

AN 16-05 Fiscal impact to provide public services, over typical project cost

Note: The easterly off-site sewer mains shown on the map below (12" & 21") are NOT needed to serve the annexation area. Those costs would be borne by the future annexation of property south of Livesay Road.

SANITARY SEWER:

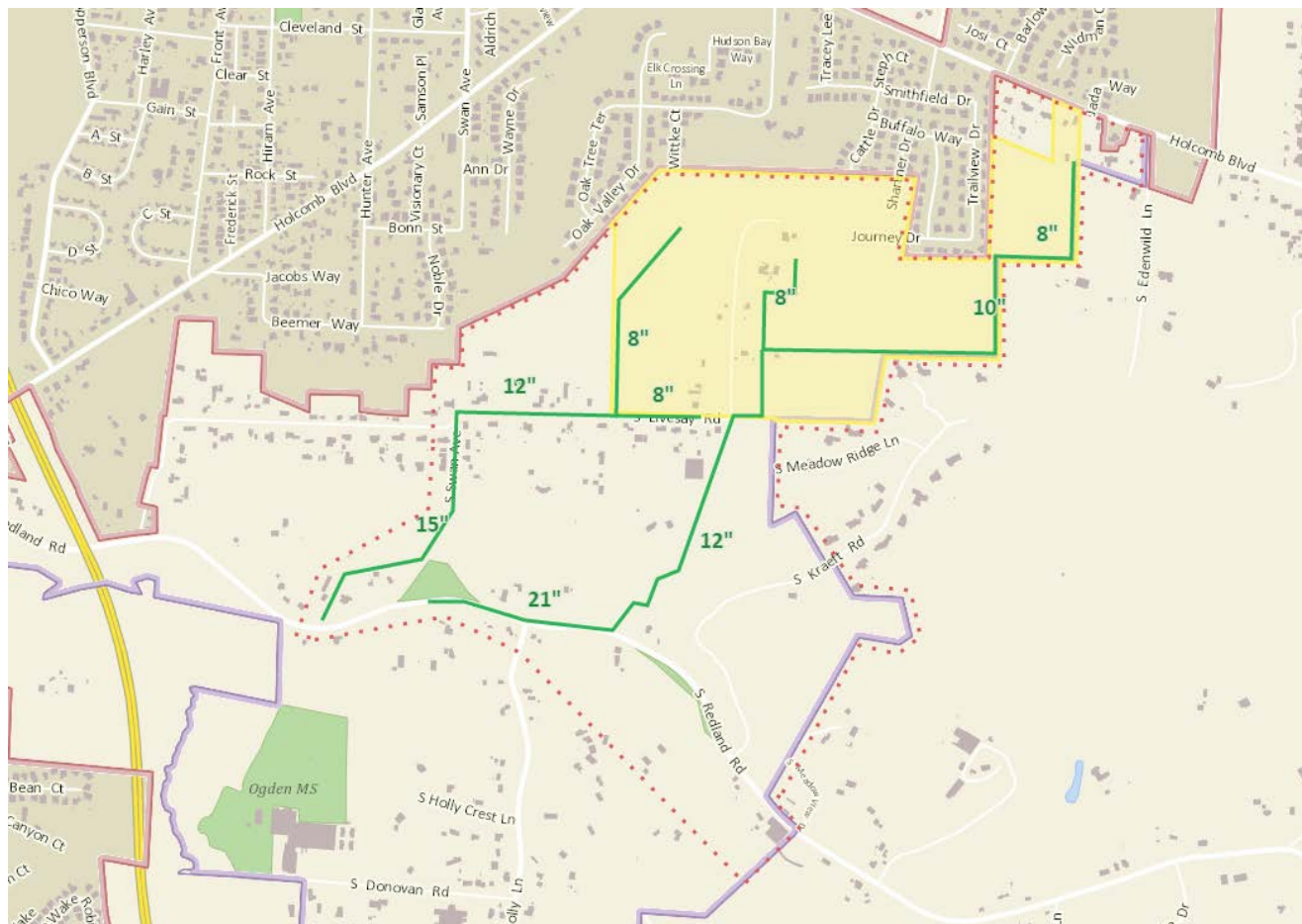
Oregon City Sanitary Master Plan 2014 and Park Place Concept Plan

Green = mains to be constructed per master plan

Yellow = AN 16-05

Red dotted line = approximate total boundary of basin to lower convergence point on Redland Road

1. Within Site Boundary: In yellow area, AN 16-05 derives 100% of benefit from sanitary mains lying within boundaries. These mains are the minimum size needed to serve the development, and should not be included in the fiscal impact figure.
2. Offsite Improvements: Outside yellow area, within red dotted line, AN 16-05 derives a portion of the benefit from sanitary mains lying between site boundary and total basin boundary, or 91 acres/265 acres = 34%
3,000 LF x \$225 /LF x 34% = \$ 229,500
3. Offsite easement or right-of-way: 30,000 SF x \$ 2.50 /SF land acquisition cost = \$ 75,000
4. No SDC Credits anticipated at this time.
5. **Approximate fiscal impact of providing public sanitary service, over typical project cost = \$ 304,500**



WATER:

Oregon City Water Master Plan 2012 and Park Place Concept Plan

Red dashed area = approximate limits of AN 16-05

- Proposed annexation area appears to be located within the Park Place Intermediate pressure zone, Park Place Upper pressure zone, and Park Place Livesay Road pressure zone.
 - Upper Zone is served by Clackamas River Water (CRW) through HOPP Agreement.
 - Intermediate zone is served by Oregon City.
 - Livesay Road Zone is a sub-zone that will be rezoned with the development of the annexation area.
- Water Infrastructure required:
 - 12"-inch waterline required through annexation area providing transmission/distribution main from Holcomb Boulevard to Livesay Road.
 - One pressure reducing valve station between Park Place Intermediate zone and Park Place Lower zone.
 - Removal of one water pump station at Livesay Road when Livesay Road zone is rezoned to Intermediate zone.

Within limits of annexation Site Boundary: AN 16-05 needs 100% of 12" water main from Holcomb Boulevard to Livesay Road, one pressure reducing valve station, and removal of one water pump station.

1. (4,000 LF of 12-inch waterline and all appurtenances) x \$ 170 /LF x 100% = \$ 680,000
2. (one pressure reducing valve station) x \$20,000 Lump Sum x 100% = \$20,000
3. (one complete removal of water pump station) x \$15,000 Lump Sum x 100% = \$15,000
4. No SDC Credits anticipated at this time.
5. **Approximate fiscal impact of providing public water service, over typical project cost = \$715,000**

