
MEMORANDUM

TO: Members of SDC Review Committee
FROM: Raymond J. Bartlett
DATE: February 11, 2015
RE: Agenda, February 17, 2015 Meeting

**City of Ashland
SDC Review Committee
February 17, 2015
1:00 PM to 3:00 PM
Siskiyou Room
51 Winburn Way**

Agenda Items

1. Approval of all minutes
2. Transportation SDC

MEMORANDUM

TO: Members, SDC Committee

FROM: Raymond J. Bartlett

DATE: February 17, 2015

RE: Transportation System Development Charge; Revised

Since our last meeting which was devoted to the transportation system development charge (TSDC), City staff and consultants made several changes to the draft SDC.

1. The City retained R2 Engineering to review all of the construction cost estimates in the original Transportation System Plan (Kittelson & Associates, Inc., 2012) and they recommended the following changes:
 - a. R17 E. Nevada Street increased from \$2,261,000 to \$5,481,000
 - b. R25 Washington Street Extension increased from \$1,055,000 to \$1,835,000
 - c. X1 4th Street RR Crossing increased from \$275,000 to \$500,000
 - d. X3 Normal Avenue RR Crossing upgrade increased from \$750,000 to \$1,316,253.

2. The City's Planning and Public Works Directors reviewed all of the allocation of project costs to future developments and recommended the following changes (see attached email memorandum):
 - a. R25 Washington Street Extension decreased allocation to growth from 100% to 50%
 - b. R19 Normal Avenue increased allocation from 18.4% to 50%
 - c. R45 New Roadway—at Washington St decreased allocation from 100% to 50%
 - d. R43 New Roadway—Mistletoe Rd. to Siskiyou Blvd decreased allocation from 100% to 75%
 - e. X3 Normal Ave. RR Crossing increased allocation from 18.4% to 50%
 - f. R24 Clear Creek Dr Extension from Oak to N. Mountain Ave. increased allocation from 18.4% to 50%
 - g. R29 Washington Street extension to Benson Way increased allocation from 18.4% to 75%

Table 1 summarizes and compares these changes to the current SDC and the SDC discussed at the last meeting.

Table 2 shows these changes as highlighted cells.

Table 1 Summary of Current, Proposed at Last Meeting, & Revised Transportation SDC

	Cost Basis	\$/ PM P-H Trip	% Change from Current
Current		\$2,043	
Last meeting before cutting some projects & before updated costs from engineers	\$21,801,000	\$2,196	7.5%
Proposed for this meeting	\$19,807,000	\$1,995	-2.4%
\$ Change from Last Meeting	(\$1,994,000)	(\$201)	

Table 2 Transportation Qualified CIP Projects and SDC Calculation

Type*	#	Street	Description	Eligible SDC Projects			
				Subtotal High, Med, DD	% Growth	SDC Eligible Project Costs	SDC By Project
GENERAL POLICIES & STUDIES							
<i>Table 6-1 (p. 90)</i>							
S	2	NA	Downtown Parking & Multi-Modal Circulation Study	100,000	18.4%	18,000	1.81
S	1	NA	Funding Sources Feasibility Study	30,000	18.4%	6,000	0.60
ST			Total Policies & Studies Projects	\$130,000	18.5%	\$24,000	\$2.41
PEDESTRIAN PROJECTS							
<i>Table 7-1 (p. 96)</i>							
P	6	Orange Ave	N. Main St to Oak St	250,000	18.4%	46,000	4.63
P	7	Hersey St	Thornton Way to N. Main St	750,000	18.4%	138,000	13.90
P	9	Maple St	Chestnut St to 150' E of Rock St	100,000	18.4%	18,000	1.81
P	10(1)	Scenic Dr	Maple St to Wimer St	250,000	18.4%	46,000	4.63
P	18	A St	Oak St to 100' W of 6th St	250,000	18.4%	46,000	4.63
P	22	N. Mountain Ave	100' S of Village Green Way to Iowa St	450,000	18.4%	83,000	8.36
P	25	Walker Ave	950' N of Iowa St to Ashland St	750,000	18.4%	138,000	13.90
P	27(1)	Walker Ave	Oregon St to Woodland Dr	200,000	18.4%	37,000	3.73
P	28(1)	Ashland St	S. Mountain Ave to Morton St	450,000	18.4%	83,000	8.36
P	38(1)	Clay St	Siskiyou Blvd to Mohawk St	300,000	18.4%	55,000	5.54
P	57(1)	Tolman Creek Rd	Siskiyou Blvd to west side City Limits	425,000	18.4%	78,000	7.86
P	58(1)	Helman St	Hersey St to Van Ness Ave	100,000	18.4%	18,000	1.81
P	1	N. Main St/Hwy 99	N. Main St to Schofield St	50,000	18.4%	9,000	0.91
O	1	NA	Travel Smart Education, Targeted Marketing Program	45,000	18.4%	8,000	0.81
P	23	Wightman St	200' N of E. Main St to 625' S of E. Main St	400,000	18.4%	74,000	7.45
P	5	Glenn St/Orange Ave	N. Main St to 175' E of Willow St	200,000	18.4%	37,000	3.73
P	17	Beaver Slide	Water St to Lithia Way	50,000	18.4%	9,000	0.91

Type*	#	Street	Description	Eligible SDC Projects				
				Subtotal High, Med, DD	% Growth	SDC Eligible Project Costs	SDC By Project	
P	59	Garfield St	E. Main St to Siskiyou Blvd	750,000	18.4%	138,000	13.90	
P	60	Lincoln St	E. Main St to Iowa St	450,000	18.4%	83,000	8.36	
P	61	California St	E. Main St to Iowa St	500,000	18.4%	92,000	9.27	
P	63	Liberty St	Siskiyou Blvd to Ashland St	650,000	18.4%	120,000	12.09	
P	65	Faith Ave	Ashland St to Siskiyou Blvd	350,000	18.4%	64,000	6.45	
P	66	Diane St	Clay St to Tolman Creek Rd	20,000	18.4%	4,000	0.40	
P	67	Frances Lane	Siskiyou Blvd to Oregon St	10,000	18.4%	2,000	0.20	
P	68	Carol St	Patterson St to Hersey St	150,000	18.4%	28,000	2.82	
P	70	Park St	Ashland St to Siskiyou Blvd	650,000	18.4%	120,000	12.09	
P	4	Laurel St	Nevada St to Orange Ave	500,000	18.4%	92,000	9.27	
P	37	Clay St	Faith Ave to Siskiyou Blvd	1,000,000	18.4%	184,000	18.53	
P	8	Wimer St	Thornton Way to N. Main St	800,000	18.4%	147,000	14.81	
ⓓ	P	62	Quincy St	Garfield St to Wightman St	150,000	18.4%	28,000	-
P	64	Water St	Van Ness Ave to B St	250,000	18.4%	46,000	4.63	
P	72	C St	Fourth St to Fifth St	100,000	18.4%	18,000	1.81	
ⓓ	P	73	Barbara St	Jaquelyn St to Tolman Creek Rd	100,000	18.4%	18,000	-
ⓓ	P	74	Roca St	Ashland St to Prospect St	250,000	18.4%	46,000	-
ⓓ	P	75	Blaine St	Morton St to Morse Ave	100,000	18.4%	18,000	-
ⓓ	P	78	Patterson St	Crispin St to Carol St	100,000	18.4%	18,000	-
ⓓ	P	79	Harrison St	Iowa St to Holly St	100,000	18.4%	18,000	-
ⓓ	P	80	Spring Creek Dr	Oak Knoll Dr to Road End	350,000	18.4%	64,000	-
ⓓ	P	81	Bellview Ave	Green Meadows Way to Siskiyou Blvd	250,000	18.4%	46,000	-
P	10(2)	Scenic Dr	Wimer St to Grandview Dr	-	18.4%	-	-	
P	27(2)	Walker Ave	Woodland Dr to Peachey Rd	-	18.4%	-	-	
P	28(2)	Ashland St	Morton St to Guthrie St	-	18.4%	-	-	
P	38(2)	Clay St	Mohawk St to Southern Terminus	-	18.4%	-	-	
P	42	S. Mountain Ave	Ashland St to Prospect St	-	18.4%	-	-	
P	54	Iowa St	Terrace St to Auburn St	-	18.4%	-	-	
P	57(2)	Tolman Creek Rd	Siskiyou Blvd to east side City Limits	-	18.4%	-	-	
P	58(2)	Helman St	1500' N of Orange Ave to Orange Ave	-	18.4%	-	-	

Type*	#	Street	Description	Eligible SDC Projects			
				Subtotal High, Med, DD	% Growth	SDC Eligible Project Costs	SDC By Project
P	40	Hillview Dr	Siskiyou Blvd to Peachey Rd	-	18.4%	-	-
P	71	Orchard St	Sunnyview Dr to Westwood St	-	18.4%	-	-
ST		Total Pedestrian Projects		\$11,200,000	\$0	\$2,061,000	\$207.60
BICYCLE PROJECTS							
<i>Table 8-1 (p. 105)</i>							
B	2	Wimer St	Scenic Dr to N. Main St	20,000	18.4%	4,000	0.40
B	7	Iowa St	Terrace St to Road Terminus; S. Mountain Ave to Walker Ave	240,000	18.4%	44,000	4.43
B	10	S. Mountain Ave	Ashland St to E. Main St	120,000	18.4%	22,000	2.22
B	11	Wightman St	E. Main St to Siskiyou Blvd	60,000	18.4%	11,000	1.11
B	13	B St	Oak St to N. Mountain Ave	80,000	18.4%	15,000	1.51
B	16	Lithia Way	Oak St to Helman St	110,000	18.4%	20,000	2.01
B	19	Helman St	Nevada St to N. Main St	80,000	18.4%	15,000	1.51
B	26	Normal Ave	E. Main St to Siskiyou Blvd	190,000	18.4%	35,000	3.53
B	29	Walker Ave	Siskiyou Blvd to Peachey Rd	40,000	18.4%	7,000	0.71
B	17	Main St	Helman St to Siskiyou Blvd	50,000	18.4%	9,000	0.91
TR	1	Northside Trail	Orchid Ave to Tolman Creek Rd	2,000,000	18.4%	368,000	37.06
O	4	NA	Retrofit Bicycle Program	50,000	18.4%	9,000	0.91
B	5	Maple/Scenic/Nutley	N. Main St to Winburn Way	110,000	18.4%	20,000	2.01
B	31	Indiana St	Siskiyou Blvd to Oregon St	20,000	18.4%	4,000	0.40
B	33	8th St	A St to E. Main St	20,000	18.4%	4,000	0.40
B	38	Oregon/Clark St	Indiana St to Harmony Lane	40,000	18.4%	7,000	0.71
B	3	Nevada St	Vansant St to N. Mountain Ave	230,000	18.4%	42,000	4.23
B	9	Ashland St	Morton St to University Way	30,000	18.4%	6,000	0.60
B	25	Tolman Creek Rd	Siskiyou Blvd to Green Meadows Way	100,000	18.4%	18,000	1.81
B	37	Clay St	Siskiyou Blvd to Mohawk St	20,000	18.4%	4,000	0.40
B	18	N. Main St	Jackson Rd to Helman St	260,000	18.4%	48,000	4.83
⊕	TR	2	New Trail	400,000	18.4%	74,000	-
⊕	B	39	Glenn St/Orange Ave	40,000	18.4%	7,000	-

Type*	#	Street	Description	Eligible SDC Projects			
				Subtotal High, Med, DD	% Growth	SDC Eligible Project Costs	SDC By Project
B	40	Laurel St	Orange St to Nevada St	40,000	18.4%	7,000	0.71
B	20	Water St	Hersey St to N. Main St	30,000	18.4%	6,000	0.60
B	14	A St	Oak St to 6th St	-	18.4%	-	-
B	21	Oak St	Nevada St to E. Main St	-	18.4%	-	-
B	22	Clay St	E. Main St to Ashland St	-	18.4%	-	-
B	24	Clover Lane	Ashland St to Proposed Bike Path	-	18.4%	-	-
B	30	Ashland St	I-5 Exit 14 SB to Hwy 66	-	18.4%	-	-
B	35	Railroad Property	Proposed Bike Path to N. Mountain Ave	-	18.4%	-	-
B	4	Glendower St	Bear Creek Greenway to Nevada St	-	18.4%	-	-
B	6	Winburn Way	Calle Guanajuato to Nutley St	-	18.4%	-	-
B	8	Morton St	E. Main St to Ashland St	-	18.4%	-	-
B	12	Wightman St	Road End to E. Main St	-	18.4%	-	-
B	28	Clay St	Rail Line to Siskiyou Blvd	-	18.4%	-	-
B	34	1st St	A St to E. Main St	-	18.4%	-	-
⊕	TR	3	New Trail	220,000	18.4%	40,000	-
⊕	TR	4	New Trail	110,000	18.4%	20,000	-
ST		Total Bicycle Projects		\$3,940,000	18.4%	\$725,000	\$73.01
TRANSIT PROJECTS							
<i>Transit Service Program Funds (p. 118)</i>							
L	14-19	NA	Establish Transit Hubs	1,000,000	18.4%	184,000	18.53
		NA	Support Circulator Svc	2,750,000	18.4%	506,000	50.96
		NA	Support SOU Svc	-	18.4%	-	-
ST		Total Transit Projects		\$3,750,000	18.4%	690,000	\$69.49
INTERSECTION & ROADWAY IMPROVEMENTS							
<i>Refinement Plan Studies, Table 10-2 (p. 133)</i>							
S	10	Siskiyou Blvd	Highway 66 to Beach St	35,000	18.4%	6,000	0.60
S	3	N. Main St (OR 99)	Helman St to Sheridan St	75,000	18.4%	14,000	1.41
S	5	Siskiyou Blvd	Ashland St to Tolman Creek Rd	75,000	18.4%	14,000	1.41

Type*	#	Street	Description	Eligible SDC Projects				
				Subtotal High, Med, DD	% Growth	SDC Eligible Project Costs	SDC By Project	
S	6	Ashland St (OR 66)	Siskiyou Blvd to Tolman Creek Rd	75,000	18.4%	14,000	1.41	
S	9	Ashland St (OR 66)	Clay St to Washington St	20,000	18.4%	4,000	0.40	
S	7	E. Main St	Siskiyou Blvd to Wightman St	-	18.4%	-	-	
ST		Studies Subtotal		\$280,000	18.6%	52,000	\$5.23	
<i>Intersection & Roadway Projects, Table 10-3 (p. 136)</i>								
R	17	E. Nevada St Ext	Bear Creek to Kestrel Pkwy	5,481,000	18.4%	1,009,000	101.62	
R	40	Walker Ave Festival St	Walker Ave to Normal St	780,000	18.4%	144,000	14.50	
D	R	35	N. Main St	N. Main St Temporary Diet	-	0.0%	-	-
R	5	Siskiyou Blvd (OR 66)	Lithia Way (OR 99 NB) / E. Main St	50,000	18.4%	9,000	0.91	
R	6	Siskiyou Blvd (OR 66)	Tolman Creek Rd	61,000	18.4%	11,000	1.11	
R	8	Ashland St (OR 66)	Oak Knoll Dr / E. Main St (realignment)	706,000	18.4%	130,000	13.09	
R	25	Washington St Ext	Washington St Tolman Creek Rd	1,835,000	50.0%	918,000	92.46	
R	19	Normal Ave Ext	Normal Ave to E. Main St	2,705,000	50.0%	1,353,000	136.27	
R	36	N. Main St	N. Main St Permanent Diet	200,000	18.4%	37,000	3.73	
D	R	38	Ashland St	Siskiyou Blvd to Walker Ave Streetscape	1,100,000	18.4%	202,000	-
R	2	N. Main St	Wimer St / Hersey St	-	18.4%	-	-	
R	9	Ashland St (OR 66)	Oak Knoll Dr / E. Main St (roundabout)	-	18.4%	-	-	
R	11	Lithia Way (OR 99 NB)	Oak Street	-	18.4%	-	-	
R	45	New Roadway (F)	Washington St to New Roadway (E)	1,199,000	50.0%	600,000	60.43	
R	39	Ashland St	Walker Ave to Normal Ave Streetscape	1,300,000	18.4%	239,000	24.07	
R	43	New Roadway (E)	Mistletoe Rd to Siskiyou Blvd (OR 99)	4,322,000	75.0%	3,242,000	326.52	
R	44	Tolman Creek	Mistletoe Rd Streetscape	3,478,000	100.0%	3,478,000	350.29	
R	13	Siskiyou Blvd (OR 99)	Park St	296,000	18.4%	54,000	5.44	
R	41	Ashland St	Tolman Creek Rd Streetscape	1,500,000	18.4%	276,000	27.80	
R	42	E. Main St	N. Mountain Ave Streetscape	1,500,000	18.4%	276,000	27.80	
R	12	Siskiyou Blvd (OR 99)	Sherman St	391,000	18.4%	72,000	7.25	
R	14	Siskiyou Blvd (OR 99)	Terra Ave / Faith Ave	216,000	18.4%	40,000	4.03	
R	24	Clear Creek Dr Ext	Oak St to N. Mountain Ave	2,505,000	50.0%	1,253,000	126.20	
R	26	New Roadway (D)	E. Main St to Ashland St (OR 66)	2,422,000	0.0%	-	-	
R	29	Washington St Ext	Washington St to Benson Way	1,301,000	75.0%	976,000	98.30	

Type*	#	Street	Description	Eligible SDC Projects			
				Subtotal High, Med, DD	% Growth	SDC Eligible Project Costs	SDC By Project
R	31	Wimer St Ext	Wimer St to Ashland Mine Rd	3,125,000	18.4%	575,000	57.91
R	20	Creek Dr Ext	Meadow Dr to Normal Ave	-	-	-	-
R	22	New Roadway (B)	Clay St to Tolman Creek Rd	-	-	-	-
R	23	New Roadway (C)	McCall Dr to Engle St	-	-	-	-
R	27	Grizzly Dr Ext	Jacquelyn St to Clay St	-	-	-	-
R	28	Mountain View Dr Ext	Parkside Dr to Helman St	-	-	-	-
R	30	Kirk Lane Ext	Kirk Lane to N. Mountain Ave	-	-	-	-
R	32	Kestrel Pkwy Ext	Kestrel Pkwy to N. Mountain Ave (at Nepenthe Rd)	-	-	-	-
R	34	Railroad Property	Existing Adjacent Streets to End of Property	-	-	-	-
R	46	Ivy Lane Ext	Ivy Lane to Waterline Rd	-	-	-	-
R	47	Mary Jane Ave Ext	Mary Jane Ave to S. UGB then E. to Clay St	-	-	-	-
R	48	Forest St Ext	Between Existing Segments of Forest St	-	-	-	-
R	49	Croman Mill District	Croman Mill District Connectivity	-	-	-	-
R	50	E. Main St	Between Walker & Clay Streets	2,559,000	18.4%	471,000	47.44
ST		Total Intersection & Roadway Improvements		37,932,000	40.0%	15,163,000	\$1,527.17
		Total Roadway & Intersection Improvements		\$38,212,000	39.8%	\$15,215,000	\$1,532.40
RAILROAD CROSSING PROJECTS							
<i>Table 10-4 (p. 139)</i>							
X	1	4th St	Crossing	500,000	50.0%	250,000	25.18
X	2	Washington St	Crossing	1,000,000	18.4%	184,000	18.53
X	3	Normal Ave	Crossing Upgrade	1,316,253	50.0%	658,000	66.27
ST		Total Railroad Crossing Projects		\$2,816,253	38.8%	\$1,092,000	\$109.98
2012 CIP Totals				\$60,048,253	33.0%	\$19,807,000	\$1,995

* No cost estimate; assumes improvements will be paid by developer

From: Bill Molnar [<mailto:molnarb@ashland.or.us>]
Sent: Friday, November 21, 2014 11:22 AM
To: Mike Faught
Cc: Raymond Bartlett (ray@economicandfinancialanalysis.com); Tami DeMille-Campos
Subject: Transportation SDC % Growth Allocations

Mike

I have reviewed some of the projects identified for 100% Growth allocation on the list of intersection and roadway improvements and have the following suggestions. I have identified preliminary justification for allocating a higher % growth allocation than the 18.4% default attributed to population.

R45 New Roadway (F) Washington to New Roadway (E) - 50% Growth

- Integral section of City wide, seamless boulevard (arterial loop), linking the Croman Mill employment district to the downtown.
- Completion of this section of the loop serves to deter non-local, employment district traffic from using Tolman Creek Road.
- Provides important link to Transit Plaza and Commuter Rail Platform envisioned in Croman Mill Plan

R43 New Roadway (E) Mistletoe Road to Siskiyou Boulevard (OR99) - 75% Growth

- Integral section of City wide, seamless boulevard (arterial loop), linking the Croman Mill employment district to the downtown.
- Completion of this section of the loop serves to deter non-local, employment district traffic from using Tolman Creek Road.
- Provides important link to Transit Plaza and Commuter Rail Platform envisioned in Croman Mill Plan

R45 New Roadway (F) Washington Street to New Roadway (E) - 50% Growth

- Reduces impacts on problematic Tolman Creek Road/Ashland Street Intersection by allowing directing traffic heading south and north at Interchange 14 to utilize "right out" at Washington/Ashland Street intersection

R24 Clear Creek Dr. Ext. Oak Street to North Mountain Avenue - 50% Growth

- Vital to enhance area connectivity and alleviating overly circuitous routes
- Provides convenient west to east route for cyclists, allowing them to avoid dramatic grade changes posed by Hersey Street to North Mountain

R29 Washington Street Ext. Washington Street to Benson Way - 75% Growth



- Important to area connectivity
- Reduces impacts on problematic Tolman Creek Road/Ashland Street Intersection by allowing a more convenient southerly entrance to the large employment district.
- Logical alternative for employment traffic traveling to and from Interstate 5 (rather than total reliance on Ashland Street)

Let me know if you have questions.

Bill

Bill Molnar, Director
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