

1 CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

2
3 Resolution R2010- 2003

4
5 ESTABLISHING UPDATE METHODOLOGY FOR PARK
6 SYSTEM DEVELOPMENT CHARGES (DECEMBER 2009
7 UPDATE REPORT)
8

9 WHEREAS, the City of Keizer adopted the Parks and Recreation Master Plan on
10 March 3, 2008 (Ordinance No. 2008-570);

11 WHEREAS, in April 2008, the City engaged Don Ganer and Associates, Inc. to
12 review such Master Plan and prepare an updated Parks Systems Development Charge
13 Methodology Report (Update Report);

14 WHEREAS, the City Council delayed implementing the methodology and new Parks
15 Systems Development Charges due to the severe and historic downturn in the real estate
16 industry;

17 WHEREAS, the City Council feels it is appropriate to move forward with the new
18 methodology and to adopt such methodology to provide the foundation for updated Park
19 System Development Charges to be adopted by separate Resolution;

20 NOW, THEREFORE,

21 BE IT RESOLVED by the City Council of the City of Keizer that the Parks &
22 Recreation SDC Methodology Update Report (December 15, 2009) attached and by this
23 reference incorporated herein is hereby adopted as the update methodology used to
24 determine maximum Parks Systems Development Charges.

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"Pride, Spirit and Volunteerism"

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

December 15, 2009

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**Don
Ganer &
Associates, Inc.**

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City of Keizer

Parks and Recreation System Development Charges Methodology Update Report

1.0 INTRODUCTION

System Development Charges (SDCs) are one-time fees charged to new development to help pay a portion of the costs associated with building capital facilities to meet needs created by growth. The City of Keizer (City) first adopted Parks SDCs in 1992, and adopted an updated SDC methodology in 2000.

In April 2008, the City engaged Don Ganer & Associates, Inc. to review the City's recently adopted Parks & Recreation Master Plan (Master Plan), and prepare an updated parks and recreation SDCs methodology report to reflect the growth portion of facility needs identified in the Master Plan.

Section 2.0 of this report presents authority and background information including (1) legislative authority for SDCs; (2) an explanation of "improvement fee" and "reimbursement fee" SDCs; and (3) requirements and options for credits, exemptions and discounts. Section 3.0 presents the methodology used to update the Parks and Recreation SDCs, and section 4.0 presents the calculation of Parks and Recreation SDC Rates.

2.0 AUTHORITY AND BACKGROUND INFORMATION

A. Legislative Authority

The source of authority for the adoption of SDCs is found both in state statute and in the City's own plenary authority to adopt this type of fee. While SDCs have been in use in Oregon since the mid-1970's, State legislation regarding SDCs was not adopted until 1989, when the Oregon Systems Development Act (ORS 223.297 - 223.314) was passed. The purpose of this Act was to "...provide a uniform framework for the imposition of system development charges...". Legislative additions and modifications to the Act were made in 1993, 1999, 2001, and 2003. The Oregon SDC Act requires local governments that enact SDCs to:

- adopt SDCs by ordinance or resolution;
- develop a methodology outlining how the SDCs were developed;
- adopt a plan and project list to designate capital improvements that can be funded with "improvement fee" SDC revenues;
- provide credit against the amount of the SDC for the construction of certain "qualified public improvements";
- separately account for and report receipt and expenditure of SDC revenues, and develop procedures for challenging expenditures; and
- use SDC revenues for capital improvements and compliance costs only - operations and maintenance uses are prohibited.

B. "Improvement fee" and "Reimbursement fee" SDCs

The Oregon Systems Development Act provides for the imposition of two types of SDCs: (1) "improvement fee" SDCs, and (2) "reimbursement fee" SDCs. "Improvement fee" SDCs may be charged for new capital improvements that will increase the capacity of the system in order to provide service to the new development. Revenues from "improvement fee" SDCs may be used for capacity-increasing capital improvements included in a required plan and list of projects that identifies the expected timing, cost, and growth-required percentage for each project. "Reimbursement fee" SDCs may be charged for the costs of existing capital facilities if "excess capacity" is available to accommodate growth. Revenues from "reimbursement fees" may be used for *any* capital improvement project, including major repairs, upgrades, or renovations. Capital improvements to be funded with "reimbursement fee" SDCs do not need to increase capacity, but they must be included in the list of projects to be funded with SDC revenues.

C. Requirements and Options for Credits, Exemptions, and Discounts

(1) Credits

A credit is a reduction in the amount of the SDC for a specific development. The Oregon SDC Act requires that credit be allowed for the construction of any "qualified public improvement" that (1) is required as a condition of development approval, (2) is identified in the plan and list of projects on which improvement fee SDC revenues may be used, and (3) either is not located on or contiguous to property that is the subject of development approval, or is located on or contiguous to such property and is required to be built larger or with greater capacity than is necessary to meet the needs of the particular development project.

The credit for a qualified public improvement may only be applied against an SDC for the same type of improvement (e.g., a parks improvement can only be used for a credit for a parks SDC), and may be granted only for the cost of that portion of an improvement which exceeds the minimum standard facility size or capacity needed to serve the particular project. For multi-phase projects, any excess credit may be applied against SDCs that accrue in subsequent phases of the original development project.

In addition to these required credits, the City may, if it so chooses, provide a greater credit, establish a system providing for the transferability of credits, provide a credit for a capital improvement not identified in the City's plan and list of projects, or provide a share of the cost of an improvement by other means (i.e., partnerships, other City revenues, etc.).

(2) Exemptions

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

(3) Discounts

The City may "discount" the amount of the SDC by reducing the portion of growth-required improvements to be funded with SDCs. For example, the City may decide to charge new development an SDC rate sufficient to pay only a percentage (i.e., 80%, 60%, etc.) of identified growth-required costs.

Because discounts reduce SDC revenues, they increase the amounts that must come from other sources, such as property taxes, in order to achieve or maintain desired levels of service.

3.0 PARKS AND RECREATION SDC METHODOLOGY

The City's Master Plan includes projects designed to address both growth and non-growth needs within the City. The methodology used to develop the City's Parks and Recreation SDCs establishes the required connection between the demands of growth and the SDC by analyzing the proportionate need of facilities for use by current and future residents. The SDCs to be paid by a development meet statutory requirements because they are based on the nature of the development and the extent of the impact of the development on the need for parks and recreation facilities for which they are charged. The Parks and Recreation SDCs are based on population, and the SDC rates are calculated based on the specific impacts developments are expected to have on the City's population.

A. Population Growth

The Parks and Recreation SDCs are based on costs per "capita" (person) for each new person expected during the planning period. Table 3.1, below, shows projected population growth for the City through the year 2030.

TABLE 3.1

**PROJECTED POPULATION
INCREASE FROM NEW DEVELOPMENT (2007 - 2030)**

<u>Projected</u> <u>2030</u>	-	<u>Estimated</u> <u>2007</u>	=	<u>Projected</u> <u>Increase</u>
39,994		34,735		5,259

B. Persons Per Dwelling Unit

The Parks and Recreation SDC rates are based on costs per capita and are calculated based on the number of persons per dwelling unit. To determine the appropriate number of persons per dwelling unit, official U.S. Census data for Keizer for the year 2000 was reviewed for single family and multi-family dwelling units, and an estimate was developed for senior housing. This information is displayed in Table 3.2, page 6.

TABLE 3.2

AVERAGE NUMBER OF PERSONS PER DWELLING UNIT

	<u>Avg. Persons Per Dwelling Unit</u>
Single Family Dwelling Unit (1 - 2 units)	2.8
Multi-Family Dwelling Unit (3 or more units)	2.2
Senior Housing Dwelling Unit (10 or more units)	1.1

C. Facility Needs

The City's Parks & Recreation Master Plan is incorporated into this report by reference. The plan identifies facilities designed to address both growth and non-growth needs for the City. The Capital Improvements Plan (Appendix) identifies projects designed to meet these needs.

Table 3.3, below, presents a summary of facility needs through the year 2030. The "Current Need" is the share needed to provide facilities to current residents at the levels of service resulting from facilities planned for 2030. The "Growth Need" is the share needed to provide facilities to future residents at the levels of service resulting from facilities planned for 2030.

TABLE 3.3

FACILITIES REQUIRED FOR GROWTH NEEDS

<u>Facility Type</u>	<u>2030 LOS (Units/1000)</u>	<u>Current Inventory</u>	<u>Current Need</u>	<u>Surplus (Defic.)</u>	<u>2030 Planned Units</u>	<u>Growth Need</u>	<u>Growth Percent</u>
Developed Waterfront and Regional Parks (acres)	1.11	1.50	38.47	(36.97)	44.30	5.83	13.6%
Developed Small Parks (acres)	0.98	27.00	33.96	(6.96)	39.10	5.14	42.5%
Developed Large and Special Use Parks (acres)	0.94	26.00	32.65	(6.65)	37.59	4.94	42.6%
Natural Areas and Undeveloped Park Land (acres)	n/a	157.20	n/a	n/a	n/a	0.00	0.0%
Trails & Pathways (miles)	0.64	24.97	22.38	2.59	25.77	0.80	100.0%

Based on planned 2030 levels of service, there is a 36.97-acre deficiency in developed Waterfront and Regional Parks, a 6.96-acre deficiency in developed Small Parks, and a 6.65-acre deficiency in Large and Special Use Area Parks. Improvement fee SDC revenues may be used only for growth needs, and may not be used to remedy deficiencies. Alternative revenues must be used to repair these deficiencies.

D. Facility Costs

The Capital Improvements Plan, included as an appendix to this report, identifies new facilities needed to serve parks and recreation needs of the City's planning area through the year 2030. The total funding needed for all projects included in the Plan is \$14,646,000. The SDC-eligible growth costs included in the Plan total \$4,783,205, including \$1,959,000 for new parkland, \$2,580,205 for new park development, and \$244,000 for trails and pathways.

For each project, the Capital Improvements Plan includes the total project cost, the growth-required portion (percentage), the SDC-eligible cost, and the estimated timing priority.

E. Compliance/Administrative Costs

The City incurs costs in the development and administration of the SDCs and may recoup a portion of those costs in accordance with ORS 223.307(5). Compliance/administrative costs through the year 2030 have been estimated as shown in Table 3.4, below:

TABLE 3.4

COMPLIANCE/ADMINISTRATIVE COST ESTIMATES

<u>Compliance/Administrative Cost</u>	<u>Total</u>
Annual SDC-CIP Management, Accounting and Reporting Costs (approximately \$10,000 per year for planning, financial reporting and staff services)	\$220,000
Master Plan Update (1 X \$100,000)	\$100,000
Total Estimated Compliance/Administrative Costs	\$320,000

F. Total SDC-Eligible Costs

The City's total SDC-eligible costs include the total growth costs (from Appendix) and compliance/administrative costs (from Table 3.4, above). The Total SDC-eligible costs are shown in Table 3.5, below.

TABLE 3.5

TOTAL SDC-ELIGIBLE COSTS

	<u>Total SDC Eligible Costs</u>
Growth Facility Costs	\$4,783,205
PLUS: Compliance/Admin Costs	<u>320,000</u>
Total SDC-Eligible Costs	\$5,103,205

4.0 PARKS AND RECREATION SDC RATES

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

- a) the improvements cost per capita (Formula 4a, below),
- b) the improvements cost per dwelling unit (Formula 4b, page 9)
- c) the property tax credit per dwelling unit (Formula 4c, page 9), and
- d) the net SDC per dwelling unit (Formula 4d, page 10).

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

A. Formula 4a: Improvements Cost Per Capita

The improvements cost per capita is calculated by dividing the SDC-eligible costs (identified in Table 3.5, page 7) by the increase in population expected to be created by new development through 2030 (from Table 3.1, page 5).

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

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

TABLE 4.1

IMPROVEMENTS COST PER CAPITA

<u>SDC</u>		<u>Population</u>		<u>Improvements</u>
<u>Eligible Costs</u>	÷	<u>Increase</u>	=	<u>Cost</u>
\$5,103,205		5,259		<u>Per Capita</u>
				\$970

B. Formula 4b: Improvements Cost Per Dwelling Unit

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

$$4b. \quad \begin{array}{ccc} \text{Persons Per} & \text{X} & \text{Improvements} \\ \text{Dwelling Unit} & & \text{Cost} \\ & & \text{Per Capita} \end{array} = \begin{array}{c} \text{Improvements} \\ \text{Cost Per} \\ \text{Dwelling Unit} \end{array}$$

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

TABLE 4.2

IMPROVEMENTS COST PER DWELLING UNIT

<u>Type of Dwelling Unit</u>	<u>Average Persons Per Dwelling Unit</u>	<u>X</u>	<u>Improvements Cost Per Capita</u>	<u>=</u>	<u>Improvements Cost Per Dwelling Unit</u>
Single Family (1 - 2 units)	2.8		\$970		\$2,716
Multi-Family (3 or more units)	2.2		\$970		\$2,134
Senior Housing (10 or more units)	1.1		\$970		\$1,067

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

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

- \$8 million in general obligation bonds issued in the year 2013,
- 5.0% average annual increase in total City property valuation for taxes,
- 3.0% annual increase in assessed property valuations,
- 3.0% annual inflation (decrease in value of money),
- average 2008 property valuations for new construction at \$300,000 for single family and \$150,000 for multi-family, and \$100,000 for senior housing dwelling units.

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

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

TABLE 4.3

TAX CREDIT PER DWELLING UNIT

	<u>Tax Credit Per Dwelling Unit</u>
Single Family Dwelling Unit:	\$1,086
Multi-Family Dwelling Unit:	\$543
Senior Housing Dwelling Unit:	\$362

D. Formula 4d: Net SDC Per Dwelling Unit

The net SDC rate per dwelling unit is calculated by subtracting the tax credit per dwelling unit (Table 4.3, above) from the improvements cost per dwelling unit (Table 4.2, page 9).

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

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

TABLE 4.4

NET SDC PER DWELLING UNIT

	<u>Improvements Cost Per Dwelling Unit</u>	-	<u>SDC Tax Credit Per Dwelling Unit</u>	=	<u>Net SDC Per Dwelling Unit</u>
Single-Family:	\$2,716		(\$1,086)		\$1,630
Multi-Family:	\$2,134		(\$543)		\$1,591
Senior Housing:	\$1,067		(\$362)		\$705

APPENDIX

KEIZER PARKS					page 1
CAPITAL IMPROVEMENTS PLAN					12/15/09
A. WATERFRONT PARKS					
SDC-CIP Project	Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Timing Priority (Years)	
Number Facility Action					
WP - 1 Palma Ciega Park Develop new park facilities on existing undeveloped parkland to meet growth and non-growth needs. acres = 1.60	Acquisition Development Total Cost	0.0% 13.6%	\$0 \$23,120 \$23,120	0 - 5	
WP - 2 Wallace House Park Develop new park facilities on existing undeveloped parkland to meet growth and non-growth needs. acres = 11.20	Acquisition Development Total Cost	0.0% 13.6%	\$0 \$95,200 \$95,200	0 - 5	
Waterfront Parks Subtotals					
Acquisition	0.00	\$0	\$0		
Development	12.80	\$870,000	\$118,320		
TOTAL	12.80	\$870,000	\$118,320		
B. SMALL CITY PARKS					
SDC-CIP Project	Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Timing Priority	
Number Facility Action					
SP - 1 Bair Park Develop new park facilities on existing undeveloped parkland to meet growth and non-growth needs. acres = 2.10	Acquisition Development Total Cost	0.0% 42.5%	\$0 \$42,500 \$42,500	0 - 5	
SP - 2 Ben Miller Family Park Renovate and upgrade existing park facilities non-growth needs. acres = 2.40	Acquisition Renovate & Upgrade Total Cost	0.0% 0.0%	\$0 \$0 \$0	5 - 10	
SP - 3 Bob Newton Family Park Renovate and upgrade existing park facilities non-growth needs. acres = 5.90	Acquisition Renovate & Upgrade Total Cost	0.0% 0.0%	\$0 \$0 \$0	5 - 10	
SP - 4 Calmers-Jones Park/Carlson Skate Park Renovate and upgrade existing park facilities non-growth needs. acres = 2.90	Acquisition Renovate & Upgrade Total Cost	0.0% 0.0%	\$0 \$0 \$0	10 - 15	
SP - 5 Clear Lake Park Renovate and upgrade existing park facilities non-growth needs. acres = 4.00	Acquisition Renovate & Upgrade Total Cost	0.0% 0.0%	\$0 \$0 \$0	5 - 10	

APPENDIX

KEIZER PARKS					page 2
CAPITAL IMPROVEMENTS PLAN					12/15/09
B. SMALL CITY PARKS (continued)					
SDC-CIP Project	Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Timing Priority	
Number Facility Action					
SP - 6 Country Glen Park Renovate and upgrade existing park facilities non-growth needs. acres = 5.90	Acquisition Renovate & Upgrade Total Cost	\$0 \$50,000 \$50,000	0.0% 0.0% \$0	5 - 10	
SP - 7 Keizer Station Park Develop new park facilities on existing undeveloped parkland to meet growth and non-growth needs. acres = 1.30	Acquisition Development Total Cost	\$0 \$0 \$50,000	0.0% 42.5% \$0	10 - 15	
SP - 8 Meadows Park Renovate and upgrade existing park facilities non-growth needs. acres = 3.00	Acquisition Renovate & Upgrade Total Cost	\$0 \$10,000 \$10,000	0.0% 0.0% \$0	5 - 10	
SP - 9 Northview Terrace Park Renovate and upgrade existing park facilities non-growth needs. acres = 2.10	Acquisition Renovate & Upgrade Total Cost	\$0 \$200,000 \$200,000	0.0% 0.0% \$0	5 - 10	
SP - 10 Willamette Manor Park Renovate and upgrade existing park facilities non-growth needs. acres = 2.40	Acquisition Renovate & Upgrade Total Cost	\$0 \$120,000 \$120,000	0.0% 0.0% \$0	5 - 10	
SP - 11 Joint School Use Parks (Sites Unidentified) schools..	Acquisition Development Total Cost	\$0 \$1,000,000 \$1,000,000	0.0% 42.5% \$425,000	0 - 5	
SP - 12 New Small Park (Site Unidentified) Acquire land and develop small park to meet growth and non-growth needs. acres = 4.00	Acquisition Development Total Cost	\$800,000 \$1,600,000 \$2,400,000	100.0% 42.5% \$680,000	5 - 10	
Small Parks Subtotals					
Acquisition 4.00		\$800,000	\$800,000		
Development 12.10		\$3,270,000	\$1,147,500		
TOTAL 12.10		\$4,070,000	\$1,947,500		

APPENDIX

KEIZER PARKS					page 3	
CAPITAL IMPROVEMENTS PLAN					12/15/09	
C. LARGE CITY PARKS						
SDC-CIP Project Number	Facility	Action	Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Timing Priority
LP - 1 Claggett Creek Park						
Acquired and develop additional land for expansion of the park to serve growth and non-growth needs						
acres =	11.59	Acquisition	\$1,159,000	100.0%	\$1,159,000	5 - 10
		Development	\$641,000	42.6%	\$273,066	
		Total Cost	\$1,800,000		\$1,432,066	
Acquisition	11.59		\$1,159,000		\$1,159,000	
Development	11.59		\$641,000		\$273,066	
TOTAL	11.59		\$1,800,000		\$1,432,066	
D. REGIONAL PARKS & SPECIAL USE FACILITIES						
SDC-CIP Project Number	Facility	Action	Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Timing Priority
RP - 1 Keizer Rapids Park						
Develop new facilities to serve growth and non-growth needs.						
acres =	30.00	Acquisition	\$0	0.0%	\$0	0 - 5
		Development	\$7,500,000	13.6%	\$1,020,000	
		Total Cost	\$7,500,000		\$1,020,000	
SU - 1 Indoor Recreation Facility						
Perform Feasibility study for facilities to serve growth and non-growth needs						
acres =	0.00	Acquisition	\$0	0.0%	\$0	0 - 5
		Feasibility Study	\$50,000	13.2%	\$6,580	
		Total Cost	\$50,000		\$6,580	
Regional Parks & Special Use Facilities Subtotals						
Acquisition	0.00		\$0		\$0	
Development	30.00		\$7,550,000		\$1,026,580	
SUB-TOTAL	30.00		\$7,550,000		\$1,026,580	

APPENDIX

KEIZER PARKS					page 4	
CAPITAL IMPROVEMENTS PLAN					12/15/09	
E. NATURAL AREA/OPEN SPACE & UNDEVELOPED PARKS						
SDC-CIP Project Number	Facility	Action	Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Timing Priority
OS - 1 Hidden Creek Park						
Develop facilities to meet growth and non-growth needs.						
acres =	3.70	Acquisition	\$0	0.0%	\$0	5 - 10
		Development	\$2,000	13.2%	\$263	
		Total Cost	\$2,000		\$263	
OS - 2 Northridge Park						
Develop facilities to meet growth and non-growth needs.						
acres =	9.50	Acquisition	\$0	0.0%	\$0	0 - 5
		Development	\$80,000	13.2%	\$10,528	
		Total Cost	\$80,000		\$10,528	
UP - 1 Mike Whittam Park						
Develop facilities to meet growth and non-growth needs.						
acres =	6.10	Acquisition	\$0	0.0%	\$0	0 - 5
		Development	\$30,000	13.2%	\$3,948	
		Total Cost	\$30,000		\$3,948	
Natural Area/Open Space Subtotals						
Acquisition	0.00		\$0		\$0	
Development	19.30		\$112,000		\$14,739	
TOTAL	19.30		\$112,000		\$14,739	
F. PATHWAYS AND CONNECTIVITY						
SDC-CIP Project Number	Facility	Action	Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Timing Priority
PC - 1 Multi-Use Pathway (Clagett Creek)						
Develop new multi-use pathway facilities to serve growth and non-growth needs.						
miles =	0.80	Development	\$244,000	100.0%	\$244,000	5 - 10
		Total Cost	\$244,000		\$244,000	
Bike/Pathways Subtotal						
Development (miles)	0.80		\$244,000		\$244,000	
TOTAL MILES	0.80		\$244,000		\$244,000	