Rates in Effect July 1, 2016

System Development Charge Methodologies

Appendix E Excerpt

(Park System Details)

As adopted per Resolution No. 4900 (Effective May 7, 2007)

And as amended per

Administrative Order 58-07-08-F
(Effective August 20, 2007); and

Administrative Order 58-08-02-F
(Effective July 1, 2009); and

Resolution No. 4929
(Effective July 1, 2008); and

Resolution No. 4943
(Effective July 1, 2008); and

Administrative Order 58-09-08-F
(Effective July 1, 2009); and

Resolution Nos. 4977 & 4991
(Effective January 1, 2010); and

Resolution No. 4998
(Effective April 1, 2010); and

Administrative Order 58-11-01-F
(Effective June 1, 2011); and

Administrative Order 58-11-01-F
(Effective June 1, 2011); and

Resolution No. 5031
(Effective June 1, 2011); and

Administrative Order 58-11-12-F
(Effective January 1, 2012); and

Administrative Order 58-13-08-F
(Effective July 1, 2013); and

Resolution No. 5092
(Effective July 1, 2013); and

Resolution No. 5100
(Effective March 1, 2014); and

Administrative Order 58-14-08-F
(Effective July 1, 2014); and

Administrative Order 58-15-17-F
(Effective July 1, 2015)

Administrative Order 58-16-14-F
(Effective July 1, 2016)

Appendix E

Parks System Charge Detail

1.0 Parks SDC Methodology

The parks system development charge (SDC) consists of an improvement and reimbursement fee, and is charged to residential and nonresidential development. The estimated cost of capacity from future capacity-enhancing projects to serve new development, as contained in the Parks Recreation and Open Space Project and Priority Plan, and the estimated capacity in the existing parks system to be used by new development form the basis for determining the parks SDC. All park and facility types in the parks system are considered in the basis for the charge.

The parks SDC methodology includes the following steps, discussed below.

- Determine growth capacity needs
- Determine the SDC cost basis
- Determine system-wide unit costs
- Develop the SDC rate schedule

1.1 Determine Growth Capacity Needs

Capacity in the parks system is typically expressed in terms of acres of parks and number of facilities per population. The number of acres and facilities per capita is also used to express the level of service (LOS) provided in the parks system. Capacity demand is created by new development, in the form of additional park users, by attracting additional population or equivalent population to the City parks system. Population growth, LOS and related capacity needs are projected over a planning horizon as reflected in the Parks, Recreation and Open Space Project and Priority Plan (Project List).

Capacity needs for all park and facility types, except for neighborhood parks are based on a system-wide analysis. The capacity analysis for neighborhood parks is done on a service area basis, reflecting more localized planning for these park types.

1.1.1 Park Types Other than Neighborhood

Capacity requirements, for existing and future park users (growth), are based on the planned LOS for each type of park (except neighborhood parks, as discussed below) as defined by the Project List. The planned LOS for a particular park or facility is defined as the quantity of future City-funded and owned park acreage per 1,000 population served. A large portion of land acquisition costs for some park types (i.e., linear and natural area parks) is assumed to be funded through non-City agencies. This is in part due to the fact that the service areas for these parks are regional in nature – drawing from beyond the city limits. Therefore, the LOS is adjusted for this partner funded acreage; specifically, the total future planned acreage is reduced by acreage assumed to be funded by partner agencies. In this way, the future LOS is “discounted”, to recognize the fact that these improvements may be funded and owned by other agencies and will serve a broader population.

The following equation shows the calculation of the planned LOS:

(Existing Inventory Q + Planned Q – Other Funded Q) / Future Population Served = Planned LOS

Where:

Q = quantity (acres of park, miles of trails, number of facilities), and

Future Population Served = projected 2025 population for all park types, except for Natural Area parks which are based on 2050 population.

The capacity requirements – the number of park acres – needed for existing development and growth are estimated by multiplying the planned LOS for each park type by the population of each group.

Table 10 shows the determination of growth capacity needs for land acquisition and development for all parks except for neighborhood parks.

1.1.2 Recreation Facilities

A capacity analysis was also conducted for those facility types for which project costs are itemized in the Project List. Table 11 shows the capacity analysis for Outdoor Recreation Amenities, Natural Area Amenities, and Recreation Facilities. Similar to the park acreage analysis, the capacity analysis for facilities is based on the planned LOS. The need for existing park users is equal to the planned LOS multiplied by the existing population. Existing users' needs are assumed to be met first by the existing inventory of facilities; any shortfall is assumed to come from the Project List. The facilities required by growth are equal to the product of the planned LOS and the projected increase in population through 2025. Growth's need is assumed to be met by new facilities from the Project List, and any "surplus" facilities in the existing inventory.

1.1.3 Neighborhood Parks

Capacity analysis for neighborhood parks is treated differently from other park types due to the nature of planning and development of neighborhood parks. Neighborhood parks are planned and developed to serve a localized area whereas other park types tend to provide broader system-wide capacity. Growth capacity needs for existing and future neighborhood parks are a function of 1) the growth population served, relative to the total population served within neighborhood park service areas, and 2) the number of acres of neighborhood parks, both existing and planned to be acquired and developed. The capacity analysis is comprised of the following steps:

1) -- Establish future neighborhood park service areas resulting from implementation of the PROS Project and Priorities Plan projects related to neighborhood parks.

Generally, the assumption of a neighborhood park service area boundary is that it includes areas within a ½-mile safe walking distance of a neighborhood park. Three types of neighborhood park service areas were

F I G U R E 6

Parks System

Capital Project - Based Methodology

► **Impact Measurement**
Population or Equivalent Population

System Value
(SDC-Eligible Costs)

► **Improvement Fee**
Future capacity-enhancing project costs - non SDC eligible project cost

► **Reimbursement Fee**
Replacement cost - non SDC-eligible cost

Formula:

Cost of Service
(Unit cost per Population)

$$\frac{\textbf{SDC - Eligible Cost}}{\text{[Projected Population (Residential) + Equivalent Population (Nonresidential)]}} = \textbf{Cost per Person}$$

Formula:

Unit Cost of Service =
(Improvement Unit Cost + Reimbursement Unit Cost - Adjustments or Credits per Unit)

NOTE: The costs per unit of measure, can be found in Table 17 and in Appendix F.

Land Acquisition and Development Capacity Analysis by Park Type

Park Type (see Table 12 for Neighborhood)	(a) Existing LOS (acres/1,000 population)	(b) Planned LOS (acres/1,000 population)	(c) Existing Inventory (acres)	(d) Added by Project List (acres)	(e) = (c+d) Total Future (acres)	(f) = (b X pop) Existing Population (167,081) Total Need (acres)	(g) = (f-c) Existing (Surplus) / Deficit (acres)	(h)=(b X pop) Growth Population (43,819) Total Need (acres)	(i)=surplus (g) From Existing Inventory (acres)	(j) = (h-i) From Project List (acres)
Land Acquisition										
Urban Parks	0.0066	0.0126	1.1	1.6	2.7	2.1	1.0	0.6	0.0	0.6
Community Parks	1.3118	1.8050	219.2	161.5	380.7	301.6	82.4	79.1	0.0	79.1
Metropolitan Parks	3.9170	3.1094	654.5	1.3	655.8	519.5	(134.9)	136.3	134.9	1.3
Natural Area Parks	8.8985	11.3765	1,486.8	1,388.0	2,874.7	1,900.8	414.0	498.5	0.0	498.5
Linear Parks	1.2038	1.0153	201.1	13.0	214.1	169.6	(31.5)	44.5	31.5	13.0
Special Facilities	0.7823	0.6212	130.7	0.3	131.0	103.8	(26.9)	27.2	na	0.3
Total Acquisition	17.3806	19.1853	2,904.0	1,617.6	4,521.6	3,205.5	301.5	840.7	206.4	618.3
Development										
Urban Parks	0.0066	0.0052	1.1	0.0	1.1	0.9	(0.2)	0.2	0.2	0.0
Community Parks	0.8604	1.1388	143.8	96.4	240.2	190.3	46.5	49.9	0.0	49.9
Metropolitan Parks	1.1456	1.0285	191.4	25.5	216.9	171.9	(19.5)	45.1	19.5	25.5
Natural Area Parks	0.1006	0.0797	16.8	0.0	16.8	13.3	(3.5)	3.5	3.5	0.0
Linear Parks	0.0443	0.0729	7.4	8.0	15.4	12.2	4.8	3.2	0.0	3.2
Special Facilities	0.4820	0.3913	80.5	2.0	82.5	65.4	(15.1)	17.1	na	2.0
Total Development	3.2128	3.5274	536.8	207.1	743.9	589.4	52.6	154.6	41.5	117.5

TABLE 11

Capacity Analysis & Project List Allocations for Facilities

Capacity Analysis & Project List Allocations for Facili

Facility Type	Existing Inventory	Existing LOS		Project List Facilities (1)	Planned LOS		Existing		Growth		Existing Inventory for Growth
		Each	Per Pop.		Each	Per Pop.	Need (Each)	Project List %	Need (Each)	Project List %	
Outdoor Recreation Amenities		**unit**	**per**		**unit**	**per**					
Basketball - Full Court											
Basketball	38	1	4,397	24.0	1	3,402	11.12	46%	12.9	54%	
Botanical Gardens	5	1	33,416	1.0	1	35,150	(0.25)	0%	1.0	100%	0.2
Children's Play Areas	42	1	3,978	26.0	1	3,101	11.87	46%	14.1	54%	
Community Gardens	6	1	27,847	5.0	1	19,173	2.71	54%	2.3	46%	
Disc Golf Courses	2	1	83,541	1.0	1	70,300	0.38	38%	0.6	62%	
Dog Parks	3	1	55,694	1.0	1	52,725	0.17	17%	0.8	83%	
Golf Courses	1	1	167,081	1.0	1	105,450	0.58	58%	0.4	42%	
Performance Space	17	1	9,828	1.0	1	11,717	(2.74)	0%	1.0	100%	2.7
Picnic Areas (Reservable)	7	1	23,869	3.0	1	21,090	0.92	31%	2.1	69%	
Sand Volleyball	6	1	27,847	2.0	1	26,363	0.34	17%	1.7	83%	
Skate Parks	5	1	33,416	2.0	1	30,129	0.55	27%	1.5	73%	
Soccer	15	1	11,139	15.0	1	7,030	8.77	58%	6.2	42%	
Softball/Baseball	28	1	5,967	8.0	1	5,858	0.52	7%	7.5	93%	
Tennis Courts	23	1	7,264	8.0	1	6,803	1.56	19%	6.4	81%	
Wading Pools/Spray Parks	8	1	20,885	5.0	1	16,223	2.30	46%	2.7	54%	
Natural Area Amenities											2.99
Interpretive Facilities	3	1	55,694	8.5	1	18,339	6.11	72%	2.4	28%	
Trails, Multi-Use	20.30	0.12	1,000	1.0	0.10	1,000	(3.43)	0%	1.0	100%	3.4
Trails, Mountain Bike	3.80	0.02	1,000	-	0.02	1,000	(0.79)	0%	-	100%	0.8
Trails, Pedestrian	10.96	0.07	1,000	30.8	0.20	1,000	22.08	72%	8.7	28%	
Trails, Running	11.82	0.07	1,000	1.5	0.06	1,000	(1.27)	0%	1.5	100%	1.3
Trailheads	8	1	20,885	11.5	1	10,815	7.45	65%	4.1	35%	
Recreation Facilities											4.7
Gymnasiums (courts)	0		N/A	0		N/A					
Swimming Pools	3	1	55,694	2	1	42,180	0.96	48%	1.0	52%	
Community Centers/Sr Centers	10	1	16,708	3	1	16,223	0.30	10%	2.7	90%	

delineated: existing park service areas; expanded park service areas due to access improvements; and, future park project service areas.

2) -- Estimate existing population within existing and future neighborhood park service areas.
Parks service for the existing population is estimated using address data from the Regional Geographic Information System (GIS). Existing dwelling unit types were identified by land use code and were multiplied by an average household size factor for that dwelling type. Average household size factors used in the analysis were consistent with the City's parks SDC methodology.

3) -- Estimate future population within existing and future neighborhood park service areas.
Future population growth within park service areas is estimated by applying dwelling-unit-density and household size assumptions to potentially buildable residential lands inside the Eugene Urban Growth Boundary.

4) -- Determine percentage of total population served within neighborhood park service areas attributable to existing population versus future growth population.
This is a simple calculation using the results of steps 2 and 3.

5) -- Multiply growth population share by the number of acres of neighborhood park land to determine growth capacity needs.
Growth's share of the total population of existing service areas is used to determine growth capacity needs of existing park land and development. Growth's share of the total population of expanded service areas is used to determine growth capacity needs of future land acquisition and development.

Table 12 shows the results of the neighborhood parks capacity analysis.

Table 12
Determination of Growth Capacity Needs for Neighborhood Parks

	Existing (2005)	Growth (thru 2025)	Total
Existing Park Service Areas			
Population	86,415	19,764	106,179
Percentage of total population served	81%	19%	100%
Existing Acreage Allocation – Acquisition	170.6	40.0	210.6
Existing Acreage Allocation -- Development	77.6	18.2	95.8
Expanded & Future Service Areas			
Population	23,669	22,528	46,197
Percentage of total population served	51%	49%	100%
Future Acreage Allocation – Acquisition	26.5	25.5	52.0
Future Acreage Allocation – Development	38.352	36.848	75.2

1.2 Determine the SDC Cost Basis

Development of the SDC cost basis involves allocation of planned park and facility acquisition and improvements (and associated costs) and the portions of existing park system capacity serving growth to future park users in proportion to their relative need, as determined by the capacity analysis. The cost basis includes all park types: neighborhood parks, community parks, natural areas, urban plazas, metropolitan parks, linear parks, and special use facilities, within the City's park system[1].

1.2.1 Reimbursement Fee

For the reimbursement fee, the cost basis is the sum of the value of the existing system inventory that will serve growth. The land and facilities are valued based on current replacement costs. The cost basis is adjusted for historical funding from external sources (i.e., grants and contributions). Only the portions of existing parks funded through city funding sources are included in the cost basis. Tables 10 through 13 show the quantity of existing land and facilities by type that are assumed to be required for growth's capacity needs. The reimbursement fee cost basis is shown in Table 13.

1.2.2 Improvement Fee

For the improvement fee, the cost basis is the sum of growth's share of individual projects from the Project List (with the exception of priority 5 projects). The project list represents the community's desired level of service over the planning period, as articulated through the PROS Comprehensive Plan development process. Projects or portions of projects that are (a) identified as "renovation" in the Project Plan, and/or (b) estimated to be funded through other City or non-City funds, are excluded from the cost basis.

Table 14, derived from the Project List, shows the improvement fee cost basis.

[1] The parks system includes some existing and planned park acres outside the urban growth boundary (UGB). These are included in the SDC cost basis, consistent with applicable law and in order to fully recover growth's costs of capacity; parks outside of the UGB were included in the planned LOS established by the community through the PROS planning process.

Table 13

Reimbursement Fee Cost Basis

	Existing Inventory		Units Needed For Growth				Unit Costs ($/Unit)					Facilities					
Park Type	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)
Neighborhood Parks																	
na	210.63	95.82	18.21	40.02			$87,091	$127,830			$6,701,283					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	$96,218	$79,894	$962,182	$93,989	$14,181,122	3	4	5.00	5.36	42%	30%
Natural Area Parks																	
Subtotal	1,487	17	3.49	0.00		0.61	$2,873	$8,096		$143,640	$97,893	-	-	3	-	38%	38%
Linear Parks / Greenways																	
Subtotal	201.13	7.40	0.00	31.49		2.30		$66,046		$71,971	$2,245,572	0	0	8.80	3.60		25%
Special Use Facilities																	
Bloomberg	20.80			4.32				$3,122			$13,492						8%
Campbell Center	1.43	1.43			0.16				$6,048		$975		1			8%	
Cuthbert Amphitheater					0.16				$120,960		$19,495		1			8%	
Hilyard Community Center					0.16				$6,048		$975		1			8%	
Lamb Cottage					0.21				$36,288		$7,540					8%	
Morse Ranch House					0.21				$60,480		$12,566					8%	
Owen Rose Garden	8.30	5.20	0.41	0.26	0.05		$605	$39,023	$181,440		$19,207	1				8%	8%
Prefontaine Memorial	1.28			0.27	0.21			$39,023	$12,096		$12,891					8%	8%
Shelton McMurphey Johnson	1.12	1.12	0.23	0.23			$605	$39,023			$9,222					8%	8%
South Eugene High School											$0						
Subtotal	130.71	80.53	0.64	5.08	1.16						$96,361	1	3	0.00	0.00		
TOTAL	**2,903.96**	**393.05**	**42.12**	**211.52**	**2.90**	**4.69**					**$23,322,231**	**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	$ 1,065,250		$ 1,065,250	$0	$0	$0	$0	$1,065,250	49%	$521,973
Acquire a neighborhood park site to serve this area (B4)	NP	1	acres	4	$ 1,065,250		$ 1,065,250	$0	$0	$0	$0	$1,065,250	49%	$521,973
Acquire a neighborhood park site to serve this area (B5)	NP	1	acres	4	$ 1,065,250		$ 1,065,250	$0	$0	$0	$0	$1,065,250	49%	$521,973
Acquire neighborhood park to serve this area (S6)	NP	1	acres	4	$ 1,065,250		$ 1,065,250	$0	$0	$0	$0	$1,065,250	49%	$521,973
Acquire a neighborhood park site (R1)	NP	1	acres	4	$ 1,065,250		$ 1,065,250	$0	$0	$0	$0	$1,065,250	49%	$521,973
Acquire neighborhood park site (R2)	NP	1	acres	4	$ 1,065,250		$ 1,065,250	$0	$0	$0	$0	$1,065,250	49%	$521,973
Acquire a neighborhood park site (R3 and R4)	NP	1	acres	4	$ 1,065,250		$ 1,065,250	$0	$0	$0	$0	$1,065,250	49%	$521,973
Develop Ferndale Park Site	NP	1		4		$ 725,760	$ 725,760	$0	$0	$0	$0	$725,760	19%	$137,894
Develop Rosetta Place as neighborhood park	NP	1	acres	1		$ 181,440	$ 181,440	$0	$0	$0	$0	$181,440	19%	$34,474
Acquire land for combined neighborhood park and Ridgeline "Gateway" (WC1)	NP	1	acres	4	$ 1,065,250		$ 1,065,250	$0	$0	$0	$0	$1,065,250	49%	$521,973
Acquire land for combined neighborhood park and Ridgeline "Gateway" (WC3)	NP	1	acres	4	$ 1,065,250		$ 1,065,250	$0	$0	$0	$0	$1,065,250	49%	$521,973
Acquire land for neighborhood park (WC5)	NP	1	acres	4	$ 1,065,250		$ 1,065,250	$0	$0	$0	$0	$1,065,250	49%	$521,973
Develop Hawkins Heights as a neighborhood park (WC4)	NP	3	acres	3		$ 544,320	$ 544,320	$0	$0	$0	$0	$544,320	19%	$103,421
Develop neighborhood park (WC5)	NP	2	acres	2		$ 362,880	$ 362,880	$0	$0	$0	$0	$362,880	49%	$177,811
Develop Videra Park to serve WC-6	NP	1	acres	2		$ 362,880	$ 362,880	$0	$0	$0	$0	$362,880	49%	$177,811
Acquire land for neighborhood park (W11)	NP	1	acres	4	$ 1,065,250		$ 1,065,250	$0	$0	$0	$0	$1,065,250	49%	$521,973
Develop Willakenzie school site as neighborhood park, with play area and ballfields	NP	1	acres	5		$ 907,200	$ 907,200	$0	$0	$0	$0	$907,200	19%	$172,368
Acquire a neighborhood park site to north, adjacent to Golden Gardens (B1)	NP	1	acres	4	$ 1,065,250		$ 1,065,250	$0	$0	$0	$0	$1,065,250	49%	$521,973
Develop Royal/Danebo	NP	1	acres	2		$ 302,400	$ 302,400	$0	$0	$0	$0	$302,400	49%	$148,176
Develop neighborhood park site (B3)	NP	4	acres	4		$ 725,760	$ 725,760	$0	$0	$0	$0	$725,760	49%	$355,622
Develop neighborhood park site (B4)	NP	1	acres	4		$ 725,760	$ 725,760	$0	$0	$0	$0	$725,760	49%	$355,622
Develop neighborhood park site (B5)	NP	3	acres	4		$ 725,760	$ 725,760	$0	$0	$0	$0	$725,760	49%	$355,622
Develop neighborhood park site (B1)	NP	4	acres	2.3		$ 417,312	$ 417,312	$0	$0	$0	$0	$417,312	49%	$204,483
Develop neighborhood park site (S6)	NP	4	acres	4		$ 725,760	$ 725,760	$0	$0	$0	$0	$725,760	49%	$355,622
Develop Terra Linda Park as neighborhood park	NP	2	acres	4.3		$ 780,192	$ 780,192	$0	$0	$0	$0	$780,192	19%	$148,236
Develop Lone Oak park site as neighborhood park with athletic fields	NP	3	acres	3.9		$ 707,616	$ 707,616	$0	$0	$0	$0	$707,616	19%	$134,447
Develop Wendover Park site as neighborhood park	NP	4	acres	1		$ 181,440	$ 181,440	$0	$0	$0	$0	$181,440	19%	$34,474
Develop recreational amenities along Amazon Greenway to serve neighborhood park needs (WC2)	NP	3	acres	4		$ 725,760	$ 725,760	$0	$0	$0	$0	$725,760	49%	$355,622
Develop Creekside Park as neighborhood park	NP	1	acres	3.17		$ 575,165	$ 575,165	$0	$0	$0	$0	$575,165	19%	$109,281
Acquire a neighborhood park (W4)	NP	1	acres	4	$ 1,065,250		$ 1,065,250	$0	$0	$0	$0	$1,065,250	49%	$521,973
Develop Chase Commons as neighborhood park	NP	3	acres	4		$ 725,760	$ 725,760	$0	$0	$0	$0	$725,760	19%	$137,894
Develop neighborhood park site (R1)	NP	4	acres	4		$ 725,760	$ 725,760	$0	$0	$0	$0	$725,760	49%	$355,622
Develop neighborhood park site (R2)	NP	3	acres	4		$ 725,760	$ 725,760	$0	$0	$0	$0	$725,760	49%	$355,622
Develop neighborhood park site (R3 and R4)	NP	4	acres	4		$ 725,760	$ 725,760	$0	$0	$0	$0	$725,760	49%	$355,622
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		$ 907,200	$ 907,200	$0	$0	$0	$0	$907,200	49%	$444,528
Develop neighborhood park site (W11)	NP	5												
Neighborhood Park Total				**126.67**	**$ 13,848,250**	**$ 13,487,645**	**$ 27,335,895**	**$0**	**$0**	**$0**	**$0**	**$27,335,895**	**43%**	**$11,795,921**

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	$ 4,261,000		$ 4,261,000	$0	$0	$0	$0	$4,261,000	49%	$2,086,765
Acquire Amazon Park inholdings along Hilyard for community park use	CP	1	acres	1.5	$ 2,130,499		$ 2,130,499	$0	$0	$0	$0	$2,130,499	49%	$1,043,382
Acquire community park site to serve Santa Clara	CP	1	acres	40	$ 10,652,500		$ 10,652,500	$0	$0	$0	$0	$10,652,500	49%	$5,216,912
Develop Santa Clara Community Park, including lighted ballfields	CP	2	acres	40		$ 5,443,200	$ 5,443,200	$0	$0	$0	$0	$5,443,200	52%	$2,816,857
Develop Golden Gardens and acquired property as community park with significant natural area component and trails		3	acres	40		$ 5,443,200	$ 5,443,200	$0	$0	$0	$0	$5,443,200	52%	$2,816,857
Acquire portion of Union Pacific area for neighborhood and community park, including improved connections, recreation and open space	CP	4	acres	20	$ 5,326,250		$ 5,326,250	$0	$0	$0	$0	$5,326,250	49%	$2,608,456
Community Park Total				**241.5**	**$ 22,370,249**	**$ 10,886,400**	**$ 33,256,649**	**$0**	**$0**	**$0**	**$0**	**$33,256,649**	**50%**	**$16,589,231**
Acquire land to provide urban open space within Courthouse neighborhood	UP	4	acres	0.75	$ 1,198,406		$ 1,198,406	$0	$0	$299,602	$0	$898,805	35%	$318,215
Acquire land for urban plaza to be developed in partnership with transit	UP	4	acres	0.5	$ 905,463		$ 905,463	$0	$226,366	$452,731	$0	$226,366	35%	$80,143
Acquire land to expand park blocks	UP	4	acres	0.5	$ 905,463		$ 905,463	$0	$0	$226,366	$0	$679,097	35%	$240,429
Acquire land for an urban plaza in Santa Clara	UP	4	acres	0.5	$ 905,463		$ 905,463	$0	$0	$226,366	$0	$679,097	35%	$240,429
Urban Plaza Total				**2.25**	**$ 3,914,794**	**$ -**	**$ 3,914,794**	**$0**	**$226,366**	**$1,205,064**	**$0**	**$2,483,364**	**35%**	**$879,217**
Acquire land for Amazon Creek Greenway (WC2)	LP	2	acres	4	$ 1,065,250		$ 1,065,250	$0	$266,313	$266,313	$0	$532,625	100%	$532,625
Implement plan for Jefferson Area Greenway and linear park	LP	3	acres	4		$ 725,760	$ 725,760	$0	$181,440	$362,880	$0	$181,440	40%	$72,700
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		$ 1,512,000	$ 1,512,000	$0	$756,000	$756,000	$0	$0	40%	$0
Implement Rasor Park Master Plan	LP	2	acres	2		$ 362,880	$ 362,880	$0	$0	$0	$0	$362,880	40%	$145,400
Acquire linear park along Roosevelt drainage channel	LP	4	acres	10	$ 426,100		$ 426,100	$0	$213,050	$0	$0	$213,050	100%	$213,050
Linear Park Total				**23.97**	**$ 1,491,350**	**$ 2,600,640**	**$ 4,091,990**	**$0**	**$1,416,803**	**$1,385,193**	**$0**	**$1,289,995**	**75%**	**$963,775**
Acquire land on priority stormwater corridors that link with developed parks, include trails	NA	1	acres	30	$ 1,278,300		$ 1,278,300	$0	$639,150	$639,150	$0	$0	36%	$0
Acquire additional river frontage, including property to the north	NA	1	acres	60	$ 5,752,350		$ 5,752,350	$0	$2,876,175	$1,438,088	$0	$1,438,088	36%	$516,515
Acquire land for natural areas within Willamette/McKenzie River confluence	NA	4	acres	100	$ 2,130,500		$ 2,130,500	$0	$1,065,250	$1,065,250	$0	$0	36%	$0
Acquire land for natural areas and access to Gillespie Butte	NA	1	acres	1.7	$ 452,731		$ 452,731	$0	$0	$0	$0	$452,731	36%	$162,607
Acquire natural areas to connect Ridgeline system east to Pisgah and Willamette River system	NA	3	acres	55	$ 1,171,775		$ 1,171,775	$0	$0	$292,944	$585,888	$292,944	36%	$105,216
Acquire natural areas to complete Moon Mountain to Spencer Butte segment	NA	1/2	acres	325	$ 6,924,125		$ 6,924,125	$0	$0	$0	$0	$6,924,125	36%	$2,486,925
Acquire additional ridgeline to complete Fern Ridge to West Eugene Wetlands	NA	2/3	acres	500	$ 10,652,500		$ 10,652,500	$0	$0	$5,326,250	$2,663,125	$2,663,125	36%	$956,510
Acquire additional ridgeline to complete Willow Creek to Bailey Hill Rd	NA	1/2	acres	300	$ 6,391,500		$ 6,391,500	$0	$0	$0	$0	$6,391,500	36%	$2,295,623

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	$ 6,391,500		$ 6,391,500	$0	$0	$0	$0	$6,391,500	36%	$2,295,623
Acquire natural area within Royal Mixed Use area	NA	3	acres	50	$ 1,065,250		$ 1,065,250	$0	$532,625	$0	$0	$532,625	36%	$191,302
Acquire land for natural areas along McKenzie River (Rivers to Ridges)	NA	3	acres	80	$ 1,704,400		$ 1,704,400	$0	$852,200	$852,200	$852,200	$0	36%	$0
Acquire additional Amazon Headwaters property	NA	1	acres	50	$ 1,065,250		$ 1,065,250	$0	$266,313	$266,313	$0	$532,625	36%	$191,302
Expand Ridgeline Trail natural area park to include Spencer Creek area	NA	3/4	acres	500	$ 10,652,500		$ 10,652,500	$0	$0	$5,326,250	$2,663,125	$2,663,125	36%	$956,510
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		$0
Natural Area Total				**2351.7**	**$ 55,632,681**	**$ -**	**$ 55,632,681**	**$0**	**$6,231,713**	**$15,206,444**	**$ 6,764,338**	**$28,282,388**	**36%**	**$10,158,134**
Acquire land to provide significant riverfront open space within courthouse/cannery neighborhood	MP	1	acres	1.76	$ 3,195,750		$ 3,195,750	$0	$479,363	$798,938	$0	$1,917,450	100%	$1,917,450
Develop Prefontaine Memorial Park as a metropolitan park	MP	5						$0	$0	$0	$0	$0	0%	$0
Metropolitan Park Total				**1.76**	**$ 3,195,750**	**$ -**	**$ 3,195,750**	**$0**	**$479,363**	**$798,938**	**$0**	**$1,917,450**	**100%**	**$1,917,450**
Acquire land in front of SMJ House	SF	1	acres	0.3	$ 364,316		$ 364,316	$0	$0	$0	$0	$364,316	21%	$75,694
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%	$0
Special Facility Total				**0.3**	**$ 364,316**	**$ -**	**$ 364,316**	**$0**	**$0**	**$0**	**$0**	**$364,316**	**21%**	**$75,694**
New Parks and Open Space Total				**2748.2**	**$ 100,817,390**	**$ 26,974,685**	**$127,792,075**	**$0**	**$8,354,243**	**$18,595,638**	**$6,764,338**	**$94,930,056**	**45%**	**$42,379,421**
New Recreation Facilities														
Develop spray parks at Washington and or Monroe Parks	NP	1	ea	2		$ 226,800	$ 226,800	$0	$0	$0		$226,800	54%	$122,519
Develop soccer fields at Bethel Community Park	CP	3	ea	2		$ 665,280	$ 665,280	$0	$0	$0		$665,280	42%	$276,452
Develop a running trail to serve the Bethel area	CP	2	lf	2600		$ 66,830	$ 66,830	$0	$0	$0		$66,830	100%	$66,830
Develop soccer field at N. Westmoreland	CP	4	ea	1		$ 332,640	$ 332,640	$0	$0	$0		$332,640	42%	$138,226
Develop Striker Fields as community park with significant athletic fields, lighting, within sports complex model	CP	3	acres	40		$ 7,560,000	$ 7,560,000	$0	$0	$0		$7,560,000	42%	$3,141,504
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		$ 6,048,000	$ 6,048,000	$0	$0	$0		$6,048,000	42%	$2,513,204
Provide additional dog off-leash facilities north of beltline (WK)	CP	4	ea	1		$ 226,800	$ 226,800	$0	$0	$0		$226,800	83%	$188,490
Develop an off leash dog area in Bethel/Danebo	CP	5												$0
Develop pedestrian trails within Golden Gardens	CP	3				$ 120,960	$ 120,960	$0	$0	$0		$120,960	28%	$34,090
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		$ 241,920	$ 241,920	$0	$0	$120,960		$120,960	28%	$34,090
Develop primary Ridgeline trails	NA	3/4	miles	15		$ 2,041,200	$ 2,041,200	$0	$0	$510,300		$1,530,900	28%	$431,447
Provide trailheads and interpretive facilities within existing WEW sites	NA	4	ea	3		$ 272,160	$ 272,160	$0	$0	$136,080		$136,080	35%	$47,942
Develop trails, trailheads, and interpretive facilities throughout Ridgeline	NA	3	mile	8		$ 1,088,640	$ 1,088,640	$0	$0	$272,160		$816,480	28%	$230,105
Develop mountain biking trails and freeriding designated areas	NA	5												$0
Develop trails, trailheads, and interpretive facilities in WEW	NA	4	ea	1		$ 90,720	$ 90,720	$0	$0	$45,360		$45,360	28%	$12,784
Develop trail facilities throughout the Ridgeline system	NA	4	miles	5		$ 680,400	$ 680,400	$0	$0	$0		$680,400	28%	$191,754
Provide covered centrally located skate park with bicycle facilities	MP	1	ea	1		$ 302,400	$ 302,400	$0	$0	$0		$302,400	73%	$219,905
Provide interpretive facilities and trails at Skinner Butte Park, enhance accessibility	MP	3	ea	1		$ 831,600	$ 831,600	$0	$0	$0		$831,600	28%	$233,765
Provide children's play area in downtown area	MP	2	ea	1		$ 196,560	$ 196,560	$0	$0	$0		$196,560	54%	$106,811
Develop regional play area in Alton Baker Park	MP	3	ea	1		$ 1,512,000	$ 1,512,000	$0	$0	$0		$1,512,000	54%	$821,624
Develop multi-cultural community center/aquatic center in Whiteaker/Skinner Butte area	SF	4	ea	1		$ 15,120,000	$ 15,120,000	$0	$0	$0		$15,120,000	52%	$7,853,761
Develop major indoor/outdoor aquatic facility and community center	SF	2	ea	1		$ 21,168,000	$ 21,168,000	$0	$0	$0		$21,168,000	52%	$10,995,265
Develop Environmental Education Center	SF	1	ea	1		$ 2,646,000	$ 2,646,000	$0	$0	$0		$2,646,000	21%	$549,763
Develop environmental education site behind River House	SF	4	ea	1		$ 302,400	$ 302,400	$0	$0	$0		$302,400	21%	$62,830
Acquire Civic Stadium for renovation and expanded community use	SF	5												$0
Develop a major community/aquatic center to serve Santa Clara	SF	5												$0
Develop visual arts center	SF	5												$0
Provide full service South Eugene community center by upgrading Amazon Community Center	SF	5												$0
Develop a Vellodrome	SF	5												$0
Develop a second Willamette River boat launch	X	4	ea	1		$ 589,680	$ 589,680	$0	$0	$0		$589,680	21%	$122,519
New Recreation Facilities Total						**$62,330,990**	**$ 62,330,990**	**$0**	**$0**	**$1,084,860**		**$61,246,130**	**46%**	**$28,395,682**
Improving Existing Facilities														
Upgrade State Street Park	NP	1	ea	1		$ 302,400	$ 302,400	$302,400	$0	$0		$0	0%	$0
Upgrade Monroe Park	NP	5												$0
Upgrade Charnel Mulligan	NP	1	acres	1.2		$ 226,800	$ 226,800	$226,800	$0	$0		$0	0%	$0
Upgrade Tugman Park	NP	4	ea	1		$ 415,800	$ 415,800	$415,800	$0	$0		$0	0%	$0
Enhance Crest Heights prairie habitat	NP	4	acres	3		$ 113,400	$ 113,400	$113,400	$0	$0		$0	0%	$0
Upgrade Acorn Park	NP	5						$0	$0	$0				$0
Upgrade Bond Lane park	NP	1	ea	1		$ 302,400	$ 302,400	$277,400	$0	$0		$25,000	54%	$13,419
Upgrade Brewer Park	NP	5												$0
Upgrade Sladden Park	NP	4	acres	1.2		$ 226,800	$ 226,800	$226,800	$0	$0		$0	0%	$0
Upgrade Lafferty Park	NP	2	ea	1		$ 151,200	$ 151,200	$126,200	$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		$ 151,200	$ 151,200	$151,200	$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		$ 151,200	$ 151,200	$101,200	$0	$0		$50,000	54%	$27,170
Upgrade University Park	NP	4	ea	1		$ 226,800	$ 226,800	$226,800	$0	$0		$0	0%	$0
Enhance natural area at Bramblewood	NP	4	acres	4		$ 151,200	$ 151,200	$151,200	$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		$ 151,200	$ 151,200	$113,400	$0	$0		$37,800	49%	$18,522
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		$ 604,800	$ 604,800	$453,600	$0	$0		$151,200	52%	$78,246
Develop play area at Ascot	CP	2	ea	1		$ 113,400	$ 113,400	$63,400	$0	$0		$50,000	54%	$27,170
Renovate Sheldon Community Center and pool	SF	3	ea	1		$ 8,769,600	$ 8,769,600	$8,769,600	$0	$0		$0	0%	$0
Improve Echo Hollow Pool	SF	4	ea	1		$ 6,804,000	$ 6,804,000	$6,804,000	$0	$0		$0	0%	$0
Implement Amazon Park master plan	CP	3	ea	1.5		$ 4,156,488	$ 4,156,488	$3,756,488	$0	$0		$400,000	66%	$264,523
Implement Westmoreland Park master plan	CP	4	ea	14.43		$ 756,000	$ 756,000	$567,000	$0	$0		$189,000	52%	$97,808
Enhance Spencer Butte Trail system	NA	1	ea	1		$ 756,000	$ 756,000	$567,000	$0	$189,000		$0	0%	$0
Implement Wild Iris Ridge Habitat Enhancement Plan	NA	3	acres	123		$ 929,880	$ 929,880	$362,653	$0	$464,940		$102,287	36%	$36,738
Restore Willow Creek between 11th & 18th	NA	4	acres	60		$ 453,600	$ 453,600	$0	$226,800	$226,800		$0	0%	$0
Implement Ridgeline master Plan	NA	4	ea	1		$ 756,000	$ 756,000	$756,000	$0	$189,000		$0	0%	$0
Enhance and develop Sorrel Ponds site	NA	5												$0
Implement Skinner Butte Park Master Plan	MP	3/4	acres	22.52		$ 8,651,664	$ 8,651,664	$3,893,249	$0	$0		$4,758,415	100%	$4,758,415
Provide accessible trails within Hendricks Park Forest	MP	4	lf	3500		$ 230,202	$ 230,202	$230,202	$0	$0		$0	0%	$0
Implement Hendricks Park Forest Management Plan	MP	3	acres	2		$ 1,058,400	$ 1,058,400	$858,400	$0	$264,600		$0	64%	$0
Replace aging infrastructure at Alton Baker Park	MP	2	acres	2		$ 302,400	$ 302,400	$302,400	$0	$0		$0	0%	$0
Renovate Alton Baker Canoe Canal for kayaking, recreation, and natural resource benefits	MP	2				$ 7,560,000	$ 7,560,000	$3,780,000	$0	$3,780,000		$0	0%	$0
Complete Alton Baker Park, update WABP Development Plan and EABP Master Plan	MP	3/4	acres	30		$ 5,539,968	$ 5,539,968	$5,389,968	$0	$1,384,992		$0	28%	$0
Implement Morse Ranch master plan	MP	4	acres	3		$ 907,200	$ 907,200	$725,760	$0	$0		$181,440	100%	$181,440
Expand Petersen Barn Community Center	SF	5												$0
Upgrade Campbell Center with fitness center	SF	3	ea	1		$ 3,931,200	$ 3,931,200	$471,744	$0	$0		$3,459,456	0%	$0
Develop parking and access to Laurelwood "Back 9" and Ribbon Trail south end	SF	2	acres	2		$ 604,800	$ 604,800	$302,400	$0	$0		$302,400	21%	$62,830
Enclose portion of Amazon Pool for year round use	SF	5												$0
Replace Maintenance Buildings at Laurelwood	SF	2	ea	1		$ 1,427,328	$ 1,427,328	$1,427,328	$0	$0		$0	0%	$0
Improve Tennis Courts at WHS in partnership with Bethel School District 52	SF	4	ea	1		$ 151,200	$ 151,200	$151,200	$0	$75,600		$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		$ 1,814,400	$ 1,814,400	$907,200	$0	$0		$907,200	21%	$188,490
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		$ 3,780,000	$ 3,780,000	$3,780,000	$0	$1,890,000		$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		$ 1,270,080	$ 1,270,080	$1,270,080	$0	$0		$0	0%	$0
Develop children's play area renovation program	X	1	ea	1		$ 302,400	$ 302,400	$302,400	$0	$0		$0	0%	$0
Decommission wading pools	X	2	ea	1		$ 756,000	$ 756,000	$756,000	$0	$0		$0	0%	$0
Renovate park irrigation systems	X	2	ea	1		$ 1,512,000	$ 1,512,000	$1,512,000	$0	$0		$0	0%	$0
Renovate park lighting systems	X	1	ea	1		$ 756,000	$ 756,000	$756,000	$0	$0		$0	0%	$0
Renovate tennis courts, including resurfacing	X	1	ea	1		$ 1,512,000	$ 1,512,000	$1,134,000	$0	$0		$378,000	81%	$304,333
Redevelop W. University		1				$ 90,720	$ 90,720	$90,720				$0	0%	$0
Implement habitat management plans	X	2	ea	1		$ 1,512,000	$ 1,512,000	$1,512,000	$0	$378,000		$0	0%	$0
Improving Existing Facilities Total						**$70,340,130**	**$ 70,340,130**	**$54,085,392**	**$226,800**	**$8,842,932**		**$11,017,198**	**55%**	**$6,072,523**
Access Improvements														
Improve access to Friendly & Lafferty Parks (See S2 on Map 3)	NP	4	ea	1		$ 226,800	$ 226,800	$0	$56,700	$0		$170,100	49%	$83,349
Improve access to Kincaid and Milton (See S4 on Map 3)	NP	4	ea	1		$ 226,800	$ 226,800	$0	$56,700	$0		$170,100	49%	$83,349
Develop access improvements to meet neighborhood park needs (See B2 on Map 3)	NP	4	ea	1		$ 151,200	$ 151,200	$0	$37,800	$0		$113,400	49%	$55,566
Develop access improvements to serve this neighborhood (See B6 on Map 3)	NP	4	ea	1		$ 37,800	$ 37,800	$0	$9,450	$0		$28,350	49%	$13,892
Improve access to Frank Kinney, Edgewood and S6 (See S7 on map 3)	NP	4	ea	1		$ 226,800	$ 226,800	$0	$56,700	$0		$170,100	49%	$83,349
Improve access to Fairmount and Laurel Hill Park (See S1 on Map 3)	NP	4	ea	1		$ 226,800	$ 226,800	$0	$56,700	$0		$170,100	49%	$83,349
Improve access to Amazon Park (See S3 on Map 3)	NP	4	ea	1		$ 226,800	$ 226,800	$0	$56,700	$0		$170,100	49%	$83,349
Improve access to Tugman Park (See S5 on Map 3)	NP	4	ea	1		$ 226,800	$ 226,800	$0	$56,700	$0		$170,100	49%	$83,349
Improve access to existing parks (See R5 on Map 3)	NP	4	ea	1		$ 151,200	$ 151,200	$0	$37,800	$0		$113,400	49%	$55,566
Improve access to existing parks (See R6 on Map 3)	NP	4	ea	1		$ 151,200	$ 151,200	$0	$37,800	$0		$113,400	49%	$55,566
Enhance access to Striker Fields (See W3 on Map 3)	NP	4	ea	1		$ 151,200	$ 151,200	$0	$37,800	$0		$113,400	49%	$55,566
Enhance access to Brewer & Bond Lane parks (See W5 on Map 3)	NP	4	ea	1		$ 151,200	$ 151,200	$0	$37,800	$0		$113,400	49%	$55,566
Improve connectivity to Sheldon (See W6 on Map 3)	NP	4	ea	1		$ 151,200	$ 151,200	$0	$37,800	$0		$113,400	49%	$55,566
Enhance access to Crescent Park (See W7 on Map 3)	NP	4	ea	1		$ 75,600	$ 75,600	$0	$18,900	$0		$56,700	49%	$27,783
Improve access and parking at Cal Young Sports Park (See W2 on Map 3)	NP	4	ea	1		$ 151,200	$ 151,200	$113,400	$37,800	$0		$0	49%	$0
Enhance access to Willakenzie school and Ascot Park (See W9 and W10 on Map 3)	NP	4	ea	2		$ 151,200	$ 151,200	$0	$37,800	$0		$113,400	49%	$55,566
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		$ 756,000	$ 756,000	$567,000	$189,000	$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		$ 48,384	$ 48,384	$0	$12,096	$0		$36,288	21%	$7,540
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		$ 2,116,800	$ 2,116,800	$0	$1,058,400	$0		$1,058,400	21%	$219,905
Improve access north/south of Beltline	X	2	ea	1		$ 453,600	$ 453,600	$0	$453,600	$0		$0	0%	$0
Provide underpass via Delta Ponds to riverfront bike system	X	Complet	ea											$0
Complete comprehensive POS Signage System	X	1	ea	1		$ 453,600	$ 453,600	$0	$0	$0		$453,600	21%	$94,245
Complete ADA improvements	X	1	ea	1		$ 302,400	$ 302,400	$0	$0	$0		$302,400	21%	$62,830
Improve Royal Avenue to enhance park/school connectivity	X	4	ea	1		$ 151,200	$ 151,200	$0	$75,600	$0		$75,600	21%	$15,708
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		$ 226,800	$ 226,800	$0	$0	$0		$226,800	21%	$47,123
Acquire land to provide connectivity north and east to Santa Clara area	X	5												$0
Access Improvements Total						**$ 7,192,584**	**$ 7,192,584**	**$680,400**	**$2,459,646**	**$0**		**$4,052,538**	**34%**	**$1,378,081**
GRAND TOTAL		654			**$100,817,390**	**$166,838,389**	**$267,655,779**	**$54,765,792**	**$11,040,689**	**$28,523,430**	**$6,764,338**	**$171,245,923**	**46%**	**$78,225,706**

1.2.3 Park Acreage Allocation

Table 15 shows the percentages used to allocate Project List acreage and development costs to existing development and growth. Separate allocation percentages are provided for land acquisition and development, and for each park type based on the capacity analysis. Land development and acquisition costs for special use facilities are allocated based on growth's share of total future population, which differs from the LOS approach used for most other park types. As these are "special" facilities not associated with a standard park type, allocation is to both existing and new development in proportion to future total population.

1.2.4 Facilities Cost Allocation

Outdoor recreation facilities standard to selected park types are included in the SDC cost basis unless funded primarily through user fees (e.g., golf courses). Standard natural area amenities are also included, unless funded through other sources (e.g., off-street bike paths). The allocation percentages for each facility type are shown in Table 11.

1.3 Determine System-Wide Unit Costs

Development of system-wide unit costs involves the following steps:

1) -- Allocate cost basis between residential and nonresidential development.

The City conducted a Parks and Recreation Facilities' User Survey in 2004. The objectives of the survey were to provide a more thorough understanding of park usage and data to evaluate a nexus between residential/nonresidential development and the use of parks, open space and recreation facilities in the City. Based on the survey results 16.4 percent of park usage is attributable to nonresidential development; the remaining 83.6 percent of the cost basis is allocated to residential development.

2) -- Divide cost basis by total growth units to determine cost per unit.

System-wide unit costs are calculated separately for residential and nonresidential. The residential unit cost is determined by dividing the residential portion of the cost basis by the growth in resident population to determine a cost per person. For nonresidential, the system-wide unit cost is equal to the nonresidential cost basis divided by the growth in equivalent population[2] to determine a cost per equivalent population.

[2] As residential use is 83.6 percent of total park users, then the total population of park users added by growth is calculated by dividing the growth in resident population by .836. The difference between this total park user population and the resident population is the 'equivalent population' attributable to nonresidential development.

Table 15
Allocation of Project List Acreage/Cost

Park Type	Project List Acreage (1)	Existing Deficiency		Growth (thru 2025)		Growth (beyond 2025)	
	Acreage (1)	Acreage	%	Acreage	%	Acreage	%
Land Acquisition							
Neighborhood	52.0	26.5	51%	25.5	49%	-	0%
Urban	1.6	1.0	65%	0.6	35%	-	0%
Community	161.5	82.4	51%	79.1	49%	-	0%
Metropolitan	1.3	-	0%	1.3	100%	-	0%
Natural Area	1,388.0	414.0	30%	498.5	36%	475.4	34%
Linear	13.0	-	0%	13.0	100%	-	0%
Special Facilities	0.3	0.2	79%	0.1	21%	-	0%
Total Acres	1,617.6	524.2	32%	618.0	38%	475.4	29%
Development							
Neighborhood	75.2	38.4	51%	36.8	49%	-	0%
Urban	0.0	-	0%	0.0	0%	-	0%
Community	96.4	46.5	48%	49.9	52%	-	0%
Metropolitan	25.5	-	0%	25.5	100%	-	0%
Natural Area	0.0	-	0%	0.0	0%	-	0%
Linear	8.0	4.8	60%	3.2	40%	-	0%
Special Facilities	2.0	1.6	79%	0.4	21%	-	0%
Total Acres	207.1	91.2	44%	115.9	56%	-	0%

(1) Net of partner funded/owned acreage

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	$11,795,921	$9,861,390	$225	$1,934,531	$225
Community Parks	$16,589,231	$13,868,597	$316	$2,720,634	$316
Urban Plaza	$879,217	$735,025	$17	$144,192	$17
Linear Parks	$963,775	$805,716	$18	$158,059	$18
Natural Area Parks	$10,158,134	$8,492,200	$194	$1,665,934	$194
Metropolitan Parks	$1,917,450	$1,602,988	$37	$314,462	$37
Special Use Facilities	$75,694	$63,280	$1	$12,414	$1
Sub-total	$42,379,421	$35,429,196	$809	$6,950,225	$809
New Recreation Facilities	$28,395,682	$23,738,790	$542	$4,656,892	$542
Improving Existing Facilities	$6,072,523	$5,076,629	$116	$995,894	$116
Access Improvements	$1,378,081	$1,152,075	$26	$226,005	$26
Subtotal IMPROVEMENT	$78,225,706	$65,396,690	$1,492	$12,829,016	$1,492
Existing Parks and Facilities			**Reimbursement Fee**		
Neighborhood Parks	$6,701,283	$5,602,273	$128	$1,099,010	$128
Community Parks	$0	$0	$0	$0	$0
Urban Plaza	$0	$0	$0	$0	$0
Linear Parks	$2,245,572	$1,877,298	$43	$368,274	$43
Natural Area Parks	$97,893	$81,838	$2	$16,054	$2
Metropolitan Parks	$14,181,122	$11,855,418	$271	$2,325,704	$271
Special Use Facilities	$96,361	$80,558	$2	$15,803	$2
Subtotal REIMBURSEMENT	$23,322,231	$19,497,385	$445	$3,824,846	$445
Total SYSTEM	$101,547,937	$84,894,076	$1,937	$16,653,862	$1,937
Less Credit			$382		$1,091
Net Cost per Unit			$1,555		$847

3) -- Determine credit for existing deficiency costs.

The SDC is designed to fully recover from new development the parks system capacity demand created by growth. The Project List includes costs that are associated with correcting deficiencies of existing parks and facilities, and with increasing the level of service for existing park users. Assuming that the deficiency costs are recovered through taxes – used to retire general obligation (GO) bonds or in the form of general fund support of the projects – new development will contribute to these costs. New development is also contributing to the retirement of existing GO bonds issued in 1998 to fund recent park acquisition and development. To recognize this future contribution, a credit is calculated based on a projected stream of GO bond debt service requirements, assuming one GO bond per Project List priority phase to fund the deficiency costs. The credit is equal to the present value of the future debt payments per person (for residential) or per equivalent population (for nonresidential).

Table 16 shows the system-wide unit costs for residential and nonresidential development for each SDC component.

1.4 Develop the SDC Rate Schedule

The system-wide cost and credit per unit is multiplied by the number of persons served to determine the fee and credit for a particular type of development. The SDC schedule is presented in Table 17.

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	$5,115	$1,009	$4,106
Duplex/Town Hm/Mobile Hm/Access.DU	2.14	$4,146	$818	$3,328
Multi-family	1.67	$3,235	$638	$2,597
Nonresidential per Room				
A	1.93	$3,739	$2,105	$1,634
Nonresidential per TGSF				
B	1.29	$2,499	$1,407	$1,092
C	0.79	$1,531	$862	$669
D	0.47	$911	$513	$398
E	0.19	$368	$207	$161

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.

1.4.1 Residential SDC Assessment

US Census data form the basis for determining the average number of persons per type of residential development, for purposes of SDC assessment. The US Census classifies living quarters as either housing units or group quarters, as follows:

- *Housing units* – include a house, an apartment, a mobile home or trailer, a group of rooms or a single room occupied as a separate living quarters or, if vacant, intended for occupancy as separate living quarters. If the living quarters contain

eight or fewer persons unrelated to the householder or person in charge, it is classified as a housing unit.

- *Group quarters* – include the "institutionalized" population (prisons, nursing homes, other), as well as the "non-institutionalized" population (college dorms, military housing, other). If the living quarters contain nine or more persons unrelated to the householder or person in charge (a total of at least 10 unrelated persons), it is classified as group quarters.

1.4.1.1 Housing Units

The residential rate schedule differentiates between residential dwelling types based on available Census data on number of persons per dwelling unit. Dwelling unit types are aggregated into three groups, as reflected in Table 18. Accessory dwelling units are included in the same category as attached one-unit dwellings and two-unit dwellings; this recognizes the most current (2000) Census statistics for Eugene that imply that this type of dwelling unit has fewer persons residing per dwelling unit than a detached one unit dwelling.

TABLE 18
Average Number of Persons per Structure Type (Grouped), 2000 US Census

Type of Structure	Number of Occupied Units	Persons per Type of Structure	Persons per Unit	Persons per Unit (Grouped)
1, detached unit structure	31,759	83,719	2.64	**2.64**
1, attached unit structure	3,870	8,489	2.19	**2.14**
2 unit structure	2,315	4,782	2.07	
Mobile home	3,038	6,437	2.12	
3 or 4 unit structure	3,309	5,840	1.76	**1.67**
5 to 9 unit structure	3,639	6,280	1.73	
10 to 19 unit structure	3,179	5,455	1.72	
20 to 49 unit structure	2,361	3,576	1.51	
50 or more unit structure	4,476	7,134	1.59	
Total	57,946	131,712	2.27	**2.27**

1.4.1.2 Group Housing

The nature of the group housing will establish whether, for purposes of assessing a park SDC, they are classified as residential or nonresidential development. Group housing developed for those that reside independently and freely will be assessed as residential development, whereas group housing developed to incarcerate individuals or to provide housing for those wholly dependent upon care by others, such as nursing homes or residential care facilities, will be assessed as nonresidential development.

- *Group Housing – Residential Park SDC Assessment.* The parks SDC for residential land uses is based on persons per unit; at the time of

development, the proposed number of residents for which the group housing is designed will form the basis of the fee.

- *Group Housing – Nonresidential Park SDC Assessment.* The parks SDC for nonresidential land uses is based on categories defined by similar employee densities (noted below). Since institutional group housing is developed for individuals who are unable to use the City park system, but supports employees and visitors who do use parks, the parks SDC for such development is assessed using the category B nonresidential rate schedule (discussed below), which contains comparable institutions.

1.4.2 Nonresidential SDC Assessment

The City's park SDC, like that for other systems (wastewater, transportation, stormwater) is assessed on all nonresidential development types (industrial, commercial, office use, institutional, etc.).

The nonresidential fee for specific nonresidential land uses is assessed as follows:

1. Determine nonresidential classes for purposes of parks SDC assessment.
2. Allocate equivalent population growth among nonresidential classes.
3. Determine the equivalent population density (e.g., equivalent population per Thousand Gross Square Feet [TGSF] of building) by class.
4. Determine the SDC per TGSF by multiplying the unit cost by the equivalent population density.

1) -- Determine Nonresidential Classes

Nonresidential developments are classified into five categories (A to E), based on (A) number of guests and (B to E) employee density, as summarized in Table 19.

Table 19

Summary of Nonresidential SDC Classes

Class	Development Types*
A	Hotels, motels, B&Bs, & 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

Note that, on the basis of the park user survey results, K-12 schools are not included in nonresidential classes as users associated with such schools are generally attributable to local residential land uses and related demand is accounted for in residential development categories. * See Appendix A for detailed cross-reference to HUD/BPR codes

2) -- Allocate Equivalent Population to Nonresidential Classes
The impact of tourist accommodation rooms is based on the average number of guests per unit. As there is not local data on the total number of visitors to the City (or visitors by land use, apart from tourist accommodation) – and there is local data on the number of employees and TGSF per land use – employee density per land use is used to allocate equivalent population across the other nonresidential classes.

The equivalent population, net of tourist accommodation guests, is allocated to the other classes of nonresidential development based on building size (i.e., TGSF) and employment density (i.e., number of employees per TGSF). Current employment data by standard industrial classification were analyzed along with data on existing building square footage to determine estimated employment density by nonresidential class. Based on the total employees attributable to each nonresidential class, percentages are derived and used to distribute the growth in equivalent population across the classes.

3) -- Determine Equivalent Population Density by Class
The equivalent population density (i.e., equivalent population per TGSF) by class is determined by dividing the total growth in equivalent population attributable to each class by the projected growth in TGSF for that class.

4) -- Determine SDC per TGSF by Class
The SDC is the product of the equivalent population density and the system-wide unit cost per person. Table 17 presents the SDC schedule for residential and nonresidential developments based on the approach described above.

2.0 SDC Updating

Parks SDC updates will entail the following elements:

2.1 Annual Inflationary Cost Adjustments

On an annual basis, the City will:

- Apply the Engineering News-Record (ENR) 20-City national average construction cost index (CCI) to the development and renovation cost components of proposed park improvements; and
- Use the Lane County Assessment & Taxation office's published Sales Ratio Report as the cost index to measure changes to the acquisition cost component of proposed park land acquisitions. This cost index shall be determined using the vacant residential and recreation lands categories of the areas best representing the Eugene urban area.

2.2 Biennial Evaluation of Existing and Planned Expenditures

Following adoption every two years of the city-wide Capital Improvement Program (CIP), a review of actual parks project expenditures over the preceding two fiscal years and projected near-term CIP expenditures over the next three fiscal years will be completed to evaluate consistency with the average annual expenditure for the same period anticipated by the adopted Project List. In the event that this analysis shows that average expenditures of the review period vary more than 10 percent than expenditures anticipated in the Project List, the issue will be referred to the City Council for consideration of updating the SDC.

2.3 Periodic Project List Modifications

The parks SDC methodology assumptions and rate factors will be reviewed and updated whenever the Parks, Recreation, and Open Space Project and Priorities Plan (Project List) is modified.