



**CORVALLIS
CITY COUNCIL WORK SESSION AGENDA**

**March 20, 2006
7:00 pm**

**Downtown Fire Station
400 NW Harrison Boulevard**

COUNCIL ACTION

I. ROLL CALL

II. UNFINISHED BUSINESS

- A. Parks Systems Development Charge Methodology Recommendations

III. ADJOURNMENT

For the hearing impaired, a sign language interpreter can be provided with 48 hours' notice prior to the meeting. Please call 766-6901 or TTY/TDD telephone 766-6477 to arrange for such service.

A LARGE PRINT AGENDA CAN BE AVAILABLE BY CALLING 766-6901

A Community That Honors Diversity

MEMORANDUM



To: Mayor & City Council
From: Julee M. Conway, Director
Date: March 15, 2006
Subject: Park System Development Charge(SDC) Methodology Update

Issue: The Urban Services Committee (USC) met on March 15th and approved a draft Park SDC methodology for City Council's review. The draft report is attached. City Council direction is needed to endorse a draft methodology, which will then be made available for the June 19, 2006 public hearing. Its recommendation is a Park SDC of \$4,627 per single family residential unit, and \$3,905 per multi-family residential unit.

Background: The Park System Development Charge Methodology was scheduled for updating in 2005. The process was initiated in 2005, following a similar process used for the other City utility SDC updates. Staff engaged the services of a consultant, Don Ganer & Associates, to provide the technical support and guidance for this update. Beginning in October, the Urban Services Committee (USC), joined by a 11-member community stakeholder group, met seven (7) times to review and analyze the information and develop a draft methodology. Public comment was taken at each USC meeting and the minutes of each meeting were forwarded to the City Council in the subsequent monthly Council packets.

Discussion: Working with staff and the consultant, the Committee addressed the 5 issue papers that were identified by the City Council. These issues and the USC recommendations follow:

1. **Infrastructure Cost** -should the cost of infrastructure related to park development be included in the cost basis in the methodology. **Recommendation:** Include the related costs in the calculation of the Park SDC fee.
2. **Gateway Improvements**-should the cost to acquire and develop gateway improvements be included in the cost basis for the Park SDC? The adopted 2000 Park and Recreation Capital Facilities Plan did not identify additional gateway improvements in its 2020 Plan as a need. **Recommendation:** Since the Park SDC must be based on an adopted facilities plan recommendation, the Committee recommended to not include them in the cost basis for the Park SDC.
3. **Reimbursement Fee**- should the city develop a reimbursement fee to collect Park SDC for facilities that have been identified with 'excess capacity'? It was determined that only one park topology, large urban parks, has 'excess capacity'. **Recommendation:** Due to minimal amount of financial return that may be realized from implementing a fee for this one area of excess capacity, the Committee recommended that the reimbursement fee not be considered further, as it does not yield sufficient return for the investment of time and effort.

4. **Non-Residential Fee**-should a non-residential fee be included in the methodology to collect fees from commercial development? The adopted 2000 Park and Recreation Capital Facilities Plan did not include an analysis of how the city's park and recreation facilities meet the needs of employees who work in Corvallis sited businesses. **Recommendation:** The Committee stated that this issue should be included in the next update of the Park and Recreation Capital Facilities Plan, and recommended that a non-residential fee not be considered during the current update process.

5. **Allocation of Park SDC Percentages**-should the City allocate a percentage of the collected Park SDC's for expenditure for designated park types? The Committee discussed the desire to retain flexibility to use collected Park SDC's in the broadest manner possible, as long in accordance with the State statute and in compliance with the adopted 2000 Park and Recreation Capital Facilities Plan. **Recommendation:** The Committee recommended not to include in the Park SDC formula an allocation of Park SDC expenditures to designated park types.

The issue paper analysis provided the basis for the final draft methodology recommendation that resulted from the March 15th USC meeting. In addition, other information that the Committee based its recommendation on is the Corvallis MPO derived 2020 population figures and they utilized an Improvement-Based approach. The improvement based approach allows flexibility in the identification of specific capital facility improvement topology to be funded with Park SDC's. As outlined on Page 13-Table 4.5 of the attached report, the final recommendation is to adopt a new Park SDC methodology at a 60% charge rate. This methodology results in the exclusion of swimming pools and special use areas being funded with Park SDC's, however, would allow the greatest flexibility of use of Park SDC for other higher priority park types, ie, neighborhood and community parks, open spaces, linear parks, and large urban park areas.

Recommendation: To endorse a specific draft methodology for distribution and review by the public at the scheduled June 19, 2006 public hearing.

Review and Concur:


Jon S. Nelson, City Manager



**PARKS AND RECREATION
SYSTEM DEVELOPMENT CHARGES
METHODOLOGY UPDATE**

DRAFT
as of
March 16, 2006

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**Don
Ganer &
Associates, Inc.**

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CITY OF CORVALLIS

Parks and Recreation System Development Charges Methodology Update

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 City's current parks and recreation SDC methodology was prepared in 2000. In August 2005, the City engaged Don Ganer & Associates, Inc. to review the existing methodology and the prepare an update to reflect the current costs of growth needs identified in the City's Park and Recreation Facilities Plan.

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; (3) requirements and options for credits, exemptions and discounts; and (4) alternative methodology approaches. Section 3.0 presents the methodology used to update the Parks and Recreation SDCs, and section 4.0 presents the calculation of Parks and Recreation SDC Rates. SDC Capacity Improvement Projects that may be funded with SDC revenues are included as an Appendix to this report.

2.0 AUTHORITY AND BACKGROUND INFORMATION

A. Legislative Authority

The source of authority for the adoption of SDCs is found both in state statute and in the City'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..". Legislative additions and modifications to the Act were made in 1993, 1999, 2001, and 2003. The Oregon SDC Act requires local governments that enact SDCs to:

- adopt SDCs by ordinance or resolution;
- develop a methodology outlining how the SDCs were developed;
- adopt a plan and project list 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 certain "qualified public improvements";
- separately account for and report receipt and expenditure of SDC revenues, and develop procedures for challenging expenditures; and
- use SDC revenues for capital improvements and compliance costs only - 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 used for capacity-increasing capital improvements included in a required plan and list of projects that identifies the expected timing, cost, and growth-required percentage for 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 for *any* capital improvement project, including major repairs, upgrades, or renovations. Capital improvements to be 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 any "qualified public improvement" that (1) is required as a condition of development approval, (2) is identified in the plan and list of projects on which improvement fee SDC revenues may be used, 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 to meet the needs of 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 improvement can only be used for a credit for a parks 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 City 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 City's plan and list of projects, or provide a share of the cost of an improvement by other means (i.e., partnerships, other City revenues, etc.).

(2) Exemptions

The City may "exempt" certain types of development, such as "affordable housing" from the requirement to pay parks SDCs. Unless an alternative source of funding for SDCs is identified, exemptions reduce SDC revenues and, therefore, increase the amounts that must come from other sources, such as bonds and property taxes.

(3) Discounts

The City may "discount" the amount of the SDC by reducing the portion of growth-required improvements to be funded with SDCs. A discount in the SDC may also be applied on a pro-rata basis to any identified deficiencies to be funded from non-SDC sources. For example, the City may decide to charge new development an SDC rate sufficient to pay for some types of facilities but not for others (i.e., neighborhood parks but not trails, etc.), or to pay only a percentage (i.e., 80%, 60%, etc.) of identified growth-required costs. The portion of growth-required costs that may be funded with SDCs must be identified in the City's capital improvements program.

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 achieve or maintain adopted levels of service.

3.0 PARKS AND RECREATION SDC METHODOLOGY

The City's Park & Recreation Facilities Plan includes projects designed address growth needs and repair deficiencies within the City's planning area. The SDC Capacity Improvement Projects list (Appendix) includes selected growth-related projects from this plan and identifies the growth-required percentage, the estimated cost, and the estimated timing priority (*TO BE ADDED*) for each project through the year 2020. Projects include both acquisition and development components. Items identified as "short term" are expected to be completed within five years, and those listed as "long term" should be completed by 2020.

Parks and recreation facilities benefit both existing and future City residents. The methodology used to update the City's Parks and Recreation SDCs establishes the required connection between the demands of growth and the SDC by analyzing the proportionate need of each type of facility for use by current and future residents. 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 need for parks and recreation facilities for which they are charged. The Parks and Recreation SDCs are based on population, and the SDC rates are calculated based on the specific impact a development is expected to have on the City's population.

A. Population Growth

The Parks and Recreation SDCs are based on costs per "capita" (person). Table 3.1, below, shows projected population growth for the City through the year 2020.

TABLE 3.1

**PROJECTED POPULATION
INCREASE FROM NEW DEVELOPMENT (2005 - 2020)**

Projected <u>2020*</u>	-	Estimated <u>2005**</u>	=	Projected <u>Increase</u>
67,228		53,165		14,063

* Source: Corvallis Area MPO

** Source: PSU Population Research Center

B. Persons Per Dwelling Unit

The Parks and Recreation SDC rates 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, official U.S. Census data gathered for Corvallis for the year 2000 was analyzed, and the resulting calculations are displayed in Table 3.2, below.

TABLE 3.2

AVERAGE PERSONS PER DWELLING UNIT

	<u>Avg. Persons Per Dwelling Unit</u>
Single Family	2.55
Multi – Family	1.82
Manufactured Housing	1.71

C. Facility Needs

The City’s Park & Recreation Facilities Plan is incorporated into this report by reference. The plan identify projects designed to address growth needs and repair deficiencies within the City’s planning area. The SDC Capacity Improvement Projects list (Appendix) includes selected growth-related projects from the plan and identifies the growth-required percentage, the estimated cost, and the estimated timing (*TO BE ADDED*) for each project.

Table 3.3, below, presents a summary of facility needs included in the Appendix, both for growth and to repair deficiencies for current residents. The “Current Need” is the proportionate share needed to provide facilities to current residents at the levels of service resulting from facilities planned for 2020. The “Growth Need” is the proportionate share needed to provide facilities to future residents at the levels of service resulting from facilities planned for 2020.

TABLE 3.3

FACILITY NEEDS FOR GROWTH AND DEFICIENCY REPAIR

<u>Facility Type</u>	<u>2020 LOS (Units/1000)</u>	<u>Current Inventory</u>	<u>Current Need</u>	<u>Surplus or (Deficiency)</u>	<u>2020 Planned Units</u>	<u>Growth Need</u>
Developed Mini Parks (acres)	0.18	6.21	9.66	(3.45)	12.21	2.55
Developed Neighborhood Parks (acres)	2.10	65.90	111.43	(45.53)	140.90	29.47
Developed Large Urban Parks (acres)	6.59	369.52	350.24	19.28	442.89	73.37
Developed Community Parks (acres)	2.03	71.60	108.03	(36.43)	136.60	28.57
Linear Parks (acres)	0.55	11.71	29.20	(17.49)	36.93	7.73
Enhanced Open Space (acres)	18.10	962.10	962.10	0.00	1216.59	254.49
Pathways & Trails (miles)	0.51	19.40	27.19	(7.79)	34.38	7.19

There are deficiencies in Mini Parks, Neighborhood Parks, Community Parks, Linear Park, and Pathways & Trails. Improvement fee SDC revenues must be used only for growth needs, and may not be used to remedy deficiencies. Alternative non-SDC revenues must be used to repair deficiencies.

D. New Facility Costs

The Parks SDC Capacity Improvement Projects list, included as an Appendix, identifies selected facilities needed to serve parks and recreation needs in the City planning area through the year 2020. Table 3.4, below, shows total facility costs and growth costs.

TABLE 3.4

GROWTH-REQUIRED FACILITY COSTS

	<u>Cost Per Unit</u>	<u>Total Facility Costs</u>	<u>Growth Facility Costs</u>	<u>Deficiency Repair Costs</u>
Mini Park Acquisition & Development (acres)	252,400	1,314,400	643,620	670,780
Neighborhood Park Acquisition & Development (acres)	366,842	27,513,150	10,825,267	16,687,883
Large Urban Park Development (acres)	165,000	12,106,050	12,106,050	0
Community Park Acquisition & Development (acres)	265,000	17,225,000	7,571,050	9,653,950
Linear Park Acquisition & Development (acres)	852,272	21,494,300	6,588,063	14,906,237
Open Space Acquisition & Enhancement (acres)	85,000	11,731,650	11,731,650	0
Pathways & Trails Development (miles)	528,000	7,909,440	3,796,320	4,113,120
Total All Facilities		\$99,293,990	\$53,262,020	\$46,031,970

E. Compliance/Administrative Costs

The City 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 planning period have been estimated as shown in Table 3.5, below:

TABLE 3.5

COMPLIANCE/ADMINISTRATIVE COST ESTIMATES

<u>Compliance/Administrative Cost</u>	<u>15-Year Total</u>
Master Plan Updates (3 X \$225,000 for consulting and staff services)	\$675,000
Annual SDC-CIP Management, Accounting and Reporting Costs (approximately \$15,000 per year for consulting, legal, audit, financial reporting and staff services)	\$225,000
SDC Methodology Reviews and Updates (3 X \$20,000 for consulting services)	<u>\$60,000</u>
Total Estimated Compliance/Administrative Costs	\$960,000

F. Total SDC-Eligible Costs

The City's total SDC-eligible costs include growth costs and compliance/administrative costs. The Total SDC-eligible costs are shown in Table 3.6, below.

TABLE 3.6

TOTAL SDC-ELIGIBLE COSTS

	Total SDC <u>Eligible Costs</u>
Growth Facility Costs	53,262,020
PLUS: Compliance/Admin Costs	<u>960,000</u>
SDC-Eligible Costs	\$54,222,020

4.0 PARKS AND RECREATION SDC RATES

The City’s Parks and Recreation SDC rates are calculated using a series of sequential formulas which, when completed, yield the total SDC rates for each new dwelling unit in the City. The formulas identify:

- a) the improvements cost per capita (Formula 4a, below),
- b) the improvements cost per dwelling unit (Formula 4b, page 15),
- c) the SDC tax credit per dwelling unit (Formula 4c, page 15),
- d) the total SDC per dwelling unit (Formula 4d, page 16), and
- e) the discounted SDC per dwelling unit

The SDC rate is an “improvement fee” only, and does not include a “reimbursement fee” component.

A. Formula 4a: Improvements Cost Per Capita

The improvements cost per capita is calculated by dividing the SDC-eligible costs (identified in Table 3.6, page 8) by the increase in population expected to be created by new development through 2020 (from Table 3.1, page 5).

$$4a. \quad \begin{array}{c} \text{SDC} \\ \text{Eligible} \\ \text{Costs} \end{array} \div \begin{array}{c} \text{Population} \\ \text{Increase} \end{array} = \begin{array}{c} \text{Improvements} \\ \text{Cost} \\ \text{Per Capita} \end{array}$$

Table 4.1 presents the calculations of the improvements costs per capita.

TABLE 4.1

IMPROVEMENTS COST PER CAPITA

	<u>SDC</u> <u>Eligible Costs</u>	÷	<u>Population</u> <u>Increase</u>	=	<u>Improvements</u> <u>Cost</u> <u>Per Capita</u>
SDC-Eligible Costs	\$54,222,020		14,063		\$3,856

B. Formula 4b: Improvements Cost Per Dwelling Unit

The improvements cost per dwelling unit is calculated by multiplying the average number of persons per dwelling unit (from Table 3.2, page 6) by the improvements cost per capita (from Table 4.1, page 9).

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

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

TABLE 4.2

IMPROVEMENTS COST PER DWELLING UNIT

<u>Dwelling Unit Type</u>	<u>Average Persons Per Dwelling Unit</u>	X	<u>Improvements Cost Per Capita</u>	=	<u>Improvements Cost Per Dwelling Unit</u>
Single Family	2.55		\$3,856		\$9,832
Multi-Family	1.82		\$3,856		\$7,017
Manufactured Housing	1.71		\$3,856		\$6,593

C. Formula 4c: SDC Tax Credit Per Dwelling Unit

Debt instruments will likely be used as a future source for funding improvements needed to repair deficiencies. A portion of funds used to repay these debts may come from property taxes paid by growth. A tax credit has been calculated to account for potential payments in order to avoid charging growth twice; once through the SDC, and a second time through property taxes. A credit has been calculated for each type of dwelling unit using the following assumptions:

- \$45M in 20 year G.O. bonds at 5.5 % (\$22.5M issued in 2009, \$22.5M issued in 2019);
- 6.0% average annual increase in total City property valuation for taxes;
- 3.0% annual increase in assessed property valuations;
- 3.0% annual inflation (decrease in value of money); and
- average 2005 property valuations for new construction at \$250,000 for single family, \$60,000 for multi-family, and \$85,000 for manufactured housing units (\$75,000 for unit, \$10,000 for lot).

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

The amount of this credit is shown in Table 4.3, below.

TABLE 4.3

TAX CREDIT PER DWELLING UNIT

<u>Dwelling Unit Type</u>	<u>Tax Credit Per Dwelling Unit</u>
Single Family	\$ 2,120
Multi-Family	\$ 509
Manufactured Housing	\$ 408

D. Formula 4d: Total SDC Per Dwelling Unit

The Total SDC per dwelling unit is calculated by subtracting the tax credit per dwelling unit (Table 4.3, above) from the improvements cost per dwelling unit (Table 4.2, page 10).

$$4d. \quad \begin{array}{l} \text{Improvements} \\ \text{Cost} \\ \text{Per Dwelling Unit} \end{array} - \begin{array}{l} \text{SDC Tax} \\ \text{Credit Per} \\ \text{Dwelling Unit} \end{array} = \begin{array}{l} \text{Total} \\ \text{SDC Per} \\ \text{Dwelling Unit} \end{array}$$

The results of these calculations are shown in Table 4.4, page 12.

TABLE 4.4

TOTAL SDC PER DWELLING UNIT

	Improvements Cost Per <u>Dwelling Unit</u>	-	SDC Tax Credit Per <u>Dwelling Unit</u>	=	Total SDC Per <u>Dwelling Unit</u>
<u>Dwelling Unit Type</u>					
Single Family	\$9,832		(\$2,120)		\$7,712
Multi-Family	\$7,017		(\$ 509)		\$6,508
Manufactured Housing	\$6,593		(\$ 408)		\$6,185

E. Formula 4e: Discounted SDC Per Dwelling Unit

The City may discount the SDC rate to collect less than 100% of growth costs. A discount has been applied to the SDC rates so that only 60% of the maximum growth costs will be collected through SDCs. The Discounted SDC per dwelling unit is calculated by multiplying the Total SDC per dwelling unit (Table 4.4, above) by the discounted collection percentage (60%).

$$\begin{array}{rcccl} & \text{Total} & & \text{Discounted} & \\ & \text{SDC Per} & \text{X} & \text{Collection} & = \\ 4e. & \text{Dwelling Unit} & & \text{Percentage} & \\ & & & & \text{Discounted} \\ & & & & \text{SDC Per} \\ & & & & \text{Dwelling Unit} \end{array}$$

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

TABLE 4.5

DISCOUNTED SDC PER DWELLING UNIT

	Total SDC Per <u>Dwelling Unit</u>	X	Discounted Collection Percentage	=	Discounted SDC Per <u>Dwelling Unit</u>
<u>Dwelling Unit Type</u>					
Single Family	\$7,712		60%		\$4,627
Multi-Family	\$6,508		60%		\$3,905
Manufactured Housing	\$6,185		60%		\$3,711

APPENDIX

CITY OF CORVALLIS PARKS AND RECREATION					page 1	
SDC - CAPACITY IMPROVEMENT PROJECTS					3/16/06	
A. MINI PARKS & NEIGHBORHOOD PARKS			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Timing Priority
SDC-CIP Project Number	Facility	Action				
M-12 SEAVEY MEADOW AREA MINI PARK Acquire land and develop a new mini park to meet growth and non-growth needs.	acres = 2.00	Acquisition	\$0	0.00%	\$0	
		Development	\$304,800	42.50%	\$129,540	
		Total Cost	\$304,800		\$129,540	
M-50 BELL AREA MINI PARK Acquire land and develop a new mini park to meet growth and non-growth needs.	acres = 2.00	Acquisition	\$200,000	63.75%	\$127,500	
		Development	\$304,800	42.50%	\$129,540	
		Total Cost	\$504,800		\$257,040	
M-52 CLEARWATER AREA MINI PARK Acquire land and develop a new mini park to meet growth and non-growth needs.	acres = 2.00	Acquisition	\$200,000	63.75%	\$127,500	
		Development	\$304,800	42.50%	\$129,540	
		Total Cost	\$504,800		\$257,040	
N-1 JACKSON AREA NEIGHBORHOOD PARK Acquire land and develop a new neighborhood park to meet growth and non-growth needs.	acres = 5.00	Acquisition	\$500,000	39.35%	\$196,729	
		Development	\$1,334,210	39.35%	\$524,956	
		Total Cost	\$1,834,210		\$721,684	
N -2 LEWISBURG ROAD AREA NEIGHBORHOOD PARK Acquire land and develop a new neighborhood park to meet growth and non-growth needs.	acres = 5.00	Acquisition	\$500,000	39.35%	\$196,729	
		Development	\$1,334,210	39.35%	\$524,956	
		Total Cost	\$1,834,210		\$721,684	
N -4 MOUNTAIN VIEW SCHOOL AREA NEIGHBORHOOD PARK Acquire land and develop a new neighborhood park to meet growth and non-growth needs.	acres = 5.00	Acquisition	\$500,000	39.35%	\$196,729	
		Development	\$1,334,210	39.35%	\$524,956	
		Total Cost	\$1,834,210		\$721,684	
N -5 HARMAN AREA NEIGHBORHOOD PARK Acquire land and develop a new neighborhood park to meet growth and non-growth needs.	acres = 5.00	Acquisition	\$500,000	39.35%	\$196,729	
		Development	\$1,334,210	39.35%	\$524,956	
		Total Cost	\$1,834,210		\$721,684	

APPENDIX

CITY OF CORVALLIS PARKS AND RECREATION					page 2	
SDC - CAPACITY IMPROVEMENT PROJECTS					3/16/06	
A. MINI PARKS & NEIGHBORHOOD PARKS			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Timing Priority
SDC-CIP Project Number	Facility	Action				
N-8 CV RIDGE AREA NEIGHBORHOOD PARK Acquire land and develop a new neighborhood park to meet growth and non-growth needs.						
	acres = 5.00	Acquisition	\$500,000	39.35%	\$196,729	
		Development	\$1,334,210	39.35%	\$524,956	
		Total Cost	\$1,834,210		\$721,684	
N-9 SATINWOOD AREA NEIGHBORHOOD PARK Acquire land and develop a new neighborhood park to meet growth and non-growth needs.						
	acres = 5.00	Acquisition	\$500,000	39.35%	\$196,729	
		Development	\$1,334,210	39.35%	\$524,956	
		Total Cost	\$1,834,210		\$721,684	
N-18 WITHAM HILL AREA NEIGHBORHOOD PARK Acquire land and develop a new neighborhood park to meet growth and non-growth needs.						
	acres = 5.00	Acquisition	\$500,000	39.35%	\$196,729	
		Development	\$1,334,210	39.35%	\$524,956	
		Total Cost	\$1,834,210		\$721,684	
N-22 OAK AREA NEIGHBORHOOD PARK Acquire land and develop a new neighborhood park to meet growth and non-growth needs.						
	acres = 5.00	Acquisition	\$500,000	39.35%	\$196,729	
		Development	\$1,334,210	39.35%	\$524,956	
		Total Cost	\$1,834,210		\$721,684	
N-33 SKYVIEW AREA NEIGHBORHOOD PARK Acquire land and develop a new neighborhood park to meet growth and non-growth needs.						
	acres = 5.00	Acquisition	\$500,000	39.35%	\$196,729	
		Development	\$1,334,210	39.35%	\$524,956	
		Total Cost	\$1,834,210		\$721,684	
N-34 SQUAW AREA NEIGHBORHOOD PARK Acquire land and develop a new neighborhood park to meet growth and non-growth needs.						
	acres = 5.00	Acquisition	\$500,000	39.35%	\$196,729	
		Development	\$1,334,210	39.35%	\$524,956	
		Total Cost	\$1,834,210		\$721,684	
N-41 PLYMOUTH AREA NEIGHBORHOOD PARK Acquire land and develop a new neighborhood park to meet growth and non-growth needs.						
	acres = 5.00	Acquisition	\$500,000	39.35%	\$196,729	
		Development	\$1,334,210	39.35%	\$524,956	
		Total Cost	\$1,834,210		\$721,684	

APPENDIX

CITY OF CORVALLIS PARKS AND RECREATION					page 3	
SDC - CAPACITY IMPROVEMENT PROJECTS					3/16/06	
A. <u>MINI PARKS & NEIGHBORHOOD PARKS</u>			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Timing Priority
SDC-CIP Project Number	Facility	Action				
N-45 BROOKLANE NEIGHBORHOOD PARK(S) Acquire land and develop a new neighborhood park to meet growth and non-growth needs.						
acres =	5.00	Acquisition	\$500,000	39.35%	\$196,729	
		Development	\$1,334,210	39.35%	\$524,956	
		Total Cost	\$1,834,210		\$721,684	
N-53 KIGER AREA NEIGHBORHOOD PARK(S) Acquire land and develop a new neighborhood park to meet growth and non-growth needs.						
acres =	5.00	Acquisition	\$500,000	39.35%	\$196,729	
		Development	\$1,334,210	39.35%	\$524,956	
		Total Cost	\$1,834,210		\$721,684	
N-54 BOONEVILLE AREA NEIGHBORHOOD PARK(S) Acquire land and develop a new neighborhood park to meet growth and non-growth needs.						
acres =	5.00	Acquisition	\$500,000	39.35%	\$196,729	
		Development	\$1,334,210	39.35%	\$524,956	
		Total Cost	\$1,834,210		\$721,684	
N-55 WELTZIN AREA NEIGHBORHOOD PARK(S) Acquire land and develop a new neighborhood park to meet growth and non-growth needs.						
acres =	5.00	Acquisition	\$500,000	39.35%	\$196,729	
		Development	\$1,334,210	39.35%	\$524,956	
		Total Cost	\$1,834,210		\$721,684	
Mini-Park Acquisition	4.00		\$400,000		\$255,000	
Mini-Park Development	6.00		\$914,400		\$388,620	
Neighborhood Park Acquisition	75.00		\$7,500,000		\$2,950,935	
Neighborhood Park Development	75.00		\$20,013,150		\$7,874,333	

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CITY OF CORVALLIS PARKS AND RECREATION					page 4	
SDC - CAPACITY IMPROVEMENT PROJECTS					3/16/06	
B. LARGE URBAN & COMMUNITY PARKS						
SDC-CIP Project Number	Facility	Action	Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Timing Priority
LU-X LARGE URBAN PARK DEVELOPMENT						
Develop approximately 73.37 acres of Large Urban Parks.						
acres =	73.37	Acquisition	\$0	0.00%	\$0	
		Development	\$12,106,050	100.00%	\$12,106,050	
		Total Cost	\$12,106,050		\$12,106,050	
C-3 HIGHLAND AREA COMMUNITY PARK						
Acquire and develop a new community park to serve growth and non-growth needs.						
acres =	20.00	Acquisition	\$2,000,000	43.95%	\$879,077	
		Development	\$3,300,000	43.95%	\$1,450,477	
		Total Cost	\$5,300,000		\$2,329,554	
C-23 FAIRGROUNDS AREA COMMUNITY PARK						
Acquire and develop a new community park to serve growth and non-growth needs.						
acres =	30.00	Acquisition	\$3,000,000	43.95%	\$1,318,615	
		Development	\$4,950,000	43.95%	\$2,175,715	
		Total Cost	\$7,950,000		\$3,494,331	
C-27 TAYLOR AREA COMMUNITY PARK						
Acquire and develop a new community park to serve growth and non-growth needs.						
acres =	15.00	Acquisition	\$1,500,000	43.95%	\$659,308	
		Development	\$2,475,000	43.95%	\$1,087,858	
		Total Cost	\$3,975,000		\$1,747,165	
Large Urban Park Acquisition	0.00		\$0		\$0	
Large Urban Park Development	73.37		\$12,106,050		\$12,106,050	
Community Park Acquisition	65.00		\$6,500,000		\$2,857,000	
Community Park Development	65.00		\$10,725,000		\$4,714,050	

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CITY OF CORVALLIS PARKS AND RECREATION					page 5	
SDC - CAPACITY IMPROVEMENT PROJECTS					3/16/06	
C. LINEAR PARKS & OPEN SPACE			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Timing Priority
SDC-CIP Project Number	Facility	Action				
LP-X1 LINEAR PARKS Acquire and develop linear parks for growth and non-growth needs.						
	acres = 25.22	Acquisition & Development	\$21,494,300	30.65%	\$6,588,063	
		Total Cost	\$21,494,300		\$6,588,063	
OS-X1 OPEN SPACE ENHANCEMENT Provide enhancements to parks and recreation open space areas for growth needs.						
	acres = 132.00	Acquisition	\$0	100.00%	\$0	
		Enhancement	\$1,320,000	100.00%	\$1,320,000	
		Total Cost	\$1,320,000		\$1,320,000	
OS-X2 OPEN SPACE ACQUISITION & ENHANCEMENT Acquire and enhance parks and recreation open space areas for growth needs.						
	acres = 122.49	Acquisition	\$9,186,750	100.00%	\$9,186,750	
		Enhancement	\$1,224,900	100.00%	\$1,224,900	
		Total Cost	\$10,411,650		\$10,411,650	
Linear Park Acq. & Development	25.22		\$21,494,300		\$6,588,063	
Open Space Acquisition	122.49		\$9,186,750		\$9,186,750	
Open Space Enhancement	254.49		\$2,544,900		\$2,544,900	

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CITY OF CORVALLIS PARKS AND RECREATION					page 6	
SDC - CAPACITY IMPROVEMENT PROJECTS					3/16/06	
D. RECREATION FACILITIES			Estimated Project Cost (\$)	Growth- Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Timing Priority
SDC-CIP Project Number	Facility	Action				
R-2 PATHWAYS AND TRAILS Develop approximately 14.98 miles of trails to serve growth and non-growth needs.						
	miles =	14.98	Development	\$7,909,440	48.00%	\$3,796,320
			Total Cost	\$7,909,440		\$3,796,320