

RESOLUTION NO. 3314

A RESOLUTION AMENDING RESOLUTION NO. 3282 TO UPDATE THE RATE TABLES AND ADOPT A REVISED CAPITAL IMPROVEMENT PROJECT LIST RELATING TO THE TRANSPORTATION SYSTEM DEVELOPMENT CHARGES (SDC)

THE CITY OF GRESHAM FINDS:

- A. On May 16, 2017, the City Council passed Resolution No. 3282, which became effective on July 1, 2017. Resolution No. 3282 adopted the Transportation SDC Methodology Update, which included Transportation SDC Rate tables that show the improvement, reimbursement and total SDC by land use type and a list of capital improvement projects (CIP) used to calculate the Transportation SDC.
- B. On May 1, 2018, City Council approved a 3.30% index of the Transportation SDC Rates and project costs as permitted by Resolution No. 3282. However, indexing does not address changes in infrastructure needs.
- C. Periodic updating of a CIP list is required to address the changing infrastructure needs of the City as development occurs and to move projects from the improvement to reimbursement SDC as they are completed.

THE CITY OF GRESHAM RESOLVES:

Section 1. Resolution No. 3282 is amended as follows:

1. The Transportation SDC Rate tables found in Section B, Paragraph 2 is hereby repealed and replaced with the new tables attached hereby as Exhibit A.
2. The list of the capital improvement projects used to calculate the SDC are found within the "Transportation SDC Methodology Update" attached as Exhibit A to Resolution No. 3282. The CIP list is hereby repealed and replaced with the CIP list attached as Exhibit B.

Exhibits A and B reflect the 3.30% indexing approved by Council on May 1, 2018 with an effective date of July 1, 2018.

3. All other provisions of Resolution No. 3282 shall remain in full force and effect.

Section 2. This resolution shall be effective on July 1, 2018.

Yes: Bemis, Echols, French, Gladfelter, Hinton, Widmark

No: None

Absent: Palmero

Abstain: None

Passed by the Gresham City Council on May 15, 2018.



Erik Kvarsten
City Manager



Shane T. Bemis
Mayor

Approved as to Form:

for 

David R. Ris
City Attorney

Exhibit A
Transportation SDC Rate Table

Existing City*				
Land Use Description	Improvement SDC Rate	Reimbursement SDC Rate	Transportation SDC Rate	Variable
Adult Cabaret	\$ 151,975	\$ 3,856	\$ 155,831	per 1,000 sq ft GFA
Bank	\$ 33,123	\$ 840	\$ 33,963	per 1,000 sq ft GFA
Car Wash, Automated	\$ 54,556	\$ 1,384	\$ 55,940	per 1,000 sq ft GFA
Care Facility	\$ 1,364	\$ 35	\$ 1,399	per Dwelling Unit
Convenience Store	\$ 89,626	\$ 2,274	\$ 91,900	per 1,000 sq ft GFA
Food or Beverage Establishment with Drive-through	\$ 52,607	\$ 1,335	\$ 53,942	per 1,000 sq ft GFA
Fueling Station	\$ 7,794	\$ 198	\$ 7,992	per Vehicle Fueling Position
Hotel / Motel	\$ 2,339	\$ 59	\$ 2,398	per Room
Housing, Attached	\$ 2,339	\$ 59	\$ 2,398	per Dwelling Unit
Housing, Detached	\$ 3,897	\$ 99	\$ 3,996	per Detached Home
Industrial	\$ 1,949	\$ 49	\$ 1,998	per 1,000 sq ft GFA
Marijuana Retailer, Recreational	\$ 155,871	\$ 3,955	\$ 159,826	per 1,000 sq ft GFA
Office	\$ 5,846	\$ 148	\$ 5,994	per 1,000 sq ft GFA
Park / Open Space	\$ 9,743	\$ 247	\$ 9,990	per 1,000 sq ft GFA
Place of Worship	\$ 2,145	\$ 54	\$ 2,199	per 1,000 sq ft GFA
Retail and Services	\$ 9,743	\$ 247	\$ 9,990	per 1,000 sq ft GFA
School, K-12	\$ 4,677	\$ 119	\$ 4,796	per 1,000 sq ft GFA
School, Post-Secondary	\$ 9,743	\$ 247	\$ 9,990	per 1,000 sq ft GFA
Truck Stop	\$ 52,607	\$ 1,335	\$ 53,942	per 1,000 sq ft GFA
Video Lottery Establishment	\$ 52,217	\$ 1,325	\$ 53,542	per 1,000 sq ft GFA

Pleasant Valley**				
Land Use Description	Improvement SDC Rate	Reimbursement SDC Rate	Transportation SDC Rate	Variable
Adult Cabaret	\$ 228,433	\$ 1,727	\$ 230,160	per 1,000 sq ft GFA
Bank	\$ 49,788	\$ 376	\$ 50,164	per 1,000 sq ft GFA
Car Wash, Automated	\$ 82,002	\$ 620	\$ 82,622	per 1,000 sq ft GFA
Care Facility	\$ 2,051	\$ 15	\$ 2,066	per Dwelling Unit
Convenience Store	\$ 134,718	\$ 1,018	\$ 135,736	per 1,000 sq ft GFA
Food or Beverage Establishment with Drive-through	\$ 79,074	\$ 598	\$ 79,672	per 1,000 sq ft GFA
Fueling Station	\$ 11,715	\$ 89	\$ 11,804	per Vehicle Fueling Position
Hotel / Motel	\$ 3,515	\$ 27	\$ 3,542	per Room
Housing, Attached	\$ 3,515	\$ 27	\$ 3,542	per Dwelling Unit
Housing, Detached	\$ 5,858	\$ 44	\$ 5,902	per Detached Home
Industrial	\$ 2,930	\$ 22	\$ 2,952	per 1,000 sq ft GFA
Marijuana Retailer, Recreational	\$ 234,291	\$ 1,771	\$ 236,062	per 1,000 sq ft GFA
Office	\$ 8,787	\$ 66	\$ 8,853	per 1,000 sq ft GFA
Park / Open Space	\$ 14,644	\$ 111	\$ 14,755	per 1,000 sq ft GFA
Place of Worship	\$ 3,222	\$ 24	\$ 3,246	per 1,000 sq ft GFA
Retail and Services	\$ 14,644	\$ 111	\$ 14,755	per 1,000 sq ft GFA
School, K-12	\$ 7,030	\$ 53	\$ 7,083	per 1,000 sq ft GFA
School, Post-Secondary	\$ 14,644	\$ 111	\$ 14,755	per 1,000 sq ft GFA
Truck Stop	\$ 79,074	\$ 598	\$ 79,672	per 1,000 sq ft GFA
Video Lottery Establishment	\$ 78,488	\$ 593	\$ 79,081	per 1,000 sq ft GFA

Springwater***				
Land Use Description	Improvement SDC Rate	Reimbursement SDC Rate	Transportation SDC Rate	Variable
Adult Cabaret	\$ 267,546	\$ -	\$ 267,546	per 1,000 sq ft GFA
Bank	\$ 58,312	\$ -	\$ 58,312	per 1,000 sq ft GFA
Car Wash, Automated	\$ 96,043	\$ -	\$ 96,043	per 1,000 sq ft GFA
Care Facility	\$ 2,401	\$ -	\$ 2,401	per Dwelling Unit
Convenience Store	\$ 157,784	\$ -	\$ 157,784	per 1,000 sq ft GFA
Food or Beverage Establishment with Drive-through	\$ 92,613	\$ -	\$ 92,613	per 1,000 sq ft GFA
Fueling Station	\$ 13,721	\$ -	\$ 13,721	per Vehicle Fueling Position
Hotel / Motel	\$ 4,117	\$ -	\$ 4,117	per Room
Housing, Attached	\$ 4,117	\$ -	\$ 4,117	per Dwelling Unit
Housing, Detached	\$ 6,861	\$ -	\$ 6,861	per Detached Home
Industrial	\$ 3,431	\$ -	\$ 3,431	per 1,000 sq ft GFA
Marijuana Retailer, Recreational	\$ 274,407	\$ -	\$ 274,407	per 1,000 sq ft GFA
Office	\$ 10,291	\$ -	\$ 10,291	per 1,000 sq ft GFA
Park / Open Space	\$ 17,151	\$ -	\$ 17,151	per 1,000 sq ft GFA
Place of Worship	\$ 3,774	\$ -	\$ 3,774	per 1,000 sq ft GFA
Retail and Services	\$ 17,151	\$ -	\$ 17,151	per 1,000 sq ft GFA
School, K-12	\$ 8,232	\$ -	\$ 8,232	per 1,000 sq ft GFA
School, Post-Secondary	\$ 17,151	\$ -	\$ 17,151	per 1,000 sq ft GFA
Truck Stop	\$ 92,613	\$ -	\$ 92,613	per 1,000 sq ft GFA
Video Lottery Establishment	\$ 91,926	\$ -	\$ 91,926	per 1,000 sq ft GFA

*City limits of Gresham except for the Pleasant Valley and Springwater Plan Districts as of January 1, 2006. Also includes the Kelley Creek Headwater's Plan Area.

**The Pleasant Valley Plan Districts as defined by the Gresham Community Development Plan, Volume 3, Section 4.1400.

***The Springwater Plan District as defined by the Gresham Community Development Plan, Volume 3, Section 4.1500.

Exhibit B

Table 1.0: SDC Eligible Costs for Existing City Transportation SDC

SDC Project No.	Intersection / Segment	Project Description	Total Project Cost		Cost to Correct Existing Deficiency	Assumed Grant Funding	Adjusted SDC Funded Cost	
			Indexed				Indexed	Indexed
G1	E Burnside St. & NE 181st Ave.	Install access control in NE 181st Ave. to block left turns to and from NE Couch St. Restripe southbound left-turn pocket to increase storage.	\$ 12,378.00	\$	\$ -	\$ -	\$	12,378.00
G2	E Burnside St. & SE Stark St.	Widen to extend northwest-bound left-turn pocket.	\$ 123,610.00	\$	\$ -	\$ -	\$	123,610.00
G3	E Burnside St. & NE 202nd Ave.	Modify signal to add protected-permitted left-turn phasing.	\$ 34,623.00	\$	\$ -	\$ -	\$	34,623.00
G4	NW Burnside Rd. & NW Eastman Pkwy.	Modify signal to add protected-permitted left-turn phasing.	\$ 29,429.00	\$	\$ -	\$ -	\$	29,429.00
G5	Burnside Rd. & N Main Ave.	Modify signal to add protected-permitted left-turn phasing.	\$ 24,755.00	\$	\$ -	\$ -	\$	24,755.00
G6	NE Burnside Rd. & NE Kelly Ave.	Modify signal to add protected-permitted left-turn phasing.	\$ 20,774.00	\$	\$ -	\$ -	\$	20,774.00
G7	NE Burnside Rd. & NE Cleveland Ave.	Add southbound right-turn pocket. Restripe to extend northbound and southbound left-turn pockets.	\$ 641,105.00	\$	\$ -	\$ -	\$	641,105.00
G8	NE Burnside Rd. & NE Division St.	Restripe to increase northwest-bound and southwest-bound left-turn pockets. Modify signal to add right turn overlap.	\$ 41,305.00	\$	\$ -	\$ -	\$	41,305.00
G9	NE Burnside Rd. & NE Hogan Dr.	Add second southbound left-turn pocket and second southbound through lane. Add eastbound right-turn pocket. Modify signal to remove split phasing for northbound and southbound and introduce protected-only left-turn phasing northbound and southbound.	\$ 1,580,081.00	\$	\$ -	\$ -	\$	1,580,081.00
G10	SE Burnside Rd. & E Powell Blvd.	Restripe to prohibit eastbound and westbound left turns. Modify signal to add westbound right-turn overlap.	\$ 24,928.00	\$	\$ -	\$ -	\$	24,928.00
G11	Mt Hood Hwy. & SE Palmquist Rd.	Widen west leg (including culvert) to add a second eastbound through lane.	\$ 867,248.00	\$	\$ -	\$ -	\$	867,248.00
G12	NE Halsey St. & NE 181st Ave.	Widen to add second northbound and southbound left-turn pockets. Widen to add southbound right-turn pocket.	\$ 1,646,745.00	\$	\$ -	\$ -	\$	1,646,745.00
G13	NE Halsey St. & NE 201st Ave.	Modify signal to add protected-permitted left-turn phasing on all approaches, to install vehicle detection, and to install pedestrian push buttons for all crossings. (City share of joint project with Multnomah County.)	\$ 138,489.00	\$	\$ -	\$ -	\$	138,489.00
G14	NE Glisan St. & NE 162nd Ave.	Restripe to change northbound right-turn lane to a through lane and to extend that lane through the intersection. Modify signal to add protected-permitted left-turn phasing on all approaches.	\$ 40,681.00	\$	\$ -	\$ -	\$	40,681.00
G15	NE Glisan St. & NE 181st Ave.	Widen to add southbound and westbound right-turn pockets. Modify signal to add protected-permitted left-turn phasing.	\$ 950,020.00	\$	\$ -	\$ -	\$	950,020.00
G16	NE Glisan St. & NE 202nd Ave.	Widen to add northbound and southbound left-turn pockets. Widen to add eastbound and southbound right-turn pockets. Modify signal to add protected-permitted left-turn phasing.	\$ 1,198,606.00	\$	\$ -	\$ -	\$	1,198,606.00
G17	SE Stark St. & SE 162nd Ave.	Widen to add eastbound right-turn pocket. Restripe to increase storage for northbound and southbound left-turn pockets. Modify signal to add protected-permitted left-turn phasing on all approaches.	\$ 742,075.00	\$	\$ -	\$ -	\$	742,075.00
G18	SE Stark St. & SE 172nd Ave.	Install signal. Restripe to add southbound left-turn pocket.	\$ 350,756.00	\$	\$ -	\$ -	\$	350,756.00
G19	SE Stark St. & SE 174th Ave	Modify signal to add protected-permitted left-turn phasing.	\$ 8,656.00	\$	\$ -	\$ -	\$	8,656.00
G20	SE Stark St. & SE 181st Ave	Restripe to increase northbound and southbound left-turn pockets. Modify signal to add protected-permitted left-turn phasing.	\$ 60,935.00	\$	\$ -	\$ -	\$	60,935.00

SDC Project No.	Intersection / Segment	Project Description	Total Project Cost Indexed	Cost to Correct Existing Deficiency	Assumed Grant Funding	Adjusted SDC Funded Cost Indexed
G21	SE Stark St. & NE 202nd Ave.	Restripe to increase southbound left-turn pocket. Modify signal to add protected-permitted left-turn phasing.	\$ 48,921.00	\$ -	\$ -	\$ 48,921.00
G22	SE Stark St. & SE 223rd Ave.	Widen to add dual left-turn pockets on all approaches. Widen to add eastbound right-turn pocket.	\$ 3,622,927.00	\$ -	\$ -	\$ 4,461,286.78
G23	SE Stark St. & NE Hogan Dr.	Widen to add dual left-turn pockets on all approaches. Widen to add northbound right-turn pocket. Connect southbound Hogan Dr. to SE Cherry Park Rd to provide a right-turn bypass of intersection.	\$ 2,086,705.00	\$ -	\$ -	\$ 2,086,705.00
G24	SE Stark St. & NE Kane Dr.	Widen to add eastbound right-turn pocket. Modify signal to add protected-permitted left-turn and overlap right-turn phasing.	\$ 330,901.00	\$ -	\$ -	\$ 330,901.00
G25	SE Division St. & SE 182nd Ave.	Widen to add dual left-turn pockets for eastbound and westbound approaches and to extend northbound and southbound right-turn pockets. Modify signal to add protected-permitted left-turn phasing and to add right-turn overlap phasing. (Includes 82.3% of total project funding. 17.7% of funding is provided by Pleasant Valley Offsite SDC Project No. P1.)	\$ 883,693.00	\$ -	\$ -	\$ 777,279.34
G26	SE Division St. & NW Birdsdale Ave.	Widen to add southbound right-turn pocket.	\$ 486,327.00	\$ -	\$ -	\$ 486,327.00
G27	W Powell Blvd. & SW Highland Dr.	Modify signal to add right-turn overlap phasing. (Includes 79.4% of total project funding. 20.6% of funding is provided by Pleasant Valley Offsite SDC Project No. P2.)	\$ 17,312.00	\$ -	\$ -	\$ 13,745.73
G28	W Powell Blvd. & NW Eastman Pkwy.	Widen to add southbound right-turn pocket. Remove planted median to extend southbound left-turn pocket. Modify signal to add protected-permitted left-turn phasing.	\$ 587,779.00	\$ -	\$ -	\$ 587,779.00
G29	E Powell Blvd. & NE Hogan Dr.	Widen Hogan Rd to 5-lane section through the intersection. Restripe to extend eastbound left-turn pocket.	\$ 2,372,562.00	\$ -	\$ -	\$ 2,372,562.00
G30	SE Powell Valley Rd. & SE Barmes Ave.	Widen to create a center turn lane on Powell Valley Rd.	\$ 155,549.00	\$ -	\$ -	\$ 155,549.00
G31	SE Powell Valley Rd. & SE 282nd Ave.	Widen to add eastbound left-turn pocket and northbound left-turn pocket. Install traffic signal.	\$ 435,831.00	\$ -	\$ -	\$ 435,831.00
G32	NE Sandy Blvd. & NE 185th Ave.	Widen NE Sandy Blvd. east and west of 185th to complete 5-lane section through to NE 201st Ave.	\$ 1,224,668.00	\$ -	\$ -	\$ 1,224,668.00
G33	NE Sandy Blvd. & NE 181st Ave.	Widen NE Sandy Blvd. east of NE 181st Ave. intersection to add dual left-turn pocket on westbound approach.	\$ 520,525.00	\$ -	\$ -	\$ 520,525.00
G34	NE 181st Ave. & NE San Rafael St.	Widen to add southbound right-turn pocket.	\$ 692,467.00	\$ -	\$ -	\$ 692,467.00
G35	SW Towle Rd. & SW Birdsdale Dr.	Remove planted median north of intersection for 50 feet to create paved refuge for two-stage left turns from SW Birdsdale Dr.	\$ 11,881.00	\$ -	\$ -	\$ 11,881.00
G36	SW Butler Rd. & SW Towle Rd.	Widen intersection to add left-turn pockets. Install traffic signal. (Includes 81.2% of total project funding. 18.8% of funding is provided by Pleasant Valley Offsite SDC Project No. P6.)	\$ 1,204,155.00	\$ -	\$ -	\$ 977,773.86
G37	SE Butler Rd. & SE Regner Rd.	Install single-lane roundabout. (Includes 86% of total project funding. 14% of funding is provided by Pleasant Valley Offsite SDC Project No. P7.)	\$ 757,738.00	\$ -	\$ -	\$ 651,654.68
G38	SE Palmquist Rd. & SE Fleming Ave.	Widen Palmquist Rd. to minor arterial cross section through intersection.	\$ 855,043.00	\$ -	\$ -	\$ 502,807.00
G39	SE Palmquist Rd. & SE Palmblad Rd.	Widen Palmquist Rd. to minor arterial cross section through intersection. Widen to add northbound left-turn pocket on SE Palmblad Rd.	\$ 767,398.00	\$ -	\$ -	\$ 767,398.00
G40	SE Kane Dr. & SE Palmquist Rd.	Modify signal to add eastbound right-turn overlap phasing	\$ 17,312.00	\$ -	\$ -	\$ 17,312.00
G41	SE 282nd Ave. & SE Lusted Rd.	Widen to add westbound right-turn pocket and southbound left-turn pocket. Install traffic signal.	\$ 435,831.00	\$ -	\$ -	\$ 435,831.00

SDC Project No.	Intersection / Segment	Project Description	Total Project Cost Indexed	Cost to Correct Existing Deficiency	Assumed Grant Funding	Adjusted SDC Funded Cost Indexed
G42	SW Butler Rd. (from Binford Way to Towle Rd.)	Realign and widen to minor arterial cross section. (Assumes 50% of project will be funded by grants. Includes 78.2% of total project funding. 21.8% of funding is provided by Pleasant Valley Offsite SDC Project No. P5.)	\$ 7,664,279.00	\$ -	\$ 1,992,712.54	\$ 1,992,712.54
G43	SE Regner Rd. (from Roberts Ave. to Butler Rd.)	Widen to minor arterial cross section. (Assumes 50% of project will be funded by grants.)	\$ 14,655,592.00	\$ -	\$ 7,640,961.29	\$ 7,014,630.71
G44	NE Cleveland Ave. (from Stark St. to Powell Blvd.), Phase 1	Widen to minor arterial cross section.	\$ -			
G45	NE Cleveland Ave. (from Stark St. to Burnside Rd.), Phase 2	Complete widening to minor arterial cross section.	\$ 4,326,391.00	\$ -	\$ 3,141,136.00	\$ 1,185,255.00
G46	NW Division St. (from Gresham-Fairview Trail to Wallula Ave.)	Complete cross section to meet Standard Arterial standards.	\$ 6,132,021.00	\$ -	\$ 3,388,870.00	\$ 2,743,151.00
G47	Civic Neighborhood T.O.D.	Supports street infrastructure improvements for Civic Neighborhood Plan.	\$ 220,276.00	\$ -	\$ -	\$ 220,276.00
G48	NE Glisan St. & NE 242nd Dr.	Provides 30% funding to Multnomah County intersection widening project. (City of Gresham cost estimate for project is \$1,348,000.)	\$ 413,200.00	\$ -	\$ -	\$ 413,200.00
G49	SW Highland Dr./SW Pleasant View Dr. (from SW 11th St. to SW 30th St.)	Widen to add second northbound and southbound lanes. Includes bridge widening over Johnson Creek. (Assumes 50% of project will be funded by grants.) This is Existing City portion of Pleasant Valley TIF project P3.	\$ 2,008,041.00	\$ -	\$ 971,946.23	\$ 971,946.23
G50	SE Hogan Rd. (from Palmquist Rd. to Rugg Rd.)	Construct frontages and bridges to major arterial cross section. This is Existing City portion of Springwater TIF project 527.	\$ 454,825.00	\$ -	\$ 88,059.00	\$ 352,236.00
PATH-WAYS	On-Street Paths within Existing City (Along segments of Hogan Rd., Sandy Blvd., 282nd Ave., Rodlun Rd., Butler Rd., 201st Ave., 185th Ave., Powell Loop, SW 14th St., and Pleasant View Dr.)	To fund the construction of roadside multiuse pathways along arterials and collectors in existing City. (Includes Wy'East Connectors (\$150,000).)	\$ 4,493,550.00	\$ -	\$ -	\$ 3,984,523.38
SIGNAL OPS	Various signalized intersections and corridors in Gresham.	Supporting traffic signal operations improvement projects throughout Existing City.	\$ 1,652,800.00	\$ -	\$ -	\$ 1,652,800.00
Existing City Transportation Projects Totals			\$ 68,073,699.00	\$ -	\$ 17,223,685.06	\$ 46,577,134.25

Table 2: SDC Eligible Costs for Pleasant Valley Transportation SDC

SDC Project No.	Intersection / Segment	Project Description	Total Project Cost Indexed	Cost to Correct Existing Deficiency	Assumed Grant Funding	Adjusted SDC Funded Cost Indexed
PV01	SE 190th Ave. (from 30th St. to Cheldelin Rd.)	Construct core roadway, ESRA and publicly-owned frontages, and bridge to standard arterial cross section.	\$ 5,641,213.00	\$ -	\$ -	\$ 5,641,213.00
PV02	SE 182nd Ave. (from Giese Rd. to 2013 city limits)	Construct core roadway to major collector cross section between Giese Rd and Knapp Rd and construct ESRA frontage and bridge to standard collector cross section between SW Knapp Rd and SE Richey Rd.	\$ 1,923,446.00	\$ -	\$ -	\$ 1,923,446.00
PV03	SE 182nd Ave. (from 2013 city limits to Cheldelin Rd.)	Construct ESRA frontage and bridges to standard collector cross section except where adjacent to schools, then construct core roadway to major collector cross section.	\$ 2,985,370.00	\$ -	\$ -	\$ 2,985,370.00
PV04	SE 172nd Ave. (from Equestrian Dr. to Cheldelin Rd.)	Construct segment north of SE Foster Rd to standard arterial standard. Widen segment south of SE Foster Rd to standard arterial standard.	\$ 12,167,707.00	\$ -	\$ -	\$ 12,167,707.00
PV05	SE Giese Rd. (new road, from Pleasant Valley boundary to 2013 city limits)	Construct ESRA and park frontage to minor arterial cross section.	\$ 1,938,941.00	\$ -	\$ -	\$ 1,938,941.00
PV06	SE Giese Rd. (from 2013 city limits to 190th Ave.)	Construct to minor arterial cross section and boulevard design where adjacent to town center.	\$ 1,115,640.00	\$ -	\$ -	\$ 1,115,640.00
PV07	SW Knapp St. (new, from 182nd Ave. to 190th Ave.)	Construct to Standard or major collector cross section per functional classification map.	\$ 1,632,140.00	\$ -	\$ -	\$ 1,632,140.00
PV08	SW Knapp St. (new, from 172nd Ave. to 182nd Ave.)	Construct to major collector cross section with boulevard design where applicable.	\$ 1,618,711.00	\$ -	\$ -	\$ 1,518,711.00
PV09	SE Cheldelin Rd. (from Pleasant Valley boundary to 2013 city limits)	Construct to minor arterial cross section.	\$ 2,304,623.00	\$ -	\$ -	\$ 2,304,623.00
PV10	SE Cheldelin Rd. (from 2013 city limits to 190th Ave.)	Construct core roadway to minor arterial cross section.	\$ 697,275.00	\$ -	\$ -	\$ 597,275.00
PV12	SE 182nd Ave. (from 31st St. to Giese Rd.)	Construct core roadway to major collector cross section between SW 31st St. and Giese Rd. and construct major collector along park frontage.	\$ 666,285.00	\$ -	\$ -	\$ 566,285.00
PV13	SW 31st St. (new, from Giese Rd. to 190th Ave.)	Construct park frontage to major collector cross section.	\$ 768,552.00	\$ -	\$ -	\$ 768,552.00
PV14	New N/S Road west of 190th Ave. (from Knapp St. to PV16)	Construct bridge and ESRA frontage to standard collector cross section.	\$ 1,500,949.00	\$ -	\$ -	\$ 1,500,949.00
PV15	New N/S Road west of 190th Ave. and PV14 (from PV14 to Cheldelin Rd.)	Construct bridge and ESRA frontage to major and standard collector cross section.	\$ 2,074,264.00	\$ -	\$ -	\$ 2,074,264.00
PV16	New E/W Road north of Cheldelin Rd. (from 172nd Ave. to 190th Ave.)	Construct bridge and park frontage to major and standard collector cross section.	\$ 3,096,934.00	\$ -	\$ -	\$ 3,096,934.00
PV17	SW Knapp St. (extension, from 172nd Ave. to Giese Rd.)	Construct park frontage to major collector cross section.	\$ 513,401.00	\$ -	\$ -	\$ 513,401.00
PV18	New NE/SW Road east of Jenne Rd. (from PV17 over Foster Rd. into Portland)	Construct bridge and ESRA frontage to standard collector cross section.	\$ 1,512,312.00	\$ -	\$ -	\$ 1,512,312.00
PV19	New N/S Road east of 172nd Ave. (from 172nd Ave. to Cheldelin Rd.)	Construct park frontage to major collector cross section.	\$ 682,813.00	\$ -	\$ -	\$ 682,813.00
PV20	SE 170th Ave. realignment (from Baxter Rd. to Pleasant Valley boundary)	Construct town center frontage to major collector boulevard cross section.	\$ 44,419.00	\$ -	\$ -	\$ 44,419.00
PV21	Crystal Springs Blvd. extension (from 170th Ave. to Pleasant Valley boundary)	Construct ESRA frontage to standard collector cross section.	\$ 186,973.00	\$ -	\$ -	\$ 186,973.00

PV-174 PLAN	Planning efforts for the 174th Connector (Pleasant Valley Offsite project P4).	\$ 258,250.00	\$ -	\$ -	\$ 258,250.00
PV-TRAFFIC	Traffic Signals in Pleasant Valley	\$ 2,582,500.00	\$ -	\$ -	\$ 2,582,500.00
Pleasant Valley Subtotals		\$ 45,912,718.00	\$ -	\$ -	\$ 45,912,718.00

Table 2.2: SDC Eligible Costs for Pleasant Valley Transportation SDC - Offsite Projects

SDC Project No.	Intersection / Segment	Project Description	Total Project Cost Indexed	Cost to Correct Existing Deficiency	Assumed Grant Funding	Adjusted SDC Funded Cost Indexed
P1	SE Division St. & SE 182nd Ave.	Widen to add dual left-turn pockets for eastbound and westbound approaches and to extend northbound and southbound right-turn pockets. Modify signal to add protected-permitted left-turn phasing and to add right-turn overlap phasing. (Includes 17.7% of total project funding. 82.3% of funding is provided by Existing City SDC Project No. G25.)	\$ 883,693.00	\$ -	\$ -	\$ 156,413.66
P2	W Powell Blvd. & SW Highland Dr.	Modify signal to add right-turn overlap phasing.	\$ 17,312.00	\$ -	\$ -	\$ 3,566.27
P3	SW Highland Dr./SW Pleasant View Dr./SE 190th Ave. (from 11th St. to 30th St.)	Widen to add second northbound and southbound lanes. Includes bridge widening over Johnson Creek. (Assumes 50% of project will be funded by grants.) Existing City TIF project G49 provides additional funding.	\$ 24,903,301.00	\$ -	\$ 12,451,650.50	\$ 11,935,363.50
P4	174th Connector (from 174th Ave./Jenne Rd. to Equestrian Dr.)	Construct new 4- or 5-lane standard arterial to connect the end of SE 174th Ave. (at SE Jenne Rd.) to the extension of SE 172nd Ave. (at SE Equestrian Dr.). (Assumes 50% of project will be funded by grants.)	\$ 15,321,152.00	\$ -	\$ 7,660,576.00	\$ 7,660,576.00
P5	SW Butler Rd. (from Binford Way to Towle Rd.)	Realign and widen to minor arterial cross section. (Assumes 50% of project will be funded by grants. Includes 21.8% of total project funding. 78.2% of funding is provided by Existing City SDC Project No. 42.)	\$ 7,664,279.00	\$ -	\$ 1,839,426.96	\$ 1,839,426.96
P6	SW Butler Rd. & SW Towle Rd.	Widen intersection to add left-turn pockets. Install traffic signal. (Includes 18.8% of total project funding. 81.2% of funding is provided by Existing City SDC Project No. 36.)	\$ 1,204,154.00	\$ -	\$ -	\$ 226,380.95
P7	SE Butler Rd. & SE Regner Rd.	Install single-lane roundabout. (Includes 14% of total project funding. 86% of funding is provided by Existing City SDC Project No. 37.)	\$ 757,738.00	\$ -	\$ -	\$ 106,083.32
P8	SE Foster Rd. & SE 172nd Ave.	Install roundabout or traffic signal.	\$ 569,442.00	\$ 100,000.00	\$ -	\$ 469,442.00
Pleasant Valley Offsite Subtotals			\$ 51,321,071.00	\$ 100,000.00	\$ 21,951,653.46	\$ 22,397,252.67
Pleasant Valley Totals			\$ 97,233,789.00	\$ 100,000.00	\$ 21,951,653.46	\$ 68,309,970.67

Table 3.1: SDC Eligible Costs for Springwater Transportation SDC

SDC Project No.	Intersection / Segment	Project Description	Total Project Cost Indexed	Cost to Correct Existing Deficiency	Assumed Grant Funding	Adjusted SDC Funded Cost Indexed
S1	SE Rugg Rd./New Road S1 (from Hogan Rd. to Orient Dr.)	Widen to major arterial cross section and extend road alignment per the Springwater Interchange Area Master Plan (SW IAMP).	\$ 14,646,907.00	\$ -	\$ -	\$ 14,646,907.00
S4	SE 19th St. (from Hogan Rd. to 100 feet west of Palmlblad Rd.)	Construct new road to minor arterial cross section.	\$ 702,440.00	\$ -	\$ -	\$ 702,440.00
S5	SE Palmlblad Rd. (from Hillyard Rd. to Rugg Rd.)	Widen to minor arterial cross section. SDCs to be collected on west half of street only, from SE Hillyard Rd. to 200 feet north of SE Telford Rd.	\$ 3,906,806.00	\$ -	\$ -	\$ 3,906,806.00
S7	SE Butler Road extension (from Hogan Rd. to McNutt Rd.)	Construct new road and bridge to minor arterial cross section.	\$ 1,302,613.00	\$ -	\$ -	\$ 1,302,613.00
S8	New N/S Road S8 (from Hogan Rd. to McNutt Rd.)	Construct to minor arterial cross section with boulevard design.	\$ 1,066,056.00	\$ -	\$ -	\$ 1,066,056.00
S9	McNutt Rd./New Road S9 (from S8 to S1)	Widen and extend to minor arterial cross section per SW IAMP alignment and to boulevard design where designated.	\$ 6,254,815.00	\$ -	\$ -	\$ 6,254,815.00
S14	New N/S Road S14 (byway road on east side of Hogan Rd., from approx. 5,200 feet north of Rugg Rd. to approx. 2,300 feet north of Rugg Rd.)	Construct new road and bridge to standard collector cross section.	\$ 2,390,362.00	\$ -	\$ -	\$ 2,390,362.00
S15	SE 267th Ave. (Springwater boundary to S1)	Construct ESRA, park frontage, and bridge to standard collector cross section.	\$ 1,393,517.00	\$ -	\$ -	\$ 1,393,517.00
S18	New N/S Road S18 (from Orient Dr. to Stone Rd.)	Construct ESRA frontage and bridges to standard collector cross section.	\$ 2,489,530.00	\$ -	\$ -	\$ 2,489,530.00
S21	New E/W Road S21 (from S8 to Kane Rd.)	Construct ESRA frontage and bridge to standard collector cross section.	\$ 1,287,118.00	\$ -	\$ -	\$ 1,287,118.00
S23	SE Kane Rd. (from S21 to Rugg Rd.)	Construct ESRA frontage and bridge to standard collector cross section.	\$ 1,177,620.00	\$ -	\$ -	\$ 1,177,620.00
S25	New E/W Road S25 (from Hogan Rd. to Kane Rd.)	Construct to standard collector cross section.	\$ 367,748.00	\$ -	\$ -	\$ 367,748.00
SDC Project No.	Intersection / Segment	Project Description	Total Project Cost Indexed	Cost to Correct Existing Deficiency	Assumed Grant Funding	Adjusted SDC Funded Cost Indexed
S27	SE Hogan Rd. (from Palmquist Rd. to Rugg Rd.)	Construct frontages and bridges to major arterial cross section.	\$ 8,122,479.00	\$ -	\$ -	\$ 8,122,479.00
S28	SE Telford Rd. (from Palmlblad Rd. to Stone Rd.)	Construct ESRA frontage and bridges to minor arterial cross section.	\$ 6,900,440.00	\$ -	\$ -	\$ 6,900,440.00
S29	SE Palmquist Rd. (from Hogan Rd. to Cochran Dr.)	Construct to minor arterial cross section. Existing City projects G38 and G39 overlap with this Springwater project.	\$ 348,121.00	\$ -	\$ -	\$ 700,357.00
S30	SE 282nd Ave. (from approx. 550 feet north of Orient Dr. to approx. 1,700 feet south of Orient Dr.)	Construct west side of road and construct bridge to minor arterial cross section.	\$ 1,409,012.00	\$ -	\$ -	\$ 1,409,012.00
SW-TRAFFIC	Traffic Signals and Roundabouts in Springwater	Build 8 traffic signals and 2 roundabouts in the Springwater plan area.	\$ 2,840,750.00	\$ -	\$ -	\$ 2,840,750.00
SW-PATHS	On-Street Paths within Springwater (Along SE Hogan Rd., SE Rugg Rd./S1, and SE 282nd Ave.)	To fund the construction of roadside multiuse pathways in Springwater plan area.	\$ 1,642,470.00	\$ -	\$ -	\$ 1,586,884.39
Springwater Subtotal			\$ 58,248,804.00	\$ -	\$ -	\$ 58,545,454.39

Table 3.2: SDC Eligible Costs for Springwater Transportation SDC - Offsite Projects

SDC Project No.	Intersection / Segment	Project Description	Total Project Cost Indexed	Cost to Correct Existing Deficiency	Assumed Grant Funding	Adjusted SDC Funded Cost Indexed
S31	SE Hogan Rd. (from Powell Blvd. to Palmquist Rd.)	Widen to major arterial cross section. (Assumes 20% of project will be funded by grants.)	\$ 49,862,259.00	\$ -	\$ 9,972,451.80	\$ 39,945,392.81
S32	Springwater Interchange (US-26 at New Road S1)	Grade-separated interchange for major arterial S1 at US-26. (Assumes 75% of project will be funded by grants.)	\$ 25,308,500.00	\$ -	\$ 18,981,375.00	\$ 6,327,125.00
<i>Springwater Offsite Subtotal</i>			\$ 75,170,759.00	\$ -	\$ 28,953,826.80	\$ 46,272,517.81
<i>Springwater Totals</i>			\$ 133,419,563.00	\$ -	\$ 28,953,826.80	\$ 104,817,972.20
TOTAL FOR EXISTING CITY AND BOTH PLAN AREAS:			\$ 298,727,051.00	\$ 100,000.00	\$ 68,129,165.32	\$ 219,705,077.11

