

**RESOLUTION NO. 3424**

**A RESOLUTION ESTABLISHING SYSTEM DEVELOPMENT CHARGES FOR IMPACTS TO THE PUBLIC TRANSPORTATION SYSTEM IN NORTH ALBANY AND ESTABLISHING AN APPEAL FEE.**

WHEREAS, the Council of the City of Albany has duly adopted Ordinance No. 5157 declaring their intent to comply with the provisions of ORS 223.207 through 223.208, and 223.297 through 223.314, an ordinance regarding system development charges; and

WHEREAS, a methodology for the calculation of system development charges for the transportation system in North Albany has been developed as specifically described in Resolution No. 3423;

NOW, THEREFORE, BE IT RESOLVED that a transportation system development charge for North Albany hereby be established as described herein;

BE IT FURTHER RESOLVED that an appeal fee is hereby established as described herein;

BE IT FURTHER RESOLVED that the Improvement Fee System Development Charge herein established become effective November 1, 1994.

**BASE FEE ESTABLISHED**

The base unit for the transportation system development charge (SDC) will be trip ends as defined in the "Trip Generation" Manual by the Institute of Traffic Engineers. The average weekday trip generation rates for representative land uses are as shown in Attachment 'A' included herein. The base fee for a single trip end is \$132. The entire base fee is an Improvement Fee as defined by the implementing methodology.

**RESIDENTIAL AND MULTI-FAMILY DEVELOPMENT:**

Residential and multi-family development SDC's are computed by multiplying the base SDC fee by the average weekday trips per dwelling unit. The following table summarizes the calculations for a number of residential land uses:

Land Use Description	Trip Rate per Dwelling Unit	SDC per Trip	Total SDC per Dwelling Unit
Single Family Detached Housing	9.55	\$132	\$1,260
Apartment/Duplex	6.47	\$132	\$854
Residential Condo/Town house	5.86	\$132	\$773
Mobile Home Park	4.81	\$132	\$635
Congregate Care Facility	2.15	\$132	\$284

For residential land uses not applicable to the above-referenced categories, the City Engineer will determine an appropriate trip rate based on information in the ITE Trip Generation manual, and may consider information submitted by the applicant.

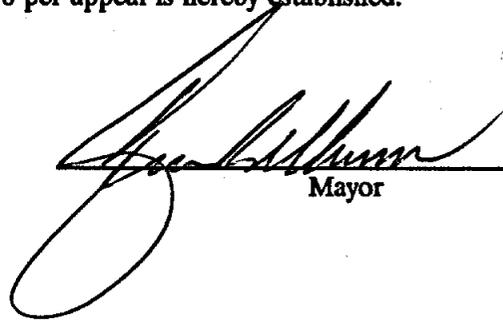
**OTHER DEVELOPMENT:**

All other development (institutional, business and commercial, office, and industrial) will be calculated by multiplying the base SDC fee per average weekday trip (\$132) by the associated average trip rate for the given land use specified in Attachment 'A.' For land uses not applicable to categories listed in Attachment 'A,' the City Engineer will determine an appropriate trip rate based on information in the ITE Trip Generation manual, and may consider information submitted by the applicant.

**APPEAL FEE:**

Pursuant to Section 15.16.100(4), an appeal fee of \$50 per appeal is hereby established.

Dated this 26th day of October 1994.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Deputy City Recorder



**ATTACHMENT 'A'**  
**City of Albany**  
**Transportation System Development Charge**  
**Trip Generation Rates**  
**November 1, 1994**

ITE CODE	LAND USE DESCRIPTION	BASIS FOR TRIP DETERMINATION	WEEKDAY AVG. TRIP RATE	ITE REF. PAGE
<b><u>RESIDENTIAL</u></b>				
210	Single-Family Detached Housing	Dwelling Unit	9.55	257
220	Apartment/Duplex	Dwelling Unit	6.47	311
230	Residential Condominium/Townhouse	Dwelling Unit	5.86	382
240	Mobile Home Park	Dwelling Unit	4.81	427
252	Congregate Care Facility	Dwelling Unit	2.15	473
<b><u>INSTITUTIONAL</u></b>				
030	Truck Terminals	Acres	9.85	70
090	Bus Park and Ride Station	Parking Spaces	4.18	81
411	City Park	Acres	2.23	585
412	County Park	Acres	2.99	590
413	State Park	Acres	0.50	602
414	Water Slide Park	Parking Spaces	1.67	613
415	Beach Park	Acres	15.77	615
416	Campground/Recreational Vehicle Park	Acres	74.38	624
417	Regional Park	Acres	19.15	626
420	Marina	Boat Berths	2.96	643
430	Golf Course	Acres	7.54	664
443	Movie Theater w/o Matinee	Movie Screens	220.00	678
444	Movie Theater w/ Matinee	Movie Screens	153.33	682
452	Horse Race Track	Acres	43.00	692
460	Arena	Acres	33.33	696
480	Amusement Park	Acres	75.76	698
481	Zoo	Acres	114.88	708
491	Tennis Courts	No. of Courts	33.33	710
492	Racquet Clubs	No. of Courts	42.90	731
494	Bowling Alley	Bowling Lanes	33.33	749
520	Elementary School	T.S.F.G.F.A.	10.72	772
530	High School	T.S.F.G.F.A.	10.90	791
540	Junior/Community College	T.S.F.G.F.A.	12.87	796
550	University/College	No. of Students	2.37	800
560	Church	T.S.F.G.F.A.	9.32	813
561	Synagogue	T.S.F.G.F.A.	10.64	823
565	Day Care Center	T.S.F.G.F.A.	79.26	834
566	Cemetery	Acres	4.16	853
590	Library	T.S.F.G.F.A.	45.50	873
610	Hospital	T.S.F.G.F.A.	16.78	894
620	Nursing Home	No. of Beds	2.60	920

ITE CODE	LAND USE DESCRIPTION	BASIS FOR TRIP DETERMINATION	WEEKDAY AVG. TRIP RATE	ITE REF. PAGE
<b><u>BUSINESS &amp; COMMERCIAL</u></b>				
310	Hotel	No. of Rooms	8.70	519
320	Motel	No. of Rooms	10.19	550
810	Retail - General Merchandise	T.S.F.G.F.A.	48.00 <sup>1</sup>	1097
812	Building Materials and Lumber Store	T.S.F.G.F.A.	30.56	1108
814	Specialty Retail Center	T.S.F.G.L.A.	40.67	1127
815	Discount Store	T.S.F.G.F.A.	70.13	1136
816	Hardware/Paint Store	T.S.F.G.F.A.	51.29	1158
817	Nursery (Garden Center)	T.S.F.G.F.A.	36.08	1186
818	Nursery (Wholesale)	T.S.F.G.F.A.	39.00	1205
820	Shopping Center	T.S.F.G.L.A.	SEE TABLE 1	1231
831	Quality Restaurant	T.S.F.G.F.A.	96.51	1249
832	High-Turnover, Sit-Down Restaurant	T.S.F.G.F.A.	205.36	1268
833	Fast Food Restaurant w/o Drive Through Window	T.S.F.G.F.A.	786.22	1287
834	Fast Food Restaurant w/ Drive Through Window	T.S.F.G.F.A.	632.12	1306
841	New Car Sales	T.S.F.G.F.A.	47.91	1339
847	Self Service Car Wash	Wash Stalls	108.00	1370
851	Convenience Market (Open 24 Hours)	T.S.F.G.F.A.	737.99	1399
860	Wholesale Market	T.S.F.G.F.A.	6.73	1434
861	Discount Club	T.S.F.G.F.A.	78.02	1436
890	Furniture Store	T.S.F.G.F.A.	4.34	1448
911	Walk-In Bank	T.S.F.G.F.A.	140.61	1478
912	Drive-In Bank	T.S.F.G.F.A.	265.21	1497
913	Walk-In Savings and Loan	T.S.F.G.F.A.	61.00	1516
914	Drive-In Savings and Loan	T.S.F.G.F.A.	74.17	1518
<b><u>OFFICE</u></b>				
630	Clinic	T.S.F.G.F.A.	23.79	934
710	General Office Building	T.S.F.G.F.A.	SEE TABLE 4	942
714	Corporate Headquarters Building	T.S.F.G.F.A.	6.27	965
715	Single Tenant Office Building	T.S.F.G.F.A.	11.50	972
720	Medical Office Building	T.S.F.G.F.A.	34.17	985
730	Government Office Building	T.S.F.G.F.A.	68.93	995
731	State Motor Vehicles Department	T.S.F.G.F.A.	166.02	1006
732	U.S. Post Office	T.S.F.G.F.A.	87.12	1016
733	Government Office Complex	T.S.F.G.F.A.	25.00	1035
750	Office Park	T.S.F.G.F.A.	11.42	1044
760	Research and Development Center	T.S.F.G.F.A.	7.70	1066
770	Business Park	T.S.F.G.F.A.	14.37	1086
<b><u>INDUSTRIAL</u></b>				
110	General Light Industrial	T.S.F.G.F.A.	6.97	92
130	Industrial Park	T.S.F.G.F.A.	6.97	135
140	Manufacturing	T.S.F.G.F.A.	3.85	164
150	Warehouse	T.S.F.G.F.A.	4.88	193
151	Mini-Warehouse	T.S.F.G.F.A.	2.61	221
860	Wholesale	T.S.F.G.F.A.	6.73	1434

<sup>1</sup>Calculated as (P.M. Peak rate x 10)

**NOTES:**

- T.S.F.G.F.A.** = **Thousand Square Feet Gross Floor Area**  
= The sum (in square feet) of the area at each floor level, including cellars, basements, mezzanines, penthouses, corridors, lobbies, stores, and offices, that are included within the principal outside faces of exterior walls, not including architectural setbacks or projections (ITE Trip Generation Manual, January 1991).
- T.S.F.G.L.A.** = **Thousand Square Feet Gross Leasable Area**  
= Total floor area designed for tenant occupancy and exclusive use, including any basements, mezzanines, or upper floors, expressed in square feet and measured from the centerline of joint partitions and from outside wall faces (ITE Trip Generation Manual, January 1991).

Applicability of a particular land use to categories listed herein shall be as determined by the City Engineer. For uses not listed, the City Engineer will determine the generation rate using available resources and may consider information provided by the applicant.

All trip generation figures specified herein are per the "Trip Generation" manual from the Institute of Transportation Engineers, 5th Edition, copyright 1991.