

System Development Charges  
Council Subcommittee Meeting  
414 E. First Street  
City Hall  
1<sup>st</sup> floor conference room  
June 21, 2023  
6 pm

AGENDA

- Introductions
- Capital Projects Discussion
- Next meeting – July 26

**ADA STATEMENT:** *Contact the City Recorder's Office for physical or language accommodations at least 2 business days before the meeting. Call (503) 537-1283 or email [cityrecorder@newbergoregon.gov](mailto:cityrecorder@newbergoregon.gov). For TTY services please dial 711.*

## WASTEWATER SDC PROJECTS

Project	Cost Estimate	% SDC Eligible	\$ Eligible
WWTP Hydraulic Improvements	\$ 480,000	14.4%	\$ 69,000
Oxidation Ditch Expansion	\$ 11,841,000	22.1%	\$ 2,617,000
Chlorine Contact Expansion	\$ 2,938,000	14.1%	\$ 415,000
Secondary Clarifier #5	\$ 7,500,000	22.1%	\$ 1,658,000
Hess Creek Phase 1 - CIPP	\$ 1,351,000	2.0%	\$ 27,020
Hess Creek Phase 2 - Parallel Gravity Line	\$ 7,460,000	2.0%	\$ 146,978
Springbrook Road	\$ 5,314,000	19.7%	\$ 1,048,113
Maintenance Yard Improvements	\$ 804,000	20.1%	\$ 161,345
Lift Station Improvements (short term)	\$ 118,000	1.0%	\$ 1,156
I/I Projects	\$ 2,700,000	50.0%	\$ 1,350,000
Hess Creek Phase 3 - Lift Station	\$ 2,539,000	2.0%	\$ 50,277
River Street	\$ 5,103,000	12.3%	\$ 629,567
HWY 240 Lift Station Upsize	\$ 642,000	19.2%	\$ 123,026
Main and Wyooski Streets	\$ 616,000	1.2%	\$ 7,512
Lift Station Improvements (long-term)	\$ 459,000	10.9%	\$ 50,184
I/I Projects	\$ 3,150,000	50.0%	\$ 1,575,000
Chehalem Drive Phase 1 - 20-year Infrastructure	\$ 2,217,000	100.0%	\$ 2,217,000
Riverfront Infrastructure	\$ 4,787,000	100.0%	\$ 4,787,000
Riverfront Industrial Infrastructure	\$ 1,154,000	100.0%	\$ 1,154,000
Providence Infrastructure	\$ 1,734,000	100.0%	\$ 1,734,000
I/I Projects	\$ 3,150,000	50.0%	\$ 1,575,000
Chehalem and Creekside LS Displacement/Future Inkline	\$ 3,492,000	25.5%	\$ 889,000
Wastewater Master Plan (3)	\$ 300,000	50.0%	\$ 150,000

## WATER SDC PROJECTS

Project	Cost Estimate	% SDC Eligible	\$ Eligible
2 mgd redundant supply development	\$3,915,000	49.5%	\$1,938,161
Seismic resilience - add emergency connection and controls at existing WTP	\$600,000	49.5%	\$297,036
New Groundwater Treatment Plant	\$21,600,000	49.5%	\$10,692,000
Bell East Pump Station - Zone 3 constant pressure	\$2,605,000	97.2%	\$2,531,620
Bell West Pump Station - Zone 2 constant pressure; mains Bell West P.S. to Veritas School M-14, M-15	\$2,017,104	97.2%	\$1,960,284
Seismic Upgrades to pipes	\$1,500,000	11.50%	\$172,500
Upsize existing mains; construct new distribution loops to improve fire flow capacity	\$2,654,000	40.7%	\$1,080,237
NE Zimri Drive Zone 3 distribution backbone within UGB	\$413,000	97.2%	\$401,366
IBTER Fire Flow improvements for increased density			
Upsize existing 6-inch mains to 8-inch mains on S Main, S Lincoln, W 4th, W 5th Streets	\$624,000	45%	\$277,748
Upsize existing 4- and 6-inch mains to 12-inch mains on S Blaine Street	\$633,000	77%	\$484,249
Upsize existing 6-inch main to 8-inch main in S College Street north of E 9th Street	\$6,000	45%	\$2,671
Upsize existing 6-inch mains to 12-inch mains in E 9th Street, Charles Street, and S College Street	\$725,000	75%	\$544,237
Upsize existing 6-inch main to 8-inch main in S Meridian Street north of E 5th Street	\$16,000	45%	\$7,122
Upsize existing 6-inch main to 12-inch main in S Meridian Street	\$329,000	75%	\$246,971
Upsize existing 4- and 6-inch mains to 12-inch mains in E 7th Street, S Pacific Street, E 9th Street, and Paradise Drive	\$913,000	77%	\$704,069
Upsize existing 6-inch mains to 12-inch mains in S River Street	\$676,000	75%	\$507,454
Upsize existing 6-inch mains to 12-inch mains in E 5th Street	\$204,000	75%	\$153,137
Upsize existing 6-inch main to 8-inch main from E 11th Street to the Boston Square Apartments	\$58,000	45%	\$25,816
New water mains to serve future development in Riverfront area	\$963,000	100%	\$963,000
Upsize existing 6-inch S College St main to 8-inch main to serve future Riverfront development	\$172,000	45%	\$76,559
Upsize existing 6-inch River and 11th St mains to 12-inch mains to serve future Riverfront development	\$330,000	75%	\$247,721

## WATER SDC PROJECTS

Seismic resilience - cast iron and concrete pipe replacement	\$500,000	19%	\$96,620
Chehalem Drive water system extension west and north to Columbia Drive	\$721,000	100%	\$721,000
N College Street - N Terrace Street - Bell West P.S. - Veritas School	\$750,000	97%	\$728,873
College Street WL to Mountain View	\$568,000	10%	\$56,800
1.7 MG Bell Road Reservoir - Zone 3	\$2,886,000	97%	\$2,804,704
Zimri Dr. E transmission main to Bell Rd Reservoir	\$3,078,000	97%	\$2,991,296
Bell Rd W transmission main - N College Street to Zimri Dr.	\$2,678,000	97%	\$2,602,563
Water Management & Conservation Plan update	\$150,000	49.5%	\$74,259
Water System Master Plan update	\$300,000	49.5%	\$148,518
AWIA Risk & Resilience Assessment	\$280,000	49.5%	\$138,617
Seismic resilience planning	\$200,000	49.5%	\$99,012
Public Works Maintenance Facility Master Plan	\$844,145	20%	\$168,829
<b>Other</b>			
North non-potable water line and Otis Springs pumping improvements	\$2,105,000	100%	\$2,105,000

## 2023 TRANSPORTATION SDC PROJECTS

Project #	Name	Description	Project Cost	% SDC Eligible	SDC Costs
E01*	OR 240 Minor Arterial Improvement	Reconstruct OR 240 for approximately 0.36 miles between the west edge of the Urban Growth Boundary and Main Street to full, 3- lane minor arterial street standards.	\$2,160,000	42.01%	\$ 907,416
E03*	N Main Street (OR240) Arterial Improvement	Reconstruct to full minor arterial standards between Illinois and 1st to include three travel lanes, bike lanes, and sidewalks.	\$1,350,000	5.85%	\$ 78,975
E04*	Blaine St Extension	Construct new street between 9th St and River St to major collector standards.	\$1,682,200	100.00%	\$ 1,682,200
E05*	College St Arterial Improvement	Reconstruct to minor arterial street standards between 1st St and Bell Rd to include sidewalks and bicycle lanes on each side of College Street.	\$8,835,750	37.05%	\$ 3,273,645
E06*	Rogers Landing Rd Extension	Construct Rogers Landing Rd from Willamette River to UGB to major collector standards.	\$1,215,000	100.00%	\$ 1,215,000
E07*	Foothills Dr Extension	Construct Foothills Dr from Aldersgate to Villa Rd.	\$342,150	100.00%	\$ 342,150
E08*	Villa Rd Extension	Construct Villa Rd from Mountainview Dr to Aspen Way and construct to major collector standards with sidewalks and bike lanes.	\$2,835,000	100.00%	\$ 2,835,000
E11a*	Mountainview Dr Arterial Improvement	Safety Improvement: Reconstruct Mountainview Dr between Villa Rd and Alice Way to minor arterial standards. Include bike lanes and sidewalks on both sides.	\$1,023,000	35.79%	\$ 366,132
E11b*	Mountainview Dr Arterial Improvement	Reconstruct Mountainview Dr between Alice Way and Aspen Way to minor arterial standards. Include bike lanes and sidewalks on both sides.	\$1,404,000	37.24%	\$ 522,850
E15*	Hayes St Extension	Construct Hayes St from its eastern terminus at Deborah St to Springbrook St to minor collector street standards	\$540,000	100.00%	\$ 540,000

## 2023 TRANSPORTATION SDC PROJECTS

E18*	OR219 Arterial Improvement	Reconstruct OR219 to arterial standards between 1st Street and the UGB to include sidewalks and bicycle lanes on each side of OR219.	\$7,965,000	48.03%	\$ 3,825,590
S01*	Dayton Ave Collector Improvement	Restripe Dayton Avenue to major collector street standards between 5th Street and Newberg city limits to include bicycle lanes on each side of Dayton Avenue	\$13,500	34.01%	\$ 4,591
S02*	3rd St Collector Improvement	Reconstruct 3rd Street to minor collector street standards between OR 99W and Main Street to include sidewalks and on-street parking on each side of 3rd Street	\$110,250	34.67%	\$ 38,224
S03*	OR 99W Arterial Improvement	Reconstruct OR 99W to major arterial street standards between Harrison Street and 3rd Street to include sidewalks and bicycle lanes on each side of OR 99W.	\$1,741,600	100.00%	\$ 1,741,600
S08*	S Main St Collector Improvement	Restripe to major collector street standards between 1st St and 5th St to include bicycle lanes on each side.	\$27,000	31.68%	\$ 8,554
S09*	2nd St Collector Improvement	Reconstruct 2nd St to major collector street standards between Main St and River St to include sidewalks, bicycle lanes, and on- street parking on each side of 2nd Street	\$2,141,600	33.95%	\$ 727,073
S10*	Blaine St Collector Improvement	Reconstruct Blaine St to major collector street standards between Hancock St and 9th St to include sidewalks and bicycle lanes on each side of Blaine Street.	\$2,025,000	14.71%	\$ 297,878
S11*	Chehalem Dr Collector Improvement	Reconstruct Chehalem Dr between OR240 and North Valley Rd to major collector street standards to include bicycle lanes and sidewalks on both sides of the street. Yamhill County and City of Newberg jurisdictions.	\$4,428,000	50.05%	\$ 2,216,214

## 2023 TRANSPORTATION SDC PROJECTS

S12*	N Main St Collector Improvement	Reconstruct to full major collector street standards between Illinois St and Mountainview Dr to include sidewalks and bicycle lanes on each side of Main St.	\$1,350,000	63.96%	\$ 863,460
S13*	Illinois St Collector Improvement	Reconstruct Illinois St between Main St and College St to major collector street standards to include on-street parking, bicycle lanes, and sidewalks on each side of the street.	\$945,000	69.20%	\$ 653,940
S14*	Columbia Dr Collector Improvement	Reconstruct Columbia Dr between Chehalem Dr and College St to minor collector street standards to include a travel lane in each direction, and sidewalks and on-street parking on both sides of the street.	\$1,512,000	83.95%	\$ 1,269,324
S17*	Foothills Dr Collector Improvement	Reconstruct to major collector street standards between Main St and Aldersgate Dr to include sidewalks and bicycle lanes on each side.	\$3,240,000	33.95%	\$ 1,099,980
S18*	Crestview Dr Collector Improvement	Reconstruct Crestview Dr to minor collector street standards between College St and Villa Rd to include sidewalks and on-street parking. (Other Crestview Dr projects E14, S40)	\$1,620,000	61.96%	\$ 1,003,752
S20*	Vermillion St Collector Improvement	Reconstruct Vermillion St between Meridian St and College St to major collector standards to provide bicycle lanes and sidewalks on each side of the street.	\$405,000	43.12%	\$ 174,636
S21*	Fulton St Collector Improvement	Reconstruct Fulton St between Meridian St and Villa Rd to major collector standards, providing bicycle lanes and sidewalks on each side of the street.	\$174,050	36.44%	\$ 63,424
S22*	River St Collector Improvements	Reconstruct to major collector street standards between 1st St and Rogers Landing Rd to include sidewalks and bicycle lanes on each side of River St.	\$3,105,000	35.06%	\$ 1,088,613

## 2023 TRANSPORTATION SDC PROJECTS

S23*	Rogers Landing Rd Collector Improvement	Reconstruct Rogers Landing Rd to major collector street standards between River St and the Willamette River to include sidewalks and bicycle lanes on each side of the street.	\$540,000	100.00%	\$ 540,000
S25*	Villa Rd Collector Improvement	Reconstruct Villa Rd to major collector street standards between OR 99W and Fulton St to include sidewalks and bicycle lanes on each side of Villa Rd.	\$1,080,000	25.89%	\$ 279,612
S26*	Villa Rd Collector Improvement	Reconstruct to major collector street standards between Fulton St and Crestview Dr to include sidewalks and bicycle lanes on each side of Villa Rd.	\$2,920,000	85.00%	\$ 2,482,000
S27*	Haworth Ave Collector Improvement	Reconstruct Haworth Ave to major collector street standards between Villa Rd and Springbrook St to include sidewalks and bicycle lanes on each side of Haworth St.	\$1,682,200	27.02%	\$ 454,530
S29*	Aspen Way Collector Improvement	Reconstruct Aspen Way to minor collector standards between Villa Rd and Mountainview Dr to include sidewalks and on- street parking on each side of Aspen Way	\$4,995,000	100.00%	\$ 4,995,000
S33*	Hayes St Collector Improvement	Reconstruct Hayes Street to minor collector street standards between Elliott Road and Deborah Street to include sidewalks and on- street parking on each side of Hayes Street	\$87,000	33.95%	\$ 29,537
S35*	Fernwood Rd Collector Improvement	Reconstruct Fernwood Rd between Springbrook Rd and Creek to major collector standards to include bicycle lanes and sidewalks on each side of the street	\$972,000	94.42%	\$ 917,762
S36*	OR 99W Arterial Improvement	Reconstruct OR 99W to major arterial street standards between Vittoria Way and Harmony Ln to include sidewalks and bicycle lanes on each side of OR 99W.	\$270,000	28.40%	\$ 76,680



## 2023 TRANSPORTATION SDC PROJECTS

S37*	Wynooski St Collector Improvement	Reconstruct Wynooski Street to major collector street standards between River Street and Bypass to include sidewalks and bicycle lanes on each side of Wynooski Street	\$4,050,000	60.83%	\$ 2,463,615
S38*	Zimri Dr Collector Improvement - in UGB	Improve Zimri Dr within the UGB to major collector standards, providing bicycle lanes and sidewalks on each side of the street	\$2,160,000	100.00%	\$ 2,160,000
I02*	Foothills Dr/College St Intersection	Intersection control upgrade (roundabout or traffic signal) to address mobility needs	\$825,000	52.07%	\$ 429,578
I03*	Mountainview Dr/Villa Rd Intersection Improvement	Add traffic signal and left turn lanes on all approaches.	\$860,000	100.00%	\$ 860,000
I04*	Villa/Haworth Intersection Improvements	Add southbound left turn lane and northbound right turn lane on Villa to improve safety and operations. Monitor for control upgrade (roundabout or traffic signal)	\$320,000	28.28%	\$ 90,496
I05*	Villa/Fulton Intersection Improvements	Add SB right turn lane and NB left turn lane on Villa Rd. Monitor for control upgrade (roundabout or traffic signal)	\$345,000	26.11%	\$ 90,080
I07*	Mountainview Dr/Zimri Dr Intersection Improvements	Add SB left turn lane to Zimri Dr	\$135,000	100.00%	\$ 135,000
I08*	Springbrook Rd/Mountainview Dr Intersection Improvement	Traffic Signal.	\$270,000	100.00%	\$ 270,000
I09*	Springbrook Rd/Haworth Ave	Traffic Signal and left turn lanes on Haworth	\$400,000	30.22%	\$ 120,880
I10*	Springbrook Rd/Hayes St Intersection Improvement	Traffic Signal. Add 4th leg on west side of Springbrook.	\$270,000	38.72%	\$ 104,544
I13*	Everest Rd/1st St Intersection Improvements	Traffic Signal and left turn lanes on all approaches. Additional improvements may be needed at the adjacent intersection of 1st/Villa in order ensure mobility	\$735,000	38.77%	\$ 284,960

## 2023 TRANSPORTATION SDC PROJECTS

		along OR 219, including modify control and/or turn restrictions.			
I14*	Main St/ Illinois St	Perform special study to determine appropriate intersection improvements to address future safety and mobility needs triggered by future growth. Possible alternatives include traffic signal, roundabout, or four-way stop control. Realignment of the intersection may be required; alternatively, closure of either the north or east approach may be considered.	\$500,000	67.89%	\$ 339,450
P02*	OR 99W Sidewalks	From UGB to 3rd Street	\$174,150	100.00%	\$ 174,150
P03*	1st St Sidewalks	From UGB to Ore 99W	\$74,250	70.18%	\$ 52,109
P08*	9th St Sidewalks	From Blaine St to River St	\$66,150	57.38%	\$ 37,957
P09*	14th St Sidewalks	From College St to River St	\$63,180	33.95%	\$ 21,450
P12*	11th St Sidewalks	From River St to Wyooski St	\$59,400	33.95%	\$ 20,166
P13*	College St Sidewalks	From 9th St to 14th St	\$171,450	71.21%	\$ 122,090
P15*	Meridian St Sidewalks	From Hancock Street to 2nd Street	\$45,900	19.48%	\$ 8,941
P23*	Meridian St Sidewalks	From Crestview Dr to Fulton St	\$133,650	33.95%	\$ 45,374
P33*	Crestview Dr Sidewalks	From Emery St to Springbrook St	\$2,483,100	78.26%	\$ 1,943,274
P34*	Emery St Sidewalks	From Crestview Drive to Douglas Ave	\$1,724,300	33.95%	\$ 585,400
P38*	Springbrook Rd Sidewalks	From Crestview Drive to Ore 99W	\$112,050	29.45%	\$ 32,999
P42*	Hayes St Sidewalks	From Springbrook Rd to Burl St	\$166,050	78.26%	\$ 129,951
P44*	S Elliott Rd Sidewalk Infill	From OR 99W to 2nd St	\$295,000	33.95%	\$ 100,153
P48*	OR 99W Sidewalk Infill	From Brustcher Street to Vittoria Way	\$86,400	28.40%	\$ 24,538

## 2023 TRANSPORTATION SDC PROJECTS

B02*	Main St Bike Lanes - with S12, E03, S08	From 5th St to Mountainview Dr.	\$3,760,000	32.73%	\$ 1,230,648
B05*	9th St Bike Boulevard	From Blaine St to River St	\$102,600	57.38%	\$ 58,872
B19*	11th St Bike Boulevard	East of River St	\$103,950	33.95%	\$ 35,291
B25*	Springbrook Road Bike Lanes - Partially with E16	South of OR 99W on west side and north of OR 99W between Haworth and Middlebrook	\$60,000	41.51%	\$ 24,906
B29*	Vittoria Way Bike Lanes	From Springbrook to OR 99W	\$145,800	33.95%	\$ 49,499
B30*	Aspen Way Bike Lanes	From Mountainview Dr to Springbrook	\$130,950	78.26%	\$ 102,481

## STORMWATER SDC PROJECTS

Project	Cost Estimate	% SDC Eligible	\$ Eligible
S Center St. Improvements	\$2,415,715.00	30	\$ 724,714.50
N Springbrook Rd. Improvements - Section 1	\$94,466.00	25	\$ 23,616.50
N Springbrook Rd. Improvements - Section 2	\$1,104,077.00	25	\$ 276,019.25
Crestview Dr. Improvements	\$131,819.00	5	\$ 6,590.95
Center St. Improvements	\$138,377.00	45	\$ 62,269.65
Mountainview Dr. Improvements	\$384,725.00	75	\$ 288,543.75
Stormwater Master Plan Update	\$350,000.00	50	\$ 175,000.00
Riverfront Additional piping	TBD depending on layout	100	