

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

URA RESOLUTION NO. 164

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE APPROVING ADDENDUM NO.2 TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WILSONVILLE AND THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE AND MATRIX DEVELOPMENT AND PROPERTY OWNERS DONALD E. BISCHOFF/SHARON L. LUND, ARTHUR C. AND DEE W. PICULELL, THE DEARMOND FAMILY LLC AND LOUIS J. AND MARGARET P. FASANO, AND VALERIE AND MATTHEW KIRKENDALL AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY FOR THE DEVELOPMENT OF PROPERTY OWNED OR ACQUIRED BY MATRIX AND THE AFOREMENTIONED PROPERTY OWNERS WITHIN THE VILLEBOIS URBAN VILLAGE

WHEREAS, in 2004, the City of Wilsonville and the Urban Renewal Agency entered into a Development Agreement with Matrix Development Corporation and property owners Donald E. Bischoff/Sharon L. Lund, Arthur C. and Dee W. Piculell, The Dearmond Family LLC and Louis J. and Margaret P. Fasano, and Valerie and Matthew Kirkendall; and

WHEREAS, Matrix Development Corporation has now purchased or entered into agreements to purchase the properties from the above owners with the right to plan and construct the facilities to which the matters in Addendum No. 2 apply; and

WHEREAS, the above referenced Development Agreement with Matrix, et al, effects the portion of Villebois Development Project to the east of 110th Avenue and its realignment; and

WHEREAS, the City and the Urban Renewal Agency entered into a like Development Agreement with Costa Pacific and Villebois Village LLC effecting park financing within the portion of the Villebois Development Project to the west of 110th Avenue and its realignment; and

WHEREAS, section 4.4 of the above referenced Development Agreement currently provides:

Barber Street: City agrees to construct Barber Street and required utilities including sewer and water, from railroad tracks crossing east of Kinsman to Coffee Lake Drive at an estimated cost of \$5,416,200. The City accepts responsibility for substantial completion and opening the project by October 2008 subject to a sewer and water line extension payback agreement with the benefiting properties within

the Villebois Village Master Plan Area. Except pursuant to the sewer and water line extension payback agreement, the City acknowledges that neither Developer nor Owners, or the Property or Other Owner Property, shall have any initial financial or other responsibility for this portion of the project. At the time of PDP approval, the Developer shall be responsible to reimburse the City the Developer's, proportionate share (35%) of the construction costs for the sewer and water line less over sizing at 20% through a sewer and water line extension agreement. If grant monies exceed \$2.5 million for Barber, then the City would apply such monies to the costs for the sewer and waterlines to reduce proportionately the participants' obligations (including refunding any monies paid by participants). Barber Street from Coffee Lake Drive to 110th is the responsibility of the Developer (see Section 5.5 below). City agrees to provide SDC credits for the over sizing of Barber Street section, including any utilities therein, privately built, as provided in Section 5.4 below.

WHEREAS, a water connection and a trunk sewer from Villebois Village to the vicinity of Kinsman Road were needed earlier than anticipated to serve development within Villebois Village. Costa Pacific had a water line and a sewer line designed on a different alignment south of the Barber alignment from the railroad track crossing east of Kinsman Road to Coffee Lake Drive and obtained the necessary easements so that water and sewer lines could be constructed. Matrix constructed and paid for the construction for the realigned water and sewer lines. Matrix obtained the necessary public works permit and constructed the lines to public works standards; and

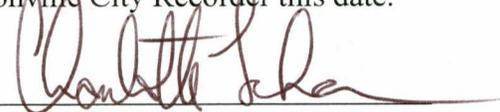
WHEREAS, federal funds were committed to the Barber project in excess of \$2.5 million as stated in the Development Agreement; however, prior to expenditure of any of these funds we need to complete a prospectus which clearly describes the project and use this as a basis for developing an intergovernmental agreement between the City and ODOT. Pending completion of that agreement the City has no authority to use any of the grant funds for the water and sewer lines. In addition, since work was completed prior to the completion of the intergovernmental agreement, regulations prohibit the use of these funds to pay back Matrix and/or Costa Pacific for their expenditure; and

WHEREAS, the costs involved in the realignment are lower than originally estimated for this portion of the utility lines by approximately 50% and in keeping with the intent of the original agreement, Matrix Development, Costa Pacific and City have now reached an equitable accord and the City and Matrix desire to amend paragraph 4.4 of the Development Agreement to reflect that accord.

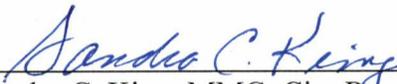
NOW, THEREFORE, THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The above recitals are incorporated by reference as if fully set forth herein;
2. The Agency hereby authorizes its Executive Director to execute Addendum No. 2, a copy of which is marked "Exhibit A", attached hereto and incorporated by reference as if fully set forth herein;
3. This resolution is effective upon adoption.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 17th day of December, 2007, and filed with the Wilsonville City Recorder this date.


CHARLOTTE LEHAN, CHAIR

ATTEST:


Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Chair Charlotte Lehan	<u>Yes</u>
Member Alan Kirk	<u>Yes</u>
Member Knapp	<u>Yes</u>
Member Ripple	<u>Yes</u>
Member Núñez	<u>Excused</u>

Attachments:

**ADDENDUM NO. 2
TO THE DEVELOPMENT AGREEMENT
BETWEEN THE
CITY OF WILSONVILLE
and
THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE
and
MATRIX DEVELOPMENT**

PARTIES: Matrix Development Corporation, an Oregon corporation (Developer); the City of Wilsonville, Oregon, a municipal corporation in the State of Oregon (City); and The Urban Renewal Agency of the City of Wilsonville, a municipal corporation in the State of Oregon (the "Agency") (collectively the "parties")

RECITALS:

1. The City and Developer entered into a Development Agreement on June 14, 2004 pertaining to the development of certain property, known as SAP-East, within the City's Villebois Village Master Plan (Development Agreement); including, among other things financial contribution for the development of parks within the Villebois Village Master Plan; and
2. Council adopted Resolution 1951 on July 18, 2005 approving Amendment No. 1 to the Development Agreement which changed the trips to be vested for SAP-East and established the proportionate cost for these trips.
3. The City and the Developer have agreed on a revised Parks Master Plan as depicted in Exhibit 1 (Figure 5, 5A and 5B to the Revised Parks Master), attached hereto and incorporated by reference herein, and referenced in pages 18, 19 and 24-29 of the Villebois Village Master Plan as adopted on May 15, 2006 for the Villebois Village Master Plan area affecting Villebois SAP-East and other areas of the Villebois Village Master Plan, and as set forth in City Ordinance No. 609; and City and Developer desire to enter into this addendum to the Development Agreement in order to reflect the revised Parks Master Plan; and
4. The City and Developer desire to amend the Development Agreement in regard to the terms of Park Financing as set forth in Section 12.3 of such Agreement to reflect the revisions in the Parks Master Plan; and
5. The City and Developer further have agreed to a modification of the Rainwater System and Parks Maintenance requirements for the Villebois Village;

6. The Development Agreement further provided for the manner of construction by City and payment for those certain improvements identified as sewer and water line extensions within Barber Street, as set forth in the original Section 4.4 of the Development Agreement, including the opportunity for reimbursement of certain expenses by the City proportional to anticipated grant monies; however, the Barber Street utility improvements were constructed by Developer, and sooner than anticipated, at a time that did not allow grant eligibility for such work. Notwithstanding, the City received benefit, including significant cost savings, in the Developer proceeding with the construction of the Barber Street utility improvements, and finds it equitable to reimburse Developer for some of the costs it incurred in providing for the Barber Street utility improvements; now therefore

IN CONSIDERATION of the promises and covenants set forth herein, it is agreed as follows:

1. The Parks and Open Space/Off Street Trails and Pathways, as set forth and attached to City Ordinance No. 609 and included in Exhibit 1, attached hereto and incorporated by reference herein, and as applicable to SAP-East, hereby replaces Exhibit F (Developer Parks Plan) to the Development Agreement.
2. Section **12.3 Parks Financing**, is hereby deleted and replaced as follows:

12.3 Parks Financing: The parties agree that Exhibit 3, attached hereto and incorporated by reference herein, accurately reflects the cost of the parks to be developed under the revised Parks Master Plan, Figure 5, 5A and 5B (Exhibit 1) as adopted by Ordinance No. 604. The parties also agree that the exhibits shall not control the actual parks development costs but are solely for the purpose of determining relative payment of parks development costs. SDC credit information in Exhibit 2, attached hereto and incorporated by reference herein, as to the SAP-South, SAP-Central and SAP-North is informational only and is not the responsibility of the Developer in this agreement. The Developer will provide such parks, open space and park improvements as depicted in Exhibit 1, Figure 5, 5A and 5B to the Villebois Master Plan. In lieu of receiving Park SDC credits for providing such land and improvements, Developer shall pay Park SDCs for all housing units in PDP-1 of SAP-East, at the time of acquiring building permits, in the amount as provided at the time of the cost estimate (\$2,394 per single family dwelling / \$1,820 per multiple family unit), and Developer shall not pay Parks SDCs for the remaining SAP-East housing units as a partial off-set of the cost of constructing parks which would qualify for credit against SDCs.

3. Section **11, Rainwater System and Parks Maintenance**, is hereby deleted and replaced as follows:

“11. Rainwater System and Parks Maintenance: The integration of the rainwater system into the public right-of-way and the parks; the unique design of right-of-way and signage requirements; and the special features in the neighborhood parks, open space and regional parks system have created special maintenance requirements on the City and on the Developer/Homeowners Association/ Obligor. The various responsibilities for maintenance of the City/Homeowners Association/Obligor are listed in Exhibit A to City of Wilsonville Resolution No. 1974, which is a template that will be used during the development of each phase-specific Operations and Maintenance agreement for each respective plat, and are incorporated by reference as if fully set forth herein, except for the interpretive center in Regional Park 8 which will be owned and maintained by the HOA with City maintenance of restrooms which serve a regional parks purpose. Parks that will be City-owned and City-maintained after the five-year maintenance period and the Homeowners Association-owned and maintained parks are set forth in Exhibit 1.”

4. The estimated costs for the parks improvements in Villebois which Matrix has responsibility for completing are summarized as follows from Exhibit 2.

Total parks cost	\$4,837,293
SDC eligible	\$1,541,313
SDC reduction allowed	\$1,113,210
SDC reduction allowed divided by SDC eligible credits	72.2%
Total SDC collected for use outside Villebois	\$455,000

5. The total parks costs include an interpretive center in Regional Park 8 to be built by the Developer at an estimated cost of \$1,019,000, exclusive of the restroom with design, permitting and contingency (see Exhibit 3), with eventual maintenance by the HOA. Although the interpretive center is within Regional Park 8, the land on which the interpretive center is located shall be owned and maintained in perpetuity by the Homeowners Association (HOA). It is anticipated that the restroom will serve Regional Parks purposes and be maintained by the City. Given their respective responsibilities and the possibility of cost savings by avoiding duplicative staffing, nothing in this Agreement is intended to prohibit the parties from entering into a future cooperative maintenance agreement.
6. Parks SDCs are held at Spring 2006 costs since the estimates are based on Spring 2006 costs, and the developer absorbs additional inflation costs until the parks are completed.
7. Section **4.4 Barber Street**, is hereby deleted and replaced as follows:

“4.4 Barber Street: The City agreed to construct Barber Street and required utilities, including sewer and water, from the railroad tracks crossing east of Kinsman to Coffee Lake Drive at an estimated cost of \$5,416,200. Construction costs for sewer and water line extensions were to be subject to a payback from benefiting properties; provided further should the City receive federal funding in excess of \$2.5 million, the City would apply the excess to reduce proportionately the participants’ payback for the sewer and water line extensions. However, sewer and water utilities were needed earlier than the Barber Street construction and associated utilities were scheduled, and early construction would not be eligible for federal funding. Therefore, the Developer, in lieu of the City, constructed the Barber Street sewer and water utilities improvements at a cost of \$325,779 and without any opportunity for reduction of costs by federal monies. Nevertheless, early construction resulted in a significant cost savings over estimated costs of over \$700,000 and provided a benefit to the adjacent developer, Costa Pacific Communities (“CPC”). CPC, Developer and City therefore agree that they should share equally in the cost of the improvements of \$108,593 each, and that Developer and CPC are each entitled to an SDC credit/reimbursement of \$23,551.33 for the oversizing capacity in the utility lines. Payment of the \$108,593 shall be paid within ten days of this Addendum to the Development Agreement, together with any SDC reimbursement that is not credited against water and sewer utility SDCs owing. Subject to further agreement between CPC and Developer, the Developer shall not be obligated to pay that portion of the Master Plan Preparation Fee that would go to CPC as set forth in Section 7 of the Development Agreement commensurate with CPC’s costs of the Barber Street utility improvements (\$108,593 plus \$3,373, totaling \$111,966.). Barber Street from Coffee Lake Drive to 110th is the responsibility of Developer (see section 5.5 below). City agrees to provide SDC credits for the oversizing of this Barber Street section and any utilities therein, privately built, as provided in Section 5.4 below. Construction of Barber Street from the railroad crossing east of Kinsman to Coffee Lake Drive is the City’s responsibility; however, due to new, complex wetland permitting and mitigation requirements by the Army Corp of Engineers to include that for Kinsman Road and the Commuter Rail Park and Ride, construction start will be subject to additional land acquisition and permitting approvals through the applicable state and federal agencies, which the parties anticipate will delay the previously targeted date of October 2008 for substantial completion.”

8. This Addendum is entered into pursuant to Section 24 of the Development Agreement and shall apply only to the respective rights and responsibilities of City and Developer, as described herein; and shall have no effect on the rights, interests or responsibilities of any other party to the Development Agreement.

MATRIX DEVELOPMENT CORPORATION

By _____
Name: _____
Its: _____

STATE OF OREGON)
) ss
County of _____)

This instrument was acknowledged before me on _____, 2007,
by _____, as _____ of
MATRIX DEVELOPMENT CORPORATION, an Oregon corporation.

Notary Public for Oregon
My commission expires: _____

CITY OF WILSONVILLE

By _____
Arlene Loble
Its City Manager

STATE OF OREGON)
) ss
County of Clackamas)

This instrument was acknowledged before me on _____, 2007, by
Arlene Loble, as City Manager of THE CITY OF WILSONVILLE, a municipal corporation
in the state of Oregon.

Notary Public for Oregon
My commission expires: _____

**THE URBAN RENEWAL AGENCY
OF THE CITY OF WILSONVILLE**

By _____
Arlene Loble
Its Executive Director

Exhibit 1

Figure 5

Legend

- Neighborhood Commons
- Pocket Park
- Linear Green
- Urban Plaza
- Villobis Proposed Major Pathways
- Villobis Proposed Minor Pathways
- Villobis Proposed Nature Trails
- Wetland Delineation
- Tentative 100 Year Flood Line (pending approval of MIT2 application to update mapping for the upper portion of Coffee Lake Creek, Seely Ditch, and Bassett Creek prepared by HDR on October 25, 2005)
- Significant Resource Overlay Zone (SROZ) with 25' buffer

Elementary School Site: includes minimum 3 acre Community Park

Tree Rating

- Important
- Good
- Moderate
- Poor
- Tree Canopy Unimpacted

NOTE: Tree ratings are conceptual and are to be reviewed and updated with appropriate BMP applications.

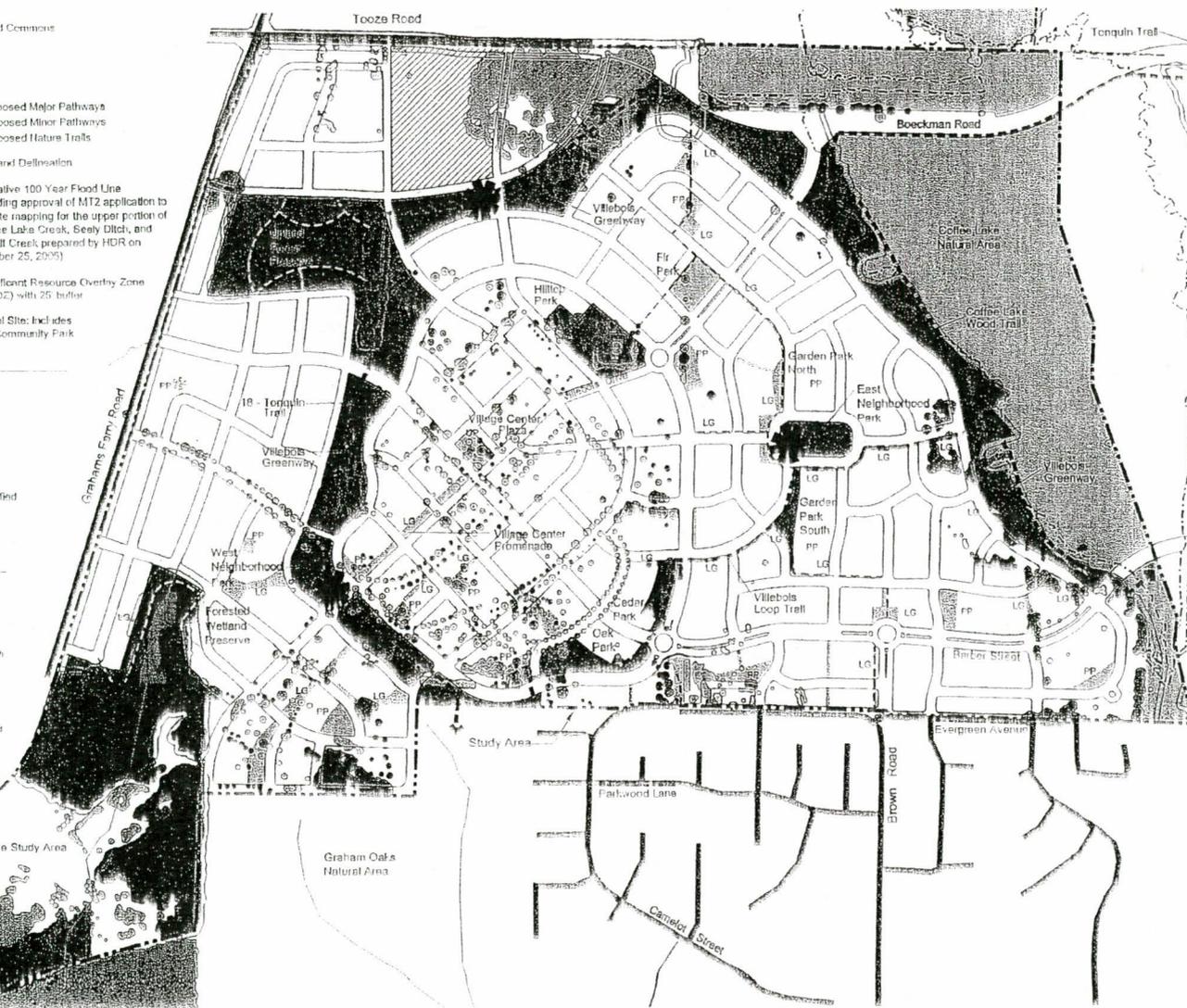
Classification Method

- Trees were rated based on the following considerations:
1. Health
 2. Species (species with habitat and ecological value)
 3. Compatibility with development

- 1. Form / Visual Impact / Mature Size
- Trees in the important category need high level care.
- Trees in the good category had good health and were a central species, but had irregular form or less compatibility with development.
- Trees in the moderate category had good to moderate health and form, but were a less desirable species or may be less compatible with development.
- Trees in the poor category had poor health and/or substantial damage.

Future Study Area

NOTES:
 This Villobis Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Encroachments within the SROZ and flood plain are shown for illustrative purposes only, and will be reviewed for compliance or exemption as more detailed information is provided that will reflect the SROZ areas. Adjustments in plan, street alignments, and inter-sections as well as rainwater facilities and pathways will be made to comply with SROZ regulations. Flood Insurance Rate Map 410025 0004-C dated February 19, 1987 shows the northerly limit of the detailed study area having an elevation of 143 (FT NGVD). The elevation has been used to approximate the flood plain limits within the project limits. Development in and around wetlands will be done per all applicable federal, state and local wetland regulations.



- Neighborhood Parks - 21.42 acres
- East Neighborhood Park - 1.80 acres
- Cedar Park - 1.20 acres
- Oak Park - 1.50 acres
- Fir Park - 1.10 acres
- (UP) Stage Center Plaza - 0.52 acres
- Hilltop Park - 2.80 acres
- West Neighborhood Park - 1.80 acres
- (FP) Pocket Parks - 6.67 acres
- (LG) Linear Greens with Pathways - 4.81 acres
- (LG) Village Center Promenade - 0.88 acres
- Community Parks - minimum 3.00 Acres
- Elementary School
- Minimum 3 acres of park area associated with school sites
- Regional Parks - 33.45 acres
- Villobis Greenway - 33.45 acres
- Open Space - 101.48 acres
- Forested Wetland Preserve - 8.87 acres
- Future Study Area - 23.20 acres
- Upland Forest Preserve - 10.80 acres
- Coffee Lake Natural Area - 22.50 acres
- Total amount of Parks = 57.87 acres
- Total amount of Open Space = 101.48 acres
- Total amount of Parks & Open Space = 159.35 acres
- Trails and Pathways - 47.51 miles
- Nation Trail - 0.14 miles
- Minor Path - 1.20 miles
- Major Path - 2.80 miles (Tonquin Trail/Villobis Loop Trail/Coffee Lake-Wood Trail)
- Bike Lanes - 9.00 miles
- Sidewalks - 52.80 miles

- ### Park Legend
- City ownership; HOA maintenance for 5 years; then city maintenance except for Special Features. (Note: NP-4 and NP-6 may be in this category if restrooms and parking are provided for the community in addition to the park area shown. If not they will be owned and maintained by the HOA with public access.)
 - Owned and maintained by HOA with public access.
 - Coffee Lake Open Space - To be publicly owned and maintained, with more specific responsibilities to be detailed at the time of specific O&M Agreement for the appropriate development phase(s).

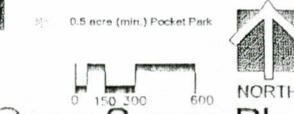
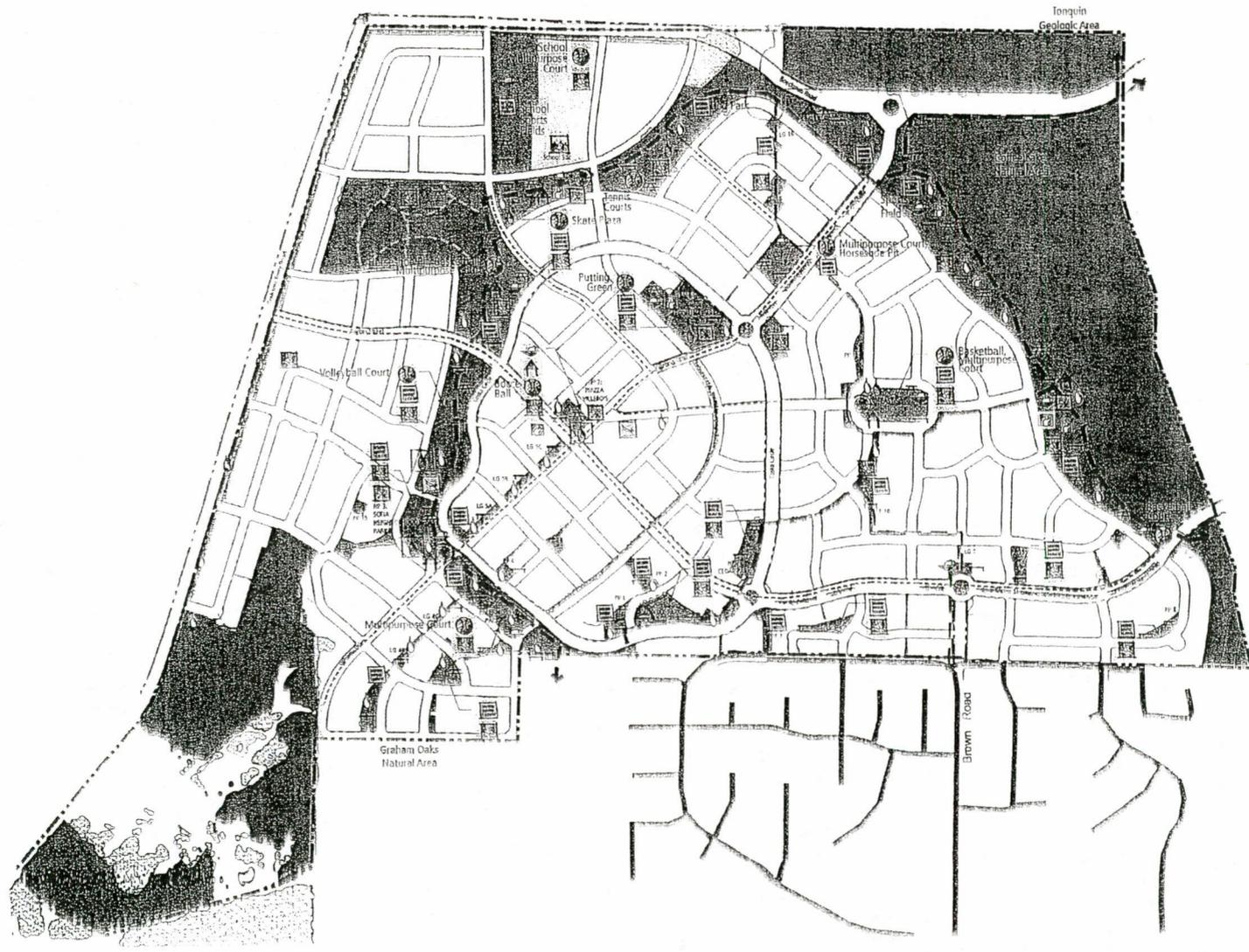


Figure 5A



- Legend**
- ☁ Stormwater/Rainwater Feature: Pond, Tank
 - 💧 Minor Water Feature
 - 🏠 Major Water Feature
 - 🏠 Shelter
 - 🏠 Restrooms
 - 🏠 Overlook
 - 🏠 Interpretive Center
 - 🏠 Private Recreations: Pool, Weight Room, Beaching Area
 - 🏠 School Gym: Meeting Room
 - 🏠 Drinking Fountain
 - 🏠 Bench
 - 🏠 Picnic Table
 - 🏠 Sport Court: basketball, tennis, volleyball, badminton courts, Bocce Ball, Horseshoe Pit, Skate Plaza, Putting Green
 - 🏠 Child Play: Creative Play Play Structures
 - 🏠 Lawn Play: Lawn Area, Eng Park
 - 🏠 Sports Fields: Soccer, Basketball, Football & Little League Baseball
 - 🏠 Neighborhood Connector: Transit Stop, Picnic Shelter
 - 🌳 Existing Trees
 - 🌳 Parks & Open Space
 - SR07
- Circulation**
- Major Path
 - Minor Path
 - Nature Trail
 - Major Pedestrian Connections
 - Minor Pedestrian Connections
 - Sidewalks

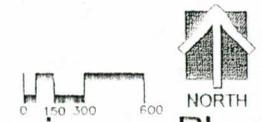


Exhibit 2

Parks SDC Credit Estimate from Parks Amendment to Villebois Master Plan					
	Total for Villebois				
Rev 5/17/2006	Total cost	SDC eligible	SDC credits used	UR	Developer responsibility
SAP Central					
Hilltop Park/Neighborhood Park 4/ Collina Park	\$ 1,125,157	\$ 652,860	\$ 480,300	\$644,857	\$ -
Village Center Plaza, Neighborhood Park 7 (Piazza Villebois):	\$1,110,881	\$240,141	\$ 176,700	\$934,181	\$ -
Linear Green 5A-C (The Promenade):	\$249,201	\$134,957	\$ 99,300	\$149,901	\$ -
Pocket Park 5:	\$ 62,988	\$ -	\$ -	\$ -	\$ 62,988
Pocket Park 12:	\$180,407	\$0	\$ -	\$ -	\$ 180,407
SAP Central total	\$2,728,633	\$1,027,958	\$756,300	\$1,728,939	\$243,394
SAP South					
NP-2A/2B Cedar Park	\$ 189,293	\$ -	\$ -	\$ -	\$ 189,293
NP-3 West Park	\$1,010,123	\$807,027	\$ 593,800	\$271,061	\$ 145,262
OS-1 SROZ	\$367,530	\$55,413	\$ 40,800	\$ -	\$ 346,730
PP-3 - Phase 2 Tot Lot	\$202,192	\$0	\$ -	\$ -	\$ 202,192
RP-1 - Pond F1	\$310,794	\$28,600	\$ 21,000	\$ -	\$ 289,794
RP-2 Ponds E1/E2	\$534,123	\$321,259	\$ 236,400	\$ -	\$ 297,723
RP-3A - Not incl. Swim Center	\$170,391	\$70,616	\$ 52,000	\$ -	\$ 118,391
SAP South total	\$2,804,446	\$1,282,914	\$944,000	\$271,061	\$1,589,385
SAP North					
OS-2 Upland Forest	\$ 304,140	\$ 81,440	\$ 59,900	\$ -	\$ 244,240
RP-3B Villebois Greenway	\$553,616	\$249,196	\$ 183,300	\$ -	\$ 370,316
RP-4 Villebois Greenway	\$392,767	\$209,508	\$ 154,100	\$ -	\$ 238,667
RP-5 Villebois Greenway	\$607,586	\$503,560	\$ 370,500	\$ -	\$ 237,086
RP-6 Villebois Greenway	\$636,553	\$308,594	\$ 227,000	\$ -	\$ 409,553
Park/Tot Lot	\$ 203,926	\$ -	\$ -	\$ -	\$ 203,926
Neighborhood Park 5 (Fir Par (59%))	\$ 121,001	\$ -	\$ -	\$ -	\$ 121,001
Linear Green 15: (95%)	\$ 37,212	\$ 3,461	\$ 2,500	\$ -	\$ 34,712
SAP North total	\$2,856,801	\$1,355,759	\$997,300	\$ -	\$1,859,501
SAP East					
Neighborhood Park 5 (Fir Park) (41%)	\$84,085	\$0	\$ -	\$ -	\$ 84,085
Neighborhood Park 6 (East Neighborhood Park):	\$481,715	\$0	\$ -	\$ -	\$ 481,715
Regional Park 7:	\$252,317	\$78,506	\$ 57,800	\$ -	\$ 194,517
Regional Park 8:	\$ 3,254,379	\$ 1,447,470	\$ 1,055,000	\$ -	\$ 2,189,379
Linear Green 7:	\$80,315	\$15,155	\$ 11,100	\$ -	\$ 69,215
Linear Green 15: (5%)	\$ 1,959	\$ 182	\$ 100	\$ -	\$ 1,859
Pocket Park 6:	\$177,539	\$0	\$ -	\$ -	\$ 177,539
Pocket Park 8:	\$ 119,327	\$ -	\$ -	\$ -	\$ 119,327
Pocket Park 9:	\$14,423	\$0	\$ -	\$ -	\$ 14,423
Pocket Park 10:	\$152,511	\$0	\$ -	\$ -	\$ 152,511
Pocket Park 12:	\$ 25,894	\$ -	\$ -	\$ -	\$ 25,894
Pocket Park 13:	\$ 192,829	\$ -	\$ -	\$ -	\$ 192,829
SAP East total	\$4,837,293	\$1,541,313	\$1,134,000	\$ -	\$3,703,293
Total	\$13,227,174	\$5,207,944	\$3,831,600	\$2,000,000	\$7,395,574
SDC credit allowed in percent:		73.6%			
SDC credit allowed in dollars:		\$3,810,910	\$3,831,600	\$2,000,000	\$7,395,574

Parks SDC Credit Estimate from Parks Amendment to Villebois Master Plan		Costa Pacific				
Rev 5/17/2006	Total	% of park costs	SDC eligible	SDC credits used	UR (1)	Developer responsibility
SAP Central						
Hilltop Park/Neighborhood Park 4/ Colina Park	\$ 1,125,157	100%	\$652,860	\$480,300	\$644,857	\$0
Village Center Plaza, Neighborhood Park 7 (Piazza Villebois):	\$ 1,110,881	100%	\$240,141	\$176,700	\$934,181	\$0
Linear Green 5A-C (The Promenade):	\$ 249,201	100%	\$134,957	\$99,300	\$149,901	\$0
Pocket Park 5:	\$ 62,988	100%	\$0	\$0		\$62,988
Pocket Park 12:	\$ 180,407	100%	\$0	\$0		\$180,407
SAP Central total	\$2,728,633		\$1,027,958	\$756,300	\$1,728,939	\$243,394
SAP South						
NP-2A/2B Cedar Park						
NP-3 West Park	\$ 1,010,123	100%	\$807,027	\$593,800	\$271,061	\$145,262
OS-1 SROZ						
PP-3 - Phase 2 Tot Lot						
RP-1 - Pond F1	\$90,130	29%	\$8,294	\$6,100		\$84,030
RP-2 Ponds E1/E2	\$154,896	29%	\$93,165	\$68,500		\$86,396
RP-3A - Not incl. Swim Center	\$85,196	50%	\$35,308	\$26,000		\$59,196
SAP South total	\$1,340,345		\$943,794	\$694,400	\$271,061	\$374,884
SAP North						
OS-2 Upland Forest						
RP-3B Villebois Greenway	\$276,808	50%	\$124,598	\$91,700		\$185,108
RP-4 Villebois Greenway	\$196,384	50%	\$104,754	\$77,100		\$119,284
RP-5 Villebois Greenway						
RP-6 Villebois Greenway Park/Tot Lot						
Neighborhood Park 5 (Fir Par (59%))						
Linear Green 15: (95%)						
SAP North total	\$473,192		\$229,352	\$168,800	\$0	\$304,392
SAP East						
Neighborhood Park 5 (Fir Park) (41%)						
Neighborhood Park 6 (East Neighborhood Park)						
Regional Park 7:						
Regional Park 8:						
Linear Green 7:						
Linear Green 15: (5%)						
Pocket Park 6:						
Pocket Park 8:						
Pocket Park 9:						
Pocket Park 10:						
Pocket Park 12:						
Pocket Park 13:						
SAP East total						
Total	\$4,542,170		\$2,201,104	\$1,619,500	\$2,000,000	\$922,670
SDC credit allowed in percent			73.6%			
SDC credit allowed in dollars			\$1,619,400	\$1,619,500	\$2,000,000	\$922,670

(1) Urban Renewal funds may be redistributed among and expended upon the Urban Plaza, Hilltop Park, West Park, and the Linear Green as the City and Villebois LLC or their successors or assigns may mutually agree.

Parks SDC Credit Estimate from Parks Amendment to Villebois Master Plan		West hills			
Rev 5/17/2006	Total	% of park costs	SDC eligible	SDC credits used	Developer responsibility
SAP Central					
Hilltop Park/Neighborhood Park 4/ Colina Park					
Village Center Plaza, Neighborhood Park 7 (Piazza Villebois):					
Linear Green 5A-C (The Promenade):					
Pocket Park 5:					
Pocket Park 12:					
SAP Central total:					
SAP South:					
NP-2A/2B Cedar Park	\$189,293	100%	\$0		\$189,293
NP-3 West Park:					
OS-1 SROZ	\$387,530	100%	\$55,413	\$40,800	\$346,730
PP-3 - Phase 2 Tot Lot	\$202,192	100%	\$0	\$0	\$202,192
RP-1 - Pond F1	\$220,663	71%	\$20,306	\$14,900	\$205,763
RP-2 Ponds E1/E2	\$379,227	71%	\$228,094	\$167,800	\$211,427
RP-3A - Not Incl. Swim Center	\$85,196	50%	\$35,308	\$26,000	\$59,196
SAP South total:	\$1,464,101		\$339,120	\$249,500	\$1,214,601
SAP North:					
OS-2 Upland Forest:	\$304,140	100%	\$81,440	\$59,900	\$244,240
RP-3B Villebois Greenway	\$276,808	50%	\$124,598	\$91,700	\$185,108
RP-4 Villebois Greenway	\$196,384	50%	\$104,754	\$77,100	\$119,284
RP-5 Villebois Greenway	\$607,586	100%	\$503,560	\$370,500	\$237,086
RP-6 Villebois Greenway Park/Tot Lot:	\$203,926	100%			\$203,926
Neighborhood Park 5 (Fir Par (59%))					
Linear Green 15: (95%)					
SAP North total:	\$1,588,844		\$814,352	\$599,200	\$989,644
SAP East:					
Neighborhood Park 5 (Fir Park) (41%)					
Neighborhood Park 6 (East Neighborhood Park):					
Regional Park 7:					
Regional Park 8:					
Linear Green 7:					
Linear Green 15: (5%)					
Pocket Park 6:					
Pocket Park 8:					
Pocket Park 9:					
Pocket Park 10:					
Pocket Park 12:					
Pocket Park 13:					
SAP East total:					
Total:	\$3,052,945		\$1,153,472	\$848,700	\$2,204,245
SDC credit allowed in percent:			73.6%		
SDC credit allowed in dollars:	\$3,052,945		\$848,700	\$848,700	\$2,204,245

Parks SDC Credit Estimate from Parks Amendment to Villebois Master Plan	In Costa Pacific Agreement for SAP North Future developer					
	Rev 5/17/2006	Total	% of park costs	SDC eligible	SDC credits used	Developer responsibility
SAP Central						
Hilltop Park/Neighborhood Park 4/ Collins Park						
Village Center Plaza, Neighborhood Park 7 (Piazza Villebois)						
Linear Green 5A-C (The Promenade)						
Pocket Park 5						
Pocket Park 12						
SAP Central total						
SAP South						
NP-2A/2B Cedar Park						
NP-3 West Park						
OS-1 SROZ						
PP-3 - Phase 2 Tot Lot						
RP-1 - Pond F1						
RP-2 Ponds E1/E2						
RP-3A - Not Incl. Swim Center						
SAP South total						
SAP North						
OS-2 Upland Forest						
RP-3B Villebois Greenway						
RP-4 Villebois Greenway						
RP-5 Villebois Greenway						
RP-6 Villebois Greenway Park/Tot Lot	\$636,553	100%	\$308,594	\$227,000	\$409,553	
Neighborhood Park 5 (Fir Par (59%))	\$121,001	100%	\$0		\$121,001	
Linear Green 15: (95%)	\$37,212	100%	\$3,461	\$2,500	\$34,712	
SAP North total	\$794,766		\$312,055	\$229,500	\$565,266	
SAP East						
Neighborhood Park 5 (Fir Park) (41%)						
Neighborhood Park 6 (East Neighborhood Park)						
Regional Park 7						
Regional Park 8						
Linear Green 7						
Linear Green 15: (5%)						
Pocket Park 6						
Pocket Park 8						
Pocket Park 9						
Pocket Park 10						
Pocket Park 12						
Pocket Park 13						
SAP East total						
Total	\$794,766		\$312,055	\$229,500	\$565,266	
SDC credit allowed in percent			73.6%			
SDC credit allowed in dollars			\$229,600	\$229,500	\$565,266	

Parks SDC Credit Estimate from Parks Amendment to Villebois Master Plan	Matrix				
	Total	% of park costs	SDC eligible	SDC credits used	Developer responsibility
Rev 5/17/2006					
SAP Central					
Hilltop Park/Neighborhood Park 4/ Collina Park					
Village Center Plaza, Neighborhood Park 7 (Piazza Villebois)					
Linear Green 5A-C (The Promenade)					
Pocket Park 5:					
Pocket Park 12					
SAP Central total					
SAP South					
NP-2A/2B Cedar Park					
NP-3 West Park					
OS-1 SROZ					
IPP-3 - Phase 2 Tot Lot					
RP-1 - Pond F1					
RP-2 Ponds E1/E2					
RP-3A - Not Incl. Swim Center					
SAP South total					
SAP North					
OS-2 Upland Forest					
RP-3B Villebois Greenway					
RP-4 Villebois Greenway					
RP-5 Villebois Greenway					
RP-6 Villebois Greenway					
Park/Tot Lot					
Neighborhood Park 5 (Fir Par (59%))					
Linear Green 15: (95%)					
SAP North total					
SAP East					
Neighborhood Park 5 (Fir Park) (41%)	\$84,085	100%	\$0		\$84,085
Neighborhood Park 6 (East Neighborhood Park)	\$481,715	100%	\$0		\$481,715
Regional Park 7:	\$252,317	100%	\$78,506	\$57,400	\$194,917
Regional Park 8:	\$3,254,379	100%	\$1,447,470	\$1,057,700	\$2,196,679
Linear Green 7:	\$80,315	100%	\$15,155	\$11,100	\$69,215
Linear Green 15: (5%)	\$1,959	100%	\$182	\$100	\$1,859
Pocket Park 6:	\$177,539	100%	\$0		\$177,539
Pocket Park 8:	\$119,327	100%	\$0		\$119,327
Pocket Park 9:	\$14,423	100%	\$0		\$14,423
Pocket Park 10:	\$152,511	100%	\$0		\$152,511
Pocket Park 12:	\$25,894	100%	\$0		\$25,894
Pocket Park 13:	\$192,829	100%	\$0		\$192,829
SAP East total	\$4,837,293		\$1,541,313	\$1,126,300	\$3,710,993
Total	\$4,837,293		\$1,541,313	\$1,126,300	\$3,710,993
SDC credit allowed in percent			73.1%		
SDC credit allowed in dollars			\$1,113,210	\$1,126,300	\$3,710,993

Villebois: SAP East Parks

Based on Parks Master Plan submittal of 1/27/06, feasibility study sheet

Preliminary Construction Cost Estimate numbers noted below.

Notes:
3/13/2006

Sheet #	Item	Total	SDC eligible	Note	Area (s.f.)
Per Development Agreement 1881 Parks Classifications, RP 8 is a Regional Park					
5-7	Regional Park 8:				
	Bench	\$ 35,640	\$ 35,640	installed, includes soft surfacing beneath and freight	
	Picnic Table	\$ 26,260	\$ 26,260	installed, includes soft surfacing beneath and freight	
	Drinking Fountain	\$ 8,800		single fountain, installed; assumes no SDC's by city	
	Trash Receptacle	\$ 6,000	\$ 6,000	installed, includes freight	
	Trail	\$ 178,320	\$ 178,320		44,580
	Pavers	\$ 84,600	\$ 84,600	w/ 4" gravel base	4,700
	Interpretive Center:				
	restroom	\$ 60,000	\$ 60,000		
	building	\$ 700,000			3,500
	deck	\$ 90,000		w/ guardrail	1,500
	mlsc. site improvements	\$ 25,000			
	Overlook:				
	shelter	\$ 175,000	\$ 175,000	roof, open wall, limited seating	
	flatwork	\$ 18,000	\$ 18,000		4,500
	signage	\$ 4,000	\$ 4,000		
	Overlook - boardwalk	\$ 188,325	\$ 188,325	2 boardwalks; low w/out guardrails	4,185
	signage	\$ 1,600	\$ 1,600		
	Overlook - pavers	\$ 28,800	\$ 28,800	w/ 4" gravel base	1,600
	signage	\$ 800	\$ 800		
	Soccer - Adult Recreation Field				
	grass	\$ 202,500	\$ 202,500	seeded, irrigation, drainage	45,000
	goals, other	\$ 2,500	\$ 2,500		
	1/2 Court Basketball:				
	asphalt/surfacing	\$ 3,400	\$ 3,400	2" asphalt w/ 6" gravel base, w/ surfacing	1,000
	striping/hoop	\$ 800	\$ 800		
	Child Play: Structure:	\$ 70,000	\$ 70,000	installed, includes freight	
	pit	\$ 16,000	\$ 16,000	curb, drainage, ADA ramp	

Villebois: SAP East Parks

Based on Parks Master Plan submittal of 1/27/06, feasibility study sheet

Preliminary Construction Cost Estimate numbers noted below.

Notes:

3/13/2006

Sheet #	Item	Total	SDC eligible	Note	Area (s.f.)
	area (cedar Sof'Fall)	\$ 4,200	\$ 4,200	12" depth, compacted, sub-base, drainage; includes freight, installation	1,200
	Creative Play	\$ 37,500	\$ 37,500	installed	3,800
	Trees	\$ 22,275			
	Shrubs/Groundcover	\$ 44,000		irrigated	8,000
	Lawn	\$ 148,260		seeded, fine grading, irrigation	105,900
	Irrigation Meter	\$ 16,000			
	Seeded Natural Area	\$ 28,552		native perennials, not irrigated	114,206
	Other surfacing	\$ 102,000		bark chips, lawn, etc.	60,000
	Rainwater Cells/Swales	\$ 243,500		includes trees, shrubs, groundcover, etc.	48,700
	total hard cost	\$2,572,632	\$1,144,245		
	soft costs (design, permitting)	\$ 385,895	\$ 171,637	15% of total hard cost	
	contingency	\$ 295,853	\$ 131,588	10% of hard and soft costs	
	Total costs RP 8	\$3,254,379	\$1,447,470		
	RP 8 area:	\$ 353,737		per AC	
		\$ 8.12		per s.f.	452,371