

RESOLUTION NO. 1179

A RESOLUTION DECLARING THE CITY'S INTENT TO MAKE STREET, WATER, SANITARY SEWER AND STORM DRAIN IMPROVEMENTS KNOWN AS LOCAL IMPROVEMENT DISTRICT NO. 12-95-ST; TO INITIATE A SPECIAL ASSESSMENT ACCORDING TO BENEFITS CONFERRED FOR THE LOCAL IMPROVEMENT; AND DIRECT THE CITY ENGINEER AND THE FINANCE DIRECTOR TO PREPARE WRITTEN REPORTS.

WHEREAS, the Wilsonville City Council has deemed it necessary to make a local improvement, as defined in ORS 223.387, to be paid by special assessment according to benefits conferred; and

WHEREAS, the improvement known as Public Improvements in the area between Boeckman and Elligsen Roads along the Canyon Creek alignment is necessary for the orderly development of industrial and residential properties within the Wilsonville city limits; and

WHEREAS, the owners of ninety percent of the property that will benefit by the improvement known as Public Improvements in the area between Boeckman and Elligsen Roads along the Canyon Creek alignment have requested by written petition, attached as Exhibit "A" through "E", that the City Council initiate the improvement; and

WHEREAS, Ordinance No. 386 authorizes implementation of systems development charges for constructing qualified capital improvements.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILSONVILLE THAT:

1. The Council declares that the improvement known as Public Improvements in the area between Boeckman and Elligsen Roads along the Canyon Creek alignment, hereafter known as Canyon Creek North, and its appurtenances are necessary and that the Council intends to make said improvement.

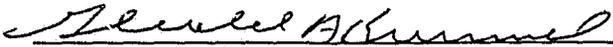
2. The City Engineer shall prepare a report as outlined in Ordinance No. 350, Section 3.214, after receiving a cash deposit or other financial assurances acceptable to

the City from the petitioners in such amount as the City Engineer shall deem reasonable to defray the City's cost of administration, survey, design, preliminary engineering, mapping, and any other action necessary to the processing of the request.

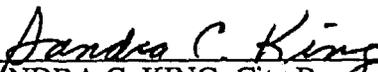
3. The Finance Director shall prepare a financial investigation report as outlined in Ordinance No. 350, Section 3.218, which shall additionally include analysis of alternative financing mechanisms.

4. Property owners in Local Improvement District No. 12-95-ST shall be eligible for credits against systems development charges for constructing qualified street, sanitary sewer, and storm drain capital improvements.

ADOPTED by the Wilsonville City Council at a regular meeting thereof the 5th day of June, 1995, and filed with the Wilsonville City Recorder this same date.


GERALD A. KRUMMEL, Mayor

ATTEST:


SANDRA C. KING, City Recorder

SUMMARY OF VOTES:

Mayor Krummel	<u>Yes</u>
Councilor Lehan	<u>Yes</u>
Councilor Leahy	<u>Yes</u>
Councilor Hawkins	<u>Yes</u>
Councilor Leo	<u>Yes</u>

Petition to Form a Local Improvement District for Canyon Creek Road North

To: Honorable Mayor and City Councilors

In accordance with Ordinance No. 3560, section 3.212(2), the undersigned, hereby request that the City of Wilsonville initiate the formation of a local improvement district L.I.D. for the construction of the following infrastructure improvements:

- Canyon Creek Road North, between Boeckman Road and Elligsen Road, designated a CI Collector.
- Sanitary sewer improvements.
- Storm sewer and drainage facilities.
- Sidewalks, curbs, street lighting and miscellaneous water line extensions.

A preliminary engineering report dated 5/24/95 which describes the proposed L.I.D. project in more detail is attached as Exhibit "A". The engineering report was prepared by David Evans and Associates, Inc., at the expense of Venture Properties, Inc., S & S Development and Burns Western, Inc. The undersigned also requests that the City of Wilsonville accept this report and retain the services of David Evans and Associates, Inc. to continue as the project engineer for the L.I.D.

A letter dated 4/18/95 from Eldon R. Johansen, City of Wilsonville, Community Development Director is attached as Exhibit "B" and indicates the City staff's support for using System Development Charges' Credits in the amount of \$1,419,000 for the City's contribution to the L.I.D. A proposed cost allocation matrix from DEA dated 5/24/95 is attached as Exhibit "C". In the event that the costs of the improvements increase (or decrease), the allowable credits would increase (or decrease) in the same proportion as the original computation.

Following the Council's declaration in favor of the L.I.D., formation, the undersigned will deposit with the City a cash deposit or other financial assurance acceptable to the City, in such amount as the city Engineer shall deem reasonable to defray the City's cost of administration, survey design, preliminary engineering, mapping and any other action necessary to the processing of this request.

Signature of Owner or Authorized Representative

[Handwritten Signature]

Address

6185 SE 101st
8005 S.W. BOECKMAN RD
WILSONVILLE, OR 97070

Date

5/25/95

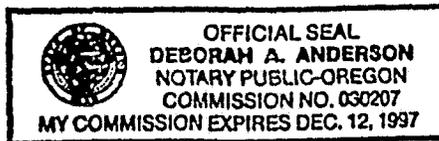
Tax Lot No.

R3101200501

State of Oregon)

) ss

County of Clackamas)



May 25, 1995

Personally appeared the above name Jim Pond, a dully authorized representative or owner of Mentor Graphics and acknowledged the foregoing instrument to be their voluntary act and deed.

Deborah A. Anderson
Notary Public of Oregon
My commission expires 12/12/97

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Signature of Owner or

Authorized Representative	Address	Date	Tax Lot No.
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<u>[Signature]</u>	<u>500 S.W. 5th AVE. Portland, OR 97204</u>	<u>MAY-26-1995</u>	_____
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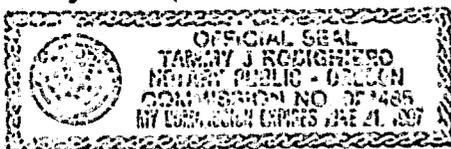
State of Oregon)

) ss

County of)

W. Utrom 1995

Personally appeared the above name J. D. Skim, a duly authorized representative or owner of S & S Development and acknowledged the foregoing instrument to be their voluntary act and deed.



[Signature]
 Notary Public of Oregon
 My commission expires 6-21-97

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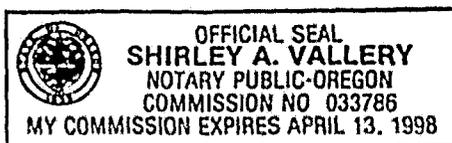
Following the Council's declaration in favor of the L.I.D., formation, the undersigned will deposit with the City a cash deposit or other financial assurance acceptable to the City, in such amount as the city Engineer shall deem reasonable to defray the City's cost of administration, survey design, preliminary engineering, mapping and any other action necessary to the processing of this request.

Signature of Owner or

Authorized Representative	Address	Date	Tax Lot No.
<u>Tektronix, Inc.</u>	<u>P.O. Box 500, Beaverton</u> <u>Oregon</u>	<u>5-26-95</u>	_____
By: <u><i>George Sturm</i></u>	_____	_____	_____
George Sturm Manager, Corporate Real Estate State of Oregon)		
) ss		
County of Washington)		

May 26, 1995

Personally appeared the above name George Sturm, a dully authorized representative or owner of Tektronix, Inc. and acknowledged the foregoing instrument to be their voluntary act and deed.



Shirley A. Vallery
Notary Public of Oregon
My commission expires 4-13-98

EXHIBIT "A"

PRELIMINARY ENGINEERING REPORT

May 24, 1995

CANYON CREEK NORTH IMPROVEMENT PROJECT

INTRODUCTION

The Canyon Creek North Improvement Project will provide infrastructure improvements to several major properties in the northeast sector of the City. The area is generally north of Boeckman Road, east of the I-5 Freeway, south of Elligsen Road, and west of the easterly corporate limits of the City of Wilsonville. Infrastructure improvements will include a new minor arterial street connection between Boeckman Road and Elligsen Road, an extension of the Boeckman Creek Sanitary Sewer Trunk in accordance with the City's master sewer plan, storm drainage improvements, and water system improvements to provide domestic and fire protection to the adjacent properties.

IMPROVEMENT BOUNDARY

Six major property owners or authorized representatives have agreed to share in the cost of the improvement project. Attached is a map of the area that identifies the proposed improvement boundary. The following table outlines the participants in the proposed improvement project.

<u>Property Owner</u>	<u>Representative</u>	<u>Gross Acreage</u>
Mentor Graphics Corporation	Mentor Graphics Corporation	22.19
Everett L. Hobbs	Venture Properties, Inc.	20.41
Tektronix, Inc.	Tektronix, Inc.	45.08
Burns-Western	Burns Brothers, Inc.	36.71
Richard J. Brownstein	Steve Berrey	14.82
S & S Development	The Dalton Company	<u>19.38</u>
Total Acreage Within Improvement Boundary		158.59 Acres

DAVID EVANS AND ASSOCIATES, INC.
A PROFESSIONAL SERVICES CONSULTING FIRM
OFFICES IN OREGON, WASHINGTON, CALIFORNIA AND ARIZONA
2828 S.W. CORBETT AVENUE
PORTLAND, OREGON 97201-4830
(503) 223-6663 FAX (503) 223-2701



INFRASTRUCTURE IMPROVEMENTS AND ESTIMATED COSTS

This section describes the proposed infrastructure improvements and provides preliminary estimates of cost for the street connection, the sanitary sewer truck extension, storm sewer construction, and water system improvements.

The descriptions and preliminary estimated costs have been divided into four areas.

- A. Street Construction (Canyon Creek North), Boeckman Road to Elligsen Road
- B. Boeckman Creek Sanitary Sewer Trunk Construction
- C. Storm Sewer System Construction
- D. Water System Improvements

The costs are based on preliminary discussions with City of Wilsonville staff, similar improvements and construction costs for recent city projects, and a review of the proposed project in the field. Fifteen percent (15%) construction contingencies have been added to the preliminary construction costs due to uncertainties that may become apparent during the design phase of the project. Twenty five percent (25%) has been added to the total construction cost estimate to cover overhead costs usually realized with a improvement projects involving multiple ownership's.



A. Street Construction (Canyon Creek North)

Construction of Canyon Creek North from Boeckman Road to Elligsen Road, a length of about 1.28 miles or about 6,800 linear feet, is included. The street is proposed as concrete paving on a crushed rock base with concrete curb and gutter, 48 feet in width within a 62-foot right-of-way. Underground facilities are included for power, telephone, cable television, and street lighting. Street lights will be provided by PGE and are not included as a cost. A traffic signal is proposed at the intersection of Canyon Creek North and Elligsen Road due to anticipated traffic volumes and limited sight distance along Elligsen Road.



1. Clearing and grubbing	13	Ac.	\$8,000	\$104,000
2. Rough grading and excavation	23,000	C.Y.	\$5	\$115,000
3. Subgrade preparation	36,000	S.Y.	\$1	\$36,000
4. Aggregate rock base (12" depth)	36,000	S.Y.	\$6	\$216,000
5. Concrete street paving (7.5" depth)	33,000	S.Y.	\$17	\$561,000
6. Concrete sidewalks and driveways	7,400	S.Y.	\$15	\$111,000
7. Concrete curb and gutter	13,500	L.F.	\$6	\$81,000
8. Imported subgrade stabilization rock, if necessary	1,200	C.Y.	\$15	\$18,000
9. Finish grading and seeding	All Reqd.	L.S.	---	\$30,000
10. Trenching for utility conduits	9,000	L.F.	\$3	\$27,000
11. 4" P.V.C. conduit	36,000	L.F.	\$3	\$108,000
12. Junction boxes at street lights	40	Ea.	\$250	\$10,000
13. Switching vaults	20	Ea.	\$2,000	\$40,000
14. Traffic signalization	1	Ea.	\$125,000	\$125,000
15. Wetlands mitigation	All Reqd.	L.S.	---	\$25,000
16. Misc. and clean-up, including erosion control during construction	All Reqd.	L.S.	---	\$20,000
Street Construction Subtotal				\$1,627,000
Construction Contingencies (+/- 15%)				\$244,000
Total Street Construction Cost Estimate				\$1,871,000
Estimated Fees for Legal, Administration and Engineering Services (+/- 25%)				\$468,000
Total Estimated Cost - Street Construction (Canyon Creek North)				\$2,339,000

B. Sanitary Sewer Trunk Construction

The city's existing sanitary sewer trunk is located about 750 feet south of Boeckman Road. The northerly extension of this sewer trunk is proposed to the intersection of Canyon Creek North and Burns Way, a total length of about 7,800 linear feet. It will include sewer diversion construction in the vicinity of Boeckman Road.

1. Sewer main including trenching and imported backfill	7,800	L.F.	\$35	\$273,000
2. Sanitary sewer laterals	20	Ea.	\$1,500	\$30,000
3. Concrete sewer manhole	30	Ea.	\$2,000	\$60,000
4. Trench rock evacuation	700	C.Y.	\$100	\$70,000
5. Boring under Boeckman Creek	100	L.F.	\$150	\$15,000
6. Misc. and clean-up including erosion control during construction.	All Req'd.	L.S.	---	\$10,000
Sanitary Sewer Subtotal				\$458,000
Construction Contingencies (+/-15%)				\$69,000
Total Sanitary Sewer Construction Cost Estimate				\$527,000
Estimated Fees for legal, Administration and Engineering Services (+/- 25%)				\$132,000
Total Estimated Cost - Sanitary Sewer Trunk Construction				\$659,000



C. Storm Sewer System Construction

The city has identified the need for area storm sewer improvements. This proposed construction includes provisions for area improvements as well as facilities to drain the Canyon Creek North street improvements. It is anticipated that approximately 5,000 linear feet of storm sewer pipe will be necessary to complete this element of the project.

1. 12" Storm main including trenching and imported backfill	1,000	L.F.	\$30	\$30,000
2. 15" Storm main including trenching and imported backfill	2,000	L.F.	\$34	\$68,000
3. 18" Storm main including trenching and imported backfill	2,000	L.F.	\$38	\$76,000
4. Storm sewer manholes	20	Ea.	\$1,800	\$36,000
5. Concrete inlets (G-1)	40	Ea.	\$800	\$32,000
6. Rock riprap	All Req'd.	L.S.	---	\$10,000
7. Misc. and clean-up to include erosion control during construction.	All Req'd.	L.S.	---	\$20,000

Subtotal Storm Sewer Subtotal				\$272,000
Construction Contingencies (+/- 15%)				\$41,000
Total Storm Sewer System Construction Cost Estimate				\$313,000
Estimated Fees for Legal, Administration and Engineering Services (+/- 25%)				\$79,000
Total Estimated Cost - Storm Sewer System Construction				\$392,000



D. Water System Improvements

An existing 18-inch City supply main exists adjacent to the proposed right-of-way for Canyon Creek North, except for the northerly section between Burns Way and Elligsen Road. This project proposes to construct a connecting main between Burns Way and Elligsen Road to provide local domestic service and fire protection. This main has been preliminarily sized as an 8-inch main. Other proposed water system improvements include adding fire hydrants along the alignment and installing service laterals for the adjacent properties.

1. 8-inch DIP main	1,400	L.F.	\$29	\$40,600
2. Fire hydrant assembly	14	Ea.	2,000	\$28,000
3. 18" x 18" wet tap for service lateral	22	Ea.	\$3,500	\$77,000
4. 18" x 6" wet tap for fire hydrant	14	Ea.	\$3,000	\$42,000
5. Misc. and clean-up including erosion control	All Req'd.		Lump Sum	\$15,000

Water System Subtotal				\$202,600
Construction Contingencies (+/- 15%)				\$30,400
Total Water System Construction Cost Estimate				\$233,000
Estimated Fees for Legal, Administration and Engineering Services (+/- 25%)				\$59,000
Total Estimated Cost - Water System Improvements				\$292,000

E. Preliminary Estimate of Cost Summary

Street Construction (Canyon Creek North)	\$2,339,000
Sanitary Sewer Trunk Construction	\$659,000
Storm Sewer System Construction	\$392,000
Water System Improvements	\$292,000

Total Preliminary Estimate of Cost - Improvement Project	\$3,682,000
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CITY COST PARTICIPATION

On March 13, 1995, a proposal was presented to the City for project cost participation by the City. It entailed allowing a certain amount of credits against future System Development Charges (SDC's) made to the properties when they develop. The following is an outline as presented to the City.

SANITARY SEWER SYSTEM CONSTRUCTION:



Boeckman Road diversion system and trunk sewer in Boeckman Creek, south of Boeckman Road	\$ 62,000
Construction Contingencies (+/- 15%)	\$ 9,300
Total Estimated Construction Costs Credits	\$ 71,300
Estimated Fees for Legal, Administration, and Engineering Services (+/- 25%)	\$ 17,700
TOTAL ESTIMATED CITY CREDITS (SANITARY)	\$ 89,000

STREET CONSTRUCTION:

Extra Street Width (24 feet to 48 feet)	\$ 510,000
Thicker Section (Less pavement/base rock, remaining 24' width)	\$ 180,000
Traffic signal at Canyon Creek North/Elligsen Road	\$ 125,000
Open Space Frontage (12 feet of street, incl. curb & sidewalk) Basis: \$ 45.00 per linear front foot	
Mentor Graphics - 300 feet	\$ 13,500
Hobbs/Tektronix - 320 feet	\$ 14,400
Burns-Western, West Side - 350 feet	\$ 15,750
Burns-Western, East Side - 600 feet	\$ 27,000



Steve Berrey, East Side - 250 feet	\$ 11,250
<hr/>	
Total Preliminary Street Construction Credits	\$ 896,900
Construction Contingencies (+/- 15%)	\$ 134,500
Total Estimated Construction Costs Credits	\$ 1,031,400
Estimated Fees for Legal, Administration, and Engineering Services (+/- 25%)	\$ 257,600
TOTAL ESTIMATED CITY CREDITS (STREETS)	\$ 1,289,000

STORM DRAINAGE SYSTEM CONSTRUCTION:

Oversizing of piping due to wider street	\$ 20,000
Additional catch inlets due to wider street	\$ 8,000
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Total Preliminary Storm Drainage System Credits	\$ 28,000
Construction Contingencies (+/- 15%)	\$ 4,200
Total Estimated Construction Costs Credits	\$ 32,200
Estimated Fees for Legal, Administration, and Engineering Services (+/- 25%)	\$ 8,800
TOTAL ESTIMATED CITY CREDITS (STORM)	\$ 41,000

WATER SYSTEM CONSTRUCTION:

Oversizing of tees for fire hydrants (8"x 6" to 16"x 6")	\$ 21,000
Oversizing of tees for site service laterals (8"x 8" to 18"x 8")	\$ 44,000
	<hr/>
Total Preliminary Water System Credits	\$ 65,000
Construction Contingencies (+/- 15%)	\$ 9,800
Total Estimated Construction Costs Credits	\$ 74,800
Estimated Fees for Legal, Administration, and Engineering Services (+/- 25%)	\$ 19,200
TOTAL ESTIMATED CITY CREDITS (WATER)	\$ 94,000
	<hr/>
TOTAL PROPOSED ESTIMATED CITY CREDITS	\$ 1,513,000

The City responded to the SDC credit proposal by letter, dated April 18, 1995. City staff will support all proposed credits except those proposed for water system construction. With the deduction for the water system construction, the staff will support a total SDC credit of \$1,419,000. A copy of the City letter is attached as Exhibit B.

ALLOCATION OF COSTS AND CREDITS

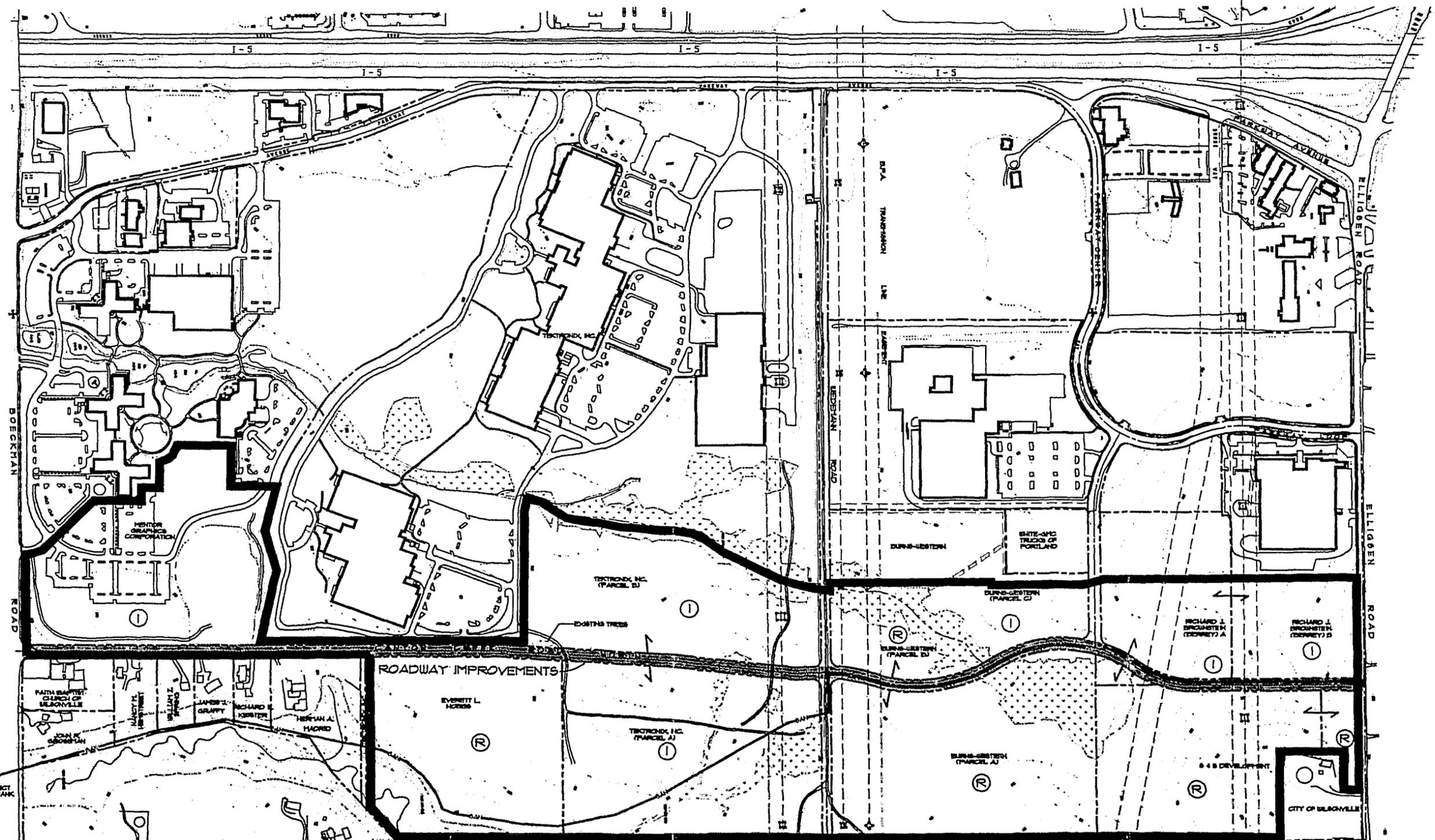
The property owners and authorized representatives have agreed to a methodology for sharing in the cost of the improvement project. Exhibit C, which is attached, is a matrix outlining the properties within the improvement boundary, proposed zoning for the properties, acreages, project cost allocations, and SDC credit allocations.

FINANCING METHOD FOR IMPROVEMENT PROJECT

Petition is signed subject to arrangement of an acceptable financing method which will not require a city wide public election for the project.



PRELIMINARY MAP DATE (5-24-95)



PROPOSED CANYON CREEK ROAD NORTH
LOCAL IMPROVEMENT DISTRICT

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- CENTER LINE
- ▭ BUILDING
- PROPOSED SIDEWALK IMPROVEMENTS
- PROPOSED SANITARY SEWER IMPROVEMENTS
- PROPOSED DISTRICT BOUNDARY
- ▨ WETLAND
- PRIMARY OVERSPACE (APPROX. LOCATION)
- Ⓡ INDUSTRIAL ZONE
- Ⓡ RESIDENTIAL ZONE

0 100 200 400



EXHIBIT "B"

City of
COPY RECEIVED WILSONVILLE
In OREGON

APR 20 1995

300

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

April 18, 1995

Christy Wiegel
Don Morissette Homes
5000 SW Meadows Road
Suite 151
Lake Oswego OR 97035

Re: Proposed Canyon Creek North Local Improvement District

Dear Ms. Wiegel:

This letter is in follow-up to our telephone conversation on April 17, 1995, concerning the proposed credits against SDCs for this project.

On March 13, 1995, Mr. Bruce Magnuson of David Evans and Associates presented a proposal that the credits to the property owners against the systems development charges for the subject project be allowed for the following costs:

sanitary sewer system	\$89,000
street construction	\$1,289,000
storm drainage construction	\$41,000
water system construction	\$94,000
Total proposed credits:	<u>\$1,513,000</u>

Staff has reviewed the proposed credits and will support all proposed credits except for water system construction. It is staff's opinion that the construction that is included in the proposed water system credits only benefits the adjacent properties and does not benefit the overall water system. With this deduction, staff would support a total credit of \$1,419,000. It is suggested that if the property owners are still interested in proceeding with formation of a local improvement district that you go ahead and submit the petitions. It is further suggested, that in the council resolutions that are required to establish the local improvement district, that we include the specific credits against systems development charges and any additional specifics concerning these credits.

One additional hurdle that we need to work out is the constitutional limitations on Bancroft funding of local improvement districts. It is suggested that we go ahead and

Christy Wiegel
Don Morissette Homes
Re: Proposed Canyon Creek North LID
April 18, 1995 - Page 2

work through the funding of the local improvement district construction cost simultaneously with the submission of the petitions for formation of the district.

If you have any further questions, please contact the undersigned.

Sincerely,


Eldon R. Johansen
Community Development Director

erj:mld

cc: Bruce Magnuson, David Evans and Associates
Arlene Loble, City Manager
Mike Kohlhoff, City Attorney
Mike Stone, City Engineer
Stephan Lashbrook, Interim Planning Director
file

5.108.11.ej(CWcanyonCrk)

EXHIBIT "C"

PROPOSED COST ALLOCATION MATRIX (MAY 24, 1995)

LINE NO.	PROPERTY OWNER	ZONING	GROSS AREA (acres) (1)	WETLAND AREA (3)	PRIMARY OPEN SPACE (3)	POWERLINE EASEMENT (acres)	NET AREA (acres)	EDU ALLOCATION - SANITARY				EDU ALLOCATION - WATER				ROADWAY - EDU & NET ACRE AVERAGE					EDU ALLOCATION - STORM				TOTAL COST	TOTAL COST (%)	LINE NO.		
								E.D.U. (SEWER) (2) IND.= (9.4 x gross)	SANITARY SEWER COST (E.D.U.)	PROP. SDC CREDIT	SDC CREDIT (%)	E.D.U. (WATER) (2) IND.= (9.4 x gross)	WATER COST	PROP. SDC CREDIT	SDC CREDIT (%)	ROADWAY COSTS (EDU)	ROADWAY COSTS (NET AC.)	ROADWAY COSTS (AVG.)	PROP. SDC CREDIT	SDC CREDIT (%)	IMPERVIOUS AREA (s.f.) IND. = (0.85 x net)	E.D.U. (STORM) IND.= (1.s.f. / 1,150)	STORM COSTS (E.D.U.)	PROP. SDC CREDIT				SDC CREDIT (%)	
1	TEKTRONIX, INC. (PARCEL A)	R	24.75	1.21	0	4.73	16.81	116	\$68,193	\$9,210	10.35%	116	\$30,216	\$0	0%	\$216,457	\$329,747	\$274,102	\$151,055	11.72%	N/A	116	\$26,780	\$2,601	6.83%	\$399,290	10.84%	1	
2	TEKTRONIX, INC. (PARCEL B)	I	20.33	1.94	0	2.65	15.74	191	\$112,283	\$15,164	17.04%	191	\$49,752	\$0	0%	\$273,072	\$324,784	\$296,926	\$164,736	12.78%	605,745	527	\$121,863	\$12,725	31.04%	\$582,626	15.62%	2	
3	EVERETT L. HOBBS	R	20.41	0	3.41	0	17.00	118	\$69,368	\$9,368	10.53%	118	\$30,737	\$0	0%	\$222,224	\$336,100	\$279,162	\$153,843	11.94%	N/A	118	\$27,241	\$2,849	6.95%	\$406,509	11.04%	3	
4	MENTOR GRAPHICS CORPORATION	I	22.19	0	4.62	0	17.57	0	\$0	\$0	0.00%	0	\$0	\$0	0%	\$293,787	\$348,805	\$321,296	\$177,063	13.74%	650,547	0	\$0	\$0	0.00%	\$321,296	8.73%	4	
5	BURNS-WESTERN (PARCEL A)	R	25.02	3.89	0	4.45	16.68	312	\$183,415	\$24,771	27.83%	312	\$81,270	\$0	0%	\$587,575	\$334,710	\$461,142	\$254,131	19.72%	N/A	312	\$72,028	\$7,534	18.37%	\$797,856	21.67%	5	
6	BURNS-WESTERN (PARCEL B)	R	5.09	1.20	0	2.19	1.70	24	\$14,109	\$1,905	2.14%	24	\$6,252	\$0	0%	\$45,198	\$29,977	\$37,588	\$20,714	1.61%	N/A	24	\$5,541	\$580	1.41%	\$63,489	1.72%	6	
7	BURNS-WESTERN (PARCEL C)	I	6.60	1.15	0	0.28	5.17	0	\$0	\$0	0.00%	0	\$0	\$0	0%	\$86,630	\$103,034	\$94,832	\$52,261	4.05%	192,165	0	\$0	\$0	0.00%	\$94,832	2.58%	7	
8	RICHARD J. BROWNSTEIN (PARCEL A)	I	7.42	0	0.41	1.12	5.89	70	\$41,151	\$5,558	6.24%	70	\$18,234	\$0	0%	\$97,929	\$116,930	\$107,430	\$59,203	4.59%	218,063	190	\$43,863	\$4,588	11.19%	\$210,677	5.72%	8	
9	RICHARD J. BROWNSTEIN (PARCEL B)	I	7.40	0	0	1.48	5.92	70	\$41,151	\$5,558	6.24%	70	\$18,234	\$0	0%	\$99,812	\$117,526	\$108,669	\$59,886	4.65%	219,194	191	\$44,094	\$4,612	11.25%	\$212,148	5.76%	9	
10	B & B DEVELOPMENT	R	19.38	0	1.00	4.01	14.37	220	\$129,331	\$17,467	19.63%	220	\$57,306	\$0	0%	\$414,316	\$297,388	\$355,852	\$198,106	15.21%	N/A	220	\$50,789	\$5,312	12.96%	\$593,278	16.11%	10	
TOTALS			158.59	8.39	8.44	20.91	118.85	1,121	\$659,000	\$89,000	100.00%	1,121	\$292,000	\$0	0%	\$2,338,000	\$2,338,000	\$2,338,000	\$1,289,000	100.00%	1,485,734	1,698	\$392,800	\$41,000	100.00%	\$3,682,000	100.00%		
									PROPOSED SDC CREDIT	\$89,000			\$0			\$1,289,000						\$41,000			\$1,419,000				
									REDUCED COST PER EDU OR NET ACRE	\$76.72			\$0.00			N/A								\$24.15			N/A		
									PROJECT COST LESS CREDITS	\$570,000			\$292,000			\$1,050,000							\$351,000			\$2,263,000			

(1) Parcel boundary information is from Clackamas County tax maps, where appropriate.
 (2) For residential zoning: E.D.U. = as planned.
 (3) Wetland and Primary Open Space areas are those clear of BPA easements.