



**PARKS AND RECREATION  
SYSTEM DEVELOPMENT CHARGES**

**UPDATE METHODOLOGY REPORT**

revised as of  
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# **NORTH CLACKAMAS PARKS AND RECREATION DISTRICT**

## **Parks and Recreation System Development Charges Update Methodology Report**

### **1.0 INTRODUCTION**

System Development Charges (SDCs) are one-time fees charged to new development to help pay a portion of the costs associated with building capital facilities to meet needs created by growth. SDCs are authorized for five types of capital facilities including transportation, water, sewer, stormwater, and parks and recreation. The North Clackamas Parks and Recreation District adopted parks and recreation SDCs in 1994 and updated the SDCs methodology in 2004.

In May 2006, citizens of the City of Happy Valley voted to become a part of the North Clackamas Parks and Recreation District, creating the need for an updated, single Capital Improvements Plan and SDCs methodology including projects for Happy Valley with those of the rest of the District. In addition, the new Damascus area plan and updated population and employment projections developed by Metro were used to reassess District growth needs. This report presents updated SDC methodologies based on the 2007 – 2030 CIP and documents the calculation of updated Parks and Recreation SDC rates.

Section 2.0 of this report presents authority and background information including (1) legislative authority for SDCs; (2) an explanation of “improvement fee” and “reimbursement fee” SDCs; and (3) requirements and options for credits, exemptions and discounts. Section 3.0 presents the methodologies used to develop the updated Parks and Recreation SDCs, Section 4.0 presents the calculation of Residential Parks and Recreation SDC Rates, and Section 5.0 presents the calculation of Non-Residential Parks and Recreation SDC Rates. The SDC Capital Improvements Plan that identifies projects that may be funded with SDC revenues is included as an Appendix to this report.

### **2.0 AUTHORITY AND BACKGROUND INFORMATION**

#### ***A. Authority***

The source of authority for the adoption of SDCs is found both in state statute and the District’s own plenary authority to adopt this type of fee. While SDCs have been in use in Oregon since the mid-1970’s, State legislation regarding SDCs was not adopted until 1989, when the Oregon Systems Development Act (ORS 223.297 - 223.314) was passed. The purpose of this Act was to “...provide a uniform framework for the imposition of system development charges..”. Additions and modifications to the Oregon Systems Development Act have been made in 1993, 1999, 2001, and 2003. Together, these pieces of legislation require local governments that enact SDCs to:

- adopt SDCs by ordinance or resolution;
- develop a methodology outlining how the SDCs were developed;

- adopt a capital improvements program to designate capital improvements that can be funded with “improvement fee” SDC revenues;
- provide credit against the amount of the SDC for the construction of "qualified public improvements";
- separately account for and report receipt and expenditure of SDC revenues, and develop procedures for challenging expenditures; and
- use SDC revenues only for costs related to capital expenditures (operations and maintenance uses are prohibited).

### ***B. “Improvement fee” and “Reimbursement fee” SDCs***

The Oregon Systems Development Act provides for the imposition of two types of SDCs: (1) "improvement fee" SDCs, and (2) "reimbursement fee" SDCs. "Improvement fee" SDCs may be charged for new capital improvements that will increase capacity. Revenues from "improvement fee" SDCs may be spent only on capacity-increasing capital improvements identified in the required Capital Improvements Plan (CIP) that lists each project, and the expected timing and cost of each project. "Reimbursement fee" SDCs may be charged for the costs of existing capital facilities if "excess capacity" is available to accommodate growth. Revenues from "reimbursement fees" may be used on *any* capital improvement project, including major repairs, upgrades, or renovations. Capital improvements funded with “reimbursement fee” SDCs do not need to increase capacity, but they must be included in the list of projects to be funded with SDC revenues.

### ***C. Requirements and Options for Credits, Exemptions, and Discounts***

#### (1) Credits

A credit is a reduction in the amount of the SDC for a specific development. The Oregon SDC Act requires that credit be allowed for the construction of a "qualified public improvement" which (1) is required as a condition of development approval, (2) is identified in the Capital Improvement Plan, and (3) either is not located on or contiguous to property that is the subject of development approval, or is located on or contiguous to such property and is required to be built larger or with greater capacity than is necessary for the particular development project. The credit for a qualified public improvement may only be applied against an SDC for the same type of improvement (e.g., a parks and recreation improvement can only be used for a credit for a parks and recreation SDC), and may be granted only for the cost of that portion of an improvement which exceeds the minimum standard facility size or capacity needed to serve the particular project. For multi-phase projects, any excess credit may be applied against SDCs that accrue in subsequent phases of the original development project.

In addition to these required credits, the District may, if it so chooses, provide a greater credit, establish a system providing for the transferability of credits, provide a credit for a capital improvement not identified in the Capital Improvement Plan, or provide a share of the cost of an improvement by other means (i.e., partnerships, other District revenues, etc.).

## (2) Exemptions

The District may exempt certain types of development, such as “affordable housing” from the requirement to pay parks SDCs. Exemptions reduce SDC revenues and, therefore, increase the amounts that must come from other sources, such as bonds and property taxes.

## (3) Discounts

The District may discount the SDC rates by choosing not to charge a reimbursement fee for excess capacity, or by reducing the portion of growth-required improvements to be funded with SDCs. A discount in the SDC rates may also be applied on a pro-rata basis to any identified deficiencies, which must to be funded from sources other than improvement fee SDCs. For example, the District may charge new development an SDC rate sufficient to recover only 75% of identified growth-required costs. The portion of growth-required costs to be funded with SDCs must be identified in the CIP.

Because discounts reduce SDC revenues, they increase the amounts that must come from other sources, such as bonds or general fund contributions, in order to acquire the facilities included in the Capital Improvements Plan.

### **3.0 PARKS AND RECREATION SDC METHODOLOGIES**

The District’s Parks Master Plan, the Happy Valley Parks Master Plan, and the Damascus plan identify facilities needed to address District needs. A portion of the facility needs identified in these plans are included as projects in the District’s 2007 – 2030 SDC Capital Improvements Plan (appendix).

The District provides a variety of park and recreational facilities and a wide-range of services, including aquatics, community athletics, special events, and specialized recreation programs. District parks, facilities, and services are important community resources benefiting both existing and future District residents, businesses, non-resident employees, and visitors. The methodology used to update the District's Parks and Recreation SDCs establishes the required connection between the demands of growth and the SDCs by identifying specific types of parks and recreation facilities and analyzing the proportionate need of each type of facility for use by residents and non-resident employees. The SDCs to be paid by a development meet statutory requirements because they are based on the nature of the development and the extent of the impact of the development on the types of parks and recreation facilities for which they are charged. The Parks and Recreation SDCs are based on population and employment, and the SDC rates are calculated based on the specific impact a development is expected to have on the District's population and employment. For facilities that are not generally used by employees (e.g., neighborhood parks), only a residential parks and recreation SDC may be charged. For facilities that benefit both residents and employees (i.e., community parks, trails, etc.), parks and recreation SDCs may be charged for both residential and non-residential development.

**A. Population and Employment Growth**

The Parks and Recreation SDCs are based on costs per "capita" (person). Estimates of current and projected population and employment within the District were calculated using data from Metro. Metro has developed estimates and projections for population and employment for each Transportation Analysis Zone (TAZ) within the region. The most recent TAZ data were developed in 2005 for the years 2005 and 2030. Projected increases in population and employment between 2007 and 2030 are shown in Table 3.1, below.

**TABLE 3.1**

**PROJECTED POPULATION AND EMPLOYMENT  
INCREASES FROM NEW DEVELOPMENT (2007 – 2030)**

	<u>2030 (Projected)</u>		<u>Estimated 2007</u>		<u>Projected Increase</u>
District Population:	145,425	-	112,404	=	33,021
Zone 1 (Milwaukie) Population:	26,626	-	23,211	=	3,415
Zone 2 (Oatfield, Oak Grove/Jennings Lodge, Southgate/Town Center) Population:	51,674	-	49,827	=	1,847
Zone 3 (Sunnyside, Happy Valley) Population:	67,124	-	39,366	=	27,758
District Employment:	95,211	-	61,788	=	33,424
Zone 1 (Milwaukie) Employment:	14,831	-	11,957	=	2,874
Zone 2 (Oatfield, Oak Grove/Jennings Lodge, Southgate/Town Center) Employment:	23,286	-	17,688	=	5,598
Zone 3 (Sunnyside, Happy Valley) Employment:	57,094	-	32,142	=	24,952

**B. Persons Per Dwelling Unit**

The Residential Parks and Recreation SDCs are based on costs per capita and are calculated based on the number of persons per dwelling unit. To determine the appropriate number of persons per dwelling unit, data gathered for the North Clackamas School District for the 2005 American Community Survey (ACS) was analyzed, and the resulting calculations are displayed in Table 3.2, below. North Clackamas School District data was analyzed because the school district's boundaries are the closest approximation for which ACS data are available.

**TABLE 3.2**

**AVERAGE PERSONS PER DWELLING UNIT**

<u>Unit</u>	<u>2000 Census Avg. Persons Per Dwelling Unit</u>
Single Family (1 – 2 units)	2.77
Multi-Family (3 or more units)	2.23

### ***C. Benefit of Facilities***

Facility needs must consider the proportionate benefit each type of facility has for residents and non-resident employees. A resident is any person whose place of residence is within the District. An employee is any person who receives remuneration for services, and whose services are directed and controlled either by the employee (self-employed) or by another person or organization.

The parks and recreation facilities discussed in this report are identified in the SDC Capital Improvements Plan (appendix). Upon acquisition, all natural areas included in the SDC Capital Improvements Plan will be open to the public for use as parks and recreation facilities.

For purposes of this report neighborhood parks are considered to be used primarily by residents, rather than by non-resident employees. All other facilities including community parks, linear parks, special use facilities, etc., are considered to be used by both residents and non-resident employees.

The amount of time these facilities are available for use by employees is not the same as for residents. In order to equitably apportion the need for facilities between employees and residents, a non-resident-employee-to-resident demand ratio was developed based on the potential time these facilities are available for use.

First, estimates for the average number of hours per day these facilities are available for use were identified. Children's ages, adult employment status, work location (inside or outside the District), and seasonal variances were taken into account and are displayed in Table 3.3, page 6.

The Annual Weighted Average Hours of availability was calculated for each category of resident and employee using the following formula:

$$\begin{aligned} & (\textit{Summer Hours/Day} \times 3 \textit{ months} \\ & + \quad \textit{Spring/Fall Hours/Day} \times 6 \textit{ months} \\ & + \quad \textit{Winter Hours/Day} \times 3 \textit{ months}) \\ & \div \quad 12 \textit{ months} \\ & = \quad \textit{Annual Average Weighted Hours of Daily Availability} \end{aligned}$$



**TABLE 3.3**  
**ESTIMATES OF AVERAGE DAILY**  
**AVAILABILITY OF PARKS AND RECREATION FACILITIES**

	<u>Non-Employed Adult (18+)</u>	<u>5-17 Kids</u>	<u>Live In/ Work In</u>	<u>Live In/ Work Out</u>	<u>Live Out/ Work In</u>	<u>Total</u>
<b>Summer (June-Sept)</b>						
<u>Weekday</u>						
Before Work			1		1	2
Meals/Breaks			1		1	2
After Work			2		2	4
Other Leisure	12	12	2	2		28
Sub-Total	12	12	6	2	4	36
<u>Weekend</u>						
Leisure	12	12	12	12	0	48
Sub-Total	12	12	12	12	0	48
Summer Hrs/Day	12	12	7.71	4.86	2.86	39.43
<b>Spring/Fall (April-May, Oct-Nov)</b>						
<u>Weekday</u>						
Before Work			0.5		0.5	1
Meals/Breaks			1		1	2
After Work			1		1	2
Other Leisure	10	4	2	2		18
Sub-Total	10	4	4.5	2	2.5	23
<u>Weekend</u>						
Leisure	10	10	10	10	0	40
Sub-Total	10	10	10	10	0	40
Spring/Fall Hours/Day	10	5.71	6.07	4.29	1.79	27.86
<b>Winter (December-March)</b>						
<u>Weekday</u>						
Before Work			0.5		0.5	1
Meals/Breaks			1		1	2
After Work			0.5		0.5	1
Other Leisure	8	2	1	1		12
Sub-Total	8	2	3	1	2	16
<u>Weekend</u>						
Leisure	8	8	8	8	0	32
Sub-Total	8	8	8	8	0	32
Winter Hours/Day	8	3.71	4.43	3	1.43	20.57
<b>Annual Wtd. Avg. Hours</b>	<b>10</b>	<b>7.14</b>	<b>6.07</b>	<b>4.05</b>	<b>2.02</b>	<b>29.29</b>

Next, the Annual Weighted Average Hours (from Table 3.3, above) were applied to population and employment data for the District (2005 American Community Survey and 2005 Metro TAZ Data) to determine the Total Annual Weighted Average Hours for each category of Resident and Employee. The results are displayed in Table 3.4, page 7.

**TABLE 3.4**

**TOTAL ANNUAL AVAILABILITY  
OF PARKS AND RECREATION FACILITIES**

	<u>Non-Employed Adult (18+)</u>	<u>5-17 Kids</u>	<u>Live In/ Work In</u>	<u>Live In/ Work Out</u>	<u>Live Out/ Work In</u>	<u>Total</u>
Population & Emp. Data (2005 Amer. Community Survey and Metro TAZ data)	31,164	20,766	26,556	25,253	32,849	136,688
X Annual Wtd. Avg. Hours	<u>10</u>	<u>7.14</u>	<u>6.07</u>	<u>4.05</u>	<u>2.02</u>	<u>29.29</u>
<b>Tot. Annual Wtd. Avg. Hrs.</b>	311,640	148,329	161,233	102,215	66,682	790,098

Next, the available hours (from Table 3.4) were allocated between employment-related hours and residence-related hours, as displayed in Table 3.5, below.

**TABLE 3.5**

**TOTAL RESIDENT AND NON-RESIDENT EMPLOYMENT RELATED  
AVAILABILITY OF PARKS AND RECREATION FACILITIES**

	<u>Hours</u>
<u>Resident Demand</u>	
Non-Employed Adult	311,640
5-17 Kids	148,329
Live In/Work In	161,233
Live In/Work Out	<u>102,215</u>
Total Resident Hours	723,416
<u>Non-Resident Employment Demand</u>	
Non-Resident Employee Hours	66,682

Finally, the Non-Resident Employee to Resident Parks Demand Percentage was calculated by dividing the total non-resident employee hours by the total resident hours (from Table 3.5, above), with results summarized in Table 3.6, below.

**TABLE 3.6**

**NON-RESIDENT EMPLOYEE-TO-RESIDENT  
PARKS DEMAND PERCENTAGE**

<u>Weighted Average Hours/Non-Resident Employee</u>		<u>Weighted Average Hours Resident</u>		<u>Non-Resident Employee To Resident Demand Percentage</u>
66,682	÷	723,416	=	9.2%

**D. Facility Needs**

District parks and recreation facility needs for the period 2007 to 2030 are identified as projects in the SDC Capital Improvements Plan (appendix). Improvement fee SDC revenues must be used only for those facilities needed to serve growth, and may not be used to remedy existing deficiencies or to renovate or repair existing facilities.

**E. Growth-Required Facility Costs**

Table 3.7, below, shows the estimated total for each type of parks facility included in the SDC Capital Improvements Plan, the estimated growth required portion of costs, and a breakout between the residential and non-residential growth costs for these new facilities.

**TABLE 3.7**  
**POPULATION AND NON-RESIDENTIAL  
GROWTH-REQUIRED SDC ELIGIBLE COSTS**

<u>Facility Type/Service Area</u>	<u>Total New Facility Costs</u>	<u>SDC-Eligible Growth Costs</u>	<u>Residential Growth Costs</u>	<u>Non-Residential Growth Costs</u>
<i>District-Wide Service Facilities</i>				
District-Wide Community Parks	\$60,975,000	\$32,624,328	\$29,853,883	\$2,780,445
District-Wide Natural Resource Areas	\$10,358,000	\$3,173,691	\$2,903,293	\$270,398
District-Wide Special Use Parks	\$3,000,000	\$2,489,100	\$2,277,029	\$212,071
District-Wide Linear Parks	\$12,844,000	\$6,713,932	\$6,141,905	\$572,027
District-Wide Other Facilities	<u>\$5,225,000</u>	<u>\$2,505,973</u>	<u>\$2,292,464</u>	<u>\$213,509</u>
Total for District-Wide Service Facilities	\$92,402,000	\$47,517,024	\$43,468,573	\$4,048,450
Less: Residential SDC Fund Balance	<u>(\$105,000)</u>	<u>(\$105,000)</u>	<u>(\$105,000)</u>	<u>\$0</u>
	\$92,297,000	\$47,412,024	\$43,363,573	\$4,048,450
<i>Zonal Service Facilities</i>				
Zone 1 (Milwaukie) Neighborhood Parks	\$1,882,000	\$1,347,700	\$1,347,700	\$0
Zone 2 (Oatfield, Oak Grove/Jennings Lodge, Southgate/Town Center) Neighborhood Parks	\$8,175,375	\$2,578,893	\$2,578,893	\$0
Zone 3 (Sunnyside, Happy Valley) Neighborhood Parks	<u>\$31,895,300</u>	<u>\$31,895,300</u>	<u>\$31,895,300</u>	<u>\$0</u>
<b>Total Required Funding</b>	<b>\$134,247,675</b>	<b>\$83,233,917</b>	<b>\$79,185,466</b>	<b>\$4,048,450</b>
Residential and Non-Residential Growth Portions (%) of Net Required Funding:			95.136%	4.864%

**F. Compliance/Administrative Costs**

The District incurs costs in the development and administration of the SDCs and may recoup a portion of those costs in accordance with ORS 223.307(5). Compliance/administrative costs during the 23-year collection period have been estimated as follows:

Clackamas County Collection Fees (@ 2.5% of SDC per unit):	\$525,000
Master Plan Updates (four @ \$200,000 each for consulting and staff services)	\$800,000
Annual CIP Management, Accounting and Reporting Costs (approximately \$25,000 per year for consulting, legal, audit, financial reporting and staff services)	\$575,000
SDC Methodology Reviews and Updates (four @ \$25,000 each for consulting legal and staff services)	<u>\$100,000</u>
Total Estimated 23-year Compliance/Administrative Costs	\$2,000,000

These costs are allocated between population and employment based on the growth share percentages included in Table 3.7, page 8, and are shown in Table 3.8, below.

**TABLE 3.8**

**COMPLIANCE/ADMINISTRATIVE COST ALLOCATIONS**

<u>Type of Development</u>	<u>Share of Growth Costs</u>	<u>Estimated 23-year Compliance/ Administrative Costs</u>	<u>Compliance/ Administrative Cost Allocation</u>
Population (Residential)	95.136%	\$2,000,000	\$1,902,721
Employment (Non-residential)	4.864%	\$2,000,000	\$97,279

**4.0 RESIDENTIAL PARKS AND RECREATION SDC RATES**

The District's Residential Parks and Recreation SDC rates are calculated using a series of sequential formulas which, when completed, yields the total SDC rate for each new dwelling unit in the District. The formulas identify:

- a) the service area residential improvements cost per capita (Formula 4a, below),
- b) the service area residential improvement fee per dwelling unit (Formula 4b, page 10),
- c) the total improvement fee per dwelling unit (Formula 4c, page 11),
- d) the residential tax credit per dwelling unit (Formula 4d, page 11), and
- e) the residential SDC per dwelling unit (Formula 4e, page 12).

The Residential SDC is an "improvement fee" only, and does not include a "reimbursement fee" component.

***A. Formula 4a: Service Area Residential Improvements Cost Per Capita***

The residential improvements cost per capita for each service area is calculated by dividing the residential portion of net SDC-Eligible Costs (identified in Table 3.7, page 8) and Compliance/Administrative Costs (Table 3.8, above) by the increase in the population expected to be created by new development during the planning period (from Table 3.1, page 5).

$$4a. \quad \frac{\text{Residential SDC-Eligible Improvement Costs}}{\text{Population Increase}} = \text{Residential Improvements Cost Per Capita}$$

Table 4.1, page 10, presents the calculation of the residential improvements cost per capita for each service area (District-Wide and Zones).

**TABLE 4.1**

**SERVICE AREA RESIDENTIAL IMPROVEMENTS COST PER CAPITA**

<u>Service Area</u>	<u>Residential SDC Eligible Costs</u>		<u>Population Increase</u>		<u>Residential Improvements Cost Per Capita</u>
District-Wide Facilities	\$43,363,573	÷	33,021	=	\$1,313
District-Wide Compliance/Administrative Costs	<u>\$1,902,721</u>	÷	33,021	=	<u>\$58</u>
Total District-Wide Costs	\$45,371,294	÷	33,021	=	\$1,371
Zone 1 (Milwaukie) Facilities	\$1,347,700	÷	3,415	=	\$395
Zone 2 (Oatfield, Oak Grove/Jennings Lodge, Southgate/Town Center) Facilities	\$2,578,893	÷	1,847	=	\$1,396
Zone 3 (Sunnyside, Happy Valley) Facilities	\$31,895,300	÷	27,758	=	\$1,149

***B. Formula 4b: Service Area Residential Improvement Fee Per Dwelling Unit***

The residential improvement fee per dwelling unit for each service area is calculated by multiplying the average number of persons per dwelling unit (from Table 3.2, page 4) by the residential improvements cost per capita (from Table 4.1, above).

$$4b. \quad \begin{array}{l} \text{Persons Per} \\ \text{Dwelling Unit} \end{array} \times \begin{array}{l} \text{Residential} \\ \text{Improvements Cost} \\ \text{Per Capita} \end{array} = \begin{array}{l} \text{Residential} \\ \text{Improvement Fee Per} \\ \text{Dwelling Unit} \end{array}$$

The results of these calculations are displayed in Table 4.2, below.

**TABLE 4.2**

**SERVICE AREA RESIDENTIAL IMPROVEMENT FEE PER DWELLING UNIT**

<u>Service Area/Unit</u>	<u>Average Persons Per Dwelling Unit</u>	<u>X</u>	<u>Residential Improvements Cost Per Capita</u>	<u>=</u>	<u>Residential Improvement Fee Per Dwelling Unit</u>
District-Wide Single Family (1 – 2)	2.77		\$1,371		\$3,798
District-Wide Multi-family (3 or more)	2.23		\$1,371		\$3,057
Zone 1 Single Family (1 – 2)	2.77		\$395		\$1,092
Zone 1 Multi-family (3 or more)	2.23		\$395		\$880
Zone 2 Single Family (1 – 2)	2.77		\$1,396		\$3,867
Zone 2 Multi-family (3 or more)	2.23		\$1,396		\$3,114
Zone 3 Single Family (1 – 2)	2.77		\$1,149		\$3,182
Zone 3 Multi-family (3 or more)	2.23		\$1,149		\$2,562

**C. Formula 4c: Total Residential Improvement Fee Per Dwelling Unit**

The total residential improvement fee per dwelling unit is calculated by adding the District-Wide Residential Improvement Fee Per Dwelling Unit (from Table 4.2, page 10) to the Residential Improvement Fee Per Dwelling Unit for each Zone (from Table 4.2, page 10).

$$4c. \quad \begin{array}{r} \text{District-Wide Residential} \\ \text{Improvement Fee Per} \\ \text{Dwelling Unit} \end{array} + \begin{array}{r} \text{Zone Residential} \\ \text{Improvements Fee Per} \\ \text{Dwelling Unit} \end{array} = \begin{array}{r} \text{Total Residential} \\ \text{Improvement Fee Per} \\ \text{Dwelling Unit} \end{array}$$

The results of these calculations are displayed in Table 4.3, below.

**TABLE 4.3**

**TOTAL IMPROVEMENT FEE PER DWELLING UNIT**

<u>Zone/Unit</u>	<u>District-Wide Residential Improvement Fee Per Dwelling Unit</u>	<u>+</u>	<u>Zone Residential Improvement Fee Per Dwelling Unit</u>	<u>=</u>	<u>Total Residential Improvement Fee Per Dwelling Unit</u>
Zone 1 Single Family (1 – 2)	\$3,798		\$1,092		\$4,890
Zone 1 Multi-family (3 or more)	\$3,057		\$880		\$3,937
Zone 2 Single Family (1 – 2)	\$3,798		\$3,867		\$7,665
Zone 2 Multi-family (3 or more)	\$3,057		\$3,114		\$6,171
Zone 3 Single Family (1 – 2)	\$3,798		\$3,182		\$6,980
Zone 3 Multi-family (3 or more)	\$3,057		\$2,562		\$5,619

**D. Formula 4d: Residential Tax Credit Per Dwelling Unit**

Bonds and property taxes will likely be used as future sources for funding capacity improvements needed to repair deficiencies. A portion of these future bond repayments and property taxes will be paid by growth, so a credit must be calculated to account for these payments in order to avoid charging growth twice: once through the SDC, and a second time through property taxes. A credit has been calculated based on the following assumptions:

- \$25.0 million in 20 year G.O. bonds at 5.5% for park improvements to be issued in 2009, with another \$25.0 in 20 year G.O bonds issued in 2017,
- 6.0% average annual increase in total District property valuation for taxes,
- 3.0% annual increase in assessed property valuations,
- 3.0% annual inflation (decrease in value of money), and
- average 2007 property valuation for new construction at \$275,000 per dwelling unit for single family and \$100,000 per unit for multi-family.

$$4d. \quad \begin{array}{l} \text{Present Value} \\ \text{of Property} \\ \text{Tax Payments} \end{array} = \begin{array}{l} \text{Tax} \\ \text{Credit Per} \\ \text{ Dwelling Unit} \end{array}$$

The amounts of this credit are shown in Table 4.4, below.

**TABLE 4.4**

**TAX CREDIT PER DWELLING UNIT**

<u>Unit</u>	<u>Tax Credit Per Dwelling Unit</u>
Single Family	\$905
Multi-family	\$329

***E. Formula 4e: Residential SDC Per Dwelling Unit***

The residential SDC per dwelling unit is calculated by subtracting the tax credit per dwelling unit (Table 4.4, above) from the improvement fee (Table 4.3, page 11).

$$4e. \quad \begin{array}{l} \text{Improvement} \\ \text{Fee Per} \\ \text{ Dwelling Unit} \end{array} - \begin{array}{l} \text{Tax Credit} \\ \text{Per} \\ \text{ Dwelling Unit} \end{array} = \begin{array}{l} \text{Net} \\ \text{Residential Cost} \\ \text{Per Dwelling Unit} \end{array}$$

The results of these calculations are shown in Table 4.5, below.

**TABLE 4.5**

**RESIDENTIAL SDC PER DWELLING UNIT**

<u>Zone/Unit</u>	<u>Total Residential Improvement Fee Per Dwelling Unit</u>	-	<u>Tax Credit Per Dwelling Unit</u>	=	<u>Residential SDC Per Dwelling Unit</u>
Zone 1 Single Family (1 – 2)	\$4,890		(\$905)		\$3,985
Zone 1 Multi-family (3 or more)	\$3,937		(\$329)		\$3,608
Zone 2 Single Family (1 – 2)	\$7,665		(\$905)		\$6,760
Zone 2 Multi-family (3 or more)	\$6,171		(\$329)		\$5,842
Zone 3 Single Family (1 – 2)	\$6,980		(\$905)		\$6,075
Zone 3 Multi-family (3 or more)	\$5,619		(\$329)		\$5,290

**5.0 NON-RESIDENTIAL PARKS AND RECREATION SDC RATE**

The District’s Non-Residential Parks and Recreation SDC is calculated using a series of sequential formulas which, when completed, yields the total SDC rate for each new employee added by new development in the District. The formulas identify:

- a) the Non-Residential Improvements Cost Per Employee (Formula 5a, below),
- b) the Tax Credit Per Employee (Formula 5b, page 15), and
- c) the Non-Residential SDC Per Employee (Formula 5c, page 16).

The Non-Residential SDC is an “improvement fee” only, and does not include a “reimbursement fee” component. The SDC rate is based on costs required for and benefits received by new development only, and does not assume that costs are necessarily incurred for capital improvements when an employer hires an additional employee. SDCs are charged for the activity of development, not employment, and the non-residential parks SDC is based on the impacts new capacity for employees will have on the need for parks facilities.

***A. Formula 5a: Non-Residential Improvements Cost Per Employee***

The non-residential improvements cost per employee is calculated by dividing the non-residential portion of net SDC-Eligible Costs (identified in Table 3.7, page 8) and Compliance/Administrative Costs (Table 3.8, page 9) by the increase in the number of new employees expected to be created by new development through 2030 (from Table 3.1, page 4).

$$5a. \quad \begin{array}{l} \text{Non-Residential} \\ \text{SDC-Eligible} \\ \text{Improvement Costs} \end{array} \div \begin{array}{l} \text{Employment} \\ \text{Increase} \end{array} = \begin{array}{l} \text{Non-Residential} \\ \text{Improvements Cost} \\ \text{Per Employee} \end{array}$$

Table 5.1, below, presents the calculation of the non-residential improvements cost per employee.

**TABLE 5.1**

**NON-RESIDENTIAL IMPROVEMENTS COST PER EMPLOYEE**

<u>Service Area</u>	<u>Non-Residential SDC Eligible Costs</u>	<u>Employment Increase</u>	<u>Non-Residential Improvements Cost Per Employee</u>
Non-Residential Facilities Costs	\$4,084,450	÷ 33,424	= \$121
Non-Residential Compliance/Administrative Costs	<u>\$97,402</u>	÷ 33,424	= <u>\$3</u>
Total Non-Residential Costs	\$4,145,852	÷ 33,424	= \$124

***B. Formula 5b: Non-Residential Tax Credit Per Employee***

Bonds and property taxes will likely be used as future sources for funding capacity improvements needed to repair deficiencies. A portion of future bond repayments and property taxes will be paid by growth. Therefore, a credit must be calculated to account for these payments in order to avoid charging growth twice; once through the SDC, and a second time through property taxes. A credit has been calculated based on the following assumptions:



- \$25.0 million in 20 year G.O. bonds at 5.5% for park improvements to be issued in 2009, with another \$25.0 in 20 year G.O bonds issued in 2017,
- 6.0% average annual increase in total District property valuation for taxes,
- 3.0% annual increase in assessed property valuations,
- 3.0% annual inflation (decrease in value of money), and
- an average of 370 square feet per employee (office)

$$5b. \quad \begin{array}{r} \text{Present Value of} \\ \text{Tax Payments Per} \\ \text{Employee} \end{array} = \begin{array}{r} \text{Tax} \\ \text{Credit Per} \\ \text{Employee} \end{array}$$

The amount of this tax credit is shown in Table 5.2, below.

**TABLE 5.2**

**TAX CREDIT PER EMPLOYEE**

$$\begin{array}{r} \text{Present Value of Tax Payments} \end{array} = \begin{array}{r} \text{Tax Credit} \\ \text{Per Employee} \end{array} = \$ 64$$

***C. Formula 5c: Non-Residential SDC Per Employee***

The non-residential SDC rate per employee is calculated by subtracting the tax credit per employee (from Table 5.2, above) from the improvements cost (Table 5.1, page 13).

$$5c. \quad \begin{array}{r} \text{Improvements} \\ \text{Cost Per} \\ \text{Employee} \end{array} - \begin{array}{r} \text{Tax Credit} \\ \text{Per} \\ \text{Employee} \end{array} = \begin{array}{r} \text{Non-Residential} \\ \text{SDC} \\ \text{Per Employee} \end{array}$$

The result of these calculations is shown in Table 5.3, below.

**TABLE 5.3**

**NON-RESIDENTIAL SDC PER EMPLOYEE**

$$\begin{array}{r} \text{Improvements} \\ \text{Cost Per} \\ \text{Employee} \end{array} - \begin{array}{r} \text{Tax} \\ \text{Credit Per} \\ \text{Employee} \end{array} = \begin{array}{r} \text{Non-Residential} \\ \text{SDC} \\ \text{Per Employee} \end{array}$$

$$\begin{array}{r} \$124 \\ \\ \\ \end{array} \quad \begin{array}{r} \$64 \\ \\ \\ \end{array} \quad \begin{array}{r} \$60 \\ \\ \\ \end{array}$$

The parks and recreation SDC for a particular non-residential development is determined by:

- 1) dividing the total building space (square feet) in the development by the number of square feet per employee (from the guidelines in Table 5.4, page 15), and
- 2) multiplying the result (from step 1) by the Parks SDC Per Employee (from Table 5.3, above).

For example, the parks and recreation SDC for a 40,000 square foot office building for services such as finance, insurance and real estate would be calculated as follows:

- 1) 40,000 (sq. ft. building size) ÷ 370 (sq. ft. per employee) = 108 employees,
- 2) 108 employees X \$60 (SDC rate) = \$6,480.

For non-residential development where more than one Standard Industry Classification (SIC) may be used, multiple SICs may be applied based on their percentage of the total development.

**TABLE 5.4**

**SQUARE FEET PER EMPLOYEE**  
**(recommended guidelines from *Metro Employment Density Study*)**

<u>Standard Industry Classification (SIC)*</u>	<u>Square Feet Per Employee</u>	<u>Standard Industry Classification (SIC)</u>	<u>Square Feet Per Employee</u>
1 - 19	Ag., Fish & Forest Services; Construction; Mining	37	Transportation Equipment
	590	40 - 42,	
20	Food & Kindred Products	44, 45, 47	Transportation and Warehousing
22,23	Textile & Apparel	43, 46, 48,	
24	Lumber & Wood	49	Communications and Public Utilities
25, 32,			460
39	Furniture; Clay, Stone, & Glass; Misc.	50, 51	Wholesale Trade
	760	52 - 59	1,390
26	Paper and Allied	60 - 68	Retail Trade
	1,600	60 - 68	Finance, Insurance & Real Estate
27	Printing, Publishing & Allied	70 - 79	370
	450	70 - 79	Non-Health Services
28 - 31	Chemicals, Petroleum, Rubber, Leather	80	770
	720	81 - 89	Health Services
33, 34	Primary & Fabricated Metals		350
	420		Educational, Social, Membership Services
35	Machinery Equipment	90 - 99	740
	300	90 - 99	Government
36, 38	Electrical Machinery, Equipment		530
	400		

\* Source: U.S. Department of Commerce Standard Industrial Classification Manual

**APPENDIX**

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<b>SDC CAPITAL IMPROVEMENTS PLAN</b>					9/27/07	
<b>A. NEIGHBORHOOD PARKS</b>			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority
Map Location	Facility	Action				
N-3	SERVICE AREA: Zone 2					<b>1</b>
	<b>NEW NEIGHBORHOOD PARK</b>					
	<b>SOUTHGATE TOWN CENTER NEIGHBORHOOD</b>					
	Acquire land and develop a new neighborhood park in the Southgate/Town Center neighborhood.					
	acres = 4.00	<b>Acquisition</b>	\$2,000,000	38.66%	\$773,200	
		<b>Development</b>	\$1,080,000	24.74%	\$267,192	
		<b>Total Cost</b>	\$3,080,000	33.78%	\$1,040,392	
N-4	SERVICE AREA: Zone 3					<b>1</b>
	<b>ALTAMONT PARK SITE</b>					
	<b>SUNNYSIDE NEIGHBORHOOD</b>					
		Complete development of a neighborhood park at the Altamont park site in the Sunnyside neighborhood (in cooperation with North Clackamas School District).				
	acres = 2.00	<b>Development</b>	\$540,000			
		<b>Total Cost</b>	\$540,000	100.00%	\$540,000	
None	SERVICE AREA: Zone 1					<b>1</b>
	<b>NEW NEIGHBORHOOD PARK</b>					
	<b>NEW NEIGHBORHOOD PARK</b>					
		Develop a neighborhood park in City of Milwaukie (in cooperation with City of Milwaukie).				
	acres = 2.00	<b>Development</b>	\$540,000			
		<b>Total Cost</b>	\$540,000	71.61%	\$386,694	
N-9	SERVICE AREA: Zone 1					<b>2</b>
	<b>NEW NEIGHBORHOOD PARK</b>					
	<b>MILWAUKIE NEIGHBORHOOD</b>					
		Develop a neighborhood park in City of Milwaukie (in cooperation with City of Milwaukie).				
	acres = 2.00	<b>Development</b>	\$540,000	71.61%	\$386,694	
		<b>Total Cost</b>	\$540,000	71.61%	\$386,694	
N-10	SERVICE AREA: Zone 1					<b>2</b>
	<b>WICHITA PARK</b>					
	<b>MILWAUKIE NEIGHBORHOOD</b>					
		Work with Linwood Neighborhood District Association to implement the neighborhood park master plan for Wichita Park in the Milwaukie neighborhood.				
	acres = 1.00	<b>Develop</b>	\$270,000			
		<b>Total Cost</b>	\$270,000	71.61%	\$193,347	
N-11	SERVICE AREA: Zone 2					<b>2</b>
	<b>NEW NEIGHBORHOOD PARK</b>					
	<b>OAK GROVE/JENNINGS LODGE NEIGHBORHOOD</b>					
	Acquire land and develop a new neighborhood park in the Oak Grove/Jennings Lodge neighborhood.					
	acres = 4.00	<b>Acquisition</b>	\$2,000,000	38.66%	\$773,200	
		<b>Development</b>	\$1,080,000	24.74%	\$267,192	
		<b>Total Cost</b>	\$3,080,000	33.78%	\$1,040,392	

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NORTH CLACKAMAS PARKS AND RECREATION DISTRICT					page 2	
SDC CAPITAL IMPROVEMENTS PLAN					9/27/07	
A. NEIGHBORHOOD PARKS						
Map Location	Facility	Action	Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority
N-19	SERVICE AREA: Zone 3 <b>NEW NEIGHBORHOOD PARK</b> <b>SUNNYSIDE NEIGHBORHOOD</b> Acquire land and develop a new neighborhood park in the Sunnyside neighborhood.  acres = 4.00	<b>Acquisition</b> <b>Development</b> <b>Total Cost</b>	\$2,000,000 \$1,080,000 \$3,080,000	100.00%	\$3,080,000	2
N-20	SERVICE AREA: Zone 3 <b>JAMES ABELE PARK SITE</b> <b>SUNNYSIDE NEIGHBORHOOD</b> Develop a new neighborhood park at the James Abele park site in the Sunnyside neighborhood.  acres = 2.80	<b>Develop</b> <b>Total Cost</b>	\$756,000 \$756,000	100.00%	\$756,000	1
N-21	SERVICE AREA: Zone 3 <b>JUSTICE PARK SITE</b> <b>SUNNYSIDE NEIGHBORHOOD</b> Develop a new neighborhood park at the Justice park site in the Sunnyside neighborhood.  acres = 3.00	<b>Develop</b> <b>Total Cost</b>	\$810,000 \$810,000	100.00%	\$810,000	1
N-23	SERVICE AREA: Zone 3 <b>SUNNYSIDE VILLAGE PARK NO. 5 (Bollam Property)</b> <b>SUNNYSIDE NEIGHBORHOOD</b> Acquire land and develop a new neighborhood park in the Sunnyside neighborhood.  acres = 2.20	<b>Acquisition</b> <b>Development</b> <b>Total Cost</b>	\$1,100,000 \$594,000 \$1,694,000	100.00%	\$1,694,000	2
N-24	SERVICE AREA: Zone 3 <b>ANDEREGG PROPERTY</b> <b>SUNNYSIDE NEIGHBORHOOD</b> Acquire land and develop a new neighborhood park in the Sunnyside neighborhood.  acres = 1.39	<b>Development</b> <b>Total Cost</b>	\$375,300 \$375,300	100.00%	\$375,300	2
N-26	SERVICE AREA: Zone 2 <b>STRINGFIELD FAMILY PARK</b> <b>OATFIELD NEIGHBORHOOD</b> Develop a new neighborhood park connected to the Trolley Trail in the Oatfield neighborhood.  acres = 4.50	<b>Development</b> <b>Total Cost</b>	\$2,013,375 \$2,013,375	24.74% 24.74%	\$498,109 \$498,109	1

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NORTH CLACKAMAS PARKS AND RECREATION DISTRICT						page 3
SDC CAPITAL IMPROVEMENTS PLAN						9/27/07
A. NEIGHBORHOOD PARKS			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority
Map Location	Facility	Action				
N-34	SERVICE AREA: Zone 3 <b>NEW NEIGHBORHOOD PARK</b> <b>SUNNYSIDE NEIGHBORHOOD</b>	Acquire land and develop a new neighborhood park in the northeast area, Clackamas Regional Center (currently in the Sunnyside neighborhood).				<b>2</b>
	acres = 4.00		<b>Acquisition</b> \$2,000,000			
			<b>Development</b> \$1,080,000			
			<b>Total Cost</b> \$3,080,000	100.00%	\$3,080,000	
HV-1	SERVICE AREA: Zone 3 <b>NEW NEIGHBORHOOD PARK</b> <b>HAPPY VALLEY NEIGHBORHOOD</b>	Acquire land and develop a new neighborhood park in the Happy Valley planning area.				<b>2</b>
	acres = 4.00		<b>Acquisition</b> \$2,000,000			
			<b>Development</b> \$1,080,000			
			<b>Total Cost</b> \$3,080,000	100.00%	\$3,080,000	
HV-2	SERVICE AREA: Zone 3 <b>NEW NEIGHBORHOOD PARK</b> <b>HAPPY VALLEY NEIGHBORHOOD</b>	Acquire land and develop a new neighborhood park in the Happy Valley planning area.				<b>2</b>
	acres = 4.00		<b>Acquisition</b> \$2,000,000			
			<b>Development</b> \$1,080,000			
			<b>Total Cost</b> \$3,080,000	100.00%	\$3,080,000	
HV-3	SERVICE AREA: Zone 3 <b>NEW NEIGHBORHOOD PARK</b> <b>HAPPY VALLEY NEIGHBORHOOD</b>	Acquire land and develop a new neighborhood park in the Happy Valley planning area.				<b>2</b>
	acres = 4.00		<b>Acquisition</b> \$2,000,000			
			<b>Development</b> \$1,080,000			
			<b>Total Cost</b> \$3,080,000	100.00%	\$3,080,000	
HV-4	SERVICE AREA: Zone 3 <b>NEW NEIGHBORHOOD PARK</b> <b>HAPPY VALLEY NEIGHBORHOOD</b>	Acquire land and develop a new neighborhood park in the Happy Valley planning area.				<b>2</b>
	acres = 4.00		<b>Acquisition</b> \$2,000,000			
			<b>Development</b> \$1,080,000			
			<b>Total Cost</b> \$3,080,000	100.00%	\$3,080,000	
HV-5	SERVICE AREA: Zone 3 <b>NEW NEIGHBORHOOD PARK</b> <b>HAPPY VALLEY NEIGHBORHOOD</b>	Acquire land and develop a new neighborhood park in the Happy Valley planning area.				<b>2</b>
	acres = 4.00		<b>Acquisition</b> \$2,000,000			
			<b>Development</b> \$1,080,000			
			<b>Total Cost</b> \$3,080,000	100.00%	\$3,080,000	

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NORTH CLACKAMAS PARKS AND RECREATION DISTRICT					page 4	
SDC CAPITAL IMPROVEMENTS PLAN					9/27/07	
<b>A. NEIGHBORHOOD PARKS</b>						
Map Location	Facility	Action	Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority
HV-6	SERVICE AREA: Zone 3					<b>2</b>
	<b>NEW NEIGHBORHOOD PARK</b>					
	<b>HAPPY VALLEY NEIGHBORHOOD</b>					
	Acquire land and develop a new neighborhood park in the Happy Valley planning area.					
	acres = 4.00	<b>Acquisition</b>	\$2,000,000			
		<b>Development</b>	\$1,080,000			
		<b>Total Cost</b>	\$3,080,000	100.00%	\$3,080,000	
HV-7	SERVICE AREA: Zone 3					<b>2</b>
	<b>NEW NEIGHBORHOOD PARK</b>					
	<b>HAPPY VALLEY NEIGHBORHOOD</b>					
	Acquire land and develop a new neighborhood park in the Happy Valley planning area.					
	acres = 4.00	<b>Acquisition</b>	\$2,000,000			
		<b>Development</b>	\$1,080,000			
		<b>Total Cost</b>	\$3,080,000	100.00%	\$3,080,000	
none	SERVICE AREA: Zone 1					<b>2</b>
	<b>SCOTT PARK/LEDDING LIBRARY</b>					
	<b>MILWAUKIE NEIGHBORHOOD</b>					
	Complete Phases II and III of the master plan for Scott Park in the Milwaukie neighborhood.					
	acres = 3.00	<b>Develop</b>	\$532,000	71.61%	\$380,965	
		<b>Total Cost</b>	\$532,000	71.61%	\$380,965	
<b>TOTAL</b>			<b>\$41,950,675</b>		<b>\$35,821,893</b>	
PRIORITY 1			\$7,739,375		\$4,031,195	
PRIORITY 2			\$34,211,300		\$31,790,698	
<b>SERVICE AREA</b>						
ZONE 1: Milwaukie			\$1,882,000		\$1,347,700	
ZONE 2: Oak Grove/Jennings Lodge, Oatfield, Southgate/Town Center			\$8,173,375		\$2,578,893	
ZONE 3: Sunnyside			\$31,895,300		\$31,895,300	

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<b>NORTH CLACKAMAS PARKS AND RECREATION DISTRICT</b>						page 5
<b>SDC CAPITAL IMPROVEMENTS PLAN</b>						9/27/07
<b>B. COMMUNITY PARKS</b>						
Map Location	Facility	Action	Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority
C-18	SERVICE AREA: District-Wide <b>ELLA V. OSTERMAN PARK</b> Complete development of Osterman community park.					<b>2</b>
	acres = 15.00	<b>Development</b>	\$2,600,000	45.89%	\$1,193,140	
		<b>Total Cost</b>	\$2,600,000	45.89%	\$1,193,140	
HV-C1/C-25	SERVICE AREA: District-Wide <b>NEW COMMUNITY PARK</b> Acquire land and develop a new community park east of I-205. (May include planning and development of facilities such as a community center, ball fields, aquatics facility, X-Treme sports facility, etc.)					<b>1</b>
	acres = 30.00	<b>Acquisition</b>	\$12,000,000	73.26%	\$8,791,200	
		<b>Development</b>	\$21,750,000	45.89%	\$9,981,075	
		<b>Total Cost</b>	\$33,750,000	55.62%	\$18,772,275	
HV-C2	SERVICE AREA: District-Wide <b>NEW COMMUNITY PARK</b> Acquire land and develop a new community park east of I-205.					<b>1</b>
	acres = 30.00	<b>Acquisition</b>	\$5,000,000	73.26%	\$3,663,000	
		<b>Development</b>	\$12,000,000	45.89%	\$5,506,800	
		<b>Total Cost</b>	\$17,000,000	53.94%	\$9,169,800	
none	SERVICE AREA: District-Wide <b>NEW COMMUNITY PARK</b> Working with Clackamas Development Agency develop a new community park west of I-205					<b>2</b>
	acres = 10.00	<b>Development</b>	\$4,000,000	45.89%	\$1,835,600	
		<b>Total Cost</b>	\$4,000,000	45.89%	\$1,835,600	
none	SERVICE AREA: District-Wide <b>NORTH CLACKAMAS PARK</b> Complete development of approximately 10 acres of undeveloped property.					<b>1</b>
	acres = 10.00	<b>Develop</b>	\$3,625,000	45.89%	\$1,663,513	
		<b>Total Cost</b>	\$3,625,000	45.89%	\$1,663,513	
<b>TOTAL</b>			<b>\$60,975,000</b>		<b>\$32,634,328</b>	
PRIORITY 1			\$54,375,000		\$29,605,588	
PRIORITY 2			\$6,600,000		\$3,028,740	
<b>SERVICE AREA</b>						
WEST: Zones 1 & 2			\$7,625,000		\$3,499,113	
EAST: Zone 3			\$53,350,000		\$29,135,215	

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NORTH CLACKAMAS PARKS AND RECREATION DISTRICT						page 6
SDC CAPITAL IMPROVEMENTS PLAN						9/27/07
<b>C. NATURAL RESOURCE AREAS</b>						
Map Location	Facility	Action	Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority
NR-30	SERVICE AREA: DISTRICT-WIDE <b>SPRING PARK</b> Implement Phase II of the master plan for Spring Park.					<b>1</b>
	acres =	6.90	<b>Development</b>	\$138,000		
			<b>Total Cost</b>	\$138,000	30.64%	\$42,283
NR-33	SERVICE AREA: DISTRICT-WIDE <b>NORTH CLACKAMAS DISTRICT PARK</b> Complete and implement master plan for North Clackamas District Park that reflects site conditions and current environmental regulations. Development may include soft surface trails, picnicking facilities, natural resource signage, and parking.					<b>1</b>
	acres =	83.50	<b>Development</b>	\$8,720,000		
			<b>Total Cost</b>	\$8,720,000	30.64%	\$2,671,808
none	SERVICE AREA: DISTRICT-WIDE <b>MOUNT TALBERT</b> Implement the master plan for Mount Talbert natural resource area. Development may include soft surface trails, picnicking facilities, natural resource signage, and parking.					<b>1</b>
	acres =	185.00	<b>Development</b>	\$1,500,000		
			<b>Total Cost</b>	\$1,500,000	30.64%	\$459,600
<b>TOTAL</b>				<b>\$10,358,000</b>		<b>\$3,173,691</b>
PRIORITY 1				\$10,358,000		\$3,173,691
PRIORITY 2				\$0		\$0
<b>SERVICE AREA</b>						
DISTRICT-WIDE All Zones				<b>\$10,358,000</b>		<b>\$3,173,691</b>
EAST Zone 3				\$0		\$0
WEST Zones 1 and 2				\$0		\$0



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NORTH CLACKAMAS PARKS AND RECREATION DISTRICT					page 7	
SDC CAPITAL IMPROVEMENTS PLAN					9/27/07	
<b>D. SPECIAL USE PARKS</b>			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority
Map Location	Facility	Action				
SU-8	SERVICE AREA: DISTRICT-WIDE <b>MILWAUKIE RIVERFRONT PARK</b> Partner with City of Milwaukie to implement Riverfront Master Plan					<b>1</b>
	acres = 6.80	<b>Develop</b>	\$3,000,000			
		<b>Total Cost</b>	\$3,000,000	82.97%	\$2,489,100	
<b>TOTAL</b>			<b>\$3,000,000</b>		<b>\$2,489,100</b>	
PRIORITY 1			\$3,000,000		\$2,489,100	
<b>SERVICE AREA</b>						
DISTRICT-WIDE All Zones			<b>\$3,000,000</b>		<b>\$2,489,100</b>	
EAST Zone 3			\$0		\$0	
WEST Zones 1 and 2			\$0		\$0	

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E. LINEAR PARKS			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority
Map Location	Facility	Action				
	SERVICE AREA: DISTRICT-WIDE <b>TROLLEY TRAIL</b> Work with regional partners to complete Trolley Trail connection to Springwater Corridor (17th Ave)					<b>1</b>
	miles = 1.00	<b>Develop</b>	\$800,000	47.99%	\$383,920	
		<b>Total Cost</b>	\$800,000		\$383,920	
	SERVICE AREA: DISTRICT-WIDE <b>TROLLEY TRAIL</b> Work with regional partners to complete Trolley Trail					<b>1</b>
	miles = 5.70	<b>Develop</b>	\$4,560,000	47.99%	\$2,188,344	
		<b>Total Cost</b>	\$4,560,000		\$2,188,344	
L-32	SERVICE AREA: DISTRICT-WIDE <b>MOUNT SCOTT TRAIL</b> Work with regional partners to acquire land and develop a linear park/trail corridor.					<b>1</b>
	acres = 34.00	<b>Acquisition</b>	\$1,870,000	66.65%	\$1,246,355	
	miles = 2.00	<b>Develop</b>	\$1,940,000	47.99%	\$931,006	
		<b>Total Cost</b>	\$3,810,000		\$2,177,361	
HV-L-1	SERVICE AREA: DISTRICT-WIDE <b>SCOUTERS MT TRAIL (EAST HV TRAILS)</b> Work with regional partners to acquire land and develop a linear park/trail corridor.					<b>2</b>
	acres = 12.00	<b>Acquisition</b>	\$660,000	66.65%	\$439,890	
	miles = 2.00	<b>Development</b>	\$1,720,000	47.99%	\$825,428	
		<b>Total Cost</b>	\$2,380,000		\$1,265,318	
L-43	SERVICE AREA: DISTRICT-WIDE <b>SUNNYSIDE VILLAGE TRAIL</b> Work with regional partners to acquire land and develop a linear park/trail corridor.					<b>2</b>
	acres = 7.60	<b>Acquisition</b>	\$418,000	66.65%	\$278,597	
	miles = 1.00	<b>Development</b>	\$876,000	47.99%	\$420,392	
		<b>Total Cost</b>	\$1,294,000		\$698,989	
	new acres	miles				
<b>TOTAL</b>	<b>53.60</b>	<b>6.00</b>	<b>\$12,844,000</b>		<b>\$6,713,932</b>	
PRIORITY 1			\$9,170,000		\$4,749,625	
PRIORITY 2			\$3,674,000		\$1,964,307	
<b>SERVICE AREA</b>						
DISTRICT-WIDE	All Zones		<b>\$12,844,000</b>		<b>\$6,713,932</b>	
	EAST Zone 3		\$0		\$0	
	WEST Zones 1 and 2		\$0		\$0	

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<b>F. OTHER FACILITIES</b>				Estimated	Growth	SDC-Eligible
Map Location	Facility	Action	Project	Cost	Required	Growth Share
			(\$)		Portion (%)	(\$)
						Project Priority
none	SERVICE AREA: DISTRICT-WIDE <b>ADDITIONAL ACTIVITIES AQUATIC PARK</b> Develop additional aquatic facilities/activities.					
	acres = ?	<b>Plan &amp; Develop</b>		\$200,000		
		<b>Total Cost</b>		\$200,000	100.00%	\$200,000
none	SERVICE AREA: DISTRICT-WIDE <b>ADDITIONAL GROUP PICNIC AREAS</b> Develop a group picnic area including one or more shelters in each neighborhood planning area.					
	acres = ?	<b>Plan &amp; Develop</b>		\$750,000		
		<b>Total Cost</b>		\$750,000	45.89%	\$344,175
none	SERVICE AREA: DISTRICT-WIDE <b>ADDITIONAL SPORTS FIELDS</b> Increase capacity of existing sport fields and develop new ones in partnership with North Clackamas School District and other partners equivalent to 19 additional natural turf fields.					
	fields = 19.00	<b>Plan &amp; Develop</b>		\$4,275,000		
		<b>Total Cost</b>		\$4,275,000	45.89%	\$1,961,798
<b>TOTAL</b>				<b>\$5,225,000</b>		<b>\$2,505,973</b>
PRIORITY 1				\$5,225,000		\$2,505,973
PRIORITY 2				\$0		\$0
<b>SERVICE AREA</b>						
DISTRICT-WIDE All Zones				\$5,225,000		\$2,505,973
EAST Zone 3				\$0		\$0
WEST Zones 1 and 2				\$0		\$0

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UNIT COSTS		page 10
<b>Acquisition</b>	Neighborhood Park (acres)	\$500,000
	Community Park (acres)	\$500,000
	Linear Park (acres)	\$55,000
<b>Development</b>	Neighborhood Park (acres)	\$270,000
	Community Park (acres)*	\$725,000
	Linear Park (acres)	\$10,000
	Natural Resource Area (acres)	\$20,000
	Trails (miles)	\$800,000
	School Park (acres)	\$270,000
	Sport Field (each)	\$225,000
	Indoor Swimming Pool (sq. ft.)	\$0
	Outdoor Swimming Pool (sq.ft.)	\$0
	Community/Senior Centers (sq. ft.)	\$0
<b>Renovation</b>	Neighborhood Park (acres)	\$135,000
	Community Park (acres)	\$200,000
	District Park (acres)	\$0
	Open Space/Natural Area (acres)	\$10,000
	Trails (miles)	\$240,000
	Buildings (sq. ft.)	\$200

\*Community park development cost for parks without community centers is \$400,000 per/acre