,338		\$0	0%	\$0
Enhance and develop Sorrel Ponds site	NA	5												\$0
Implement Skinner Butte Park Master Plan	MP	3/4	acres	22.52		\$ 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	\$0	\$0		\$0	0%	\$0
Implement Hendricks Park Forest Management Plan	MP	3	acres	2		\$ 920,290	\$ 920,290	\$ 720,290	\$0	\$290,073		\$0	64%	\$0
Replace aging infrastructure at Alton Baker Park	MP	2	acres	2		\$ 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	\$ 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		\$ 4,817,064	\$ 4,817,064	\$ 4,667,064	\$0	\$1,204,265		\$0	28%	\$0
Implement Morse Ranch master plan	MP	4	acres	3		\$ 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	\$ 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	\$ 262,940	\$0	\$0		\$262,940	21%	\$54,634
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	\$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	\$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 Cuthbert Amphitheater	SF	5												\$0
Provide for replacement of synthetic surface fields in partnership with	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		\$ 667,360	\$ 667,360	\$ 667,360	\$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		\$ 667,360	\$ 667,360	\$ 667,360	\$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%	\$264,624
Redevelop W. University		1				\$ 78,882	\$ 78,882	\$ 78,882				\$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
<b>Improving Existing Facilities Total</b>						<b>\$61,161,487</b>	<b>\$ 61,161,487</b>	<b>\$ 46,910,380</b>	<b>\$197,205</b>	<b>\$7,689,023</b>		<b>\$9,651,339</b>	<b>55%</b>	<b>\$5,325,233</b>
<b>Access Improvements</b>														
Improve access to Friendly & Lafferty Parks (See S2 on Map 3)	NP	4	ea	1		\$ 197,205	\$ 197,205	\$0	\$49,304	\$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	\$49,304	\$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	\$49,304	\$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	\$49,304	\$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	\$49,304	\$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	\$49,304	\$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 Striker 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		\$ 66,735	\$ 66,735	\$0	\$16,434	\$0		\$49,304	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 Willakenzie 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		\$ 667,360	\$ 667,360	\$ 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 WEW system and bike system	X	3	lf	2000		\$ 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		\$ 1,840,680	\$ 1,840,680	\$0	\$ 920,290	\$0		\$ 920,290	21%	\$ 191,210
Improve access north/south of Beltline	X	2	ea	1		\$ 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	\$0	\$0	\$0		\$ 394,410	21%	\$ 81,947
Complete ADA improvements	X	1	ea	1		\$ 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	\$0	\$ 65,735	\$0		\$ 65,735	21%	\$ 13,658
Improve access to existing natural resource areas	X	5												\$0
Develop pedestrian and bike access improvements between River Road/Santa Clara and Bethel Danebo and Fern Ridge Reservoir	X	5												\$0
Provide access to Golden Gardens	X	1	ea	1		\$ 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
<b>Access Improvements Total</b>						<b>\$ 6,254,028</b>	<b>\$ 6,254,028</b>	<b>\$ 591,615</b>	<b>\$ 2,138,688</b>	<b>\$0</b>		<b>\$ 3,523,725</b>	<b>34%</b>	<b>\$ 1,198,256</b>
<b>GRAND TOTAL</b>		654			<b>\$96,937,068</b>	<b>\$145,067,745</b>	<b>\$242,004,813</b>	<b>\$47,501,995</b>	<b>\$10,282,348</b>	<b>\$26,409,300</b>	<b>\$6,503,988</b>	<b>\$155,413,043</b>	<b>46%</b>	<b>\$70,962,809</b>

**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	\$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
<b>Subtotal IMPROVEMENT</b>	<b>\$70,962,809</b>	<b>\$59,324,908</b>	<b>\$1,354</b>	<b>\$11,637,901</b>	<b>\$1,354</b>
<b>Existing Parks and Facilities</b>		<b>Reimbursement Fee</b>			
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
<b>Subtotal REIMBURSEMENT</b>	<b>\$21,936,647</b>	<b>\$18,339,037</b>	<b>\$419</b>	<b>\$3,597,610</b>	<b>\$419</b>
<b>Total SYSTEM</b>	<b>\$92,899,456</b>	<b>\$77,663,945</b>	<b>\$1,772</b>	<b>\$15,235,511</b>	<b>\$1,772</b>
<b>Less Credit</b>			<b>\$349</b>		<b>\$997</b>
<b>Net Cost per Unit</b>			<b>\$1,423</b>		<b>\$775</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	\$4,679	\$922	\$3,757
Duplex/Town Hm/Mobile	2.14	\$3,793	\$748	\$3,045
Multifamily/Condos	1.67	\$2,960	\$583	\$2,376
<b>Nonresidential per Room</b>				
A	1.93	\$3,421	\$1,924	\$1,497
<b>per TGFS</b>				
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; TGFS = Thousand Gross Square Feet; DU = Dwelling Unit



# Appendix F

## Local System Formulas & General Fee Schedule

### 1.0 Formula and Calculation Details

#### 1.1 General Rate Setting, Cost of Service Formula

$$\frac{\text{SDC Eligible Costs}}{\text{Impact Measurement}} = \text{SDC per Unit of Service}$$

1.2 **Transportation System Cost of Service** consists of non-assessable arterial and collector street system cost of service plus off-street bicycle cost of service.

#### 1.2.1 Non-Assessable Arterial & Collector Street System Cost of Service

##### General Formula

$$\text{Non-Assessable Cost per Lane Mile} \times \text{Lane Miles per trip} = \text{Cost per Trip}$$

##### Calculation

**Street System Cost per Trip**

Reimbursement: ~~\$1,107,864~~ X (0.8888 / 675) = \$1,458.77 = Cost per Trip

Improvement: ~~\$1,318,713~~ X (0.8888 / 675) = \$1,736.40 = Cost per Trip

Total **Street** Allocated Cost per Trip = \$1,458.77 (0.4) + \$1,736.40 (0.6) = \$1,625.34

---

### 1.2.2 Off-Street Bicycle path Cost of Service (Improvement Fee Only)

#### General Formulas

$$\begin{array}{r} \text{Miles of Bicycle Paths} \\ \text{per Person} \end{array} \quad \times \quad \text{Cost per Miles} \quad = \quad \text{Cost per Person}$$

$$\frac{\text{Cost per Person}}{\text{\# of Trips per Person}} \quad = \quad \text{Cost per Trip}$$

#### Calculations

$$\begin{array}{r} \text{Path Lighting} \\ (\$17.33) \end{array} \quad + \quad \begin{array}{r} \text{Path Section} \\ (\$116.18) \end{array} \quad = \quad \$133.51 \text{ (per Person)}$$

$$\begin{array}{r} \text{Total Off -Street Bicycle Allocated Cost per Trip} = \$133.51 \\ \hline 0.895 \end{array} \quad = \quad \$149.17 \text{ (per Trip)}$$

### 1.2.3 Total Transportation Cost per Trip

#### General Formulas

$$\begin{array}{l} \text{Total Transportation Cost per Trip} = \\ \text{Total Street Allocated Cost per Trip} + \text{Total Off-Street Bicycle Allocated Cost per Trip} \end{array}$$

#### Calculations

$$\text{Total Transportation Cost per Trip} = \$1,625.34 + \$149.17 = \$1,774.51$$

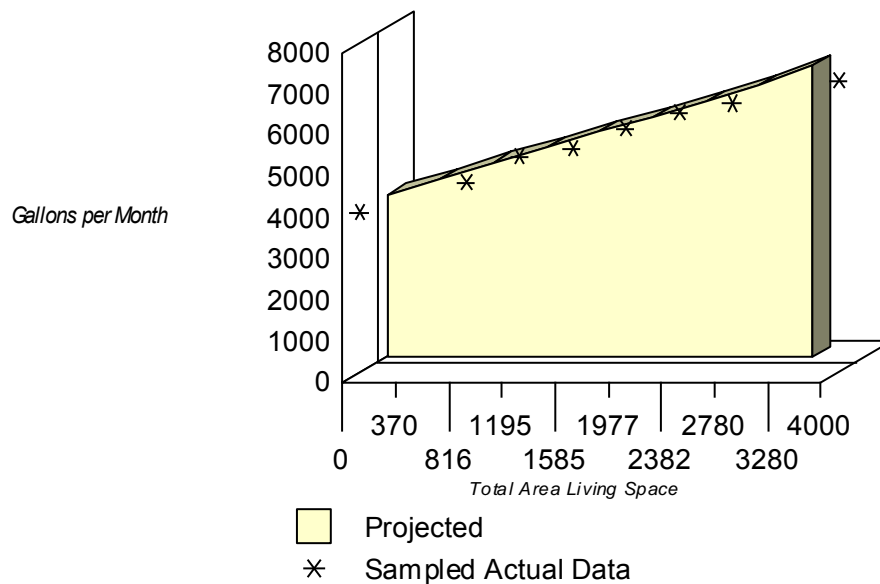
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### 1.3 Wastewater System Cost of Service:

#### 1.3.1 Local Wastewater System Cost of Service

##### Determination of Flow Estimation Formula for Residential Development

Graphical comparison of water consumption per month to square foot of living area results in a slope of 0.951 gallons per month per square foot and a base flow per dwelling unit of 3,946 gallons per month.



<b>Base Flow Intercept, Gal. / Month</b>	3,946
<b>Gal. / Day (GPD) --30 day month--</b>	132
<b>Cost per Gal/Day</b>	<del>\$2.9373</del>
<b>Base Charge = GPD x Cost per Gal.</b>	<del>\$387.72</del>

<b>Slope</b>	0.951 gal/mo/sq ft
<b>Days per Month</b>	30
<b>Slope / 30 Days</b>	0.032
<b>Cost per Gal/Day</b>	<del>\$2.9373</del>
<b>Cost per sq ft = Daily usage factor x Cost per Gal.</b>	<del>\$0.0940</del>

The implementation of this rate structure results in each new single family dwelling being charged a local wastewater SDC that is comprised of a base rate of ~~\$387.72~~ plus an additional charge of ~~\$0.0940~~ applied to the total proposed living space area of the dwelling.

**Formulas for Non-Residential Development**

$$\frac{\text{Non-Assessable System Valuation (Value of Existing + Value of Planned Build-out Capacity (mgd))}}{\text{Build-out Capacity (mgd)}} = \text{Cost per Unit of Capacity}$$

$$\text{Per Unit of Capacity} \times \text{Flow per PFU for Development Type} \times \text{Number of PFUs for Development} = \text{SDC for Development}$$

**Calculations for Non-Residential Development**

$$\frac{\$131,009\text{M} + \$12,915\text{M}}{49.0 \text{ mgd}} = \$2.9373 \text{ per Gallon per Day}$$

$$\text{\$2.9373} \times \text{Gallon per PFU (varies by development type)} \times \text{Number of PFUs} = \text{SDC for Development}$$

**1.4 Stormwater System Cost of Service:**

**General Formulas**

$$\frac{\text{SDC eligible costs}}{\text{Total additional impervious surface area within UGB (sq. ft)}} = \text{Unit cost per square foot of impervious surface area}$$

Reimbursement:

$$\frac{\$14,315,873}{155,770,560 \text{ sq. ft.}} = \$0.0919 \text{ per sq. ft. impervious surface area}$$



Improvement:

$$\frac{\$15,763,679}{155,770,560 \text{ sq. ft.}} = \$0.1012\text{-per sq. ft. impervious surface area}$$

$$\text{Total Unit Cost per Sq. Ft. Impervious Surface Area} = (\text{Reimbursement} + \text{Improvement}) = \$0.0919 + \$0.1012 = \$0.192$$

### 1.5 Parks System Cost of Service:

#### General Formulas:

**Residential – costs and equivalent population densities per dwelling unit type vary**

$$\text{Cost per person} \quad \times \quad \text{Persons per Dwelling Unit Type} = \text{Cost per DU}$$

**Nonresidential – costs and equivalent population densities per development category type vary**

$$\begin{array}{l} \text{Cost per Person} \quad \times \quad \text{Persons per TGFSF} \quad = \quad \text{Cost per TGFSF} \\ \text{OR} \\ \text{Cost per Person} \quad \times \quad \text{Persons per Room} \quad = \quad \text{Cost per Room} \end{array}$$

TGFSF = Thousand Gross Square Feet of floor area

**Calculations: Vary; see Table 17**

---

**2.0 Adopted SDC Fee Schedule: Current Rates**

<b>2.1 Transportation System:</b>		
Cost per trip		\$1,774.51
<b>2.2 Local Wastewater System:</b>		
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
.....		
<b>2.4 Stormwater System:</b>		
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
<b>plus</b>		
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
<b>2.5 Parks System:</b>		
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 TGSF)		\$1,000.00
Class C (per TGSF)		\$613.00
Class D (per TGSF)		\$364.00
Class E (per TGSF)		\$147.00
.....		

## **SDC Methodology Pages Revised**

**Transportation, Local Wastewater, Stormwater, 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 = \$1,865.01	Cost per new residential units (e.g., single-family, mobile home parks, duplexes, apartments) = a base rate of \$407.49 plus \$0.0987 per square foot of living area. Residential additions will be charged \$0.0987 per square foot of increased living area. Nonresidential uses = \$3.0871 per gallon of daily flow/discharge.	Total stormwater unit cost per sq.ft. of impervious surface Area = \$0.202. 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 = \$3,845; Duplex/TH/MH/ADU = \$3,117.00 Multifamily = \$2,432.00 Nonresidential: Class A = \$1,526.00 per room; Class B = \$1,020.00 per TGSF; Class C = \$625.00 per TGSF; Class D = \$372.00 per TGSF; Class E = \$150.00 per TGSF.
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.



**TRANSPORTATION SYSTEM DEVELOPMENT CHARGE ANALYSIS**

TRANSPORTATION COST COMPONENTS	REIMBURSEMENT Fee					IMPROVEMENT Fee				
	Level of Service Analysis Costs - EXISTING System					Level of Service Analysis Costs - FUTURE System				
	Major Arterials	Minor Arterials	Major Collectors	Neighborhood Collectors	System Average	Major Arterials	Minor Arterials	Major Collectors	Neighborhood Collectors	System Average
<b>NON-ASSESSABLE STREET SECTION COSTS</b>										
Total street section cost per linear mile	\$3,485,268	\$2,412,708	\$1,265,963	\$1,323,574		\$4,582,051	\$3,136,521	\$1,400,300	\$1,522,296	
Average street section cost per linear mile	(((\$3,485,268 * .11) + (\$2,412,708 * .55) + (\$1,265,963 * .18) + (\$1,323,574 * .16)) / 2.62)					(((\$4,582,051 * .11) + \$3,136,521 * .55) + \$1,400,300 * .18) + (\$1,522,296 * .16) / 2.62				
Average assessable section cost per linear mile	\$2,150,014					\$2,724,734				
Average non-assessable section cost per linear mile	(\$2,150,014 * .701)					(\$2,724,734 * .452)				
Average assessable section cost per lane mile	(\$2,150,014 * .299)					(\$2,724,734 * .548)				
Average non-assessable section cost per lane mile	((\$1,507,160 / 2.62 lanes per mile) * 1.25 eng costs)					((\$1,231,580 / 2.62 lanes per mile) * 1.25 eng costs)				
Average assessable section cost per lane mile	((\$719,065 / 2.62 lanes per mile) * 1.25 eng costs)					((\$1,493,154 / 2.62 lanes per mile) * 1.25 eng costs)				
<b>INTERSECTION COSTS</b>										
Total intersection cost per linear mile	\$515,106	\$316,122	\$195,401	\$183,687		\$709,018	\$327,189	\$246,596	\$215,443	
Average intersection cost per linear mile	(((\$515,106 * .11) + (\$316,122 * .55) + (\$195,401 * .18) + (\$183,687 * .16)) / 2.62)					(((\$709,018 * .11) + (\$327,189 * .55) + (\$246,596 * .18) + (\$215,443 * .16)) / 2.62)				
Average intersection cost per lane mile	((\$295,091 / 2.62 lanes per mile) * 1.25 eng costs)					((\$336,804 / 2.62 lanes per mile) * 1.25 eng costs)				
<b>TRAFFIC SIGNAL COSTS</b>										
Average signal cost per intersection										
Average signal cost per lane mile	(\$309,600 * 0.5276 unadjusted signalized intersections per lane mile)					(\$309,600 * 0.4479 adjusted signalized intersections per lane mile)				
<b>STREET LIGHT COSTS</b>										
Total street light cost per linear mile	\$556,161	\$278,081	\$278,081	\$193,221		\$556,161	\$278,081	\$278,081	\$193,221	
Average street light cost per linear mile	(((\$556,161 * .11) + \$278,081 * .55) + (\$278,081 * .18) + (\$193,221 * .16)) / 2.62					(((\$556,161 * .11) + \$278,081 * .55) + (\$278,081 * .18) + (\$193,221 * .16)) / 2.62				
Average street light cost per lane mile	(((\$295,092 / 2.62 lanes per mile) * 1.25 eng costs)					(((\$295,092 / 2.62 lanes per mile) * 1.25 eng costs)				
Average street light cost per trip	((0.8888 / 675) * \$140,788)					((0.8888 / 675) * \$140,788)				
<b>BRIDGE &amp; OTHER STRUCTURE COSTS</b>										
Past projects, Replacement Cost New (RCN)										
Past Ferry Street Bridge & related overpass costs	(((\$117,702,347 RCN bridge inventory - \$13,309,074 local streets) (FSB cost estimated to be 20% of ODOT RCN)) / 363.89 total Arterial/Collector linear miles)					(((\$117,701,347 RCN bridge inventory - \$13,309,074 (local streets) * 1/2 short span) (FSB cost estimated to be 20% of ODOT RCN)) / 363.89 total Arterial/Collector linear miles)				
Total costs for past projects	\$150,191,408					\$84,945,614				
Average bridge & other structure cost per lane mile	(((\$104,393,273 + \$15,759,853) * 1.25 eng costs) / 363.89 total Arterial/Collector linear miles)					(((\$52,196,638 + \$15,759,853) * 1.25 eng costs) / 363.89 total Arterial/Collector linear miles)				
<b>OFF-STREET BICYCLE PATH COSTS</b>										
Average path lighting cost per mile	No bike path reimbursement component proposed.									
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	\$306,705					\$712,383				
Intersection cost per lane mile	\$140,788					\$160,689				
Traffic signal cost per lane mile	\$163,345					\$138,670				
Street light cost per lane mile	\$140,788					\$140,788				
Bridge & other structure cost per lane mile	\$412,738					\$233,438				
Total non-assessable street system cost per lane mile	\$1,164,365					\$1,385,968				
Total non-assessable street system cost per trip	((0.8888 / 675) * \$1,164,365)					((0.8888 / 675) * \$1,385,968)				
Total allocated cost per trip	Reimbursement Fee (40% allocation for street component)* (\$1,533.17 * .40)					Improvement Fee (60% allocation for street component)* (\$1,824.96 * .60)				
Total off-street bicycle path cost per trip	\$0.00					\$156.78				
Total Cost per Trip per Street System Fee Component	\$613.27					\$1,251.74				

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

**TOTAL TRANSPORTATION COST PER TRIP (REIMBURSEMENT FEE + IMPROVEMENT FEE) = \$613.27 + \$1,251.74 = \$1,865.01**

**TABLE 5 Transportation System Development Charge Analysis**

**TABLE 6**

**Local Wastewater System Development Charge Analysis**

<b>1. Analysis of System Value</b>	
Total Replacement Cost - Pipe	\$567,869,298
Total Replacement Cost - Pumping Stations	\$21,678,357
City Cost of future projects within UGB	\$13,574,480
Other Wastewater Components	\$4,449,622
<b>Total Cost of Existing Wastewater System</b>	<b>\$607,571,757</b>

<b>2. Analysis of Assessable Amount</b>	
Size	Total Cost
6-inch	\$12,902,621
8 to 48-inch	\$429,347,705
<b>Total Assessable Cost</b>	<b>\$442,250,327</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	\$607,571,757
Cost per unit of capacity per gallon	\$3.0871
Residential Rate Structure	\$407.49 per RDU + \$0.0987 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)	\$84,962,122	100.00%
Value of Increased Capacity (cost of future projects UGB- Master Plan)	\$13,570,639	15.98%
Value of Reimbursable Capacity (previously paid value-existing users)	\$71,387,795	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 \$2.9373*)
1F	Single-Family / Duplex Housing	\$407.49 + (Sq Ft Living Area x \$0.0987)	
1X	Mixed Use with Residential	\$407.49 + (Sq Ft Living Area x \$0.0987)	
11	Multi-Family Housing	\$407.49 + (Sq Ft Living Area x \$0.0987)	
12 A, B, & C	Elderly Housing Attach, Detach, & Group/Retirement Home	\$407.49 + (Sq Ft Living Area x \$0.0987)	
13	Residential Hotel	\$407.49 + (Sq Ft Living Area x \$0.0987)	
14	Mobile Home Park	\$407.49 + (Sq Ft Living Area x \$0.0987)	
15	Hotels, Motels, Lodging	19.05	\$58.81
21	Beverage/Food Mfg	39.87	\$123.08
24	Wood Products	47.93	\$147.96
2X	Light Mfg./Printing	56.62	\$174.79
3X	Manufacturing	58.65	\$181.06
4X	Transportation & Utilities	18.22	\$56.25
41	Fire Station	7.75	\$23.93
51	Wholesale Trade	21.37	\$65.97
54	Retail Trade / Grocery	55.46	\$171.21
55	Retail Trade Automotive	7.83	\$24.17
59	Retail Trade Other	39.91	\$123.21
5A	Restaurant - Fast Food	25.44	\$78.54
5B	Restaurant - Low to Med Turnover	62.47	\$192.85
5C	Restaurant - Higher Turnover	22.45	\$69.31
5D	Drinking Establishments	54.98	\$169.73
5E	Take/Bake & Pick Up/Delivery Establishments	26.49	\$81.78
5X	Retail Trade / Clothing & Dry Goods	12.35	\$38.13
61	Financial Offices / Banks	16.99	\$52.45
62	Other Services	28.51	\$88.01
63	Rental/Storage Services	6.49	\$20.04
64	Automotive & Other Repair Services	16.17	\$49.92
65	Medical Services	28.75	\$88.75
66	Construction Trade Services	13.69	\$42.26
67	Government Services, Office/Business Parks	Based on specific use of development	
68	Education / Cultural	15.66	\$48.34
69	Churches/Clubs/Organizations	15.70	\$48.47
6A1	Laundry Services (Linen, Uniform)	538.96	\$1,663.82
6A2	Laundry, Self-Service	299.64	\$925.02
6A3	Dry Cleaning Service (with or w/out laundry services)	36.30	\$112.06
6B	Car Wash	264.54	\$816.66
6X	Professional/Real Estate/Insurance	67.76	\$209.18
7X	Entertainment, Recreation & Sports	88.42	\$272.96
82	Veterinarian Service	24.79	\$76.53
*The unit cost of capacity for the local wastewater system is \$3.0871 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 \$3.0871 = a cost per PFU of \$147.96.			

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		\$304,643,841
Total Replacement Cost - Existing Open Channel Systems		\$87,080,721
<b>Total Replacement Cost, Existing (Replacement Cost New)</b>		<b>\$391,724,561</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*		\$13,008,293
Total SDC-Eligible Cost - Existing Open Channel Systems*		\$2,037,689
<b>Total SDC-Eligible Cost, Existing System</b>		<b>\$15,045,983</b>
* Based on percent available capacity per hydraulic model		

<b>2. Future Stormwater System SDC-Eligible Project Costs</b>		<b>(Improvement Fee)</b>
<b>Total Est. Cost, Future System (SDC-Eligible Projects)</b>	(From Table 9)	<b>\$37,143,593</b>
<b>SDC-Eligible Portion of Project Cost, Future System</b>	(From Table 9)	<b>\$16,567,626</b>

<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	[\$16,567,626 / 155,770,560]	\$0.1064
Unit Cost per Square Foot, Reimbursement Fee	[\$15,045,983 / 155,770,560]	\$0.0966
<b>Total Unit Cost per Square Foot</b>	<b>[Improvement + Reimbursement]</b>	<b>\$0.202</b>
Small Residential SDC	(building footprint ≤ 1,000 sq. ft.) [1,800 sq. ft. x \$0.202]	\$363.60
Medium Residential SDC	(building footprint >1,000 sq. ft. and < 3,000 sq.ft.) [2,900 sq.ft x \$0.202]	\$585.80
Small Duplex SDC	(unit building footprints ≤ 1,000 sq. ft.) [\$363.60 x 2]	\$727.20
Medium Duplex SDC	(unit building footprints >1,000 sq. ft. and < 3,000 sq.ft.) [\$585.80 x 2]	\$1,171.60
Mfg. Home Park SDC per Space (portion of total charge)	[1,684 sq. ft. x \$0.202]	\$340.17

\*See Appendix F for complete rate schedule.

# 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)	\$132,661	\$132,661
Mt. Cavalry Pipe Improvements	\$1,088,682	\$264,814
Frederick Court Pipe Daylight	\$168,752	\$77,626
43rd Avenue Pipe Improvements	\$3,074,755	\$983,922
Morse Park Ranch Park Pipe Improvements	\$1,504,213	\$165,463
Laurelwood Flood Control Fac/Pipe Imps	\$2,864,920	\$429,738
Jackson Street Pipe Improvements	\$110,408	\$27,602
Windsor Circle Pipe Improvements	\$1,310,926	\$842,738
West Hawkins Lane Water Quality Facility	\$891,971	\$722,072
Bell Avenue (Increase Pipe Sizes Along)	\$1,133,472	\$521,397
Empire Park Pond Retrofit	\$549,190	\$109,838
Royal Node Stormwater Infrastructure	\$1,997,057	\$1,997,057
Greenhill Tributary Storm Improvements Ph 2	\$533,499	\$181,875
Greenhill Tributary Water Quality Facility	\$1,068,141	\$320,442
Roosevelt Channel - Culvert Improvement	\$193,857	\$61,218
A-1 Main Channel Culvert & Open Waterway Improvements	\$734,346	\$117,495
Lynnbrook Drive Open Waterway & Culvery Improvements	\$688,129	\$206,439
Spring Creek Bridge Construction & Waterway Improvements	\$198,708	\$45,703
Sanders Street Water Quality Facility	\$1,066,000	\$53,300
Spring Creek Drive Water Quality Facility	\$337,502	\$67,500
Kirsten Street Pipe Improvements	\$546,337	\$158,438
Hunsacker - Open Channel Improvements (02-07 CIP)	\$567,733	\$340,925
Lenox/Salty - Culvert Replacement (02-07 CIP)	\$245,353	\$146,926
Hunsacker Culvert Replacement (02-07 CIP)	\$37,090	\$22,824
Division Avenue Tip-Up Pipe Replacement	\$15,536	\$3,573
Irrington Drive Water Quality Facility	\$932,626	\$130,568
St. Peter School Culvert Replacement	\$79,077	\$23,723
River Point Pond Outlet Channel	\$532,501	\$218,325
Gilham Road System Culvert Replacement	\$38,515	\$38,515
Gilham Road System Water Quality Facility	\$932,769	\$93,277
Ascot Park Open Waterway Modification	\$102,992	\$67,975
3rd-4th Connector Stormwater Improvements (02-07 CIP)	\$171,176	\$171,176
Beaver St & Hunsaker Ln Stormwater Improvements	\$71,324	\$71,324
Greenhill Rd Stormwater Improvements	\$142,649	\$142,649
Irrington Drive - Stormwater (02-07 CIP)	\$142,649	\$142,649
Kinney Park Flow Diversion & Restoration	\$884,412	\$654,465
River Road - Stormwater (02-07 CIP)	\$71,324	\$71,324
Royal Ave., Terry to Greenhill	\$142,649	\$142,649
Services for New Development (\$100,000/year)	\$4,849,995	\$4,849,995
Streambank Stabilization (\$ varies/year)	\$6,989,700	\$1,747,425
<b>Totals</b>	<b>\$37,143,593</b>	<b>\$16,567,626</b>

**Table 13**

*Reimbursement Fee Cost Basis*

Park Type	Existing Inventory		Units Needed For Growth				Unit Costs (\$/Unit)				Growth Cost (Cost Basis)	Facilities				% City Funded (Dev)	% City Funded (Land)	
	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>	<i>na</i>	210.63	95.82	18.21	40.02						\$79,546	\$122,910					48%	48%
<b>Urban Plazas</b>																		
<i>Subtotal</i>	1.10	1.10	0.23	0.00	0.34		\$0	\$0	\$0		\$0	0	1	0.00	0.00	0%	0%	
<b>Community Parks</b>																		
<i>na</i>	219.17		0.00	0.00							\$0							
<b>Metropolitan Parks</b>																		
<i>Subtotal</i>	654.45	191.40	19.55	134.93	1.41	1.78	\$87,882	\$76,819	\$878,818	\$85,846	\$13,471,545	3	4	5.00	5.36	42%	30%	
<b>Natural Area Parks</b>																		
<i>Subtotal</i>	1,487	17	3.49	0.00		0.61	\$2,624	\$7,784		\$131,195	\$89,411	-	-	3	-	38%	38%	
<b>Linear Parks / Greenways</b>																		
<i>Subtotal</i>	201.13	7.40	0.00	31.49		2.30		\$63,504		\$65,736	\$2,151,160	0	0	8.80	3.60		25%	
<b>Special Use Facilities</b>																		
Bloomberg	20.80			4.32				\$3,002			\$12,972							8%
Campbell Center	1.43	1.43			0.16				\$5,524		\$890		1					8%
Cuthbert Amphitheater					0.16				\$110,480		\$17,806		1					8%
Hilyard Community Center					0.16				\$5,524		\$890		1					8%
Lamb Cottage					0.21				\$33,144		\$6,886							8%
Morse Ranch House					0.21				\$55,240		\$11,477							8%
Owen Rose Garden	8.30	5.20	0.41	0.26	0.05		\$552	\$37,521	\$165,720		\$18,024	1						8% 8%
Prefontaine Memorial	1.28			0.27	0.21			\$37,521	\$11,048		\$12,274							8% 8%
Shelton McMurphey Johnson	1.12	1.12	0.23	0.23			\$552	\$37,521			\$8,860							8% 8%
South Eugene High School											\$0							
<i>Subtotal</i>	130.71	80.53	0.64	5.08	1.16						\$90,081	1	3	0.00	0.00			
<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>\$22,169,210</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><i>New Parks and Open Space</i></b>														
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 Ferndale Park Site	NP	1		4		\$ 662,880	\$ 662,880	\$0	\$0	\$0	\$0	\$662,880	19%	\$125,947
Develop Rosetta Place as neighborhood park	NP	1	acres	1		\$ 165,720	\$ 165,720	\$0	\$0	\$0	\$0	\$165,720	19%	\$31,487
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		\$ 497,160	\$ 497,160	\$0	\$0	\$0	\$0	\$497,160	19%	\$94,460
Develop neighborhood park (WC5)	NP	2	acres	2		\$ 331,440	\$ 331,440	\$0	\$0	\$0	\$0	\$331,440	49%	\$162,406
Develop Videra Park to serve WC-6	NP	1	acres	2		\$ 331,440	\$ 331,440	\$0	\$0	\$0	\$0	\$331,440	49%	\$162,406
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		\$ 828,600	\$ 828,600	\$0	\$0	\$0	\$0	\$828,600	19%	\$157,434
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		\$ 276,200	\$ 276,200	\$0	\$0	\$0	\$0	\$276,200	49%	\$135,338
Develop neighborhood park site (B3)	NP	4	acres	4		\$ 662,880	\$ 662,880	\$0	\$0	\$0	\$0	\$662,880	49%	\$324,811
Develop neighborhood park site (B4)	NP	1	acres	4		\$ 662,880	\$ 662,880	\$0	\$0	\$0	\$0	\$662,880	49%	\$324,811
Develop neighborhood park site (B5)	NP	3	acres	4		\$ 662,880	\$ 662,880	\$0	\$0	\$0	\$0	\$662,880	49%	\$324,811
Develop neighborhood park site (B1)	NP	4	acres	2.3		\$ 381,156	\$ 381,156	\$0	\$0	\$0	\$0	\$381,156	49%	\$186,766
Develop neighborhood park site (S6)	NP	4	acres	4		\$ 662,880	\$ 662,880	\$0	\$0	\$0	\$0	\$662,880	49%	\$324,811
Develop Terra Linda Park as neighborhood park	NP	2	acres	4.3		\$ 712,596	\$ 712,596	\$0	\$0	\$0	\$0	\$712,596	19%	\$135,393
Develop Lone Oak park site as neighborhood park with athletic fields	NP	3	acres	3.9		\$ 646,308	\$ 646,308	\$0	\$0	\$0	\$0	\$646,308	19%	\$122,799
Develop Wendover Park site as neighborhood park	NP	4	acres	1		\$ 165,720	\$ 165,720	\$0	\$0	\$0	\$0	\$165,720	19%	\$31,487
Develop recreational amenities along Amazon Greenway to serve neighborhood park needs (WC2)	NP	3	acres	4		\$ 662,880	\$ 662,880	\$0	\$0	\$0	\$0	\$662,880	49%	\$324,811
Develop Creekside Park as neighborhood park	NP	1	acres	3.17		\$ 525,332	\$ 525,332	\$0	\$0	\$0	\$0	\$525,332	19%	\$99,813
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		\$ 662,880	\$ 662,880	\$0	\$0	\$0	\$0	\$662,880	19%	\$125,947
Develop neighborhood park site (R1)	NP	4	acres	4		\$ 662,880	\$ 662,880	\$0	\$0	\$0	\$0	\$662,880	49%	\$324,811
Develop neighborhood park site (R2)	NP	3	acres	4		\$ 662,880	\$ 662,880	\$0	\$0	\$0	\$0	\$662,880	49%	\$324,811
Develop neighborhood park site (R3 and R4)	NP	4	acres	4		\$ 662,880	\$ 662,880	\$0	\$0	\$0	\$0	\$662,880	49%	\$324,811
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		\$ 828,600	\$ 828,600	\$0	\$0	\$0	\$0	\$828,600	49%	\$406,014
Develop neighborhood park site (W11)	NP	5												
<b>Neighborhood Park Total</b>				<b>126.67</b>	<b>\$13,315,250</b>	<b>\$ 12,319,072</b>	<b>\$ 25,634,322</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,634,322</b>	<b>43%</b>	<b>\$11,100,659</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	\$ 4,097,000		\$ 4,097,000	\$0	\$0	\$0	\$0	\$4,097,000	49%	\$2,006,448
Acquire Amazon Park inholdings along Hillyard 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		\$ 4,971,600	\$ 4,971,600	\$0	\$0	\$0	\$0	\$4,971,600	52%	\$2,572,804
Develop Golden Gardens and acquired property as community park with significant natural area component and trails		3	acres	40		\$ 4,971,600	\$ 4,971,600	\$0	\$0	\$0	\$0	\$4,971,600	52%	\$2,572,804
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
<b>Community Park Total</b>				<b>241.5</b>	<b>\$21,509,249</b>	<b>\$ 9,943,200</b>	<b>\$ 31,452,449</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$31,452,449</b>	<b>50%</b>	<b>\$15,679,462</b>
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
<b>Urban Plaza Total</b>				<b>2.25</b>	<b>\$ 3,764,119</b>	<b>\$ -</b>	<b>\$ 3,764,119</b>	<b>\$0</b>	<b>\$217,653</b>	<b>\$1,158,683</b>	<b>\$0</b>	<b>\$2,387,783</b>	<b>35%</b>	<b>\$845,377</b>
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		\$ 662,880	\$ 662,880	\$0	\$165,720	\$331,440	\$0	\$165,720	40%	\$66,401
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		\$ 1,381,000	\$ 1,381,000	\$0	\$690,500	\$690,500	\$0	\$0	40%	\$0
Implement Rasor Park Master Plan	LP	2	acres	2		\$ 331,440	\$ 331,440	\$0	\$0	\$0	\$0	\$331,440	40%	\$132,803
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
<b>Linear Park Total</b>				<b>23.97</b>	<b>\$ 1,433,950</b>	<b>\$ 2,375,320</b>	<b>\$ 3,809,270</b>	<b>\$0</b>	<b>\$1,317,133</b>	<b>\$1,278,003</b>	<b>\$0</b>	<b>\$1,214,135</b>	<b>75%</b>	<b>\$916,179</b>
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%	\$496,635
Acquire land for natural areas within Willamette/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	NA	1	acres	1.7	\$ 435,306		\$ 435,306	\$0	\$0	\$0	\$0	\$435,306	36%	\$156,348
Acquire natural areas to connect Ridgeline system east to Pisgah and Willamette River system	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 Moon Mountain to Spencer Butte segment	NA	1/2	acres	325	\$ 6,657,625		\$ 6,657,625	\$0	\$0	\$0	\$0	\$6,657,625	36%	\$2,391,207
Acquire additional ridgeline 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 Rd	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	lf	10000		\$ 220,960	\$ 220,960	\$0	\$0	\$110,480		\$110,480	28%	\$31,136
Develop primary Ridgeline trails	NA	3/4	miles	15		\$ 1,864,350	\$ 1,864,350	\$0	\$0	\$466,088		\$1,398,263	28%	\$394,067
Provide trailheads and interpretive facilities within existing WEW sites	NA	4	ea	3		\$ 248,580	\$ 248,580	\$0	\$0	\$124,290		\$124,290	35%	\$43,788
Develop trails, trailheads, and interpretive facilities throughout Ridgeline	NA	3	mile	8		\$ 994,320	\$ 994,320	\$0	\$0	\$248,580		\$745,740	28%	\$210,169
Develop mountain biking trails and freeriding designated areas	NA	5												\$0
Develop trails, trailheads, and interpretive facilities in WEW	NA	4	ea	1		\$ 82,860	\$ 82,860	\$0	\$0	\$41,430		\$41,430	28%	\$11,676
Develop trail facilities throughout the Ridgeline system	NA	4	miles	5		\$ 621,450	\$ 621,450	\$0	\$0	\$0		\$621,450	28%	\$175,141
Provide covered centrally located skate park with bicycle facilities	MP	1	ea	1		\$ 276,200	\$ 276,200	\$0	\$0	\$0		\$276,200	73%	\$200,853
Provide interpretive facilities and trails at Skinner Butte Park, enhance accessibility	MP	3	ea	1		\$ 759,550	\$ 759,550	\$0	\$0	\$0		\$759,550	28%	\$213,511
Provide children's play area in downtown area	MP	2	ea	1		\$ 179,530	\$ 179,530	\$0	\$0	\$0		\$179,530	54%	\$97,557
Develop regional play area in Alton Baker Park	MP	3	ea	1		\$ 1,381,000	\$ 1,381,000	\$0	\$0	\$0		\$1,381,000	54%	\$750,439
Develop multi-cultural community center/aquatic center in Whiteaker/Skinner Butte area	SF	4	ea	1		\$ 13,810,000	\$ 13,810,000	\$0	\$0	\$0		\$13,810,000	52%	\$7,173,310
Develop major indoor/outdoor aquatic facility and community center	SF	2	ea	1		\$ 19,334,000	\$ 19,334,000	\$0	\$0	\$0		\$19,334,000	52%	\$10,042,633
Develop Environmental Education Center	SF	1	ea	1		\$ 2,416,750	\$ 2,416,750	\$0	\$0	\$0		\$2,416,750	21%	\$502,132
Develop environmental education site behind River House	SF	4	ea	1		\$ 276,200	\$ 276,200	\$0	\$0	\$0		\$276,200	21%	\$57,386
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 Velloodrome	SF	5												\$0
Develop a second Willamette River boat launch	X	4	ea	1		\$ 538,590	\$ 538,590	\$0	\$0	\$0		\$538,590	21%	\$111,904
<b>New Recreation Facilities Total</b>						<b>\$56,930,620</b>	<b>\$ 56,930,620</b>	<b>\$0</b>	<b>\$0</b>	<b>\$990,868</b>		<b>\$55,939,753</b>	<b>46%</b>	<b>\$25,935,474</b>
<b>Improving Existing Facilities</b>														
Upgrade State Street Park	NP	1	ea	1		\$ 276,200	\$ 276,200	\$276,200	\$0	\$0		\$0	0%	\$0
Upgrade Monroe Park	NP	5												\$0
Upgrade Charnel Mulligan	NP	1	acres	1.2		\$ 207,150	\$ 207,150	\$207,150	\$0	\$0		\$0	0%	\$0
Upgrade Tugman Park	NP	4	ea	1		\$ 379,775	\$ 379,775	\$379,775	\$0	\$0		\$0	0%	\$0
Enhance Crest Heights prairie habitat	NP	4	acres	3		\$ 103,575	\$ 103,575	\$103,575	\$0	\$0		\$0	0%	\$0
Upgrade Acorn Park	NP	5						\$0	\$0	\$0				\$0
Upgrade Bond Lane park	NP	1	ea	1		\$ 276,200	\$ 276,200	\$251,200	\$0	\$0		\$25,000	54%	\$13,419
Upgrade Brewer Park	NP	5												\$0
Upgrade Sladden Park	NP	4	acres	1.2		\$ 207,150	\$ 207,150	\$207,150	\$0	\$0		\$0	0%	\$0
Upgrade Lafferty Park	NP	2	ea	1		\$ 138,100	\$ 138,100	\$113,100	\$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		\$ 138,100	\$ 138,100	\$138,100	\$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		\$ 138,100	\$ 138,100	\$88,100	\$0	\$0		\$50,000	54%	\$27,170
Upgrade University Park	NP	4	ea	1		\$ 207,150	\$ 207,150	\$207,150	\$0	\$0		\$0	0%	\$0
Enhance natural area at Bramblewood	NP	4	acres	4		\$ 138,100	\$ 138,100	\$138,100	\$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		\$ 138,100	\$ 138,100	\$103,575	\$0	\$0		\$34,525	49%	\$16,917
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		\$ 552,400	\$ 552,400	\$414,300	\$0	\$0		\$138,100	52%	\$71,467
Develop play area at Ascot	CP	2	ea	1		\$ 103,575	\$ 103,575	\$53,575	\$0	\$0		\$50,000	54%	\$27,170
Renovate Sheldon Community Center and pool	SF	3	ea	1		\$ 8,009,800	\$ 8,009,800	\$8,009,800	\$0	\$0		\$0	0%	\$0
Improve Echo Hollow Pool	SF	4	ea	1		\$ 6,214,500	\$ 6,214,500	\$6,214,500	\$0	\$0		\$0	0%	\$0
Implement Amazon Park master plan	CP	3	ea	1.5		\$ 3,796,369	\$ 3,796,369	\$3,396,369	\$0	\$0		\$400,000	66%	\$264,523
Implement Westmoreland Park master plan	CP	4	ea	14.43		\$ 690,500	\$ 690,500	\$517,875	\$0	\$0		\$172,625	52%	\$89,333
Enhance Spencer Butte Trail system	NA	1	ea	1		\$ 690,500	\$ 690,500	\$517,875	\$0	\$172,625		\$0	0%	\$0
Implement Wild Iris Ridge Habitat Enhancement Plan	NA	3	acres	123		\$ 849,315	\$ 849,315	\$331,233	\$0	\$424,658		\$93,425	36%	\$33,555
Restore Willow Creek between 11th & 18th	NA	4	acres	60		\$ 414,300	\$ 414,300	\$0	\$207,150	\$207,150		\$0	0%	\$0
Implement Ridgeline master Plan	NA	4	ea	1		\$ 690,500	\$ 690,500	\$690,500	\$0	\$172,625		\$0	0%	\$0
Enhance and develop Sorrel Ponds site	NA	5												\$0
Implement Skinner Butte Park Master Plan	MP	3/4	acres	22.52		\$ 7,902,082	\$ 7,902,082	\$3,555,937	\$0	\$0		\$4,346,145	100%	\$4,346,145
Provide accessible trails within Hendricks Park Forest	MP	4	lf	3500		\$ 210,257	\$ 210,257	\$210,257	\$0	\$0		\$0	0%	\$0
Implement Hendricks Park Forest Management Plan	MP	3	acres	2		\$ 966,700	\$ 966,700	\$766,700	\$0	\$241,675		\$0	64%	\$0
Replace aging infrastructure at Alton Baker Park	MP	2	acres	2		\$ 276,200	\$ 276,200	\$276,200	\$0	\$0		\$0	0%	\$0
Renovate Alton Baker Canoe Canal for kayaking, recreation, and natural resource benefits	MP	2				\$ 6,905,000	\$ 6,905,000	\$3,452,500	\$0	\$3,452,500		\$0	0%	\$0
Complete Alton Baker Park, update WABP Development Plan and EABP Master Plan	MP	3/4	acres	30		\$ 5,059,984	\$ 5,059,984	\$4,909,984	\$0	\$1,264,996		\$0	28%	\$0
Implement Morse Ranch master plan	MP	4	acres	3		\$ 828,600	\$ 828,600	\$662,880	\$0	\$0		\$165,720	100%	\$165,720
Expand Petersen Barn Community Center	SF	5												\$0
Upgrade Campbell Center with fitness center	SF	3	ea	1		\$ 3,590,600	\$ 3,590,600	\$430,872	\$0	\$0		\$3,159,728	0%	\$0
Develop parking and access to Laurelwood "Back 9" and Ribbon Trail south end	SF	2	acres	2		\$ 552,400	\$ 552,400	\$276,200	\$0	\$0		\$276,200	21%	\$57,386
Enclose portion of Amazon Pool for year round use	SF	5												\$0
Replace Maintenance Buildings at Laurelwood	SF	2	ea	1		\$ 1,303,664	\$ 1,303,664	\$1,303,664	\$0	\$0		\$0	0%	\$0
Improve Tennis Courts at WHS in partnership with Bethel School District 52	SF	4	ea	1		\$ 138,100	\$ 138,100	\$138,100	\$0	\$69,050		\$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		\$ 1,657,200	\$ 1,657,200	\$828,600	\$0	\$0		\$828,600	21%	\$172,159
Implement SMJ House plan, including parking and access across railroad tracks	SF	5												\$0
Improve Cuthbert Amphitheater	SF	5												\$0
Provide for replacement of synthetic surface fields in partnership with	SF	1,3,4	ea	10	\$ 3,452,500	\$ 3,452,500	\$3,452,500	\$0	\$1,726,250			\$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	\$ 1,160,040	\$ 1,160,040	\$1,160,040	\$0	\$0			\$0	0%	\$0
Develop children's play area renovation program	X	1	ea	1	\$ 276,200	\$ 276,200	\$276,200	\$0	\$0			\$0	0%	\$0
Decommission wading pools	X	2	ea	1	\$ 690,500	\$ 690,500	\$690,500	\$0	\$0			\$0	0%	\$0
Renovate park irrigation systems	X	2	ea	1	\$ 1,381,000	\$ 1,381,000	\$1,381,000	\$0	\$0			\$0	0%	\$0
Renovate park lighting systems	X	1	ea	1	\$ 690,500	\$ 690,500	\$690,500	\$0	\$0			\$0	0%	\$0
Renovate tennis courts, including resurfacing	X	1	ea	1	\$ 1,381,000	\$ 1,381,000	\$1,035,750	\$0	\$0			\$345,250	81%	\$277,966
Redevelop W. University		1			\$ 82,860	\$ 82,860	\$82,860					\$0	0%	\$0
Implement habitat management plans	X	2	ea	1	\$ 1,381,000	\$ 1,381,000	\$1,381,000	\$0	\$345,250			\$0	0%	\$0
<b>Improving Existing Facilities Total</b>						<b>\$64,245,846</b>	<b>\$ 64,245,846</b>	<b>\$49,321,446</b>	<b>\$207,150</b>	<b>\$8,076,779</b>		<b>\$10,110,318</b>	<b>55%</b>	<b>\$5,576,350</b>
<b>Access Improvements</b>														
Improve access to Friendly & Lafferty Parks (See S2 on Map 3)	NP	4	ea	1		\$ 207,150	\$ 207,150	\$0	\$51,788	\$0		\$155,363	49%	\$76,128
Improve access to Kincaid and Milton (See S4 on Map 3)	NP	4	ea	1		\$ 207,150	\$ 207,150	\$0	\$51,788	\$0		\$155,363	49%	\$76,128
Develop access improvements to meet neighborhood park needs (See B2 on Map 3)	NP	4	ea	1		\$ 138,100	\$ 138,100	\$0	\$34,525	\$0		\$103,575	49%	\$50,752
Develop access improvements to serve this neighborhood (See B6 on Map 3)	NP	4	ea	1		\$ 34,525	\$ 34,525	\$0	\$8,631	\$0		\$25,894	49%	\$12,688
Improve access to Frank Kinney, Edgewood and S6 (See S7 on map 3)	NP	4	ea	1		\$ 207,150	\$ 207,150	\$0	\$51,788	\$0		\$155,363	49%	\$76,128
Improve access to Fairmount and Laurel Hill Park (See S1 on Map 3)	NP	4	ea	1		\$ 207,150	\$ 207,150	\$0	\$51,788	\$0		\$155,363	49%	\$76,128
Improve access to Amazon Park (See S3 on Map 3)	NP	4	ea	1		\$ 207,150	\$ 207,150	\$0	\$51,788	\$0		\$155,363	49%	\$76,128
Improve access to Tugman Park (See S5 on Map 3)	NP	4	ea	1		\$ 207,150	\$ 207,150	\$0	\$51,788	\$0		\$155,363	49%	\$76,128
Improve access to existing parks (See R5 on Map 3)	NP	4	ea	1		\$ 138,100	\$ 138,100	\$0	\$34,525	\$0		\$103,575	49%	\$50,752
Improve access to existing parks (See R6 on Map 3)	NP	4	ea	1		\$ 138,100	\$ 138,100	\$0	\$34,525	\$0		\$103,575	49%	\$50,752
Enhance access to Striker Fields (See W3 on Map 3)	NP	4	ea	1		\$ 138,100	\$ 138,100	\$0	\$34,525	\$0		\$103,575	49%	\$50,752
Enhance access to Brewer & Bond Lane parks (See W5 on Map 3)	NP	4	ea	1		\$ 138,100	\$ 138,100	\$0	\$34,525	\$0		\$103,575	49%	\$50,752
Improve connectivity to Sheldon (See W6 on Map 3)	NP	4	ea	1		\$ 138,100	\$ 138,100	\$0	\$34,525	\$0		\$103,575	49%	\$50,752
Enhance access to Crescent Park (See W7 on Map 3)	NP	4	ea	1		\$ 69,050	\$ 69,050	\$0	\$17,263	\$0		\$51,788	49%	\$25,376
Improve access and parking at Cal Young Sports Park (See W2 on Map 3)	NP	4	ea	1		\$ 138,100	\$ 138,100	\$103,575	\$34,525	\$0		\$0	49%	\$0
Enhance access to Willakenzie school and Ascot Park (See W9 and W10 on Map 3)	NP	4	ea	2		\$ 138,100	\$ 138,100	\$0	\$34,525	\$0		\$103,575	49%	\$50,752
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		\$ 690,500	\$ 690,500	\$517,875	\$172,625	\$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 WEW system and bike system	X	3	lf	2000		\$ 44,192	\$ 44,192	\$0	\$11,048	\$0		\$33,144	21%	\$6,886
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		\$ 1,933,400	\$ 1,933,400	\$0	\$966,700	\$0		\$966,700	21%	\$200,853
Improve access north/south of Beltline	X	2	ea	1		\$ 414,300	\$ 414,300	\$0	\$414,300	\$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		\$ 414,300	\$ 414,300	\$0	\$0	\$0		\$414,300	21%	\$86,080
Complete ADA improvements	X	1	ea	1		\$ 276,200	\$ 276,200	\$0	\$0	\$0		\$276,200	21%	\$57,386
Improve Royal Avenue to enhance park/school connectivity	X	4	ea	1		\$ 138,100	\$ 138,100	\$0	\$69,050	\$0		\$69,050	21%	\$14,347
Improve access to existing natural resource areas	X	5												\$0
Develop pedestrian and bike access improvements between River Road/Santa Clara and Bethel Danebo and Fern Ridge Reservoir	X	5												\$0
Provide access to Golden Gardens	X	1	ea	1		\$ 207,150	\$ 207,150	\$0	\$0	\$0		\$207,150	21%	\$43,040
Acquire land to provide connectivity north and east to Santa Clara area	X	5												\$0
<b>Access Improvements Total</b>						<b>\$ 6,569,417</b>	<b>\$ 6,569,417</b>	<b>\$621,450</b>	<b>\$2,246,542</b>	<b>\$0</b>		<b>\$3,701,425</b>	<b>34%</b>	<b>\$1,258,684</b>
<b>GRAND TOTAL</b>		654			<b>\$96,937,068</b>	<b>\$152,383,476</b>	<b>\$249,320,544</b>	<b>\$49,942,896</b>	<b>\$10,441,252</b>	<b>\$26,893,688</b>	<b>\$6,503,988</b>	<b>\$159,827,966</b>	<b>46%</b>	<b>\$72,995,776</b>

**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	\$11,100,659	\$9,280,151	\$212	\$1,820,508	\$212
Community Parks	\$15,679,462	\$13,108,030	\$299	\$2,571,432	\$299
Urban Plaza	\$845,377	\$706,735	\$16	\$138,642	\$16
Linear Parks	\$916,179	\$765,925	\$17	\$150,253	\$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	\$40,225,268	\$33,628,324	\$767	\$6,596,944	\$767
New Recreation Facilities	\$25,935,474	\$21,682,056	\$495	\$4,253,418	\$495
Improving Existing Facilities	\$5,576,350	\$4,661,828	\$106	\$914,521	\$106
Access Improvements	\$1,258,684	\$1,052,259	\$24	\$206,424	\$24
<b>Subtotal IMPROVEMENT</b>	<b>\$72,995,776</b>	<b>\$61,024,468</b>	<b>\$1,393</b>	<b>\$11,971,307</b>	<b>\$1,393</b>
<b>Existing Parks and Facilities</b>		<b>Reimbursement Fee</b>			
Neighborhood Parks	\$6,367,013	\$5,322,823	\$121	\$1,044,190	\$121
Community Parks	\$0	\$0	\$0	\$0	\$0
Urban Plaza	\$0	\$0	\$0	\$0	\$0
Linear Parks	\$2,151,160	\$1,798,370	\$41	\$352,790	\$41
Natural Area Parks	\$89,411	\$74,748	\$2	\$14,663	\$2
Metropolitan Parks	\$13,471,545	\$11,262,211	\$257	\$2,209,333	\$257
Special Use Facilities	\$90,081	\$75,308	\$2	\$14,773	\$2
<b>Subtotal REIMBURSEMENT</b>	<b>\$22,169,210</b>	<b>\$18,533,459</b>	<b>\$423</b>	<b>\$3,635,750</b>	<b>\$423</b>
<b>Total SYSTEM</b>	<b>\$95,164,985</b>	<b>\$79,557,928</b>	<b>\$1,816</b>	<b>\$15,607,058</b>	<b>\$1,816</b>
<b>Less Credit</b>			<b>\$359</b>		<b>\$1,025</b>
<b>Net Cost per Unit</b>			<b>\$1,456</b>		<b>\$791</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	\$4,793	\$948	\$3,845
Duplex/Town Hm/Mobile	2.14	\$3,885	\$768	\$3,117
Multifamily/Condos	1.67	\$3,032	\$600	\$2,432
<b>Nonresidential per Room</b>				
A	1.93	\$3,504	\$1,978	\$1,526
<b>per TGSF</b>				
B	1.29	\$2,342	\$1,322	\$1,020
C	0.79	\$1,434	\$810	\$625
D	0.47	\$853	\$482	\$372
E	0.19	\$345	\$195	\$150

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

# Appendix F

## Local System Formulas & General Fee Schedule

### 1.0 Formula and Calculation Details

#### 1.1 General Rate Setting, Cost of Service Formula

$$\frac{\text{SDC Eligible Costs}}{\text{Impact Measurement}} = \text{SDC per Unit of Service}$$

1.2 **Transportation System Cost of Service** consists of non-assessable arterial and collector street system cost of service plus off-street bicycle cost of service.

#### 1.2.1 Non-Assessable Arterial & Collector Street System Cost of Service

##### General Formula

$$\text{Non-Assessable Cost per Lane Mile} \times \text{Lane Miles per trip} = \text{Cost per Trip}$$

##### Calculation

**Street System Cost per Trip**

Reimbursement:  $\$1,164,365 \times (0.8888 / 675) = \$1,533.17 = \text{Cost per Trip}$

Improvement:  $\$1,385,968 \times (0.8888 / 675) = \$1,824.96 = \text{Cost per Trip}$

Total **Street** Allocated Cost per Trip =  $\$1,533.17 (0.4) + \$1,824.96 (0.6) = \$1,708.23$

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### 1.2.2 Off-Street Bicycle path Cost of Service (Improvement Fee Only)

#### General Formulas

$$\begin{array}{r} \text{Miles of Bicycle Paths} \\ \text{per Person} \end{array} \quad \times \quad \text{Cost per Miles} \quad = \quad \text{Cost per Person}$$

$$\frac{\text{Cost per Person}}{\text{\# of Trips per Person}} \quad = \quad \text{Cost per Trip}$$

#### Calculations

$$\begin{array}{r} \text{Path Lighting} \\ (\$18.21) \end{array} \quad + \quad \begin{array}{r} \text{Path Section} \\ (\$122.11) \end{array} \quad = \quad \$140.32 \text{ (per Person)}$$

$$\begin{array}{r} \text{Total Off -Street Bicycle Allocated Cost per Trip} = \$140.32 \\ \hline 0.895 \end{array} \quad = \quad \$156.78 \text{ (per Trip)}$$

### 1.2.3 Total Transportation Cost per Trip

#### General Formulas

$$\begin{array}{l} \text{Total Transportation Cost per Trip} = \\ \text{Total Street Allocated Cost per Trip} + \text{Total Off-Street Bicycle Allocated Cost per Trip} \end{array}$$

#### Calculations

$$\text{Total Transportation Cost per Trip} = \$1,708.23 + \$156.78 = \$1,865.01$$

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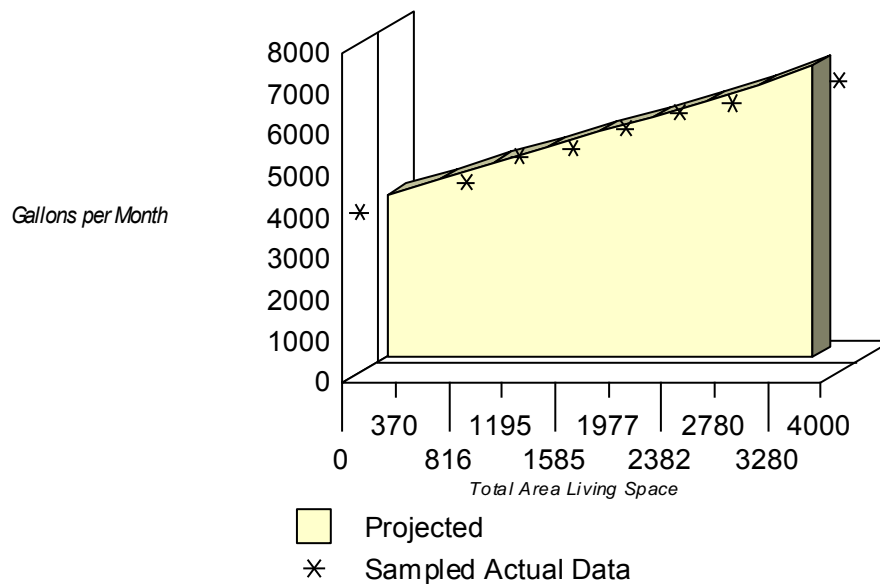


### 1.3 Wastewater System Cost of Service:

#### 1.3.1 Local Wastewater System Cost of Service

##### Determination of Flow Estimation Formula for Residential Development

Graphical comparison of water consumption per month to square foot of living area results in a slope of 0.951 gallons per month per square foot and a base flow per dwelling unit of 3,946 gallons per month.



<b>Base Flow Intercept, Gal. / Month</b>	3,946
<b>Gal. / Day (GPD) --30 day month--</b>	132
<b>Cost per Gal/Day</b>	\$3.0871
<b>Base Charge = GPD x Cost per Gal.</b>	\$407.49

<b>Slope</b>	0.951 gal/mo/sq ft
<b>Days per Month</b>	30
<b>Slope / 30 Days</b>	0.032
<b>Cost per Gal/Day</b>	\$3.0871
<b>Cost per sq ft = Daily usage factor x Cost per Gal.</b>	\$0.0987

The implementation of this rate structure results in each new single family dwelling being charged a local wastewater SDC that is comprised of a base rate of \$407.49 plus an additional charge of \$0.0987 applied to the total proposed living space area of the dwelling.

**Formulas for Non-Residential Development**

$$\frac{\text{Non-Assessable System Valuation (Value of Existing + Value of Planned Build-out Capacity (mgd))}}{\text{Build-out Capacity (mgd)}} = \text{Cost per Unit of Capacity}$$

$$\text{Per Unit of Capacity} \times \text{Flow per PFU for Development Type} \times \text{Number of PFUs for Development} = \text{SDC for Development}$$

**Calculations for Non-Residential Development**

$$\frac{\$137.690\text{M} + \$13.573\text{M}}{49.0 \text{ mgd}} = \$3.0871 \text{ per Gallon per Day}$$

$$\$3.0871 \times \text{Gallon per PFU (varies by development type)} \times \text{Number of PFUs} = \text{SDC for Development}$$

**1.4 Stormwater System Cost of Service:**

**General Formulas**

$$\frac{\text{SDC eligible costs}}{\text{Total additional impervious surface area within UGB (sq. ft)}} = \text{Unit cost per square foot of impervious surface area}$$

Reimbursement:

$$\frac{\$15,045,983}{155,770,560 \text{ sq. ft.}} = \$0.0966 \text{ per sq. ft. impervious surface area}$$

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Improvement:

$$\frac{\$16,567,626}{155,770,560 \text{ sq. ft.}} = \$0.1064 \text{ per sq. ft. impervious surface area}$$

$$\text{Total Unit Cost per Sq. Ft. Impervious Surface Area} = (\text{Reimbursement} + \text{Improvement}) = \$0.0966 + \$0.1064 = \$0.202$$

### 1.5 Parks System Cost of Service:

#### General Formulas:

**Residential – costs and equivalent population densities per dwelling unit type vary**

$$\text{Cost per person} \quad \times \quad \text{Persons per Dwelling Unit Type} = \text{Cost per DU}$$

**Nonresidential – costs and equivalent population densities per development category type vary**

$$\begin{array}{l} \text{Cost per Person} \quad \times \quad \text{Persons per TGFSF} \quad = \quad \text{Cost per TGFSF} \\ \text{OR} \\ \text{Cost per Person} \quad \times \quad \text{Persons per Room} \quad = \quad \text{Cost per Room} \end{array}$$

TGSF = Thousand Gross Square Feet of floor area

**Calculations: Vary; see Table 17**

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**2.0 Adopted SDC Fee Schedule: Current Rates**

<b>2.1 Transportation System:</b>		
Cost per trip		\$1,865.01
<b>2.2 Local Wastewater System:</b>		
Residential dwelling unit base fee		\$407.49
Residential dwelling unit total living area multiplication factor		\$0.0987
Non-Residential rate per gal/day per land use type per PFU		Varies
.....		
<b>2.4 Stormwater System:</b>		
Small Residential (building footprint ≤ 1,000 sq. ft.)		\$363.60
Medium Residential (building footprint > 1,000 sq.ft. and < 3,000 sq. ft.)		\$585.80
Small Duplex (unit building footprints ≤ 1,000 sq. ft.)		\$727.20
Medium Duplex (unit building footprints >1,000 sq. ft. and < 3,000 sq. ft.)		\$1,171.60
Manufactured Home Park		
Per space (assumes 1,684 sq. ft. per space)		\$340.17
<b>plus</b>		
Per sq. ft. actual impervious surface area, add'l common areas		\$0.202
All Other Development		
Per sq.ft. actual impervious surface area and/or equivalent		\$0.202
<b>2.5 Parks System:</b>		
Residential (per Dwelling Unit)		
Single Family		\$3,845.00
Duplex/Town Home/Mobile Home/Accessory DU		\$3,117.00
Multifamily		\$2,432.00
Nonresidential (unit varies – see Table 19 for Class description)		
Class A (per Room)		\$1,526.00
Class B (per thousand gross square feet or TGSF)		\$1,020.00
Class C (per TGSF)		\$625.00
Class D (per TGSF)		\$372.00
Class E (per TGSF)		\$150.00
.....		