

RESOLUTION NO. ____-18

A RESOLUTION ESTABLISHING AN UPDATED SYSTEMS DEVELOPMENT CHARGE FOR PARK IMPROVEMENTS.

WHEREAS, the City of Aumsville Systems Development Ordinance, Ordinance No. 387 provides for the setting of systems development charges upon completion of an analysis of projected capital improvements to be constructed and adoption of a methodology explaining how the systems development fees were calculated; and

WHEREAS, the City of Aumsville has enacted Ordinance 387, which specifies that such charges shall be set by a separate resolution of the City Council, and

NOW, THEREFORE, THE CITY OF AUMSVILLE HEREBY RESOLVES AS FOLLOWS:

SECTION 1. IMPOSITION OF SYSTEMS DEVELOPMENT CHARGES

This resolution adopts the methodology and serves as the basis for imposing a systems development charge (SDC) on those activities that create the need for or increase the demand for necessary capital improvements within the city parks system within the City of Aumsville, Oregon.

SECTION 2. SCOPE

The charge imposed by this resolution is separate from and in addition to any applicable taxes, fees, assessments, charges, including but not limited to other systems development charges, which may be required by the City of Aumsville or imposed as a condition of a land use or development approval.

SECTION 3. IMPROVEMENT FEE

The SDC imposed by this Resolution is an improvement fee and is not a tax on the land.

SECTION 4. METHODOLOGY

The City Council of Aumsville hereby adopts the following methodology as the basis for setting the systems development fee imposed by this resolution as authorized by Ordinance 387.

- A. The Aumsville Parks Master Plan, January 2018, shall be considered as the primary source documents upon which the charges imposed under this resolution are promulgated and constitute the improvement plan described in the Systems Development Charge ordinance.
- B. The City of Aumsville currently owns and maintains a municipal parks system. The system has been operated by the city for many years. The parks system consists of two community parks (Porter-Boone Park and Mill Creek Park) and three neighborhood and linear parks (Highberger Linear Park, Water Tower and Wildwood Park) totaling approximately 20 acres of developed urban park facilities to serve residents of Aumsville.

The Aumsville Parks Master Plan recommends the city provide a level of service of 8.25 acres of developed urban parks per 1,000 people composed of 5.0 acres of community parks, 2.25 acres of neighborhood/pocket parks and 1.25 acres of linear parks per 1,000 people. It is the city's policy to maintain this ratio as the community grows.

Both residents and non-residential uses benefit from the existing system. Planned improvements to the existing parks add capacity to accommodate new residents and users. The City Council believes new development is obligated to contribute to the cost of improving and expanding the park system in order to maintain the ratio of parks acreage per 1000 people. The City assumes new development will account for 40% of the demand for new parks facilities and park improvements by the year 2038. This is based on the ratio of the City's July 2017 population to estimated population in the year 2038¹ and the estimated cost of park improvements that will be needed to serve the community.

The city council concludes that both new residents and new non-residential users should pay a share of the cost of expanding the existing parks and in developing new parks and park facilities, based on the proportionate benefit each proposed improvement will give to the new users.

- C. The Aumsville Parks Master Plan establishes standards and guidelines for the development of public parks and recreational facilities in the city. The plan was designed to support the forecast 2038 population for the Aumsville Urban Growth Area. The Aumsville Parks Master Plan includes a list of specific park improvement projects planned by the City to meet the demands of new growth in the City of Aumsville through 2038.

The estimated cost of future parks capital improvements benefitting the City of

¹ Sources: The City of Aumsville certified population estimate for 2017 and the Coordinated Population Forecast for Marion County, its Urban Growth Boundaries (UGB) and Areas Outside UGBs 2017-2067 (Final Report dated June 30, 2017), both prepared by Population Research Center, College of Urban and Public Affairs, Portland State University. 2017 PSU Certified Population = 3,970 persons. 2038 PSU Certified Population Projection for the Aumsville UGB area = 6355 persons.

New growth (6355-3970 = 2385 persons) will constitute 38% of the 2038 population (2,385 ÷ 6355 = 38%).

Aumsville are listed in the *Aumsville Parks Master Plan* and Exhibit “B” of this Resolution. The estimated costs of these park improvements are summarized in Table 1.

Table 1
Park Improvement Projects by Park

#	Proposed Park Improvements by Park	Estimated Cost
Community Parks		
1	Porter-Boone Park	3,297,776
2	Mill Creek Park	3,245,735
3	Eastside Community Park (future)	2,290,621
Neighborhood, Pocket Parks and Greenways		
4	Highberger Linear Park	744,873
5	Water Tower Park	157,325
6	Wildwood Park	1,279,040
7	NE Neighborhood Parks (Flowers)	243,010
8	NW Neighborhood Park (future)	464,240
9	Aumsville Ponds Natural Area	290,000
Park Master Plan Update		
10	5-Year Updates & 2030 Master Plan	70,000
	Total Estimated Cost of Park Improvements	12,082,620

- D. Future park improvements will benefit both existing residents and future growth. However, only a portion of the cost of needed park improvements can be assigned to future growth.
- E. The City reviewed each proposed park improvement project, the year needed, benefitting population that will be served and the proportionate share of each project which should be allocated to current residents or to future growth through the year 2038. Exhibit “B” of this Resolution provides a detailed table showing the proportionate allocation of each project and the SDC eligible share of each project. Table 2 summarizes the current resident and SDC share for projects in each park facility.

Table 2
Park Improvement Projects by Park
Current Resident & SDC Eligible Share of Project Costs

#	Proposed Park Improvements by Park	Current Resident Share	SDC Eligible Share	Total Estimated Costs
Community Parks				
1	Porter-Boone Park	2,396,204	901,573	3,297,776
2	Mill Creek Park	2,124,957	1,120,778	3,245,735
3	Eastside Community Park (future)	1,145,310	1,145,310	2,290,621
Neighborhood, Pocket Parks and Greenways				
4	Highberger Linear Park	366,359	378,513	744,873
5	Water Tower Park	157,325	0	157,325
6	Wildwood Park	853,792	425,248	1,279,040
7	New NE Neighborhood Park (Flowers)	0	243,010	243,010
8	New NW Neighborhood Park (future)	0	464,240	464,240
9	Aumsville Ponds Natural Area	182,700	107,300	290,000
Park Master Plan Update				
10	5-Year Updates & 2030 Master Plan		70,000	70,000
	Total Estimated Cost of Park Improvements	5,171,487	6,723,912	11,895,399

- F. PSU’s Population Research Center completed a coordinated population forecast for all of Marion County’s cities and rural areas in 2017.² The population in Aumsville is projected to grow from the 3,970 persons in 2017 to 6,355 persons in 2038 and 7,658 persons in 2067. Future household size is expected to increase to 3.06 persons per household.
- G. The City estimates it will add 773 dwelling units from 2017 to 2038 and another 1192 dwelling units from 2039 to 2067. Table 3 shows the estimated population increases and needed dwelling units.

Table 3
2017 Certified Population Estimate
and Needed Dwelling Units from 2018 to 2067

Year	Population	Average Household Size	# of Dwelling Units	Needed Dwelling Units
2010 Census	3,643	3.03	1,202	
2016 PSU Certified Estimate	3,970	3.03	1,310	
2038 PSU Estimate - UGB	6,355	3.06	2,076	773
2067 PSU Estimate - UGB	7,658	3.06	2,502	1,192

² Ibid. *Coordinated Population Forecast for Marion County, its Urban Growth Boundaries (UGB) and Areas Outside UGBs 2017-2067 (Final Report dated June 30, 2017)*, prepared by Population Research Center, College of Urban and Public Affairs, Portland State University.

SECTION 5. RESIDENTIAL PARKS SDC CALCULATION

- A. The Aumsville City Council has determined that the cost of acquiring and developing open space and park facilities should be borne by both residential and non-residential uses. Approximately 92% of the city’s water users are residential users. The city projects future growth will continue to be primarily residential, comprising more than 90% of the new development. Non-residential development, composed of commercial, industrial and public uses, is projected to comprise 8%-10% of the new development activity. The city believes this development pattern will continue. Therefore, the city council concludes that 92% of the costs for future park improvements should be allocated to new residential uses and 8% to new non-residential uses.
- B. Park improvements that will benefit new residents and non-residential users are estimated to cost \$4,855,972. Of this total, \$4,467,494 (92%) will benefit future residential development and \$388,478 (8%) will benefit future non-residential development.
- C. The methodology to determine the maximum parks improvement fee per equivalent dwelling unit is shown in Exhibit “B”. The maximum residential parks improvement fee the city may charge is \$4,805 per equivalent dwelling unit.

Table 4
Maximum Residential Improvement Fee

Residential SDC per Equivalent Dwelling Unit (EDU)	Project Cost
Maximum Residential Improvement Fee	\$ 4,805

SECTION 6. NON-RESIDENTIAL PARKS SDC CALCULATION

- A. Non-residential development is anticipated to account for 8% of the future demand for new parks facilities.
- B. In order to equitably charge for this impact, non-residential development can reasonably be charged on a cost per square foot basis. The City estimates there will be 1,250,000 square feet of non-residential structures by the year 2038, of which 750,000 square feet exists in 2018. The City estimates an additional 500,000 square feet of non-residential development will be built by the year 2038 and will create a demand for parks facilities estimated to cost \$388,478. The allocation per square foot is \$0.77 per sq. ft. This is the maximum non-residential improvement fee.

Table 5
**Maximum Non-Residential
Parks Improvement Fee**

Non-Residential SDC per sq. foot basis	Maximum Fee
Improvement Fee	\$ 0.77 per square foot

SECTION 7. FEE

- A. According to the methodology described above and as shown in the attached Exhibits, the maximum Parks systems development charge the City of Aumsville may impose is \$4,805 per dwelling unit for new residential development and \$0.77 per sq. ft. for new non-residential development.
- B. The City Council wishes to establish a policy to impose a Parks SDC that is lower than the maximum allowed. The City concludes a \$ _____ Parks SDC per equivalent dwelling units is an appropriate fee.
- C. The City Council wishes to establish a policy to impose a lower SDC on non-residential development as an economic development incentive and has concluded that \$0.25 per square foot is an appropriate fee.
- D. Therefore, the Parks System SDC, to be collected in accordance with Section 4 of Ordinance No. 387, shall be \$ _____ per dwelling unit and \$ 0.25 per sq. ft. for non-residential structures.

Table 6
Aumsville Parks Systems Development Charge

Parks SDC Fee	Project Cost
Residential Improvement Fee per EDU	\$ ____ +0.0 0
Non-Residential Improvement Fee	\$ 0.25 per square foot

SECTION 8. REVENUE AND EXPENDITURES

- A. All funds derived from these charges shall be segregated according to standard municipal accounting practices and credited to a parks systems development charge fund.

- B. All expenditures from this fund will be in accordance with the systems development Ordinance No. 387 and will be expended only for park system capital improvements to meet the demands for new and future growth of the City of Aumsville, for the costs of developing the parks SDC methodologies and for the costs of providing an annual accounting of system development charge expenditures.

SECTION 9. EFFECTIVE DATE AND REPEAL OF CONFLICTING RESOLUTIONS

This resolution shall be in force and effect from and after passage by the Aumsville City Council. Resolution No. 19-06 is hereby repealed on the thirtieth day after the enactment of this resolution.

SECTION 10. PERIODIC REVIEW

This resolution, its methodology and conclusions as to the SDC shall be reviewed periodically by the City Council of the City of Aumsville and shall be updated as needed, based on new improvement requirements and estimated costs thereof, etc.

CONSIDERED AND PASSED BY THE AUMSVILLE CITY COUNCIL ON THE ____ TH DAY OF SEPTEMBER 2018.

Robert Baugh, Mayor

ATTEST:

Ron Harding, City Administrator

City of Aumsville Parks SDC Improvement Fee Methodology

The Parks SDC methodology shall be the basis for imposing a systems development charge (SDC) on those activities that create the need for or increase the demand for necessary capital improvements within the city parks system within the City of Aumsville, Oregon.

I. Parks SDC Elements.

The Aumsville Parks SDC is composed of a parks improvement fee. The 2018 Parks SDC does not include a reimbursement fee.

- A. **Parks Improvement Fee:** The improvement fee was developed based on projects listed in the *Aumsville Parks Master Plan* dated January 2018.

II. Parks Improvement SDC:

The *Aumsville Parks Master Plan* identifies park improvement projects which will serve the city as it grows through the 20-year planning period from 2018 to 2038. The majority of the projects listed are needed to serve current and future residents during the next 20 years, through the year 2038. However, there are a number of projects, including land acquisition for larger community parks, which will serve community more residents and meet community needs for a longer period of time. The City concludes that these costs should be allocated to all residents through the year 2067, a 50-year planning horizon.

- A. **Population Growth:** The population in the Aumsville UGB in July 2017 was 4,209 persons. The plan anticipates the City will reach a population of 6,355 in the year 2038 and 7,658 by the year 2067. Population estimates are based on PSU's coordinated population estimates for Marion County prepared in June 2017.
- B. **Land Needs:** In January 2018, the City of Aumsville has 20.45 acres of parks. The plan projects a need for 54.02 acres of parks and open space to serve the 2038 population and a need for 65.09 acres of parks and open space to serve the 2067 population of 7,658 persons.
- C. **Park Improvements:** The City has developed park improvement plans for each existing park and open space area and for future community and neighborhood parks to serve the future population. The plan recommends \$12,082,620 in park land acquisition and park improvements. Table A-1 summarizes the recommended park improvements in each of the city's parks. The detailed list of park improvement projects is attached as Exhibit 'B'.

Table A-1
Estimated Cost of Park Improvements for Aumsville City Parks

Park	Land Acquisition (LA)	Site Improvements (S)	Park Buildings & Facilities (PF)	Total Estimated Cost
Community Parks				
Porter-Boone Park	214,206	1,880,070	1,203,500	3,297,776
Mill Creek Park	410,335	1,631,900	1,203,500	3,245,735
Eastside Community Park	840,621	1,450,000	0	2,103,400
Neighborhood Parks				
Highberger Greenway	163,350	364,023	217,500	744,873
NE Neighborhood Park	98,010	145,000	0	243,010
NW Neighborhood Park	174,240	290,000	0	464,240
Water Tower Mini-Park	0	157,325	0	157,325
Wildwood Park	317,552	627,988	333,500	1,279,040
Aumsville Ponds Natural	0	290,000	0	290,000
Master Parks Plan Update	0			70,000
Totals by Category	2,218,315	6,836,305	2,958,000	12,082,620

D. Allocation of Park Improvement Costs to Existing Users vs. New Development:

The costs for the acquisition and development of parks should be shared by both existing residents and new development. The Aumsville City Council has determined that the costs should be shared as follows:

1. *Benefits Assigned to Existing Users and New Development:*

The Aumsville Parks Master Plan recommends improvements to both existing city parks and recommends the addition of new parks. Table A-2 shows the 2017 Aumsville population will be 58% of the estimated 2038 population and 52% of the projected 2067 population in the City. Park improvements planned to occur by the year 2038 are estimated to provide a 58% benefit to current users and 42% benefit to future residents.

Table A-2
Project Benefit to Current Users vs. Future Users

Year	Benefitting Aumsville Population	Population to be added	Persons per Equivalent Dwelling Unit (EDU)	Residential Equivalent Dwelling Units (EDU)	Project Benefit 2017 vs. 2038 Population %	Project Benefit 2017 vs. 2067 Population %
2017	3,670	-	3.03	1,310	58%	48%
2038	6,355	2,385	3.06	2,076	42%	
2067	7,658	3,988	3.06	2,511		52%

For projects planned for existing parks, the City estimates these projects will primarily benefit current users. For example, projects planned for Porter-Boone Park will provide a 73% benefit to current users.

The city council has reviewed the priority list and concludes many of the projects for expansion of existing parks or new park developments will primarily or exclusively benefit new development. Projects planned for Mill Creek Park and Wildwood Park include land acquisition, development of trails, parking and new facilities which will benefit all city residents and will make these facilities more usable by future residents. Therefore, the plan concludes 35% of the costs of planned improvements in Mill Creek Park and only 33% of the cost of planned improvements in Wildwood Park will benefit current users.

The acquisition of new park land and open spaces will primarily benefit future residential users. Consequently, some projects have a higher percentage of benefit assigned to future growth. New neighborhood parks are planned to serve new development areas; therefore 100% of the cost of these parks is allocated to growth.

Table A-3 summarizes these allocations in each park. Exhibit “B” shows a more detailed allocation of the proportionate benefit (%) of each proposed park improvement and park land site acquisition to existing users and future growth.

Table A-3
**Allocation of Park Improvements Costs
Current Users vs. Future Users**

Park	Share of Project Costs to Current Residents	%	Share of Project Costs due to Growth (SDC)	%	Total Estimated Costs	%
Community Parks						
Porter-Boone Park	2,005,197	73%	1,292,580	27%	3,297,776	100%
Mill Creek	1,203,975	35%	2,041,760	65%	3,245,735	100%
Eastside Community Park	1,145,310	50%	1,145,310	50%	2,290,621	100%
Neighborhood & Mini-Parks						
Highberger Linear Park	366,359	49%	378,513	51%	744,873	100%
NE Neighborhood Park	0	0%	243,010	100%	243,010	100%
NW Neighborhood Park	0	0%	464,240	100%	464,240	100%
Water Tower Park	157,325	100%	0	0%	157,325	100%
Wildwood Park	498,869	33%	780,171	67%	1,279,040	100%
Aumsville Ponds	182,700	62%	107,300	38%	290,000	100%
Master Parks Plan Update	0	0%	70,000	100%	70,000	100%
TOTALS	7,226,648	60%	4,855,972	40%	12,082,620	100%

E. *Allocation of Costs to Residential & Non-Residential Users:*

The Aumsville City Council has determined that the cost of acquiring and developing open space and park facilities should be borne by both residential and non-residential uses. The city council concludes that a reasonable allocation of benefit is 92% for residential uses and 8% for non-residential uses.

Table A-4
SDC Eligible Project Expenses
Residential vs. Non-Residential Demand for Park Facilities

	Residential Demand for New Parks Facilities (92%)	Non-Residential Demand for New Parks Facilities (8%)	Total
Future User Share (SDC Eligible)	4,467,494	388,478	4,855,972
Current User Share	6,648,516	578,132	7,226,648
Total	11,116,010	966,610	12,082,620

Table A-5
Residential Parks SDC -- Improvement Fee Calculation

	Not Eligible for SDCs Existing Residents Share	SDC Eligible Future Residents Share	Total
Population in UGB	3,670	2,385	6,355
Dwelling Units	1,211	836	2,076
Future Park Improvement Costs Benefitting Residential Users	\$ 7,226,638	\$4,855,972	\$12,082,620
Maximum Parks SDC Charge per Dwelling Unit		\$ 4,805	See Exhibit "B" for details

F. Allocation of Costs to Non-Residential Users:

Non-residential development is anticipated to account for 8% of the future demand for new parks facilities. In order to equitable charge for the impact, non-residential development can reasonably be charged on a cost per square foot basis. There is projected to be 1,250,000 square feet of total non-residential building footage by the year 2038, of which 750,000 square feet (60%) currently exists. Therefore, the proportionate share of improvements for new non-residential development is 40%.

Table A-6
Non-Residential Parks SDC
Improvement Fee Calculation

	Not Eligible for SDCs Existing Users Share	SDC Eligible Future Non-Resident User Share (2038)	Total
Non-Residential Space (sq. ft.)	750,000 (60%)	500,000 (40%)	1,250,000 sq. ft.
Non-Residential Share of Park Improvements Costs	\$ 578,132	\$ 388,478	\$ 966,610
Maximum Parks SDC Charge per square foot		\$ 0.77 per sq. ft.	

Exhibit "B"

City of Aumsville

Aumsville Parks Master Plan 2018 - Proposed Park Improvements

Project Type	Project	SDC SHARE		EXISTING RESIDENT SHARE		Total Cost	SDC Share	Needed by Year	Benefiting Population Served	Cost per capita	Cost per EDU @ 3.0 PPH
		SDC %	Estimated SDC Share for Future Growth	Existing Resident %	City Share						
Porter-Boone Park											
F	Site Improvements	25%	325,525	75%	976,575	1,302,100	325,525	2038	2385	\$ 136	\$ 409.00
F	Site Furnishings	25%	67,280	75%	201,840	269,120	67,280	2038	2385	\$ 28	\$ 85.00
F	Rehab Marion County Shop Building	25%	163,125	75%	489,375	652,500	163,125	2038	2385	\$ 68	\$ 205.00
F	Activity Shelter (Large)	25%	108,750	75%	326,250	435,000	108,750	2038	2385	\$ 46	\$ 137.00
F	Drop Off Shelter	25%	29,000	75%	87,000	116,000	29,000	2038	2385	\$ 12	\$ 36.00
F	Landscaping & Irrigation	25%	77,213	75%	231,638	308,850	77,213	2038	2385	\$ 32	\$ 97.00
LA	Land Acquisition (County Shops)	0%	0	100%	18,186	18,186	0	2038	2385	\$ -	\$ -
LA	Land Acquisition (3.0 Acres- North)	67%	130,680	33%	65,340	196,020	130,680	2038	2385	\$ 55	\$ 164.00
Total Improvement Cost		27%	901,573	73%	2,396,204	3,297,776					
Mill Creek Park											
S	Site Improvements	25%	340,695	75%	1,022,085	1,362,780	340,695	2038	2385	\$ 143	\$ 429.00
S	Site Furnishings	25%	67,280	75%	201,840	269,120	67,280	2038	2385	\$ 28	\$ 85.00
S	Activity Shelters (3)	25%	163,125	75%	489,375	652,500	163,125	2038	2385	\$ 68	\$ 205.00
F	Drop Off Shelter	25%	29,000	75%	87,000	116,000	29,000	2038	2385	\$ 12	\$ 36.00
Addition to Mill Creek Park							0	2038	2385	\$ -	\$ -
S	Pedestrian Bridge & Trail across Mill Creek	50%	217,500	50%	217,500	435,000	217,500	2067	3688	\$ 59	\$ 177.00
S	Land Acquisition (.82 acres-1106 Main)	50%	107,158	50%	107,158	214,315	107,158	2038	2385	\$ 45	\$ 135.00
LA	Land Acquisition (4.5 acre linear park)	100%	196,020	0%	0	196,020	196,020	2067	2385	\$ 82	\$ 247.00
Total Improvement Cost		35%	1,120,778	65%	2,124,957	3,245,735					
Wildwood Park											
S	Site Improvements	25%	51,691	75%	155,072	206,763	51,691	2038	2385	\$ 22	\$ 65.00
S	Site Furnishings	25%	27,369	75%	82,106	109,475	27,369	2038	2385	\$ 11	\$ 34.00
S	Restroom	25%	54,375	75%	163,125	217,500	54,375	2038	2385	\$ 23	\$ 68.00
F	Trellis Area over Picnic Tables	25%	10,875	75%	32,625	43,500	10,875	2038	2385	\$ 5	\$ 14.00
F	Picnic Shelters	25%	18,125	75%	54,375	72,500	18,125	2038	2385	\$ 8	\$ 23.00
F	Landscaping & Irrigation	25%	23,563	75%	70,688	94,250	23,563	2038	2385	\$ 10	\$ 30.00
Addition to Wildwood Park											
LA	Land Acquisition (401 Clover St.)	50%	158,776	50%	158,776	317,552	158,776	2038	2385	\$ 67	\$ 200.00
	Parking Lot Improvements	37%	80,475	63%	137,025	217,500	80,475	2038	2385	\$ 34	\$ 101.00
Total Improvement Cost		33%	425,248	67%	853,792	1,279,040					
Water Tower Mini-Park											
S	Site Improvements	0%	0	100%	30,813	30,813	0	2038	2385	\$ -	\$ -
S	Site Furnishings	0%	0	100%	97,078	97,078	0	2038	2385	\$ -	\$ -
F	Landscaping & Irrigation	0%	0	100%	29,435	29,435	0	2038	2385	\$ -	\$ -
Total Improvement Cost		0%	0	100%	157,325	157,325					
Highberger Linear Park											
S	Site Improvements	37%	64,943	63%	110,579	175,523	64,943	2038	2385	\$ 27	\$ 82.00
S	Site Furnishings	37%	24,143	63%	41,108	65,250	24,143	2038	2385	\$ 10	\$ 30.00
F	Restroom	37%	80,475	63%	137,025	217,500	80,475	2038	2385	\$ 34	\$ 101.00
S	Landscaping & Irrigation	37%	45,603	50%	77,648	123,250	45,603	2038	2385	\$ 19	\$ 57.00
Addition to Highberger Linear Park											
LA	Land Acquisition (Ext to Willamette)	100%	32,670	0%	0	32,670	32,670	2067	3688	\$ 9	\$ 27.00
LA	Land Acquisition (Add east of Bishop)	100%	130,680	0%	0	130,680	130,680	2067	3688	\$ 35	\$ 106.00
Total Improvement Cost		51%	378,513	49%	366,359	744,873					
New Neighborhood Parks											
LA	Land Acquisition NW Park (2.0 acres)	100%	174,240	0%	0	174,240	174,240	2067	3688	\$ 47	\$ 142.00
S	Park Site Improvements	100%	290,000	0%	0	290,000	290,000	2067	3688	\$ 79	\$ 236.00
LA	Land Acquisition (Flowers Estates)	100%	98,010	0%	0	98,010	98,010	2038	2385	\$ 41	\$ 123.00
S	Park Site Improvements	100%	145,000	0%	0	145,000	145,000	2038	2385	\$ 61	\$ 182.00
Total Improvement Cost		100%	707,250	0%	0	707,250					
New Community Park											
LA	Land Acquisition (20 acres)	50%	420,310	50%	420,310	840,621	420,310	2067	3688	\$ 114	\$ 342.00
S	Park Site Improvements	50%	725,000	50%	725,000	1,450,000	725,000	2067	3688	\$ 197	\$ 590.00
Total Improvement Cost			1,145,310		1,145,310	2,290,621					
Aumsville Ponds											
S	Park Site Improvements	37%	107,300	63%	182,700	290,000	107,300	2038	2385	\$ 45	\$ 135.00
Total Improvement Cost		37%	107,300	63%	182,700	290,000					
Parks Master Plan Update											
Adm	5-Year Updates (3)	100%	30,000	0%	0	30,000	30,000	2038	2385	\$ 13	\$ 38.00
Adm	Master Plan Update 2030	100%	40,000	0%	0	40,000	40,000	2038	2385	\$ 17	\$ 50.00
Total Improvement Cost			70,000		0	70,000					
Total Improvement Costs--All Parks		40%	4,855,972	60%	7,226,648	12,082,620	4,855,972			Parks SDC \$	5,226.00

Note: City share includes grants, foundation, cash-in-hand, volunteers, and donations.

Parks SDC: per Residential Dwelling Unit 0.92 \$ 4,807.92
 Parks SDC: Non-residential charge 0.08 \$ 418.08

Residential Share	0.92	4,467,494	0.92	6,648,516	11,116,010
Non-Residential share	0.08	388,478	0.08	578,132	966,610
		4,855,972		7,226,648	

Non-Residential Allocation

A	NR Share of SDC Eligible Costs	\$ 388,478		578,132	
B	Existing Non-Residential Bldg (sq. ft.)	502,307	40%	753,460	60%
C	SDC per square foot (A + B = C)	\$ 0.77		\$ 0.77	
				1,255,767	