

MINUTES

MILWAUKIE CITY COUNCIL WORK SESSION FEBRUARY 3, 2004

Mayor Bernard called the work session to order at 5:30 p.m. in the City Hall Conference Room.

Councilors present: Barnes, Lancaster, Loomis, and Stone.

Staff present: City Manager Mike Swanson, and Community Services Director JoAnn Herrigel.

Interview Applicant for Cable Access Studio Ad Hoc Committee

The City Council interviewed Jamal Harvey for a vacant position of the Cable Access Studio Ad Hoc Committee.

Consider Letter of Support for North Clackamas Parks and Recreation District System Development Charges

Mayor Bernard noted the information he had e-mailed the Council regarding his position on this issue.

City Manager Mike Swanson said he spoke with the North Clackamas Parks and Recreation District (NCPRD) Director Charlie Ciecko and Planner Michelle Healey about the system development charge (SDC) currently being considered by the Clackamas County Commissioners. The hearing on the first reading of the ordinance is scheduled for February 19 Commission meeting.

He discussed the SDC and the process the District had been through in developing the proposal. Swanson indicated he had generated the letter of support and that the District had not requested it. In 1994, he negotiated the first SDC for the Parks District that is still in effect. At that time, the issue was of most concern to the homebuilders. He spent several months discussing the issue with homebuilders and the process literally went right up to the time the Commissioners voted on putting an SDC in place. The homebuilders had never supported an SDC, but they ultimately accepted the \$950 charge.

Swanson touched on the problems facing the Parks District and the disagreements between the District and the City of Milwaukie regarding fair distribution of SDC funds. The first recommendation from the District was traditional; however, the proposal before the City Council at this meeting shows some creative thinking. The zoned approach is an attempt to make sure that areas are adequately represented in terms of the amount of money returned to them. He applauded the District for listening and coming up with a solution to Milwaukie's problems.

Swanson only had time to briefly review Mayor Bernard's memo but wanted to bring up several things. He referred to staff report Exhibit B. The original capital improvement plan (CIP) upon which these SDCs are ultimately based was in excess of \$200 million. Projects were trimmed, and the cost was reduced to \$91.92 million of which \$38.8 million is SDC eligible. Of that, \$33.7 million will be funded by SDCs that are levied on residential properties. Since 1994, the homebuilders have supported the parks SDC, and the industry is shouldering \$33.7 million. The employee share is \$5 million. If the employee share were eliminated, who would shoulder that \$5 million? The choice would be to reduce the CIP by \$5 million, or increase the residential share by \$5 million.

Swanson said in some ways that seems like a small amount. One of the questions is how one justifies a charge on employees. It is, first of all, a one-time charge of \$97 per employee when a business locates. These figures are fairly simplified and straightforward. The fact that there is little in the way of trails will eventually be made up in part by the money generated through SDCs. Eligible projects in Milwaukie include a much bigger infusion of money for the riverfront, Spring Park, and the Trolley Trail. Swanson feels the benefit to Milwaukie is relatively dramatic. He understands no one likes SDCs, but the District staff has been able to bring the homebuilders on board. He prepared a letter of support from the Milwaukie City Council to the Clackamas County Commissioners based on his belief Milwaukie will see benefits. He noted Michelle Healey, NCPRD planner, was present to answer questions.

Councilor Barnes asked for more information on the \$5 million multi-sports complex, since there are so many problems with the aquatic center. Is there actually a need?

Healey said the sports complex proposal is based on community survey responses. The concept is to partner with the school district to put in new playing fields. In survey responses, people said they wanted this type of facility, but, Healey added, they may not want to pay for it. Portions of projects are SDC eligible, but not all. There will likely be a bond measure sometime in the next 20 years.

Councilor Stone noted the multi-sport complex was rated a number 1 priority. What does this mean in terms of a timeframe?

Healey said the projects were placed on one of two tiers. Priority 1 project would be set for 2004 – 2014 with priority 2 projects scheduled for 2014 to 2024. There is some flexibility in scheduling projects as well as adding and deleting them. These projects provide a foundation for establishing the Parks SDC and is based on the previous plan, current population, and residential and employment projections.

Swanson added the master planning process included a lot of community input from surveys and open houses. His impression of the current District director is that he is a good listener, and this is an attempt to reflect what staff heard during the community process.

Healey believes it is important to keep in mind the opinions expressed by the community and advisory committee members.

Councilor Loomis commented there have been quite a few studies done that indicate significant shortage of fields in the District. There are probably about three District ballfields, and most of the other fields are School District property. There is a great need for these fields.

Healey said one of the action items is to work with the School District to develop or upgrade 29 fields.

Councilor Loomis said a lot of the pressure is coming from the eastside where no new fields have been developed. There is a real shortage, and adults only have access to North Clackamas Park and Ann-Toni Schreiber Park. He discussed use by all types of groups and the benefits of an artificial surface that would not be destroyed in wet weather. Deliverables identified in the original intergovernmental agreement between Milwaukie and the District have fallen short. He believes Milwaukie should have kept its parks department, but that is in the past. He has met with the new District director and believes he is a doer and is building bridges. Loomis believes it is time to give it a shot to see if it will work. He is in support of the letter to the County Commissioners.

Mayor Bernard said SDCs only pay for capital, and the maintenance issue still needs to be addressed. He has been appointed to a board for the community process and was involved in the master plan. Additionally, he was on the District Board for some time and involved in developing the master plan. He feels he has strong knowledge and is a supporter of the park system, but he does not support the draft letter to the Commissioners. He feels Clackamas County needs to attract business, and he is concerned this SDC paralyzes companies from bringing jobs into the County. The homebuilders are comfortable with the SDCs, but they are not the ones constructing the commercial facilities or bringing businesses into the County. He believes there is another solution. He provided a written copy of his position for the record.

Swanson said the latest per employee charge is \$97 in Zones 1 (Milwaukie) and 2 (area west of I-205) and \$149 in Zone 3 (area east of I-205).

Councilor Stone understands currently the SDCs for businesses do not have a per employee charge.

Healey responded there is currently no park SDC for businesses.

Councilor Loomis thinks this proposal addresses the use of facilities by large companies for employee activities such as adult softball. There is an impact on facilities.

Healey added the non-residential is not calculated for neighborhood parks based on the assumption that employees will not be using those parks. Employees may, however, use other facilities such as trails, community parks, and multi-sports complex.

Councilor Loomis asked if the Milwaukie Park and Recreation Board (PARB) had made a recommendation.

Community Services Director JoAnn Herrigel said Ciecko came to the last Board meeting, and the only comment made was that the SDC for Milwaukie might be low. The issue was that Milwaukie has many parks it wants to improve, so perhaps the City was shortchanging itself. The Board was generally positive about the proposal. Herrigel looked at all the projects and was happy with all those that made it on the priority list. Spring Park was changed from priority 2 to priority 1 because it is the entrance to Elk Rock Island and, therefore, has regional impact. It is also a project, which Island Station wants to move on soon. The District has been responsive to any suggestion or recommendation made by Milwaukie.

Councilor Loomis commented that communication is a major step forward.

Mayor Bernard believes the zoning idea is great, but there is no assurance there will be any development. He is concerned that businesses may decide not to locate in Clackamas County. Portland, for example, is adding a lot of taxes, and people are looking at moving their businesses elsewhere. There is a big problem if park maintenance cannot be funded. He supports the list of projects 100%, but why build them if there are no funds for maintenance?

Councilor Lancaster served on the Parks Board and went through the process of restructuring the debt, put together a bond measure campaign that failed by only a few hundred votes, and subsequently went through the torture of laying off quality personnel in order to keep the District together. He does not disagree with any of the positive statements made and has the highest regard for what the Parks Board has done. Lancaster spent time on the master plan and believes it is a good one. For him it is an issue of timing, and now could not be a worse time for adding a tax for any reasons. We are trying to create jobs in Clackamas County and development in Milwaukie. He might be willing to support the SDC in the future. The fact that the homebuilders support it shows the SDC is reasonable and a workable formula. Oregon has the second highest unemployment in the nation, and Clackamas County is trying to create jobs. It is the perfect time not to implement charges while Portland is raising its taxes. Once development begins, businesses will have the resources for additional amenities. It is a timing issue for him, and he cannot support the SDC.

Swanson said there is an important distinction. We have seen what is going on in Portland as businesses face annual taxes that will continue for the foreseeable future. The proposed SDC is a one-time charge asking new development to pay the cost of doing business. Surveys indicate that people support making new demand pay its way. This is capital, but given the past decade there is not going to be a desire to make the

CITY COUNCIL WORK SESSION – FEBRUARY 3, 2004

APPROVED MINUTES

Page 4 of 7

capital investment if the operations money is not there to support it. The distinction between a tax and charge needs to be made. This is a one-time charge and will not appear on the annual assessor's statement.

Healey added these rates were calculated based on what is here now and what is projected. Deficiencies grow as people are added. Growth should have been paying as it was occurring. There are still large developments on Sunnyside Road. Exhibit A shows the District is low, which developers even acknowledge.

Councilor Loomis stressed the need. Some of the parks bonds were narrowly defeated. The greatest downfall of the District is that it is not able to do enough. People will support the District if it gets going. Ciecko seems to be a doer, but he does not have a lot to work with. Eastside development is putting pressure on the east side. New houses and businesses come to a community not for simply jobs and schools but also to recreate. Facilities have been lacking since 1994.

Healey understands the maintenance issue is a challenge. Recently the District has been working on creative partnerships such as Altamont where the neighbors are putting in money for maintenance. Adopt a park is another idea for parks maintenance.

Councilor Stone agreed there is a need for more parks because of growth, but it seems to her, if the District cannot maintain what it has, then it does not make sense to continue to build. Why can this money not be used for maintenance?

Mayor Bernard said SDCs could only be used for future capital.

Councilor Stone felt that creates a hardship for everyone. She asked what would have to be done to change that?

Swanson said the theory behind SDCs is that they respond to an increased demand on the system. Generally the industries that are assessed SDCs have argued successfully, and he believes there is some rationale that increased demand should be limited to capital with future users picking up the operational expenses. He believes SDCs throughout the country are limited to capital investment only. Those who follow pick up operational costs through levies or dedicated property taxes.

Healey says the assumption is that new growth increases the tax base.

Councilor Loomis said the District does a pretty good job of maintenance considering the cuts.

Healey said 4 or 5 people maintain the entire District.

Mayor Bernard agreed they do a great job considering the limitations. There is not enough income, for example, to keep the aquatic park repaired, and it is draining the

system. Fixing that would solve many of the problems. A lot of property is sitting in banks that could be developed.

Councilor Lancaster commented it would take a huge capital investment to make the aquatic park viable again.

Councilor Stone asked about the breakdown of the SDCs. Currently the SDC is at \$950, and in the breakdown a single family is \$1,817. What percentage of the current SDC is Milwaukie only money.

Healey said right now it is all in one district-wide pot.

Councilor Stone sees the proposal on the table would divvy it out. It appears Milwaukie gets about 25%?

Councilor Loomis asked if there would not be four pots in this scenario.

Healey said that is correct. There are the three zones and the district-wide pot for projects such as Spring Park and the Milwaukie riverfront.

Mayor Bernard thinks the zoning is a great idea. He actually participated in putting certain parks in special zones. He would certainly want to put some capital development on the riverfront, but he just does not feel now is the right time. There should be SDCs on houses. He suggested reducing the package and putting it onto the housing, since the builders feel good about it.

Councilor Stone understands this charge is on new development, and Milwaukie is built out. Essentially, the charge in Milwaukie will be on commercial development, infill and redevelopment. In her opinion it might not be a bad idea to stop some of the infill.

Councilor Barnes and **Councilor Loomis** were in favor of the proposal.

Councilor Stone is leaning toward supporting the proposal but has some reservations because of the timing.

The group agreed to discuss the letter at the next work session.

Proposed Budget Calendar for FY 2004 – 2005

Due to time constraints, the group agreed to discuss this at the next work session.

Mayor Bernard adjourned the work session at 6:15 p.m.

Pat DuVal
Pat DuVal, Recorder

AGENDA

MILWAUKIE CITY COUNCIL WORK SESSION FEBRUARY 3, 2004

MILWAUKIE CITY HALL

Second Floor Conference Room
10722 SE Main Street

WORK SESSION – 5:30 p.m.

A light dinner will be served.

Discussion Items:

	<u>Time</u>	<u>Topic</u>	<u>Presenter</u>
1.	5:30 p.m.	Interview Applicant for Cable Access Studio Ad Hoc Committee	Group
2.	5:45 p.m.	Consider Letter of Support for North Clackamas Parks and Recreation District System Development Charges	Mike Swanson
3.	6:00 p.m.	Proposed Budget Calendar for FY 2004 - 2005	Mike Swanson
4.	6:20 p.m.	Adjourn	

Public Notice

- The Council may vote in work session on non-legislative issues.
- The time listed for each discussion item is approximate. The actual time at which each item is considered may change due to the length of time devoted to the preceding items.
- Executive Session: The Milwaukie City Council may go into Executive Session. If an Executive Session is called to order, the appropriate ORS citation will be announced identifying the applicable statute. All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions as provided by ORS 192.660(3) but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any

final action or making any final decision. Executive Sessions are closed to the public.

- For assistance/service per the Americans with Disabilities Act (ADA) please dial TDD (503) 786-7555.
- The Council requests that all pagers and cell phones be either set on silent mode or turned off during the meeting.
- For assistance/service per the Americans with Disabilities Act (ADA) please dial TDD (503) 786-7555.
- The Council requests that all pagers and cell phones be either set on silent mode or turned off during the meeting.

**CITY OF MILWAUKIE
APPOINTED ADVISORY BOARD APPLICATION**

Name: Jamal O. Harvey Date: 12-27-03

Street address: 8780 SE 29th Ave.

Mailing address if different than home address: _____

Business Phone: 503-225-9100 Home Phone: 503-353-9494

E-mail address: bigjam57@hotmail.com

How long have you been a Milwaukie resident? 5 months

Are any members of your household currently serving on a City of Milwaukie Advisory Board or Commission? If so, which one. no

Are you a registered voter in Milwaukie? yes

How did you hear about the position? Watching public access

Occupation: Chief Legal Assistant Employer: Metropolitan Public Defender

Employer's Address: 630 SW Fifth Ave. Suite 500 Phone: 503-225-9100

Please list any prior civic or professional activities.: Precinct Committee Person
in House District 41

Why have you applied for this position? I want to be more involved in my city and what the
citizens of my city watch.

What special training, skills, or experience have you had that would be pertinent to this application? I have taken classes at WFTV in Oregon City to become a producer. Soon I will have footage on Channels 11 and 23. Also I bring experience in management and direction of people.

Board(s) or Commission(s) in which you are interested. ____
Milwaukie public access

Please complete this form fully so City Council can evaluate your application. Thank you for the extra time and effort. Please return to City Recorder's Office, 10722 SE Main Street, Milwaukie, OR 97222, or fax to 653-2444. If you need additional information, please call 786-7502.

Received by City _____
Interviewed _____

Information Sent _____
Appointed _____

Commission _____

Term Expires _____



TO: Mayor and City Council
FROM: Mike Swanson, City Manager
DATE: January 23, 2004
RE: Letter of Support for North Clackamas Parks/Recreation District (District) System Development Charges (SDCs)

ACTION REQUESTED

The action requested is Council approval of a letter of support to the District Board regarding the proposal to increase parks SDCs.

BACKGROUND

On February 12, 2004 the District Board will conduct the first reading of an ordinance to increase SDCs charged within the District. In 1994 the District adopted system wide SDCs. They were set at \$950/unit for a Single Family Residence, \$620/unit for Multi Family Residential, and \$600/unit for Manufactured Housing. They have not been adjusted since 1994. The District now has some of the lowest SDCs within the region, and the cost of acquisition and development has far outstripped the ability of SDCs to pay. (See attached Exhibit A)

The District revised its CIP and retained a consultant to review its SDC methodology and rates. (See attached Exhibit B) The first option presented for consideration assessed new SDCs ranging from \$2,772 to \$4,037. Among other comments, stakeholders (e.g. Homebuilders, Chamber) felt that the proposed increase from the 1994 to the new rates was too steep.

A new option that divides the District into zones was created, with different SDC rates for each zone. (See attached Exhibit C) Within the SDCs is a system wide component, an amount dedicated to projects within the zone, and an administrative fee. The zones are defined as follows:

- Zone 1—City of Milwaukie
- Zone 2---District west of I 205 excepting the City of Milwaukie
- Zone 3---District east of I 205

Within Zone 1 the SDCs are \$1,817 for a single family residence, \$1,498 for Multi Family, \$1,515 for Manufactured and \$98/employee for non-residential. Zone 2 charges range from \$2,169 to \$1,745, and Zone 3 range from \$2,519 to \$1,991 with \$150/employee for non-residential. The full rate structure is more specifically set forth on the attached Exhibit D.

For some time there has been the belief that SDCs collected within the City are not finding their way back here in a sufficient amount. The zone methodology that is being proposed has been developed at least in part to address this concern. (It will also allow for the fair assessment of SDCs if other areas are annexed to the District. Additional zones may be created as the District grows to the east, for example.) The new CIP that has been developed also includes an increase in the amount available for the Riverfront.

I have drafted a letter to the District Board indicating Milwaukie's support of the proposal. In recent years we hear more and more about the desire of current residents that future development "pay its own way." The increase in the rate is a significant move in this direction.



February 3, 2004

Board of Directors
North Clackamas Parks and Recreation District
906 Main Street
Oregon City, OR 97045

RE: District SDC Proposal

Dear Board Members:

The City Council has considered your proposal for new system development charge rates within a new three-zone structure. We understand that you have scheduled a first reading of the ordinance for February 12, 2004. We urge your favorable consideration of the proposal.

It is no secret that the ability of the District to acquire property and construct facilities necessary to provide adequate services into the future has declined. One reason is the failure of the original system development charges adopted in 1994 to keep pace with costs. This increase will help to close that gap and provide the District with much needed resources.

In addition, we are supportive of the zone concept. The ability to both fund system wide improvements while reserving funds for local projects is a plus.

We also understand that you have met with various stakeholders and secured their support of this proposal.

We look forward to working with you in developing real projects after adoption of this proposed ordinance.

Sincerely,

James Bernard
Mayor

EXHIBIT A

~~CONFIDENTIAL~~

Parks System Development Charges for Single Family Dwelling

Community	Parks SDC
West Linn	\$ 8,228
Sherwood	4,191
Canby	3,312
Bend (as of 7/8/03)	2,940
Lake Oswego	2,825
Salem	2,602
Troutdale ²	2,600
Oregon City	2,431
Tualatin Hills PRD	2,399
Wilsonville ¹	2,248
Hillsboro	2,045
Albany ⁸	2,000
Forest Grove	2,000
McMinnville	2,000
North Plains	1,975
Corvallis ³	1,882
Sandy	1,789
Tigard	1,747
Portland ⁴	1,630
Happy Valley ⁹	1,500
Scappoose	1,496
Tualatin ⁶	1,400
Woodburn	1,385
Hood River Valley PRD	1,222
Cornelius	1,202
Medford	1,086
Ashland	1,041
Gresham ⁵	1,038
Fairview	1,031
Willamalane PRD	1,000
Eugene ⁷	982
North Clackamas PRD - current	950
Keizer	880
Newberg	662
Roseburg	500

¹ City of Wilsonville plans to increase park SDC rate to 100% within next 1-2 years

² City of Troutdale plans to make incremental increases to its park SDC rate for the next two years (\$3,100 in 2004; \$3,600 in 2005)

³ City of Corvallis is in the process of updating their park SDC rate

⁴ City of Portland is in the process of updating their park SDC rate

⁵ City of Gresham is in the process of updating their park SDC rate

⁶ City of Tualatin is in the process of updating their park SDC rate

⁷ City of Eugene is requesting its City Council to approve an interim cost adjustment totaling \$1,340 followed by a comprehensive study of park SDCs within next year

⁸ Albany SDC rate is \$0.49 per square foot, plus \$255 per bedroom, SDC estimates were calculated based on 2,000 s.f. and 4 bedrooms for a single-family unit and 1,000 s.f. and 2 bedrooms for a multi-family unit.

⁹ Happy Valley rate is \$1,500 for up to 3,000 s.f. plus \$0.50 per s.f. above 3,000. However, Happy Valley is currently in the process of updating their park SDC rate.

System Development Charges For Non-Residential Development

Community	Non-Residential Rate
Lake Oswego	\$264/employee
Oregon City	\$158/employee
Tigard	\$78/employee
Tualatin Hills PRD	\$71/employee
Sherwood	\$67/employee
Wilsonville	\$54/employee
Woodburn	\$25/employee
Hillsboro	\$293/parking space
North Clackamas PRD - current	\$0

EXHIBIT B

DRAFT

Option A

1/3/04

with neighborhood park land cost at \$200K/acre

ALL Facilities

FACILITY TYPE	TOTAL COSTS	SDC ELIGIBLE	Res Share	Empl. Share
NHOOD	\$29,959,800	\$11,010,863	\$11,010,863	\$0
COMMUNITY	\$25,540,000	\$13,015,200	\$10,607,388	\$2,407,812
NATURAL	\$11,008,250	\$5,179,015	\$4,220,897	\$958,118
SPECIAL	\$6,780,000	\$2,267,494	\$1,848,008	\$419,486
LINEAR	\$7,710,500	\$2,713,162	\$2,211,227	\$501,935
OTHER	\$10,905,000	\$4,671,508	\$3,807,279	\$864,229
TOTALS	\$91,903,550	\$38,857,241	\$33,705,661	\$5,151,580

District	Cost/Person
Pop Increase:	32152 \$1,048
Employ Inc:	33609 \$153

Priority 1

FACILITY TYPE	TOTAL COSTS	SDC ELIGIBLE
NHOOD	\$10,153,000	\$3,739,960
COMMUNITY	\$23,000,000	\$12,480,000
NATURAL	\$3,170,000	\$394,621
SPECIAL	\$5,780,000	\$2,267,494
LINEAR	\$4,120,500	\$1,134,142
OTHER	\$2,305,000	\$835,908
TOTALS	\$48,528,500	\$20,852,125

Priority 2

FACILITY TYPE	TOTAL COSTS	SDC ELIGIBLE
NHOOD	\$19,806,800	\$7,270,903
COMMUNITY	\$2,540,000	\$535,200
NATURAL	\$7,838,250	\$4,784,394
SPECIAL	\$1,000,000	\$0
LINEAR	\$3,590,000	\$1,579,020
OTHER	\$8,600,000	\$3,835,600
TOTALS	\$43,375,050	\$18,005,116

District-Wide Cost Allocation

FACILITY TYPE	TOTAL COSTS	SDC ELIGIBLE	Res Share	Empl. Share	Population Inc:	Cost/Pers:	Employment Inc:	Cost/Empl:
Natural	\$11,008,250	\$5,179,015	\$4,220,897	\$958,118	32152	\$608.63	33609	\$132.17
Special Use	\$6,780,000	\$2,267,494	\$1,848,008	\$419,486				
Linear	\$7,710,500	\$2,713,162	\$2,211,227	\$501,935				
Community	\$25,540,000	\$13,015,200	\$10,607,388	\$2,407,812				
Other	\$2,305,000	\$835,908	\$681,265	\$154,643				
Totals	\$53,343,750	\$24,010,778	\$19,568,784	\$4,441,994				

Zone 3 (Sunnyside) Cost Allocations

Community	Comm Center	Neighborhood	Total	Population Inc.	Cost/Pers:	Employment Inc.	Cost/Empl:
\$0	\$8,600,000	\$9,757,300	\$18,357,300	18198	\$522.35	13606	\$52.15
\$0	\$3,835,600	\$6,379,771	\$10,215,371				
\$0	\$3,126,014	\$6,379,771	\$9,505,785				
\$0	\$709,586	\$0	\$709,586				

West District (Zones 1 and 2) Cost Allocations

Community	Population Inc.	Cost/Pers:	Employment Inc.	Cost/Empl:
\$0	13954	0	20003	0

Zone 2 (Oatfield, Oak Lodge, Southgate/Town Center) Cost Allocation

Neighborhood	Population Inc.	Cost/Pers:	Employment Inc.	Cost/Empl:
\$16,200,000	7847	\$390.45	14159	0
\$3,063,900				
\$3,063,900				

Zone 1 (Milwaukie) Cost Allocation

Neighborhood	Population Inc.	Cost/Pers:	Employment Inc.	Cost/Empl:
\$4,002,500	6107	\$256.62	5844	0
\$1,567,192				
\$1,567,192				

Grand Totals

neigh	comm	natural	comm center & other	linear	special
\$29,959,800	\$0	\$11,008,250	\$10,905,000	\$7,710,500	\$6,780,000
\$11,010,863	\$0	\$5,179,015	\$4,671,508	\$2,713,162	\$2,267,494
\$11,010,863	\$0	\$4,220,897	\$3,807,279	\$2,211,227	\$1,848,008
\$0	\$0	\$958,118	\$864,229	\$501,935	\$419,486
\$25,842,041	\$23,098,273	\$2,743,768			

NORTH CLACKAMAS PARKS AND RECREATION DISTRICT

CAPITAL IMPROVEMENTS PLAN

A. NEIGHBORHOOD PARKS			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority	Funding Sources
Map Location	Facility	Action					
N-1	SERVICE AREA: Zone 2 NEW NEIGHBORHOOD PARK SOUTHGATE TOWN CENTER NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Southgate/Town Center neighborhood.					2	
	acres = 4.00	Acquisition	\$800,000				
		Development	\$1,080,000				
		Total Cost	\$1,880,000	20.10%	\$377,880		
N-2	SERVICE AREA: Zone 2 NEW NEIGHBORHOOD PARK SOUTHGATE TOWN CENTER NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Southgate/Town Center neighborhood.					2	
	acres = 4.00	Acquisition	\$800,000				
		Development	\$1,080,000				
		Total Cost	\$1,880,000	20.10%	\$377,880		
N-3	SERVICE AREA: Zone 2 NEW NEIGHBORHOOD PARK (FULLER AREA) SOUTHGATE TOWN CENTER NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Fuller Area of the Southgate/Town Center neighborhood.					1	
	acres = 4.00	Acquisition	\$800,000				
		Development	\$1,080,000				
		Total Cost	\$1,880,000	20.10%	\$377,880		
N-4	SERVICE AREA: Zone 3 ALTAMONT PARK SITE SUNNYSIDE NEIGHBORHOOD Develop a neighborhood park at the Altamont park site in the Sunnyside neighborhood (in cooperation with North					1	
	acres = 4.60	Development	\$1,242,000				
		Total Cost	\$1,242,000	56.42%	\$700,736		
N-5	SERVICE AREA: Zone 3 MOUNT SCOTT ELEMENTARY SCHOOL SUNNYSIDE NEIGHBORHOOD Develop a neighborhood park at Mount Scott Elementary School in the Sunnyside neighborhood (in cooperation with					1	
	acres = 1.50	Development	\$405,000				
		Total Cost	\$405,000	56.42%	\$228,501		

NORTH CLACKAMAS PARKS AND RECREATION DISTRICT

CAPITAL IMPROVEMENTS PLAN

A. NEIGHBORHOOD PARKS			Estimated Project Cost (\$)	Growth- Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority	Funding Sources
Map Location	Facility	Action					
N-6	SERVICE AREA: Zone 2 NEW NEIGHBORHOOD PARK					2	
	SOUTHGATE TOWN CENTER NEIGHBORHOOD						
	Acquire land and develop a new neighborhood park in the Southgate/Town Center neighborhood.						
	acres = 4.00	Acquisition	\$800,000				
		Development	\$1,080,000				
		Total Cost	\$1,880,000	20.10%	\$377,880		
N-7	SERVICE AREA: Zone 1 STANLEY PROPERTY					1	
	MILWAUKIE NEIGHBORHOOD						
	Develop a neighborhood park at Stanley Property in City of Milwaukie (in cooperation with City of Milwaukie).						
	acres = 2.00	Development	\$540,000				
		Total Cost	\$540,000	31.92%	\$172,368		
N-9	SERVICE AREA: Zone 3 NEW NEIGHBORHOOD PARK					2	
	MILWAUKIE NEIGHBORHOOD						
	Acquire land and develop a new neighborhood park in the Milwaukie neighborhood.						
	acres = 4.00	Acquisition	\$800,000				
		Development	\$1,080,000				
		Total Cost	\$1,880,000	45.16%	\$849,008		
N-10	SERVICE AREA: Zone 1 WICHITA PARK					2	
	MILWAUKIE NEIGHBORHOOD						
	Work with Linwood Neighborhood District Association to implement the neighborhood park master plan for Wichita						
	acres = 1.00	Develop	\$270,000				
		Total Cost	\$270,000	31.92%	\$86,184		

**NORTH CLACKAMAS PARKS AND RECREATION DISTRICT
CAPITAL IMPROVEMENTS PLAN**

A. NEIGHBORHOOD PARKS			Estimated Project Cost (\$)	Growth- Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority	Funding Sources
Map Location	Facility	Action					
N-11	SERVICE AREA: Zone 2 NEW NEIGHBORHOOD PARK OAK GROVE/JENNINGS LODGE NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Oak Grove/Jennings Lodge neighborhood.	acres = 4.00 Acquisition Development Total Cost	\$800,000 \$1,080,000 \$1,880,000	16.23%	\$305,124	2	
N-12	SERVICE AREA: Zone 2 CONCORD ELEMENTARY SCHOOL OATFIELD NEIGHBORHOOD Develop neighborhood park facilities at the Concord Elementary School in the Oatfield neighborhood (in	acres = 1.00 Develop Total Cost	\$270,000 \$270,000	15.09%	\$40,743	1	
N-13	SERVICE AREA: Zone 2 VIEW ACRES ELEMENTARY SCHOOL OATFIELD NEIGHBORHOOD Develop neighborhood park facilities at the View Acres Elementary School in the Oatfield neighborhood (in	acres = 1.50 Develop Total Cost	\$405,000 \$405,000	15.09%	\$61,115	1	
N-14	SERVICE AREA: Zone 2 NEW NEIGHBORHOOD PARK OATFIELD NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Oatfield neighborhood.	acres = 4.00 Acquisition Development Total Cost	\$800,000 \$1,080,000 \$1,880,000	21.90%	\$411,720	2	
N-15	SERVICE AREA: Zone 2 CANDY LANE ELEMENTARY SCHOOL OATFIELD NEIGHBORHOOD Develop neighborhood park facilities at the Candy Lane Elementary School in the Oatfield neighborhood (in	acres = 1.50 Develop Total Cost	\$405,000 \$405,000	15.09%	\$61,115	1	
N-16	SERVICE AREA: Zone 2 JENNINGS LODGE ELEMENTARY SCHOOL OAK GROVE/JENNINGS LODGE NEIGHBORHOOD Develop neighborhood park facilities at the Jennings Lodge Elementary School in the Oak Grove/Jennings Lodge	acres = 1.50 Develop Total Cost	\$405,000 \$405,000	14.00%	\$56,700	1	

**NORTH CLACKAMAS PARKS AND RECREATION DISTRICT
CAPITAL IMPROVEMENTS PLAN**

A. NEIGHBORHOOD PARKS			Estimated Project Cost (\$)	Growth- Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority	Funding Sources
Map Location	Facility	Action					
N-19	SERVICE AREA: Zone 3 NEW NEIGHBORHOOD PARK SUNNYSIDE NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Sunnyside neighborhood.	acres = 4.00 Acquisition Development Total Cost	\$800,000 \$1,080,000 \$1,880,000	74.96%	\$1,409,248	2	
N-20	SERVICE AREA: Zone 3 JAMES ABELE PARK SITE SUNNYSIDE NEIGHBORHOOD Develop a new neighborhood park at the James Abele park site in the Sunnyside neighborhood.	acres = 2.80 Develop Total Cost	\$756,000 \$756,000	56.42%	\$426,535	1	
N-21	SERVICE AREA: Zone 3 JUSTICE PARK SITE SUNNYSIDE NEIGHBORHOOD Develop a new neighborhood park at the Justice park site in the Sunnyside neighborhood.	acres = 3.00 Develop Total Cost	\$810,000 \$810,000	56.42%	\$457,002	1	
N-23	SERVICE AREA: Zone 3 SUNNYSIDE VILLAGE PARK NO. 5 (Bollam Property) SUNNYSIDE NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Sunnyside neighborhood.	acres = 2.20 Acquisition Development Total Cost	\$440,000 \$594,000 \$1,034,000	74.96%	\$775,086	2	

**NORTH CLACKAMAS PARKS AND RECREATION DISTRICT
CAPITAL IMPROVEMENTS PLAN**

A. NEIGHBORHOOD PARKS			Estimated Project Cost (\$)	Growth- Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority	Funding Sources
Map Location	Facility	Action					
N-24	SERVICE AREA: Zone 3 ANDEREGG PROPERTY SUNNYSIDE NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Sunnyside neighborhood. acres = 1.39 Development		\$375,300			2	
		Total Cost	\$375,300	56.42%	\$211,744		
N-26	SERVICE AREA: Zone 2 STRINGFIELD FAMILY PARK OATFIELD NEIGHBORHOOD Develop a new neighborhood park connected to Portland Traction Line Linear Park in the Oatfield neighborhood. acres = 4.50 Development		\$1,215,000			1	
		Total Cost	\$1,215,000	15.08%	\$183,344		
N-28	SERVICE AREA: Zone 2 NEW NEIGHBORHOOD PARK OATFIELD NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Oatfield neighborhood. acres = 4.00 Acquisition		\$800,000			2	
		Development	\$1,080,000				
		Total Cost	\$1,880,000	21.90%	\$411,720		
N-29	SERVICE AREA: Zone 1 LEWELLING PARK MILWAUKIE NEIGHBORHOOD Implement the master plan for Lewelling Park (in partnership with City of Milwaukie and Lewelling acres = 0.90 Develop		\$243,000			2	
		Total Cost	\$243,000	31.92%	\$77,566		
N-31	SERVICE AREA: Zone 3 Pfeifer Property SUNNYSIDE NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Sunnyside neighborhood. acres = 5.00 Development		\$1,350,000			1	
		Total Cost	\$1,350,000	56.42%	\$761,670		

**NORTH CLACKAMAS PARKS AND RECREATION DISTRICT
CAPITAL IMPROVEMENTS PLAN**

A. NEIGHBORHOOD PARKS			Estimated	Growth-	SDC-Eligible	Project	Funding
Map	Facility	Action	Project	Required	Growth Share (\$)	Priority	Sources
Location			Cost (\$)	Portion (%)			
N-34	SERVICE AREA: Zone 3					2	
	NEW NEIGHBORHOOD PARK						
	SUNNYSIDE NEIGHBORHOOD						
	Acquire land and develop a new neighborhood park in the northeast area. Clackamas Regional Center (currently in acres = 4.00	Acquisition	\$800,000				
		Development	\$1,080,000				
		Total Cost	\$1,880,000	74.96%	\$1,409,248		
none	SERVICE AREA: Zone 2					2	
	BUNNELL PARK						
	OAK GROVE/JENNINGS LODGE NEIGHBORHOOD						
	Provide additional recreation facilities at Bunnell Park in the Oak Grove/Jennings Lodge neighborhood. acres =	Renovate	\$130,000				
		Total Cost	\$130,000	16.00%	\$20,800		
none	SERVICE AREA: Zone 1					2	
	CENTURY PARK						
	MILWAUKIE NEIGHBORHOOD						
	Renovate Century Park in Milwaukie neighborhood. acres = 0.50	Renovate	\$67,500				
		Total Cost	\$67,500	0.00%	\$0		
none	SERVICE AREA: Zone 1					1	
	MILL PARK						
	MILWAUKIE NEIGHBORHOOD						
	Acquire land and develop additional recreation facilities at Mill Park in the Milwaukie neighborhood. acres = 1.00	Acquisition	\$200,000				
		Development	\$270,000				
		Total Cost	\$470,000	45.16%	\$212,252		
none	SERVICE AREA: Zone 2					2	
	HARMONY ROAD NEIGHBORHOOD PARK						
	SOUTHGATE/TOWN CENTER NEIGHBORHOOD						
	Provide additional amenities at the Harmony Road Neighborhood Park in the Southgate/Town Center acres = 1.50	Renovate	\$75,000				
		Total Cost	\$75,000	0.00%	\$0		

NORTH CLACKAMAS PARKS AND RECREATION DISTRICT

CAPITAL IMPROVEMENTS PLAN

A. NEIGHBORHOOD PARKS			Estimated Project Cost (\$)	Growth- Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority	Funding Sources
Map Location	Facility	Action					
none	SERVICE AREA: Zone 2 RISLEY PARK					2	
	OAK GROVE/JENNINGS LODGE NEIGHBORHOOD Renovate Risley Park in the Oak Grove/Jennings Lodge neighborhood		\$135,000				
	acres = 1.00	Renovate					
		Total Cost	\$135,000	0.00%	\$0		
none	SERVICE AREA: Zone 1 SCOTT PARK/LEDDING LIBRARY					2	
	MILWAUKIE NEIGHBORHOOD Complete Phases II and III of the master plan for Scott Park in the Milwaukie neighborhood.		\$532,000				
	acres = 3.00	Develop					
		Total Cost	\$532,000	31.92%	\$169,814		
none	SERVICE AREA: Zone 3 SOUTHERN LITES PARK					2	
	SUNNYSIDE NEIGHBORHOOD Restore banks of drainage way in Southern Lites Park in the Sunnyside neighborhood.		\$25,000				
	acres = 0.50	Repair/renovate					
		Total Cost	\$25,000	0.00%	\$0		
TOTAL			\$29,959,800		\$11,010,863		
1			\$10,153,000		\$3,739,960		
2			\$19,806,800		\$7,270,903		

SERVICE AREA

ZONE 1: Milwaukie	\$4,002,500	\$1,567,192
ZONE 2: Oak Grove/Jennings Lodge, Oatfield, Southgate/Town Cent	\$16,200,000	\$3,063,900
ZONE 3: Sunnyside	\$9,757,300	\$6,379,771

**NORTH CLACKAMAS PARKS AND RECREATION DISTRICT
CAPITAL IMPROVEMENTS PLAN**

B. COMMUNITY PARKS			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority	Funding Sources
Map Location	Facility	Action					
C-18	SERVICE AREA: EAST - Zone 3					2	
	ELLA V. OSTERMAN PARK Complete a master plan for and develop a new community park at Top O' Scott Dedication.						
	acres =	3.00 Development	\$1,200,000				
		Total Cost	\$1,200,000	44.60%	\$535,200		
C-25	SERVICE AREA: EAST - Zone 3					1	
	NEW COMMUNITY PARK Acquire land and develop a new community park east of I-205. (Includes planning and development of a community center, ball fields, aquatic facilities, and X-Treme sports facility.)						
	acres =	30.00 Acquisition	\$6,000,000	75.40%	\$4,524,000		
		Development	\$12,000,000	66.30%	\$7,956,000		
		Total Cost	\$18,000,000	69.33%	\$12,480,000		
none	SERVICE AREA: WEST - Zones 1 & 2					2	
	ANN-TONI SCHREIBER PARK Provide additional recreation facilities at Ann-Toni Schreiber Park.						
	acres =	6.70 Renovation	\$1,340,000				
		Total Cost	\$1,340,000	0.00%	\$0		
none	SERVICE AREA: WEST - Zones 1 & 2					1	
	NORTH CLACKAMAS PARK Complete and implement an updated master plan for North Clackamas Park.						
	acres =	45.00 Renovation	\$5,000,000				
		Total Cost	\$5,000,000	0.00%	\$0		
TOTAL			\$25,540,000		\$13,015,200		
1			\$23,000,000		\$12,480,000		
2			\$2,540,000		\$535,200		

SERVICE AREA

WEST: Zones 1 & 2	\$6,340,000	\$0
EAST: Zone 3	\$19,200,000	\$13,015,200

**NORTH CLACKAMAS PARKS AND RECREATION DISTRICT
CAPITAL IMPROVEMENTS PLAN**

C. NATURAL RESOURCE AREAS			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority	Funding Sources
Map Location	Facility	Action					
NR-27	SERVICE AREA: DISTRICT-WIDE MOUNT TALBERT Acquire and develop additional land to expand natural resource area.					2	
	acres = 10.00	Acquisition	\$550,000				
		Development	\$200,000				
		Total Cost	\$750,000	60.50%	\$453,750		
NR-30	SERVICE AREA: DISTRICT-WIDE SPRING PARK Complete and implement a master plan for Spring Park in coordination with Elk Rock Island Natural Area Management Plan.					2	
	acres = 6.90	Development	\$138,000				
		Total Cost	\$138,000	23.63%	\$32,609		
NR-33	SERVICE AREA: DISTRICT-WIDE NORTH CLACKAMAS DISTRICT PARK Complete and implement a new master plan for North Clackamas District Park that reflects site conditions and current environmental regulations.					1	
	acres = 83.50	Development	\$1,670,000				
		Total Cost	\$1,670,000	23.63%	\$394,621		
none	SERVICE AREA: DISTRICT-WIDE NEW NATURAL RESOURCE LAND Acquire and develop additional land as the opportunity arises.					2	
	acres = 92.67	Acquisition	\$5,096,850				
		Development	\$1,853,400				
		Total Cost	\$6,950,250	61.84%	\$4,298,035		
none	SERVICE AREA: DISTRICT-WIDE MOUNT TALBERT Implement the master plan for Mount Talbert natural resource area.					1	
	acres = 185.00	Development	\$1,500,000				
		Total Cost	\$1,500,000	0.00%	\$0		
TOTAL PROJECTS			\$11,008,250		\$5,179,015		
1			\$3,170,000		\$394,621		
2			\$7,838,250		\$4,784,394		
SERVICE AREA							
DISTRICT-							
WIDE All Zones			\$11,008,250		\$5,179,015		
EAST Zone 3			\$0		\$0		
WEST Zones 1 and 2			\$0		\$0		

**NORTH CLACKAMAS PARKS AND RECREATION DISTRICT
CAPITAL IMPROVEMENTS PLAN**

D. SPECIAL USE PARKS		Estimated	Growth-	SDC-Eligible	Project	Funding
Map Location	Facility Action	Project Cost (\$)	Required Portion (%)	Growth Share (\$)	Priority	Sources
SU-8	SERVICE AREA: DISTRICT-WIDE MILWAUKIE RIVERFRONT Partner with City of Milwaukie to implement Riverfront Master Plan acres = 6.80 Develop Total Cost	\$780,000 \$780,000	 39.23%	 \$305,994	1	
SU-17	SERVICE AREA: DISTRICT-WIDE MULTI-SPORT COMPLEX Develop a multi-sport complex on grounds of Old Clackamas High School in partnership with North Clackamas School District. acres = 25.00 Develop Total Cost	\$5,000,000 \$5,000,000	 39.23%	 \$1,961,500	1	
none	SERVICE AREA: DISTRICT-WIDE RIVERVILLA PARK Expand recreation opportunities as feasible within floodway. acres = 5.00 Renovate Total Cost	\$1,000,000 \$1,000,000	 0.00%	 \$0	2	
none	SERVICE AREA: DISTRICT-WIDE MULTI-SPORT COMPLEX Acquire and develop a multi-sport complex east of I-205. acres = 20.00 Acquire= Develop Total Cost	\$0 \$0 \$0	 59.49%	 \$0	2	
TOTAL		\$6,780,000		\$2,267,494		
1		\$5,780,000		\$2,267,494		
2		\$1,000,000		\$0		
SERVICE AREA DISTRICT-						
WIDE All Zones		\$6,780,000		\$2,267,494		
EAST Zone 3		\$0		\$0		
WEST Zones 1 and 2		\$0		\$0		

NORTH CLACKAMAS PARKS AND RECREATION DISTRICT

CAPITAL IMPROVEMENTS PLAN

E. LINEAR PARKS			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority	Funding Sources
Map Location	Facility	Action					
L-3	SERVICE AREA: DISTRICT-WIDE TROLLEY TRAIL Work with regional partners to develop a linear park/trail corridor.					1	
	acres = 5.00	Development	\$625,000				
	miles = 1.00	Total Cost	\$625,000	23.63%	\$147,688		
L-9	SERVICE AREA: DISTRICT-WIDE TROLLEY TRAIL Work with regional partners to develop a linear park/trail corridor.					1	
	acres = 8.70	Development	\$1,125,000				
	miles = 1.80	Total Cost	\$1,125,000	23.63%	\$265,838		
L-10	SERVICE AREA: DISTRICT-WIDE TROLLEY TRAIL Work with regional partners to develop a linear park/trail corridor.					1	
	acres = 8.70	Development	\$1,125,000				
	miles = 1.80	Total Cost	\$1,125,000	23.63%	\$265,838		
L-11	SERVICE AREA: DISTRICT-WIDE TROLLEY TRAIL Work with regional partners to develop a linear park/trail corridor.					1	
	acres = 3.30	Development	\$437,500				
	miles = 0.70	Total Cost	\$437,500	23.63%	\$103,381		
L-32	SERVICE AREA: DISTRICT-WIDE MOUNT SCOTT TRAIL Work with regional partners to acquire land and develop a linear park/trail corridor.					1	
	acres = 5.60	Acquisition	\$308,000	75.73%	\$233,248		
	miles = 0.80	Develop	\$500,000	23.63%	\$118,150		
		Total Cost	\$808,000		\$351,398		
L-43	SERVICE AREA: DISTRICT-WIDE SUNNYSIDE VILLAGE TRAIL Work with regional partners to acquire land and develop a linear park/trail corridor.					2	
	acres = 7.60	Acquisition	\$418,000	75.73%	\$316,551		
	miles = 1.00	Development	\$625,000	23.63%	\$147,688		
		Total Cost	\$1,043,000		\$464,239		
L-44	SERVICE AREA: DISTRICT-WIDE SCOUTER'S MOUNTAIN TRAIL Work with regional partners to acquire land and develop a linear park/trail corridor.					2	
	acres = 17.90	Acquisition	\$984,500	75.73%	\$745,562		
	miles = 2.50	Development	\$1,562,500	23.63%	\$369,219		
		Total Cost	\$2,547,000		\$1,114,781		

**NORTH CLACKAMAS PARKS AND RECREATION DISTRICT
CAPITAL IMPROVEMENTS PLAN**

E. LINEAR PARKS			Estimated Project Cost (\$)	Growth- Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority	Funding Sources
Map Location	Facility	Action					
	new acres	miles					
TOTAL	31.10	9.60	\$7,710,500		\$2,713,162		
FRONT 1			\$4,120,500		\$1,134,142		
FRONT 2			\$3,590,000		\$1,579,020		
SERVICE AREA DISTRICT-							
WIDE	All Zones		\$7,710,500		\$2,713,162		
EAST	Zone 3		\$0		\$0		
WEST	Zones 1 and 2		\$0		\$0		

DEFINITIONS & COSTS

1. Definitions:

- a) Design Costs - Costs related to developemnt of site-specific construction documents, bid documents, and construction administration.
- b) Existing - Facilities or improvements which are currently in the District's inventory.
- c) Master Plan Costs - Costs related to programming and needs analysis resulting in illustrative plans for facilities or improvements.
- d) Planned - Facilities or improvements which have been identified through a needs analysis process, but which are not currently in the District's inventory.
- e) Permit Costs - Building and development fees for land use, utilities, environmental, and similar purposes.

2. Funding Source Abbreviations:

DNT = Donation

GFD = General Fund Tax Base

GOB = General Obligation Bonds

GNT = Grants

NEW = New source, such as a future tax referendum

SDC = System Development Charges

SRL = Serial Levy

USR = User Fees

ZSV = Sunnyside Village Zone Fee

DEFINITIONS & COSTS (continued)

3. Unit Costs

Acquisition=	Neighborhood Park (acres)	\$200,000
	Community Park (acres)	\$200,000
	Linear Park (acres)	\$55,000
	Natural Resource Area (acres)	\$55,000
Development:	Neighborhood Park (acres)	\$270,000
	Community Park (acres)	\$400,000
	Linear Park (acres)	\$10,000
	Natural Resource Area (acres)	\$20,000
	Trails (miles)	\$625,000
	School Park (acres)	\$270,000
	Indoor Swimming Pool (sq. ft.)	\$0
	Outdoor Swimming Pool (sq.ft.)	\$0
	Community/Senior Centers (sq. f	\$0
Renovation=	Neighborhood Park (acres)	\$135,000
	Community Park (acres)	\$200,000
	District Park (acres)	\$0
	Open Space/Natural Area (acres)	\$10,000
	Trails (miles)	\$240,000
	Buildings (sq. ft.)	\$125

4. Master Plan, Design, and Permit Costs are estimated as follows:

<u>Development Cost (\$)</u>	<u>Master Plan/ Design Costs</u>	<u>Permit Costs</u>
0 to 100,000	14%	5%
100,000 to 500,000	12%	3%
500,000 to 1,000,000	10%	2.5%
More than 1,000,000	8%	2%

5. Growth (SDC Eligible) Portions of Costs Determined as Follows:

Neighborhood Parks portion calculated for each neighborhood (i.e., Milwaukie, Oatfield, etc.):

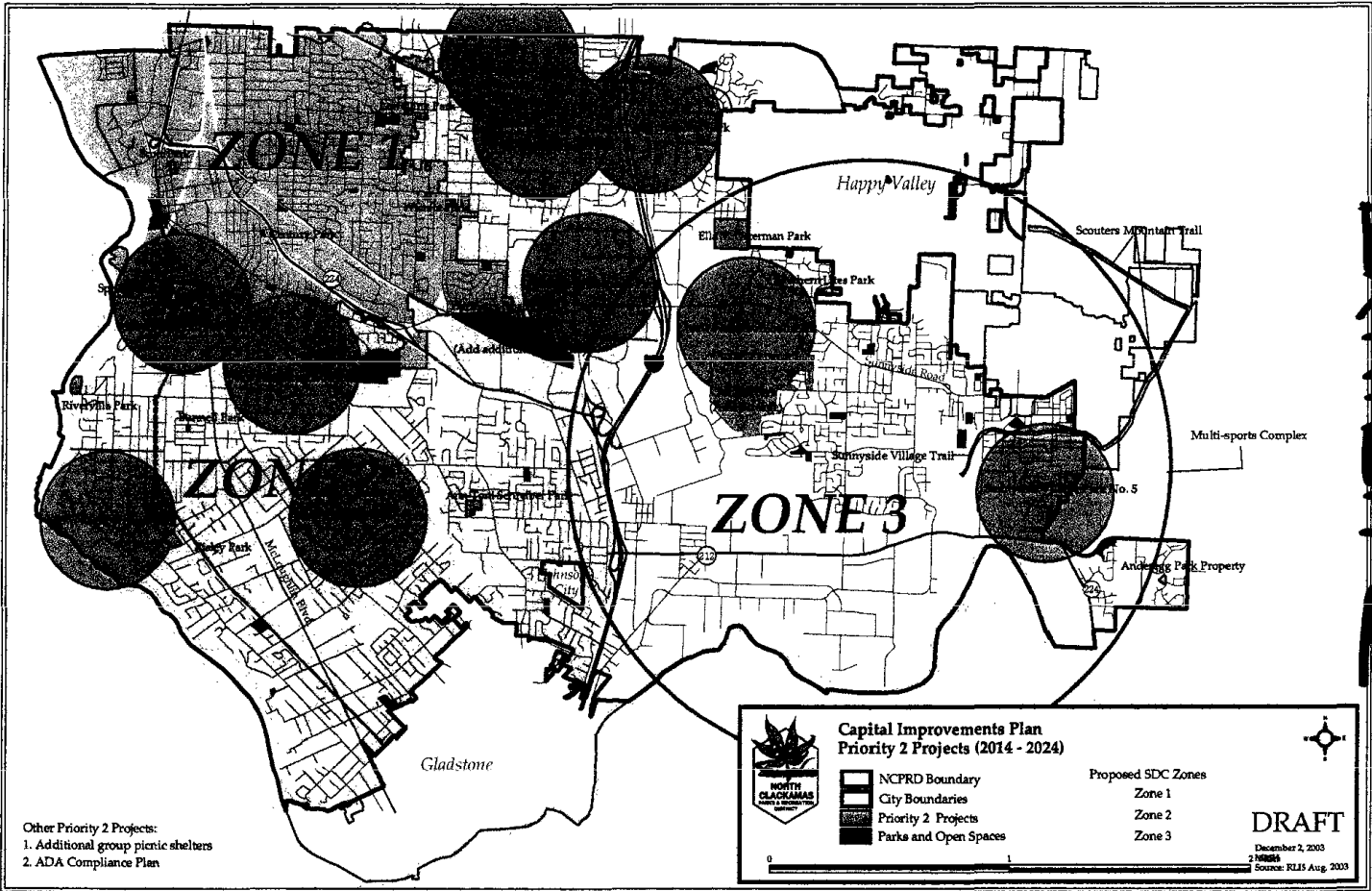
Portion of land acquisition costs based on existing developed parks and vacant neighborhood park land.

Portion of land development costs based on existing developed parks.

Community Parks, Natural Resource Areas, Special Use Parks, Linear Parks/Trails, and other facility portions calculated for entire District:

Portions of land acquisition costs based on existing parks/facilities and undeveloped park land.

Portions of land development costs based on existing developed parks/facilities.



Other Priority 2 Projects:
 1. Additional group picnic shelters
 2. ADA Compliance Plan

EXHIBIT D

1/3/04
Option A

DRAFT

with neighborhood & community park land costs at \$200K/acre
community parks district-wide, community center - zone (Sunnyside)

SUNNYSIDE AREA (ALL EAST OF 205)

	District Base Costs	Area Costs	Admin Fee	Total Costs
Cost Per Person	\$609	\$522	\$43	\$1,174
Cost Per Employee	\$132	\$52	\$7	\$191
	Persons	Gross SDC	Tax Credit	
Single Fam	2.65	\$3,111	-\$592	\$2,519
Multi Fam	1.86	\$2,184	-\$193	\$1,991
Mobile	1.80	\$2,113	-\$121	\$1,992
Employee	1	\$191	-\$41	\$150

MILWAUKIE

	District Base Costs	Area Costs	Admin Fee	Total Costs
Cost Per Person	\$609	\$257	\$43	\$909
Cost Per Employee	\$132	\$0	\$7	\$139
	Persons	Gross SDC	Tax Credit	
Single Fam	2.65	\$2,409	-\$592	\$1,817
Multi Fam	1.86	\$1,691	-\$193	\$1,498
Mobile	1.80	\$1,636	-\$121	\$1,515
Employee	1	\$139	-\$41	\$98

WEST OF 205 (except Milwaukie)

	District Base Costs	Area Costs	Admin Fee	Total Costs
Cost Per Person	\$609	\$390	\$43	\$1,042
Cost Per Employee	\$132	\$0	\$7	\$139
	Persons	Gross SDC	Tax Credit	
Single Fam	2.65	\$2,761	-\$592	\$2,169
Multi Fam	1.86	\$1,938	-\$193	\$1,745
Mobile	1.80	\$1,876	-\$121	\$1,755
Employee	1	\$139	-\$41	\$98



TO: Mayor and City Council
FROM: Mike Swanson, City Manager
DATE: January 23, 2004
RE: Budget Hearing Dates

ACTION REQUESTED

The action requested is a selection of dates for budget hearings in late May and early April.

BACKGROUND

The dates we used for the budget process last year have been inserted into the attached March-June 2004 calendar.

On March 31 and April 1 department directors presented their budget requests to the Budget Committee. On April 7 I delivered my recommended budget and the budget message. The first hearing at which public comments on the recommended budget were received was April 21. That left plenty of time for additional hearings as determined by the Budget Committee.

We need similar dates for this year's process. We will contact citizen members of the Budget Committee over the next week to determine their availability.

February

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18 Department Head meet with City Mgr	19 Department Head meet with City Mgr	20	21
22	23	24	25	26	27	28
29						

2004

March

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
	1	2	3	4	5	6
7	8	9	10	11 Department final budget to City Mgr	12 Department final budget to City Mgr	13
14	15	16	17	18	19	20 Publish Budget Comm meeting
21	22	23	24	25	26	27 Publish Budget Comm meeting
28	29	30	31 Presentation to Budget Comm			

2004

April

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
				1	2 Presentation to Budget Comm	3
4	5	6	7 Rec Budget & message	8	9	10
11	12	13	14	15	16	17
18	19	20	21 Budget Comm public comments & Resol adopting aap/CIP	22	23	24
25	26	27	28	29	30	

2004

May

Sun

Mon

Tue

Wed

Thu

Fri

Sat

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

2004

June

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18 Adopt budget & CIP	19
20	21	22	23	24	25	26
27	28	29	30			

2004