



*Home of the Tualatin River National Wildlife Refuge*

## **RESOLUTION 2016-076**

### **ADOPTING THE TRANSPORTATION SYSTEM DEVELOPMENT CHARGE METHODOLOGY REPORT, SELECTING THE “UNIFORM SDC” OPTION TO BE USED TO ESTABLISH TRANSPORTATION SYSTEM DEVELOPMENT CHARGE RATES, AND UPDATING THE CITY’S MASTER FEES AND CHARGES SCHEDULE**

**WHEREAS**, System Development Charges (SDCs) are one-time fees assessed on new development to recover the fair share cost of existing and planned facilities that provide capacity to serve future growth; and

**WHEREAS**, Oregon Revised Statutes (ORS 223.297 to 223.314) authorize local governments to impose, assess, collect and utilize SDCs in a prescribed manner; and

**WHEREAS**, the City adopted a Transportation System Master Plan by Ordinance 2005-006, and adopted a transportation SDC methodology study and rate by Resolution 2006-062; and

**WHEREAS**, the City continues to experience development growth pressures, and prepared and adopted an updated City’s Transportation System Master Plan by Ordinance 2014-012; and

**WHEREAS**, in June 2015 the City contracted with FCS Group to conduct and prepare an updated Transportation System Development Charge Methodology Rate Report, with the intent of providing the City with a recommendation of an appropriate SDC rate methodology and rate; and

**WHEREAS**, the City has provided proper public notification as required by ORS 223.304(7)(a) with the 90-day notice issued 09/14/2016 and 60-day notice issued on 10/21/2016 for a 12/20/2016 City Council public hearing date; and

**WHEREAS**, the Transportation SDC Methodology Rate Report analyzed two rate methodologies and provided a final recommendation of a single citywide uniform SDC rate methodology, based on per-person trips which includes vehicle, pedestrian, bicycle, and transit modes; and

**WHEREAS**, the City Council has considered all of the information presented within the Council agenda packet materials and during the public hearing.

### **NOW, THEREFORE, THE CITY OF SHERWOOD RESOLVES AS FOLLOWS:**

**Section 1.** The City hereby adopts the Transportation System Development Charge Methodology Report as prepared by FCS Group, dated November 2016, a copy of which is attached hereto as Exhibit A.

**Section 2.** The City hereby establishes that the single citywide uniform SDC rate methodology option described in Exhibit A be used to establish the transportation SDC rate.

**Section 3.** The City hereby modifies the City's Master Fees and Charges schedule to reflect the updated transportation SDC rate as established in Section 2 above. Adopted amendments to the City's Master Fees and Charges schedule are attached hereto as Exhibit B

**Section 4.** This Resolution shall be effective February 1, 2017.

**Duly passed by the City Council this 17th of January, 2017.**

  
\_\_\_\_\_  
Krisanna Clark, Mayor

Attest:

  
\_\_\_\_\_  
Sylvia Murphy, MMC, City Recorder

# EXHIBIT A

City of Sherwood



*Home of the Tualatin River National Wildlife Refuge*

## TRANSPORTATION SYSTEM DEVELOPMENT CHARGE METHODOLOGY REPORT

December 2016

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## SECTION I: INTRODUCTION

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This section describes the policy context and project scope upon which the body of this report is based.

### A. SYSTEM DEVELOPMENT CHARGES

Oregon Revised Statutes (ORS) 223.297 to 223.314 authorize local governments to establish system development charges (SDCs), one-time fees on new development paid at the time of development. SDCs are intended to recover a fair share of the cost of existing and planned facilities that provide capacity to serve future growth.

ORS 223.299 defines two types of SDCs:

- ◆ A reimbursement fee designed to recover “costs associated with capital improvements already constructed, or under construction when the fee is established, for which the local government determines that capacity exists”
- ◆ An improvement fee designed to recover “costs associated with capital improvements to be constructed”

ORS 223.304(1) states, in part, that a reimbursement fee must be based on “the value of unused capacity available to future system users or the cost of existing facilities” and must account for prior contributions by existing users and any gifted or grant-funded facilities. The calculation must “promote the objective of future system users contributing no more than an equitable share to the cost of existing facilities.” A reimbursement fee may be spent on any capital improvement related to the system for which it is being charged (whether cash-financed or debt-financed) and on the costs of compliance with Oregon’s SDC law.

ORS 223.304(2) states, in part, that an improvement fee must be calculated to include only the cost of projected capital improvements needed to increase system capacity for future users. In other words, the cost of planned projects that correct existing deficiencies or do not otherwise increase capacity for future users may not be included in the improvement fee calculation. An improvement fee may be spent only on capital improvements (or portions thereof) that increase the capacity of the system for which it is being charged (whether cash-financed or debt-financed) and on the costs of compliance with Oregon’s SDC law.

### B. PROJECT

The City contracted with FCS GROUP to perform an SDC update. We conducted the study using the following general approach:

- ◆ **Framework for Charges.** In this step, we worked with City staff to identify and agree on the approach to be used and the components to be included in the analysis.

- ◆ **Technical Analysis.** In this step, we worked with City staff to isolate the recoverable portion of facility costs and calculate SDC rates. The technical analysis is provided in **Appendices A and B.**
- ◆ **Methodology Report Preparation.** In this step, we documented the calculation of the SDC rates included in this report.

## C. CALCULATION OVERVIEW

In general, SDCs are calculated by adding a reimbursement fee component and an improvement fee component—both with potential adjustments. Each component is calculated by dividing the eligible cost by growth in units of demand. The unit of demand becomes the basis of the charge. **Exhibit 1.1** shows this calculation in equation format:

Exhibit 1.1 – SDC Equation						
Eligible costs of available capacity in existing facilities	+	Eligible costs of capacity-increasing capital improvements	+	Pro-rata share of costs of complying with Oregon SDC law	=	SDC per unit of growth in demand (trips)
Units of growth in demand (trips)		Units of growth in demand (trips)				

### C.1 Reimbursement Fee

The reimbursement fee is the cost of available capacity per unit of growth that such available capacity will serve. In order for a reimbursement fee to be calculated, unused capacity must be available to serve future growth. For facility types that do not have excess capacity, no reimbursement fee may be calculated.

### C.2 Improvement Fee

The improvement fee is the cost of planned capacity-increasing capital projects per unit of growth that those projects will serve. The unit of growth becomes the basis of the fee. In reality, the capacity added by many projects serves a dual purpose of both meeting existing demand and serving future growth. To compute a compliant improvement fee, growth-related costs must be isolated, and costs related to current demand must be excluded.

We have used the capacity approach to allocate costs to the improvement fee basis.<sup>1</sup> Under this approach, the cost of a given project is allocated to growth by the portion of total project capacity that represents capacity for future users. That portion, referred to as the improvement fee eligibility percentage, is multiplied by the total project cost for inclusion in the improvement fee cost basis.

### C.3 Adjustments

Four cost basis adjustments are applicable to the SDC calculation: expected transportation development tax (TDT) revenues, expected Major Streets Transportation Improvement Project (MSTIP) revenues, fund balance, and compliance costs.

<sup>1</sup> Two alternatives to the capacity approach are the incremental approach and the causation approach. The incremental requires the computation of hypothetical project costs to serve existing users. Only the incremental cost of the actual project is included in the improvement fee cost basis. The causation approach, which allocates 100 percent of all growth-related projects to growth, is vulnerable to legal challenge.

### C.3.a Expected TDT Revenues

Washington County implemented the TDT, a tax run by the County consistent with SDC law, on all development within the County. The City of Sherwood can use TDT revenues on transportation projects that are included in the TDT project list. This SDC methodology assumes all projects on the SDC project list will be included on the TDT list and can be funded using TDT revenue. Hence, future TDT revenues are deducted from the from the SDC/TDT cost basis to avoid double-charging for projects that could be paid for in whole or in part with TDT revenues.

### C.3.b Expected MSTIP Revenues

Washington County also has the MSTIP, a capital improvement program implemented by the County for transportation projects. A portion of total program money is used for the same capacity increasing capital projects funded by the SDC. MSTIP revenues are similarly deducted from the improvement fee cost basis because the City uses MSTIP revenues for capacity-increasing capital improvements.

### C.3.c Fund Balance

All SDC and TDT revenue currently available in fund balance is also deducted from its corresponding cost basis. This practice prevents a jurisdiction from double-charging for projects that were in the previous methodology's improvement fee cost basis but have not yet been constructed. All fund balance deductions will be from the improvement fee cost basis because the TDT and current SDC contain only an improvement fee cost basis.

### C.3.d Compliance Costs

ORS 223.307(5) authorizes the expenditure of SDCs for "the costs of complying with the provisions of ORS 223.297 to 223.314, including the costs of developing system development charge methodologies and providing an annual accounting of system development charge expenditures." To avoid spending monies for compliance that might otherwise have been spent on growth-related projects, this report includes an estimate of compliance costs in the SDC calculation.

## C.4 Geographic Allocation

Transportation SDCs are often calculated and applied uniformly throughout a local government service area, but such uniformity is not a legal requirement. Local governments may also calculate and impose area-specific SDCs. Area-specific SDCs allow a local government to identify and isolate differential costs to serve particular areas within its jurisdiction. SDCs are calculated separately for each area. If used, it is assumed that area-specific SDC revenues will be spent on projects in the area in which the SDCs were collected.

Area-specific SDCs can be implemented in two ways. The first way is to divide the service area into a set of non-overlapping sub-areas. Under this method, the SDCs for a particular sub-area are determined by the assets, projects, and projected growth in that area. The second method is a layered approach. The first layer consists of a citywide SDC based on assets and projects of citywide benefit. The second layer consists of one or more overlays. Each overlay is a separate list of assets and projects that benefit a particular sub-area within the city. For each overlay, the cost bases are divided by projected growth in that particular area. Development within an overlay pays both the citywide SDC and the overlay SDC. Development outside of an overlay pays only the citywide SDC. Citywide SDCs can be spent on any project in the City's project list, but it is assumed that overlay SDCs can be spent only in the area in which they were earned.

In this report we have calculated a uniform SDC, and the uniform approach has been emphasized throughout our work with the City. In order to evaluate the costs of serving specific high-growth areas, we have also calculated for consideration a layered SDC—with a citywide SDC and overlay SDCs for the Tonquin Employment and Brookman overlay areas. Both the layered "area specific"

SDC and the uniform SDC are equally defensible. The uniform SDC has the additional advantages of continuity with current practice and comparative administrative ease.



## SECTION II: SDC CALCULATIONS

This section provides the rationale and calculations supporting the proposed transportation SDCs. As discussed previously, an SDC can include three components: a reimbursement fee, an improvement fee, and compliance cost recovery. Below we provide detailed calculations for each component of the charge.

### A. GROWTH CALCULATION

Growth is the denominator in both the improvement and reimbursement fee calculations, measured in units that most directly reflect the source of demand. For transportation SDCs, the most applicable and administratively feasible unit of growth is trips.

Sherwood’s prior transportation SDC growth calculation was based on P.M. peak-hour vehicle trip-ends. The proposed SDC methodology utilizes an average daily person trip-end (ADPT) basis for calculating future trip growth. Whereas P.M. peak-hour trips only include vehicle trips that occurred between 4 and 6 p.m., ADPTs include vehicle trips during the entire day as well as non-motor vehicle trips that utilize bicycle and pedestrian facilities. This appropriately accounts for a balanced transportation system with a mix of motor vehicle, bicycle, and pedestrian facilities. **Exhibit 2.1** shows the growth in Sherwood ADPTs during the planning period based on the Sherwood Transportation System Plan, Tonquin Employment Area Concept Plan, and Brookman Addition Concept Plan.

**Exhibit 2.1: Transportation Customer Base**

	2016	2035	Growth	Growth as a % of Future Customers
<b>Sherwood Excluding Overlays</b>	168,826	250,427	81,601	32.58%
<b>Tonquin Employment Overlay</b>	249	17,780	17,532	98.60%
<b>Brookman Overlay</b>	679	19,988	19,310	96.61%
<b>Sherwood Total (Including Overlays)</b>	169,753	288,196	118,443	41.10%

**Source:** DKS Associates based on Metroscope Gamma 2035 TAZ Forecast, Brookman Addition Concept Plan, May 2009, Tonquin Employment Area Concept Plan, October 2010, and City staff.

The City of Sherwood is expected to grow by a total of 118,443 trips, with a majority of the trips being created outside the overlay areas. The overlay areas are projected to grow such that at least 96 percent of the trips in 2035 for each overlay will be new trips. This growth as a percent of future customers distinguishes the overlay areas from the rest of the City, which will grow such that about 33 percent of the trips in 2035 will be new trips.

### B. REIMBURSEMENT FEE COST BASIS

The reimbursement fee cost basis is the cost of capacity available in the existing system. Calculation of the reimbursement fee begins with the historical cost of assets or recently completed projects that

have unused capacity to serve future users. For each asset or project, the historical cost is adjusted by that portion of the asset or project that is available to serve future users. To avoid charging growth for facilities provided at no cost to the City or its ratepayers, the reimbursement fee cost basis may be reduced by any grants or contributions used to fund the assets or projects included in the cost basis. Furthermore, unless a reimbursement fee will be specifically used to pay debt service, the reimbursement fee cost basis should be reduced by any outstanding debt related to the assets or projects included in the cost basis to avoid double charging. These reductions result in the gross reimbursable cost.

The estimated cost of unused capacity in the City transportation system is determined based on previous expenditures for SDC- and TDT-funded projects. Eligible reimbursement costs reflect the amount of current infrastructure capacity that will accommodate future growth. For this analysis, we assume any project built with SDC monies will reach capacity 20 years after construction. **Exhibit 2.2** shows the reimbursement fee basis calculation (see **Appendix A** for SDC fund expenditures).

<b>Exhibit 2.2: Reimbursement Fee Basis Calculation</b>		
<b>Fiscal Year Ending 6/30:</b>	<b>Cost in Year</b>	<b>Remaining Capacity<sup>1</sup></b>
<b>2011</b>	\$542,925	\$407,194
<b>2012</b>	\$2,338,389	\$1,870,711
<b>2013</b>	\$84,607	\$71,916
<b>2014</b>	\$403,676	\$363,308
<b>2015</b>	\$1,170,630	\$1,112,099
<b>Total</b>	<b>\$4,540,227</b>	<b>\$3,825,228</b>

**Source:** Appendix A, City of Sherwood.

**Note:** Capacity increasing capital expenditures, or TDT and SDC improvement fee expenditures, included in reimbursement fee cost basis.

<sup>1</sup>Assume capacity is reached in 20 years.

### C. IMPROVEMENT FEE COST BASIS

The improvement fee cost basis is based on a specific list of planned capacity-increasing capital improvements. The portion of each project that can be included in the improvement fee cost basis is determined by the extent to which each new project creates capacity for future users. **Exhibit 2.3** shows the total improvement fee-eligible cost basis (see **Appendix B** for a complete list of the projects and eligibility by project). The eligible portion shown in the exhibit is a weighted average of all project allocations.

<b>Exhibit 2.3: Improvement Fee Cost Basis Summary</b>				
	<b>Citywide</b>	<b>Tonquin Employment Area</b>	<b>Brookman</b>	<b>Total</b>
<b>Total Cost of Projects</b>	\$111,860,417	\$10,919,535	\$35,125,852	\$157,905,804
<b>Total Eligible Portion</b>	53%	100%	95%	65%
<b>SDC-Eligible Cost</b>	\$59,202,940	\$10,919,535	\$33,257,397	\$103,379,871
<b>Number of Projects</b>	66	1	5	72

**Source:** City staff based on the Sherwood Transportation System Plan and FY 2015-16 to 2019-20 Capital Improvement Plan.

Similar to **Exhibit 2.1**, the potential overlay areas have very high fee-eligible percentages to mirror

the expected growth in those areas. The projects in the potential overlay areas are assumed to benefit those areas rather than the City at large.

### C.1 TDT Adjustment

After calculating the total SDC-eligible costs, we must calculate the improvement fee deductions. The TDT adjustment is the product of the average TDT per person trip and the number of trips expected to be generated during the planning period. This leads to a total deduction of \$61.78 million in expected TDT revenues. See **Exhibit 2.4** for a detailed accounting of the TDT cost adjustments.

<b>Exhibit 2.4: Projected TDT Revenue Based on Total Trip Growth</b>	
<b>Estimated TDT Revenue</b>	<b>Citywide</b>
<b>1. TDT Single Family Detached Charge per Dwelling Unit</b>	\$8,278
<b>2. Person Trips per Single Family Detached Dwelling</b>	15.87
<b>3. Charge per Trip (1 ÷ 2)</b>	\$522
<b>4. Total Projected Person Trips</b>	118,443
<b>5. Total Projected TDT Revenue (3 x 4)</b>	<b>\$61,776,560</b>

Source: Washington County, ITE Manual 9<sup>th</sup> Edition, DKS Associates.

### C.2 MSTIP Adjustment

The next deduction is for expected MSTIP funds. Per City staff, a portion of MSTIP funds is allocated to the incorporated cities based on population. The estimated MSTIP allocation for this program is \$28.00 million annually, of which Sherwood is expected to receive approximately 5.76 percent based on population. Totaled over the planning period, Sherwood expects to receive \$32.25 million in MSTIP revenues to use for capacity increasing improvements.

<b>Exhibit 2.5: Projected MSTIP Revenue Based on Annual Average</b>	
<b>1. Total Incorporated County Population - 2014</b>	329,115
<b>2. Total Sherwood Population - 2014</b>	18,955
<b>3. Sherwood Population as a Percent of Total Incorporated Population in Washington County (1 ÷ 2)</b>	5.76%
<b>4. Annual County MSTIP Allocation</b>	\$28,000,000
<b>5. Proportional Annual Sherwood Share of MSTIP (3 x 4)</b>	\$1,612,627
<b>6. Expected MSTIP Revenue During Planning Period</b>	<b>\$32,252,548</b>

Source: Washington County, Portland State University Population Research Center.

### C.3 Fund Balance

The final deduction is for the available SDC and TDT fund balances. We deduct three fund balances: the Street City Improvement Fund, which contains City SDC revenue; the Street Transportation Development Tax Fund, which contains the City TDT revenue; and the Street County Traffic Impact Fee Fund, which contains revenues from the Traffic Impact Fee, a County-wide SDC program that preceded the TDT. **Exhibit 2.6** shows the total fund balance deduction of \$2.25 million.

<b>Exhibit 2.6: Ending Fund Balance Adjustments</b>	
<b>Street City Improvement Fund</b>	\$ 456,371
<b>Street Transportation Development Tax Fund</b>	1,550,246
<b>Street County Traffic Impact Fee Fund</b>	247,843
<b>Total</b>	<b>\$ 2,254,460</b>

Source: City of Sherwood.

## D. COMPLIANCE COST BASIS

ORS 223.307(5) authorizes the expenditure of SDCs on “the costs of complying with the provisions of ORS 223.297 to 223.314, including the costs of developing system development charge methodologies and providing an annual accounting of system development charge expenditures.” This SDC methodology assumes compliance costs of one percent of the improvement and reimbursement cost bases. See **Exhibit 2.7** for the total compliance cost estimate.

Exhibit 2.7: Compliance Cost Estimates	
	Estimate
<b>Total Compliance Costs</b>	<b>\$1,072,051</b>

Calculated as one percent of SDC eligible costs by area.

## SECTION III: CONCLUSION

### A. CALCULATED SDC

Dividing the sum of the net cost bases described above by the projected ADPT growth produces the proposed transportation SDC, to be applied uniformly to growth throughout the City. **Exhibit 3.1** summarizes the SDC component calculations. Expected TDT and MSTIP revenues are deducted from the improvement fee basis, as are SDC fund balances.

Exhibit 3.1: Transportation SDC - Uniform		
<b>Reimbursement Fee</b>		
SDC Funded Infrastructure	\$	3,825,228
Reimbursement Fee Cost Basis	\$	3,825,228
Growth to End of Planning Period		118,443 Person Trip
Reimbursement Fee	\$	32.30 per Person Trip
<b>Improvement Fee</b>		
Capacity Expanding CIP	\$	103,379,871
Less: Expected MSTIP Revenues		(32,252,548)
Less: Expected TDT Revenues		(61,776,560)
Less: SDC Fund Balances		(2,254,460)
Improvement Fee Cost Basis	\$	7,096,303
Growth to End of Planning Period		118,443 Person Trip
Improvement Fee	\$	59.91 per Person Trip
<b>Compliance Fee</b>		
Costs of Compliance	\$	1,072,051
Growth to End of Planning Period		118,443 Person Trip
Compliance	\$	9.05 per Person Trip
<b>Total System Development Charge</b>		
Reimbursement Fee	\$	32.30 per Person Trip
Improvement Fee	\$	59.91 per Person Trip
Compliance Fee	\$	9.05 per Person Trip
<b>Total SDC per Person Trip</b>	<b>\$</b>	<b>101 per Person Trip</b>

**Exhibit 3.2** summarizes the components of the SDC with overlays. In this case, the citywide SDC also applies to the potential overlay areas, so the total charge in each overlay area would be the sum of the citywide and overlay charges. Expected TDT and MSTIP revenues are deducted first from the citywide improvement fee in this calculation. These deductions result in no citywide improvement fee because the City would have sufficient money to fund all improvement fee eligible project costs using TDT and MSTIP revenue along with current fund balances. Remaining MSTIP and TDT revenues are proportionally allocated to the improvement fee cost bases in the overlay areas.

Exhibit 3.2: Transportation SDC - Overlays	Citywide SDC	Tonquin Employment Overlay	Brookman Overlay
<b>Reimbursement Fee</b>			
SDC Funded Infrastructure	\$ 3,825,228	\$ -	\$ -
Reimbursement Fee Cost Basis	\$ 3,825,228	\$ -	\$ -
Growth to End of Planning Period	118,443 Person Trip	17,532 Person Trip	19,310 Person Trip
Reimbursement Fee	\$ 32.30 per Person Trip	\$ - per Person Trip	\$ - per Person Trip
<b>Improvement Fee</b>			
Capacity Expanding CIP	\$ 59,202,940	\$ 10,919,535	\$ 33,257,397
Less: Expected MSTIP Revenues	(19,533,670)	(3,143,818)	(9,575,060)
Less: Expected TDT Revenues	(37,414,810)	(6,021,672)	(18,340,079)
Less: SDC Fund Balances	(2,254,460)	-	-
Improvement Fee Cost Basis	\$ -	\$ 1,754,045	\$ 5,342,258
Growth to End of Planning Period	118,443 Person Trip	17,532 Person Trip	19,310 Person Trip
Improvement Fee	\$ - per Person Trip	\$ 100.05 per Person Trip	\$ 276.66 per Person Trip
<b>Compliance Fee</b>			
Costs of Compliance	\$ 1,072,051	\$ -	\$ -
Growth to End of Planning Period	118,443 Person Trip	17,532 Person Trip	19,310 Person Trip
Compliance	\$ 9.05 per Person Trip	\$ - per Person Trip	\$ - per Person Trip
<b>Total System Development Charge</b>			
Reimbursement Fee	\$ 32.30 per Person Trip	\$ - per Person Trip	\$ - per Person Trip
Improvement Fee	\$ - per Person Trip	\$ 100.05 per Person Trip	\$ 276.66 per Person Trip
Compliance Fee	\$ 9.05 per Person Trip	\$ - per Person Trip	\$ - per Person Trip
<b>Total SDC per Person Trip</b>	<b>\$ 41 per Person Trip</b>	<b>\$ 100 per Person Trip</b>	<b>\$ 277 per Person Trip</b>

## B. CREDITS, EXEMPTIONS, AND DISCOUNTS

The City of Sherwood will continue to establish local policies for issuing credits, exemptions, annual adjustments, and other administrative procedures.

### B.1 Credits

A credit is a reduction in the amount of the SDC for a specific development. ORS 223.304 requires that credit be allowed for the construction of a qualified public improvement which: is required as a condition of development approval; is identified in the City’s capital improvements program; and 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 for the particular development project....”

Additionally, a credit must 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 up to the amount of the improvement fee. 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 credit policies required by state law, the City may adopt credit policies that: provide a greater credit amount than required by state law; establish a system providing for the transferability of credits; provide a credit for a capital improvement not identified in the City’s SDC Capital Improvements Plan; or provide a share of the cost of an improvement by other means (i.e., partnerships, other City revenues, etc.).

In the event a developer is entitled to SDC and TDT credits for the same improvement, SDC credits and TDT credits must be accounted for separately. Furthermore, SDC credits may not be used to meet TDT payment obligations. Please refer to the Washington County TDT Procedures Manual for policies regarding TDT credits.

### B.2 Exemptions

The City may exempt specific classifications of development, such as minor additions, from the requirement to pay transportation SDCs. The City may not arbitrarily exempt customers or customer types from SDCs. It must have a cost or demand-based justification.

## C. INDEXING

Oregon law (ORS 223.304) also allows for the periodic indexing of system development charges for inflation, as long as the index used is:

- “(A) A relevant measurement of the average change in prices or costs over an identified time period for materials, labor, real property or a combination of the three;
- (B) Published by a recognized organization or agency that produces the index or data source for reasons that are independent of the system development charge methodology; and
- (C) Incorporated as part of the established methodology or identified and adopted in a separate ordinance, resolution or order.”

We recommend that the City index its charges to the *Engineering News Record Construction Cost Index* for the City of Seattle and adjust its charges annually. There is no comparable Oregon-specific index.

## D. FEE BASIS

The transportation SDC is based on the number of person trips that a land use generates. The Institute of Transportation Engineers (ITE) *Trip Generation Manual* contains vehicle trip rates based on studies conducted nationwide and provides the base data of unadjusted counts of trips generated by various types of land use. The trip rates include all traffic entering or leaving a location but do not account for traffic that passes by or interrupts a primary trip between origin and destination. We have taken the step of removing pass-by and diverted-linked trips because they would occur regardless of development activity. We have also converted ITE average daily vehicle trips to ADPT using a factor of 1.68 based on information from DKS Associates and Metro.

We calculate the number of net new ADPTs generated per day for each type of land use with the following formula:

$$ITE \text{ Vehicle Trip Rate} \times (1 - \% \text{ Pass-by Trips and Diverted- Linked Trips}) \times ADPT \text{ Conversion Factor} = \text{New ADPT}$$

The SDC per unit of development is calculated for each type of land use by multiplying the new ADPT for each land use by the SDC per ADPT.

$$SDC \text{ per ADPT} \times \text{New ADPT by Land Use} = SDC \text{ by Land Use}$$

**Exhibit 3.3** shows the SDC by cost basis. These fee bases are multiplied by the ADPT by land use to derive the total SDC obligation.

<b>Exhibit 3.3: Transportation SDC Comparison by Fee Component</b>					
<b>Land Use</b>	<b>Reimbursement</b>	<b>Improvement</b>	<b>Compliance</b>		
	<b>Fee</b>	<b>Fee</b>	<b>Fee</b>	<b>Total</b>	
<b>Citywide - Uniform</b>	\$32	\$60	\$9	<b>\$101</b>	
<b>Citywide - With Overlays</b>	\$32	\$0	\$9	<b>\$41</b>	
<b>Tonquin Employment Overlay</b>	\$0	\$100	\$0	<b>\$100</b>	
<b>Brookman Overlay</b>	\$0	\$277	\$0	<b>\$277</b>	

Source: Previous tables.

**Exhibit 3.4** shows the trips per land use for the transportation SDC. It is important to note that the

*Trip Generation Manual* may not contain some land use categories or may not include trip rates or number of net new trips generated. For such land use categories without data, the City SDC Administrator shall use her/his judgment to calculate the transportation SDC. See **Appendix C** for fees by land use without an overlay and **Appendix D** for fees by land use with overlays.

<b>Exhibit 3.4: Trips by Land Use</b>						
<b>ITE Code</b>	<b>Land Use</b>	<b>Unit</b>	<b>Average Daily Person Trips</b>	<b>Primary Trip Adjustments as a Percent of Total<sup>1</sup></b>	<b>Adjusted Average Daily Trips</b>	<b>Number of Person Trips<sup>1</sup></b>
30	Intermodal Truck Terminal	Acre	62.51	100%	62.51	105.02
90	Parking Lot with Bus Service	Parking Spaces	4.50	100%	4.50	7.56
93	Light Rail Transit Station with Parking	Parking Spaces	2.51	100%	2.51	4.22
110	General Light Industrial	1,000 SFGFA	5.26	100%	5.26	8.84
120	General Heavy Industrial	1,000 SFGFA	1.50	100%	1.50	2.52
130	Industrial Park	1,000 SFGFA	5.34	100%	5.34	8.97
140	Manufacturing	1,000 SFGFA	3.03	100%	3.03	5.09
150	Warehouse	1,000 SFGFA	2.83	100%	2.83	4.75
151	Mini-Warehouse	1,000 SFGFA	2.37	100%	2.37	3.99
160	Data Center	1,000 SFGFA	0.99	100%	0.99	1.66
170	Utilities	1,000 SFGFA	7.60	100%	7.60	12.77
210	Single-Family Detached Housing	Dwelling unit	9.45	100%	9.45	15.87
220	Apartment	Dwelling unit	6.50	100%	6.50	10.92
230	Residential Condominium/Townhouse	Dwelling unit	5.65	100%	5.65	9.49
240	Mobile Home Park	ODU	4.90	100%	4.90	8.23
254	Assisted Living	Bed	2.56	100%	2.56	4.31
255	Continuing Care Retirement Community	Unit	2.28	100%	2.28	3.84
260	Recreational Homes	Dwelling unit	3.11	100%	3.11	5.23
310	Hotel	Room	7.86	100%	7.86	13.20
320	Motel	Room	5.63	100%	5.63	9.46
411	City Park	Acre	6.13	100%	6.13	10.30
417	Regional Park	Acre	4.99	100%	4.99	8.39
435	Multipurpose Recreation/Arcade	1,000 SFGFA	35.80	100%	35.80	60.14
443	Movie Theater without Matinee	Movie screen	255.71	100%	255.71	429.60
444	Movie Theater with Matinee	Movie screen	387.03	100%	387.03	650.21
480	Amusement Park	Acre	104.29	100%	104.29	175.20
488	Soccer Complex	Field	71.33	100%	71.33	119.83
491	Racquet/Tennis Club	Court	35.65	100%	35.65	59.90



<b>Exhibit 3.4: Trips by Land Use</b>						
<b>ITE Code</b>	<b>Land Use</b>	<b>Unit</b>	<b>Average Daily Person Trips</b>	<b>Primary Trip Adjustments as a Percent of Total<sup>1</sup></b>	<b>Adjusted Average Daily Trips</b>	<b>Number of Person Trips<sup>1</sup></b>
492	Health/Fitness Club	1,000 SFGFA	30.32	100%	30.32	50.94
	Recreational Community Center	1,000 SFGFA	27.40	100%	27.40	46.03
520	Elementary School	Student	1.29	59%	0.76	1.28
	Middle School/Junior High School	Student	1.62	59%	0.96	1.61
530	High School	Student	1.71	59%	1.01	1.69
536	Private School (K-12)	Student	2.48	59%	1.46	2.46
	Junior/Community College	1,000 SFGFA	21.41	100%	21.41	35.97
550	University/College	Student	1.71	100%	1.71	2.87
560	Church	1,000 SFGFA	13.22	100%	13.22	22.21
565	Day Care Center	Student	3.24	33%	1.07	1.79
590	Library	1,000 SFGFA	50.46	100%	50.46	84.78
610	Hospital	Bed	11.43	100%	11.43	19.21
620	Nursing Home	Bed	2.60	100%	2.60	4.37
630	Clinic	1,000 SFGFA	27.84	100%	27.84	46.77
710	General Office Building	1,000 SFGFA	8.38	100%	8.38	14.08
	Corporate Headquarters Building	1,000 SFGFA	7.98	100%	7.98	13.41
715	Single Tenant Office Building	1,000 SFGFA	11.65	100%	11.65	19.57
720	Medical-Dental Office Building	1,000 SFGFA	27.31	100%	27.31	45.88
730	Government Office Building	1,000 SFGFA	68.93	100%	68.93	115.80
731	State Motor Vehicles Department	1,000 SFGFA	120.90	100%	120.90	203.11
732	United States Post Office	1,000 SFGFA	88.35	100%	88.35	148.43
750	Office Park	1,000 SFGFA	8.50	100%	8.50	14.28
760	Research and Development Center	1,000 SFGFA	6.22	100%	6.22	10.45
770	Business Park	1,000 SFGFA	9.44	100%	9.44	15.85
812	Building Materials and Lumber Store	1,000 SFGFA	43.13	100%	43.13	72.46
813	Free-Standing Discount Superstore	1,000 SFGFA	53.42	72%	38.46	64.62
814	Variety Store	1,000 SFGFA	64.03	48%	30.57	51.36
815	Free-Standing Discount Store	1,000 SFGFA	59.09	48%	28.22	47.40
816	Hardware/Paint Store	1,000 SFGFA	58.23	45%	25.91	43.53
817	Nursery (Garden Center)	1,000 SFGFA	82.86	100%	82.86	139.20
820	Shopping Center	1,000 SFGLA	41.24	50%	20.68	34.74
823	Factory Outlet Center	1,000 SFGFA	28.58	100%	28.58	48.02
826	Specialty Retail Center	1,000 SFGLA	40.58	100%	40.58	68.18

<b>Exhibit 3.4: Trips by Land Use</b>						
<b>ITE Code</b>	<b>Land Use</b>	<b>Unit</b>	<b>Average Daily Person Trips</b>	<b>Primary Trip Adjustments as a Percent of Total<sup>1</sup></b>	<b>Adjusted Average Daily Trips</b>	<b>Number of Person Trips<sup>1</sup></b>
841	Automobile Sales	1,000 SFGFA	29.27	100%	29.27	49.17
843	Automobile Parts Sales	1,000 SFGFA	61.91	44%	27.24	45.76
848	Tire Store	1,000 SFGFA	24.87	69%	17.08	28.69
849	Tire Superstore	1,000 SFGFA	19.98	69%	13.72	23.05
850	Supermarket	1,000 SFGFA	122.18	39%	47.34	79.54
851	Convenience Market (Open 24 Hours)	1,000 SFGFA	758.79	33%	246.81	414.63
853	Convenience Market with Gasoline Pumps	VFP	440.62	33%	143.32	240.77
857	Discount Club	1,000 SFGFA	42.35	100%	42.35	71.14
862	Home Improvement Superstore	1,000 SFGFA	38.03	44%	16.73	28.11
863	Electronics Superstore	1,000 SFGFA	45.04	100%	45.04	75.67
880	Pharmacy/Drugstore without Drive-Through	1,000 SFGFA	90.06	42%	38.13	64.05
881	Pharmacy/Drugstore with Drive-Through	1,000 SFGFA	96.91	38%	36.83	61.87
890	Furniture Store	1,000 SFGFA	4.98	37%	1.83	3.07
912	Drive-in Bank	1,000 SFGFA	122.71	27%	33.54	56.35
925	Drinking Place	1,000 SFGFA	154.90	100%	154.90	260.23
931	Quality Restaurant	1,000 SFGFA	88.04	43%	37.42	62.86
932	High-Turnover (Sit-Down) Restaurant	1,000 SFGFA	132.28	40%	52.58	88.34
934	Fast-Food Restaurant with Drive-Through	1,000 SFGFA	535.05	41%	219.07	368.04
936	Coffee/Donut Shop without Drive-Through	1,000 SFGFA	258.10	40%	102.59	172.36
937	Coffee/Donut Shop with Drive-Through	1,000 SFGFA	818.58	41%	335.16	563.07
938	Coffee/Donut Kiosk	1,000 SFGFA	1,800.00	17%	306.00	514.08
941	Quick Lubrication Vehicle Shop	SP	51.90	100%	51.90	87.19
942	Automobile Care Center	1,000 SFGLA	31.10	100%	31.10	52.25
944	Gasoline/Service Station	VFP	168.56	35%	59.00	99.11
945	Gasoline/Service Station with Convenience Market	VFP	162.78	13%	20.80	34.94
946	Gasoline/Service Station with Car Wash	VFP	152.84	24%	36.51	61.34

Source: ITE Trip Generation Manual, 9th Edition, compiled by FCS GROUP

<sup>1</sup>Person trips calculated with 1.68 person trips per average daily trip.

Abbreviations

CFD - commercial flights per day

SFGFA - square feet of gross floor area

VFP - vehicle fueling position

ODU - occupied dwelling unit

SFGLA - square feet of gross leasable area

SP - servicing position

## E. COMPARISON

We have calculated the maximum defensible SDCs in this methodology. The City can choose to implement lower SDCs, but this will result in a funding deficit for the SDC-eligible project list.

The maximum defensible transportation SDCs calculated in this methodology are higher than the current SDCs being charged. **Exhibit 3.5** shows the current and maximum defensible transportation SDCs for common land use development types. The exhibit shows the SDC both with and without overlays. The overlay SDCs include the citywide SDC in the fee calculation, as would be charged by the City.

**Exhibit 3.5: Transportation SDC Comparison by Select Land Use**

ITE Code	Land Use	Current	Citywide - Uniform	Citywide - With Overlays	Tonquin Employment Overlay	Brookman Overlay
210	Single-Family Detached Housing per Dwelling	\$1,506	\$1,607	\$656	\$2,244	\$5,047
110	General Light Industrial per 1,000 SFGFA	\$1,288	\$896	\$366	\$1,251	\$2,812
710	General Office Building per 1,000 SFGFA	\$2,250	\$1,426	\$582	\$1,991	\$4,477
820	Shopping Center per 1,000 SFGFA	\$3,907	\$3,518	\$1,436	\$4,912	\$11,048

## APPENDICES

### Appendix A – Reimbursement Fee Eligible Costs

SDC/TDT/TIF Expenditures			
Fiscal Year Ending 6/30:	Street City Improvement	TIF/TDT	Total
2011	\$34,326	\$508,599	\$542,925
2012	\$472,481	\$1,865,908	\$2,338,389
2013	\$54,651	\$29,956	\$84,607
2014	\$382,151	\$21,525	\$403,676
2015	\$1,005,458	\$165,172	\$1,170,630
<b>Total</b>	<b>\$1,949,067</b>	<b>\$2,591,160</b>	<b>\$4,540,227</b>

Source: City of Sherwood.

Appendix B – Transportation SDC Project List

Improvement Fee Project List								
Project	Project Name	Description	Total Cost	Grants or Other Agencies	Portion of Project Providing Capacity for New Users	SDC-Eligible Costs	Timing	Area of Benefit
D3	Oregon Street Intersections Improvements at Murdock Road and Tonquin Road	Install a roundabout at the Tonquin Road/Oregon street intersection with dual westbound through lanes and a single eastbound through/right lane. Consider creating a "Dumbbell Roundabout" with the Oregon street/Murdock Road roundabout by disallowing the west circulating lane at Oregon street/Tonquin Road and disallowing the east circulating lane at Oregon street/Murdock Road. Add a second westbound approach lane to the Murdock Road/Oregon Street roundabout for separated westbound left and westbound through lanes. Keep three lanes on the bridge structure	\$2,623,413	\$ -	27%	\$702,510	1-5 Years	Citywide
D5	Brookman Road Improvements (Three Lane Collector)	Improve Brookman Road from Middleton Road to Ladd Hill Road. Improvements include: rebuild road to a three lane collector facility, and a shared-use path along the north side. The Concept Plan identifies Brookman Road as a collector with the intended function of also providing access to neighborhoods to the north. In addition, reserve right-of-way for the potential widening to five lanes in the future.	13,775,908	-	100%	13,775,908	15-25 Years	Brookman
D6	Edy Road Improvements	Upgrade Edy Road (from Borchers Drive to City Limits) to a three lane collector with bike lanes and sidewalks.	8,454,093	-	52%	4,438,212	15-25 Years	Citywide
D7	Ladd Hill Road Improvements	Upgrade Ladd Hill Road (from Sunset Boulevard to the Urban Growth Boundary) to a three arterial with bike lanes and sidewalks.	5,532,749	-	66%	3,664,294	15-25 Years	Brookman

Improvement Fee Project List								
Project	Project Name	Description	Total Cost	Grants or Other Agencies	Portion of Project Providing Capacity for New Users	SDC-Eligible Costs	Timing	Area of Benefit
D8	Oregon Street Improvements	Upgrade Oregon Street (from Murdock Road to the railroad crossing) to a three lane collector with sidewalks on south side and a shared-use path on the north side (part of the Ice Age Tonquin Trail).	6,155,470	-	42%	2,556,498	1-5 Years	Citywide
D9	Baler to Herman Connection	Build a collector roadway, connecting Baler Way at Tualatin-Sherwood Road to the future terminus of the Herman Road at Langer Farms Parkway.	4,547,377	-	100%	4,547,377	15-25 Years	Citywide
D11	Cedar Brook Way Extension Segment 2	Extend Cedar Brook Way from its existing terminus at Handley Street south to Elwert Road as a two lane collector	8,532,750	-	100%	8,532,750	15-25 Years	Citywide
D12	Extension of Langer Farms Parkway at Highway 99W	Extend Langer Farms Parkway from Highway 99W west as a collector road.	4,257,125	-	100%	4,257,125	15-25 Years	Citywide
D14	Highway 99W/Brookman Traffic Signal and Realignment	Realign Brookman Road to intersect with Highway 99W approximately 1/4 mile north of its existing intersection; this improvement includes a traffic signal at the realigned intersection with a westbound left and southbound right turn lane, and a grade separated railroad crossing.	15,451,784	-	100%	15,451,784	15-25 Years	Brookman
D15	Sunset Boulevard Improvements	Upgrade Sunset Boulevard (from Aldergrove Avenue to Eucalyptus Terrace) to a three lane arterial with sidewalks and bike lanes. Address vertical crest sight distance issues near Pine Street.	6,812,674	-	47%	3,192,805	15-25 Years	Citywide

Improvement Fee Project List								
Project	Project Name	Description	Total Cost	Grants or Other Agencies	Portion of Project Providing Capacity for New Users	SDC-Eligible Costs	Timing	Area of Benefit
D16	Edy/Highway 99W Intersection Improvements	Restripe the westbound Sherwood Boulevard approach to have a single left turn lane, a single through lane, and a single right turn lane. Eliminate the split phase timing for the side streets, and maintain the existing green time on OR 99W for the northbound and southbound through movements. Add the missing crosswalk to the south approach. Consider implementing P3 alongside this project.	215,906	-	14%	29,667	15-25 Years	Citywide
D17	Meinecke/Highway 99W Intersection Improvements	Change the eastbound and westbound left turn phasing on Meinecke Road from permitted to permitted/protected and maintaining the existing green time on OR 99W for the northbound and southbound through movements. Consider implementing P3 alongside this project.	102,813	-	16%	16,107	1-5 Years	Citywide
D18	Langer Drive Improvements	Construct improvements to Langer Drive between Baler Way and Sherwood Boulevard that are consistent with the Sherwood Town Center Plan. Major improvements include: buffered bike lanes, on-street parking, wider sidewalks, narrower travel lanes, removal of the center turn lane, and landscaping.	4,259,374	-	29%	1,229,182	15-25 Years	Citywide
D20	Tonquin Employment Area East-West Collector	Build an east-west collector facility between Oregon Street and the 124th Avenue extension in the Tonquin Employment Area; improvement includes a roundabout at the Oregon Street intersection.	10,919,535	-	100%	10,919,535	15-25 Years	Tonquin

Improvement Fee Project List								
Project	Project Name	Description	Total Cost	Grants or Other Agencies	Portion of Project Providing Capacity for New Users	SDC-Eligible Costs	Timing	Area of Benefit
D21	Herman Road Extension	Extend Herman Road from its existing terminus at Cipole Road west to either Highway 99W or Langer Farms Parkway as a two to three lane collector facility.	13,943,186	-	100%	13,943,186	15-25 Years	Citywide
D23	Edy/Borchers Right-In/Right-Out and Eastbound Lefts	Convert the Edy Road/Borchers Drive intersection to only allow right-in/right-out and eastbound left in; build a roundabout on Edy Road to the west at the south property's existing driveway.	2,328,256	-	35%	819,854	15-25 Years	Citywide
D24	Sherwood Boulevard Intersection Modifications	Remove the Sherwood Boulevard/Langer Drive traffic signal (allow right-in, right-out, and left-in movements only), and install a traffic signal at the Sherwood Boulevard/Century Drive intersection (add eastbound and westbound left turn lanes).	937,193	-	0%	-	15-25 Years	Citywide
D26	Sunset/Main Traffic Control Enhancement	Install a traffic signal at the Sunset Boulevard/Main Street intersection	605,936	-	54%	325,399	15-25 Years	Citywide
D27	Baker Road Improvements	Upgrade Baker Road (from Sunset Boulevard to the urban growth boundary) to a two lane arterial with bike lanes and sidewalks.	1,702,588	-	56%	949,837	15-25 Years	Citywide
D28	Sunset/Timbrel Traffic Control Enhancement	Install a single lane roundabout at the Sunset Boulevard/Timbrel Lane intersection.	1,999,932	-	54%	1,087,138	15-25 Years	Citywide
D29	Edy to Roy Rogers Collector Roadway	Build a collector roadway from Edy Road to Roy Rogers Road, between Cedarview Way and Lynny Way.	3,202,650	-	41%	1,316,224	15-25 Years	Citywide
D31	Highway 99W/Sunset Improvements	Add westbound and eastbound left turn lanes at Highway 99W/Sunset Boulevard with protective-permissive phasing. Consider implementing D22 and P3 alongside this project.	906,755	-	30%	267,542	15-25 Years	Citywide



Improvement Fee Project List								
Project	Project Name	Description	Total Cost	Grants or Other Agencies	Portion of Project Providing Capacity for New Users	SDC-Eligible Costs	Timing	Area of Benefit
D32	Ladd Hill/Brookman Improvements	Add a southbound right turn lane at the Ladd Hill Road/Brookman Road intersection.	226,466	-	100%	226,466	15-25 Years	Brookman
D33	Sunset/Murdock Turn Lanes	Add a southbound right turn lane and a northbound left turn lane at the Sunset Boulevard/Murdock Road intersection.	508,322	-	55%	278,960	15-25 Years	Citywide
D34	Brookman/Middleton Traffic Control Enhancements	Move the stop signs to the north and south approaches, and add a southbound left turn lane at the Brookman Road/Middleton Road intersection.	138,945	-	100%	138,945	15-25 Years	Brookman
D35	Area 59 Neighborhood Route	Build a neighborhood roadway, connecting Elwert Road and Copper Terrace as identified in the Area 59 concept plan.	3,160,297	-	100%	3,160,297	15-25 Years	Citywide
B1	Murdock Shared-Use Path	Build a shared-use path along the west side of Murdock Road from Oregon Street to Upper Roy Street.	1,172,367	-	41%	481,819	15-25 Years	Citywide
B10	Century Drive Shared-Use Path	Widen the sidewalk on the south/east side of Century Drive between Tualatin-Sherwood Road and the existing terminus to provide a shared-use path	1,021,013	-	41%	419,616	15-25 Years	Citywide
B12	Old Highway 99W Shared-Use Path	Widen the sidewalk along the west side of Old Highway 99W between Timbrel Lane and Crooked River Lane to provide a shared-use path	170,353	-	41%	70,012	15-25 Years	Citywide
P6	Sherwood Boulevard Improvements	Construct improvements to Sherwood Boulevard between Langer Drive and 3rd Street that are consistent with the Sherwood Town Center Plan. Major improvements include: a shared-use path on the east side, wider sidewalks on the west side, narrower travel lanes, and landscaping.	1,273,618	-	41%	523,431	15-25 Years	Citywide

Improvement Fee Project List								
Project	Project Name	Description	Total Cost	Grants or Other Agencies	Portion of Project Providing Capacity for New Users	SDC-Eligible Costs	Timing	Area of Benefit
P7	Langer to Trumpeter Shared	Construct a shared use path connecting Langer Drive and Trumpeter Drive.	435,976	-	41%	179,177	15-25 Years	Citywide
P8	Hopkins Elementary School North Shared Use Path	Construct a shared-use path on the north side of Hopkins Elementary School, connecting Sherwood Boulevard to the existing trail south of Baler Way.	303,946	-	0%	-	15-25 Years	Citywide
P9	Hopkins Elementary School East Shared Use Path	Construct a shared use path on the east side of Hopkins Elementary School, connecting the existing trail south of Baler Way to the St Francis south access road.	495,319	-	0%	-	15-25 Years	Citywide
P10	Sherwood Middle School Shared Use Path	Construct a shared use path on the east side of Sherwood Middle School, connecting the Hopkins Elementary School East Shared Use Path to the roundabout at the Oregon Street/Ash Street intersection.	529,091	-	0%	-	15-25 Years	Citywide
P14	Ice Age Tonquin Trail Segment 9	Implement Tonquin Trail Segment 9 improvements from immediately south of Highway 99W to Roy Rogers Road (including Roy Rogers intersection)	1,347,898	-	41%	553,959	5-15 Years	Citywide
P16	Ice Age Tonquin Trail Segment 11	Implement Tonquin Trail Segment 11 improvements from immediately east of the Tonquin Road/Oregon Street intersection to immediately west of Cipole Road.	2,372,653	-	41%	975,112	5-15 Years	Citywide
P20	Division Street Sidewalk Infill	Construct sidewalk along both sides of Division Street from Main Street to Cuthill Place.	1,287,891	-	0%	-	15-25 Years	Citywide
P24	Willamette Street Sidewalk Infill Segment 1	Construct sidewalk along the south side of Willamette Street from Division Street to Upper Roy Street.	929,411	-	0%	-	15-25 Years	Citywide

Improvement Fee Project List								
Project	Project Name	Description	Total Cost	Grants or Other Agencies	Portion of Project Providing Capacity for New Users	SDC-Eligible Costs	Timing	Area of Benefit
P26	Highway 99W Grade Separated Crossing	Build a grade-separated crossing of Highway 99W for pedestrians and bicyclists, providing a direct connection for the Ice Age Tonquin Trail east and west of the highway.	6,412,057	5,753,539	41%	658,518	15-25 Years	Citywide
P36	Local Off-Street Trail Segment 1	Construct an off-street trail from the existing trail on Seely Lane to the Highway 99W/Home Depot Access intersection.	1,350,200	-	100%	1,350,200	15-25 Years	Citywide
P37	Local Off-Street Trail Segment 2	Construct an off-street trail from the Highway 99W/Home Depot Access intersection to Tualatin-Sherwood Road, approximately 150 feet east of the Century Drive intersection.	1,191,593	-	41%	489,720	15-25 Years	Citywide
P38	Local Off-Street Trail Segment 3	Construct an off-street trail from Tualatin-Sherwood Road, approximately 150 feet east of the Century Drive intersection, to the Oregon Street/Tonquin Road intersection.	932,281	-	41%	383,148	15-25 Years	Citywide
P39	Local Off-Street Trail Segment 4	Construct an off-street trail from Highway 99W to Woodhaven Drive, approximately 150 feet west of Dewey Drive.	337,550	-	41%	138,726	15-25 Years	Citywide
P40	Local Off-Street Trail Segment 5	Construct an off-street trail from the Stellar Drive trail to Sunset Boulevard at the Galewood Drive pedestrian access, and an off-street trail connecting the Richen Park Terrace pedestrian access to Pinehurst Drive along the back of Woodhaven City Park.	514,362	-	0%	-	15-25 Years	Citywide
P41	Local Off-Street Trail Segment 6	Construct an off-street trail from Sunset Boulevard, just west of Redfern Place, to the Saint Charles Way trail.	273,037	-	41%	112,213	15-25 Years	Citywide

Improvement Fee Project List								
Project	Project Name	Description	Total Cost	Grants or Other Agencies	Portion of Project Providing Capacity for New Users	SDC-Eligible Costs	Timing	Area of Benefit
P42	Local Off-Street Trail Segment 7	Construct an off-street trail from the north end of the Saint Charles Way trail to Villa Road at the existing trail head.	218,430	-	41%	89,770	15-25 Years	Citywide
P43	Local Off-Street Trail Segment 9	Construct an off-street trail from Sunset Boulevard to Inkster Drive (approximately 3,500 feet).	1,125,166	-	0%	-	15-25 Years	Citywide
P46	Murdock Road Sidewalk Infill Segment 2	Construct sidewalk along the east side of Murdock Road from Sunset Boulevard to the existing sidewalk terminus approximately 600 feet north of Upper Roy Street.	588,596	-	100%	588,596	5-15 Years	Citywide
D10 CIP	Cerdar Brook Way Extension	This project constructs a neighborhood road from the existing terminus to Meinecke Road, including bike lanes, sidewalks, and planter strips. Project is being constructed as part of adjacent private site development.	596,000	596,000	100%	-	1-5 Years	Citywide
D25 CIP	Sunset Boulevard/Pine Street Intersection Improvements	This project includes restriping Sunset Boulevard at Pine Street to add eastbound and westbound left turn lanes.	6,000	-	53%	3,156	1-5 Years	Citywide
D36 CIP	Sherwood System Monitoring Program	Establish and maintain a program involving monitoring system performance measures semiannually. Program will monitor growth, performance targets, and identify when improvements are needed.	400,000	-	0%	-	15-25 Years	Citywide

Improvement Fee Project List								
Project	Project Name	Description	Total Cost	Grants or Other Agencies	Portion of Project Providing Capacity for New Users	SDC-Eligible Costs	Timing	Area of Benefit
X8 CIP	Willamette Street (Pine Street to Division Street)	This project reconstructs Willamette Street between Pine Street and Division Street, approximately 850 linear feet. This project upgrades the current road section to meet the City's TSP standards for a neighborhood route. Also included is the acquisition of right-of-way, the installation/upgrade of utility infrastructure (sanitary, storm, and water) to meet current standards, undergrounding of franchise utilities, and street lighting improvement. Project funding has not been identified, nor has a project design/construction schedule been established. The expectation is that funding will consist of a combination of City SDC's and County TDT monies.	2,250,000	-	0%	-	15-25 Years	Citywide
X9 CIP	Villa Road/First Street Connection	This project consists of connecting Villa Street to First Street. Project funding has not been identified, nor has a project design/construction schedule been established. The expectation is that funding will consist of City SDC's.	2,885,000	-	0%	-	15-25 Years	Citywide
P1 CIP	Handley Street Sidewalk Infill	This project includes construction of sidewalk along the north side of Handley Street from Elwert Road to the existing sidewalk terminus, approximately 250 feet east of Elwert Road. Funding for this project has not been identified. Design and construction schedule has not been established.	15,000	-	41%	6,165	15-25 Years	Citywide

Improvement Fee Project List								
Project	Project Name	Description	Total Cost	Grants or Other Agencies	Portion of Project Providing Capacity for New Users	SDC-Eligible Costs	Timing	Area of Benefit
P5 CIP	10th Street Neighborhood Greenway	This project includes construction of sidewalks and shared lane markings to 10th Street and Gleneagle Drive from Sherwood Boulevard to the planned Cedar Creek / Tonquin Trail connection. Funding for this project has not been identified. Design and construction schedule has not been established.	10,500	-	0%	-	15-25 Years	Citywide
P13 CIP	Ice Age Tonquin Trail Segment 8	This project includes constructing Ice Age Tonquin Trail Segment 8 from immediately north of Park Street to immediately south of Hwy 99W, and the Hwy 99W crossing at Meinecke Road.	4,677,000	5,395,770	41%	-	1-5 Years	Citywide
P18 CIP	Cipole Road Sidewalk Infill	This project includes constructing approximately 800 feet of sidewalk along the east side of Cipole Road from approximately 1,250 feet north of Tualatin-Sherwood Road to the existing sidewalk terminus located approximately 450 feet north of Tualatin-Sherwood Road.	51,000	-	0%	-	15-25 Years	Citywide
P19 CIP	12th Street Sidewalk Infill	This project includes constructing sidewalk along the south side of 12th Street from Highway 99W to Sherwood Boulevard. Design items include obtaining right-of-way and access easements.	70,000	-	0%	-	5-15 Years	Citywide
P21 CIP	Meinecke Road Sidewalk Infill	This project includes constructing sidewalk along the north side of Meinecke Road from Lee Drive to the existing sidewalk terminus to the east (approximately 400 feet).	23,500	-	41%	9,658	5-15 Years	Citywide

Improvement Fee Project List								
Project	Project Name	Description	Total Cost	Grants or Other Agencies	Portion of Project Providing Capacity for New Users	SDC-Eligible Costs	Timing	Area of Benefit
P22 CIP	Pine Street Sidewalk Infill Segment 1	This project includes constructing sidewalk along the west side of Pine Street from Willamette Street to Columbia Street.	12,000	-	41%	4,932	5-15 Years	Citywide
P23 CIP	Pine Street Sidewalk Infill Segment 2	This project includes constructing sidewalks along the east side of Pine Street from Division Street to Sunset Boulevard, and the fill the sidewalk gap along the west side of Pine just north of Sunset Boulevard.	68,500	-	41%	28,152	5-15 Years	Citywide
P25 CIP	Willamette Street Sidewalk Infill Segment 2	This project includes constructing sidewalk along the north side of Willamette Street from Cochran Drive to Murdock Road.	8,500	-	0%	-	15-25 Years	Citywide
P27 CIP	Washington Street Sidewalk Infill	This project includes constructing sidewalk along both sides of Washington Street from Division Street to Tualatin Street.	46,500	-	0%	-	15-25 Years	Citywide
P28 CIP	Pine Street / Division Street Crossing Improvements	This project includes installing crosswalk markings at the Pine Street/Division Street intersection.	1,000	-	0%	-	1-5 Years	Citywide
P29 CIP	Pine Street / Sunset Boulevard Crossing Improvements	This project includes installation of crosswalk striping at the Pine Street/Sunset Boulevard Intersection.	6,000	-	0%	-	1-5 Years	Citywide
P30 CIP	Sunset Boulevard/St. Charles Way Crossing Improvements	This project includes installation of crosswalk striping at the intersection of Sunset Boulevard and St. Charles Way.	1,000	-	0%	-	1-5 Years	Citywide
P31 CIP	Sunset Boulevard / Redfern Drive Crossing Improvement	This project includes installation of pedestrian crossing at the Sunset Boulevard / Redfern Drive intersection.	10,000	-	0%	-	5-15 Years	Citywide
P35 CIP	Sunset Boulevard / Existing Trail Crossing Improvements	This project includes installation of pedestrian crossing across Sunset Boulevard at the existing trail located west of Heatherwood Lane.	1,000	-	0%	-	1-5 Years	Citywide

Improvement Fee Project List								
Project	Project Name	Description	Total Cost	Grants or Other Agencies	Portion of Project Providing Capacity for New Users	SDC-Eligible Costs	Timing	Area of Benefit
P45 CIP	Murdock Road Sidewalk Infill Segment 1	This project includes construction of sidewalk along the east side of Murdock Road between Willamette Street and the Murdock Road/Oregon Street intersection.	77,000	-	41%	31,645	15-25 Years	Citywide
P47 CIP	Roy Rogers Road Crossing Improvements	This project includes installation of a pedestrian crossing on Roy Rogers Road between Lynnly Way and Lavender Avenue (e.g. at the Seely Lane alignment).	50,000	-	41%	20,549	5-15 Years	Citywide
P49 CIP	Downtown Streetscapes Master Plan Phase 3 (Old Town Secondary Streets)	This project includes completing Phase 3 (Old Town Secondary Streets) of the Downtown Streetscapes Master Plan.	528,000	-	41%	216,997	15-25 Years	Citywide
P50 CIP	Downtown Streetscapes Master Plan Phase 4 (Old Town Residential Streets)	This project includes completing Phase 4 (Old Town Residential Neighborhoods) of the Downtown Streetscapes Master Plan.	528,000	-	41%	216,997	15-25 Years	Citywide
<b>Total</b>			<b>\$157,905,804</b>	<b>\$11,745,309</b>		<b>\$103,379,871</b>		

Source: City staff based on the Sherwood Transportation System Plan and FY 2015-16 to 2019-20 Capital Improvement Plan.



Appendix C – TSDC Fee Schedule; No Overlay

Transportation SDC by Land Use			No Overlay			
ITE Code	Land Use	Unit	Reimbursement Fee	Improvement Fee	Compliance Fee	Total
30	Intermodal Truck Terminal	Acre	\$3,392	\$6,292	\$951	\$10,634
90	Parking Lot with Bus Service	Parking Spaces	\$244	\$453	\$68	\$766
93	Light Rail Transit Station with Parking	Parking Spaces	\$136	\$253	\$38	\$427
110	General Light Industrial	1,000 SFGFA	\$286	\$530	\$80	\$896
120	General Heavy Industrial	1,000 SFGFA	\$81	\$151	\$23	\$255
130	Industrial Park	1,000 SFGFA	\$290	\$537	\$81	\$908
140	Manufacturing	1,000 SFGFA	\$164	\$305	\$46	\$515
150	Warehouse	1,000 SFGFA	\$154	\$285	\$43	\$481
151	Mini-Warehouse	1,000 SFGFA	\$129	\$239	\$36	\$404
160	Data Center	1,000 SFGFA	\$54	\$100	\$15	\$168
170	Utilities	1,000 SFGFA	\$412	\$765	\$116	\$1,293
210	Single-Family Detached Housing	Dwelling unit	\$513	\$951	\$144	\$1,607
220	Apartment	Dwelling unit	\$353	\$654	\$99	\$1,106
230	Residential Condominium/Townhouse	Dwelling unit	\$307	\$569	\$86	\$961
240	Mobile Home Park	ODU	\$266	\$493	\$75	\$834
254	Assisted Living	Bed	\$139	\$258	\$39	\$436
255	Continuing Care Retirement Community	Unit	\$124	\$230	\$35	\$388
260	Recreational Homes	Dwelling unit	\$169	\$313	\$47	\$530
310	Hotel	Room	\$426	\$791	\$119	\$1,336
320	Motel	Room	\$305	\$567	\$86	\$958
411	City Park	Acre	\$333	\$617	\$93	\$1,043
417	Regional Park	Acre	\$271	\$502	\$76	\$849
435	Multipurpose Recreation/Arcade	1,000 SFGFA	\$1,942	\$3,603	\$544	\$6,090
443	Movie Theater without Matinee	Movie screen	\$13,874	\$25,739	\$3,888	\$43,502
444	Movie Theater with Matinee	Movie screen	\$20,999	\$38,956	\$5,885	\$65,841
480	Amusement Park	Acre	\$5,658	\$10,497	\$1,586	\$17,741
488	Soccer Complex	Field	\$3,870	\$7,180	\$1,085	\$12,135
491	Racquet/Tennis Club	Court	\$1,935	\$3,589	\$542	\$6,065
492	Health/Fitness Club	1,000 SFGFA	\$1,645	\$3,052	\$461	\$5,158
495	Recreational Community Center	1,000 SFGFA	\$1,487	\$2,758	\$417	\$4,661
520	Elementary School	Student	\$41	\$77	\$12	\$129
522	Middle School/Junior High School	Student	\$52	\$96	\$15	\$163
530	High School	Student	\$55	\$102	\$15	\$172
536	Private School (K-12)	Student	\$79	\$147	\$22	\$249
540	Junior/Community College	1,000 SFGFA	\$1,162	\$2,155	\$326	\$3,643

Transportation SDC by Land Use			No Overlay			
ITE Code	Land Use	Unit	Reimbursement Fee	Improvement Fee	Compliance Fee	Total
550	University/College	Student	\$93	\$172	\$26	\$291
560	Church	1,000 SFGFA	\$717	\$1,331	\$201	\$2,249
565	Day Care Center	Student	\$58	\$108	\$16	\$182
590	Library	1,000 SFGFA	\$2,738	\$5,079	\$767	\$8,585
610	Hospital	Bed	\$620	\$1,151	\$174	\$1,945
620	Nursing Home	Bed	\$141	\$262	\$40	\$442
630	Clinic	1,000 SFGFA	\$1,511	\$2,802	\$423	\$4,736
710	General Office Building	1,000 SFGFA	\$455	\$843	\$127	\$1,426
714	Corporate Headquarters Building	1,000 SFGFA	\$433	\$803	\$121	\$1,358
715	Single Tenant Office Building	1,000 SFGFA	\$632	\$1,173	\$177	\$1,982
720	Medical-Dental Office Building	1,000 SFGFA	\$1,482	\$2,749	\$415	\$4,646
730	Government Office Building	1,000 SFGFA	\$3,740	\$6,938	\$1,048	\$11,726
731	State Motor Vehicles Department	1,000 SFGFA	\$6,560	\$12,169	\$1,838	\$20,567
732	United States Post Office	1,000 SFGFA	\$4,794	\$8,893	\$1,343	\$15,030
750	Office Park	1,000 SFGFA	\$461	\$856	\$129	\$1,446
760	Research and Development Center	1,000 SFGFA	\$338	\$626	\$95	\$1,059
770	Business Park	1,000 SFGFA	\$512	\$950	\$143	\$1,605
812	Building Materials and Lumber Store	1,000 SFGFA	\$2,340	\$4,341	\$656	\$7,337
813	Free-Standing Discount Superstore	1,000 SFGFA	\$2,087	\$3,871	\$585	\$6,543
814	Variety Store	1,000 SFGFA	\$1,659	\$3,077	\$465	\$5,201
815	Free-Standing Discount Store	1,000 SFGFA	\$1,531	\$2,840	\$429	\$4,800
816	Hardware/Paint Store	1,000 SFGFA	\$1,406	\$2,608	\$394	\$4,408
817	Nursery (Garden Center)	1,000 SFGFA	\$4,496	\$8,340	\$1,260	\$14,096
820	Shopping Center	1,000 SFGLA	\$1,122	\$2,082	\$314	\$3,518
823	Factory Outlet Center	1,000 SFGFA	\$1,551	\$2,877	\$435	\$4,862
826	Specialty Retail Center	1,000 SFGLA	\$2,202	\$4,085	\$617	\$6,904
841	Automobile Sales	1,000 SFGFA	\$1,588	\$2,946	\$445	\$4,979
843	Automobile Parts Sales	1,000 SFGFA	\$1,478	\$2,742	\$414	\$4,634
848	Tire Store	1,000 SFGFA	\$927	\$1,719	\$260	\$2,905
849	Tire Superstore	1,000 SFGFA	\$744	\$1,381	\$209	\$2,334
850	Supermarket	1,000 SFGFA	\$2,569	\$4,765	\$720	\$8,054
851	Convenience Market (Open 24 Hours)	1,000 SFGFA	\$13,391	\$24,842	\$3,753	\$41,986
853	Convenience Market with Gasoline Pumps	VFP	\$7,776	\$14,426	\$2,179	\$24,381
857	Discount Club	1,000 SFGFA	\$2,298	\$4,262	\$644	\$7,204
862	Home Improvement Superstore	1,000 SFGFA	\$908	\$1,684	\$254	\$2,847
863	Electronics Superstore	1,000 SFGFA	\$2,444	\$4,533	\$685	\$7,662
880	Pharmacy/Drugstore without Drive-Through	1,000 SFGFA	\$2,069	\$3,837	\$580	\$6,486

Transportation SDC by Land Use			No Overlay			
ITE Code	Land Use	Unit	Reimbursement Fee	Improvement Fee	Compliance Fee	Total
881	Pharmacy/Drugstore with Drive-Through	1,000 SFGFA	\$1,998	\$3,707	\$560	\$6,265
890	Furniture Store	1,000 SFGFA	\$99	\$184	\$28	\$311
912	Drive-in Bank	1,000 SFGFA	\$1,820	\$3,376	\$510	\$5,706
925	Drinking Place	1,000 SFGFA	\$8,404	\$15,591	\$2,355	\$26,351
931	Quality Restaurant	1,000 SFGFA	\$2,030	\$3,766	\$569	\$6,365
932	High-Turnover (Sit-Down) Restaurant	1,000 SFGFA	\$2,853	\$5,293	\$800	\$8,945
934	Fast-Food Restaurant with Drive-Through	1,000 SFGFA	\$11,886	\$22,051	\$3,331	\$37,268
936	Coffee/Donut Shop without Drive-Through	1,000 SFGFA	\$5,567	\$10,327	\$1,560	\$17,453
937	Coffee/Donut Shop with Drive-Through	1,000 SFGFA	\$18,185	\$33,736	\$5,097	\$57,017
938	Coffee/Donut Kiosk	1,000 SFGFA	\$16,603	\$30,800	\$4,653	\$52,056
941	Quick Lubrication Vehicle Shop	SP	\$2,816	\$5,224	\$789	\$8,829
942	Automobile Care Center	1,000 SFGFA	\$1,687	\$3,130	\$473	\$5,291
944	Gasoline/Service Station	VFP	\$3,201	\$5,938	\$897	\$10,036
945	Gasoline/Service Station with Convenience Market	VFP	\$1,129	\$2,094	\$316	\$3,538
946	Gasoline/Service Station with Car Wash	VFP	\$1,981	\$3,675	\$555	\$6,211

Source: ITE Trip Generation Manual, 9th Edition, compiled by FCS GROUP

<sup>1</sup>Person trips calculated with 1.68 person trips per average daily trip.

Abbreviations

CFD - commercial flights per day

ODU- occupied dwelling unit

SFGFA - square feet of gross floor area

SFGLA - square feet of gross leasable area

VFP - vehicle fueling position

SP - servicing position

Appendix D – TSDC Fee Schedule; Overlays

Transportation SDC by Land Use			Citywide SDC - Overlay				Tonquin Employment Overlay			Brookman Overlay		
ITE Code	Land Use	Unit	Reimb Fee	Imp Fee	Comp Fee	Total	Imp Fee	Comp Fee	Total	Imp Fee	Comp Fee	Total
30	Intermodal Truck Terminal	Acre	\$3,392	\$0	\$951	\$4,342	\$10,507	\$0	\$10,507	\$29,054	\$0	\$29,054
90	Parking Lot with Bus Service	Parking Spaces	\$244	\$0	\$68	\$313	\$756	\$0	\$756	\$2,092	\$0	\$2,092
93	Light Rail Transit Station with Parking	Parking Spaces	\$136	\$0	\$38	\$174	\$422	\$0	\$422	\$1,167	\$0	\$1,167
110	General Light Industrial	1,000 SFGFA	\$286	\$0	\$80	\$366	\$885	\$0	\$885	\$2,447	\$0	\$2,447
120	General Heavy Industrial	1,000 SFGFA	\$81	\$0	\$23	\$104	\$252	\$0	\$252	\$697	\$0	\$697
130	Industrial Park	1,000 SFGFA	\$290	\$0	\$81	\$371	\$897	\$0	\$897	\$2,481	\$0	\$2,481
140	Manufacturing	1,000 SFGFA	\$164	\$0	\$46	\$210	\$509	\$0	\$509	\$1,408	\$0	\$1,408
150	Warehouse	1,000 SFGFA	\$154	\$0	\$43	\$197	\$476	\$0	\$476	\$1,315	\$0	\$1,315
151	Mini-Warehouse	1,000 SFGFA	\$129	\$0	\$36	\$165	\$399	\$0	\$399	\$1,103	\$0	\$1,103
160	Data Center	1,000 SFGFA	\$54	\$0	\$15	\$69	\$166	\$0	\$166	\$460	\$0	\$460
170	Utilities	1,000 SFGFA	\$412	\$0	\$116	\$528	\$1,277	\$0	\$1,277	\$3,532	\$0	\$3,532
210	Single-Family Detached Housing	Dwelling unit	\$513	\$0	\$144	\$656	\$1,588	\$0	\$1,588	\$4,391	\$0	\$4,391
220	Apartment	Dwelling unit	\$353	\$0	\$99	\$452	\$1,093	\$0	\$1,093	\$3,021	\$0	\$3,021
230	Residential Condominium/Townhouse	Dwelling unit	\$307	\$0	\$86	\$393	\$950	\$0	\$950	\$2,627	\$0	\$2,627
240	Mobile Home Park	ODU	\$266	\$0	\$75	\$340	\$824	\$0	\$824	\$2,278	\$0	\$2,278
254	Assisted Living	Bed	\$139	\$0	\$39	\$178	\$431	\$0	\$431	\$1,191	\$0	\$1,191
255	Continuing Care Retirement Community	Unit	\$124	\$0	\$35	\$159	\$384	\$0	\$384	\$1,061	\$0	\$1,061
260	Recreational Homes	Dwelling unit	\$169	\$0	\$47	\$216	\$523	\$0	\$523	\$1,447	\$0	\$1,447
310	Hotel	Room	\$426	\$0	\$119	\$546	\$1,320	\$0	\$1,320	\$3,651	\$0	\$3,651
320	Motel	Room	\$305	\$0	\$86	\$391	\$946	\$0	\$946	\$2,617	\$0	\$2,617
411	City Park	Acre	\$333	\$0	\$93	\$426	\$1,031	\$0	\$1,031	\$2,851	\$0	\$2,851
417	Regional Park	Acre	\$271	\$0	\$76	\$347	\$839	\$0	\$839	\$2,320	\$0	\$2,320
435	Multipurpose Recreation/Arcade	1,000 SFGFA	\$1,942	\$0	\$544	\$2,487	\$6,017	\$0	\$6,017	\$16,640	\$0	\$16,640
443	Movie Theater without Matinee	Movie screen	\$13,874	\$0	\$3,888	\$17,763	\$42,982	\$0	\$42,982	\$118,854	\$0	\$118,854
444	Movie Theater with Matinee	Movie screen	\$20,999	\$0	\$5,885	\$26,885	\$65,054	\$0	\$65,054	\$179,889	\$0	\$179,889
480	Amusement Park	Acre	\$5,658	\$0	\$1,586	\$7,244	\$17,529	\$0	\$17,529	\$48,472	\$0	\$48,472
488	Soccer Complex	Field	\$3,870	\$0	\$1,085	\$4,955	\$11,989	\$0	\$11,989	\$33,154	\$0	\$33,154
491	Racquet/Tennis Club	Court	\$1,935	\$0	\$542	\$2,477	\$5,993	\$0	\$5,993	\$16,572	\$0	\$16,572
492	Health/Fitness Club	1,000 SFGFA	\$1,645	\$0	\$461	\$2,106	\$5,097	\$0	\$5,097	\$14,093	\$0	\$14,093
495	Recreational Community Center	1,000 SFGFA	\$1,487	\$0	\$417	\$1,903	\$4,606	\$0	\$4,606	\$12,735	\$0	\$12,735
520	Elementary School	Student	\$41	\$0	\$12	\$53	\$128	\$0	\$128	\$354	\$0	\$354
522	Middle School/Junior High	Student	\$52	\$0	\$15	\$66	\$161	\$0	\$161	\$444	\$0	\$444

Transportation SDC by Land Use			Citywide SDC - Overlay				Tonquin Employment Overlay			Brookman Overlay		
ITE Code	Land Use	Unit	Reimb Fee	Imp Fee	Comp Fee	Total	Imp Fee	Comp Fee	Total	Imp Fee	Comp Fee	Total
	School											
530	High School	Student	\$55	\$0	\$15	\$70	\$170	\$0	\$170	\$469	\$0	\$469
536	Private School (K-12)	Student	\$79	\$0	\$22	\$102	\$246	\$0	\$246	\$680	\$0	\$680
540	Junior/Community College	1,000 SFGFA	\$1,162	\$0	\$326	\$1,487	\$3,599	\$0	\$3,599	\$9,953	\$0	\$9,953
550	University/College	Student	\$93	\$0	\$26	\$119	\$287	\$0	\$287	\$795	\$0	\$795
560	Church	1,000 SFGFA	\$717	\$0	\$201	\$918	\$2,222	\$0	\$2,222	\$6,145	\$0	\$6,145
565	Day Care Center	Student	\$58	\$0	\$16	\$74	\$180	\$0	\$180	\$497	\$0	\$497
590	Library	1,000 SFGFA	\$2,738	\$0	\$767	\$3,505	\$8,482	\$0	\$8,482	\$23,455	\$0	\$23,455
610	Hospital	Bed	\$620	\$0	\$174	\$794	\$1,922	\$0	\$1,922	\$5,314	\$0	\$5,314
620	Nursing Home	Bed	\$141	\$0	\$40	\$181	\$437	\$0	\$437	\$1,208	\$0	\$1,208
630	Clinic	1,000 SFGFA	\$1,511	\$0	\$423	\$1,934	\$4,680	\$0	\$4,680	\$12,940	\$0	\$12,940
710	General Office Building	1,000 SFGFA	\$455	\$0	\$127	\$582	\$1,409	\$0	\$1,409	\$3,895	\$0	\$3,895
	Corporate Headquarters											
714	Building	1,000 SFGFA	\$433	\$0	\$121	\$554	\$1,341	\$0	\$1,341	\$3,709	\$0	\$3,709
715	Single Tenant Office Building	1,000 SFGFA	\$632	\$0	\$177	\$809	\$1,958	\$0	\$1,958	\$5,415	\$0	\$5,415
	Medical-Dental Office											
720	Building	1,000 SFGFA	\$1,482	\$0	\$415	\$1,897	\$4,590	\$0	\$4,590	\$12,693	\$0	\$12,693
730	Government Office Building	1,000 SFGFA	\$3,740	\$0	\$1,048	\$4,788	\$11,586	\$0	\$11,586	\$32,038	\$0	\$32,038
	State Motor Vehicles											
731	Department	1,000 SFGFA	\$6,560	\$0	\$1,838	\$8,398	\$20,321	\$0	\$20,321	\$56,193	\$0	\$56,193
732	United States Post Office	1,000 SFGFA	\$4,794	\$0	\$1,343	\$6,137	\$14,850	\$0	\$14,850	\$41,064	\$0	\$41,064
750	Office Park	1,000 SFGFA	\$461	\$0	\$129	\$590	\$1,429	\$0	\$1,429	\$3,951	\$0	\$3,951
	Research and Development											
760	Center	1,000 SFGFA	\$338	\$0	\$95	\$432	\$1,046	\$0	\$1,046	\$2,892	\$0	\$2,892
770	Business Park	1,000 SFGFA	\$512	\$0	\$143	\$655	\$1,586	\$0	\$1,586	\$4,386	\$0	\$4,386
	Building Materials and											
812	Lumber Store	1,000 SFGFA	\$2,340	\$0	\$656	\$2,996	\$7,249	\$0	\$7,249	\$20,046	\$0	\$20,046
	Free-Standing Discount											
813	Superstore	1,000 SFGFA	\$2,087	\$0	\$585	\$2,672	\$6,465	\$0	\$6,465	\$17,877	\$0	\$17,877
814	Variety Store	1,000 SFGFA	\$1,659	\$0	\$465	\$2,124	\$5,139	\$0	\$5,139	\$14,211	\$0	\$14,211
815	Free-Standing Discount Store	1,000 SFGFA	\$1,531	\$0	\$429	\$1,960	\$4,743	\$0	\$4,743	\$13,114	\$0	\$13,114
816	Hardware/Paint Store	1,000 SFGFA	\$1,406	\$0	\$394	\$1,800	\$4,356	\$0	\$4,356	\$12,044	\$0	\$12,044
817	Nursery (Garden Center)	1,000 SFGFA	\$4,496	\$0	\$1,260	\$5,756	\$13,927	\$0	\$13,927	\$38,512	\$0	\$38,512
820	Shopping Center	1,000 SFGLA	\$1,122	\$0	\$314	\$1,436	\$3,476	\$0	\$3,476	\$9,612	\$0	\$9,612
823	Factory Outlet Center	1,000 SFGFA	\$1,551	\$0	\$435	\$1,985	\$4,804	\$0	\$4,804	\$13,285	\$0	\$13,285
826	Specialty Retail Center	1,000 SFGLA	\$2,202	\$0	\$617	\$2,819	\$6,821	\$0	\$6,821	\$18,862	\$0	\$18,862
841	Automobile Sales	1,000 SFGFA	\$1,588	\$0	\$445	\$2,033	\$4,919	\$0	\$4,919	\$13,602	\$0	\$13,602
843	Automobile Parts Sales	1,000 SFGFA	\$1,478	\$0	\$414	\$1,892	\$4,579	\$0	\$4,579	\$12,661	\$0	\$12,661
848	Tire Store	1,000 SFGFA	\$927	\$0	\$260	\$1,186	\$2,870	\$0	\$2,870	\$7,937	\$0	\$7,937
849	Tire Superstore	1,000 SFGFA	\$744	\$0	\$209	\$953	\$2,306	\$0	\$2,306	\$6,377	\$0	\$6,377
850	Supermarket	1,000 SFGFA	\$2,569	\$0	\$720	\$3,289	\$7,958	\$0	\$7,958	\$22,005	\$0	\$22,005
851	Convenience Market (Open	1,000 SFGFA	\$13,391	\$0	\$3,753	\$17,144	\$41,484	\$0	\$41,484	\$114,713	\$0	\$114,713

Transportation SDC by Land Use			Citywide SDC - Overlay				Tonquin Employment Overlay			Brookman Overlay		
ITE Code	Land Use	Unit	Reimb Fee	Imp Fee	Comp Fee	Total	Imp Fee	Comp Fee	Total	Imp Fee	Comp Fee	Total
	24 Hours)											
853	Convenience Market with Gasoline Pumps	VFP	\$7,776	\$0	\$2,179	\$9,955	\$24,089	\$0	\$24,089	\$66,613	\$0	\$66,613
857	Discount Club	1,000 SFGFA	\$2,298	\$0	\$644	\$2,941	\$7,118	\$0	\$7,118	\$19,682	\$0	\$19,682
862	Home Improvement Superstore	1,000 SFGFA	\$908	\$0	\$254	\$1,162	\$2,813	\$0	\$2,813	\$7,778	\$0	\$7,778
863	Electronics Superstore	1,000 SFGFA	\$2,444	\$0	\$685	\$3,129	\$7,571	\$0	\$7,571	\$20,934	\$0	\$20,934
880	Pharmacy/Drugstore without Drive-Through	1,000 SFGFA	\$2,069	\$0	\$580	\$2,648	\$6,408	\$0	\$6,408	\$17,720	\$0	\$17,720
881	Pharmacy/Drugstore with Drive-Through	1,000 SFGFA	\$1,998	\$0	\$560	\$2,558	\$6,190	\$0	\$6,190	\$17,116	\$0	\$17,116
890	Furniture Store	1,000 SFGFA	\$99	\$0	\$28	\$127	\$307	\$0	\$307	\$849	\$0	\$849
912	Drive-In Bank	1,000 SFGFA	\$1,820	\$0	\$510	\$2,330	\$5,638	\$0	\$5,638	\$15,589	\$0	\$15,589
925	Drinking Place	1,000 SFGFA	\$8,404	\$0	\$2,355	\$10,760	\$26,036	\$0	\$26,036	\$71,996	\$0	\$71,996
931	Quality Restaurant	1,000 SFGFA	\$2,030	\$0	\$569	\$2,599	\$6,289	\$0	\$6,289	\$17,391	\$0	\$17,391
932	High-Turnover (Sit-Down) Restaurant	1,000 SFGFA	\$2,853	\$0	\$800	\$3,652	\$8,838	\$0	\$8,838	\$24,439	\$0	\$24,439
934	Fast-Food Restaurant with Drive-Through	1,000 SFGFA	\$11,886	\$0	\$3,331	\$15,218	\$36,823	\$0	\$36,823	\$101,823	\$0	\$101,823
936	Coffee/Donut Shop without Drive-Through	1,000 SFGFA	\$5,567	\$0	\$1,560	\$7,127	\$17,245	\$0	\$17,245	\$47,685	\$0	\$47,685
937	Coffee/Donut Shop with Drive-Through	1,000 SFGFA	\$18,185	\$0	\$5,097	\$23,282	\$56,336	\$0	\$56,336	\$155,781	\$0	\$155,781
938	Coffee/Donut Kiosk	1,000 SFGFA	\$16,603	\$0	\$4,653	\$21,256	\$51,434	\$0	\$51,434	\$142,226	\$0	\$142,226
941	Quick Lubrication Vehicle Shop	SP	\$2,816	\$0	\$789	\$3,605	\$8,724	\$0	\$8,724	\$24,123	\$0	\$24,123
942	Automobile Care Center	1,000 SFGLA	\$1,687	\$0	\$473	\$2,160	\$5,227	\$0	\$5,227	\$14,455	\$0	\$14,455
944	Gasoline/Service Station	VFP	\$3,201	\$0	\$897	\$4,098	\$9,916	\$0	\$9,916	\$27,421	\$0	\$27,421
945	Gasoline/Service Station with Convenience Market	VFP	\$1,129	\$0	\$316	\$1,445	\$3,496	\$0	\$3,496	\$9,668	\$0	\$9,668
946	Gasoline/Service Station with Car Wash	VFP	\$1,981	\$0	\$555	\$2,536	\$6,137	\$0	\$6,137	\$16,970	\$0	\$16,970

Source: ITE Trip Generation Manual, 9th Edition, compiled by FCS GROUP  
 1) Person trips calculated with 1.68 person trips per average daily trip.

Abbreviations

- CFD - commercial flights per day
- ODU - occupied dwelling unit
- SFGFA - square feet of gross floor area
- SFGLA - square feet of gross leasable area
- VFP - vehicle fueling position
- SP - servicing position

**SECTION 7: SYSTEM DEVELOPMENT CHARGES**

**SECTION 7: SYSTEM DEVELOPMENT CHARGES**

**E) Street SDC:**

**Washington County Transportation Development Tax (TDT)**

Reference Washington County for fees - <http://www.co.washington.or.us/>

**City of Sherwood Street SDC:**

The following charges are calculated by multiplying trip generation by the following.

<b>Residential Transportation SDC</b>	<b>Code</b>	<b>Fee</b>	<b>Type</b>
Single family – detached	210	<del>\$ 1,607</del> \$1,506	dwelling unit
Apartment	220	<del>\$ 1,106</del> \$1,173	dwelling unit
Residential condominium/townhouse	230	<del>\$ 961</del> \$955	dwelling unit
<del>Manufactured house (In park Mobile Home Park)</del>	240	<del>\$ 834</del> \$836	dwelling unit
Assisted living	254	<del>\$ 436</del> \$491	bed
Continuing care retirement	255	<del>\$ 388</del> \$397	unit
Recreation home	260	<del>\$ 530</del> \$515	dwelling unit
<b>Recreational Transportation SDC</b>			
City park	411	<del>\$ 1,043</del> \$390	acre
<del>County park</del>	412	<del>\$662</del>	acre
<del>Campground/RV park</del>	416	<del>\$1,561</del>	camp-site
<del>Regional Park</del>	417	<del>\$ 849</del>	acre
<del>Marina</del>	420	<del>\$1,087</del>	berth
<del>Golf course</del>	430	<del>\$13,605</del>	hole
<del>Golf driving range</del>	430	<del>\$3,339</del>	tee
Multipurpose recreation/arcade	435	<del>\$ 6,090</del> \$9,742	thousand square ft gross floor area
<del>Bowling alley</del>	437	<del>\$12,688</del>	lane
Movie theater w/o matinee	443	<del>\$65</del> \$43,502	screen
Movie Theater with Matinee	444	<del>\$59,312</del> \$65,841	screen
<del>Multiplex movie theater (10+ screens)</del>	445	<del>\$38,322</del>	screen
<del>Casino/video poker/lottery</del>	473	<del>\$37,652</del>	thousand square ft gross floor area
Amusement/theme park	480	<del>\$17,741</del> 20,236	acre
Soccer complex	488	<del>\$12,135</del> \$19,053	field
Racquet/tennis club	492	<del>\$ 6,065</del> \$10,337	court
Health fitness club	492	<del>\$ 5,158</del> \$8,796	thousand square ft gross floor area
Recreation/community center	495	<del>\$ 4,661</del> \$8,710	thousand square ft gross floor area

## SECTION 7: SYSTEM DEVELOPMENT CHARGES

<b>Institutional/Medical Transportation SDC</b>			
<del>Military base</del>	501	<del>\$452</del>	employee
Elementary school (Public)	520	<del>\$ 129</del> <del>\$95</del>	student
Middle/Junior high School (Public)	522	<del>\$ 163</del> <del>\$114</del>	student
High School (Public)	530	<del>\$ 172</del> <del>\$298</del>	student
Private School (K – 12)	536	<del>\$ 249</del> <del>\$483</del>	Student
Junior/Community College	540	<del>\$ 3,643</del> <del>\$178</del>	thousand square ft gross floor area employee
University/College	550	<del>\$ 291</del> <del>\$387</del>	student
Church	560	<del>\$ 2,249</del> <del>\$1,416</del>	thousand square ft gross floor area
Day care center/preschool	565	<del>\$ 182</del> <del>\$0.00</del>	student
Library	590	<del>\$ 8,585</del> <del>\$4,150</del>	thousand square ft gross floor area
Hospital	610	<del>\$ 1,945</del> <del>\$3,480</del>	bed
Nursing home	620	<del>\$ 442</del> <del>\$595</del>	bed
Clinic	630	<del>\$8,826</del> <del>\$ 4736</del>	thousand square ft gross floor area
<b>Commercial/Services SDC</b>			
Hotel/ <del>Motel</del>	310	<del>\$ 1,336</del> <del>\$2,923</del>	Room
<del>Motel</del>	320	<del>\$958</del>	Room
Building materials/lumber <del>store</del>	812	<del>\$ 7,337</del> <del>\$4,749</del>	thousand square ft gross floor area
Free standing discount Superstore <del>w/groceries</del>	813	<del>\$ 6,543</del>	thousand square ft gross floor area
<del>Specialty retail center</del> <del>Variety Store</del>	814	<del>\$5201</del> <del>5,833</del>	thousand square ft gross floor area
Free standing discount center <del>w/o groceries</del>	815	<del>\$ 4,800</del> <del>\$9,098</del>	thousand square ft gross floor area
Hardware/paint stores	816	<del>\$ 4,408</del> <del>\$7,555</del>	thousand square ft gross floor area
Nursery/garden center	817	<del>\$14,096</del> <del>\$4,652</del>	thousand square ft gross floor area
Shopping center	820	<del>\$ 3,518</del> <del>\$3,907</del>	thousand square ft gross leasable area
<b>Commercial/Services SDC (continued)</b>			
Factory outlet	823	<del>\$4,862</del> <del>\$2,986</del>	thousand square ft gross floor area
<del>Specialty Retail Center</del>	826	<del>\$ 6,904</del>	thousand square ft gross floor area
<del>Automobile Sales</del> <del>New car sales</del>	841	<del>\$ 4,979</del> <del>3,854</del>	thousand square ft gross floor area
Automobile parts sales	843	<del>\$ 4,634</del> <del>\$7,302</del>	thousand square ft gross floor area



## SECTION 7: SYSTEM DEVELOPMENT CHARGES

<u>Tire Store</u>	848	<u>\$2905</u>	<u>thousand square ft gross floor area</u>
Tire superstore	849	<del>\$ 2,334</del> <u>\$2,283</u>	thousand square ft gross floor area
Supermarket	850	<del>\$ 8,054</del> <u>\$12,765</u>	thousand square ft gross floor area
Convenience market (24hr)	851	<del>\$41,986</del> <u>\$31,936</u>	thousand square ft gross floor area
Convenience market w/fuel Pump	853	<del>\$24,381</del> <u>\$19,338</u>	vehicle fueling position
<u>Wholesale market</u>	<u>860</u>	<u>\$76</u>	<u>thousand square ft gross floor area</u>
Discount club	<del>861</del> <u>857</u>	<del>\$ 7,204</del> <u>\$7,157</u>	thousand square ft gross floor area
Home improvement superstore	862	<del>\$ 2,847</del> <u>\$2,487</u>	thousand square ft gross floor area
Electronics superstore	863	<del>\$ 7,662</del> <u>\$5,291</u>	thousand square ft gross floor area
<u>Office supply superstore</u>	<u>867</u>	<u>\$4,176</u>	<u>thousand square ft gross floor area</u>
Pharmacy/drugstore w/o drive thru window	880	<del>\$ 6,486</del> <u>\$9,014</u>	thousand square ft gross floor area
Pharmacy/drugstore with drive thru window	881	<del>\$ 6,265</del> <u>\$9,655</u>	thousand square ft gross floor area
Furniture store	<del>860</del> <u>890</u>	<del>\$ 311</del> <u>\$441</u>	thousand square ft gross floor area
<u>Video rental store</u>	<u>896</u>	<u>\$35,284</u>	<u>thousand square ft gross floor area</u>
<u>Bank/savings – walk in</u>	<u>911</u>	<u>\$28,442</u>	<u>thousand square ft gross floor area</u>
Bank/savings – drive in	912	<del>\$5,706</del> <u>\$28,628</u>	thousand square ft gross floor area
<u>Drinking Place</u>	<u>925</u>	<u>\$26,351</u>	<u>thousand square ft gross floor area</u>
Quality restaurant <del>(not a chain)</del>	931	<del>\$ 6,365</del> <u>\$11,537</u>	thousand square ft gross floor area
High turnover-sit down restaurant <del>(chain/standalone)</del>	932	<del>\$ 8,945</del> <u>\$7,295</u>	thousand square ft gross floor area
<u>Fast food restaurant (no drive thru)</u>	<u>933</u>	<u>\$48,465</u>	<u>thousand square ft gross floor area</u>
Fast food restaurant (with drive-thru)	934	<del>\$37,268</del> <u>\$32,613</u>	thousand square ft gross floor area
<u>Drinking place/bar</u> <u>Coffee/Donut Shop without drive through</u>	936	<del>\$17,453</del> <u>\$5,020</u>	thousand square ft gross floor area
Coffee/Donut Shop with Drive-Through	937	<u>\$57,017</u>	<u>thousand square ft gross floor area</u>
Coffee/Donut Kiosk	938	<u>\$52,056</u>	<u>thousand square ft gross floor area</u>
Quick lubrication vehicle Shop	941	<del>\$ 8,829</del> <u>\$4,361</u>	service stall
Automobile care center	942	<del>\$ 5,291</del> <u>\$4,375</u>	thousand square ft gross leasable area
Gasoline/service station (no market/car wash)	944	<del>\$10,036</del> <u>\$8,765</u>	vehicle fueling position
Gasoline/service station (with convenience market)	945	<del>\$ 3,538</del> <u>\$5,578</u>	vehicle fueling position
Gasoline/service station (with market and car wash)	946	<del>\$ 6,211</del> <u>\$5,044</u>	vehicle fueling position

## SECTION 7: SYSTEM DEVELOPMENT CHARGES

<b>Office SDC</b>			
General office building	710	<del>\$ 1,426</del> <del>\$2,250</del>	thousand square ft gross floor area
Corporate headquarters building	714	<del>\$ 1,358</del> <del>\$1,633</del>	thousand square ft gross floor area
Single tenant office building	715	<del>\$ 1,982</del> <del>\$2,730</del>	thousand square ft gross floor area
Medical/dental office building	720	<del>\$ 4,646</del> <del>\$7,114</del>	thousand square ft gross floor area
Government office building	730	<del>\$11,726</del> <del>\$13,141</del>	thousand square ft gross floor area
State Motor Vehicles Department	731	<del>\$20,567</del> <del>\$48,833</del>	thousand square ft gross floor area
US Post Office	732	<del>\$17,467</del> <del>15,030</del>	thousand square ft gross floor area
Office park	750	<del>\$2,375</del> <del>1,446</del>	thousand square ft gross floor area
Research and development center	760	<del>\$1,778</del> <del>1,059</del>	thousand square ft gross floor area
Business park	770	<del>\$2,472</del> <del>1,605</del>	thousand square ft gross floor area
<b>Port/Industrial</b>			
Truck terminals	30	<del>\$10,634</del> <del>\$1,819</del>	<del>thousand square ft gross floor area</del> <del>Acre</del>
Park and ride lot with bus service	90	<del>\$ 766</del> <del>\$551</del>	parking space
Light rail transit station w/parking	93	<del>\$ 427</del> <del>\$313</del>	parking space
General light industrial	110	<del>\$ 896</del> <del>\$1,288</del>	thousand square ft gross floor area
General heavy industrial	120	<del>\$ 255</del> <del>\$277</del>	thousand square ft gross floor area
Industrial park	130	<del>\$ 908</del> <del>\$1,285</del>	thousand square ft gross floor area
Manufacturing	140	<del>\$ 515</del> <del>\$702</del>	thousand square ft gross floor area
Warehouse	150	<del>\$ 481</del> <del>\$926</del>	thousand square ft gross floor area
Mini-warehouse	151	<del>\$ 404</del> <del>\$449</del>	thousand square ft gross floor area
<b>Data Center</b>	<b>160</b>	<b>\$ 168</b>	<b>thousand square ft gross floor area</b>
Utilities	170	<del>\$ 1,293</del> <del>\$1,010</del>	thousand square ft gross floor area