

Section II—Projects and Priorities

Continued

- Typical cost per property = \$8,000 (according to preliminary WES estimates)
 - This amount can be financed with the County like a second mortgage
 - Safety net programs are available for low income property owners
2. **System Development Charge or SDC**—This represents the local share of building and operating a sewage treatment plant that will clean the water and discharge the clean water to the Willamette River.
- Typical cost per property = \$2,200 (according to preliminary WES estimates)
 - This amount cannot be financed with the County
3. **Decommission Existing Sanitary System**—This represents the cost of shutting down an existing septic tank or drywell on private property. These systems do not need to be completely removed, but they need to be safely taken out of service by removing the wastewater and filling the tank or sump with earth and gravel.
- Typical cost per property = \$2,000 (according to preliminary WES estimates)
4. **Rerouting Plumbing**—The existing plumbing from a house may need minor rerouting to carry the wastewater to the new public sewer. If a septic tank is in the backyard, and the public sewer is in the front yard, the contractor will need to install new pipes to carry the wastewater to the public sewer.
- Typical cost per property = \$2,000 (according to preliminary WES estimates)

The typical total cost per property to switch from a private on-site septic tank system to a publicly-owned and operated system is approximately \$ 14,200. However, actual costs may vary considerably from this estimate.

Parks and Gateway/Lighting Improvement Costs

Basic Park Improvements —soil stripping, rough grading, top soil, fine grading, seeding and signage:

- Basic Improvement Cost = \$65,000 per acre

Additional trails, trees, small shrub beds:

- Additional Improvement Cost = \$15,000 per acre

Playground and Ball Field—includes pre-manufactured play equipment, ball field with subgrade drainage system:

- Additional Improvement Cost = \$130,000 per acre

Section II—Projects and Priorities

Continued

Additional Irrigation—includes large throw-sprinklers and limited drip irrigation system:

- Additional Improvement Cost = \$35,000 per acre

Home and Light Commercial Improvement Costs

The *Design Plan* includes funding programs that attempt to leverage private investment in residential, commercial and industrial development. This includes the Development and Redevelopment programs, and the Property Preservation and Rehabilitation Programs. While the exact amount of private investment in a redevelopment project will vary from project to project, planning and budgeting can be accomplished using rough cost estimates, which are provided on the next page in Table 5. Please refer to Section III for a more detailed description of funding program descriptions and authorization levels.

Table 5
Home and Light Commercial Unit Costs*

Roofing - Flashings - Chimneys	
Install conventional asphalt shingles over existing shingles	\$1.25 - \$2 / sq. ft.
Strip and re-shingle with conventional shingles	\$2 - \$3 / sq. ft.
Strip and re-roof with cedar shingles	\$5 - \$7 per sq. ft.
Strip and replace built-up tar and gravel roof	\$4 - \$6 / sq. ft.
Strip and replace single-ply membrane	\$4 - 6 / sq. ft.
Reflash typical chimney	\$300 - \$500
Reflash typical skylight	\$300 - \$500
Rebuild typical chimney above roof line	\$100 - \$200 / lin. ft.
Repoint typical chimney above roof line	\$20 - \$30 / row
Install galvanized or aluminum gutters and downspouts	\$3 - \$5 / lin. ft.
Soffits - Fascias - Repointing - Water Proofing	
Install aluminum soffits and fascia	\$8 - \$12 / lin. ft.
Install aluminum or vinyl siding	\$3 - \$4.50 / sq. ft.
Repoint exterior wall (soft mortar)	\$3 - 4.50 / sq. ft.
Repoint exterior wall (hard mortar)	\$6 - \$8 / sq. ft.
Waterproof foundation walls	\$3 - \$4 / sq. ft.
Damp proof foundation walls and install weeping tile	\$60 - \$120 / lin. ft.
Garages - Decks - Retaining Walls - Foundation	
Install a deck	\$12 - \$20 / sq. ft.
Rebuild exterior stairwell	\$2,500 - \$5,000
Build detached garage (single)	\$8,000 and up
Build detached garage (double)	\$12,000 and up
Build retaining wall (wood)	\$20 - \$25 /sq. ft.
Build retaining wall (concrete)	\$30 - \$40 / sq. ft.
Perform chemical treatment for termites	\$500 and up
Repair minor crack in poured concrete foundation	\$400 - \$800
Electric Repairs - Upgrades	
Upgrade electrical service to 100 amps	\$1,200 - 1,800
Upgrade electrical service to 200 amps	\$1,500 - \$2,000
Install new circuit breaker panel	\$500 - \$700
Add 120 volt circuit	\$150 - \$250
Add 240 volt circuit	\$250 - \$350
Add conventional receptacle	\$75 - \$150
Replace conventional receptacle with ground fault circuit receptacle	\$60 - \$90
Rewire electrical outlet with reversed polarity (assuming electrician already there)	\$5 - \$10 ea.
Install conventional alarm system (fire/burglar)	\$1,000 and up

Section II—Projects and Priorities

Continued

Heating Systems – Air Conditioning	
Install mid-efficiency forced-air furnace	\$1,700 - \$2,500
Install high-efficiency forced-air furnace	\$2,500 - \$3,500
Install drum-type humidifier	\$200 - \$300
Install electronic air filter	\$500 - \$800
Install mid-efficiency boiler	\$2,500 - \$4,000
Install high-efficiency boiler	\$5,000 - \$9,000
Rebuild firepot (refractory) on boiler	\$500 - \$800
Install circulating pump	\$400 - \$600
Install chimney liner	\$300 - \$700
Install set-back thermostat	\$100 - \$300
Remove oil tank from basement	\$200 - \$400
Remove abandoned underground oil tank	\$3,500 and up
Replace radiator valve	\$75 - \$150
Add electric baseboard heater	\$150 - \$250
Convert from hot water heating to forced-air (cape)	\$8,000 - \$10,000
Convert from hot water heating to forced-air (two story)	\$15,000 - \$20,000
Clean ductwork	\$250 and up
Add central air conditioning on existing forced-air system	\$2,000 - \$3,000
Add heat pump to forced-air system	\$3,000 - \$4,000
Replace heat pump or air conditioning compressor	\$800 - \$1,400
Insulation	
Insulate open attic to modern standards	\$1 - \$1.50 / sq. ft.
Blow insulation into flat roof, cathedral ceiling or wall cavity	\$2 - \$3.50 /sq. ft.
Improve attic ventilation	\$40 - \$50 per vent
Plumbing & Sewer	
Replace galvanized piping with copper (2 story with one bathroom)	\$2,000 - \$2,500
Replace water line to house	\$1,500 - \$3,500
Replace toilet	\$300 and up
Replace basin	\$200 and up
Replace bathtub, including ceramic tile	\$1,500 and up
Install fire sprinkler system (apartment dwelling unit)	\$4,000 and up
Retile bathtub enclosure	\$800 - \$1,200
Replace leaking shower stall pan	\$1,000 - \$1,600
Rebuild tile shower stall	\$1,500 - \$2,500
Replace laundry tubs	\$250 - \$500
Remodel bathroom completely	\$6,000 and up
Connect waste plumbing system to municipal sewers	\$8,000 and up
Install submersible pump	\$800 and up
Decommission septic tank and reroute plumbing	\$4,000 and up

Section II—Projects and Priorities

Continued

Carpentry - Finish Work	
Sand and refinish hardwood floors	\$1.50 - \$3 /sq. ft.
Add drywall over plaster	\$1.50 - \$2.50 /sq. ft
Install replacement windows	\$200 - \$400 ea
Install storm windows	\$75 - \$200 ea.
Install skylight	\$500 and up
Remodel kitchen completely	\$8,000 and up
Painting (trim only)	\$1,500 - \$2,500
Painting (trim and wall surfaces)	\$3,000 and up
Fireplaces - Stoves	
Repoint chimney (2 story)	\$700 and up
Convert coal-burning fireplace to wood-burning unit	\$800 and up
Install masonry fireplace (if flue already roughed-in)	\$2,000 and up
Install zero-clearance fireplace (including chimney)	\$2,500 and up
Install glass doors on fireplace	\$300 and up
Install gas Insert into existing fireplace	\$2,500 and up

** Note: Costs shown are for general estimates for repairs and/or improvements to a typical 3-bedroom home unless stated otherwise. The scope, size and quality of a project will significantly affect actual costs. Cost information is in current 2006 dollar amounts and is provided for basic planning and exploratory purposes.*

Section III—Design Plan Funding Programs

Draft funding program descriptions were prepared in response to the public request for additional detail on NCRA plan activities. The Program Description Sheets in this section provide a guideline for County staff and interested stakeholders on how funds could be used. Each description provides information regarding the:

- Program Objective
- Program Priority (implementation timing)
- Program Activities (how funds can be used)
- Funding Guidelines
- Priority Locations

It is expected that more details regarding each of these funding guidelines will be developed once the proposed North Clackamas Revitalization Area Plan is adopted.

Public Utilities Program

Objective: Assist in leveraging improvements to utility infrastructure including water, storm sewer, and sanitary sewer systems; and in reducing the cost of connection to sewer service for affected residents and property owners.

Improvement Priority: Near Term, Begin in years 1 - 10

Program Funds Assist with:

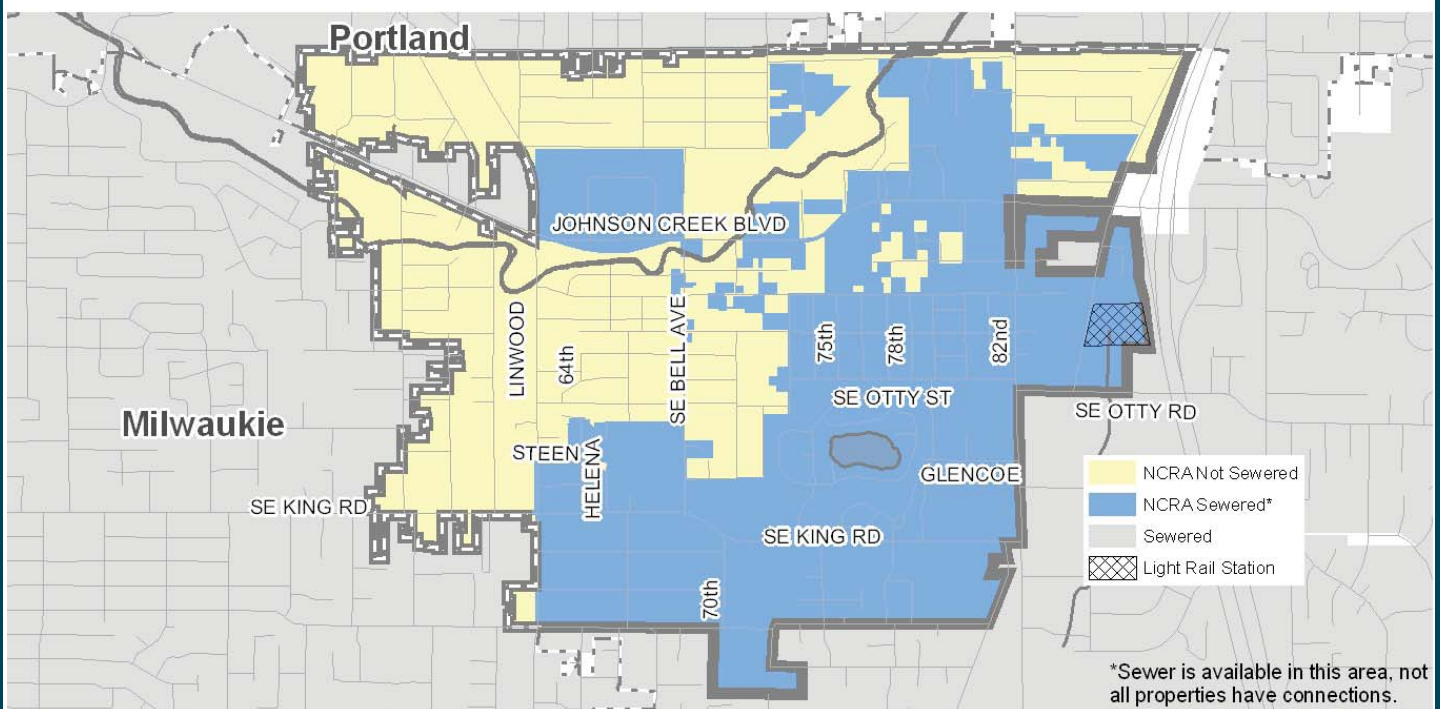
- Residential sewer system development charges (SDCs). (SDCs are one-time fees assessed to sewer system connections.)
- Sewer hook-up fees.
- Septic tank decommissioning.
- Technical studies of providing sewer service to Plan area.
- Water line upgrades.
- Upgrades or construction of storm water facilities.
- Mitigation of flood impacts.

Funding Guidelines:

- The Development Agency may establish operating provisions of programs, including eligibility requirements, loan or grant maximum amounts, and terms.
- Sanitary sewer funding coordinated with sewer district annexation plans by sewer service providers.

Priority Locations:

- Preliminary sewer district expansion may occur in phases, such as north of Johnson Creek, Linwood east to I-205, and west of Linwood.
- Water line upgrades coordinated with fire hydrant upgrades (see also Public Safety Improvements).



Street, Curb, and Sidewalk Improvement Program

Objective: Improve public safety by addressing design deficiencies on local streets, including rebuilding or paving existing streets and adding pathways or sidewalks. To maintain or improve neighborhood character, new and rebuilt streets may have “green street” or other innovative designs. The Street, Curb, and Sidewalk Improvement Program and the Public Utilities Program will be coordinated to lower the costs of sewer connection to Plan area residents.

Improvement Priority: Near Term, Begin in years 1 - 10

Program Funds Assist with:

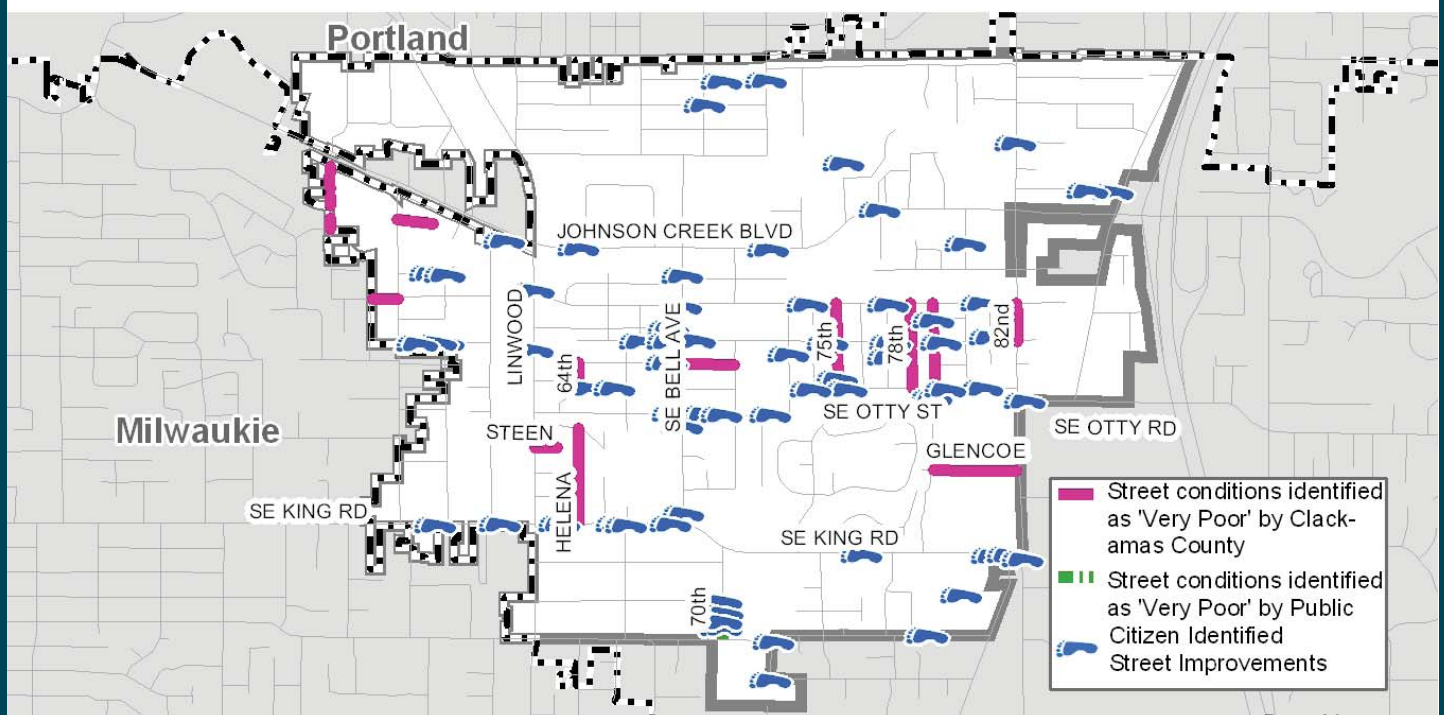
- Designing, building, and/or rebuilding existing unpaved or extremely damaged streets to County standards.
- Asphalt overlay on selected local streets.
- Adding or reconstructing sidewalks or pathways.
- Acquiring additional right of way necessary to make street improvements.

Funding Guidelines:

- Projects accompanied with matching funds may be given priority.

Priority Locations:

- Coincide with sewer district annexation and connection to help lower costs to affected property owners.
- Coincide with fire hydrant upgrades (see also Public Safety Improvements) and water line improvements.
- Identified streets in need of improvement include but are not limited to: 70th Avenue (between Jack and Monroe), Wichita Street, and Hazel.



Streetscape Improvement Program

Objective: Create a sense of identity for the neighborhood as well as improve public safety by adding street lighting, pathways, landscaping, public art, and signage.

Improvement Priority: Long Term, Begin in years 10 - 25

Program Funds Assist with:

- “Gateway” treatments (signage and landscaping) at selected locations.
- Street lighting along selected local streets.

Funding Guidelines:

- Funding requests accompanied with matching funds may be given priority.

Priority Locations:

- High visibility locations that contribute to overall neighborhood identity.



Development and Redevelopment Program

(I) General

Objective: Assist with the development or redevelopment of land or buildings.

Improvement Priority: Near Term to Long Term, Begin in years 1 - 25

Program Funds Assist with:

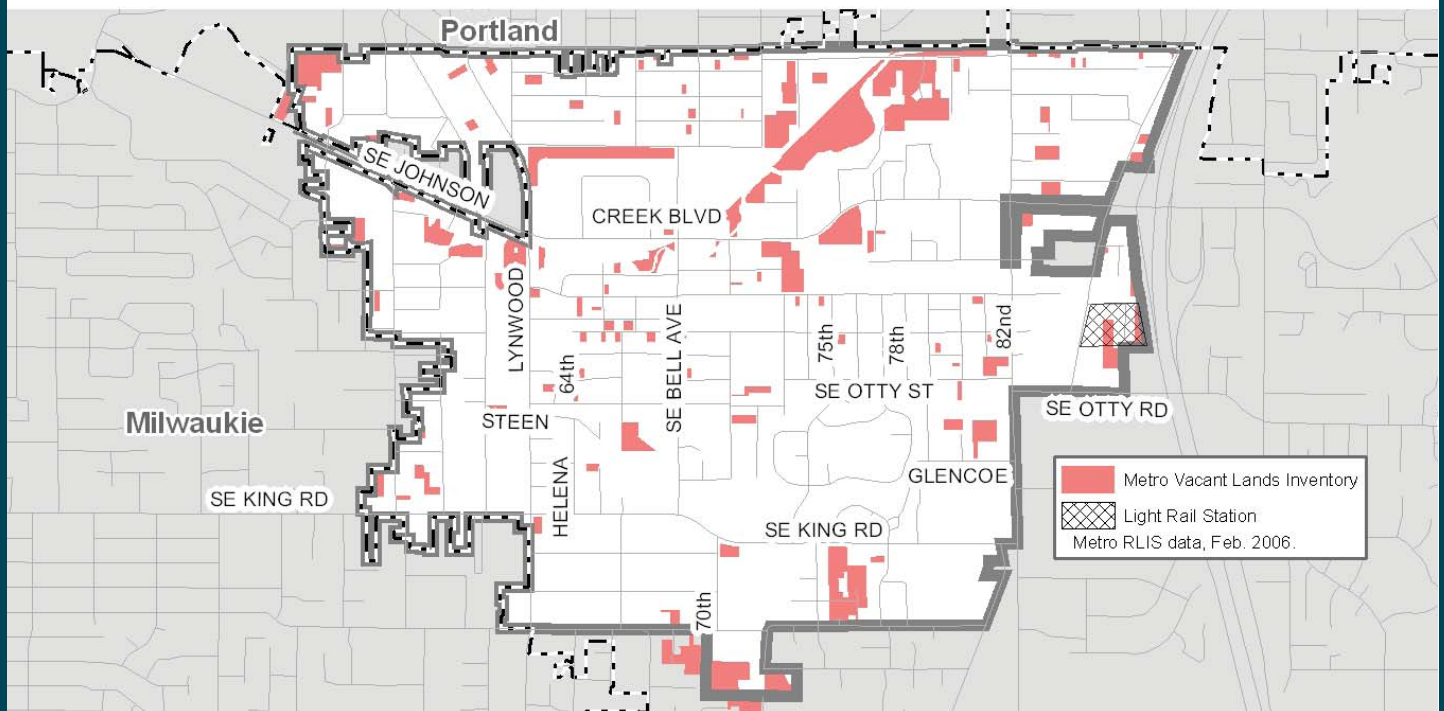
- Removing dangerous buildings.
- Acquiring selected properties for redevelopment and public safety purposes.
- Transferring assembled sites at fair reuse value.
- Below market rate loans.
- Public parking.
- Providing utilities and other off-site improvements to improve feasibility of development. (This may also use funds from non-development and redevelopment programs.)
- Technical assistance such as architectural and engineering plans, planning and zoning permitting, etc.

Funding Guidelines:

- Leverage non-local, Metro, state and federal funds, and/or grant money.
- Funding requests which are accompanied with matching funds may be given priority.

Priority Locations:

- Near intersection of Johnson Creek Road and 82nd Avenue.
- Within 1,500 feet of planned light rail station along I-205.
- Throughout urban renewal district, as opportunities are presented.



Development and Redevelopment

(2) Housing

Objective: Assist non-profit and private developers to build new or substantially renovate sales and rental housing in the project area.

Improvement Priority: Near Term to Long Term, Begin in Years 1 - 25

Program Funds Assist with:

- Reducing the cost of land for housing development.
- Reducing pre-development costs for housing developers.
- Gap financing for developers to make housing development feasible.
- Utilities and other off-site improvements to improve feasibility of housing developments. (This may also use funds from non-development and redevelopment programs.)

Funding Guidelines:

- Levels of funding, and the appropriate funding mechanism, may be determined on a case-by-case basis, as housing proposals are brought to the Development Agency.
- Funds are eligible to non-profit or private developers of new or renovated sales and rental housing.

Priority Locations:

- Within 1500 feet of planned light rail station along I-205.
- Throughout the NRCA.



Development and Redevelopment

(3) Employment

Objective: Assist local businesses to locate or expand in the project area.

Improvement Priority: Near Term to Long Term, Begin in years 1 - 25

Program Funds Assist with:

- Reducing the cost of land for business development.
- Reducing pre-development costs for commercial and industrial developers.
- Gap financing for developers to encourage new business development or expansion of existing businesses.
- Utilities and other off-site improvements to improve feasibility of business developments.
(This may also use funds from non-development and redevelopment programs.)

Funding Guidelines:

- Levels of funding, and the appropriate funding mechanism, may be determined on a case-by-case basis, as proposals are brought to the Development Agency.

Priority Locations:

- Along Southeast Johnson Creek Boulevard near the intersection with 82nd Avenue.
- Commercial and industrially zoned properties throughout the NCRA.



Home Ownership Assistance Program

Objective: Encourage home ownership and attract new home owners to the area to maintain and expand the stock of affordable housing, and support a range of cost and housing types in the area.

Improvement Priority: Near Term to Long Term, Begin in years 1 - 25

Program Funds Assist with:

- Reducing interest rates on home mortgages.
- Reducing down payment costs to potential home owners.
- Reducing closing costs to potential home owners.

Funding Guidelines:

- The Development Agency may establish provisions of programs, including income and other eligibility requirements.
- Home ownership programs may be jointly managed by Clackamas County, non-profit housing organizations, and private lenders.
- Funds may be available to non-profit or private developers to construct new or renovate housing.

Priority Locations:

- Throughout the NRCA.



Property Preservation and Rehabilitation Program

Objective: Improve the appearance and housing quality of the area by helping property owners make repairs and renovations to their home, business, or rental units.

Improvement Priority: Near Term, Begin in years 1 - 10

Program Funds Assist with:

- Repairs (roofing, exterior painting, etc.) necessary to maintain property in usable condition and improve neighborhood character.
- Renovation or rehabilitation work to improve the visual appearance or overall condition of a property.
- Upgrading or installing fire sprinklers in existing multi-family dwelling units in conjunction with other upgrades to comply with the building code.

Funding Guidelines:

- Operating provisions of programs, including eligibility requirements, loan or grant maximum amounts and terms may be established by the Development Agency.
- Programs may be subject to income or other requirements.
- Assistance may take the form of low interest loans or matching grants.
- Separate funds, terms and conditions may be established for housing and commercial property.

Priority Locations:

- Throughout the NCRA.



Parks and Open Space Program

Objective: Acquire and develop parks, open space, trails and pathways that are accessible and provide meaningful recreation opportunities to Plan area residents and workers.

Improvement Priority: Long Term, Begin in years 10 - 25

Program Funds Assist with:

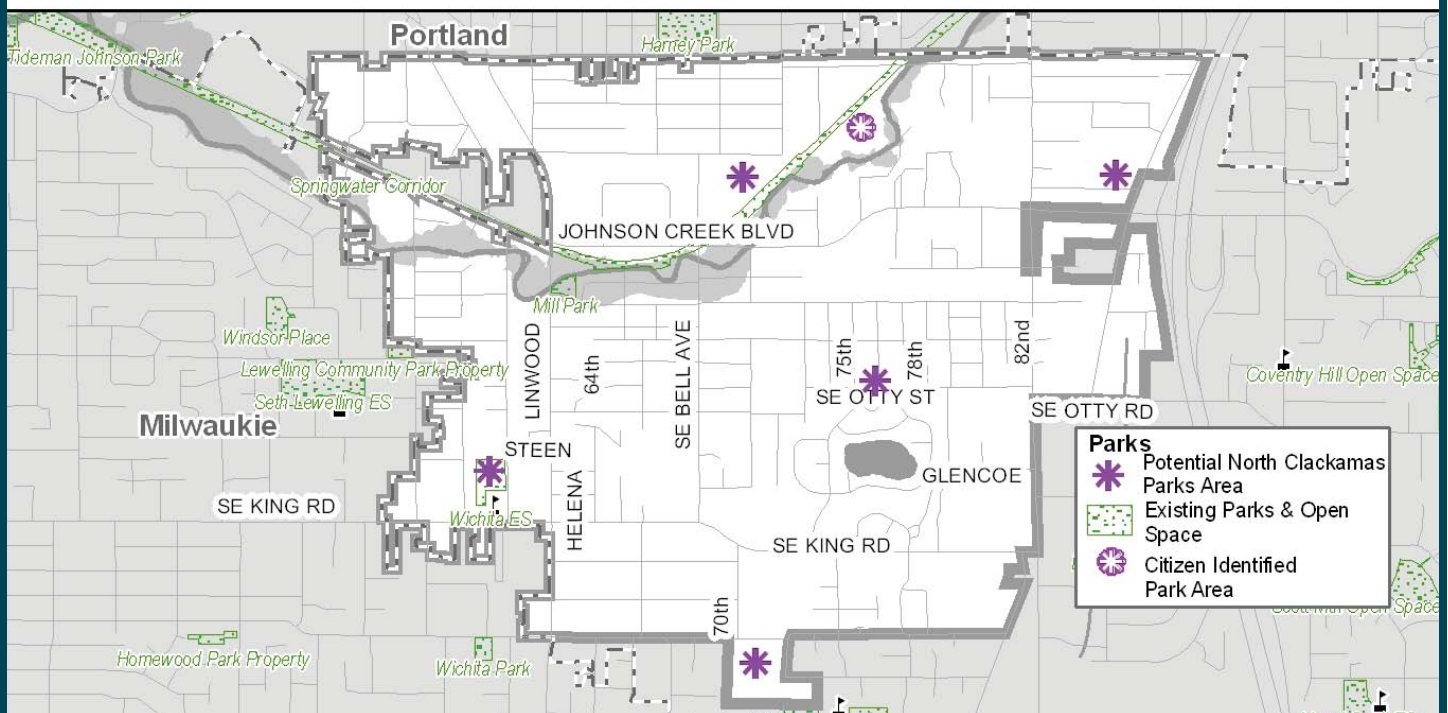
- Acquiring and developing parks.
- Acquiring right of way, design and construction of pathways or trails that enhance access to parks.

Funding Guidelines:

- Utilize funds to leverage Parks funding.

Priority Locations:

- Consistent with the Parks District Master Plan.
- Walkable or easily accessed by transit and bicycle.
- Possible locations include:
 1. Between 82nd Avenue and I-205 north of Johnson Creek Blvd.
 2. Near the Springwater Trail north of SE Alberta Ave.
 3. Near SE Otty Street.



Public Buildings and Facilities Program

Objective: Assist in the purchase or development of a public facility that benefits the neighborhood and accomplishes North Clackamas Revitalization Area Plan goals.

Improvement Priority: Near Term to Long Term, Begin in years 1 - 25

Project Funds Assist with:

- Acquiring and re-using properties within the Plan area for public neighborhood use.
- Constructing parking facilities that serve a development that is consistent with Plan goals and area zoning.

Funding Guidelines:

- Utilize funds depending on emerging redevelopment and acquisition opportunities.

Priority Locations:

- All potential locations reviewed and analyzed by the Development Agency as purchase opportunities become available.



Public Safety Improvement Program

Objective: Increase public safety.

Improvement Priority: Near Term to Long Term, Begin in years 1 - 25

Project Funds Assist with:

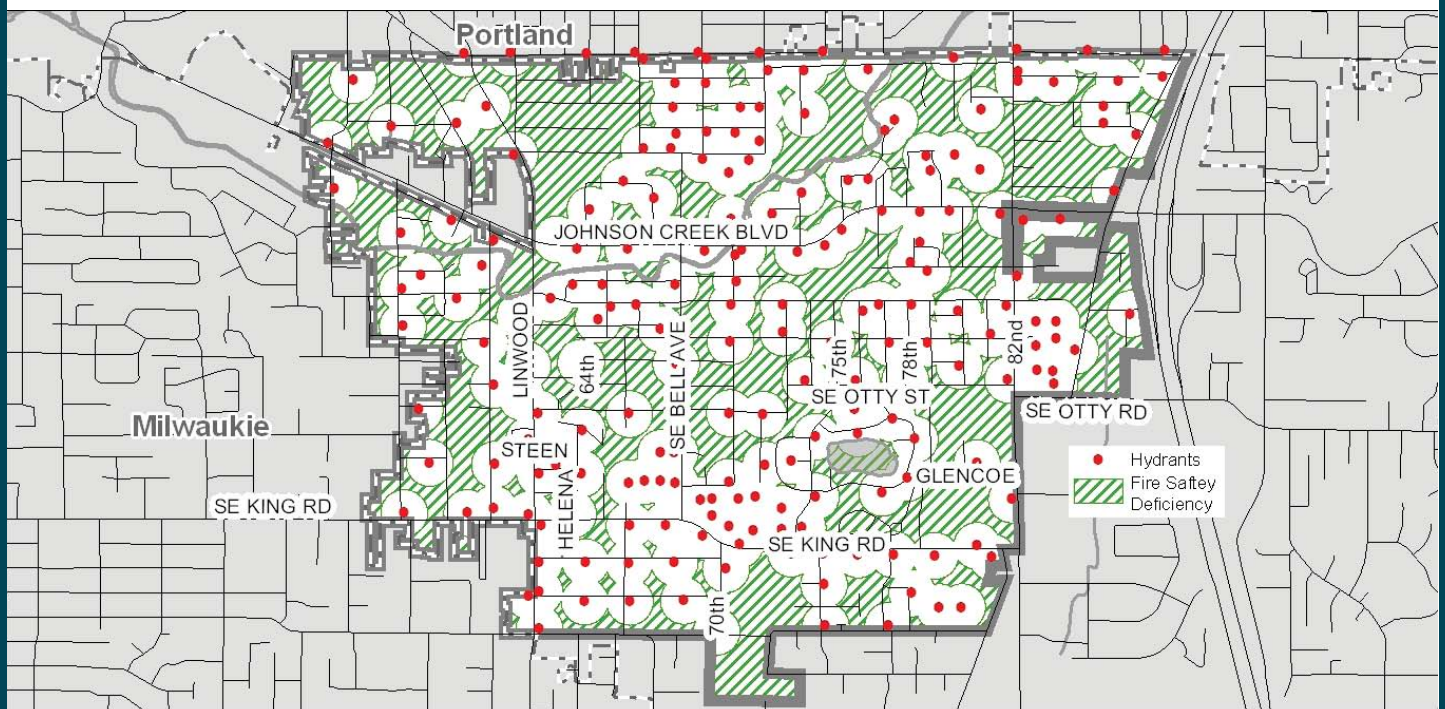
- Placing fire hydrants in required locations.
- Incentives for fire sprinkler installation.
- Cleaning up contaminated properties.
- Establishing a new neighborhood fire and/or emergency services sub-station within the Plan area.

Funding Guidelines:

- Utilize funds to leverage system upgrades by local water providers.
- Require recipients to ensure property address is visible from street to assist with response times.

Priority Locations:

- Coordinate fire hydrant placement with water line, sewer line and street improvements.
- Emergency services sub-station located with input of neighborhood and the department responsible for long-term maintenance and operations of the facility.
- Coordinate emergency services sub-station location with Public Buildings and Facilities Program.



Property Acquisition Program

Objective: Acquire land or buildings necessary to achieve Plan goals.

Improvement Priority: Near Term to Long Term, Begin in Years 1 - 25

Program Funds Assist with:

- Acquiring properties for public or private development.

Funding Provisions:

- Levels of funding and the appropriate funding mechanism will be determined on a case-by-case basis, as proposals are brought to the Development Agency.
- Leverage non-local, Metro, state and federal funds, and/or grant money.
- Funding requests accompanied by matching funds will be given priority.

Priority Locations:

- Land or structures that are dangerous, hinder public safety, or are an “eyesore” to the neighborhood.



Transit Facilities and Alternative Transportation Program

Objective: Improve transit, pedestrian, and bicycle options and facilities to encourage use of alternative transportation.

Improvement Priority: Long Term, Begin in years 10 - 25

Project Funds Assist with:

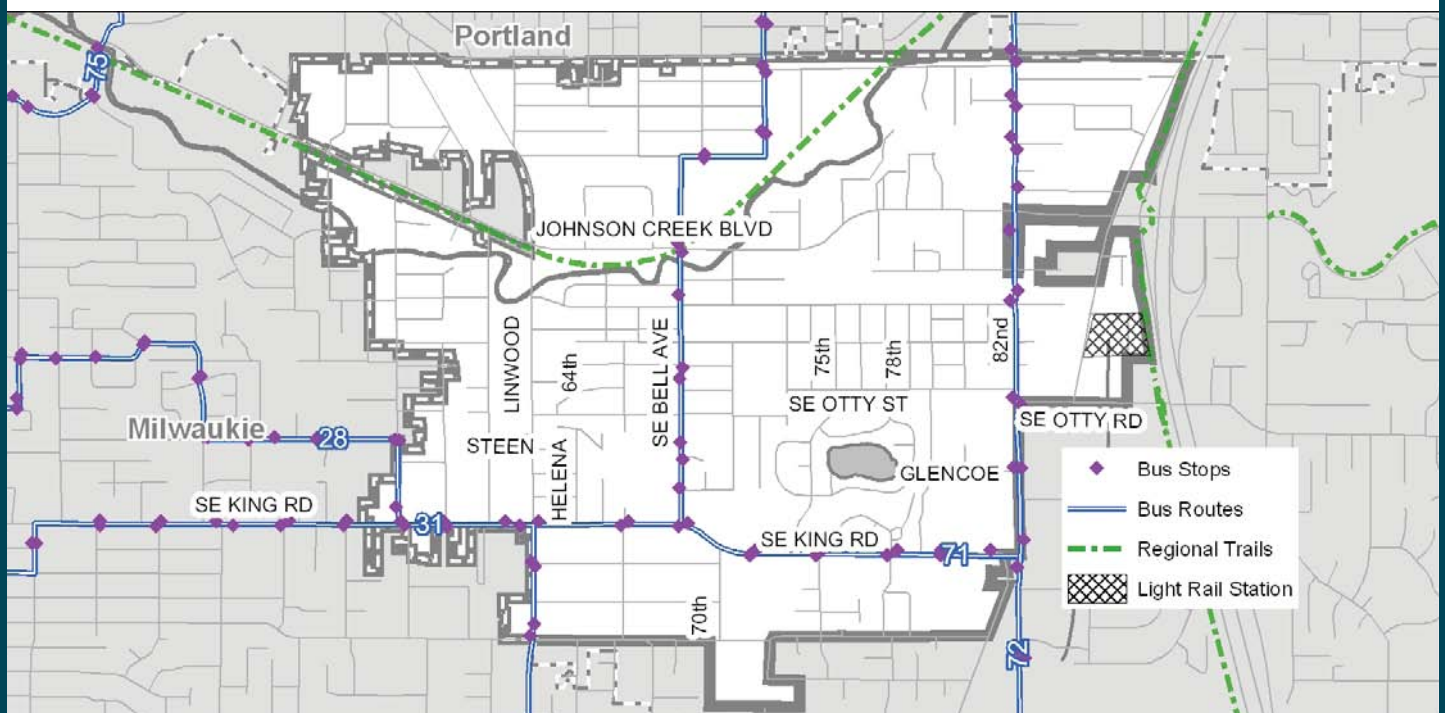
- Pedestrian connections between project area and the future light rail station.
- Bus shelters and other amenities for transit riders.
- Bike lanes on major roads within the Plan area coordinated with applicable master plans.
- Right of way necessary to make transit, pedestrian, and bike facility improvements.

Funding Guidelines:

- Utilize funds to leverage investment by TriMet, Metro, state and federal government.

Priority Locations:

- Transit routes and bus stops.
- Safe pedestrian and bicycle connection to the future light rail station.
- Pathways that connect major destinations such as shopping, parks, schools, and the future light rail station.
- Routes identified as priority by adopted master plans.



Bridge Improvement Program

Objective: Improve design deficiencies on bridges along Johnson Creek that cause flooding or other dangerous conditions.

Improvement Priority: Long Term, Begin in Years 10 - 25

Program Funds Assist with:

- Improving design deficiencies on bridges along Johnson Creek that cause flooding or other dangerous conditions.

Funding Guidelines:

- Leverage non-local, Metro, state and federal funds, and/or grant money.

Priority Locations:

- Bridges along Johnson Creek within the North Clackamas Revitalization Area.

