Phase 2: Economic Analysis for 2007 Update of Portland's Transportation System Development Charge (TSDC)

TSDC Update Project

The City of Portland Department of Transportation is currently in the process of reviewing and updating it TSDC methodology and charges. The update project includes a survey of development costs in other jurisdictions within the Portland Metropolitan Area, as well as three other major west coast cities. Information on TSDCs was collected and presented to the TSDC Citizen Advisory Committee (CAC) in November 2006. Phase 2 of the Economic Analysis – consisting of a survey of other SDCs and development costs – is provided in this document.

Survey Overview

Jurisdictions and Development Types

The survey includes information from 23 jurisdictions in the Portland Metro area, as well as the cities of Seattle, San Francisco, and Sacramento. SDCs are calculated for 10 sample developments, based on assumed characteristics (summarized on Page 3). The sample developments include:

1. House (single family dwelling unit)
2. Apartment (104 unit apartment building)
3. Office building
4. Restaurant (lower turnover)
5. Supermarket
6. Pizza restaurant
7. Medical office building
8. Hospital
9. Elementary school
10. Community college

Development costs (e.g., building permit, plan review fees, etc) are calculated for the first six development types listed above.

Other assumptions that serve as the basis for the analysis include the following:

- All developments are new construction (i.e., there is no pre-existing structure on the property)

- No discounts or exemptions for any systems, including the City of Portland's SDC grants program[1]
- No credits for reduced impact, including on-site stormwater mitigation systems and transit-oriented development

Organization

The survey results are organized and presented as follows:

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Disclaimer

Fee schedules were obtained from a combination of web and fax information, and follow-up phone calls to the individual jurisdictions, and are current as of January 23, 2007. Over the course of the survey, significant efforts were made to draw 'apples-to-apples' comparisons across jurisdictions with respect to application of fee schedules. This was more challenging for the Development Cost comparison, than for the SDC comparison, as there is not uniformity in the types and names of fees charged in the various jurisdictions. Furthermore, not all of the fee schedules were readily available, despite multiple attempts to collect the data. Footnotes to the tables attempt to point out where key data is missing.

For the SDC survey, some fees for larger commercial developments are developed on a case-by-case basis, using detailed information about system capacity requirements, the estimation of which are beyond the scope of this survey. Furthermore, not all of the jurisdictions surveyed assess SDCs for all systems authorized by Oregon SDC law (i.e., parks, transportation, water, sewer, stormwater). The SDC survey tables include footnotes that indicate what systems are not charged and where data were not available.

[1] The grant program was created in fiscal year 2003-04 to reduce the wastewater and transportation SDC fees for owner-operated, one location, no drive-through restaurants; however, that program is not currently funded

Economic Analysis for 2007 Update of Portland's TSDC

Assumed Development Characteristics

Development Type	Dwelling Units	Building Area Sq. Feet	Meter Size	EDU/16 Oregon Plumbing Code TABLE 2	Impervious Area (sq ft)	Lot Size (sq ft)	Street Frontage (Ft)	Employees	Parking Spaces	Number of Seats	Valuation	Students	Beds
Single Family Dwelling	1	1,500	smallest		2,480	5,000	65	na	2		$138,600		
Apartment Building	104	107,120	2		157,400	43,560	880	na	170		$14,196,000		
Single/Multi Tenant Office	na	67,500	2	8	23,500	20,000	310	150	170		$5,211,000		
Lower Turnover Restaurant	na	5,200	1	3	28,200	20,000	80	25	40	150	$445,640		
Supermarket	na	47,400	2	4	168,300	217,800	450	55	180		$2,260,980		
Pizza Restaurant	na	4,000	1	3	28,200	20,000	80	20	30	115	$342,800		
Medical Office Building	na	235,000	2	10	25,000	43,560	1,079	600	600				
Hospital	na	1,750,000	4	224	200,000	435,600	8,037	4,400	2,000				1,000
Elementary School	na	50,000	2	8	150,000	217,800	230	100	100			500	
Community College	na	375,000	2	10	500,000	653,400	1,722	800	400			2,500	

Assumed Development Characteristics -- Plumbing Fixtures

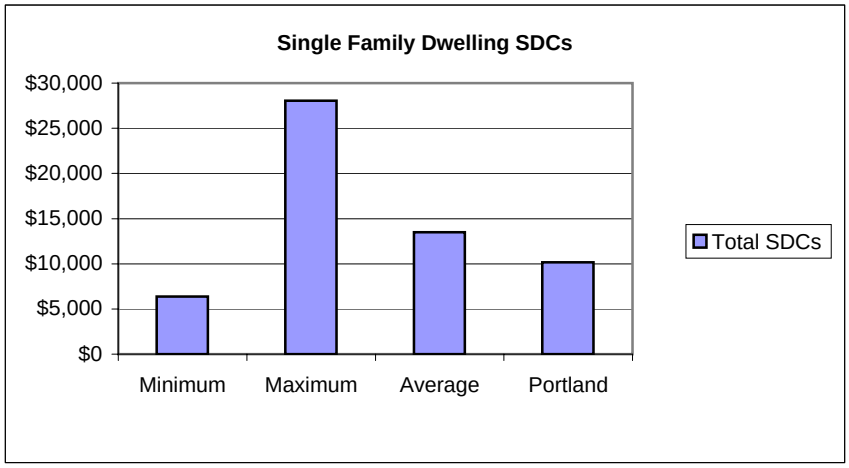
Fixture Types		Single Family Dwelling	Apartment Building	Single/Multi Tenant Office	Lower Turnover Restaurant	Supermarket	Pizza Restaurant	Medical Office Building	Hospital	Elementary School	Community College
Bapistry/Font											
Bathtub or Combo Bath/Shower		2	104	2				8	500		
Dish Washer, commercial				2	1	1	1	1	2	1	1
Dish Washer, domestic		1	104								
Drinking Fountain or water cooler (per head)				3		1		4	8	8	12
Eye Wash								1	1		
Floor Drain, 2"				12	4	7	4	12	18		
Shower, gang (per head)										10	12
Shower, stall			104								
Sink, Kitchen		1	104								
Sink, bar		2	208		2	4	2		500		
Sink, commercial				5	3	6	3	4	10	4	4
Clothes washer		1	104	1	1	1	1	2	4	2	2
Wash Basin (2/3)				7	2	4	2	16		16	20
Water closet/Toilet		2	208	7	4	4	4	16	500	16	20
Urinal				6							

Economic Analysis for 2007 Update of Portland's TSDC

Summary of Total SDCs for Sample Developments ($)

Jurisdiction	Single Family Dwelling	Rank
Gresham -- Springwater	28,065	1
Gresham -- Pleasant Valley	22,140	2
West Linn	20,574	3
Sherwood	19,287	4
Happy Valley	17,412	5
Wilsonville	14,428	6
Hillsboro	14,027	7
Beaverton	13,196	8
Tualatin	12,853	9
Tigard	12,254	10
Washington Co.	11,994	11
Lake Oswego	11,590	12
Oregon City	11,307	13
Clackamas Co.	10,823	14
Gladstone	10,823	14
Troutdale	10,749	16
Gresham	10,388	17
Portland	**10,180**	**18**
Wood Village	8,565	19
Milwaukie	6,480	20
Fairview	6,364	21

	Single Family Dewelling
Minimum	6,364
Maximum	28,065
Average	13,500
Portland	10,180

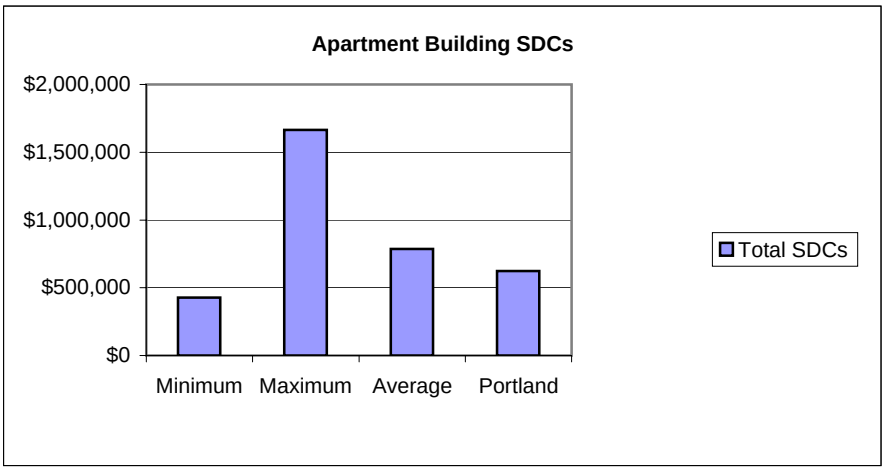


Economic Analysis for 2007 Update of Portland's TSDC

Summary of Total SDCs for Sample Developments ($)

Jurisdiction	Apartment Building	Rank
Gresham -- Springwater	1,664,487	1
Gresham -- Pleasant Valley	1,259,572	2
West Linn	1,117,136	3
Sherwood	1,096,505	4
Hillsboro	989,935	5
Tualatin	910,413	6
Tigard	860,639	7
Wilsonville	805,680	8
Beaverton	795,046	9
Wood Village	712,712	10
Washington Co.	704,791	11
Clackamas Co.	671,051	12
Gladstone	671,051	12
Portland	**622,503**	**14**
Happy Valley	601,139	15
Lake Oswego	599,982	16
Gresham	585,511	17
Fairview	529,660	18
Oregon City	469,941	19
Milwaukie	440,416	20
Troutdale	428,558	21

	Apartment Building
Minimum	428,558
Maximum	1,664,487
Average	787,463
Portland	622,503

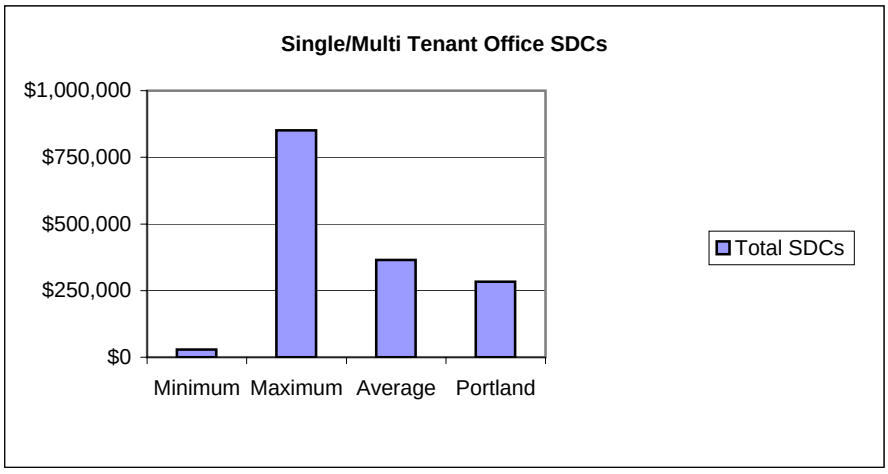


Economic Analysis for 2007 Update of Portland's TSDC

Summary of Total SDCs for Sample Developments ($)

Jurisdiction	Single/Multi Tenant Office	Rank
Gresham -- Springwater	851,692	1
Gresham -- Pleasant Valley	639,700	2
Happy Valley	557,617	3
West Linn	491,832	4
Hillsboro	490,239	5
Sherwood	429,668	6
Lake Oswego	424,752	7
Tigard	394,191	8
Clackamas Co.	379,650	9
Gladstone	379,650	9
Beaverton	362,967	11
Tualatin	360,639	12
Washington Co.	348,763	13
Wilsonville	325,035	14
Gresham	308,415	15
Portland	**283,622**	**16**
Oregon City	243,832	17
Milwaukie	201,089	18
Troutdale	116,446	19
Wood Village	45,660	20
Fairview	28,407	21

	Single/Multi Tenant Office
Minimum	28,407
Maximum	851,692
Average	364,946
Portland	283,622

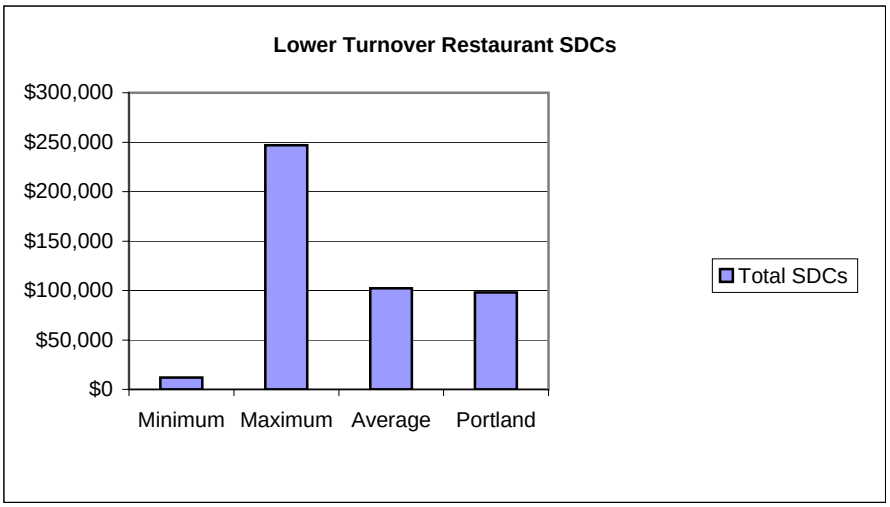


Economic Analysis for 2007 Update of Portland's TSDC

Summary of Total SDCs for Sample Developments ($)

Jurisdiction	Lower Turnover Restaurant	Rank
Gresham -- Springwater	247,038	1
Happy Valley	186,230	2
Gresham -- Pleasant Valley	166,165	3
Wilsonville	156,913	4
Clackamas Co.	130,193	5
Gladstone	130,193	5
Lake Oswego	116,096	7
Troutdale	108,126	8
Portland	**98,172**	**9**
Hillsboro	91,587	10
Gresham	91,241	11
Sherwood	86,966	12
West Linn	86,498	13
Oregon City	84,738	14
Milwaukie	75,266	15
Beaverton	73,023	16
Tigard	65,352	17
Washington Co.	63,572	18
Tualatin	60,839	19
Wood Village	14,305	20
Fairview	11,903	21

	Lower Turnover Restaurant
Minimum	11,903
Maximum	247,038
Average	102,115
Portland	98,172

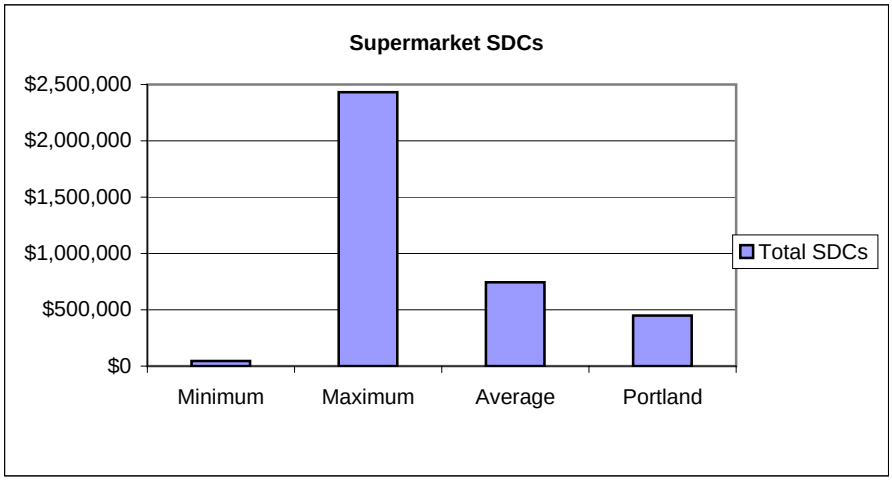


Economic Analysis for 2007 Update of Portland's TSDC

Summary of Total SDCs for Sample Developments ($)

Jurisdiction	Supermarket	Rank
Gresham -- Springwater	2,433,125	1
Gresham -- Pleasant Valley	1,677,611	2
Happy Valley	1,599,432	3
Clackamas Co.	1,051,235	4
Gladstone	1,051,235	4
Gresham	898,926	6
Milwaukie	828,833	7
Oregon City	759,402	8
West Linn	667,239	9
Sherwood	607,015	10
Hillsboro	567,552	11
Lake Oswego	493,345	12
Beaverton	471,467	13
Portland	**448,273**	**14**
Tigard	438,139	15
Tualatin	430,522	16
Washington Co.	411,141	17
Wilsonville	394,168	18
Troutdale	316,077	19
Fairview	49,427	20
Wood Village	45,660	21

	Supermarket
Minimum	45,660
Maximum	2,433,125
Average	744,754
Portland	448,273

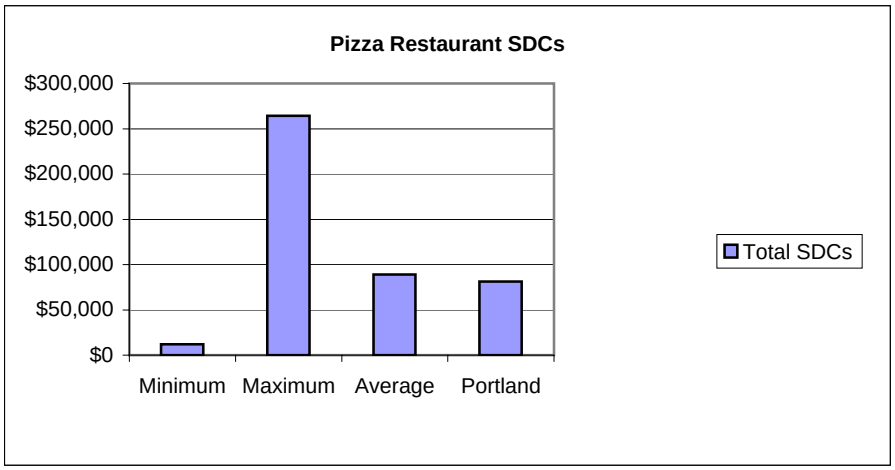


Economic Analysis for 2007 Update of Portland's TSDC

Summary of Total SDCs for Sample Developments ($)

Jurisdiction	Pizza Restaurant	Rank
Gresham -- Springwater	264,313	1
Gresham -- Pleasant Valley	178,730	2
Wilsonville	137,101	3
Happy Valley	119,245	4
Lake Oswego	99,413	5
Gresham	98,550	6
Clackamas Co.	84,233	7
Gladstone	84,233	7
Oregon City	82,966	9
Milwaukie	82,419	10
Portland	**81,285**	**11**
Hillsboro	76,768	12
Troutdale	76,320	13
Sherwood	76,296	14
West Linn	71,741	15
Beaverton	65,138	16
Tigard	56,598	17
Washington Co.	55,788	18
Tualatin	53,450	19
Wood Village	14,305	20
Fairview	11,903	21

	Pizza Restaurant
Minimum	11,903
Maximum	264,313
Average	89,085
Portland	81,285

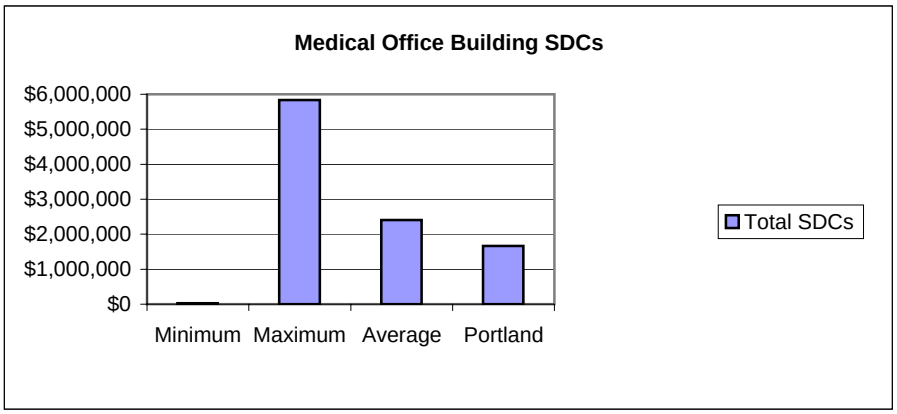


Economic Analysis for 2007 Update of Portland's TSDC

Summary of Total SDCs for Sample Developments ($)

Jurisdiction	Medical Office Building	Rank
Gresham -- Springwater	5,837,583	1
Happy Valley	5,025,960	2
Gresham -- Pleasant Valley	4,273,103	3
Clackamas Co.	3,328,055	4
Gladstone	3,328,055	4
West Linn	2,951,793	6
Hillsboro	2,741,166	7
Sherwood	2,622,561	8
Tigard	2,448,478	9
Gresham	2,372,082	10
Lake Oswego	2,348,630	11
Beaverton	2,339,429	12
Washington Co.	2,315,750	13
Tualatin	2,292,076	14
Portland	**1,661,691**	**15**
Oregon City	1,389,533	16
Milwaukie	1,348,196	17
Wilsonville	1,133,629	18
Troutdale	709,057	19
Wood Village	45,660	20
Fairview	28,625	21

	Medical Office Building
Minimum	28,625
Maximum	5,837,583
Average	2,406,720
Portland	1,661,691

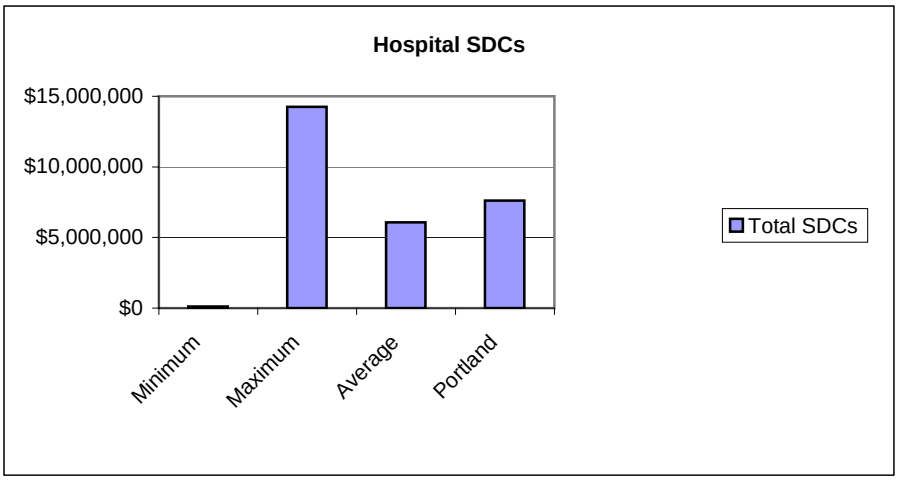


Economic Analysis for 2007 Update of Portland's TSDC

Summary of Total SDCs for Sample Developments ($)

Jurisdiction	Hospital	Rank
Gresham -- Springwater	14,242,400	1
Gresham -- Pleasant Valley	10,238,260	2
Lake Oswego	10,130,645	3
Wilsonville	9,247,360	4
Happy Valley	8,881,525	5
Portland	**7,620,096**	**6**
Clackamas Co.	6,422,400	7
Gladstone	6,422,400	7
Oregon City	6,303,923	9
Gresham	6,180,017	10
Hillsboro	5,867,873	11
Sherwood	5,749,699	12
Tigard	5,634,098	13
Beaverton	4,776,463	14
Washington Co.	4,729,473	15
Tualatin	4,456,020	16
West Linn	4,076,729	17
Milwaukie	3,427,367	18
Troutdale	2,974,517	19
Wood Village	171,327	20
Fairview	122,762	21

	Hospital
Minimum	122,762
Maximum	14,242,400
Average	6,079,779
Portland	7,620,096

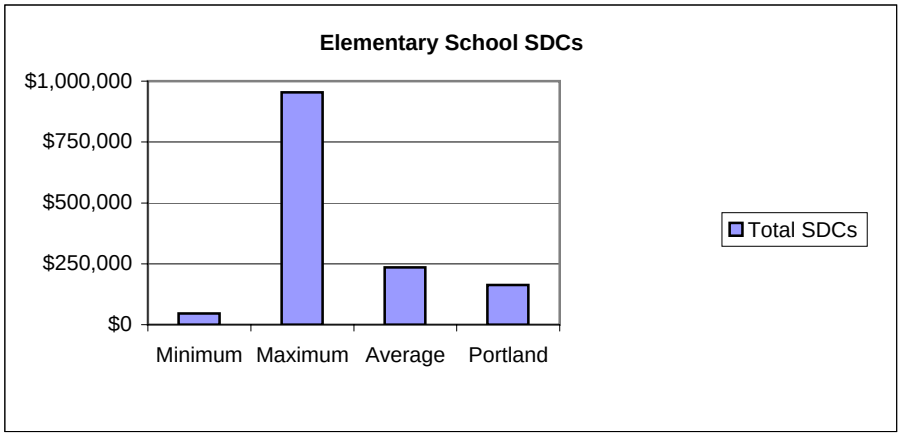


Economic Analysis for 2007 Update of Portland's TSDC

Summary of Total SDCs for Sample Developments ($)

Jurisdiction	Elementary School	Rank
Gresham -- Springwater	954,317	1
Gresham -- Pleasant Valley	614,754	2
West Linn	275,461	3
Gresham	271,910	4
Troutdale	268,921	5
Wilsonville	268,604	6
Hillsboro	226,163	7
Lake Oswego	212,932	8
Sherwood	199,523	9
Milwaukie	185,777	10
Happy Valley	180,243	11
Beaverton	180,242	12
Tigard	168,475	13
Portland	**162,924**	**14**
Oregon City	155,954	15
Tualatin	148,573	16
Washington Co.	132,747	17
Clackamas Co.	118,243	18
Gladstone	118,243	18
Fairview	46,771	20
Wood Village	45,660	21

	Elementary School
Minimum	45,660
Maximum	954,317
Average	235,068
Portland	162,924

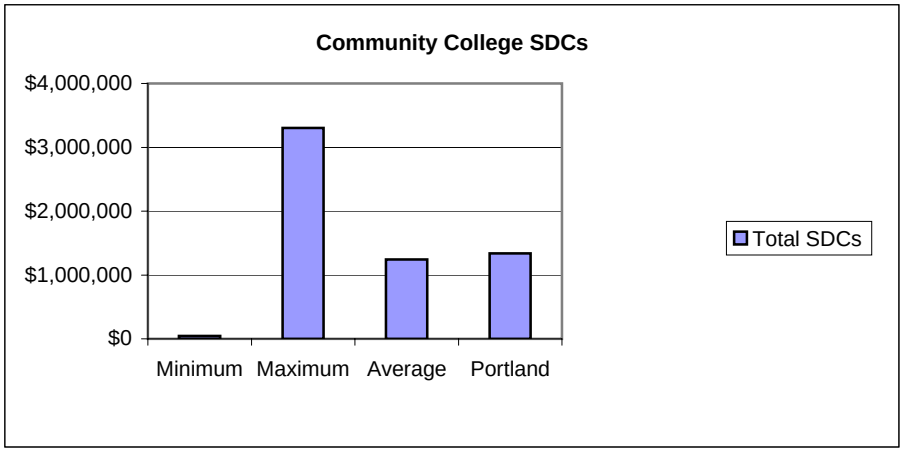


Economic Analysis for 2007 Update of Portland's TSDC

Summary of Total SDCs for Sample Developments ($)

Jurisdiction	Community College	Rank
Gresham -- Springwater	3,305,375	1
Troutdale	2,179,664	2
Gresham -- Pleasant Valley	2,055,375	3
Lake Oswego	1,909,147	4
Happy Valley	1,785,175	5
Milwaukie	1,660,458	6
Wilsonville	1,552,869	7
Portland	**1,338,854**	**8**
Clackamas Co.	1,218,675	9
Gladstone	1,218,675	9
West Linn	1,105,951	11
Gresham	1,008,746	12
Hillsboro	942,438	13
Sherwood	858,607	14
Tigard	852,950	15
Beaverton	817,776	16
Oregon City	804,996	17
Washington Co.	681,422	18
Tualatin	641,948	19
Fairview	97,578	20
Wood Village	45,660	21

Community College	
Minimum	45,660
Maximum	3,305,375
Average	1,242,016
Portland	1,338,854



Economic Analysis for 2007 Update of Portland's TSDC

Summary of All SDCs for Sample Developments in Portland Metropolitan Area (Rank#: 1 highest)

	Jurisdiction	Overall Rank	Single Family Dwelling	Apartment Building	Single/Multi Tenant Office	Lower Turnover Restaurant	Supermarket	Pizza Restaurant	Medical Office Building	Hospital	Elementary School	Community College	Average Rank
(3)	**Portland**	**13**	**18**	**14**	**16**	**9**	**14**	**11**	**15**	**6**	**14**	**8**	**12.5**
(5)	Gresham -- Springwater	1	1	1	1	1	1	1	1	1	1	1	1.0
(5)	Gresham -- Pleasant Valley	2	2	2	2	3	2	2	3	2	2	3	2.3
	Happy Valley	3	5	15	3	2	3	4	2	5	11	5	5.5
(3)	West Linn	4	3	3	4	13	9	15	6	17	3	11	8.4
	Lake Oswego	5	12	16	7	7	12	5	11	3	8	4	8.5
	Wilsonville	6	6	8	14	4	18	3	18	4	6	7	8.8
(1)(7)	Sherwood	10	4	4	6	12	10	14	8	12	9	14	9.3
	Gresham	11	17	17	15	11	6	6	10	10	4	12	10.8
(1)	Tigard	12	10	7	8	17	15	17	9	13	13	15	12.4
(1)(2)	Beaverton	14	8	9	11	16	13	16	12	14	12	16	12.7
(3)	Clackamas Co.	8	14	12	9	5	4	7	4	7	18	9	8.9
(3)	Milwaukie	16	20	20	18	15	7	10	17	18	10	6	14.1
(1)(3)	Tualatin	18	9	6	12	19	16	19	14	16	16	19	14.6
(1)(2)	Washington Co.	19	11	11	13	18	17	18	13	15	17	18	15.1
(3)	Troutdale	16	16	21	19	8	19	13	19	19	5	2	14.1
	Oregon City	15	13	19	17	14	8	9	16	9	15	17	13.7
(1)(6)	Hillsboro	6	7	5	5	10	11	12	7	11	7	13	8.8
(8)	Wood Village	20	19	10	20	20	21	20	20	20	21	21	19.2
(3)(9)	Fairview	21	21	18	21	21	20	21	21	21	20	20	20.4
(4)	Gladstone	8	14	12	9	5	4	7	4	7	18	9	8.9

(1) Wastewater SDC's derived from Clean Water Services Methodology
(2) Water SDCs were not available for meter size 2 inch and up
(3) Park SDCs are not assessed on commercial property
(4) Gladstone SDCs are collected by Clackamas County
(5) Hospital Water and Sewer SDCs are not available
(6) Water SDCs for Hospital are not available
(7) Sewer SDC includes regional and local SDC charges combined
(8) No transportation, park, or stormwater SDCs

Economic Analysis for 2007 Update of Portland's TSDC

Summary of ALL SDCs for Sample Developments in Portland Metropolitan Area ($)

	Jurisdiction	Single Family Dwelling	Apartment Building	Single/Multi Tenant Office	Lower Turnover Restaurant	Supermarket	Pizza Restaurant	Medical Office Building	Hospital	Elementary School	Community College
(3)	**Portland**	**10,180**	**622,503**	**283,622**	**98,172**	**448,273**	**81,285**	**1,661,691**	**7,620,096**	**162,924**	**1,338,854**
	Average	**13,500**	**787,463**	**364,946**	**102,115**	**744,754**	**89,085**	**2,406,720**	**6,079,779**	**235,068**	**1,242,016**
(1) (2)	Beaverton	13,196	795,046	362,967	73,023	471,467	65,138	2,339,429	4,776,463	180,242	817,776
(3)	Clackamas Co.	10,823	671,051	379,650	130,193	1,051,235	84,233	3,328,055	6,422,400	118,243	1,218,675
(3)(9)	Fairview	6,364	529,660	28,407	11,903	49,427	11,903	28,625	122,762	46,771	97,578
(4)	Gladstone	10,823	671,051	379,650	130,193	1,051,235	84,233	3,328,055	6,422,400	118,243	1,218,675
	Gresham	10,388	585,511	308,415	91,241	898,926	98,550	2,372,082	6,180,017	271,910	1,008,746
(5)	Gresham -- Pleasant Valley	22,140	1,259,572	639,700	166,165	1,677,611	178,730	4,273,103	10,238,260	614,754	2,055,375
(5)	Gresham -- Springwater	28,065	1,664,487	851,692	247,038	2,433,125	264,313	5,837,583	14,242,400	954,317	3,305,375
	Happy Valley	17,412	601,139	557,617	186,230	1,599,432	119,245	5,025,960	8,881,525	180,243	1,785,175
(1)(6)	Hillsboro	14,027	989,935	490,239	91,587	567,552	76,768	2,741,166	5,867,873	226,163	942,438
	Lake Oswego	11,590	599,982	424,752	116,096	493,345	99,413	2,348,630	10,130,645	212,932	1,909,147
(3)	Milwaukie	6,480	440,416	201,089	75,266	828,833	82,419	1,348,196	3,427,367	185,777	1,660,458
	Oregon City	11,307	469,941	243,832	84,738	759,402	82,966	1,389,533	6,303,923	155,954	804,996
(1)(7)	Sherwood	19,287	1,096,505	429,668	86,966	607,015	76,296	2,622,561	5,749,699	199,523	858,607
(1)	Tigard	12,254	860,639	394,191	65,352	438,139	56,598	2,448,478	5,634,098	168,475	852,950
(3)	Troutdale	10,749	428,558	116,446	108,126	316,077	76,320	709,057	2,974,517	268,921	2,179,664
(1)(3)	Tualatin	12,853	910,413	360,639	60,839	430,522	53,450	2,292,076	4,456,020	148,573	641,948
(1)(2)	Washington Co.	11,994	704,791	348,763	63,572	411,141	55,788	2,315,750	4,729,473	132,747	681,422
(3)	West Linn	20,574	1,117,136	491,832	86,498	667,239	71,741	2,951,793	4,076,729	275,461	1,105,951
	Wilsonville	14,428	805,680	325,035	156,913	394,168	137,101	1,133,629	9,247,360	268,604	1,552,869
(8)	Wood Village	8,565	712,712	45,660	14,305	45,660	14,305	45,660	171,327	45,660	45,660

(1) Wastewater SDC's derived from Clean Water Services Methodology
(2) Water SDCs were not available for meter size 2 inch and up
(3) Park SDCs are not assessed on commercial property
(4) Gladstone SDCs are collected by Clackamas County
(5) Hospital Water and Sewer SDCs are not available
(6) Water SDCs for Hospital are not available
(7) Sewer SDC includes regional and local SDC charges combined
(8) No transportation, park, or stormwater SDCs
(9) No transportation SDC

Summary of ALL SDCs for Sample Developments in West Coast Cities ($)

	Jurisdiction	Single Family Dwelling	Apartment Building	Single/Multi Tenant Office	Lower Turnover Restaurant	Supermarket	Pizza Restaurant	Medical Office Building	Hospital	Elementary School	Community College
	Portland	**10,180**	**622,503**	**283,622**	**98,172**	**448,273**	**81,285**	**1,661,691**	**7,620,096**	**162,924**	**1,338,854**
(1)	San Francisco	2,604	270,816	843,750	91,988	740,862	70,760	2,918,700	18,497,500	516,000	3,870,000
(2)	Sacramento	17,283	1,162,969	711,241	125,857	670,945	94,545	2,617,741	8,317,748	32,241	464,241
(3)	Seattle	930	96,720	131,625	10,140	92,430	7,800	78,000	-	-	-

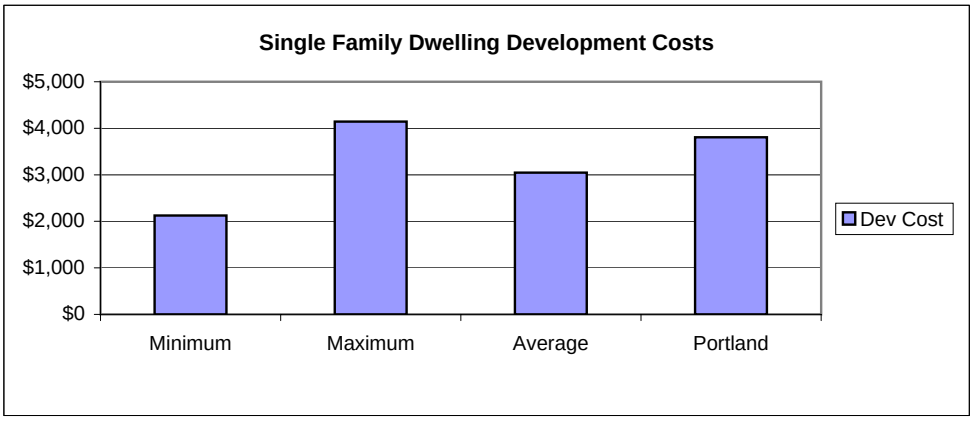
(1) No transit impact fee for single family and apartment; no water SDC; wastewater and stormwater SDC are a combined fee; downtown park fee only available for office category
(2) Transportaton Impact Fee information is not available for Hospital, Elementary School, and Community College; no stormwater SDCs
(3) No water, sewer, park, or stormwater SDC

Economic Analysis for 2007 Update of Portland's TSDC

Summary of Development Costs for Sample Developments ($)

Jurisdiction	Single Family Dwelling Unit	Rank
Gresham	4,144	1
Gresham -- Pleasant Valley	4,144	1
Gresham -- Springwater	4,144	1
Portland	**3,805**	**4**
Happy Valley	3,758	5
Fairview	3,563	6
Wood Village	3,488	7
Troutdale	3,478	8
Milwaukie	3,367	9
Tigard	3,010	10
Washington County	2,949	11
Lake Oswego	2,912	12
West Linn	2,548	13
Beaverton	2,542	14
Wilsonville	2,498	15
Oregon City	2,488	16
Hillsboro	2,445	17
Clackamas County	2,208	18
Gladstone	2,208	18
Sherwood	2,188	20
Tualatin	2,126	21

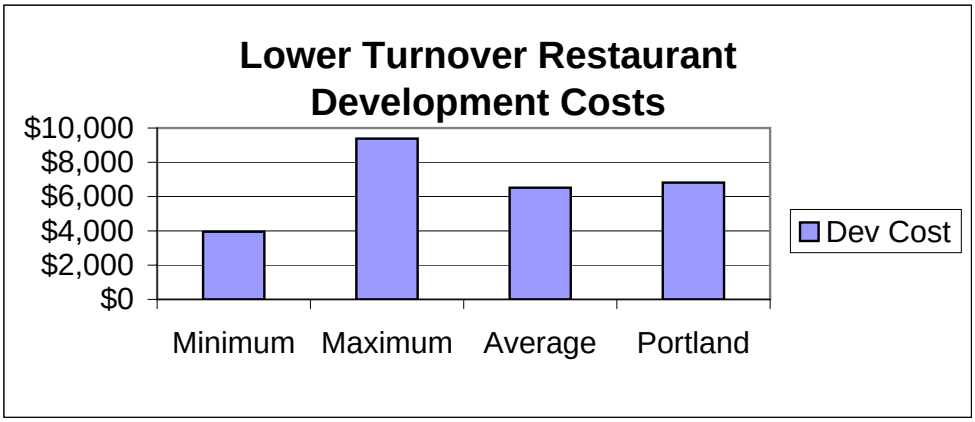
Single Family Dewelling Dev Costs	
Minimum	2,126
Maximum	4,144
Average	3,048
Portland	3,805



Summary of Development Costs for Sample Developments ($)

Jurisdiction	LT Restaurant	Rank
Gresham	9,387	1
Gresham -- Pleasant Valley	9,387	1
Gresham -- Springwater	9,387	1
Washington County	8,920	4
Troutdale	8,037	5
Wood Village	7,963	6
Fairview	7,653	7
Wilsonville	7,243	8
Portland	**6,815**	**9**
Milwaukie	6,649	10
Sherwood	6,593	11
West Linn	6,350	12
Beaverton	6,255	13
Oregon City	5,212	14
Tigard	5,173	15
Happy Valley	4,851	16
Lake Oswego	4,526	17
Hillsboro	4,428	18
Tualatin	4,122	19
Clackamas County	3,951	20
Gladstone	3,951	20

Lower Turnover Restaurant Dev Costs	
Minimum	3,951
Maximum	9,387
Average	6,517
Portland	6,815

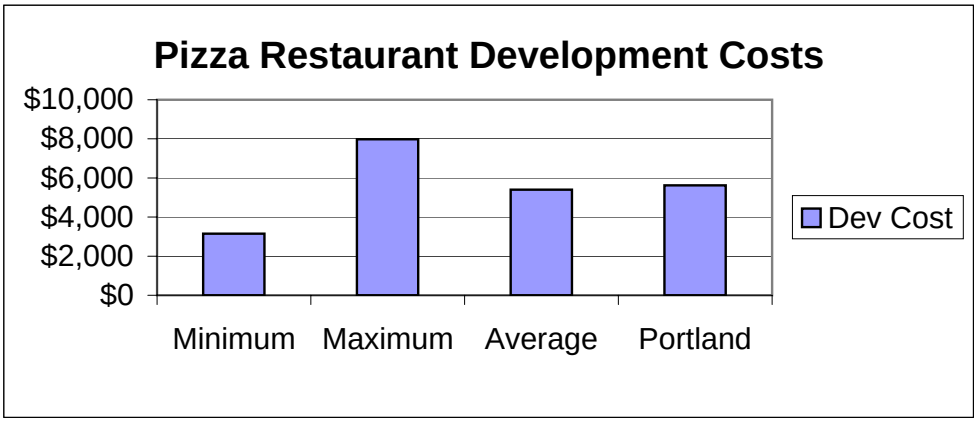


Economic Analysis for 2007 Update of Portland's TSDC

Summary of Development Costs for Sample Developments ($)

Jurisdiction	Pizza Restaurant	Rank
Washington County	7,976	1
Gresham	7,730	2
Gresham -- Pleasant Valley	7,730	2
Gresham -- Springwater	7,730	2
Troutdale	6,686	5
Wood Village	6,613	6
Fairview	6,273	7
Sherwood	5,771	8
Wilsonville	5,754	9
Portland	**5,619**	**10**
West Linn	5,531	11
Milwaukie	5,457	12
Beaverton	5,069	13
Oregon City	4,267	14
Tigard	4,182	15
Happy Valley	4,049	16
Lake Oswego	3,745	17
Hillsboro	3,565	18
Tualatin	3,315	19
Clackamas County	3,149	20
Gladstone	3,149	20

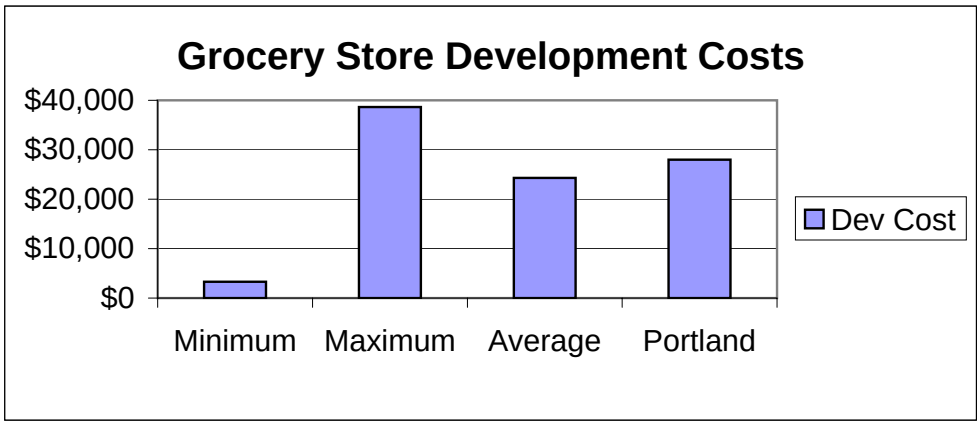
Pizza Restaurant Dev Costs	
Minimum	3,149
Maximum	7,976
Average	5,398
Portland	5,619



Summary of Development Costs for Sample Developments ($)

Jurisdiction	Grocery Store	Rank
Gresham	38,632	1
Gresham -- Pleasant Valley	38,632	1
Gresham -- Springwater	38,632	1
Wilsonville	33,524	4
Portland	**27,995**	**5**
Milwaukie	27,697	6
Beaverton	26,490	7
Fairview	25,887	8
Troutdale	25,726	9
Wood Village	25,652	10
Washington County	25,599	11
Oregon City	21,890	12
Sherwood	21,090	13
West Linn	20,796	14
Tigard	19,703	15
Hillsboro	19,661	16
Happy Valley	19,016	17
Clackamas County	18,116	18
Gladstone	18,116	18
Lake Oswego	14,199	20
Tualatin	3,286	21

Grocery Store Dev Costs	
Minimum	3,286
Maximum	38,632
Average	24,302
Portland	27,995

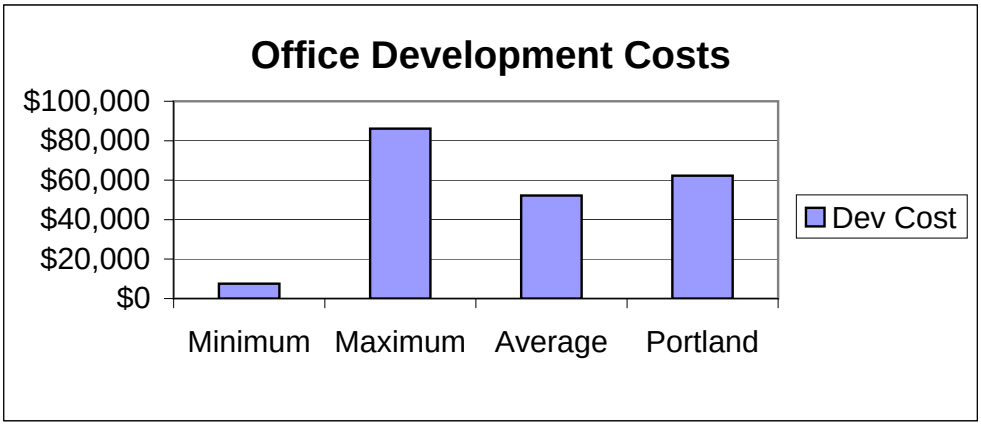


Economic Analysis for 2007 Update of Portland's TSDC

Summary of Development Costs for Sample Developments ($)

Jurisdiction	Office	Rank
Gresham	86,157	1
Gresham -- Pleasant Valley	86,157	1
Gresham -- Springwater	86,157	1
Wilsonville	76,232	4
Portland	**62,301**	5
Milwaukie	61,901	6
Fairview	53,247	7
Washington County	52,702	8
Troutdale	52,201	9
Wood Village	52,127	10
Oregon City	48,994	11
Sherwood	44,649	12
Hillsboro	44,414	13
West Linn	44,272	14
Beaverton	43,596	15
Happy Valley	42,035	16
Gladstone	41,135	17
Clackamas County	41,135	17
Tigard	41,042	19
Lake Oswego	28,107	20
Tualatin	7,552	21

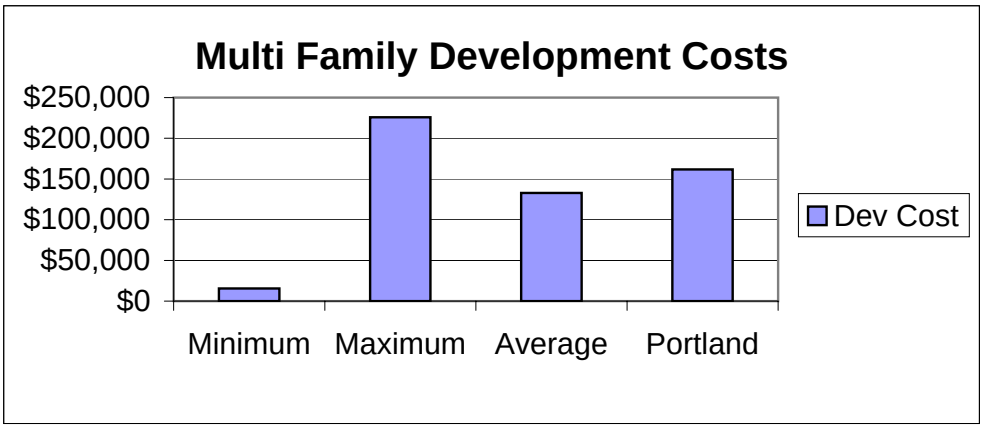
Office Dev Costs	
Minimum	7,552
Maximum	86,157
Average	52,196
Portland	62,301



Summary of Development Costs for Sample Developments ($)

Jurisdiction	Multi Family	Rank
Gresham	225,870	1
Gresham -- Pleasant Valley	225,870	1
Gresham -- Springwater	225,870	1
Wilsonville	201,274	4
Portland	**161,750**	**5**
Milwaukie	160,908	6
Fairview	131,543	7
Washington County	130,217	8
Troutdale	127,801	9
Wood Village	127,728	10
Oregon City	126,508	11
Hillsboro	114,769	12
Sherwood	111,368	13
West Linn	110,740	14
Happy Valley	107,110	15
Clackamas County	106,210	16
Gladstone	106,210	16
Beaverton	104,947	18
Tigard	101,001	19
Lake Oswego	65,432	20
Tualatin	15,509	21

Multi Family Dev Costs	
Minimum	15,509
Maximum	225,870
Average	132,792
Portland	161,750



Economic Analysis for 2007 Update of Portland's TSDC

Summary of Development Costs for Sample Developments in Portland Metropolitan Area (Rank#: 1 highest)

Jurisdiction	Overall Rank	Single Family Dwelling	LT Restaurant	Pizza Restaurant	Grocery Store	Office	Multi Family	Average Rank
Portland	**4**	**4**	**9**	**10**	**5**	**5**	**5**	**6**
Beaverton	14	14	13	13	7	15	18	13
Clackamas County	19	18	20	20	18	17	16	18
Fairview	5	6	7	7	8	7	7	7
Gladstone	19	18	20	20	18	17	16	18
Gresham	1	1	1	2	1	1	1	1
Gresham -- Pleasant Valley	1	1	1	2	1	1	1	1
Gresham -- Springwater	1	1	1	2	1	1	1	1
Happy Valley	15	5	16	16	17	16	15	14
Hillsboro	17	17	18	18	16	13	12	16
Lake Oswego	18	12	17	17	20	20	20	18
Milwaukie	9	9	10	12	6	6	6	8
Oregon City	12	16	14	14	12	11	11	13
Sherwood	11	20	11	8	13	12	13	13
Tigard	16	10	15	15	15	19	19	16
Troutdale	8	8	5	5	9	9	9	8
Tualatin	21	21	19	19	21	21	21	20
Washington County	6	11	4	1	11	8	8	7
West Linn	12	13	12	11	14	14	14	13
Wilsonville	7	15	8	9	4	4	4	7
Wood Village	9	7	6	6	10	10	10	8

Economic Analysis for 2007 Update of Portland's TSDC

Summary of Development Costs for Sample Developments in Portland Metropolitan Area ($)

	Jurisdiction	Single Family Dwelling Unit	Lower Turnover Restaurant	Pizza Restaurant	Grocery Store	Office	Multi Family
(2)	**Portland**	**3,805**	**6,815**	**5,619**	**27,995**	**62,301**	**161,750**
	Average	**3,048**	**6,517**	**5,398**	**24,302**	**52,196**	**132,792**
(3)	Beaverton	2,542	6,255	5,069	26,490	43,596	104,947
(10)	Clackamas County	2,208	3,951	3,149	18,116	41,135	106,210
	Fairview	3,563	7,653	6,273	25,887	53,247	131,543
(10)(12)	Gladstone	2,208	3,951	3,149	18,116	41,135	106,210
(7)	Gresham	4,144	9,387	7,730	38,632	86,157	225,870
(7)	Gresham -- Pleasant Valley	4,144	9,387	7,730	38,632	86,157	225,870
(7)	Gresham -- Springwater	4,144	9,387	7,730	38,632	86,157	225,870
(1)	Happy Valley	3,758	4,851	4,049	19,016	42,035	107,110
	Hillsboro	2,445	4,428	3,565	19,661	44,414	114,769
	Lake Oswego	2,912	4,526	3,745	14,199	28,107	65,432
(4)	Milwaukie	3,367	6,649	5,457	27,697	61,901	160,908
	Oregon City	2,488	5,212	4,267	21,890	48,994	126,508
(5)	Sherwood	2,188	6,593	5,771	21,090	44,649	111,368
(8)	Tigard	3,010	5,173	4,182	19,703	41,042	101,001
	Troutdale	3,478	8,037	6,686	25,726	52,201	127,801
(11)	Tualatin	2,126	4,122	3,315	3,286	7,552	15,509
	Washington County	2,949	8,920	7,976	25,599	52,702	130,217
(9)	West Linn	2,548	6,350	5,531	20,796	44,272	110,740
(6)	Wilsonville	2,498	7,243	5,754	33,524	76,232	201,274
	Wood Village	3,488	7,963	6,613	25,652	52,127	127,728

NOTE: Single family dwelling unit development fees include building permits, plumbing permits, electrical permits, mechanical permits, and erosion and/or grading permits; however, some cities include additional miscellaneous fees. Those cities are noted below. Commercial development fees include building permits, building review, fire and life safety, and erosion and/or grading permits; however, some cities include additional miscellaneous fees. Those cities are noted below.

(1) Includes additional fees: Residential - Plan Review Deposit; Commercial - Plan Review Deposit (figures not available)

(2) Includes addition fees: Residential - Address assignment, development services fee, land use plan check, PDOT plan review, BES plan review, park forestry permit; Commercial - Lane use plan review, fire code review, development services fee, address assignment, zoning inspection fee, PDOT plan review, BES plan review, park forestry permit.

(3) Includes additional fees: Residential& Commercial - Development code review, engineering division review, sidewalk/driveway approach fee.

(4) Includes additional fees: Residential& Commercial - Building permit review fee; electrical fees are assessed by Clackamas County.

(5) Includes additional fees: Residential& Commercial - Address assignment, community development plan check; electrical fees are assessed by Washington County.

(6) Includes additional fees: Residential& Commercial - sidewalk/driveway approach fee.

(7) Includes additional fees: Residential - Address assignment, sidewalk/driveway approach fee; Commercial - Address assignment

(8) Includes additional fees: Residential- plan review fee, code review fee.

(9) Electrical fees are assessed by Clackamas County

(10) Unable to get erosion/grading permit fees

(11) Unable to get building permit fees for commercial development over $1,000,000. Unable to get erosion/grading permit fees. Electrical fees are assessed by Washington County.

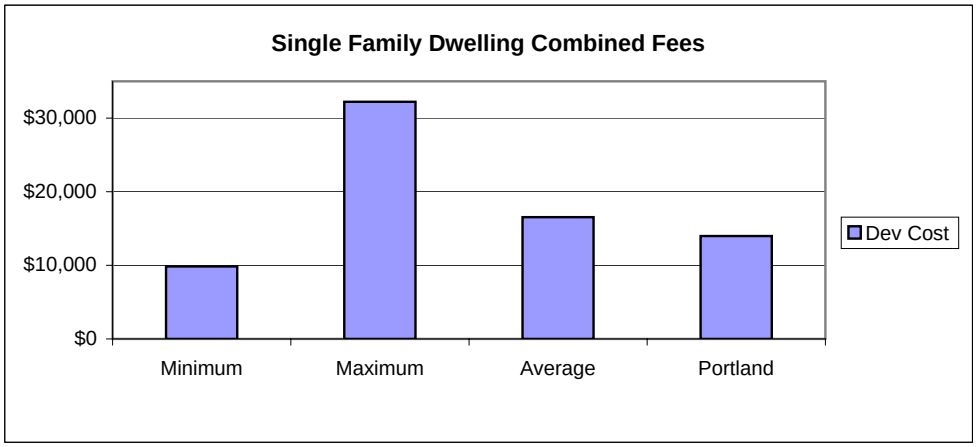
(12) Development fees are assessed and collected by Clackamas County

Economic Analysis for 2007 Update of Portland's TSDC

Summary of Combined Development Costs and SDCs for Sample Developments ($)

Jurisdiction	Single Family Dwelling	Rank
Gresham -- Springwater	32,208	1
Gresham -- Pleasant Valley	26,283	2
West Linn	23,121	3
Sherwood	21,475	4
Happy Valley	21,170	5
Wilsonville	16,927	6
Hillsboro	16,472	7
Beaverton	15,738	8
Tigard	15,263	9
Tualatin	14,979	10
Washington County	14,943	11
Gresham	14,532	12
Lake Oswego	14,502	13
Troutdale	14,227	14
Portland	**13,985**	**15**
Oregon City	13,795	16
Clackamas County	13,031	17
Gladstone	12,919	18
Wood Village	12,053	19
Fairview	9,928	20
Milwaukie	9,847	21

	Single Family Dwelling Combined Fees
Minimum	9,847
Maximum	32,208
Average	16,543
Portland	13,985

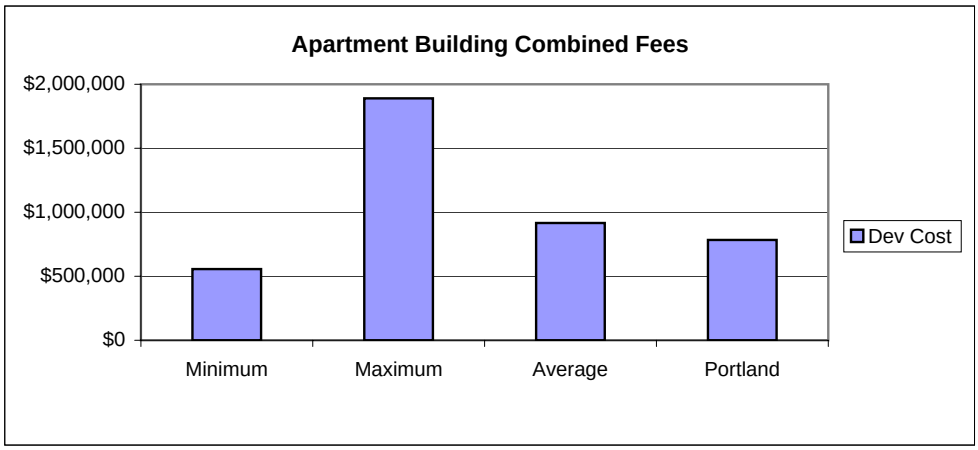


Economic Analysis for 2007 Update of Portland's TSDC

Summary of Combined Development Costs and SDCs for Sample Developments ($)

Jurisdiction	Apartment Building	Rank
Gresham -- Springwater	1,890,357	1
Gresham -- Pleasant Valley	1,485,442	2
West Linn	1,227,876	3
Sherwood	1,207,873	4
Hillsboro	1,104,704	5
Wilsonville	1,006,954	6
Tigard	961,640	7
Tualatin	925,922	8
Beaverton	899,993	9
Wood Village	840,440	10
Washington County	835,008	11
Gresham	811,381	12
Portland	**784,253**	**13**
Clackamas County	777,261	14
Happy Valley	708,249	15
Gladstone	683,051	16
Lake Oswego	665,413	17
Fairview	661,203	18
Milwaukie	601,325	19
Oregon City	596,449	20
Troutdale	556,359	21

Apartment Building Combined Fees	
Minimum	556,359
Maximum	1,890,357
Average	915,769
Portland	784,253

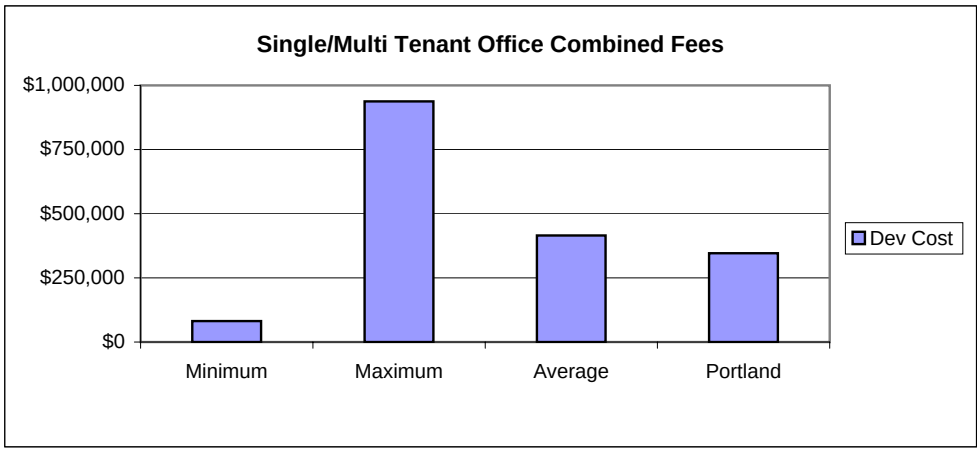


Economic Analysis for 2007 Update of Portland's TSDC

Summary of Combined Development Costs and SDCs for Sample Developments ($)

Jurisdiction	Single/Multi Tenant Office	Rank
Gresham -- Springwater	937,849	1
Gresham -- Pleasant Valley	725,857	2
Happy Valley	599,653	3
West Linn	536,104	4
Hillsboro	534,653	5
Sherwood	474,317	6
Lake Oswego	452,859	7
Tigard	435,233	8
Clackamas County	420,785	9
Beaverton	406,563	10
Washington County	401,465	11
Wilsonville	401,267	12
Gresham	394,571	13
Gladstone	385,903	14
Tualatin	368,191	15
Portland	**345,922**	**16**
Oregon City	292,826	17
Milwaukie	262,990	18
Troutdale	168,647	19
Wood Village	97,787	20
Fairview	81,654	21

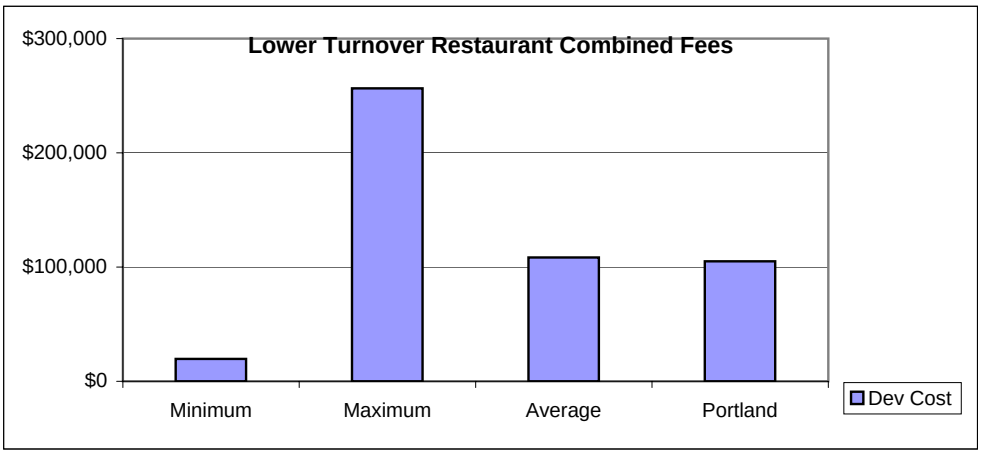
	Single/Multi Tenant Office Combined Fees
Minimum	81,654
Maximum	937,849
Average	415,481
Portland	345,922



Summary of Combined Development Costs and SDCs for Sample Developments ($)

Jurisdiction	Lower Turnover Restaurant	Rank
Gresham -- Springwater	256,425	1
Happy Valley	191,081	2
Gresham -- Pleasant Valley	175,552	3
Wilsonville	164,156	4
Clackamas County	134,144	5
Gladstone	130,728	6
Lake Oswego	120,622	7
Troutdale	116,163	8
Portland	**104,986**	**9**
Gresham	100,628	10
Hillsboro	96,015	11
Sherwood	93,558	12
West Linn	92,848	13
Oregon City	89,950	14
Milwaukie	81,916	15
Beaverton	79,278	16
Washington County	72,492	17
Tigard	70,525	18
Tualatin	64,961	19
Wood Village	22,268	20
Fairview	19,556	21

	Lower Turnover Restaurant Combined Fees
Minimum	19,556
Maximum	256,425
Average	108,469
Portland	104,986

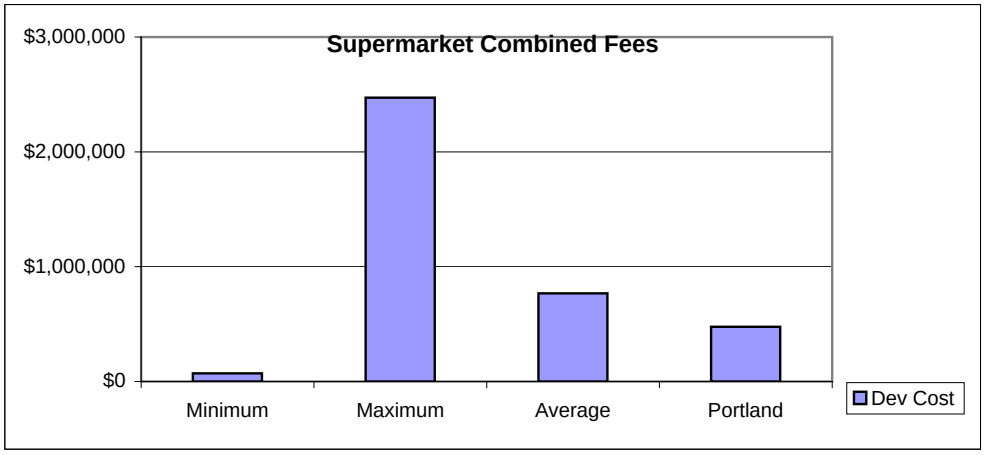


Economic Analysis for 2007 Update of Portland's TSDC

Summary of Combined Development Costs and SDCs for Sample Developments ($)

Jurisdiction	Supermarket	Rank
Gresham -- Springwater	2,471,757	1
Gresham -- Pleasant Valley	1,716,243	2
Happy Valley	1,618,448	3
Clackamas County	1,069,352	4
Gladstone	1,053,948	5
Gresham	937,558	6
Milwaukie	856,530	7
Oregon City	781,292	8
West Linn	688,036	9
Sherwood	628,105	10
Hillsboro	587,213	11
Lake Oswego	507,544	12
Beaverton	497,957	13
Portland	**476,269**	**14**
Tigard	457,842	15
Washington County	436,740	16
Tualatin	433,808	17
Wilsonville	427,692	18
Troutdale	341,803	19
Fairview	75,314	20
Wood Village	71,312	21

Supermarket Combined Fees	
Minimum	71,312
Maximum	2,471,757
Average	768,322
Portland	476,269

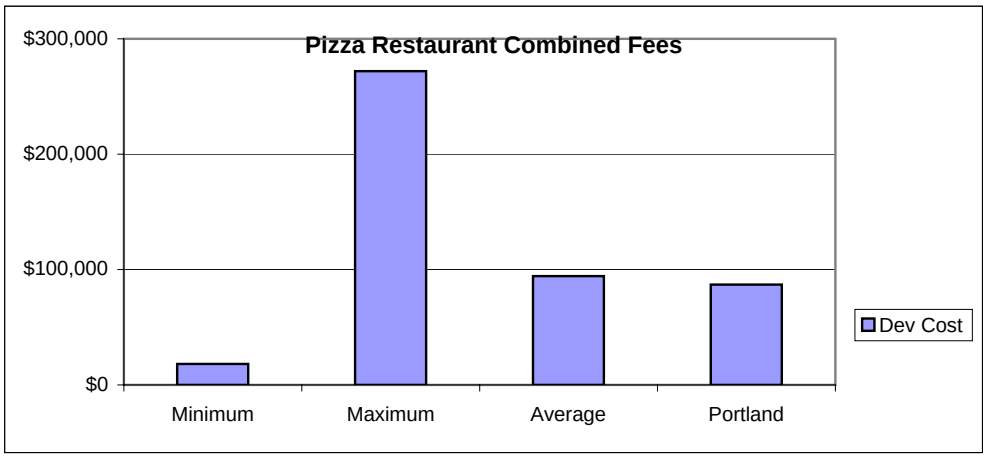


Economic Analysis for 2007 Update of Portland's TSDC

Summary of Combined Development Costs and SDCs for Sample Developments ($)

Jurisdiction	Pizza Restaurant	Rank
Gresham -- Springwater	272,043	1
Gresham -- Pleasant Valley	186,460	2
Wilsonville	142,855	3
Happy Valley	123,294	4
Gresham	106,280	5
Lake Oswego	103,158	6
Milwaukie	87,876	7
Oregon City	87,233	9
Portland	**86,904**	**10**
Clackamas County	87,382	8
Gladstone	84,645	11
Troutdale	83,006	12
Sherwood	82,067	13
Hillsboro	80,333	14
West Linn	77,273	15
Beaverton	70,207	16
Washington County	63,763	17
Tigard	60,780	18
Tualatin	56,765	19
Wood Village	20,918	20
Fairview	18,175	21

	Pizza Restaurant Combined Fees
Minimum	18,175
Maximum	272,043
Average	94,353
Portland	86,904



Economic Analysis for 2007 Update of Portland's TSDC

Summary of Combined Development Costs and SDCs for Sample Developments in Portland Metropolitan Area (Rank#: 1 highest)

Jurisdiction	Overall Rank	Single Family Dwelling	LT Restaurant	Pizza Restaurant	Grocery Store	Office	Multi Family	Average Rank
Portland	**14**	**15**	**9**	**10**	**14**	**16**	**13**	**13**
Beaverton	12	8	16	16	13	10	9	12
Clackamas County	8	17	5	8	4	9	14	10
Fairview	21	20	21	21	20	21	18	20
Gladstone	11	18	6	11	5	14	16	12
Gresham	9	12	10	5	6	13	12	10
Gresham -- Pleasant Valley	2	2	3	2	2	2	2	2
Gresham -- Springwater	1	1	1	1	1	1	1	1
Happy Valley	3	5	2	4	3	3	15	5
Hillsboro	7	7	11	14	11	5	5	9
Lake Oswego	10	13	7	6	12	7	17	10
Milwaukie	17	21	15	7	7	18	19	15
Oregon City	16	16	14	9	8	17	20	14
Sherwood	5	4	12	13	10	6	4	8
Tigard	13	9	18	18	15	8	7	13
Troutdale	19	14	8	12	19	19	21	16
Tualatin	18	10	19	19	17	15	8	15
Washington County	15	11	17	17	16	11	11	14
West Linn	4	3	13	15	9	4	3	8
Wilsonville	5	6	4	3	18	12	6	8
Wood Village	20	19	20	20	21	20	10	18

Economic Analysis for 2007 Update of Portland's TSDC

Summary of Combined Development Costs and SDCs for Sample Developments in Portland Metropolitan Area ($)

Jurisdiction	Single Family Dwelling	Apartment Building	Single/Multi Tenant Office	Lower Turnover Restaurant	Supermarket	Pizza Restaurant
Beaverton	15,738	899,993	406,563	79,278	497,957	70,207
Clackamas Co.	13,031	777,261	420,785	134,144	1,069,352	87,382
Fairview	9,928	661,203	81,654	19,556	75,314	18,175
Gladstone	13,031	777,261	420,785	134,144	1,069,352	87,382
Gresham	14,532	811,381	394,571	100,628	937,558	106,280
Gresham -- Pleasant Valley	26,283	1,485,442	725,857	175,552	1,716,243	186,460
Gresham -- Springwater	32,208	1,890,357	937,849	256,425	2,471,757	272,043
Happy Valley	21,170	708,249	599,653	191,081	1,618,448	123,294
Hillsboro	16,472	1,104,704	534,653	96,015	587,213	80,333
Lake Oswego	14,502	665,413	452,859	120,622	507,544	103,158
Milwaukie	9,847	601,325	262,990	81,916	856,530	87,876
Oregon City	13,795	596,449	292,826	89,950	781,292	87,233
Portland	**13,985**	**784,253**	**345,922**	**104,986**	**476,269**	**86,904**
Sherwood	21,475	1,207,873	474,317	93,558	628,105	82,067
Tigard	15,263	961,640	435,233	70,525	457,842	60,780
Troutdale	14,227	556,359	168,647	116,163	341,803	83,006
Tualatin	14,979	925,922	368,191	64,961	433,808	56,765
Washington County	14,943	835,008	401,465	72,492	436,740	63,763
West Linn	23,121	1,227,876	536,104	92,848	688,036	77,273
Wilsonville	16,927	1,006,954	401,267	164,156	427,692	142,855
Wood Village	12,053	840,440	97,787	22,268	71,312	20,918