



PARKS SYSTEM DEVELOPMENT CHARGE (PSDC)

System Development Charges are one-time fees charged to new development to help pay a portion of the costs associated with building capital facilities to meet needs created by growth. The PSDC fee is based on the specific impact a development is expected to have on the District's population and employment.

TYPE OF DEVELOPMENT	ZONE 1 & 2	ZONE 3
(SEE MAP ON BACK OF PAGE FOR DISTRICT BOUNDARIES.)		
SFR / MH	\$6,760	\$6,075
Multi-Family	\$5,842	\$5,290
Non-Residential	\$60 / Employee **	\$60 / Employee **
Accessory Dwelling Unit	\$3,380	\$3,038
Single Room Occupancy	\$2,921	\$2,645
** Number of employees calculated using PSDC Table 5.4, below.		

TABLE 5.4			
SQUARE FEET PER EMPLOYEE			
(recommended guidelines from <i>Metro Employment Density Study</i>)			
Standard Industry Classification (SIC)*	Square Feet Per Employee	Standard Industry Classification (SIC)	Square Feet Per Employee
1 – 19 Ag., Fish & Forest Services; Construction; Mining	590	37 Transportation Equipment	700
20 Food & Kindred Products	630	40 – 42, Transportation and Warehousing	3,290
22,23 Textile & Apparel	930	43, 46, 48, Communications	
24 Lumber & Wood	640	49 and Public Utilities	460
25, 32, Furniture; Clay, Stone, & Glass; Misc.	760	50, 51 Wholesale Trade	1,390
39 Paper and Allied	1,600	52 - 59 Retail Trade	470
26 Printing, Publishing & Allied	450	60 – 68 Finance, Insurance & Real Estate	370
27 Chemicals, Petroleum, Rubber, Leather	720	70 – 79 Non-Health Services	770
28 - 31 Primary & Fabricated Metals	420	80 Health Services	350
33, 34 Machinery Equipment	300	81 - 89 Educational, Social, Membership Services	740
35 Electrical Machinery, Equipment	400	90 – 99 Government	530
36, 38			

* Source: U.S. Department of Commerce Standard Industrial Classification Manual

Definitions of these SIC Industry Classifications are available on-line at:

http://www.osha.gov/pls/imis/sic_manual.html

For example, the parks and recreation SDC for a 40,000 square foot office building for services such as finance, insurance and real estate would be calculated as follows:

- 1) 40,000 (sq. ft. building size) ÷ 370 (sq. ft. per employee) = 108 employees,
- 2) 108 employees X \$60 (SDC rate) = \$6,480.

The North Clackamas Park and Recreation District provides a variety of park and recreational facilities and a wide-range of services, including: aquatics, community athletics, special events and specialized recreation programs. District parks, facilities and services are important community resources benefiting both existing and future District residents, businesses, non-resident employees and visitors.

