



COUNCIL RESOLUTION NO. 4998

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

PASSED: 7/0

REJECTED:

OPPOSED:

ABSENT: Solomon

CONSIDERED: January 13, 2010

RESOLUTION NO. 4998

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

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

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

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

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

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

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

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

NOW, THEREFORE, based upon the above findings,

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

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

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

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

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

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

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

The foregoing Resolution adopted the 11th day of January, 2010.



Acting City Recorder

Parks System Development Charge

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

Text without ~~strikeout~~: Proposed data.

Table 16**System-Wide Unit Costs; Residential & Nonresidential Development per Component**

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

Table 17**SDC Schedule**

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

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

Nonresidential SDC Class Definitions

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

Table 13

Reimbursement Fee Cost Basis

	Existing Inventory		Units Needed For Growth				Unit Costs (\$/Unit)					Facilities					
	Total Acres	Developed Acres	Development (Acres)	Acquisition (Acres)	Facilities (Number)	Trails (miles)	Development	Acquisition	Facility	Trails	Growth Cost (Cost Basis)	Botanical Garden	Performance Space	Multi-Use Trail (miles)	Running Trail (miles)	% City Funded (Dev)	% City Funded (Land)
Park Type																	
Neighborhood Parks																	
na	210.63	95.82	18.21	40.02			\$73,152	\$136,560			\$6,796,881					48%	48%
Urban Plazas																	
Subtotal	1.10	1.10	0.23	0.00	0.34		\$0	\$0	\$0		\$0	0	1	0.00	0.00	0%	0%
Community Parks																	
na	219.17		0.00	0.00							\$0						
Metropolitan Parks																	
Subtotal	654.45	191.40	19.55	134.93	1.41	1.78	\$80,818	\$85,350	\$808,182	\$78,946	\$14,372,989	3	4	5.00	5.36	42%	30%
Natural Area Parks																	
Subtotal	1,487	17	3.49	0.00		0.61	\$2,413	\$8,649		\$120,650	\$82,225	-	-	3	-	38%	38%
Linear Parks / Greenways																	
Subtotal	201.13	7.40	0.00	31.49		2.30		\$70,556		\$60,452	\$2,361,073	0	0	8.80	3.60		25%
Special Use Facilities																	
Bloomberg	20.80			4.32				\$3,335			\$14,413						8%
Campbell Center	1.43	1.43			0.16				\$5,080		\$819		1			8%	
Cuthbert Amphitheater					0.16				\$101,600		\$16,375		1			8%	
Hilyard Community Center					0.16				\$5,080		\$819		1			8%	
Lamb Cottage					0.21				\$30,480		\$6,333					8%	
Morse Ranch House					0.21				\$50,800		\$10,555					8%	
Owen Rose Garden	8.30	5.20	0.41	0.26	0.05		\$508	\$41,688	\$152,400		\$18,418	1				8%	8%
Prefontaine Memorial	1.28			0.27	0.21			\$41,688	\$10,160		\$13,198					8%	8%
Shelton McMurphey Johnson	1.12	1.12	0.23	0.23			\$508	\$41,688			\$9,819					8%	8%
South Eugene High School											\$0						
Subtotal	130.71	80.53	0.64	5.08	1.16						\$90,748	1	3	0.00	0.00		
TOTAL	2,903.96	393.05	42.12	211.52	2.90	4.69					\$23,703,916	4	8	16.80	8.96		

Table 14
Improvement Fee Cost Basis

	Park Type	Priority	Units	Quantity	Acquisition Cost	Development Cost	Acquisition Development Totals	Renovation	Other Funding – City	Other Funding – Partner	Other Funding – Partner (Ownership)	Net Project Costs	Growth Share	Growth Cost (Cost Basis)
New Parks and Open Space														
Acquire a neighborhood park site to serve this area (B3)	NP	1	acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Acquire a neighborhood park site to serve this area (B4)	NP	1	acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Acquire a neighborhood park site to serve this area (B5)	NP	1	acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Acquire neighborhood park to serve this area (S6)	NP	1	acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Acquire a neighborhood park site (R1)	NP	1	acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Acquire neighborhood park site (R2)	NP	1	acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Acquire a neighborhood park site (R3 and R4)	NP	1	acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Develop Ferndale Park Site	NP	1		4		\$ 609,600	\$ 609,600	\$0	\$0	\$0	\$0	\$609,600	19%	\$115,824
Develop Rosetta Place as neighborhood park	NP	1	acres	1		\$ 152,400	\$ 152,400	\$0	\$0	\$0	\$0	\$152,400	19%	\$28,956
Acquire land for combined neighborhood park and Ridgeline "Gateway" (WC1)	NP	1	acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Acquire land for combined neighborhood park and Ridgeline "Gateway" (WC3)	NP	1	acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Acquire land for neighborhood park (WC5)	NP	1	acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Develop Hawkins Heights as a neighborhood park (WC4)	NP	3	acres	3		\$ 457,200	\$ 457,200	\$0	\$0	\$0	\$0	\$457,200	19%	\$86,868
Develop neighborhood park (WC5)	NP	2	acres	2		\$ 304,800	\$ 304,800	\$0	\$0	\$0	\$0	\$304,800	49%	\$149,352
Develop Videra Park to serve WC-6	NP	1	acres	2		\$ 304,800	\$ 304,800	\$0	\$0	\$0	\$0	\$304,800	49%	\$149,352
Acquire land for neighborhood park (W11)	NP	1	acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Develop Willakenzle school site as neighborhood park, with play area and ballfields	NP	1	acres	5		\$ 762,000	\$ 762,000	\$0	\$0	\$0	\$0	\$762,000	19%	\$144,780
Acquire a neighborhood park site to north, adjacent to Golden Gardens (B1)	NP	1	acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Develop Royal/Danebo	NP	1	acres	2		\$ 200,000	\$ 254,000	\$0	\$0	\$0	\$0	\$254,000	49%	\$124,460
Develop neighborhood park site (B3)	NP	4	acres	4		\$ 609,600	\$ 609,600	\$0	\$0	\$0	\$0	\$609,600	49%	\$298,704
Develop neighborhood park site (B4)	NP	1	acres	4		\$ 609,600	\$ 609,600	\$0	\$0	\$0	\$0	\$609,600	49%	\$298,704
Develop neighborhood park site (B5)	NP	3	acres	4		\$ 609,600	\$ 609,600	\$0	\$0	\$0	\$0	\$609,600	49%	\$298,704
Develop neighborhood park site (B1)	NP	4	acres	2.3		\$ 350,520	\$ 350,520	\$0	\$0	\$0	\$0	\$350,520	49%	\$171,755
Develop neighborhood park site (S6)	NP	4	acres	4		\$ 609,600	\$ 609,600	\$0	\$0	\$0	\$0	\$609,600	49%	\$298,704
Develop Terra Linda Park as neighborhood park	NP	2	acres	4.3		\$ 655,320	\$ 655,320	\$0	\$0	\$0	\$0	\$655,320	19%	\$124,511
Develop Lone Oak park site as neighborhood park with athletic fields	NP	3	acres	3.9		\$ 594,360	\$ 594,360	\$0	\$0	\$0	\$0	\$594,360	19%	\$112,928
Develop Wendover Park site as neighborhood park	NP	4	acres	1		\$ 152,400	\$ 152,400	\$0	\$0	\$0	\$0	\$152,400	19%	\$28,956
Develop recreational amenities along Amazon Greenway to serve neighborhood park needs (WC2)	NP	3	acres	4		\$ 609,600	\$ 609,600	\$0	\$0	\$0	\$0	\$609,600	49%	\$298,704
Develop Creekside Park as neighborhood park	NP	1	acres	3.17		\$ 483,108	\$ 483,108	\$0	\$0	\$0	\$0	\$483,108	19%	\$91,791
Acquire a neighborhood park (W4)	NP	1	acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$0	\$0	\$0	\$1,138,000	49%	\$557,620
Develop Chase Commons as neighborhood park	NP	3	acres	4		\$ 609,600	\$ 609,600	\$0	\$0	\$0	\$0	\$609,600	19%	\$115,824
Develop neighborhood park site (R1)	NP	4	acres	4		\$ 609,600	\$ 609,600	\$0	\$0	\$0	\$0	\$609,600	49%	\$298,704
Develop neighborhood park site (R2)	NP	3	acres	4		\$ 609,600	\$ 609,600	\$0	\$0	\$0	\$0	\$609,600	49%	\$298,704
Develop neighborhood park site (R3 and R4)	NP	4	acres	4		\$ 609,600	\$ 609,600	\$0	\$0	\$0	\$0	\$609,600	49%	\$298,704
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		\$ 762,000	\$ 762,000	\$0	\$0	\$0	\$0	\$762,000	49%	\$373,380
Develop neighborhood park site (W11)	NP	5												
Neighborhood Park Total				126.67	\$ 14,794,000	\$ 11,274,908	\$ 26,122,908	\$0	\$0	\$0	\$ -	\$26,122,908	44%	\$11,457,429

Improvement Fee Cost Basis

	Park Type	Priority	Units	Quantity	Acquisition Cost	Development Cost	Acquisition Development Totals	Renovation	Other Funding -- City	Other Funding -- Partner	Other Funding -- Partner (Ownership)	Net Project Costs	Growth Share	Growth Cost (Cost Basis)
Acquire 100+ acres surrounding Golden Gardens ponds for community park	CP	2	acres	100	\$ 4,552,000		\$ 4,552,000	\$0	\$0	\$0	\$0	\$4,552,000	49%	\$2,229,278
Acquire Amazon Park inholdings along Hilyard for community park use	CP	1	acres	1.5	\$ 2,275,999		\$ 2,275,999	\$0	\$0	\$0	\$0	\$2,275,999	49%	\$1,114,639
Acquire community park site to serve Santa Clara	CP	1	acres	40	\$ 11,380,000		\$ 11,380,000	\$0	\$0	\$0	\$0	\$11,380,000	49%	\$5,573,195
Develop Santa Clara Community Park, including lighted ballfields	CP	2	acres	40		\$ 4,572,000	\$ 4,572,000	\$0	\$0	\$0	\$0	\$4,572,000	52%	\$2,366,011
Develop Golden Gardens and acquired property as community park with significant natural area component and trails		3	acres	40		\$ 4,572,000	\$ 4,572,000	\$0	\$0	\$0	\$0	\$4,572,000	52%	\$2,366,011
Acquire portion of Union Pacific area for neighborhood and community park, including improved connections, recreation and open space	CP	4	acres	20	\$ 5,690,000		\$ 5,690,000	\$0	\$0	\$0	\$0	\$5,690,000	49%	\$2,786,598
Community Park Total				241.5	\$ 23,897,999	\$ 9,144,000	\$ 33,041,999	\$0	\$0	\$0	\$ -	\$33,041,999	50%	\$16,435,732
Acquire land to provide urban open space within Courthouse neighborhood	UP	4	acres	0.75	\$ 1,280,250		\$ 1,280,250	\$0	\$0	\$320,063	\$0	\$960,188	35%	\$339,947
Acquire land for urban plaza to be developed in partnership with transit	UP	4	acres	0.5	\$ 967,300		\$ 967,300	\$0	\$241,825	\$483,650	\$0	\$241,825	35%	\$85,616
Acquire land to expand park blocks	UP	4	acres	0.5	\$ 967,300		\$ 967,300	\$0	\$0	\$241,825	\$0	\$725,475	35%	\$256,849
Acquire land for an urban plaza in Santa Clara	UP	4	acres	0.5	\$ 967,300		\$ 967,300	\$0	\$0	\$241,825	\$0	\$725,475	35%	\$256,849
Urban Plaza Total				2.25	\$ 4,182,150	\$ -	\$ 4,182,150	\$0	\$241,825	\$1,287,363	\$ -	\$2,652,963	35%	\$939,262
Acquire land for Amazon Creek Greenway (WC2)	LP	2	acres	4	\$ 1,138,000		\$ 1,138,000	\$0	\$284,500	\$284,500	\$0	\$569,000	100%	\$569,000
Implement plan for Jefferson Area Greenway and linear park	LP	3	acres	4		\$ 609,600	\$ 609,600	\$0	\$152,400	\$304,800	\$0	\$152,400	40%	\$61,064
Develop millrace linear park	LP	5	acres					\$0	\$0	\$0	\$0	\$0	40%	\$0
Implement greenway/linear park plan for Amazon Creek from Headwaters to Fairgrounds in partnership with ACOE	LP	4	acres	3.97		\$ 1,270,000	\$ 1,270,000	\$0	\$635,000	\$635,000	\$0	\$0	40%	\$0
Implement Razor Park Master Plan	LP	2	acres	2		\$ 304,800	\$ 304,800	\$0	\$0	\$0	\$0	\$304,800	40%	\$122,128
Acquire linear park along Roosevelt drainage channel	LP	4	acres	10	\$ 455,200		\$ 455,200	\$0	\$227,600	\$0	\$0	\$227,600	100%	\$227,600
Linear Park Total				23.97	\$ 1,593,200	\$ 2,184,400	\$ 3,777,600	\$0	\$1,299,500	\$1,224,300	\$ -	\$1,253,800	78%	\$979,792
Acquire land on priority stormwater corridors that link with developed parks, include trails	NA	1	acres	30	\$ 1,365,600		\$ 1,365,600	\$0	\$682,800	\$682,800	\$0	\$0	36%	\$0
Acquire additional river frontage, including property to the north	NA	1	acres	60	\$ 6,145,200		\$ 6,145,200	\$0	\$3,072,600	\$1,536,300	\$0	\$1,536,300	36%	\$551,790
Acquire land for natural areas within Willamette/McKenzie River confluence	NA	4	acres	100	\$ 2,276,000		\$ 2,276,000	\$0	\$1,138,000	\$1,138,000	\$0	\$0	36%	\$0
Acquire land for natural areas and access to Gillespie Butte	NA	1	acres	1.7	\$ 483,650		\$ 483,650	\$0	\$0	\$0	\$0	\$483,650	36%	\$173,712
Acquire natural areas to connect Ridgeline system east to Pisgah and Willamette River system	NA	3	acres	55	\$ 1,251,800		\$ 1,251,800	\$0	\$0	\$312,950	\$625,900	\$312,950	36%	\$112,402
Acquire natural areas to complete Moon Mountain to Spencer Butte segment	NA	1/2	acres	325	\$ 7,397,000		\$ 7,397,000	\$0	\$0	\$0	\$0	\$7,397,000	36%	\$2,656,767
Acquire additional ridgeline to complete Fern Ridge to West Eugene Wetlands	NA	2/3	acres	500	\$ 11,380,000		\$ 11,380,000	\$0	\$0	\$5,690,000	\$2,845,000	\$2,845,000	36%	\$1,021,833
Acquire additional ridgeline to complete Willow Creek to Bailey Hill Rd	NA	1/2	acres	300	\$ 6,828,000		\$ 6,828,000	\$0	\$0	\$0	\$0	\$6,828,000	36%	\$2,452,400

Improvement Fee Cost Basis

	Park Type	Priority	Units	Quantity	Acquisition Cost	Development Cost	Acquisition Development Totals	Renovation	Other Funding – City	Other Funding – Partner	Other Funding – Partner (Ownership)	Net Project Costs	Growth Share	Growth Cost (Cost Basis)
Acquire additional ridgeline to complete Bailey Hill Road to Blanton Heights	NA	1/2	acres	300	\$ 6,828,000		\$ 6,828,000	\$0	\$0	\$0	\$0	\$6,828,000	36%	\$2,452,400
Acquire natural area within Royal Mixed Use area	NA	3	acres	50	\$ 1,138,000		\$ 1,138,000	\$0	\$569,000	\$0	\$0	\$569,000	36%	\$204,367
Acquire land for natural areas along McKenzie River (Rivers to Ridges)	NA	3	acres	80	\$ 1,820,800		\$ 1,820,800	\$0	\$910,400	\$910,400	\$910,400	\$0	36%	\$0
Acquire additional Amazon Headwaters property	NA	1	acres	50	\$ 1,138,000		\$ 1,138,000	\$0	\$284,500	\$284,500	\$0	\$569,000	36%	\$204,367
Expand Ridgeline Trail natural area park to include Spencer Creek area	NA	3/4	acres	500	\$ 11,380,000		\$ 11,380,000	\$0	\$0	\$5,690,000	\$2,845,000	\$2,845,000	36%	\$1,021,833
Acquire land for natural areas to complete Rivers to Ridges farmland connections	NA	5					\$ -	\$0	\$0	\$0	\$0	\$0		\$0
Develop and implement restoration plan for Green Island with partner agencies	NA	5					\$ -	\$0	\$0	\$0	\$0	\$0		\$0
Natural Area Total				2351.7	\$ 59,432,050	\$ -	\$ 59,432,050	\$0	\$6,657,300	\$16,244,950	\$ 7,226,300	\$30,213,900	36%	\$10,851,871
Acquire land to provide significant riverfront open space within courthouse/cannery neighborhood	MP	1	acres	1.76	\$ 3,414,000		\$ 3,414,000	\$0	\$512,100	\$853,500	\$0	\$2,048,400	100%	\$2,048,400
Develop Prefontaine Memorial Park as a metropolitan park	MP	5						\$0	\$0	\$0	\$0	\$0	0%	\$0
Metropolitan Park Total				1.76	\$ 3,414,000	\$ -	\$ 3,414,000	\$0	\$512,100	\$853,500	\$ -	\$2,048,400	100%	\$2,048,400
Acquire land in front of SMJ House	SF	1	acres	0.3	\$ 389,196		\$ 389,196	\$0	\$0	\$0	\$0	\$389,196	21%	\$80,864
Acquire land at 4J Admin site to expand River House and Rose Garden for special event site	SF	5						\$0	\$0	\$0	\$0	\$0	0%	\$0
Acquire land for park with agricultural character, possible living history farm	SF	5						\$0	\$0	\$0	\$0	\$0	0%	\$0
Special Facility Total				0.3	\$ 389,196	\$ -	\$ 389,196	\$0	\$0	\$0		\$389,196	21%	\$80,864
New Parks and Open Space Total				2748.2	\$107,702,595	\$ 22,603,308	\$130,359,903	\$0	\$8,710,725	\$19,610,113	\$7,226,300	\$95,723,166	45%	\$42,793,350
New Recreation Facilities														
Develop spray parks at Washington and or Monroe Parks	NP	1	ea	2		\$ 190,500	\$ 190,500	\$0	\$0	\$0		\$190,500	54%	\$102,909
Develop soccer fields at Bethel Community Park	CP	3	ea	2		\$ 558,800	\$ 558,800	\$0	\$0	\$0		\$558,800	42%	\$232,205
Develop a running trail to serve the Bethel area	CP	2	lf	2600		\$ 56,134	\$ 56,134	\$0	\$0	\$0		\$56,134	100%	\$56,134
Develop soccer field at N. Westmoreland	CP	4	ea	1		\$ 279,400	\$ 279,400	\$0	\$0	\$0		\$279,400	42%	\$116,103
Develop Striker Fields as community park with significant athletic fields, lighting, within sports complex model	CP	3	acres	40		\$ 6,350,000	\$ 6,350,000	\$0	\$0	\$0		\$6,350,000	42%	\$2,638,697
Provide major community center on west side of Beltline to serve Bethel	SF	5												\$0
Provide synthetic surface field to serve Bethel/Danebo in partnership with school district		1	ea	4		\$ 5,080,000	\$ 5,080,000	\$0	\$0	\$0		\$5,080,000	42%	\$2,110,958
Provide additional dog off-leash facilities north of beltline (WK)	CP	4	ea	1		\$ 190,500	\$ 190,500	\$0	\$0	\$0		\$190,500	83%	\$158,322
Develop an off leash dog area in Bethel/Danebo	CP	5												\$0
Develop pedestrian trails within Golden Gardens	CP	3				\$ 101,600	\$ 101,600	\$0	\$0	\$0		\$101,600	28%	\$28,634
Develop tennis courts at Bethel Community Park (4)	CP	5												\$0
Develop an off leash dog area in City Central	CP	5												\$0
Develop an off leash dog area in River Road/Santa Clara	CP	5												\$0
Develop a disc golf facility to serve Santa Clara and River Road	CP	5												\$0
Develop off-leash dog area to serve Willow Creek	CP	5												\$0
Develop spray park at Ascot	CP	5												\$0
Develop multi-use path to Fern Ridge	LP	5												\$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)
Develop pedestrian trails along Greenhill Tributary	LP	5												\$0
Develop trails within West Eugene Wetland sites	NA	3	lf	10000		\$ 203,200	\$ 203,200	\$0	\$0	\$101,600		\$101,600	28%	\$28,634
Develop primary Ridgeline trails	NA	3/4	miles	15		\$ 1,714,500	\$ 1,714,500	\$0	\$0	\$428,625		\$1,285,875	28%	\$362,393
Provide trailheads and interpretive facilities within existing WEW sites	NA	4	ea	3		\$ 228,600	\$ 228,600	\$0	\$0	\$114,300		\$114,300	35%	\$40,269
Develop trails, trailheads, and interpretive facilities throughout Ridgeline	NA	3	mile	8		\$ 914,400	\$ 914,400	\$0	\$0	\$228,600		\$685,800	28%	\$193,276
Develop mountain biking trails and freeriding designated areas	NA	5												\$0
Develop trails, trailheads, and interpretive facilities in WEW	NA	4	ea	1		\$ 76,200	\$ 76,200	\$0	\$0	\$38,100		\$38,100	28%	\$10,738
Develop trail facilities throughout the Ridgeline system	NA	4	miles	5		\$ 571,500	\$ 571,500	\$0	\$0	\$0		\$571,500	28%	\$161,064
Provide covered centrally located skate park with bicycle facilities	MP	1	ea	1		\$ 254,000	\$ 254,000	\$0	\$0	\$0		\$254,000	73%	\$184,709
Provide interpretive facilities and trails at Skinner Butte Park, enhance accessibility	MP	3	ea	1		\$ 698,500	\$ 698,500	\$0	\$0	\$0		\$698,500	28%	\$196,350
Provide children's play area in downtown area	MP	2	ea	1		\$ 165,100	\$ 165,100	\$0	\$0	\$0		\$165,100	54%	\$89,716
Develop regional play area in Alton Baker Park	MP	3	ea	1		\$ 1,270,000	\$ 1,270,000	\$0	\$0	\$0		\$1,270,000	54%	\$690,121
Develop multi-cultural community center/aquatic center in Whiteaker/Skinner Butte area	SF	4	ea	1		\$ 12,700,000	\$ 12,700,000	\$0	\$0	\$0		\$12,700,000	52%	\$6,596,744
Develop major indoor/outdoor aquatic facility and community center	SF	2	ea	1		\$ 17,780,000	\$ 17,780,000	\$0	\$0	\$0		\$17,780,000	52%	\$9,235,441
Develop Environmental Education Center	SF	1	ea	1		\$ 2,222,500	\$ 2,222,500	\$0	\$0	\$0		\$2,222,500	21%	\$461,772
Develop environmental education site behind River House	SF	4	ea	1		\$ 254,000	\$ 254,000	\$0	\$0	\$0		\$254,000	21%	\$52,774
Acquire Civic Stadium for renovation and expanded community use	SF	5												\$0
Develop a major community/aquatic center to serve Santa Clara	SF	5												\$0
Develop visual arts center	SF	5												\$0
Provide full service South Eugene community center by upgrading Amazon Community Center	SF	5												\$0
Develop a Velodrome	SF	5												\$0
Develop a second Willamette River boat launch	X	4	ea	1		\$ 495,300	\$ 495,300	\$0	\$0	\$0		\$495,300	21%	\$102,909
New Recreation Facilities Total						\$ 52,354,734	\$ 52,354,734	\$0	\$0	\$911,225		\$51,443,509	46%	\$23,850,870
Improving Existing Facilities														
Upgrade State Street Park	NP	1	ea	1		\$ 254,000	\$ 254,000	\$254,000	\$0	\$0		\$0	0%	\$0
Upgrade Monroe Park	NP	5												\$0
Upgrade Chamel Mulligan	NP	1	acres	1.2		\$ 190,500	\$ 190,500	\$190,500	\$0	\$0		\$0	0%	\$0
Upgrade Tugman Park	NP	4	ea	1		\$ 349,250	\$ 349,250	\$349,250	\$0	\$0		\$0	0%	\$0
Enhance Crest Heights prairie habitat	NP	4	acres	3		\$ 95,250	\$ 95,250	\$95,250	\$0	\$0		\$0	0%	\$0
Upgrade Acorn Park	NP	5						\$0	\$0	\$0				\$0
Upgrade Bond Lane park	NP	1	ea	1		\$ 254,000	\$ 254,000	\$229,000	\$0	\$0		\$25,000	54%	\$13,419
Upgrade Brewer Park	NP	5												\$0
Upgrade Sladden Park	NP	4	acres	1.2		\$ 190,500	\$ 190,500	\$190,500	\$0	\$0		\$0	0%	\$0
Upgrade Lafferty Park	NP	2	ea	1		\$ 127,000	\$ 127,000	\$102,000	\$0	\$0		\$25,000	54%	\$13,419
Implement Frank Kinney Park plan	NP	5												\$0
Upgrade Fairmount Park	NP	5												\$0
Upgrade Washburne Park	NP	5												\$0
Implement Friendly Park plan	NP	1	ea	1		\$ 127,000	\$ 127,000	\$127,000	\$0	\$0		\$0	0%	\$0

Improvement Fee Cost Basis

	Park Type	Priority	Units	Quantity	Acquisition Cost	Development Cost	Acquisition Development Totals	Renovation	Other Funding – City	Other Funding – Partner	Other Funding – Partner (Ownership)	Net Project Costs	Growth Share	Growth Cost (Cost Basis)
Upgrade Kincaid Park	NP	4	ea	1		\$ 127,000	\$ 127,000	\$77,000	\$0	\$0		\$50,000	54%	\$27,170
Upgrade University Park	NP	4	ea	1		\$ 190,500	\$ 190,500	\$190,500	\$0	\$0		\$0	0%	\$0
Enhance natural area at Bramblewood	NP	4	acres	4		\$ 127,000	\$ 127,000	\$127,000	\$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		\$ 127,000	\$ 127,000	\$95,250	\$0	\$0		\$31,750	49%	\$15,558
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		\$ 508,000	\$ 508,000	\$381,000	\$0	\$0		\$127,000	52%	\$65,723
Develop play area at Ascot	CP	2	ea	1		\$ 95,250	\$ 95,250	\$45,250	\$0	\$0		\$50,000	54%	\$27,170
Renovate Sheldon Community Center and pool	SF	3	ea	1		\$ 7,366,000	\$ 7,366,000	\$7,366,000	\$0	\$0		\$0	0%	\$0
Improve Echo Hollow Pool	SF	4	ea	1		\$ 5,715,000	\$ 5,715,000	\$5,715,000	\$0	\$0		\$0	0%	\$0
Implement Amazon Park master plan	CP	3	ea	1.5		\$ 3,491,230	\$ 3,491,230	\$3,091,230	\$0	\$0		\$400,000	66%	\$264,523
Implement Westmoreland Park master plan	CP	4	ea	14.43		\$ 635,000	\$ 635,000	\$476,250	\$0	\$0		\$158,750	52%	\$82,153
Enhance Spencer Butte Trail system	NA	1	ea	1		\$ 635,000	\$ 635,000	\$476,250	\$0	\$158,750		\$0	0%	\$0
Implement Wild Iris Ridge Habitat Enhancement Plan	NA	3	acres	123		\$ 781,050	\$ 781,050	\$304,610	\$0	\$390,525		\$85,916	36%	\$30,858
Restore Willow Creek between 11th & 18th	NA	4	acres	60		\$ 381,000	\$ 381,000	\$0	\$190,500	\$190,500		\$0	0%	\$0
Implement Ridgeline master Plan	NA	4	ea	1		\$ 635,000	\$ 635,000	\$635,000	\$0	\$158,750		\$0	0%	\$0
Enhance and develop Sorrel Ponds site	NA	5												\$0
Implement Skinner Butte Park Master Plan	MP	3/4	acres	22.52		\$ 7,266,940	\$ 7,266,940	\$3,270,123	\$0	\$0		\$3,996,817	100%	\$3,996,817
Provide accessible trails within Hendricks Park Forest	MP	4	lf	3500		\$ 193,358	\$ 193,358	\$193,358	\$0	\$0		\$0	0%	\$0
Implement Hendricks Park Forest Management Plan	MP	3	acres	2		\$ 889,000	\$ 889,000	\$689,000	\$0	\$222,250		\$0	64%	\$0
Replace aging infrastructure at Alton Baker Park	MP	2	acres	2		\$ 254,000	\$ 254,000	\$254,000	\$0	\$0		\$0	0%	\$0
Renovate Alton Baker Canoe Canal for kayaking, recreation, and natural resource benefits	MP	2				\$ 6,350,000	\$ 6,350,000	\$3,175,000	\$0	\$3,175,000		\$0	0%	\$0
Complete Alton Baker Park, update WABP Development Plan and EABP Master Plan	MP	3/4	acres	30		\$ 4,653,280	\$ 4,653,280	\$4,503,280	\$0	\$1,163,320		\$0	28%	\$0
Implement Morse Ranch master plan	MP	4	acres	3		\$ 762,000	\$ 762,000	\$609,600	\$0	\$0		\$152,400	100%	\$152,400
Expand Petersen Barn Community Center	SF	5												\$0
Upgrade Campbell Center with fitness center	SF	3	ea	1		\$ 3,302,000	\$ 3,302,000	\$396,240	\$0	\$0		\$2,905,760	0%	\$0
Develop parking and access to Laurelwood "Back 9" and Ribbon Trail south end	SF	2	acres	2		\$ 508,000	\$ 508,000	\$254,000	\$0	\$0		\$254,000	21%	\$52,774
Enclose portion of Amazon Pool for year round use	SF	5												\$0
Replace Maintenance Buildings at Laurelwood	SF	2	ea	1		\$ 1,198,880	\$ 1,198,880	\$1,198,880	\$0	\$0		\$0	0%	\$0
Improve Tennis Courts at WHS in partnership with Bethel School District 52	SF	4	ea	1		\$ 127,000	\$ 127,000	\$127,000	\$0	\$63,500		\$0	0%	\$0

Improvement Fee Cost Basis

	Park Type	Priority	Units	Quantity	Acquisition Cost	Development Cost	Acquisition Development Totals	Renovation	Other Funding -- City	Other Funding -- Partner	Other Funding -- Partner (Ownership)	Net Project Costs	Growth Share	Growth Cost (Cost Basis)
Complete second phase of River House Master Plan	SF	4	ea	1		\$ 1,524,000	\$ 1,524,000	\$762,000	\$0	\$0		\$762,000	21%	\$158,322
Implement SMJ House plan, including parking and access across railroad tracks	SF	5												\$0
Improve Cuthbert Amphitheater	SF	5												\$0
Provide for replacement of synthetic surface fields in partnership with	SF	1,3,4	ea	10		\$ 3,175,000	\$ 3,175,000	\$3,175,000	\$0	\$1,587,500		\$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		\$ 1,066,800	\$ 1,066,800	\$1,066,800	\$0	\$0		\$0	0%	\$0
Develop children's play area renovation program	X	1	ea	1		\$ 254,000	\$ 254,000	\$254,000	\$0	\$0		\$0	0%	\$0
Decommission wading pools	X	2	ea	1		\$ 635,000	\$ 635,000	\$635,000	\$0	\$0		\$0	0%	\$0
Renovate park irrigation systems	X	2	ea	1		\$ 1,270,000	\$ 1,270,000	\$1,270,000	\$0	\$0		\$0	0%	\$0
Renovate park lighting systems	X	1	ea	1		\$ 635,000	\$ 635,000	\$635,000	\$0	\$0		\$0	0%	\$0
Renovate tennis courts, including resurfacing	X	1	ea	1		\$ 1,270,000	\$ 1,270,000	\$952,500	\$0	\$0		\$317,500	81%	\$255,624
Redevelop W. University		1				\$ 76,200	\$ 76,200	\$76,200				\$0	0%	\$0
Implement habitat management plans	X	2	ea	1		\$ 1,270,000	\$ 1,270,000	\$1,270,000	\$0	\$317,500		\$0	0%	\$0
Improving Existing Facilities Total						\$ 59,081,988	\$ 59,081,988	\$45,284,820	\$190,500	\$7,427,595		\$9,341,893	55%	\$5,155,928
Access Improvements														
Improve access to Friendly & Lafferty Parks (See S2 on Map 3)	NP	4	ea	1		\$ 190,500	\$ 190,500	\$0	\$47,625	\$0		\$142,875	49%	\$70,009
Improve access to Kincaid and Milton (See S4 on Map 3)	NP	4	ea	1		\$ 190,500	\$ 190,500	\$0	\$47,625	\$0		\$142,875	49%	\$70,009
Develop access improvements to meet neighborhood park needs (See B2 on Map 3)	NP	4	ea	1		\$ 127,000	\$ 127,000	\$0	\$31,750	\$0		\$95,250	49%	\$46,673
Develop access improvements to serve this neighborhood (See B6 on Map 3)	NP	4	ea	1		\$ 31,750	\$ 31,750	\$0	\$7,938	\$0		\$23,813	49%	\$11,668
Improve access to Frank Kinney, Edgewood and S6 (See S7 on map)	NP	4	ea	1		\$ 190,500	\$ 190,500	\$0	\$47,625	\$0		\$142,875	49%	\$70,009
Improve access to Fairmount and Laurel Hill Park (See S1 on Map 3)	NP	4	ea	1		\$ 190,500	\$ 190,500	\$0	\$47,625	\$0		\$142,875	49%	\$70,009
Improve access to Amazon Park (See S3 on Map 3)	NP	4	ea	1		\$ 190,500	\$ 190,500	\$0	\$47,625	\$0		\$142,875	49%	\$70,009
Improve access to Tugmah Park (See S5 on Map 3)	NP	4	ea	1		\$ 190,500	\$ 190,500	\$0	\$47,625	\$0		\$142,875	49%	\$70,009
Improve access to existing parks (See R5 on Map 3)	NP	4	ea	1		\$ 127,000	\$ 127,000	\$0	\$31,750	\$0		\$95,250	49%	\$46,673
Improve access to existing parks (See R6 on Map 3)	NP	4	ea	1		\$ 127,000	\$ 127,000	\$0	\$31,750	\$0		\$95,250	49%	\$46,673
Enhance access to Striker Fields (See W3 on Map 3)	NP	4	ea	1		\$ 127,000	\$ 127,000	\$0	\$31,750	\$0		\$95,250	49%	\$46,673
Enhance access to Brewer & Bond Lane parks (See W5 on Map 3)	NP	4	ea	1		\$ 127,000	\$ 127,000	\$0	\$31,750	\$0		\$95,250	49%	\$46,673
Improve connectivity to Sheldon (See W6 on Map 3)	NP	4	ea	1		\$ 127,000	\$ 127,000	\$0	\$31,750	\$0		\$95,250	49%	\$46,673
Enhance access to Crescent Park (See W7 on Map 3)	NP	4	ea	1		\$ 63,500	\$ 63,500	\$0	\$15,875	\$0		\$47,625	49%	\$23,336
Improve access and parking at Cal Young Sports Park (See W2 on Map 3)	NP	4	ea	1		\$ 127,000	\$ 127,000	\$95,250	\$31,750	\$0		\$0	49%	\$0
Enhance access to Willakenzie school and Ascot Park (See W9 and W10 on Map 3)	NP	4	ea	2		\$ 127,000	\$ 127,000	\$0	\$31,750	\$0		\$95,250	49%	\$46,673
Enhance access to Churchill Sports Park (See WC2 on Map 3)	NP	5												\$0
Enhance access to Oakmont Park (See W8 on Map 3)	NP	5												\$0
Replace pedestrian bridges at Amazon Park, add new bridges where needed	CP	2	ea	1		\$ 635,000	\$ 635,000	\$476,250	\$158,750	\$0		\$0	0%	\$0

Improvement Fee Cost Basis

	Park Type	Priority	Units	Quantity	Acquisition Cost	Development Cost	Acquisition Development Totals	Renovation	Other Funding -- City	Other Funding -- Partner	Other Funding -- Partner (Ownership)	Net Project Costs	Growth Share	Growth Cost (Cost Basis)
Enhance access to Amazon Creek Greenway and Fern Ridge 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		\$ 40,640	\$ 40,640	\$0	\$10,160	\$0		\$30,480	21%	\$8,333
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		\$ 1,778,000	\$ 1,778,000	\$0	\$889,000	\$0		\$889,000	21%	\$184,709
Improve access north/south of Beltline	X	2	ea	1		\$ 381,000	\$ 381,000	\$0	\$381,000	\$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		\$ 381,000	\$ 381,000	\$0	\$0	\$0		\$381,000	21%	\$79,161
Complete ADA improvements	X	1	ea	1		\$ 254,000	\$ 254,000	\$0	\$0	\$0		\$254,000	21%	\$52,774
Improve Royal Avenue to enhance park/school connectivity	X	4	ea	1		\$ 127,000	\$ 127,000	\$0	\$63,500	\$0		\$63,500	21%	\$13,193
Improve access to existing natural resource areas	X	5												\$0
Develop pedestrian and bike access improvements between River Road/Santa Clara and Bethel Danebo and Fern Ridge Reservoir	X	5												\$0
Provide access to Golden Gardens	X	1	ea	1		\$ 190,500	\$ 190,500	\$0	\$0	\$0		\$190,500	21%	\$39,580
Acquire land to provide connectivity north and east to Santa Clara area	X	5												\$0
Access Improvements Total						\$ 6,041,390	\$ 6,041,390	\$571,500	\$2,065,973	\$0		\$3,403,918	34%	\$1,157,515
GRAND TOTAL		654			\$107,702,595	\$140,081,420	\$247,838,015	\$45,856,320	\$10,967,198	\$27,948,933	\$7,226,300	\$159,912,485	46%	\$72,957,664

Table 16**System-Wide Unit Costs; Residential & Nonresidential Development per Component**

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

Table 17**SDC Schedule**

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

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

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

~~Reimbursement Fee Cost Basis~~

Park Type	Existing Inventory		Units Needed For Growth			Unit Costs (\$/Unit)				Facilities				% City Funded (Land)	
	Total Acres	Developed Acres	Development (Acres)	Acquisition (Acres)	Facilities (Number)	Trails (miles)	Development	Acquisition	Facility	Trails	Growth Cost (Cost-Base)	Performance Space	Multi-Use Trail (miles)		Running Trail (miles)
Neighborhood Parks	na	210.63	95.82	18.21	40.02			\$64,800	\$106,200						48%
	Subtotal	110	110	0.23	0.00	0.34		\$0	\$0	\$0	\$0	0	1	0.00	0.00
	na	219.17		0.00	0.00						\$0				48%
Community Parks	Subtotal	110	110	0.23	0.00	0.34		\$0	\$0	\$0	\$0	0	1	0.00	0.00
Metropolitan Parks	na	219.17		0.00	0.00						\$0				0%
Natural Area Parks	Subtotal	654.45	191.40	19.55	134.93	1.11	1.78	\$71,591	\$66,375	\$715,909	\$69,932	3	4	5.00	12%
Linear Parks / Greenways	Subtotal	1,487	17	3.49	0.00	0.61	0.61	\$2,138	\$6,726		\$106,875	-	-	3	38%
Special Use Facilities	Subtotal	201.13	7.40	0.00	31.19		2.30		\$54,870		\$52,550	0	0	8.80	25%
Bloomerg	20.80				4.32				\$2,594						8%
Campbell Center	1.43	1.43			0.16					\$4,500					8%
Cuthbert Amphitheater					0.16					\$90,000					8%
Hillyard Community Center					0.16					\$4,500					8%
Lamb Cottage					0.21					\$27,000					8%
Morse Ranch House					0.21					\$45,000					8%
Owen Rose Garden	8.20	5.20	0.41	0.26	0.05			\$450	\$32,420	\$135,000					8%
Prefontaine Memorial	1.28			0.27	0.21				\$32,420	\$9,000					8%
Shelton McMurphy Johnson	1.12	1.12	0.23	0.23				\$450	\$32,420						8%
South Eugene High School															
Subtotal	130.71	80.53	0.64	5.08	1.16							1	3	0.00	0.00
TOTAL	2,903.96	393.05	12.12	###	2.90	4.69						4	8	16.80	8.96

T A B L E 1 4

Improvement Fee Cost Basis

Improvement Fee Cost Basis

	Park Type	Priority	Units	Quantity	Acquisition Cost	Development Cost	Acquisition Totals	Renovation	Other Funding—City	Other Funding—Partner	Other Funding—Partner (Ownership)	Net Project Costs	Growth Share	Growth Cost (Cost Basis)
New Parks and Open Space														
Acquire a neighborhood park site to serve this area (B3)	NP	1	acres	4	\$ — 885,000	\$ —	\$ — 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Acquire a neighborhood park site to serve this area (B4)	NP	1	acres	4	\$ — 885,000	\$ —	\$ — 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Acquire a neighborhood park site to serve this area (B5)	NP	1	acres	4	\$ — 885,000	\$ —	\$ — 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Acquire a neighborhood park site to serve this area (S6)	NP	1	acres	4	\$ — 885,000	\$ —	\$ — 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Acquire a neighborhood park site (R1)	NP	1	acres	4	\$ — 885,000	\$ —	\$ — 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Acquire a neighborhood park site (R2)	NP	1	acres	4	\$ — 885,000	\$ —	\$ — 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Acquire a neighborhood park site (R3 and R4)	NP	1	acres	4	\$ — 885,000	\$ —	\$ — 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Develop Ferndale Park Site	NP	1	acres	4	\$ — 640,000	\$ —	\$ — 640,000	\$0	\$0	\$0	\$0	\$640,000	49%	\$312,600
Develop Rosetta Place as neighborhood park	NP	1	acres	4	\$ — 135,000	\$ —	\$ — 135,000	\$0	\$0	\$0	\$0	\$135,000	49%	\$65,650
Acquire land for combined neighborhood park and Ridgeline "Gateway" (WC1)	NP	1	acres	4	\$ — 885,000	\$ —	\$ — 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Acquire land for combined neighborhood park and Ridgeline "Gateway" (WC3)	NP	1	acres	4	\$ — 885,000	\$ —	\$ — 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Acquire land for neighborhood park (WC6)	NP	1	acres	4	\$ — 885,000	\$ —	\$ — 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Develop Hawkeye Heights as a neighborhood park (WC4)	NP	3	acres	3	\$ — 405,000	\$ —	\$ — 405,000	\$0	\$0	\$0	\$0	\$405,000	49%	\$197,650
Develop neighborhood park (WC5)	NP	2	acres	2	\$ — 270,000	\$ —	\$ — 270,000	\$0	\$0	\$0	\$0	\$270,000	49%	\$132,300
Develop Videns Park to serve WC-6	NP	1	acres	2	\$ — 270,000	\$ —	\$ — 270,000	\$0	\$0	\$0	\$0	\$270,000	49%	\$132,300
Acquire land for neighborhood park (W11)	NP	1	acres	4	\$ — 885,000	\$ —	\$ — 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Develop Willakente school site as neighborhood park, with play area and ballfields	NP	1	acres	5	\$ — 675,000	\$ —	\$ — 675,000	\$0	\$0	\$0	\$0	\$675,000	49%	\$328,260
Acquire a neighborhood park site to north, adjacent to Golden Gardens (B1)	NP	1	acres	4	\$ — 885,000	\$ —	\$ — 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Develop Royal Danebo	NP	1	acres	2	\$ — 200,000	\$ —	\$ — 200,000	\$0	\$0	\$0	\$0	\$200,000	49%	\$110,260
Develop neighborhood park site (B3)	NP	4	acres	4	\$ — 540,000	\$ —	\$ — 540,000	\$0	\$0	\$0	\$0	\$540,000	49%	\$264,600
Develop neighborhood park site (B4)	NP	1	acres	4	\$ — 540,000	\$ —	\$ — 540,000	\$0	\$0	\$0	\$0	\$540,000	49%	\$264,600
Develop neighborhood park site (B6)	NP	3	acres	4	\$ — 540,000	\$ —	\$ — 540,000	\$0	\$0	\$0	\$0	\$540,000	49%	\$264,600
Develop neighborhood park site (B1)	NP	4	acres	2.3	\$ — 310,500	\$ —	\$ — 310,500	\$0	\$0	\$0	\$0	\$310,500	49%	\$152,145
Develop neighborhood park site (S6)	NP	4	acres	4	\$ — 540,000	\$ —	\$ — 540,000	\$0	\$0	\$0	\$0	\$540,000	49%	\$264,600
Develop Terra Linda Park as neighborhood park	NP	2	acres	4.3	\$ — 580,500	\$ —	\$ — 580,500	\$0	\$0	\$0	\$0	\$580,500	49%	\$284,235
Develop Lone Oak park site as neighborhood park with athletic fields	NP	3	acres	3.9	\$ — 626,500	\$ —	\$ — 626,500	\$0	\$0	\$0	\$0	\$626,500	49%	\$306,035
Develop Wandover Park site as neighborhood park	NP	4	acres	1	\$ — 135,000	\$ —	\$ — 135,000	\$0	\$0	\$0	\$0	\$135,000	49%	\$65,650
Develop recreational amenities along Amazon Greenway to serve neighborhood park needs (WC2)	NP	3	acres	4	\$ — 540,000	\$ —	\$ — 540,000	\$0	\$0	\$0	\$0	\$540,000	49%	\$264,600
Develop Creekside Park as neighborhood park	NP	1	acres	3-17	\$ — 427,950	\$ —	\$ — 427,950	\$0	\$0	\$0	\$0	\$427,950	49%	\$213,111
Acquire a neighborhood park (W4)	NP	1	acres	4	\$ — 885,000	\$ —	\$ — 885,000	\$0	\$0	\$0	\$0	\$885,000	49%	\$433,650
Develop Chase Commons as neighborhood park	NP	3	acres	4	\$ — 540,000	\$ —	\$ — 540,000	\$0	\$0	\$0	\$0	\$540,000	49%	\$264,600
Develop neighborhood park site (R1)	NP	4	acres	4	\$ — 540,000	\$ —	\$ — 540,000	\$0	\$0	\$0	\$0	\$540,000	49%	\$264,600
Develop neighborhood park site (R2)	NP	3	acres	4	\$ — 540,000	\$ —	\$ — 540,000	\$0	\$0	\$0	\$0	\$540,000	49%	\$264,600
Develop neighborhood park site (R3 and R4)	NP	4	acres	4	\$ — 540,000	\$ —	\$ — 540,000	\$0	\$0	\$0	\$0	\$540,000	49%	\$264,600
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	6	\$ — 675,000	\$ —	\$ — 675,000	\$0	\$0	\$0	\$0	\$675,000	49%	\$330,750
Develop neighborhood park site (W11)	NP	5												
Neighborhood Park Total				132.27	\$ — 11,505,000	\$ — 10,010,400	\$ — 31,515,400	\$0	\$0	\$0	\$0	\$21,505,000	49%	\$10,595,355

Improvement Fee Cost Basis

	Park Type	Project #	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	CR	2	acres	100	\$—3,540,000		\$—3,540,000	\$0	\$0	\$0	\$0	\$3,540,000	49%	\$1,733,655
Acquire Amazon Park inholding along Highway for community park use	CR	1	acres	1+6	\$—1,770,000		\$—1,770,000	\$0	\$0	\$0	\$0	\$1,770,000	49%	\$866,832
Acquire community park site to serve Santa Clara	CR	1	acres	40	\$—8,850,000		\$—8,850,000	\$0	\$0	\$0	\$0	\$8,850,000	49%	\$4,334,163
Develop Santa Clara Community Park, including lighted ballfields	CR	2	acres	40		\$—4,050,000	\$—4,050,000	\$0	\$0	\$0	\$0	\$4,050,000	52%	\$2,006,876
Develop Golden Gardens and acquired property as community park with significant natural area component and trails		3	acres	40		\$—4,050,000	\$—4,050,000	\$0	\$0	\$0	\$0	\$4,050,000	52%	\$2,006,876
Acquire portion of Union Pacific area for neighborhood and community park, including improved connections, recreation and open space	CR	4	acres	20	\$—4,425,000		\$—4,425,000	\$0	\$0	\$0	\$0	\$4,425,000	49%	\$2,157,082
Community Park Total				214.6	\$—14,835,000	\$—8,100,000	\$—26,885,000	\$0	\$0	\$0	\$0	\$28,685,000	50%	\$13,283,495
Acquire land to provide urban open space within Courthouse neighborhood	UR	4	acres	0.75	\$—905,625		\$—905,625	\$0	\$0	\$248,806	\$0	\$246,719	35%	\$264,370
Acquire land for urban plaza to be developed in partnership with transit	UR	4	acres	0.5	\$—752,250		\$—752,250	\$0	\$188,063	\$376,125	\$0	\$188,063	35%	\$66,682
Acquire land to expand park blocks	UR	4	acres	0.5	\$—752,250		\$—752,250	\$0	\$0	\$188,063	\$0	\$664,188	35%	\$198,746
Acquire land for an urban plaza in Santa Clara	UR	4	acres	0.5	\$—752,250		\$—752,250	\$0	\$0	\$188,063	\$0	\$664,188	35%	\$198,746
Urban Plaza Total				2.25	\$—3,162,375	\$—	\$—3,162,375	\$0	\$188,063	\$1,004,156	\$—	\$2,083,156	35%	\$730,445
Acquire land for Amazon Creek Greenway (V/C2)	LP	2	acres	4	\$—885,000		\$—885,000	\$0	\$221,250	\$221,250	\$0	\$442,500	100%	\$442,500
Implement plan for Jefferson Area Greenway and linear park	LP	3	acres	4		\$—540,000	\$—540,000	\$0	\$135,000	\$270,000	\$0	\$135,000	40%	\$54,092
Develop millstone linear park	LP	5	acres					\$0	\$0	\$0	\$0	\$0	40%	\$0
Implement greenway/linear park plan for Amazon Creek from Headwaters to Fairgrounds in partnership with ACOE	LP	4	acres	3.97		\$—1,425,000	\$—1,425,000	\$0	\$562,500	\$662,500	\$0	\$0	40%	\$0
Implement Reservoir Park Master Plan	LP	2	acres	2		\$—270,000	\$—270,000	\$0	\$0	\$0	\$0	\$0	40%	\$108,186
Acquire linear park along Roosevelt drainage channel	LP	4	acres	10	\$—354,000		\$—354,000	\$0	\$177,000	\$0	\$0	\$177,000	100%	\$177,000
Linear Park Total				22.87	\$—4,239,000	\$—1,935,000	\$—6,174,000	\$0	\$1,095,750	\$1,053,750	\$—	\$1,024,500	75%	\$781,772
Acquire land on priority stormwater corridors that link with developed park; include trails	NA	1	acres	30	\$—1,052,000		\$—1,052,000	\$0	\$531,000	\$531,000	\$0	\$0	36%	\$0
Acquire additional river frontage, including property to the north	NA	1	acres	60	\$—4,779,000		\$—4,779,000	\$0	\$2,389,500	\$1,194,750	\$0	\$1,194,750	36%	\$429,116
Acquire land for natural areas within Williamson/Mckenzie River confluence	NA	4	acres	100	\$—1,770,000		\$—1,770,000	\$0	\$885,000	\$885,000	\$0	\$0	36%	\$0
Acquire land for natural areas and access to Gillespie Butte	NA	1	acres	1+7	\$—376,125		\$—376,125	\$0	\$0	\$0	\$0	\$0	36%	\$135,092
Acquire natural areas to connect Ridgeline system east to Piegah and Williams River system	NA	3	acres	55	\$—873,500		\$—873,500	\$0	\$0	\$243,376	\$486,750	\$243,376	36%	\$87,413
Acquire natural areas to complete Moon Mountain to Spencer Butte segment	NA	1/2	acres	325	\$—5,752,500		\$—5,752,500	\$0	\$0	\$0	\$0	\$5,752,500	36%	\$2,086,415
Acquire additional ridgeline to complete Fern Ridge to West Eugene Wetlands	NA	2/3	acres	500	\$—8,850,000		\$—8,850,000	\$0	\$0	\$4,425,000	\$2,212,500	\$2,212,500	36%	\$734,650
Acquire additional ridgeline to complete Willow Creek to Bailey Hill Rd	NA	1/2	acres	300	\$—5,310,000		\$—5,310,000	\$0	\$0	\$0	\$0	\$5,310,000	36%	\$1,907,193
Acquire additional ridgeline to complete Bailey Hill Road to Blanton Heights	NA	1/2	acres	300	\$—5,310,000		\$—5,310,000	\$0	\$0	\$0	\$0	\$5,310,000	36%	\$1,907,193
Acquire natural area within Royal Mixed Use area	NA	3	acres	50	\$—885,000		\$—885,000	\$0	\$442,500	\$0	\$0	\$0	36%	\$158,932
Acquire land for natural areas along Mckenzie River (Rivers to Ridge)	NA	3	acres	80	\$—1,416,000		\$—1,416,000	\$0	\$708,000	\$708,000	\$708,000	\$0	36%	\$0
Acquire additional Amazon Headwaters property	NA	1	acres	50	\$—885,000		\$—885,000	\$0	\$221,250	\$221,250	\$0	\$0	36%	\$158,932
Expand Ridgeline Trail natural area park to include Spencer Creek area	NA	3/4	acres	500	\$—8,850,000		\$—8,850,000	\$0	\$0	\$4,425,000	\$2,212,500	\$2,212,500	36%	\$734,650

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

Improvement Fee Cost Basis

Improvement Fee Cost Basis

	Park Type	Units	Quantity	Acquisition Cost	Development Cost	Acquisition Totals	Renovation	Other Funding—City	Other Funding—Partner	Other Funding—Partner (Ownership)	Net Project Costs	Growth Share	Growth Cost (Cost Basis)
Acquire land for natural areas to complete Rivers to Ridges farmland connections	NA	5				\$ —	\$0	\$0	\$0	\$0	\$0		\$0
Develop and implement restoration plan for Green Island with partner agencies	NA	5				\$ —	\$0	\$0	\$0	\$0	\$0		\$0
Natural Area Total			2264.7	\$ — 46,219,128	\$ —	\$ — 46,219,128	\$0	\$6,177,280	\$12,633,378	\$ — 6,619,700	\$23,496,760	36%	\$8,439,286
Acquire land to provide significant riverfront open space within courthouse/cannery neighborhood	MP	1	4.76	\$ — 2,666,000		\$ — 2,666,000	\$0	\$398,260	\$662,760	\$0	\$1,569,000	100%	\$1,569,000
Develop Prefontaine Memorial Park as a metropolitan park	MP	5				\$ —	\$0	\$0	\$0	\$0	\$0	0%	\$0
Metropolitan Park Total			1.76	\$ — 2,666,000	\$ —	\$ — 2,666,000	\$0	\$398,260	\$662,760	\$ —	\$1,569,000	100%	\$1,569,000
Acquire land in front of SMU House	SF	1	0.3	\$ — 302,670		\$ — 302,670	\$0	\$0	\$0	\$0	\$302,670	21%	\$62,886
Acquire land at J.J. Admin site to expand River House and Rose Garden for special event site	SF	5				\$ —	\$0	\$0	\$0	\$0	\$0	0%	\$0
Acquire land for park with agricultural character, possible living history farm	SF	5				\$ —	\$0	\$0	\$0	\$0	\$0	0%	\$0
Special Facility Total			0.3	\$ — 302,670	\$ —	\$ — 302,670	\$0	\$0	\$0	\$0	\$302,670	21%	\$62,886
New Parks and Open Space Total			2748.2	\$ — 83,758,170	\$ — 20,046,460	\$103,825,620	\$0	\$6,869,313	\$15,362,034	\$6,619,700	\$75,706,626	46%	\$34,266,223
New Recreation Facilities													
Parks													
Develop soccer fields at Bethel Community Park	CP	3	ea			\$ — 168,750	\$0	\$0	\$0	\$0	\$168,750	64%	\$91,160
Develop a running trail to serve the Bethel area	CP	2	if	2600	\$ — 49,726	\$ — 496,000	\$0	\$0	\$0	\$0	\$496,000	42%	\$206,604
Develop soccer field at N. Westmoreland	CP	4	ea			\$ — 247,500	\$0	\$0	\$0	\$0	\$247,500	100%	\$247,500
Develop Striker Fields as community park with significant athletic fields, lighting, within sports complex model	CP	3	acres	40	\$ — 5,625,000	\$ — 6,625,000	\$0	\$0	\$0	\$0	\$5,625,000	42%	\$2,337,429
Provide major community center on west side of Bellline to serve Bethel	SF	5				\$ —	\$0	\$0	\$0	\$0	\$0		\$0
Provide synthetic surface field to serve Bethel/Danebo in partnership with school district		1	ea	4		\$ — 1,600,000	\$0	\$0	\$0	\$0	\$1,600,000	42%	\$1,869,943
Provide additional dog off-leash facilities north of bellline (WVA)	CP	4	ea	1		\$ — 168,750	\$0	\$0	\$0	\$0	\$168,750	83%	\$140,246
Develop an off-leash dog area in Bethel/Danebo	CP	5				\$ —	\$0	\$0	\$0	\$0	\$0		\$0
Develop pedestrian trails within Golden Gardens	CP	3				\$ — 90,000	\$0	\$0	\$0	\$0	\$90,000	28%	\$26,364
Develop tennis courts at Bethel Community Park (4)	CP	5				\$ —	\$0	\$0	\$0	\$0	\$0		\$0
Develop an off-leash dog area in City Center	CP	5				\$ —	\$0	\$0	\$0	\$0	\$0		\$0
Develop a disc golf facility to serve Santa Clara and River Road	CP	5				\$ —	\$0	\$0	\$0	\$0	\$0		\$0
Develop off-leash dog area to serve Willow Creek	CP	5				\$ —	\$0	\$0	\$0	\$0	\$0		\$0
Develop equestrian park at Arcot	CP	5				\$ —	\$0	\$0	\$0	\$0	\$0		\$0
Develop multi-use path to Fern Ridge	LP	5				\$ —	\$0	\$0	\$0	\$0	\$0		\$0
Develop pedestrian trails along Greenhill Tributary	LP	5				\$ — 180,000	\$0	\$0	\$0	\$0	\$180,000	28%	\$25,364
Develop trails within West Eugene Wetland sites	NA	3/4	miles	15	\$ — 1,518,750	\$ — 1,518,750	\$0	\$0	\$379,688	\$0	\$1,139,063	28%	\$321,017
Develop primary Ridgeline trails	NA	4	ea	3	\$ — 202,500	\$ — 202,500	\$0	\$0	\$104,260	\$0	\$104,260	36%	\$36,671
Provide trailheads and interpretive facilities within existing WEW sites	NA	3	miles	8	\$ — 810,000	\$ — 810,000	\$0	\$0	\$202,500	\$0	\$607,500	28%	\$171,209
Develop mountain biking trails and freeriding designated areas	NA	5				\$ — 67,500	\$0	\$0	\$33,750	\$0	\$33,750	28%	\$9,512
Develop trail, trailheads, and interpretive facilities in WEW	NA	4	ea	1	\$ — 506,250	\$ — 506,250	\$0	\$0	\$0	\$0	\$506,250	28%	\$142,674
Develop trail facilities throughout the Ridgeline system	NA	4	miles	6	\$ — 225,000	\$ — 225,000	\$0	\$0	\$0	\$0	\$225,000	73%	\$163,620
Provide covered centrally located skate park with bicycle facilities	MP	1	ea	1		\$ —	\$0	\$0	\$0	\$0	\$0		\$0

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~~Improvement Fee Cost Basis~~

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

Improvement Fee Cost Basis

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 Petersen Barn Park, including parking revisions	CR	2	ea	2		\$—450,000	\$—450,000	\$337,500	\$0	\$0		\$112,500	52%	\$68,249
Develop play area at Ascot	CP	2	ea	1		\$—84,375	\$—84,375	\$24,375	\$0	\$0		\$60,000	54%	\$27,470
Renovate Sheldon Community Center and pool	SF	3	ea	1		\$—6,625,000	\$—6,625,000	\$6,625,000	\$0	\$0		\$0	0%	\$0
Improve Echo Hollow Pool	SF	4	ea	1		\$—6,062,500	\$—6,062,500	\$6,062,500	\$0	\$0		\$0	0%	\$0
Implement Amazon Park master plan	CR	3	ea	1.5		\$—3,092,425	\$—3,092,425	\$2,692,625	\$0	\$0		\$400,000	66%	\$264,653
Implement Westmoreland Park master plan	CR	4	ea	14.43		\$—562,500	\$—562,500	\$421,875	\$0	\$0		\$140,625	62%	\$72,273
Enhance Spencer Butte Trail system	NA	1	ea	1		\$—562,500	\$—562,500	\$421,875	\$0	\$140,625		\$0	0%	\$0
Implement Wild Life Ridge Habitat Enhancement Plan	NA	3	acres	123		\$—691,875	\$—691,875	\$260,931	\$0	\$346,938		\$76,106	36%	\$27,336
Restore Willow Creek between 11th & 18th	NA	4	acres	60		\$—337,500	\$—337,500	\$0	\$168,750	\$168,750		\$0	0%	\$0
Implement Ridgeline master plan	NA	4	ea	1		\$—562,500	\$—562,500	\$562,500	\$0	\$140,625		\$0	0%	\$0
Enhance and develop Sorel Ponds site	NA	5												\$0
Implement Skinner Butte Park Master Plan	MP	3/4	acres	22.52		\$—6,437,250	\$—6,437,250	\$2,896,793	\$0	\$0		\$3,540,458	100%	\$3,540,458
Provide accessible trails within Hendricks Park Forest	MP	4	lf	3500		\$—171,281	\$—171,281	\$171,281	\$0	\$0		\$0	0%	\$0
Implement Hendricks Park Forest Management Plan	MP	3	acres	2		\$—787,500	\$—787,500	\$837,500	\$0	\$186,575		\$3,126	64%	\$2,002
Replace aging infrastructure at Alton Baker Park	MP	2	acres	2		\$—225,000	\$—225,000	\$225,000	\$0	\$0		\$0	0%	\$0
Renovate Alton Baker Canoe Canal for kayaking, recreation, and natural resource benefits	MP	2				\$—6,625,000	\$—6,625,000	\$2,812,500	\$0	\$2,812,500		\$0	0%	\$0
Complete Alton Baker Park, update WABP Development Plan and EABP Master Plan	MP	3/4	acres	30		\$—4,122,000	\$—4,122,000	\$3,572,000	\$0	\$1,030,500		\$0	28%	\$0
Implement Morse Ranch master plan	MP	4	acres	3		\$—675,000	\$—675,000	\$540,000	\$0	\$0		\$135,000	100%	\$135,000
Expand Petersen Barn Community Center	SF	5				\$—2,925,000	\$—2,925,000	\$351,000	\$0	\$0		\$2,574,000	0%	\$0
Upgrade Campbell Center with fitness center	SF	3	ea	1		\$—450,000	\$—450,000	\$225,000	\$0	\$0		\$225,000	21%	\$46,749
Develop parking and access to Laurelhurst "Back 9" and Ribbon Trail south end	SF	2	acres	2										\$0
Enclose portion of Amazon Pool for year-round use	SF	5				\$—1,052,000	\$—1,052,000	\$1,052,000	\$0	\$0		\$0	0%	\$0
Replace Maintenance Buildings at Laurelhurst	SF	2	ea	1		\$—112,500	\$—112,500	\$112,500	\$0	\$56,250		\$0	0%	\$0
Improve Tennis Courts at WHS in partnership with Bethel School District 62	SF	4	ea	1		\$—1,350,000	\$—1,350,000	\$675,000	\$0	\$0		\$675,000	21%	\$140,246
Complete second phase of River House Master Plan	SF	4	ea	1										\$0
Implement SML House plan, including parking and access across railroad tracks	SF	5												\$0
Improve Culbert Amphitheater	SF	6												\$0
Provide for replacement of synthetic surface fields in partnership with	SF	1,3,4	ea	10		\$—2,812,500	\$—2,812,500	\$2,812,500	\$0	\$1,406,250		\$0		\$0
Implement Rose Garden master plan	SF	5												\$0
Replace Irrigation at Laurelhurst	SF	5												\$0
Restore Bloomberg	NA	5												\$0
Renovate park restrooms	X	1	ea	2		\$—945,000	\$—945,000	\$845,000	\$0	\$0		\$0	0%	\$0
Develop children's play area renovation program	X	1	ea	1		\$—225,000	\$—225,000	\$225,000	\$0	\$0		\$0	0%	\$0
Decommission wading pools	X	2	ea	1		\$—562,500	\$—562,500	\$562,500	\$0	\$0		\$0	0%	\$0
Renovate park irrigation systems	X	2	ea	1		\$—1,125,000	\$—1,125,000	\$1,125,000	\$0	\$0		\$0	0%	\$0
Renovate park lighting systems	X	1	ea	1		\$—562,500	\$—562,500	\$662,500	\$0	\$0		\$0	0%	\$0
Renovate tennis courts, including resurfacing	X	1	ea	1		\$—1,125,000	\$—1,125,000	\$843,750	\$0	\$0		\$281,250	81%	\$226,438
Redevelop W. University	X	1				\$—67,500	\$—67,500	\$67,500	\$0	\$0		\$0	0%	\$0
Implement habitat management plans	X	2	ea	1		\$—1,125,000	\$—1,125,000	\$1,125,000	\$0	\$281,250		\$0	0%	\$0
Improving Existing Facilities Total						\$—52,335,405	\$—52,335,405	\$40,014,750	\$168,750	\$5,579,563		\$9,341,219	55%	\$4,606,721

Improvement Fee Cost Basis

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)
Access Improvements														
Improve access to Friendly & Lafferty Parks (See S2 on Map 3)	NP	4	ea	1	\$ -	\$ -168,750	\$ -168,750	\$ -	\$42,188	\$ -		\$426,563	49%	\$62,016
Improve access to Kincaid and Milton (See S4 on Map 3)	NP	4	ea	1	\$ -	\$ -168,750	\$ -168,750	\$ -	\$42,188	\$ -		\$426,563	49%	\$62,016
Develop access improvements to meet neighborhood park needs (See S2 on Map 3)	NP	4	ea	1	\$ -	\$ -112,500	\$ -112,500	\$ -	\$28,125	\$ -		\$84,375	49%	\$41,344
Develop access improvements to serve this neighborhood (See S6 on Map 3)	NP	4	ea	1	\$ -	\$ -28,125	\$ -28,125	\$ -	\$7,031	\$ -		\$21,094	49%	\$10,336
Improve access to Frank Kinney, Edgewood and SE (See S7 on map 3)	NP	4	ea	1	\$ -	\$ -168,750	\$ -168,750	\$ -	\$42,188	\$ -		\$426,563	49%	\$62,016
Improve access to Fairmount and Laurel Hill Park (See S1 on Map 3)	NP	4	ea	1	\$ -	\$ -168,750	\$ -168,750	\$ -	\$42,188	\$ -		\$426,563	49%	\$62,016
Improve access to Amazon Park (See S3 on Map 3)	NP	4	ea	1	\$ -	\$ -168,750	\$ -168,750	\$ -	\$42,188	\$ -		\$426,563	49%	\$62,016
Improve access to Tugman Park (See S5 on Map 3)	NP	4	ea	1	\$ -	\$ -168,750	\$ -168,750	\$ -	\$42,188	\$ -		\$426,563	49%	\$62,016
Improve access to existing parks (See RE on Map 3)	NP	4	ea	1	\$ -	\$ -112,500	\$ -112,500	\$ -	\$28,125	\$ -		\$84,375	49%	\$41,344
Improve access to existing parks (See RE on Map 3)	NP	4	ea	1	\$ -	\$ -112,500	\$ -112,500	\$ -	\$28,125	\$ -		\$84,375	49%	\$41,344
Enhance access to Sinker Fields (See W3 on Map 3)	NP	4	ea	1	\$ -	\$ -112,500	\$ -112,500	\$ -	\$28,125	\$ -		\$84,375	49%	\$41,344
Enhance access to Brewer & Bond Lane parks (See W5 on Map 3)	NP	4	ea	1	\$ -	\$ -112,500	\$ -112,500	\$ -	\$28,125	\$ -		\$84,375	49%	\$41,344
Improve connectivity to Sheldon (See W6 on Map 3)	NP	4	ea	1	\$ -	\$ -112,500	\$ -112,500	\$ -	\$28,125	\$ -		\$84,375	49%	\$41,344
Enhance access to Crescent Park (See W7 on Map 3)	NP	4	ea	1	\$ -	\$ -56,250	\$ -56,250	\$ -	\$14,063	\$ -		\$42,188	49%	\$20,672
Improve access and parking at Cal Young Sports Park (See W2 on Map 3)	NP	4	ea	1	\$ -	\$ -112,500	\$ -112,500	\$84,375	\$28,125	\$ -		\$ -	49%	\$ -
Enhance access to Winklesale school and Ascot Park (See W9 and W10 on Map 3)	NP	4	ea	2	\$ -	\$ -112,500	\$ -112,500	\$ -	\$28,125	\$ -		\$84,375	49%	\$41,344
Enhance access to Churchill Sports Park (See WC2 on Map 3)	NP	5			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Enhance access to Oakmont Park (See W9 on Map 3)	NP	5			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Replace pedestrian bridge at Amazon Park, add new bridges where needed	CR	2	ea	1	\$ -	\$ -562,500	\$ -562,500	\$421,875	\$140,625	\$ -		\$ -	0%	\$ -
Enhance access to Amazon Creek Greenway and Fern Ridge Bikeway in the Willow Creek area	LP	5			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Develop access improvements between parks, schools and neighborhoods to WFW system and bike system	X	3	lf	2000	\$ -	\$ -36,000	\$ -36,000	\$ -	\$9,000	\$ -		\$27,000	21%	\$6,610
Develop connections from bikeway to ridge line and Pacific Creek trail system and proposed Williamsburg riverfront system	X	5			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Develop pedestrian improvements to link downtown with Skinner Butte Park, SMA house, and riverfront system (including pedestrian bridge at train station)	X	2/3	ea	1	\$ -	\$ -1,575,000	\$ -1,575,000	\$ -	\$792,500	\$ -		\$792,500	21%	\$163,620
Improve access north/south of Bellline	X	2	ea	1	\$ -	\$ -337,500	\$ -337,500	\$ -	\$337,500	\$ -		\$ -	0%	\$ -
Provide underpass via Delta Ponds to riverfront bike system	X	Complete	ea		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Complete comprehensive POS Signage System	X	4	ea	1	\$ -	\$ -337,500	\$ -337,500	\$ -	\$ -	\$ -		\$337,500	21%	\$70,123
Complete ADA Improvements	X	4	ea	1	\$ -	\$ -235,000	\$ -235,000	\$ -	\$ -	\$ -		\$235,000	21%	\$46,749
Improve Royal Avenue to enhance park/neighborhood connectivity	X	4	ea	1	\$ -	\$ -112,500	\$ -112,500	\$ -	\$66,250	\$ -		\$66,250	21%	\$11,682
Improve access to existing natural resource areas	X	5			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Develop pedestrian and bike access improvements between River Road/Santa Clara and Bellet-Danebo and Fern Ridge Reservoir	X	5			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Provide access to Golden Gardens	X	1	ea	1	\$ -	\$ -168,750	\$ -168,750	\$ -	\$ -	\$ -		\$168,750	21%	\$36,061
Acquire land to provide connectivity north and east to Santa Clara area	X	5			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		\$ -
Access Improvements Total		654			\$83,768,470	\$124,110,706	\$207,879,176	\$40,618,000	\$9,650,156	\$23,738,784	\$6,619,750	\$3,015,281	34%	\$1,026,268
GRAND TOTAL												\$133,632,063	46%	\$61,029,061

Local Wastewater, Stormwater, and Transportation Systems Development Charges

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

Text without strikeout: Proposed data.

TABLE 6

Local Wastewater System Development Charge Analysis

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

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

3. Capacity Information	
Total City System Capacity in mgd	49.0

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

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

T A B L E 7

Local Wastewater Plumbing Fixture Unit Rates

Eugene Local Wastewater SDC Use Code*	Description	Average Daily Flow per PFU	Cost per PFU (Flow per PFU x \$2.8380*)
1F	Single-Family / Duplex Housing	\$374.60 + (Sq Ft Living Area x \$0.0910)	
1X	Mixed Use with Residential	\$374.60 + (Sq Ft Living Area x \$0.0910)	
11	Multi-Family Housing	\$374.60 + (Sq Ft Living Area x \$0.0910)	
12 A, B, & C	Elderly Housing Attach, Detach, & Group/Retirement Home	\$374.60 + (Sq Ft Living Area x \$0.0910)	
13	Residential Hotel	\$374.60 + (Sq Ft Living Area x \$0.0910)	
14	Mobile Home Park	\$374.60 + (Sq Ft Living Area x \$0.0910)	
15	Hotels, Motels, Lodging	19.05	\$54.06
21	Beverage/Food Mfg	39.87	\$113.15
24	Wood Products	47.93	\$136.03
2X	Light Mfg./Printing	56.62	\$160.69
3X	Manufacturing	58.65	\$166.45
4X	Transportation & Utilities	18.22	\$51.71
41	Fire Station	7.75	\$21.99
51	Wholesale Trade	21.37	\$60.65
54	Retail Trade / Grocery	55.46	\$157.40
55	Retail Trade Automotive	7.83	\$22.22
59	Retail Trade Other	39.91	\$113.26
5A	Restaurant - Fast Food	25.44	\$72.20
5B	Restaurant - Low to Med Turnover	62.47	\$177.29
5C	Restaurant - Higher Turnover	22.45	\$63.71
5D	Drinking Establishments	54.98	\$156.03
5E	Take/Bake & Pick Up/Delivery Establishments	26.49	\$75.18
5X	Retail Trade / Clothing & Dry Goods	12.35	\$35.05
61	Financial Offices / Banks	16.99	\$48.22
62	Other Services	28.51	\$80.91
63	Rental/Storage Services	6.49	\$18.42
64	Automotive & Other Repair Services	16.17	\$45.89
65	Medical Services	28.75	\$81.59
66	Construction Trade Services	13.69	\$38.85
67	Government Services, Office/Business Parks	Based on specific use of development	
68	Education / Cultural	15.66	\$44.44
69	Churches/Clubs/Organizations	15.70	\$44.56
6A1	Laundry Services (Linen, Uniform)	538.96	\$1,529.57
6A2	Laundry, Self-Service	299.64	\$850.38
6A3	Dry Cleaning Service (with or w/out laundry services)	36.30	\$103.02
6B	Car Wash	264.54	\$750.76
6X	Professional/Real Estate/Insurance	67.76	\$192.30
7X	Entertainment, Recreation & Sports	88.42	\$250.94
82	Veterinarian Service	24.79	\$70.35
*The unit cost of capacity for the local wastewater system is \$2.8380 per gallon per day.			
The flow per Plumbing Fixture Unit (PFU) is stated as gallons per day based on the size of development and type of land use.			
Land use types that do not fit into the above categories will receive a default flow assignment based on the sample average.			
The default flow is 47.93 gal/day x \$2.8380 = a cost per PFU of \$136.02.			

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

TABLE 6

Local Wastewater System Development Charge Analysis

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

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

3. Capacity Information	
Total City System Capacity in mgd	49.0

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

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

TABLE 7

Local Wastewater Plumbing Fixture Unit Rates

Eugene-Local- Wastewater- SDC Use Code*	Description	Average Daily Flow per PFU	Cost per PFU (Flow per PFU x \$2.6572*)
4F	Single Family / Duplex Housing-	\$350.75 + (Sq Ft Living Area x \$0.0850)	
4X	Mixed Use with Residential	\$350.75 + (Sq Ft Living Area x \$0.0850)	
41	Multi-Family Housing	\$350.75 + (Sq Ft Living Area x \$0.0850)	
42 A, B, & C	Elderly Housing Attach, Detach, & Group/Retirement Home-	\$350.75 + (Sq Ft Living Area x \$0.0850)	
43	Residential Hotel	\$350.75 + (Sq Ft Living Area x \$0.0850)	
44	Mobile Home Park	\$350.75 + (Sq Ft Living Area x \$0.0850)	
45	Hotels, Motels, Lodging	49.05	\$50.62
21	Beverage/Food Mfg	39.87	\$105.94
24	Wood Products	47.93	\$127.36
2X	Light Mfg./Printing	56.62	\$150.45
3X	Manufacturing	58.65	\$155.84
4X	Transportation & Utilities	48.22	\$48.41
41	Fire Station	7.75	\$20.59
51	Wholesale Trade	21.37	\$56.78
54	Retail Trade / Grocery	55.46	\$147.37
55	Retail Trade Automotive	7.83	\$20.81
59	Retail Trade Other	39.94	\$106.05
5A	Restaurant - Fast Food	25.44	\$67.60
5B	Restaurant - Low to Med Turnover	62.47	\$166.00
5C	Restaurant - Higher Turnover	22.45	\$59.65
5D	Drinking Establishments	54.98	\$146.09
5E	Take/Bake & Pick Up/Delivery Establishments	26.49	\$70.39
6X	Retail Trade / Clothing & Dry Goods	42.35	\$32.82
61	Financial Offices / Banks	46.99	\$45.15
62	Other Services	28.54	\$75.76
63	Rental/Storage Services	6.49	\$17.25
64	Automotive & Other Repair Services	46.17	\$42.07
65	Medical Services	28.75	\$76.39
66	Construction Trade Services	43.69	\$36.38
67	Government Services, Office/Business Parks-	Based on specific use of development	
68	Education / Cultural	45.66	\$41.61
69	Churches/Clubs/Organizations	45.70	\$41.72
6A1	Laundry Services (Linen, Uniform)	538.96	\$1,432.12
6A2	Laundry, Self Service	299.64	\$796.20
6A3	Dry-Cleaning Service (with or w/out laundry services)	36.30	\$96.46
6B	Car Wash	264.54	\$702.94
6X	Professional/Real Estate/Insurance	67.76	\$180.05
7X	Entertainment, Recreation & Sports	88.42	\$234.95
82	Veterinarian Service	24.79	\$65.87

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

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

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

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

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

TABLE 8

Stormwater Drainage Systems Development Charge Analysis

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

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

3. Stormwater System Calculation Details	
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.
Total Additional Impervious Surface Area within UGB (build-out)	155,770,560 sq. ft.

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

TABLE 9
City of Eugene
2003 Stormwater SDC-Eligible Project List

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

TABLE 8

Stormwater Drainage Systems Development Charge Analysis

1. Existing Stormwater Drainage System Value & SDC-Eligible Costs		(Reimbursement Fee)
Total Replacement Cost - Existing Pipe System		\$262,227,408
Total Replacement Cost - Existing Open Channel Systems		\$74,956,223
Total Replacement Cost, Existing (Replacement Cost New)		\$337,183,631
Percent of Existing Pipe System to be Used by New Development		4.27%
Percent of Existing Open Channel system to be Used by New Development		2.34%
Total SDC-Eligible Cost - Existing Pipe*		\$11,197,111
Total SDC-Eligible Cost - Existing Open Channel Systems*		\$1,753,976
Total SDC-Eligible Cost, Existing System		\$12,951,087
* Based on percent available capacity per hydraulic model		

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

3. Stormwater System Calculation Details	
Single-Family Dwelling (SFD), estimated average impervious surface area	
Small Residential- (building footprint $\leq 1,000$ 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.
Total Additional Impervious Surface Area within UGB (build-out)	155,770,560 sq. ft.

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

TABLE 9

City of Eugene

2003 Stormwater-SDC-Eligible Project List

Project Name-	Estimated Project Cost	Total-SDC-Eligible Cost
Martin Drive Pipe Improvements (02-07 CIP)	\$114,191	\$114,191
Mt. Cavalry Pipe Improvements	\$937,101	\$227,944
Frederick Court Pipe Daylight	\$145,256	\$66,818
43rd Avenue Pipe Improvements	\$2,646,648	\$846,927
Morse Park Ranch Park Pipe Improvements	\$1,294,777	\$142,425
Laurelwood Flood Control Fac/Pipe Imps	\$2,466,029	\$369,904
Jackson Street Pipe Improvements	\$95,036	\$23,759
Windsor Circle Pipe Improvements	\$1,128,402	\$725,401
West Hawkins Lane Water Quality Facility	\$767,779	\$621,536
Bell Avenue (Increase Pipe Sizes Along)-	\$975,655	\$448,802
Empire Park Pond Retrofit-	\$472,725	\$94,545
Royal Node Stormwater Infrastructure-	\$1,719,001	\$1,719,001
Greenhill Tributary Storm Improvements Ph 2-	\$459,218	\$166,552
Greenhill Tributary Water Quality Facility	\$919,420	\$275,826
Roosevelt Channel - Culvert Improvement-	\$166,866	\$52,694
A-1 Main Channel Culvert & Open Waterway Improvements	\$632,101	\$101,136
Lynnbrook Drive Open Waterway & Culvery Improvements	\$592,318	\$177,695
Spring Creek Bridge Construction & Waterway Improvements	\$171,041	\$39,339
Sanders Street Water Quality Facility	\$917,578	\$45,879
Spring Creek Drive Water Quality Facility	\$290,511	\$58,102
Kirsten Street Pipe Improvements	\$470,269	\$136,378
Hunsacker - Open Channel Improvements (02-07 CIP)	\$488,686	\$293,457
Lenox/Salty - Culvert Replacement (02-07 CIP)	\$211,192	\$126,470
Hunsacker Culvert Replacement (02-07 CIP)	\$31,926	\$19,647
Division Avenue Tip-Up Pipe Replacement	\$13,373	\$3,076
Irvington Drive Water Quality Facility	\$802,773	\$112,388
St. Peter School Culvert Replacement	\$68,067	\$20,420
River Point Pond Outlet Channel	\$458,360	\$187,927
Gilham Road System Culvert Replacement	\$33,153	\$33,153
Gilham Road System Water Quality Facility	\$802,897	\$80,290
Aseot Park Open Waterway Modification-	\$88,652	\$58,510
3rd-4th Connector Stormwater Improvements (02-07 CIP)	\$147,343	\$147,343
Beaver St & Hunsaker Ln Stormwater Improvements	\$61,393	\$61,393
Greenhill Rd Stormwater Improvements	\$122,787	\$122,787
Irvington Drive - Stormwater (02-07 CIP)	\$122,787	\$122,787
Kinney Park Flow Diversion & Restoration	\$761,273	\$563,342
River Road - Stormwater (02-07 CIP)	\$61,393	\$61,393
Royal Ave., Terry to Greenhill	\$122,787	\$122,787
Services for New Development (\$100,000/year)	\$4,174,716	\$4,174,716
Streambank Stabilization (\$-varies/year)	\$6,016,504	\$1,504,126
Totals-	\$31,971,983	\$14,260,867

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
Arterial/Collectors	NON-ASSESSABLE STREET SECTION COSTS										
	Total street section cost per linear mile	\$3,204,005	\$2,218,001	\$1,163,799	\$1,216,760		\$4,212,276	\$2,883,402	\$1,287,295	\$1,399,445	
	Average street section cost per linear mile					\$1,976,808					\$2,904,848
	Average assessable section cost per linear mile					\$1,385,531					\$1,132,190
	Average non-assessable section cost per linear mile					\$590,975					\$1,372,656
	Average assessable section cost per lane mile					\$661,036					\$540,167
	Average non-assessable section cost per lane mile					\$281,954					\$654,893
	INTERSECTION COSTS										
	Total intersection cost per linear mile	\$473,636	\$290,611	\$179,632	\$188,864		\$651,800	\$300,785	\$226,696	\$198,057	
	Average intersection cost per linear mile					\$271,277					\$309,624
	Average intersection cost per lane mile					\$129,426					\$147,722
	TRAFFIC SIGNAL COSTS										
	Average signal cost per intersection					\$284,615					\$284,615
	Average signal cost per lane mile					\$150,163					\$127,479
	STREET LIGHT COSTS										
	Total street light cost per linear mile	\$511,278	\$255,640	\$255,640	\$177,628		\$511,278	\$255,640	\$255,640	\$177,628	
	Average street light cost per linear mile					\$271,278					\$271,278
	Average street light cost per lane mile					\$129,427					\$129,427
	Average street light cost per trip					\$170,42					\$170,42
	BRIDGE & OTHER STRUCTURE COSTS										
	Past projects, Replacement Cost New (RCN)					\$95,988,664					\$47,994,333
	Past Ferry Street Bridge & related overpass costs					\$14,488,022					\$14,488,022
	Total costs for past projects					\$138,070,886					\$78,090,445
	Average bridge & other structure cost per lane mile					\$379,430					\$214,599
	OFF-STREET BICYCLE PATH COSTS										
	Average path lighting cost per mile										\$133,269
	Average path section cost per mile										\$428,037
	Cost per person, path lighting										\$16,74
	Cost per person, path section										\$112,25
	Total off-street bicycle path cost per trip										\$144,13
	SUMMARY OF ALL TRANSPORTATION SYSTEM SDC COMPONENTS										
	Non-assessable street section cost per lane mile					\$281,954					\$654,893
	Intersection cost per lane mile					\$129,426					\$147,722
	Traffic signal cost per lane mile					\$150,163					\$127,479
	Street light cost per lane mile					\$129,427					\$129,427
	Bridge & other structure cost per lane mile					\$379,430					\$214,599
	Total non-assessable street system cost per lane mile					\$1,070,399					\$1,274,119
	Total non-assessable street system cost per trip					\$1,409,44					\$1,677,68
	[(ave. one-way trip length on street system / number of vehicles per hour) x (capacity per lane mile x total cost per lane mile of street system) + ave. street light cost per trip]					[(0.8888 / 675) * \$1,002,247]					[(0.8888 / 675) * \$1,274,119]
	Total allocated cost per trip					\$563,78					\$1,006,60
	Total off-street bicycle path cost per trip					\$0.00					\$144,13
	Total Cost per Trip per Street System Fee Component					\$563.78					\$1,150.73
		TOTAL TRANSPORTATION COST PER TRIP (REIMBURSEMENT FEE + IMPROVEMENT FEE) = \$563.78 + \$1,150.73 = \$1,714.51									

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

TABLE 5
Transportation System Development Charge Analysis

~~TABLE 5~~

Transportation System Development Charge Analysis

TRANSPORTATION SYSTEM DEVELOPMENT CHARGE ANALYSIS									
TRANSPORTATION COST COMPONENTS					REIMBURSEMENT FEE				
Level of Service Analysis Costs - EXISTING SYSTEM					Level of Service Analysis Costs - FUTURE SYSTEM				
Major Arterials	Minor Arterials	Collector	Neighborhood Collector	System Average	Major Arterials	Minor Arterials	Collector	Neighborhood Collector	System Average
NON-ASSESSABLE STREET SECTION COSTS									
Total street section cost per linear mile					Total street section cost per linear mile				
Average street section cost per linear mile					Average street section cost per linear mile				
Average assessable section cost per linear mile					Average assessable section cost per linear mile				
Average non-assessable section cost per linear mile					Average non-assessable section cost per linear mile				
Average assessable section cost per lane mile					Average assessable section cost per lane mile				
Average non-assessable section cost per lane mile					Average non-assessable section cost per lane mile				
INTERSECTION COSTS									
Total intersection cost per linear mile					Total intersection cost per linear mile				
Average intersection cost per linear mile					Average intersection cost per linear mile				
Average intersection cost per lane mile					Average intersection cost per lane mile				
TRAFFIC SIGNAL COSTS									
Average signal cost per intersection					Average signal cost per intersection				
Average signal cost per lane mile					Average signal cost per lane mile				
STREET LIGHT COSTS									
Total street light cost per linear mile					Total street light cost per linear mile				
Average street light cost per linear mile					Average street light cost per linear mile				
Average street light cost per lane mile					Average street light cost per lane mile				
Average street light cost per trip					Average street light cost per trip				
BRIDGE & OTHER STRUCTURE COSTS									
Pest projects, Replacement Cost New (RCM)					Pest projects, Replacement Cost New (RCM)				
Total cost for pest projects					Total cost for pest projects				
Average bridge & other structure cost per lane mile					Average bridge & other structure cost per lane mile				
OFF-STREET BICYCLE PATH COSTS									
Average path lighting cost per mile					Average path lighting cost per mile				
Average path section cost per mile					Average path section cost per mile				
Cost per person, path lighting					Cost per person, path lighting				
Cost per person, path section					Cost per person, path section				
Total off-street bicycle path cost per trip					Total off-street bicycle path cost per trip				
SUMMARY OF ALL TRANSPORTATION SYSTEM SDC COMPONENTS									
Non-assessable street section cost per lane mile					Non-assessable street section cost per lane mile				
Intersection cost per lane mile					Intersection cost per lane mile				
Traffic signal cost per lane mile					Traffic signal cost per lane mile				
Street light cost per lane mile					Street light cost per lane mile				
Bridge & other structure cost per lane mile					Bridge & other structure cost per lane mile				
Total non-assessable street system cost per lane mile					Total non-assessable street system cost per lane mile				
Total non-assessable street system cost per trip					Total non-assessable street system cost per trip				
[ave. one-way trip length on street system - number of vehicles per hour] x (capacity per lane mile x total cost per lane mile of street system) + ave. direct light cost per trip					[ave. one-way trip length on street system - number of vehicles per hour] x (capacity per lane mile x total cost per lane mile of street system) + ave. direct light cost per trip				
Total allocated cost per trip					Total allocated cost per trip				
Total off-street bicycle path cost per trip					Total off-street bicycle path cost per trip				
Total Cost per Trip per Street System Fee Component					Total Cost per Trip per Street System Fee Component				
Total transportation SDC revenue split at 87% (improvement) & 13% (reimbursement)					Total transportation SDC revenue split at 87% (improvement) & 13% (reimbursement)				