

**RESOLUTION NO. 2133**

**A RESOLUTION ESTABLISHING AND IMPOSING JUST AND EQUITABLE PARKS, RECREATION AND OFF STREET TRAIL FACILITIES SYSTEMS DEVELOPMENT CHARGES AND REPEALING RESOLUTION NO. 1145 AND RESOLUTION NO. 1362.**

WHEREAS, on November 21, 1994 Council adopted Resolution No. 1145 establishing and imposing a Parks and Recreation Capital Improvement Systems Development Charge for Parks, Recreation and Off Street Trail facilities; and

WHEREAS, the capital improvement plan for Resolution No. 1145 included \$4,939,777 in projects which provided increased capacity for 6,325 new employees and an increase of 6,000 new residents; and

WHEREAS, the unit cost of service for the additional capacity was allocated to single and multi-family dwelling developments by dwelling unit type and to other non-residential developments by the number of employees; and

WHEREAS, on March 3, 1997 Council adopted Resolution No. 1362 which amended the Parks SDCs in accordance with Resolution No. 1358 which authorized settlement of a lawsuit which in part involved Parks SDCs; and

WHEREAS, on September 17, 2007 Council adopted Ordinance No. 625 which approved the Parks and Recreation Master Plan with an update of the Capital Improvement Plan (CIP) and parks and recreation requirements; and

WHEREAS, on December 18, 2006 Council adopted Ordinance No. 623 which approved the Bicycle and Pedestrian Master Plan, a supplement of the Transportation Systems Plan (2003) and incorporated into the Transportation Systems Plan as Chapter 5; with total project costs of \$45,263,000; and

WHEREAS, all on-street bike and pedestrian elements have been included in funding plans for the Street Capital Improvement Plan; and

WHEREAS, after reducing the total cost by funding in the Street CIP, grants and other contributions, the total cost to the City for off street trails is \$12,767,600 of which \$8,276,855 is to provide capacity for future growth; and

WHEREAS, staff has further updated the CIP projects from the 2007 Parks and Recreation Plan and the 2006 Bicycle and Pedestrian Master Plan (discussed further below) and has determined that of the total cost of City Parks over the planning period of \$70,817,200 million in the CIP there are growth related projects totaling \$41,279,629 million; and

WHEREAS, from 2008 to 2030 there will be additional projected growth in population of 17,595 residents and an additional 18,992 employees from new development; and

WHEREAS, the City has contracted with Galardi Consulting to complete a systems development charge study; and

WHEREAS, Galardi Consulting completed and filed with the City Recorder as part of the record herein a report titled "*Parks System Development Charge Study for the City of Wilsonville*" and Parks SDC costs including compliance costs rounded to the nearest dollar are as follows:

Single Family	\$4,602 per dwelling unit
Multi-family	\$3,535 per dwelling unit
Non-residential employee	\$ 162 per employee; and

WHEREAS, charging non-residential parks user by employee does not accurately capture impacts on the Parks system since SDC's are charged at issuance of a building permit and the employees planned for initial occupancy do not reflect future systems demands; and

WHEREAS, ORS 223.309 requires that an approved CIP be used as a basis for SDC methodology; and

WHEREAS, approval of the CIP included in this Resolution provides an approved CIP; and

WHEREAS, on June 3, 2008 staff distributed a letter announcing that the methodology for calculation of Parks SDC's would be available on July 10, 2008 and a Public Hearing would be conducted on September 15, 2008; and

WHEREAS, the methodology was available on July 9, 2008 and distributed as requested; and

WHEREAS, the proposed SDC methodology was presented to the Chamber of Commerce Government Affairs Committee on August 6, 2008; and

WHEREAS, on August 18, 2008 staff conducted an open house for representatives of the development community to discuss the proposed methodology; and

WHEREAS, the Public Hearing was held on September 15, 2008 and the adopting Resolution was approved on October 6, 2008.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

ARTICLE 1  
PURPOSE

Section 1. Purpose

A. The purpose of this Resolution is to provide a uniform framework for the imposition of a Parks System Development Charge for parks, recreation and off street trail facilities, including, but not limited to, administrative review procedures, credits and capital improvements providing added capacity which may be funded with Parks SDC revenues.

B. This Parks SDC is adopted to ensure that new development contributes to extra-capacity parks, recreation and off street trail improvements needed to accommodate additional use generated by such development.

Section 2. Definitions

A. **“Construction Cost Index”** means the Seattle Construction Cost Index based on a composite of the unit costs for specified construction components as published in the Engineering News Record.

B. **“Department”** means the Community Development Department.

C. **“Director”** means the Director of the Community Development Department.

D. **“Extra-capacity facilities or improvements”** mean those parks, recreation and off street trail improvements that are necessary in the interest of public health, safety and welfare to increase capacity to address new development. Such improvements include, but are not limited to planning; design; administration; construction; and acquisition of property right of way easements, bridges and bike paths.

E. **“Fee”** means the systems development charge adopted herein.

F. **“Non-residential users”** include commercial, industrial and governmental users and employees in residential care facilities.

G. **“Thousand Gross Square Feet (TGSF)” of a building** means the sum (in thousand square feet) of the area of each floor area, including cellars, basements, mezzanines, penthouses,

corridors, lobbies, stores and offices that are within the outside faces of exterior walls, not including architectural setbacks or projections.

## ARTICLE II

### ADMINISTRATION AND ADMINISTRATIVE REVIEW

Section 1. The Community Development Director shall be responsible for developing administrative procedures for calculation and collection of SDCs, and developing and administering capital improvement programs and related activities.

A. Discretionary decisions of the Director or his designee shall be in writing and mailed by regular mail to the last known address of the applicant.

B. As provided by Wilsonville Code (WC) 11.040(10)(b) Appeal Procedures, any person aggrieved by a discretionary decision of the Director or his designee may appeal the decision to the City Recorder for consideration by the Wilsonville City Council. The appeal shall be in writing and must be filed with the City Recorder within 10 working days of the date the Director's decision was mailed and provide information stated in WC paragraph 11.040(10)(c).

Section 2. As provided by WC 11.040(10)(c) any interested person may challenge an expenditure of SDC revenues as being in violation of the Wilsonville Code paragraph 11.040 provided an appeal of expenditure is filed with the City Recorder for consideration by the Wilsonville City Council within two years of the expenditure.

Section 3. A person who makes a written objection to the calculation of a Parks SDC and has appealed the Director's determination to the City Council or has timely challenged an expenditure of SDC revenues, upon the City Council's determination, shall be notified of the right to petition for review pursuant to ORS 34.010 to 34.100.

## ARTICLE III

### METHODOLOGY

#### Section 1. Calculation of Parks SDCs

Calculation of Parks SDC was accomplished by Galardi Consulting in a report titled "*Parks System Development Charge Study for the City of Wilsonville, August 2008*" on file with the City Recorder. Detailed calculations are in the report, are incorporated by reference as if

fully set forth herein, and are summarized in succeeding sections for ease of reference in support of the methodology.

### Section 2. System Wide Capacity Needs

The overall parks and recreation systems capacity needs and the off street bicycle and pedestrian facilities are summarized in the respective master plans. The existing and planned level of services was also developed in the respective master plans. The summary of the existing and planned level of service by park type is listed on Study Table 2-1 of the Parks System Development Charge Study. This is incorporated in this report as Table 1 attached at Exhibit 1.

The parks and trails were further analyzed by total acreage and by developed acreage. This analysis was to provide the facilities needed to serve the existing and future population and employees. This overall summary is on Study Tables 2-2 and 2-3 of the Parks SDC Study and included in this report as Table 2 and Table 3 attached at Exhibit 2.

The master plans include some facilities that do not fit into the normal classification of parks. This overall summary of these facilities and the capacity analysis for the facilities are listed in Study Table 2-4 of the Parks SDC Study and included in this report as Table 4 attached at Exhibit 3 of this Resolution.

### Section 3. Types of SDC Fees

The Oregon Statutes allow either or both of an improvement fee and a reimbursement fee. These are described as follows:

#### Reimbursement Fee

The portion of the systems specific SDC charged to recoup the communities past or current investment in extra capacity in anticipation of future growth. These are described in the section titled, "Determining SDC Cost Basis" in the Parks SDC Study.

#### Improvement Fee

The portion of the systems specific SDC charged to cover an equitable share of the capital improvements required to increase capacity of the system to accommodate new development.

### Section 4. Reimbursement Fee

The detailed description of the methodology for determining the reimbursement fee is in the section titled "Reimbursement Fee" in the Parks SDC Study. The basic approach is to

determine the capacity that is available to serve future growth and then to determine the value of the facilities that support this additional growth. An overall summary of these facilities is included on Study Table 2-5 of the Parks SDC Study and included in Table 5 attached at Exhibit 4 of this report.

#### Section 5. Improvement Fee

The improvement fee is based on the share of the total parks and recreation and the off street bicycle and pedestrian trails that serve new growth. The basic process is as follows:

- Determine the overall Capital Improvements Plan by project description and cost.
- Subtract out the project costs that are estimated to be funded through other city funds or outside city funding. The outside city funding would include federal and state grants, regional funding, school and developer funding.
- Allocate capital improvements to existing and new development based on the planned level of service.
- Allocate costs between existing and new development by multiplying the SDC gross proportional share of the costs by the city costs to determine SDC costs.

The overall results are shown in Table 2-6 of the Parks SDC Study. Additional information has been added to these tables to include the requirements of ORS 223-309 and the tables are included as Table 6 at Exhibit 5 and Table 7 at Exhibit 6 of this Resolution. Approval of this Resolution includes approval of these tables as the parks and recreation CIP and the off street bicycle and trails CIP.

#### Section 6. System Wide Costs

The determination of system wide costs are explained in detail in that section in the Parks Systems Development Charge Study. A brief summary is as follows:

- The breakdown in use of each park was determined by an estimated proportional use of the facilities. This overall breakdown is summarized in Study Table 2-7 of the Parks SDC Study and is listed as Table 8 at Exhibit 7 in this Resolution.
- Divide the cost basis by the total gross units to determine the cost per unit. The growth units for residential and non-residential uses are included in Section 1 of this Resolution. The calculation of the cost per unit is included in Study Table 2-7 of the Parks SDC Study and Table 8 at Exhibit 7 of this Resolution.

#### Section 7. Determine credit for existing deficiency costs.

With the new Parks and Recreation Capital Improvements Plan and the Bicycle and Pedestrian Master Plan there has been an increase in parks level of service standards. The city funded cost of \$70.8 million includes \$28.7 million which is to provide parks and recreation and bicycle and off street trail facilities for existing residents. Assuming that these deficiency costs are recovered through general taxation, new development will contribute to these costs. This future contribution is reduced from the calculated Parks SDC costs. The reduction for this credit and the net cost per residential and non-residential unit is included in Study Table 2-7 of the Parks SDC Study and Table 8 at Exhibit 7 of this Resolution.

Section 8. Compliance Cost

The city also collects a compliance cost to pay the cost of the periodic updates of the Parks and Recreation Master Plan, the Bicycle and Pedestrian Master Plan, the SDC studies and the annual accounting costs. These costs have been based on a total of the additional residents and the additional employees each year. The overall calculation is in Study Table 2-9 of the Parks SDC Study and Table 9 at Exhibit 8 of this Resolution.

Section 9. Develop the SDC Schedule

In developing the residential SDC schedule staff needs to determine the average number of persons per structure for the different types of residential units. This is developed based on US Census data for Wilsonville and is based on the number of persons per dwelling unit. The overall summary of residents per unit for residential assessments is shown on Study Table 2-8 in the Parks SDC Study and in Table 10 at Exhibit 9 of this Resolution.

The proposed Parks SDC for all non-residential development has been calculated based on the number of employees and then further refined to determine the SDC based on employees per thousand gross square feet. The summary of employees per TGSF is listed in Table 11 at Exhibit 10.

The amount of systems development charges due shall be determined by multiplying the Parks SDC unit cost at application for building permits times the quantity of unit of planned use. The summary of SDC cost per unit is at Table 2-10 in the study. This has been expanded to include non-residential unit costs and this is included in Table 12 at Exhibit 11. For purposes of illustration, the following examples are provided:

Example #1: Single family dwelling unit:  $\$4,602 \times 1 = \$4,602$ .

Example #2: Distribution warehouse:  $150,000 \text{ SF} - \$347 \text{ TGSF} \times 150 \text{ TGSF} = \$52,050$ .

Example #3: Pharmacy with drive-thru: 8,000 SF - \$229 TGSF x 8 TGSF = \$1,832.

The applicant at the time of application for a building permit shall provide the Director with all necessary and applicable information such as the type of use and size of the facility necessary to calculate the SDC.

In the event an identified land use does not have a basis for Parks unit cost as presented in Table 12 or if the Parks SDC unit cost is grossly disproportional to the impact of the identified land use, the Director shall either: a) Determine the Parks SDC factor per TGSF based on the use listed in Table 12 most similar in Park use, b) Determine the Parks SDC based on the number of employees.

#### Section 10. Annual Review

The City shall annually review the Parks SDC to determine whether additional revenue should be generated to provide extra capacity improvements needed to address new development or to ensure that revenues do not exceed identified demands. In doing so the City shall consider:

- A. Construction of facilities by federal, state or other revenue sources.
- B. Receipt of unanticipated funds from other sources or construction of facilities.
- C. Upon completion of this review, the City shall consider such amendments including adjustments to the fee imposed per year end as are necessary to address changing conditions.

#### Section 11. Annual Adjustment

The Parks SDCs will be adjusted annually to reflect changes in costs. Construction accounts for 85% of the improvement fee and will be adjusted based on the annual change in the Seattle Construction Cost Index. Real property accounts for 15% of the improvement fee and will be adjusted annually for changes for the Clackamas County Sales Rate Study to adjust the portion of the SDC that is related to land if the Sales Rate is available and the Seattle Construction Cost Index (CCCI) if the Sales Rate is not available. If the Clackamas County Sales Rate is not available, the real property will be initially adjusted based on the Seattle CCI and then readjusted at the next annual adjustment to reflect the change in real property costs. The final product ending in 49 cents or less shall be rounded down to the nearest dollar; 50 cents or more shall be rounded up to the next dollar.



ARTICLE IV  
PAYMENT

Section 1. Unless deferred, the SDC imposed hereby is due and payable at the time of issuance of a building permit by the city. Except as otherwise provided in WC 11.040(7) Collection of Charge, no building permit shall be issued for a development subject to the Parks SDC unless the Parks SDC is first paid in full.

ARTICLE V  
CREDIT

Section 1. As provided in WC 11.040(9) Credits, an applicant for a building permit is eligible for credit against the Parks SDC for constructing a qualified capital improvement.

ARTICLE VI  
EXEMPTIONS

Section 1. The following development is exempt from the Parks SDC:

- A. Remodeling or replacement of any single-family structure (including mobile homes) that does not increase the use of parks, recreation and off street trails capital improvements.
- B. Multi-family structure remodeling or replacement that does not increase the use of parks and trails capital improvements.
- C. Remodeling or reconstructing of office, business and commercial, industrial or institutional structures except to the extent it generates additional parks use by additional gross floor area beyond the gross floor area for which the structure was originally designed or by more intensive use than the use anticipated at prior issuance of a building permit, thereby increasing the use of parks capital improvements.
- D. Any exemption greater than \$15,000 shall be approved by the City Council; provided, however, in the event that a greater level of authority is delegated to the Director by virtue of any future amendment of WC 11.040(8)(a)(4) reserving a greater amount for approval of the City Council, then such amendment shall take precedent over this provision.
- E. Developments included in a development agreement in which the parks SDC is held firm in return for construction of parks facilities eligible for SDC credits at costs which are held firm irrespective of actual costs.

ARTICLE VII  
DEDICATED FUND

Section 1. The city shall maintain a dedicated fund entitled "Parks Systems Development Fund", herein "fund". All moneys derived from the Parks SDC shall be placed in the fund. SDC improvement revenue, including interest on the fund, shall be used for no purpose other than those activities described as, or for the benefit of, extra capacity facilities.

Section 2. SDC improvement revenues may be spent to provide new or expanded parks or trails improvements as shown in Table 6 and 7 including all related improvements necessary to meet adopted standards. In addition, the reasonable and customary costs of administering this Parks SDC and projects funded hereunder, including repayment of debt, may be paid from Parks SDC revenues.

Section 3. Parks SDC reimbursement revenue may be spent on an approved parks capital improvement project.

ARTICLE VIII  
REFUNDS

Section 1. Refunds of SDCs may be made upon initiation of the Director or upon written application filed with the Director. Refunds shall be allowed upon a finding by the Director that there was an actual clerical error in the calculation of the Parks SDC. Refunds shall be allowed for failure to claim a credit provided the claim for refund is in writing and actually received by the city within 30 days of the date of issuance of the building permit or final occupancy permit if deferral was granted. No refund shall be granted for any reason other than those expressly provided for herein.

ARTICLE IX  
COLLECTION

Section 1. Notwithstanding issuance of a building or occupancy permit without payment, the Parks SDC liability shall survive and be a personal obligation of the permittee.

Section 2. Intentional failure to pay the Parks SDC within 60 days of the due date shall result in a penalty equal to 50% of the Parks SDC. Interest shall accrue from the 60 day point at the legal rate established by statute.

Section 3. In the event of a delinquency, in addition to an action at law and any statutory rights, the city may:

- A. Refuse to issue any permits of any kind to the delinquent party for any development.
- B. Refuse to honor any credits held by the delinquent party for any development.
- C. Condition any development approval of the delinquent party on payment in full, including penalties and interest.
- D. Revoke any previous deferrals issued to the delinquent party, in which case the amount immediately shall be due, and refuse to issue any new deferrals.
- E. Withdraw the amount due, including penalties and interest, from any offset account held by the jurisdiction for the delinquent party.

Section 4. For purposes of this section, delinquent party shall include any person or entity controlling a delinquent entity or individual permittee.

ARTICLE X  
SEVERABILITY

Section 1. The invalidity of any section, subsection, paragraph, sentence, or phrase of this ordinance or the exhibit or Resolution which is incorporated herein, shall not affect the validity of the remaining portions thereof.


ARTICLE XI  
INCORPORATION OF RECITAL

1. The City council hereby adopts the above recitals as findings and incorporates them by reference as if fully set forth herein in support of this Resolution.

ARTICLE XII  
EFFECTIVE DATE

1. This Resolution becomes effective the 1<sup>st</sup> day of November, 2008.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 6<sup>th</sup> day of October 2008 and filed with the Wilsonville City Recorder this date.

  
CHARLOTTE LEHAN, MAYOR

ATTEST:

  
Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Mayor Lehan	<u>Yes</u>
Councilor Kirk	<u>Yes</u>
Councilor Núñez	<u>Yes</u>
Councilor Ripple	<u>Yes</u>
Councilor Knapp	<u>Yes</u>

Attachments:

- Park SDC Analysis Resolution Table 1 At Exhibit 1, Study Table 2-1 Existing And Planned Levels Of Service By Park Type
- Resolution Table 2 At Exhibit 2 – Study Table 2-2 Capacity Analysis And Project Allocations By Park And Trail Type – Total Acreage
- Resolution Table 3 at Exhibit 2, Study Table 2-3 Capacity Analysis and Project List Allocations by Park Type – Developed Acreage
- Resolution Table 4 At Exhibit 3-Study Table 2-4, Capacity Analysis And Project List Allocations For Facilities.
- Resolution Table 5 At Exhibit 4 – Study Table 2-5 – Reimbursement Fee Cost Basis
- City Of Wilsonville Table 6 At Exhibit 5 – Parks SDC Project List
- City Of Wilsonville Table 7 At Exhibit 6 – Trail System Project Cost Allocations
- Resolution Table 8 At Exhibit 7 – Study Table 2-7 – System-Wide Unit Costs For Residential And Nonresidential Development By Project List Component
- Resolution Table 9 At Exhibit 8 – Study Table 2-9 – Compliance Charge
- Resolution Table 10 At Exhibit 9 – Study Table 2-8 – Average Number Of Persons Per Structure Type (Grouped), 2000
- Resolution Table 11 at Exhibit 10 - Nonresidential employees per gross floor area in TGFS
- Table 12 at Exhibit 11 – Parks Systems Development Charges effective November 1, 2008

**Park SDC Analysis**  
**Resolution Table 1 at Exhibit 1**  
**Study Table 2-1**  
**Existing and Planned Levels of Service by Park Type (1)**

Type	Unit Measure	Existing		Existing		Future		Future	
		Total Acreage (Units)	LOS (Units/1,000)	Developed Acreage (Units)	LOS (Units/1,000)	Total (Units)	LOS (Units/1,000)	Developed (Units)	LOS (Units/1,000)
<b>Parks and Open Space</b>									
Neighborhood	Acres	16.30	0.94	9.30	0.53	27.78	0.91	20.78	0.68
Community	Acres	16.05	0.92	6.49	0.37	36.10	1.03	46.10	1.32
Regional	Acres	103.84	5.97	103.84	5.97	103.84	2.97	103.84	2.97
Urban	Acres	26.72	1.54	26.72	1.54	27.24	0.78	27.24	0.78
Special Use	Acres	11.17	0.64	0.00	0.00	11.17	0.32	5.00	0.14
Natural Area (2)	Acres	8.79	0.51	0.00	0.00	24.46	0.70	0.00	0.00
Greenways/Greenbelts (3)	Acres	4.85	0.28	0.00	0.00	35.76	1.02	36.44	1.04
<b>Pocket Parks</b>									
<b>Recreation Trails</b>									
	Miles	9.86	0.57	9.86	0.57	39.40	1.13	39.40	1.13
Regional		3.61	0.21	3.61	0.21	18.91	0.54	18.91	0.54
Community		3.01	0.17	3.01	0.17	10.05	0.29	10.05	0.29
Local		3.24	0.19	3.24	0.19	10.44	0.30	10.44	0.30
<b>Total Acres</b>		<b>187.72</b>	<b>10.79</b>	<b>146.35</b>	<b>8.41</b>	<b>266.35</b>	<b>7.61</b>	<b>239.40</b>	<b>6.84</b>

(1) Source: City of Wilsonville Parks Master Plan

(2) Excludes Metro-owned acreage

(3) Excludes beautification areas that provide visual amenities only; no recreation benefits

Resolution Table 2 at Exhibit 2

Study Table 2-2

Capacity Analysis and project Allocations by Park and Trail Type -- Total Acreage

Park Type	Existing Inventory (units)	Units added by Project List	Total Future units	Existing Population		Growth Population (Buildout)			Project List Allocation			
				Total Need (units)	Existing (Surplus) / Deficit	Total Need (units)	From Existing Inventory	From Project List (units)	Existing Deficiency		Growth (Buildout)	
									Units	%	Acreage	%
Neighborhood	16.3	11.5	27.8	15.9	(0.4)	11.9	0.4	11.5	0.0	0.0%	11.5	100.0%
Community	16.1	20.1	36.1	18.0	1.9	18.1	0.0	18.1	1.9	9.5%	18.1	90.5%
Regional	103.8	0.0	103.8	51.6	(52.2)	52.2	52.2	0.0	0.0	0.0%	0.0	0.0%
Urban	26.7	0.5	27.2	13.5	(13.2)	13.7	13.2	0.5	0.0	0.0%	0.5	100.0%
Special Use	11.2	0.0	11.2	5.6	(5.6)	5.6	5.6	0.0	0.0	0.0%	0.0	0.0%
Natural Area	8.8	15.7	24.5	12.2	3.4	12.3	0.0	12.3	3.4	21.5%	12.3	78.5%
Greenways/Greenbelts	4.9	30.9	35.8	17.8	12.9	18.0	0.0	18.0	12.9	41.8%	18.0	58.2%
Recreation Trails	9.9	29.5	39.4	19.6	9.7	19.8	0.0	19.8	9.7	32.9%	19.8	67.1%
Regional	3.6	15.3	18.9	9.4	5.8	9.5	0.0	9.5	5.8	37.9%	9.5	62.1%
Community	3.0	7.0	10.1	5.0	2.0	5.1	0.0	5.1	2.0	28.2%	5.1	71.8%
Local	3.2	7.2	10.4	5.2	2.0	5.2	0.0	5.2	2.0	27.1%	5.2	72.9%
<b>Total Acres</b>	<b>187.7</b>	<b>78.6</b>	<b>266.4</b>	<b>134.5</b>	<b>(53.2)</b>	<b>131.8</b>	<b>71.4</b>	<b>60.42</b>	<b>18.2</b>		<b>60.4</b>	

Resolution Table 3 at Exhibit 2

Study Table 2-3

Capacity Analysis and Project List Allocations by Park type -- Developed Acreage

Park Type	Existing Inventory (acres)	Added by Project List (acres)	Total Future (acres)	Existing Population		Growth Population (Buildout)			Project List Allocation			
				Total Need (acres)	Existing (Surplus) / Deficit	Total Need (acres)	Existing Inventory	From Project List (acres)	Existing Deficiency		Growth (thru 2025)	
									Acreage	%	Acreage	%
Neighborhood	9.3	11.5	20.8	11.9	2.6	8.9	0.0	8.9	2.6	22.5%	8.9	77.5%
Community	6.5	39.6	46.1	22.9	16.4	23.2	0.0	23.2	16.4	41.5%	23.2	58.5%
Regional	103.8	0.0	103.8	51.6	(52.2)	52.2	52.2	0.0	0.0	0.0%	0.0	0.0%
Urban	26.7	0.5	27.2	13.5	(13.2)	13.7	13.2	0.5	0.0	0.0%	0.5	100.0%
Special Use	0.0	5.0	5.0	2.5	2.5	2.5	0.0	2.5	2.5	49.7%	2.5	50.3%
Natural Area	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0%	0.0	0.0%
Greenways/Greenbelts	0.0	36.4	36.4	18.1	18.1	18.3	0.0	18.3	18.1	49.7%	18.3	50.3%
<b>Total Acres</b>	<b>146.4</b>	<b>93.1</b>	<b>239.4</b>	<b>120.6</b>	<b>(25.7)</b>	<b>118.8</b>	<b>65.4</b>	<b>53.42</b>	<b>39.6</b>		<b>53.42</b>	

Resolution Table 4 at Exhibit 3  
 Study Table 2-4  
 Capacity Analysis and Project List Allocations for Facilities

Facility Type	Unit	Existing Inventory (1)	Existing Conditions		Future Facilities (1)	Planned LOS		Existing		Growth	
			Each	Per Pop.		Each	Per Pop.	Need (Each)	Project List %	Need (Each)	Project List %
			unit	per		unit	per				
Community Center	each	1.0	1	17,405	1.0	1	35,000	0.00	0.00%	0.50	0.00%
Aquatic Center		0.0	1	0	1.0	1	35,000	0.50	49.73%	0.50	50.27%
Baseball Field	each	1.0	1	17,405	8.0	1	4,375	2.98	42.55%	4.02	57.45%
Softball Fields	each	4.0	1	4,351	5.0	1	7,000	0.00	0.00%	1.00	100.00%
Soccer Fields	each	3.0	1	5,802	8.0	1	4,375	0.98	19.57%	4.02	80.43%
Skateboard Park	each	1.0	1	17,405	6.0	1	5,833	1.98	39.67%	3.02	60.33%
All Fields		8.0			21.0		1,667	2.44	18.79%	10.56	81.21%

(1) Master Plan Chapter 3; City owned only

**Resolution Table 5 at Exhibit 4**  
**Study Table 2-5**  
**Reimbursement Fee Cost Basis**

Park Type	Existing Inventory		Units Needed For Growth		Unit Costs (\$/Unit)		Development (Total \$)	Growth Cost (Cost Basis)
	Total Acres	Developed Acres	Development (Acres)	Acquisition (Acres)	Development (\$/acre)	Acquisition (\$/acre)		
<b>URBAN PLAZAS</b>								
Town Center Park (1)	4.5	4.5	2.2	2.2	\$462,762			\$1,031,277
Murase Plaza	22.2	22.2	10.9	10.9				\$0
<b>Subtotal</b>	<b>26.7</b>	<b>26.7</b>	<b>13.2</b>	<b>13.2</b>				<b>\$1,031,277</b>
<b>Regional Parks</b>								
Memorial Park	0.0			52.2		\$53,806	\$360,709	\$2,990,092
<b>Subtotal</b>	<b>0.0</b>	<b>0.0</b>						<b>\$2,990,092</b>
<b>Special Use</b>								
Water Treatment Park (2)	11.2			5.6				\$0
Boozier Barn							\$580,820	\$291,986
<b>Subtotal</b>	<b>11.2</b>	<b>0.0</b>						<b>\$291,986</b>
<b>TOTAL</b>	<b>37.89</b>	<b>26.72</b>	<b>13.17</b>	<b>13.17</b>				<b>\$4,313,355</b>

(1) Funded by Urban Renewal Agency

(2) Funded by water rates



City of Wilsonville  
 Table 6 at Exhibit 5  
 Parks SDC Project List

Proj #	Priority (1)	Park Name	Project Name	Total Cost \$	City \$	SDC %	SDC \$
<b>Neighborhood Parks</b>							
P16	2	Frog Pond	Site Acquisition	\$1,000,000	\$0	0.0%	\$0
P16	2		Design Docs	\$150,000	\$0	0.0%	\$0
P16	2		Construction	\$1,500,000	\$0	0.0%	\$0
P17	3	Frog Pond	Site Acquisition	\$1,000,000	\$0	0.0%	\$0
P17	3		Design Docs	\$150,000	\$0	0.0%	\$0
P17	3		Construction	\$1,500,000	\$0	0.0%	\$0
P21	1	Courtside	Minor Improvements	\$100,000	\$100,000	0.0%	\$0
P5	2	Merryfield	Signage Improvements	\$100,000	\$100,000	0.0%	\$0
P3	2	River Fox	Minor Improvements	\$200,000	\$200,000	0.0%	\$0
P18	2	Willow Cr./Landover	Minor Improvements	\$100,000	\$100,000	0.0%	\$0
P9	1, 2, 3	Villebois	Various	\$1,551,487	\$0	0.0%	\$0
				\$7,351,487	\$500,000	0.0%	\$0
<b>Community Parks</b>							
P11	2	School Fieds	Upgrade and Maintenance	\$3,000,000	\$1,500,000	58.5%	\$877,500
	1	School Park (Villebois)	Design & concept development	\$160,000	\$0	58.5%	\$0
	1		Sports Fields construction (3 acres)	\$1,500,000	\$0	58.5%	\$0
	1		Property acquisition	\$4,500,000	\$0	0.0%	\$0
P15	3	Frog Pond Area	Site Acquisition	\$5,000,000	\$5,000,000	90.5%	\$4,525,682
	3		Design & construction docs	\$600,000	\$600,000	58.5%	\$351,000
	3		Construction	\$5,000,000	\$5,000,000	58.5%	\$2,925,000
P18	1	Adv Rd School Park	Sport Field Development	\$160,000	\$160,000	58.5%	\$93,600
	2		Implementation	\$6,250,000	\$6,250,000	58.5%	\$3,656,250
P1	1	Boones Ferry Park	Master Plan	\$400,000	\$400,000	58.5%	\$234,000
	2		Improvements	\$5,000,000	\$5,000,000	58.5%	\$2,925,000
P14	2	Canyon Creek	Trail system signage & kiosk	\$25,000	\$25,000	67.1%	\$16,763
P7/8	1	Montebello	Site Acquisition	\$441,000	\$441,000	90.5%	\$399,165
	1		Design docs	\$100,000	\$100,000	58.5%	\$58,500
	1		Construction	\$600,000	\$250,000	58.5%	\$146,250
P9	2, 3	Villebois	Various	\$1,459,887	\$1,074,100	79.5%	\$853,910
				\$34,195,887	\$25,800,100	49.9%	\$17,062,620
<b>Regional Parks</b>							
P25	1	Memorial Park	Master Plan Update	\$2,250,000	\$2,250,000	50.3%	\$1,131,107
	1		Trails Plan Implementation	\$500,000	\$500,000	62.1%	\$310,664
	1		Amphitheater stage shelter	\$235,000	\$235,000	50.3%	\$118,138
	1		Community Garden Expansion	\$50,000	\$50,000	50.3%	\$25,136
P9	1, 2, 3	Villebois	Various	\$0	\$0	0.0%	\$0
				\$3,035,000	\$3,035,000	52.2%	\$1,585,045
<b>Urban Parks</b>							
P23	1	Town Center	Additional Amenities	\$50,000	\$50,000	50.3%	\$25,136
P23	1	Town Center	Stage shelter	\$145,000	\$145,000	50.3%	\$72,894
P9	1, 2, 3	Villebois	Various	\$1,110,881	\$176,700	0.0%	\$176,700

City of Wilsonville  
Table 6 at Exhibit 5  
Parks SDC Project List

Proj #	Priority (1)	Park Name	Project Name	Total Cost \$	City \$	SDC %	SDC \$
				\$1,305,881	\$371,700	21.0%	\$274,729
<b>Special Use Areas</b>							
P24	1	Community Center	Improvements	\$250,000	\$250,000	0.0%	\$0
P2	2	Water Treatment Plant	Amenities	\$25,000	\$25,000	50.3%	\$12,568
	3	Rec Center	Construction & Design	\$20,080,000	\$20,080,000	50.3%	\$10,094,503
				\$20,355,000	\$20,355,000	49.7%	\$10,107,071
<b>Greenways &amp; Misc.</b>							
P12	1	Industrial Wayside	Design & construction of 3 pocket parks	\$600,000	\$600,000	50.3%	\$301,629
P13	2, 3	Industrial Wayside	Design & construction of pocket parks	\$600,000	\$600,000	50.3%	\$301,629
-	1, 2, 3	System	Riverfront sites - easements & acquisitions	\$1,000,000	\$1,000,000	50.3%	\$502,714
P6	2	Tranquil	Tranquil Park signage	\$15,000	\$15,000	58.2%	\$8,724
P9	1, 2, 3	Villebois	Various	\$7,081,212	\$2,480,100	53.3%	\$1,322,139
				\$9,296,212	\$4,695,100	51.9%	\$2,436,834
<b>Natural Open Space</b>							
P4	1	Graham Oaks	Master Plan Implementation	\$1,120,000	\$1,120,000	50.3%	\$563,040
P9	1	Villebois	Various	\$691,670	\$100,700	50.3%	\$50,623
				\$1,811,670	\$1,220,700	33.9%	\$613,663
<b>Other Improvements</b>							
P26	1	Multiple Sites	Skate Spot Implementation	\$35,000	\$35,000	60.3%	\$21,114
P27	1		Community-scale Skate Park	\$575,000	\$575,000	60.3%	\$346,873
-	1	Multiple Sites	Natural Resource Restoration and Management	\$200,000	\$200,000	0.0%	\$0
-	2, 3	New Park Sites	Park and Trail Acquisitions and Easements	\$1,000,000	\$1,000,000	50.3%	\$502,714
	1	Systemwide	Natural Area Management Plan	\$100,000	\$100,000	0.0%	\$0
	1	Systemwide	ADA Transition Plan	\$50,000	\$50,000	0.0%	\$0
	1	Systemwide	Signage Program	\$100,000	\$100,000	50.3%	\$50,271
	1	Systemwide	On-line Registration Software	\$12,000	\$12,000	0.0%	\$0
				\$2,072,000	\$2,072,000	44.4%	\$920,973
<b>Subtotal Parks</b>				<b>\$79,423,138</b>	<b>\$58,049,600</b>	<b>41.6%</b>	<b>\$33,000,935</b>
<b>Trails</b>				<b>\$45,263,000</b>	<b>\$12,767,600</b>	<b>64.8%</b>	<b>\$8,276,855</b>
<b>Total System</b>				<b>\$124,686,138</b>	<b>\$70,817,200</b>		<b>\$41,277,790</b>

(1) Priority 1 less than six years  
Priority 2 from six to ten years  
Priority 3 more than ten years

City of Wilsonville  
Table 7 at Exhibit 6  
Trail System Project Cost Allocations

Trail No.	Project Name	Priority (2)	Miles		Estimated Cost (excludes acqu)		SDC		Growth Share	
			Total		Total		Eligible Master Plan	%	\$	
R1	Tonquin Trail	Regional	1	4.00		\$2,900,000	\$1,450,000	62%	\$900,926	
R2	Stafford Spur Trail	Regional	2	3.00		\$1,600,000	\$320,000	62%	\$198,825	
R3	Boeckman Creek Trail	Regional	1	2.40		\$1,900,000	\$1,900,000	62%	\$1,180,524	
R4	Waterfront Trail	Regional	2	2.80		\$1,400,000	\$1,400,000	62%	\$869,860	
R5	French Prairie Bridge	Regional	1	0.90		\$20,000,000	\$2,000,000	62%	\$1,242,657	
R6	Wiedeman Road Trail	Regional	varies	2.20		\$4,400,000	\$2,200,000	62%	\$1,366,923	
C19	Brown Road	Community	1	0.68		\$325,000	\$325,000	72%	\$233,237	
C21	Water Treatment Plant connection	Community	2	0.49		\$240,000	\$240,000	72%	\$172,237	
C42	Canyon Creek Trail	Community	1	0.34		\$198,000	\$198,000	72%	\$142,095	
C10	Frog Pond	Community	1	0.52		\$282,000	\$282,000	72%	\$202,378	
C11	School Trail	Community	3	1.39		\$685,000	\$343,000	72%	\$246,155	
C3	Town Center Park Trail	Community	3	0.16		\$71,000	\$35,500	72%	\$25,477	
C12	Memorial Park Central Loop Trail	Community	1	0.75		\$325,000	\$325,000	72%	\$233,237	
C13	French Prairie Drive	Community	2	0.84		\$1,110,000	\$0	72%	\$0	
C41	Parkway Center Connector	Community	3	0.25		\$117,000	\$117,000	72%	\$83,965	
C37	Area 42 Trail	Community	2	0.42		\$215,000	\$0	72%	\$0	
C36	BPA Powerline Trail	Community	1	1.00		\$490,000	\$245,000	72%	\$175,825	
L1	Center Loop Trail	Local	2	1.25		\$410,000	\$41,000	73%	\$29,886	
L2	Triangle Forest Trail	Local	3	0.60		\$200,000	\$20,000	73%	\$14,579	
L3	Indian Plum Creek Trail	Local	3	0.55		\$190,000	\$19,000	73%	\$13,850	
L4	Lone Oak Trail	Local	1	0.10		\$21,000	\$2,100	73%	\$1,531	
L5	River Trail	Local	1	0.62		\$127,000	\$127,000	73%	\$92,575	
L6	Kolbe Homestead Trail	Local	1	0.44		\$62,000	\$62,000	73%	\$45,194	
L7	Klein Homestead Trail	Local	1	0.31		\$62,000	\$62,000	73%	\$45,194	
L12	Villebois Loop Trail (1)	Local	2	0.84		\$0	\$0	73%	\$0	
C28	Coffee Lake Trail (1)	Local	2	1.06		\$0	\$0	73%	\$0	
L14	Frog Pond Loop	Local	2	1.18		\$281,000	\$281,000	73%	\$204,831	
L9	Town Center Loop	Local	3	0.25		\$52,000	\$13,000	73%	\$9,476	
C4	Town Center Loop Bridge	Community	3	0.10		\$3,800,000	\$380,000	72%	\$272,708	
C15	Memorial Drive/5th Street Overpass	Community	1	0.10		\$3,800,000	\$380,000	72%	\$272,708	
Total Project List				29.54		\$45,263,000	\$12,767,600		\$8,276,855	

- (1) Included in Greenway costs
- (2) Priority 1 less than six years  
Priority 2 from six to ten years  
Priority 3 more than ten years

Resolution Table 8 at Exhibit 7

Study Table 2-7

System-Wide Unit Costs for Residential and Nonresidential Development by Project List Component

		Cost Basis	Residential Share	17,595 Unit Cost (\$/New Person)	Nonresid. Share	18,992 Nonresid. Unit Cost (\$/Emp)
	% Nonres					
				Improvement Fee		
Neighborhood		\$0	\$0	\$0	\$0	\$0
Community	20%	\$17,064,459	\$13,651,567	\$776	\$3,412,892	\$180
Regional	37%	\$1,585,045	\$998,578	\$57	\$586,467	\$31
Urban	34%	\$274,729	\$181,321	\$10	\$93,408	\$5
Special Use	10%	\$10,107,071	\$9,096,364	\$517	\$1,010,707	\$53
Natural Area Parks	10%	\$613,663	\$552,297	\$31	\$61,366	\$3
Greenways/Greenbelts	34%	\$2,436,834	\$1,511,790	\$86	\$925,045	\$49
Sub-total		\$32,081,802	\$25,991,917	\$1,477	\$6,089,885	\$321
Facilities	10%	\$418,258	\$376,432	\$21	\$41,826	\$2
New Park/Trail Acquisition	10%	\$502,714	\$452,443	\$26	\$50,271	\$3
Trails	10%	\$8,276,855	\$7,449,169	\$423	\$827,685	\$44
<b>Subtotal IMPROVEMENT</b>		<b>\$41,279,629</b>	<b>\$34,269,962</b>	<b>\$1,948</b>	<b>\$7,009,667</b>	<b>\$369</b>
				Reimbursement Fee		
Existing Parks and Facilities						
Regional	37%	\$2,990,092	\$1,883,758	\$107	\$1,106,334	\$58
Urban	34%	\$1,031,277	\$680,643	\$39	\$350,634	\$18
Special Use	10%	\$291,986	\$262,788	\$15	\$29,199	\$2
<b>Subtotal REIMBURSEMENT</b>		<b>\$4,313,355</b>	<b>\$2,827,189</b>	<b>\$161</b>	<b>\$1,486,167</b>	<b>\$78</b>
<b>Total SYSTEM</b>		<b>\$45,592,985</b>	<b>\$37,097,151</b>	<b>\$2,108</b>	<b>\$8,495,834</b>	<b>\$447</b>
Less Credit				\$405		\$308
<b>Net Cost per Unit</b>				<b>\$1,703</b>		<b>\$139</b>

**Resolution Table 9 at Exhibit 8**

**Study Table 2-9**

**Compliance Charge**

<b>Component</b>	<b>Total</b>	<b>Growth</b>	<b>Ammortization</b>	<b>Annual Cost</b>
SDC study	\$50,000	100.00%	5	\$10,000
Master plan	\$522,410	50.27%	10	\$26,262
Accounting	\$1,500	100.00%	5	\$300
<b>Total Costs</b>				<b>\$36,562</b>
Annual Units				1,591
<b>\$/Unit</b>				<b>\$22.98</b>

**Resolution Table 10 at Exhibit 9  
Study Table 2-8**

**Average Number of Persons per Structure Type (Grouped), 2000**

Units in Structure	Total Units	Total People	Average Persons per Unit	person per unit (Grouped)	% of Population
1, detached	2,219	6,465	2.91		47%
1, attached	642	1,141	1.78	2.67	8%
2	44	137	3.11		1%
3 or 4	359	771	2.15		6%
5 to 9	771	1,541	2.00		11%
10 to 19	729	1,528	2.10	2.05	11%
20 to 49	196	418	2.13		3%
50 or more	582	1,141	1.96		8%
Mobile home	390	669	1.72	1.72	5%
Boat, RV, van, etc.	0	0	0.00	0.00	0%
<b>Total occupied:</b>	<b>5,932</b>	<b>13,811</b>	<b>2.33</b>		<b>100%</b>

Source: U. S. Census Bureau

**Resolution Table 11 at Exhibit 10**  
**Nonresidential employees per gross floor area in TGSF**

ITE code	Suggested Grouping	Wilsonville Data			
		Employees	TGSF	Emp/TGSF	Emp/TGSF Wt avg
	Insurance, Finance, Real Estate; Business Services; Health and Legal Services; Engineering & Management Services; Public Administration				
	Office/Finance Single tenant office building average	2810	1501		2.81
715	0.9797	2753	1471.0	2.8	2.7527
912	Walk in bank w drive thru average	32	20.8	2.3	0.0260
720	Medical dental office average	25	9.2	3.2	0.0284
	Food Service/ Shopping Center High turnover sit down restauran average	996	450.2		6.51
932	0.1255	125	27.3	7.7	0.9656
934	Fast food with drive thru	136	15.1	9.8	1.3419
820	Shopping Center	735	407.8	5.7	4.2048
	General retail and services; Recreation; Membership Organizations; Residential Care; Hotels/Lodging				
	Retail/General Service Multi-purpose Recreation	1622	1494.5		1.41
435	Facility average	71	35.4	2.5	0.1110
565	Day care average	57	22.8	2.6	0.0916
813	Discount super store	140	148.7	0.9	0.0777

**Resolution Table 11 at Exhibit 10**  
**Nonresidential employees per gross floor area in TGSF**

ITE code	Suggested Grouping	Wilsonville Data				
		Employees	TGSF	Emp/TGSF	Emp/TGSF Wt avg	
814	Specialty retail average	0.0561	91	79.4	1.2	0.0695
815	Discount store average	0.2639	428	292.0	1.5	0.3968
817	Nursery/ garden center	0.0062	10	8.0	1.3	0.0080
841	Car dealership average	0.1813	294	305.5	1.1	0.1916
848	Tire store	0.0129	21	14.4	1.5	0.0194
880	Pharmacy wo drive thru	0.0055	9	14.5	0.6	0.0033
881	Pharmacy with drive thru	0.0068	11	18.5	0.6	0.0041
890	Furniture stor average	0.0062	10	42.0	0.3	0.0017
945	Gas station with converience market average	0.0345	56	13.5	4.6	0.1577
850	Supermarket	0.0339	55	56.0	1.0	0.0339
253	Congregate care average	0.1591	258	228.2	1.2	0.1890
320	Motel average	0.0623	101	188.4	0.7	0.0418
560	Church average	0.0031	5	25.5	0.2	0.0006
948	Automated car wash	0.0031	5	1.7	3.0	0.0092
110.2	Flex ind less than one emp per KSF average		1865	4213.2	0.6	0.6
	Industrial/Bus Park/Manuf./Warehousing other than flex		6280	3692.5		2.13



**Resolution Table 11 at Exhibit 10  
Nonresidential employees per gross floor area in TGSF**

ITE code	Suggested Grouping		Wilsonville Data			
			Employees	TGSF	Emp/TGSF	Emp/TGSF Wt avg
130	Industrial Park average	0.2398	1506	803.2	2.2	0.5
140	Manufacturing average	0.3939	2474	1358.3	2.5	1.0
770	Business park average	0.0502	315	274.5	1.6	0.1
150	Warehouse average	0.3161	1985	1256.5	1.8	0.6
	Public Schools	High schools, middle schools, primary school, community college	160	528.2		0.35
530	High school	0.3400	55	244.7	0.2	0.0680
522	Middle school	0.2500	40	74.3	0.5	0.1250
522	Grade school	0.2500	40	159.5	0.3	0.0750
540	Community College	0.1600	25	49.7	0.5	0.0800
	<b>Total</b>		#REF!	#REF!		



## Community Development Staff Report

Date: September 8, 2008  
To: Honorable Mayor and City Council  
From: Eldon R. Johansen, Special Projects Coordinator  
Subject: Resolution Updating the Methodology for Parks Systems Development Charges (SDC)

---

### **Background:**

Council last reviewed the Parks System Development Charge Study by Galardi Consulting on June 2, 2008. A summary of action on Council suggestions and other actions on the Parks SDC is included in subsequent paragraphs.

### Parks at Future Grade Schools in Villebois

It was confirmed that the City would not pay for the park and the costs were removed from the calculation of Parks SDCs.

### Parks SDC for Non-Residential Development

Council suggested that we further review non-residential development to develop a system for charging based on building size rather than on number of employees. Staff consolidated information from business licenses and building permits to determine the number of employees per thousand gross square feet for the various non-residential categories. This system was not all inclusive since government agencies, non-profit organizations and some other categories are exempt from obtaining business licenses. Some business licenses covered several buildings with no building breakdown and were not included in calculations. Temporary employment agencies show employees at the agency address and not at their work location and were excluded from calculations. We had good data on school employees per school and included in the analysis. The result was an analysis based on 13,733 employees as compared to an overall estimate of 17,986 existing employees in the City in the Parks SDC study. The results by category and proposed category groups are included as Table 3 at Exhibit 11 in this Resolution.

### Annual Cost Changes

The Parks SDC study suggested that we separate land costs from construction costs and continue to use the Seattle Construction Cost Index for construction cost adjustments and

the Clackamas County Sales Rate Study to adjust land costs. Galardi Consulting analyzed the parks, recreation and trails project and determined that 85% of the costs are construction related and 15% are land costs. A summary of the calculations is attached as Enclosure #1.

#### Chamber Governmental Affairs Committee

Chris Neamtzu and Eldon Johansen went over the Parks SDC study at the Chamber Governmental Affairs Committee meeting and answered questions. The primary concern was that our overall estimates were about forth or fifth from the highest on a comparison of overall systems development charges. A comparison of overall SDCs with other cities in the metropolitan area is attached as Enclosure #2.

#### Meeting With Developer

Staff invited representatives from the development community to a meeting on this proposed Park SDC methodology. We sent letters or emails providing a schedule and where to call to get a copy of the methodology study. We had one non-staff or consultant attend. The attendee's primary concern was the overall systems development charges rather than any specific concern about Parks SDCs. Attendee described the impact of SDCs on any initial desire to build affordable housing.

#### **Recommendation:**

That staff update draft resolution based on comments at public hearing and council guidance and approve on October 6, 2008.

Eldon R. Johansen  
Special Projects Coordinator

ERJ:bgs

Enclosure #1: Calculation of Land & Development Percentages  
Enclosure #2: SDC Comparisons

Cc: Subject File  
Staff Report File  
IOC-CD File

**City of Wilsonville  
Parks SDC Project List  
Calculation of Land & Development Percentages**

Proj #	Park Name	Project Name	New Acreage		SDC \$	Land	Development
			Acq	Dev			
<b>Neighborhood Parks</b>							
P16	Frog Pond	Site Acquisition	2.00		\$0		
P16		Design Docs			\$0		
P16		Construction		2.00	\$0		
P17	Frog Pond	Site Acquisition	2.00		\$0		
P17		Design Docs			\$0		
P17		Construction		2.00	\$0		
P21	Courtside	Minor Improvements	0.00	0.00	\$0		
P5	Merryfield	Signage Improvements	0.00	0.00	\$0		
P3	River Fox	Minor Improvements	0.00	0.00	\$0		
P18	Willow Cr./Landover	Minor Improvements	0.00	0.00	\$0		
P9	Villebois	Various	7.48	7.48	\$0		
			11.48	11.48	\$0		
<b>Community Parks</b>							
	School Fieds	Upgrade and Maintenance			\$877,624		\$877,624
P11	School Park (Villebois)	Design & concept development			\$0		
		Sports Fields construction (3 acres)		0.00	\$0		
		Property acquisition	0.00		\$0		
P15	Frog Pond Area	Site Acquisition	10.00		\$4,525,682	\$4,525,682	
		Design & construction docs			\$351,050		\$351,050
		Construction		10.00	\$2,925,414		\$2,925,414
P18	Adv Rd School Park	Sport Field Development			\$93,613		\$93,613
		Implementation	0.00	10.00	\$3,656,767		\$3,656,767
P1	Boones Ferry Park	Master Plan			\$234,033		\$234,033
		Improvements	0.00	3.18	\$2,925,414		\$2,925,414
P14	Canyon Creek	Trail system signage & kiosk	0.00	6.38	\$16,763		\$16,763
P7/8	Montebello	Site Acquisition	0.67		\$399,165	\$399,165	
		Design docs			\$58,508		\$58,508
		Construction		0.67	\$146,271		\$146,271
P9	Villebois	Various	9.38	9.38	\$854,155		\$854,155
			20.05	39.61	\$17,064,459		
<b>Regional Parks</b>							
P25	Memorial Park	Master Plan Update	0.00	0.00	\$1,131,107		\$1,131,107
		Trails Plan Implementation	0.00	0.00	\$310,664		\$310,664
		Amphitheater stage shelter	0.00	0.00	\$118,138		\$118,138
		Community Garden Expansion	0.00	0.00	\$25,136		\$25,136
P9	Villebois	Various	0.00	0.00	\$0		\$0
			0.00	0.00	\$1,585,045		
<b>Urban Parks</b>							
P23	Town Center	Additional Amenities	0.00	0.00	\$25,136		\$25,136

**City of Wilsonville  
Parks SDC Project List  
Calculation of Land & Development Percentages**

Proj #	Park Name	Project Name	New Acreage		SDC \$	Land	Development
			Acq	Dev			
P23	Town Center	Stage shelter	0.00	0.00	\$72,894		\$72,894
P9	Villebois	Various	0.52	0.52	\$176,700		\$176,700
			0.52	0.52	\$274,729		
<b>Special Use Areas</b>							
P24	Community Center	Improvements	0.00	0.00	\$0		\$0
P2	Water Treatment Plant	Amenities	0.00	5.00	\$12,568		\$12,568
	Rec Center	Construction & Design	0.00	0.00	\$10,094,503		\$10,094,503
			0.00	5.00	\$10,107,071		
<b>Greenways &amp; Misc.</b>							
P12	Industrial Wayside	parks	0.00	0.34	\$301,629	\$301,629	
P13	Industrial Wayside	Design & construction of pocket parks	0.00	0.34	\$301,629		\$301,629
-	System	acquisitions	0.00	0.00	\$502,714	\$502,714	
P6	Tranquil	Tranquil Park signage	0.00	4.85	\$8,724		\$8,724
P9	Villebois	Various	30.91	30.91	\$1,322,139		\$1,322,139
			30.91	36.44	\$2,436,834		
<b>Natural Open Space</b>							
P4	Graham Oaks	Master Plan Implementation	0.00	0.00	\$563,040		\$563,040
P9	Villebois	Various	15.67	0.00	\$50,623		\$50,623
			15.67	0.00	\$613,663		
<b>Other Improvements</b>							
P26	Multiple Sites	Skate Spot Implementation			\$21,114		\$21,114
P27		Community-scale Skate Park			\$346,873		\$346,873
-	Multiple Sites	Natural Resource Restoration and Management			\$0		\$0
-	New Park Sites	Park and Trall Acquisitions and Easements			\$502,714	\$502,714	
	Systemwide	Natural Area Management Plan			\$0		\$0
	Systemwide	ADA Transition Plan			\$0		\$0
	Systemwide	Signage Program			\$50,271		\$50,271
	Systemwide	On-line Registration Software			\$0		\$0
			0.00	0.00	\$920,973		
<b>Subtotal Parks</b>			<b>78.6</b>	<b>93.1</b>	<b>\$33,002,774</b>		
<b>Trails</b>					<b>\$8,276,855</b>		<b>\$8,276,855</b>
<b>Total System</b>			<b>78.6</b>	<b>93.1</b>	<b>\$41,279,629</b>	<b>\$6,231,905</b>	<b>\$35,047,725</b>
						<b>15%</b>	<b>85%</b>

**July 2007 Comparison of SDC Charges  
Among Cities for a Single Family Home**

	<b>Sewer</b>	<b>Water</b>	<b>Storm</b>	<b>Parks</b>	<b>Street</b>	<b>Supp. Street</b>	<b>Total</b>
<b>Milwaukie</b>	\$893	\$970	\$1,105	\$2,078	\$1,526		<b>\$6,572</b>
<b>Wilsonville existing</b>	\$4,153	\$4,736	\$492	\$2,502	\$3,147	\$0-2,554	<b>\$16,052</b>
<b>Oregon City</b>	\$3,713	\$4,445	\$643	\$3,056	\$1,864		<b>\$13,721</b>
<b>Gresham</b>	\$4,923	\$4,043	\$1,168	\$3,185	\$2,721		<b>\$16,040</b>
<b>Beaverton</b>	\$2,735	\$3,254	\$1,429	\$3,574	\$3,020		<b>\$14,012</b>
<b>Tualatin</b>	\$2,800	\$3,058	\$275	\$4,290	\$3,200		<b>\$13,623</b>
<b>Wilsonville proposed</b>	\$4,153	\$4,736	\$492	\$4,602	\$4,755	\$0	<b>\$18,738</b>
<b>Canby</b>	\$2,235	\$2,813	\$80	\$4,725	\$2,267		<b>\$12,120</b>
<b>Tigard</b>	\$2,800	\$2,041	\$500	\$4,812	\$3,440		<b>\$13,593</b>
<b>Sherwood</b>	\$2,867	\$6,250	\$582	\$6,661	\$6,828		<b>\$23,188</b>
<b>West Linn</b>	\$2,632	\$4,628	\$455	\$8,029	\$4,897		<b>\$20,641</b>

\* This total includes 40% of supplemental streets.

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*Report*

# **Parks System Development Charge Study**

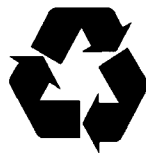
*Prepared for*  
**City of Wilsonville**

September 2008

*Prepared by*







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# Introduction

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## Background

In the summer of 2004, the City of Wilsonville (the City) began updating its plan to address the park, recreation, and service needs of residents over the next 20 years. The Parks and Recreation Master Plan was developed in concert with the Bicycle and Pedestrian Master Plan and the Transit Master Plan, as Wilsonville recognizes the unique benefits of linking these three plans. The Bicycle and Pedestrian Master Plan was adopted in December 2006. The Parks and Recreation Master Plan was adopted in September 2007. Together, the two plans identify the needed acquisition and development of parks and trails in the City to meet existing and future growth needs.

In conjunction with the development of the master plans, the City initiated an effort to update the parks system development charge (SDC) methodology and fees. The previous methodology had been developed in 1994, following completion of the previous master plan. The purpose of the SDC study was to update the methodology and fees consistent with the recently adopted master plans, as well as Oregon SDC law.

## Oregon SDC Law

In the 1989 Oregon State legislative session, a bill was passed (ORS 223.297-223.314) that created a uniform framework for the imposition of SDCs statewide. This legislation, which became effective on July 1, 1991 (with amendments) authorizes local governments to assess SDCs for the following types of capital improvements:

- Drainage and flood control
- Water supply, treatment, and distribution
- Wastewater collection, transmission, treatment, and disposal
- Transportation
- Parks and recreation

The legislation provides guidelines on the calculation and modification of SDCs, accounting requirements to track SDC revenues, and the adoption of administrative review procedures.

## SDC Structure

SDCs can be developed around two concepts: (1) a reimbursement fee, and (2) an improvement fee, or a combination of the two. The **reimbursement fee** is based on the costs of capital improvements *already constructed or under construction*. The legislation requires the reimbursement fee to be established or modified by an ordinance or resolution setting forth the methodology used to calculate the charge. This methodology must consider the cost of existing facilities, prior contributions by existing users, gifts or grants from federal or state government or private persons, the value of unused capacity available for future system users, rate-making principles employed to finance the capital improvements, and other

relevant factors. The objective of the methodology must be that future system users contribute no more than an equitable share of the capital costs of *existing* facilities. Reimbursement fee revenues are restricted only to capital expenditures for the specific system that they are assessed, including debt service.

The methodology for establishing or modifying an **improvement fee** must be specified in an ordinance or resolution that demonstrates consideration of the *projected costs of capital improvements identified in an adopted plan and list*, that are needed to increase capacity in the system to meet the demands of new development. Revenues generated through improvement fees are dedicated to capacity-increasing capital improvements or the repayment of debt on such improvements. An increase in capacity is established if an improvement increases the level of service provided by existing facilities or provides new facilities.

In many systems, growth needs will be met through a combination of existing available capacity and future capacity-enhancing improvements. Therefore, the law provides for a **combined fee** (reimbursement plus improvement component). However, when such a fee is developed, the methodology must demonstrate that the same system capacity is not charged in both the improvement and reimbursement elements of the combined fee.

## Credits

The legislation requires that a credit be provided against the improvement fee for the construction of "qualified public improvements." Qualified public improvements are improvements that are required as a condition of development approval, identified in the system's capital improvement program, and either (1) not located on or contiguous to the property being developed, or (2) located in whole or in part, on or contiguous to, property that is the subject of development approval and required to be built larger or with greater capacity than is necessary for the particular development project to which the improvement fee is related.

## Update and Review

The methodology for establishing or modifying improvement or reimbursement fees shall be available for public inspection. The local government must maintain a list of persons who have made a written request for notification prior to the adoption or amendment of such fees. The legislation includes provisions regarding notification of hearings and filing for reviews. Recent amendments clarified that "periodic application of an adopted specific cost index or...modification to any of the factors related to rate that are incorporated in the established methodology" are not considered "modifications" to the SDC. As such, the local government is not required to adhere to the notification provisions. The criteria for making adjustments to the SDC rate, which do not constitute a change in the methodology, are as follows:

- "Factors related to the rate" are limited to changes to costs in materials, labor, or real property as applied to projects in the required project list.
- The cost index must consider average change in costs in materials, labor, or real property and must be an index published for purposes other than SDC rate setting.

The notification requirements for changes to the fees that *do* represent a modification to the methodology are 90-day written notice prior to first public hearing, with the SDC methodology available for review 60 days prior to public hearing.

## Other Provisions

Other provisions of the legislation require the following:

- Preparation of a capital improvement program or comparable plan (prior to the establishment of a SDC), that includes a list of the improvements that the jurisdiction intends to fund with improvement fee revenues and the estimated timing, cost, and eligible portion of each improvement.
- Deposit of SDC revenues into dedicated accounts and annual accounting of revenues and expenditures, including a list of the amount spent on each project funded, in whole or in part, by SDC revenues.
- Creation of an administrative appeals procedure, in accordance with the legislation, whereby a citizen or other interested party may challenge an expenditure of SDC revenues.

The provisions of the legislation are invalidated if they are construed to impair the local government's bond obligations or the ability of the local government to issue new bonds or other financing.

## Overview of Parks SDC Methodology

The provisions of Oregon SDC law described above provide the framework for determining SDCs for local governments in Oregon. Within that framework, the City has flexibility in selecting specific approaches that best meet the City's growth management and other objectives. The proposed methodology entails the following four steps:

1. Determine growth capacity needs
2. Determine the SDC cost basis
3. Determine system-wide unit costs of capacity
4. Develop the SDC rate schedule

The above steps are described briefly in this section and in more detail in Section 2 of this report.

### Step 1—Determine Growth Capacity Needs

Capacity needs in a parks system are determined on a community-specific basis, and reflect individual service standards, expressed as acres of parks, miles of trails and number of facilities per population, at a future point in time. The number of acres, miles and facilities per capita is used to express the Level of Service (LOS) provided in the parks system. Capacity needs for growth are determined by applying the planned LOS by park and facility type to the demand created by new development, in the form of additional park users. The master plans establish the planned LOS for parks and recreation facilities over the planning horizon.

Capacity needs for all park and facility types, except for neighborhood parks, are evaluated on a system-wide basis. As in the City's existing SDC methodology, neighborhood parks are not included in the analysis, as it is assumed that developers will fund these parks directly.

### **Step 2—Determine the SDC Cost Basis**

Development of the SDC cost basis involves allocation of existing and planned park, trail and facility acquisition and improvements (and associated costs) to future park users (growth) in proportion to their relative need, as determined by the capacity analysis. Two separate fee cost bases are developed:

- *Reimbursement fee cost basis* – the sum of the value of the existing system inventory funded by the City that will serve growth (as determined by the capacity analysis).
- *Improvement fee cost basis* – the sum of growth's share of individual project costs from the master plans, net of anticipated grant and other agency funding.

### **Step 3—Determine System-Wide Unit Costs of Capacity**

Following development of the cost basis and growth capacity needs, the system-wide unit cost of park capacity may be established. Development of system-wide unit costs involves the following steps:

- *Allocate cost basis between residential and nonresidential development.* The City's existing methodology allocates 16 percent of regional park costs to nonresidential development, based on a prior review of park reservation data. The updated methodology expands the nonresidential cost basis to include all park types, and allocates 10 to 37 percent of costs to nonresidential users. Inclusion of a nonresidential component for all park types is consistent with recent park user surveys conducted in other communities (e.g., Eugene) that demonstrate park usage is associated with nonresidential activities in various park types. The base use attributed to nonresidential is 10 percent, with a higher allocation of use to Urban Parks and Greenways that tend to be located in areas with a higher density of nonresidential zoning, as well as regional parks where higher nonresidential activity is documented through park reservations. Community parks are allocated 20 percent to nonresidential, based on a review and allocation of individual community parks. A specific allocation of 50 percent of costs for planned industrial waysides is included in the nonresidential cost basis for Greenways/Greenbelts.
- *Divide cost basis by total growth units to determine cost per unit.* System-wide unit costs are calculated separately for residential and nonresidential development. The residential unit cost is determined by dividing the residential portion of the cost basis by the growth in resident population to determine a cost per person. For nonresidential development, the system-wide unit cost is equal to the nonresidential cost basis divided by the projected growth in employees to determine a cost per employee.
- *Determine credit for existing deficiency costs.* The master plans include costs that are associated with increasing the LOS for existing park users. Assuming that the deficiency costs are recovered through taxes assessed all development—existing and new—a credit is provided to recognize this future contribution toward funding parks and facilities for

the existing population. The credit is equal to the present value of the future debt payments per person.

#### **Step 4—Develop the SDC Rate Schedule**

The system-wide cost and credit per unit is multiplied by the number of persons served to determine the fee and credit for a particular type of residential or nonresidential development.

- *Residential SDC assessment.* U.S. Census data form the basis for determining the average number of persons per dwelling unit for each type of residential development. For purposes of SDC assessment, three categories of residential development have been established: single family, multifamily, mobile homes, and accessory dwelling units.
- *Nonresidential SDC assessment.* The City's parks SDC is assessed on all nonresidential development types (e.g., industrial, retail, office use) based on the estimated number of employees.

# Proposed Parks SDC Methodology

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## Introduction

The City – through adoption of the Parks and Recreation Master Plan and the Bicycle and Pedestrian Master Plan -- is planning for acquisition and development of the parks system consistent with the communities desired level of service (LOS). In order to equitably fund the master plan projects, both new development and existing park users will need to contribute to the improvements at a level that reflects their relative needs, as determined by the planned LOS.

## Park and Facility Type

The City has historically, and will in the future, invest in different park and facility types at different rates. For example, the City already has sufficient regional parkland to serve existing and future development, no additional acquisition of acreage is planned in the near future, though additional development of existing acreage is needed to fully utilize the existing parkland. Therefore, acreage of regional parks per person will decline relative to current levels, as existing regional parks have 'excess capacity'. On the other hand, investment in greenways/greenbelt acreage will increase relative to the current LOS, based on the master plans. In addition, acquisition costs per acre generally vary significantly based on the type of park. For these reasons, analysis of capacity needs for purposes of cost allocation are generally conducted on a park and facility type basis, as opposed to system-wide. This approach is generally more equitable and consistent with park planning approaches that consider the desired LOS for each park and facility type.

## Land Acquisition and Development

A similar argument to that regarding park types can be made for analyzing land acquisition and development costs separately. Compared to the planned LOS, there is a greater deficiency currently in the City's developed park acreage relative to total park acreage (see Tables 2-2 and 2-3 in next subsection). Therefore, allocation of development costs in proportion to land acquisition capacity analysis would tend to overcharge growth for its specific needs. In addition to being more equitable in general, this approach is also consistent with park planning approaches, which itemize acquisition and development costs separately.

## Determine System-Wide Capacity Needs

Capacity requirements for existing and future park users (growth) are based on the planned LOS for each type of park (except neighborhood parks), as defined by the master plans. The planned LOS for a particular park or facility is defined as the quantity of future City-owned park acreage per 1,000 population served.



The following equation shows the calculation of the planned LOS:

$$\frac{\text{Existing}Q + \text{Planned}Q}{\text{Future Population Served}} = \text{Planned LOS}$$

Where:

*Q* = quantity (acres of parks, miles of trails, or number of facilities), and  
*Future Population Served* = projected build-out population<sup>1</sup>

Table 2-1 shows the existing and future LOS by park and trail type. Detailed information about the City's existing parks inventory can be found in Appendix A. Future park acreage is detailed later in this section (see Table 2-6). The City's Parks and Recreation Master Plan identifies the following seven park classifications:

- Neighborhood parks
- Community parks
- Regional parks
- Urban parks
- Special use areas
- Natural areas
- Greenways/Greenbelts

The Master Plan also discussed four additional categories of parks that are considered important to the Wilsonville parks system: 1) Private parks, 2) Beautification areas, 3) Waysides, and 4) Pocket parks.

Neighborhood and pocket parks are excluded from the SDC analysis, as these parks serve localized areas and are funded directly by developers. Beautification areas are also excluded as these sites primarily provide a visual amenity typically with no recreational use. Waysides are included with greenways/greenbelts in the SDC methodology.

The capacity requirements, or number of park acres or trail miles, needed for the existing population and for the growth population are estimated by multiplying the planned (future) LOS for each park type by the population of each group. Table 2-2 shows this capacity analysis for total acreage and Table 2-3 shows the analysis for developed acreage. (The population is shown in the table headings.)

A separate capacity analysis was conducted for those facility types for which project costs are itemized in the master plans. Table 2-4 shows the capacity analysis for the community center, the aquatic center, playing fields and skateboard parks. Similar to the park acreage analysis, the capacity analysis for facilities is based on the planned LOS. The need for existing park users is equal to the planned LOS multiplied by the existing population. Existing users' needs are assumed to be met first by the existing inventory of facilities; any shortfall is assumed to come from the Project List. The facilities required by growth are equal to the product of the planned LOS and the projected increase in population.

<sup>1</sup> For purposes of this analysis, build-out population is estimated to be 35,000, including Areas 1, 3, 4, and 9 which are currently outside of the City's Urban Growth Boundary, but include population that will likely be added to the UGB over the next 20 years and served by future improvements identified in the master plans.

**TABLE 2-1**  
Existing and Planned Levels of Service by Park Type (1)

Type	Unit Measure	Existing		Existing		Future		Future	
		Total Acreage (Units)	LOS (Units/1,000)	Developed Acreage (Units)	LOS (Units/1,000)	Total Acreage (Units)	LOS (Units/1,000)	Developed Acreage (Units)	LOS (Units/1,000)
<b>Parks and Open Space</b>									
Neighborhood	Acres	16.30	0.94	9.30	0.53	27.78	0.91	20.78	0.68
Community	Acres	16.05	0.92	6.49	0.37	36.10	1.03	46.10	1.32
Regional	Acres	103.84	5.97	103.84	5.97	103.84	2.97	103.84	2.97
Urban	Acres	26.72	1.54	26.72	1.54	27.24	0.78	27.24	0.78
Special Use	Acres	11.17	0.64	0.00	0.00	11.17	0.32	5.00	0.14
Natural Area (2)	Acres	8.79	0.51	0.00	0.00	24.46	0.70	0.00	0.00
Greenways/Greenbelts (3)	Acres	4.85	0.28	0.00	0.00	35.76	1.02	36.44	1.04
Pocket Parks									
<b>Recreation Trails</b>									
Regional	Miles	9.86	0.57	9.86	0.57	39.40	1.13	39.40	1.13
Community		3.61	0.21	3.61	0.21	18.91	0.54	18.91	0.54
Local		3.01	0.17	3.01	0.17	10.05	0.29	10.05	0.29
Total Acres		187.72	10.79	146.35	8.41	266.35	7.61	239.40	6.93

(1) Source: City of Wilsonville Parks Master Plan

(2) Excludes Metro-owned acreage

(3) Excludes beautification areas that provide visual amenities only; no recreation benefits

**TABLE 2-2**  
Capacity Analysis and Project List Allocations by Park and Trail Type – Total Acreage

Park Type	Existing Inventory (units)	Units added by Project List	Total Future units	Existing Population		Growth Population (Buildout)			Project list Allocation			
				Total Need (units)	Existing (Surplus) / Deficit (units)	Total Need (units)	From Existing Inventory (units)	From Project List (units)	Existing Deficiency		Growth (Buildout)	
									Acres	%	Acres	%
Neighborhood	16.3	11.5	27.8	15.9	(0.4)	11.9	0.4	11.5	0.0	0.0%	11.5	100.0%
Community	16.1	20.1	36.1	18.0	1.9	18.1	0.0	18.1	1.9	9.5%	18.1	90.5%
Regional	103.8	0.0	103.8	51.6	(52.2)	52.2	52.2	0.0	0.0	0.0%	0.0	0.0%
Urban	26.7	0.5	27.2	13.5	(13.2)	13.7	13.2	0.5	0.0	0.0%	0.5	100.0%
Special Use	11.2	0.0	11.2	5.6	(5.6)	5.6	5.6	0.0	0.0	0.0%	0.0	0.0%
Natural Area	8.8	15.7	24.5	12.2	3.4	12.3	0.0	12.3	3.4	21.5%	12.3	78.5%
Greenways/Greenbelts	4.9	30.9	35.8	17.8	12.9	18.0	0.0	18.0	12.9	41.8%	18.0	58.2%
Miles												
<b>Recreation Trails</b>	9.9	29.5	39.4	19.6	9.7	19.8	0.0	19.8	9.7	32.9%	19.8	67.1%
Regional	3.6	15.3	18.9	9.4	5.8	9.5	0.0	9.5	5.8	37.9%	9.5	62.1%
Community	3.0	7.0	10.1	5.0	2.0	5.1	0.0	5.1	2.0	28.2%	5.1	71.8%
Local	3.2	7.2	10.4	5.2	2.0	5.2	0.0	5.2	2.0	27.1%	5.2	72.9%
<b>Total Acres</b>	<b>187.7</b>	<b>78.6</b>	<b>266.4</b>	<b>134.5</b>	<b>(53.2)</b>	<b>131.8</b>	<b>71.4</b>	<b>60.42</b>	<b>18.2</b>		<b>60.4</b>	

**TABLE 2-3**  
Capacity Analysis and Project List Allocations by Park Type – Developed Acreage

Park Type	Existing Inventory (acres)	Added by Project List (acres)	Total Future (acres)	Existing Population		Growth Population (Buildout)			Project list Allocation			
				Total Need (acres)	Existing (Surplus) / Deficit (acres)	Total Need (acres)	From Existing Inventory (acres)	From Project List (acres)	Existing Deficiency		Growth (Buildout)	
									Acres	%	Acres	%
Neighborhood	9.3	11.5	20.8	11.9	2.6	8.9	0.0	8.9	2.6	22.5%	8.9	77.5%
Community	6.5	39.6	46.1	22.9	16.4	23.2	0.0	23.2	16.4	41.5%	23.2	58.5%
Regional	103.8	0.0	103.8	51.6	(52.2)	52.2	52.2	0.0	0.0	0.0%	0.0	0.0%
Urban	26.7	0.5	27.2	13.5	(13.2)	13.7	13.2	0.5	0.0	0.0%	0.5	100.0%
Special Use	0.0	5.0	5.0	2.5	2.5	2.5	0.0	2.5	2.5	49.7%	2.5	50.3%
Natural Area	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0%	0.0	0.0%
Greenways/Greenbelts	0.0	36.4	36.4	18.1	18.1	18.3	0.0	18.3	18.1	49.7%	18.3	50.3%
<b>Total Acres</b>	<b>146.4</b>	<b>93.1</b>	<b>239.4</b>	<b>120.6</b>	<b>(25.7)</b>	<b>118.8</b>	<b>65.4</b>	<b>53.4</b>	<b>39.6</b>		<b>53.4</b>	

**TABLE 2-4**  
Capacity Analysis and Project List Allocations for Facilities

Facility Type	Unit	Existing Inventory (1)	Existing Conditions		Future Facilities (1)	Planned LOS		Existing		Growth	
			Each	Per Pop.		Each	Per Pop.	Need (Each)	Project List %	Need (Each)	Project List %
			unit	Per		Unit	per				
Community Center	each	1.0	1	17,405	1.0	1	35,000	0.00	0.00%	0.50	0.00%
Aquatic Center		0.0	1	0	1.0	1	35,000	0.50	49.73%	0.50	50.27%
Baseball Field	each	1.0	1	17,405	8.0	1	4,375	2.98	42.55%	4.02	57.45%
Softball Fields	each	4.0	1	4,351	5.0	1	7,000	0.00	0.00%	1.00	100.00%
Soccer Fields	each	3.0	1	5,802	8.0	1	4,375	0.98	19.57%	4.02	80.43%
Skateboard Park	each	1.0	1	17,405	6.0	1	5,833	1.98	39.67%	3.02	60.33%
<b>All Fields</b>		<b>8.0</b>			<b>21.0</b>		<b>1,667</b>	<b>2.44</b>	<b>18.79%</b>	<b>10.56</b>	<b>81.21%</b>

(1) Master Plan Chapter 3; City owned only

## Determine the SDC Cost Basis

As noted above, by Oregon law an SDC may include either or both of the following fees:

- *Improvement fee* – the portion of the system-specific SDC charged to cover an equitable share of the capital improvements required to increase capacity of the system to accommodate new development.
- *Reimbursement fee* – the portion of the system-specific SDC charged to recoup the community's past or current investment in extra capacity in anticipation of future growth.

The following sections discuss the calculation of the SDC cost basis, beginning with the reimbursement fee and followed by the improvement fee.

### Reimbursement Fee

The reimbursement fee cost basis is the sum of the value of the existing system inventory funded by general City revenues that will serve growth. The first step in calculating this fee is to determine what existing capacity is available for new development. The capacity requirements for existing development and growth are shown in Tables 2-2 and 2-3 for the City's parks and trails. Existing acreage and facilities that exceed the capacity requirement of existing development are available to meet the needs of growth. As Tables 2-2 and 2-3 indicate, the existing system has available (surplus) capacity in acreage for regional parks, urban parks, and special use areas; and in developed acreage for regional and urban parks.

The next step is to determine the value of existing parks and recreational facilities that will benefit growth. The City's park land and development are valued based on estimated replacement costs. The assumed costs for land and development are provided in Table 2-5.

For Urban Parks, 13.2 acres of existing park land is required to meet growth's needs (see Tables 2-2 and 2-3). Of the 13.2 total required acres for growth, 2.2 acres (or 17 percent) is assumed to be met by Town Center Park acreage (as Town Center Park acreage represents 17 percent of total existing Urban Park acreage). The remaining 10.9 acre need is met by Murase Plaza acreage. Town Center Park and Murase Plaza land acquisition was funded by the Urban Renewal Agency and transferred to the City; however general system revenues paid for a portion of the design and development of Town Center Park (equal to about \$0.46 million per acre). Therefore, growth is allocated about \$1.0 million for Town Center park development (\$0.46 million per acre multiplied by 2.2 acres).

**TABLE 2-5**  
Reimbursement Fee Cost Basis

Park Type	Existing Inventory		Units Needed For Growth		Unit Costs (\$/Unit)		Development (Total)	Growth Cost (Cost Basis)
	Total Acres	Developed Acres	Development (Acres)	Acquisition (Acres)	Development (\$/acre)	Acquisition (\$/acre)		
<b>URBAN PLAZAS</b>								
Town Center Park (1)	4.5	4.5	2.2	2.2	\$462,762			\$1,031,277
Murase Plaza (1)	22.2	22.2	10.9	10.9				0.00
<b>Subtotal</b>	<b>26.7</b>	<b>26.7</b>	<b>13.2</b>	<b>13.2</b>				<b>\$1,031,277</b>
<b>Regional Parks</b>								
Memorial Park	104			52.2	\$53,806	\$360,709		\$2,990,092
<b>Subtotal</b>	<b>104</b>			<b>52.2</b>				<b>\$2,990,092</b>
<b>Special Use</b>								
Water Treatment Park (2)	11.2			5.6				\$0
Boozier Barn						\$580,820		\$291,986
<b>Subtotal</b>	<b>11.2</b>			<b>5.6</b>				<b>\$291,986</b>
<b>TOTAL COSTS</b>								<b>\$4,313,355</b>

(1) Acquisition funded by Urban Renewal Agency

(2) Funded by water rates

The reimbursement fee cost basis also includes prior investment in regional park land (Memorial Park). The unit cost for land acquisition is based on historical purchases of \$198,500 in 1969 for a 61-acre parcel, and slightly over \$1 million for a 43 acre parcel in 1987. As indicated above, the land acquisition costs are brought to estimated current values based on a 6 percent annual inflation factor. Historical development costs are limited to recent investments in parking facilities and land development (e.g., irrigation improvements) funded by general system revenues. Growth is allocated about 50 percent of the \$0.36 million in development costs shown in Table 2-5, based on utilization of existing acreage (52.2 acres for growth divided by 104 acres total).

Reimbursement of Special Use facility costs is limited to the recent development of the Boozier Barn, funded by general system revenues. Growth is allocated approximately 50 percent of the costs, based on share of total future population. Water Treatment Park costs are excluded from the cost basis, as the facility was funded through water system revenues.

The total reimbursement costs basis (shown in Table 2-5) is about \$4.3 million

### Improvement Fee

For the improvement fee, the cost basis is the sum of growth's share of individual projects from the master plans. The master plans represent the community's desired LOS over the planning period. Project costs that are estimated to be funded through other City or non-City funds are

excluded from the cost basis. Outside-City funding includes federal and state grants, regional (METRO) funding, schools, and developer financing (particularly in Villebois).

Planned capital improvements are allocated to existing and new development, within the planning period. As described previously, the planned LOS is used to determine existing and future capacity needs and to determine allocation percentages for planned improvements. Tables 2-2 through 2-4 show the percentages used to allocate planned acreage and development costs to existing development and growth through buildout. As discussed previously, separate allocation percentages are provided for land acquisition and development, and for each park type based on the capacity analysis.

Once planned capital improvements are allocated between existing and new development, growth costs may be calculated by multiplying the project costs (less those funded externally, or by other City funds) by growth's share. Table 2-6 shows the improvement fee cost basis by park type and project. The total improvement fee cost basis is \$41.3 million. Appendix B shows additional detail regarding the trail system projects.

## Determine System-Wide Unit Costs

Determination of system-wide unit costs involves the following steps:

**Step 1: Allocate cost basis between residential and nonresidential development.** As discussed in Section 1, 10-37 percent of park costs are assumed to be attributable to nonresidential development, with the exception of certain greenway projects (i.e., industrial waysides) which are assumed to be 50 percent related to nonresidential. The remaining portion of the cost basis is allocated to residential development.

**Step 2: Divide cost basis by total growth units to determine cost per unit.** System-wide unit costs are calculated separately for residential and nonresidential. The residential unit cost is determined by dividing the residential portion of the cost basis by the growth in resident population to determine a cost per person. For nonresidential, the system-wide unit cost is equal to the nonresidential cost basis divided by the growth in employees to determine a cost per employee.

**Step 3: Determine credit for existing deficiency costs.** The SDC is designed to fully recover from new development the parks system capacity costs incurred for growth. The master plans also include costs that are associated with increasing the LOS for existing park users. As shown in Table 2-6, the City funded deficiency cost is about \$28.7 million (\$70.8 million total City costs less \$41.3 million growth costs, less \$0.8 million neighborhood and other park improvements that are excluded from the SDCs). Assuming that the deficiency costs are recovered through general taxation, new development will contribute to these costs. To recognize this future contribution, a credit is calculated based on the projected stream of payments, assuming one debt issue every five years. The credit is equal to the present value of the future debt payments per person (for residential) or per employee (for nonresidential).

**TABLE 2-6**  
Improvement Fee Cost Basis (page 1 of 2)

Proj #	Park Name	Project Name	New Acreage		Total Cost \$	Developer \$	Urban Renewal \$	Grants/ Other \$	City \$	SDC %	SDC \$
			Acq	Dev							
<b>Neighborhood Parks</b>											
P16	Frog Pond	Site Acquisition	2.00		\$1,000,000	\$1,000,000	\$0		\$0	0.0%	\$0
P16		Design Docs			\$150,000	\$150,000	\$0		\$0	0.0%	\$0
P16		Construction		2.00	\$1,500,000	\$1,500,000	\$0		\$0	0.0%	\$0
P17	Frog Pond	Site Acquisition	2.00		\$1,000,000	\$1,000,000	\$0		\$0	0.0%	\$0
P17		Design Docs			\$150,000	\$150,000	\$0		\$0	0.0%	\$0
P17		Construction		2.00	\$1,500,000	\$1,500,000	\$0		\$0	0.0%	\$0
P21	Courtside	Minor Improvements	0.00	0.00	\$100,000	\$0	\$0		\$100,000	0.0%	\$0
P5	Merryfield	Signage Improvements	0.00	0.00	\$100,000	\$0	\$0		\$100,000	0.0%	\$0
P3	River Fox	Minor Improvements	0.00	0.00	\$200,000	\$0	\$0		\$200,000	0.0%	\$0
P18	Willow Cr./Landover	Minor Improvements	0.00	0.00	\$100,000	\$0	\$0		\$100,000	0.0%	\$0
P9	Villebois	Various	7.48	7.48	\$1,551,487	\$1,021,356	\$530,131		\$0	0.0%	\$0
			11.48	11.48	\$7,351,487	\$6,321,356	\$530,131	\$0	\$500,000	0.0%	\$0
<b>Community Parks</b>											
	School Fieds	Upgrade and Maintenance			\$3,000,000	\$0	\$0	\$1,500,000	\$1,500,000	58.5%	\$877,624
P11	School Park (Villebois)	Design & concept development			\$160,000	\$0	\$0	\$160,000	\$0	58.5%	\$0
		Sports Fields construction (3 acres)		3.00	\$1,500,000	\$0	\$0	\$1,500,000	\$0	58.5%	\$0
		Property acquisition	0.00		\$4,500,000	\$0	\$4,500,000	\$0	\$0	0.0%	\$0
P15	Frog Pond Area	Site Acquisition	10.00		\$5,000,000	\$0	\$0	\$0	\$5,000,000	90.5%	\$4,525,682
		Design & construction docs			\$600,000	\$0	\$0	\$0	\$600,000	58.5%	\$351,050
		Construction		10.00	\$5,000,000	\$0	\$0	\$0	\$5,000,000	58.5%	\$2,925,414
P18	Adv Rd School Park	Sport Field Development			\$160,000	\$0	\$0	\$0	\$160,000	58.5%	\$93,613
		Implementation	0.00	10.00	\$6,250,000	\$0	\$0	\$0	\$6,250,000	58.5%	\$3,656,767
P1	Boones Ferry Park	Master Plan			\$400,000	\$0	\$0	\$0	\$400,000	58.5%	\$234,000
		Improvements	0.00	3.18	\$5,000,000	\$0	\$0	\$0	\$5,000,000	58.5%	\$2,925,414
P14	Canyon Creek	Trail system signage & kiosk	0.00	6.38	\$25,000	\$0	\$0	\$0	\$25,000	67.1%	\$16,763
P7/8	Montebello	Site Acquisition	0.67		\$441,000	\$0	\$0	\$0	\$441,000	90.5%	\$399,165
		Design docs			\$100,000	\$0	\$0	\$0	\$100,000	58.5%	\$58,508
		Construction		0.67	\$600,000	\$0	\$0	\$350,000	\$250,000	58.5%	\$146,271
P9	Villebois	Various	9.38	9.38	\$1,459,887	\$0	\$385,787	\$0	\$1,074,100	79.5%	\$854,155
			20.05	42.61	\$34,195,887	\$0	\$4,885,787	\$3,510,000	\$25,800,100	49.9%	\$17,064,459
<b>Regional Parks</b>											
P25	Memorial Park	Master Plan Update	0.00	0.00	\$2,250,000				\$2,250,000	50.3%	\$1,131,107
		Trails Plan Implementation	0.00	0.00	\$500,000				\$500,000	62.1%	\$310,664
		Amphitheater stage shelter	0.00	0.00	\$235,000				\$235,000	50.3%	\$118,138
		Community Garden Expansion	0.00	0.00	\$50,000				\$50,000	50.3%	\$25,136



**Table 2-6**  
**Improvement Fee Cost Basis (page 2 of 2)**

P9	Villebois	Various	0.00	0.00	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
			0.00	0.00	\$3,035,000	\$0	\$0	\$0	\$3,035,000	52.2%	\$1,585,045
<b>Urban Parks</b>											
P23	Town Center	Additional Amenities	0.00	0.00	\$50,000				\$50,000	50.3%	\$25,136
P23	Town Center	Stage shelter	0.00	0.00	\$145,000				\$145,000	50.3%	\$72,894
P9	Villebois	Various	0.52	0.52	\$1,110,881	\$0	\$934,181	\$0	\$176,700	0.0%	\$176,700
			0.52	0.52	\$1,305,881	\$0	\$934,181	\$0	\$371,700	21.0%	\$274,729
<b>Special Use Areas</b>											
P24	Community Center	Improvements	0.00	0.00	\$250,000				\$250,000	0.0%	\$0
P2	Water Treatment Plant	Amenities	0.00	5.00	\$25,000				\$25,000	50.3%	\$12,500
	Rec Center	Construction & Design	0.00	0.00	\$20,080,000				\$20,080,000	50.3%	\$10,094,500
			0.00	5.00	\$20,355,000	\$0	\$0	\$0	\$20,355,000	49.7%	\$10,107,071
<b>Greenways &amp; Misc.</b>											
P12	Industrial Wayside	Design & construction of 3 pocket parks	0.00	0.34	\$600,000				\$600,000	50.3%	\$301,629
P13	Industrial Wayside	Design & construction of pocket parks	0.00	0.34	\$600,000				\$600,000	50.3%	\$301,629
-	System	Riverfront sites - easements & acquisitions	0.00	0.00	\$1,000,000				\$1,000,000	50.3%	\$502,714
P6	Tranquil	Tranquil Park signage	0.00	4.85	\$15,000				\$15,000	58.2%	\$8,724
P9	Villebois	Various	30.91	30.91	\$7,081,212	\$4,451,211	\$149,901	\$0	\$2,480,100	53.3%	\$1,322,139
			30.91	36.44	\$9,296,212	\$4,451,211	\$149,901	\$0	\$4,695,100	51.9%	\$2,436,834
<b>Natural Open Space</b>											
P4	Graham Oaks	Master Plan Implementation	0.00	0.00	\$1,120,000				\$1,120,000	50.3%	\$563,040
P9	Villebois	Various	15.67	0.00	\$691,670	\$590,970	\$0	\$0	\$100,700	50.3%	\$50,623
			15.67	0.00	\$1,811,670	\$590,970	\$0	\$0	\$1,220,700	33.9%	\$613,663
<b>Other Improvements</b>											
P26	Multiple Sites	Skate Spot Implementation			\$35,000				\$35,000	60.3%	\$21,114
P27		Community-scale Skate Park			\$575,000				\$575,000	60.3%	\$346,873
-	Multiple Sites	Natural Resource Restoration and Management			\$200,000				\$200,000	0.0%	\$0
-	New Park Sites	Park and Trail Acquisitions and Easements			\$1,000,000				\$1,000,000	50.3%	\$502,714
	Systemwide	Natural Area Management Plan			\$100,000				\$100,000	0.0%	\$0
	Systemwide	ADA Transition Plan			\$50,000				\$50,000	0.0%	\$0
	Systemwide	Signage Program			\$100,000				\$100,000	50.3%	\$50,271
	Systemwide	On-line Registration Software			\$12,000				\$12,000	0.0%	\$0
			0.00	0.00	\$2,072,000	\$0	\$0	\$0	\$2,072,000	44.4%	\$920,973
<b>Subtotal Parks</b>			<b>78.6</b>	<b>96.1</b>	<b>\$79,423,138</b>	<b>\$11,363,538</b>	<b>\$6,500,000</b>	<b>\$3,510,000</b>	<b>\$58,049,600</b>	<b>41.6%</b>	<b>\$33,002,774</b>
<b>Trails</b>					<b>\$45,263,000</b>	<b>\$35,500</b>		<b>\$32,459,900</b>	<b>\$12,767,600</b>	<b>64.8%</b>	<b>\$8,276,855</b>
<b>Total System</b>			<b>78.6</b>	<b>96.1</b>	<b>\$124,686,138</b>	<b>\$11,399,038</b>	<b>\$6,500,000</b>	<b>\$35,969,900</b>	<b>\$70,817,200</b>		<b>\$41,279,629</b>

Table 2-7 shows the system-wide unit costs for residential and nonresidential development for each SDC component. As indicated in the table, the unit cost per person for residential development is \$1,948 for the improvement fee, plus \$161 for the reimbursement fee, which totals \$2,108 for the total system; once the \$405 credit is applied, the net unit cost is \$1,703 per person for residential development. For nonresidential development, the unit cost per employee for the improvement fee is \$369, plus \$78 for the reimbursement fee, which equals \$447 for the total system; once the credit of \$308 is applied, the net unit cost is \$139 per employee for nonresidential development. The credit for nonresidential is proportionately higher than residential development reflecting respective shares of assessed value (assuming property tax based funding).

**TABLE 2-7**  
System-Wide Unit Costs for Residential and Nonresidential Development by Component

	Cost Basis	Residential Share	17,595 Residential Unit Cost (\$/New Person)	Non-residential Share	18,992 Non-residential Unit Cost (\$/Emp)
<b>Improvement Fee</b>					
	%				
	Nonres				
<i>Neighborhood</i>		\$0	\$0	\$0	\$0
<i>Community</i>	20%	\$17,064,459	\$13,651,567	\$776	\$3,412,892
<i>Regional</i>	37%	\$1,585,045	\$998,578	\$57	\$586,467
<i>Urban</i>	34%	\$274,729	\$181,321	\$10	\$93,408
<i>Special Use</i>	10%	\$10,107,071	\$9,096,364	\$517	\$1,010,707
<i>Natural Area Parks</i>	10%	\$613,663	\$552,297	\$31	\$61,366
<i>Greenways/Greenbelts</i>	34%	\$2,436,834	\$1,511,790	\$86	\$925,045
Sub-total		\$32,081,802	\$25,991,917	\$1,477	\$6,089,885
<b>Facilities</b>	10%	\$418,258	\$376,432	\$21	\$41,826
<b>New Park/Trail Acquisition</b>	10%	\$502,714	\$452,443	\$26	\$50,271
<b>Trails</b>	10%	\$8,276,855	\$7,449,169	\$423	\$827,685
<b>Subtotal IMPROVEMENT</b>		\$41,279,629	\$34,269,962	\$1,948	\$7,009,667
<b>Reimbursement Fee</b>					
<b>Existing Parks and Facilities</b>					
<i>Regional</i>	37%	\$2,990,092	\$1,883,758	\$107	\$1,106,334
<i>Urban</i>	34%	\$1,031,277	\$680,643	\$39	\$350,634
<i>Special Use</i>	10%	\$291,986	\$262,788	\$15	\$29,199
<b>Subtotal REIMBURSEMENT</b>		\$4,313,355	\$2,827,189	\$161	\$1,486,167
<b>Total SYSTEM</b>		\$45,592,985	\$37,097,151	\$2,108	\$8,495,834
<b>Less Credit</b>				\$405	\$308
<b>Net Cost per Unit</b>				\$1,703	\$139

## Develop the SDC Schedule

The system-wide cost and credit per unit is multiplied by the number of persons served to determine the fee and credit for a particular type of development.

### Residential SDC Assessment

The existing park SDC includes three categories of residential development – single family, multi-family, and accessory dwellings. The existing methodology is based on number of persons per household of 2.5 for single family, 1.9 for multi-family, and 1.0 for accessory dwelling units.

The proposed residential rate schedule differentiates between residential dwelling types based on available U.S. Census data on number of persons per dwelling unit. Dwelling unit types are aggregated into three groups, as reflected in Table 2-8. Accessory dwelling units are assumed to have 1 occupant, per the current SDC methodology.

**TABLE 2-8**  
Average Number of Persons per Structure Type (Grouped), 2000

Units in Structure	Total Occupied Units	Total People	Average Persons per Unit	Persons per Unit (Grouped)
1, detached	2,219	6,465	2.91	2.67
1, attached	642	1,141	1.78	
2	44	137	3.11	
3 or 4	359	771	2.15	2.05
5 to 9	771	1,541	2.00	
10 to 19	729	1,528	2.10	
20 to 49	196	418	2.13	
50 or more	582	1,141	1.96	
Mobile home	390	669	1.72	1.72
Boat, RV, van, etc.	0	0	0.00	
<b>Total</b>	<b>5,932</b>	<b>13,811</b>	<b>2.33</b>	

Source: US Census.

### Nonresidential SDC Assessment

The proposed park SDC, like the existing park SDC is assessed to all nonresidential development based on the number of employees (estimated based on the square feet of the new development building and average employee density figures computed by the City of different business types)

### Compliance Costs

Local governments are entitled to include in the SDCs, a charge to recover costs associated with complying with the SDC law. Compliance costs include costs related to developing the SDC methodology and project list (i.e., a portion of master planning costs), and annual

accounting costs. **Table 2-9** shows the calculation of the compliance charge per unit, which is estimated to be \$22.98.

**TABLE 2-9**  
Proposed Compliance Charge

Component	Total	Growth	Ammortization	Annual Cost
SDC study	\$50,000	100.00%	5	\$10,000
Master plan	\$522,410	50.27%	10	\$26,262
Accounting	\$1,500	100.00%	5	\$300
Total Costs				\$36,562
Annual Units				1,591
\$/Unit				\$22.98

### SDC Schedule

The proposed SDC schedule is presented in Table 2-10. The SDC per dwelling unit for single family and duplexes is \$4,602, including the compliance charge and credit. The fee for multifamily and mobile home units are about 77 percent and 64 percent of the single family fee, respectively, reflecting fewer occupants per unit. The nonresidential charge is \$162 per employee.

**TABLE 2-10**  
Proposed SDC Schedule Compared to Current SDC

Category	Persons per Dwelling Unit	SDC per Unit/Employee	Compliance Charge per Unit/Employee	Credit per Unit/Employee	Net SDC per Unit/Employee	Current SDC
<b>Residential</b>						
Single-family /Duplex	2.67	\$5,620	\$61	\$1,079	<b>\$4,602</b>	\$2,502
Multifamily	2.05	\$4,317	\$47	\$829	<b>\$3,535</b>	\$1,903
Mobile Home	1.72	\$3,617	\$39	\$695	<b>\$2,962</b>	\$2,502
Accessory Dwelling Unit	1.00	\$2,108	\$23	\$405	<b>\$1,726</b>	\$1,001
<b>Nonresidential</b>		\$447	\$23	\$308	<b>\$162</b>	\$66

### Annual Inflationary Cost Adjustments

Similar to the City's other SDCs, the impact of inflation on the cost of capital improvements to parks is currently measured by the Construction Cost Index (CCI) published by McGraw-Hill. The City uses this index to annually adjust all of its SDCs for inflation. The index tracks changes in the costs of construction materials (steel, concrete, asphalt), and the hourly costs of construction labor and equipment. Since the land component of the water, wastewater, stormwater, and transportation services generally represents a small percentage of the total cost of these public improvements, no special treatment of land cost is required; the cost of land, while not included in the CCI, is assumed to increase at the same rate as this index. However, the City has and will continue to make significant investments in land for parks, and depends on the SDC revenues to generate enough money to purchase those parks or portions of parks needed to meet the park demands of growth. Given that land value generally does not follow inflation in materials, the City should utilize the Clackamas

County Assessor's Sales Ratio Study to adjust the portion of the SDC that is related to land costs.

## **Appendices**

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**Appendix A**  
City of Wilsonville  
Existing Parks

Name	Park Type	Acreage			Total	Owned by
		City Dev	City Undev	Other		
Boones Ferry Park	Community	5.08	3.18		8.26	City
Canyon Creek Park	Community	1.41	6.38		7.79	City
Courtside Park	Neighborhood	1.94			1.94	City
Hathaway Park	Neighborhood	1.15			1.15	City
Park at Merryfield	Neighborhood	1.32	7		8.32	City
River Fox Park	Neighborhood	2.83			2.83	City
Willow Creek/Landover Park	Neighborhood	2.06			2.06	City
Boeckman Creek Crossing	Community Natural Area		8.79		8.79	City
Coffee Lake Natural Area	Regional Natural Area			487	487	Metro
Graham Oaks Natural Area	Regional Natural Area			230	230	Metro
Memorial Park	Regional Park	104			103.84	City
Water Treatment Plant Park	Special Use Area		11.17		11.17	City
Civic Park	Urban Park	22.2			22.2	City
Town Center Park	Urban Park	4.52			4.52	City
Tranquil Park	Neighborhood Greenway		4.85		4.85	City
Montebello Park	Beautification Area			0.21	0.21	City
		146.35	41.37	717.21	904.93	

**APPENDIX B**

**Trail System Project Cost Allocations**

No.	Project Name	Priority	Miles Total	Estimated Cost (excludes acq.)		Source of Funds (%)			Source of Funds (\$)			SDC	Growth		
				Improvements	Total	Developer	Grants/ Other Agency	City	Developer	Grants/ Other	City	Eligible Master Plan	Share %	\$	
R1	Tonquin Trail	Regional	4.00	\$2,900,000	\$2,900,000		50%	50%	\$0	\$1,450,000	\$1,450,000	\$1,450,000	62%	\$900,926	
R2	Stafford Spur Trail	Regional	3.00	1,600,000	\$1,600,000		80%	20%	\$0	\$1,280,000	\$320,000	\$320,000	62%	\$198,825	
R3	Boeckman Creek Trail	Regional	1	2.40	1,900,000	\$1,900,000		0%	100%	\$0	\$0	\$1,900,000	\$1,900,000	62%	\$1,180,524
R4	Waterfront Trail	Regional	2	2.80	1,400,000	\$1,400,000		0%	100%	\$0	\$0	\$1,400,000	\$1,400,000	62%	\$869,860
R5	French Prairie Bridge	Regional	1	0.90	20,000,000	\$20,000,000		90%	10%	\$0	\$18,000,000	\$2,000,000	\$2,000,000	62%	\$1,242,657
R6	Wiedeman Road Trail	Regional	varies	2.20	4,400,000	\$4,400,000		50%	50%	\$0	\$2,200,000	\$2,200,000	\$2,200,000	62%	\$1,366,923
C19	Brown Road	Community	1	0.68	325,000	\$325,000		0%	100%	\$0	\$0	\$325,000	\$325,000	72%	\$233,237
C21	Water Treatment Plant connection	Community	2	0.49	240,000	\$240,000		0%	100%	\$0	\$0	\$240,000	\$240,000	72%	\$172,237
C42	Canyon Creek Trail	Community	1	0.34	198,000	\$198,000		0%	100%	\$0	\$0	\$198,000	\$198,000	72%	\$142,095
C10	Frog Pond	Community	1	0.52	282,000	\$282,000		0%	100%	\$0	\$0	\$282,000	\$282,000	72%	\$202,378
C11	School Trail	Community	3	1.39	685,000	\$685,000		50%	50%	\$0	\$342,000	\$343,000	\$343,000	72%	\$246,155
C3	Town Center Park Trail	Community	3	0.16	71,000	\$71,000	50%	0%	50%	\$35,500	\$0	\$35,500	\$35,500	72%	\$25,477
C12	Memorial Park Central Loop Trail	Community	1	0.75	325,000	\$325,000		0%	100%	\$0	\$0	\$325,000	\$325,000	72%	\$233,237
C13	French Prairie Drive	Community	2	0.84	1,110,000	\$1,110,000		100%	0%	\$0	\$1,110,000	\$0	\$0	72%	\$0
C41	Parkway Center Connector	Community	3	0.25	117,000	\$117,000		0%	100%	\$0	\$0	\$117,000	\$117,000	72%	\$83,965
C37	Area 42 Trail	Community	2	0.42	215,000	\$215,000		100%	0%	\$0	\$215,000	\$0	\$0	72%	\$0
C36	BPA Powerline Trail	Community	1	1.00	490,000	\$490,000		50%	50%	\$0	\$245,000	\$245,000	\$245,000	72%	\$175,825
L1	Center Loop Trail	Local	2	1.25	410,000	\$410,000		90%	10%	\$0	\$369,000	\$41,000	\$41,000	73%	\$29,886
L2	Triangle Forest Trail	Local	3	0.60	200,000	\$200,000		90%	10%	\$0	\$180,000	\$20,000	\$20,000	73%	\$14,579
L3	Indian Plum Creek Trail	Local	3	0.55	190,000	\$190,000		90%	10%	\$0	\$171,000	\$19,000	\$19,000	73%	\$13,850
L4	Lone Oak Trail	Local	1	0.10	21,000	\$21,000		90%	10%	\$0	\$18,900	\$2,100	\$2,100	73%	\$1,531
L5	River Trail	Local	1	0.62	127,000	\$127,000		0%	100%	\$0	\$0	\$127,000	\$127,000	73%	\$92,575
L6	Kolbe Homestead Trail	Local	1	0.44	62,000	\$62,000		0%	100%	\$0	\$0	\$62,000	\$62,000	73%	\$45,194
L7	Klein Homestead Trail	Local	1	0.31	62,000	\$62,000		0%	100%	\$0	\$0	\$62,000	\$62,000	73%	\$45,194
L12	Villebois Loop Trail (1)	Local	2	0.84	172,000	\$0		0%	100%	\$0	\$0	\$0	\$0	73%	\$0
C28	Coffee Lake Trail (1)	Local	2	1.06	233,000	\$0		0%	100%	\$0	\$0	\$0	\$0	73%	\$0
L14	Frog Pond Loop	Local	2	1.18	281,000	\$281,000		0%	100%	\$0	\$0	\$281,000	\$281,000	73%	\$204,831
L9	Town Center Loop	Local	3	0.25	52,000	\$52,000		75%	25%	\$0	\$39,000	\$13,000	\$13,000	73%	\$9,476
C4	Town Center Loop Bridge	Community	3	0.10	3,800,000	\$3,800,000		90%	10%	\$0	\$3,420,000	\$380,000	\$380,000	72%	\$272,708
C15	Memorial Drive/5th Street Overpass	Community	1	0.10	3,800,000	\$3,800,000		90%	10%	\$0	\$3,420,000	\$380,000	\$380,000	72%	\$272,708
Total Project List			29.54	\$45,668,000	\$45,263,000	\$1	\$12	\$18	\$35,500	\$32,459,900	\$12,767,600	\$12,767,600		\$8,276,855	