



City of Tigard

Tigard Workshop Meeting - Agenda

TIGARD CITY COUNCIL

Revised Jan. 12, 2012 to Add Agenda Item 5 - Discussion on 2012-13 City Council Budget

MEETING DATE AND TIME: January 17, 2012 - 6:30 p.m.

MEETING LOCATION: City of Tigard - Town Hall - 13125 SW Hall Blvd., Tigard, OR 97223

PUBLIC NOTICE:

Times noted are estimated.

Assistive Listening Devices are available for persons with impaired hearing and should be scheduled for Council meetings by noon on the Monday prior to the Council meeting. Please call 503-639-4171, ext. 2410 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

Upon request, the City will also endeavor to arrange for the following services:

- Qualified sign language interpreters for persons with speech or hearing impairments; and
- Qualified bilingual interpreters.

Since these services must be scheduled with outside service providers, it is important to allow as much lead time as possible. Please notify the City of your need by 5:00 p.m. on the Thursday preceding the meeting by calling: 503-639-4171, ext. 2410 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

VIEW LIVE VIDEO STREAMING ONLINE:

<http://www.tvctv.org/government-programming/government-meetings/tigard>

Workshop meetings are cablecast on Tualatin Valley Community TV as follows:

Replay Schedule for Tigard City Council Workshop Meetings - Channel 30

- Every Sunday at 11 a.m.
- Every Monday at 6 a.m.
- Every Tuesday* at 2 pm (**Workshop meetings are not aired live. Tuesday broadcasts are a replay of the most recent workshop meeting.*)
- Every Thursday at 12 p.m.
- Every Friday at 3 a.m.

SEE ATTACHED AGENDA



City of Tigard

Tigard Workshop Meeting - Agenda

TIGARD CITY COUNCIL

MEETING DATE AND TIME: January 17, 2012 - 6:30 p.m.

MEETING LOCATION: City of Tigard - Town Hall - 13125 SW Hall Blvd., Tigard, OR 97223

6:30 PM

1. WORKSHOP MEETING
 - A. Call to Order- City Council
 - B. Roll Call
 - C. Pledge of Allegiance
 - D. Council Communications & Liaison Reports
 - E. Call to Council and Staff for Non-Agenda Items
2. JOINT MEETING WITH THE BUDGET COMMITTEE **6:40 p.m. estimated time**
3. BRIEFING ON INITIATING THE TRANSFER OF JURISDICTION OF A PORTION OF BARROWS ROAD TO THE CITY **7:20 p.m. estimated time**
4. BRIEFING ON PROPOSED UPDATES TO PARK SYSTEM DEVELOPMENT CHARGES **7:30 p.m. estimated time**
5. DISCUSSION ON CITY COUNCIL BUDGET **8:15 p.m. estimated time**
6. COUNCIL LIAISON REPORTS
7. NON AGENDA ITEMS
8. EXECUTIVE SESSION: The Tigard City Council may go into Executive Session. If an Executive Session is called to order, the appropriate ORS citation will be announced identifying the applicable statute. All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(4), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.
9. ADJOURNMENT **8:30 p.m. estimated time**

AIS-668

Item #: 2.

Workshop Meeting

Date: 01/17/2012

Length (in minutes): 40 Minutes

Agenda Title: Budget Committee Meeting

Prepared For: Toby LaFrance

Submitted By:

Liz Lutz
Financial and
Information
Services

Item Type: Budget Committee

Meeting Type:

Council
Workshop Mtg.

ISSUE

Quarterly budget committee meeting to update council and budget committee on fiscal matters of the city.

STAFF RECOMMENDATION / ACTION REQUEST

No action requested. Meeting is informational.

KEY FACTS AND INFORMATION SUMMARY

Agenda:

1. Introduction of new Budget Committee members
2. Fiscal year 2011 audit update
3. Present fiscal year 2012 2nd quarter budget report
4. Update on the fiscal year 2012 budget process
5. Update on Long Term Strategic Financial Plan process

OTHER ALTERNATIVES

COUNCIL GOALS, POLICIES, APPROVED MASTER PLANS

Fiscal Stability

DATES OF PREVIOUS COUNCIL CONSIDERATION

NA

AIS-700

Item #: 3.

Workshop Meeting

Date: 01/17/2012

Length (in minutes): 45 Minutes

Agenda Title: Briefing on Proposed Updates to Park Systems Development Charges

Prepared For: Steve Martin

Submitted By:

Steve Martin
Public Works

Item Type: Update, Discussion, Direct Staff

Meeting Type:

Council
Workshop Mtg.

ISSUE

The council will be briefed on proposed updates to park system development charges (SDCs).

STAFF RECOMMENDATION / ACTION REQUEST

Staff is seeking council feedback on the draft Park & Recreation System Development Charge Study and the proposed SDC updates.

No action is requested at this meeting; consideration of updated park SDCs is scheduled for an upcoming council meeting.

KEY FACTS AND INFORMATION SUMMARY

- SDCs are fees levied on new development to recover some of the cost needed to serve that development.
- Tigard's park SDCs were last updated in 2005.
- Since that time, the council adopted the Park System Master Plan in 2009 and accepted the Tigard Greenways Trail System Master Plan in 2011. The plans identify and prioritize numerous city park and trail projects which now need to be incorporated into the city's park SDCs.
- The city hired FCS Group, a consulting firm with expertise in developing municipal SDCs, to update its park SDCs.
- John Ghilarducci of FCS will brief the council on his firm's draft Park & Recreation System Development Charge Study, including proposed SDC increases.
- In accordance with state requirements, a 90-day notice of intent to update the park SDCs was sent to interested parties on December 20, 2011. SDC methodology will be available for public review 60 days prior to council consideration of the updated park SDCs. Council is scheduled to consider the updated SDCs at its March 27, 2012 meeting.

OTHER ALTERNATIVES

The council could choose not to receive a briefing on park SDCs.

COUNCIL GOALS, POLICIES, APPROVED MASTER PLANS

2011 Tigard Council Goal No. 3, "Complete Plans for Parkland Acquisition."

DATES OF PREVIOUS COUNCIL CONSIDERATION

This is the first time this issue has come before the council.

Park SDCs were last updated seven years ago.

Attachments

Draft Park SDC Study

PowerPoint

Tigard, Oregon



Draft Report for
PARKS & RECREATION
SYSTEM DEVELOPMENT
CHARGE STUDY

October, 2011

FCS GROUP

4380 SW Macadam Ave. Suite 220
Portland, OR 97239
T: 503.841.6543 | F: 503.841.6573

This entire report is made of readily recyclable materials, including the bronze wire binding and the front and back cover, which are made from post-consumer recycled plastic bottles.

TABLE OF CONTENTS

| | |
|---|----|
| SECTION I: BACKGROUND | 1 |
| A. Policy | 1 |
| B. Project | 1 |
| SECTION II: METHODOLOGY | 3 |
| A. Reimbursement Fee | 3 |
| B. Improvement Fee | 3 |
| C. Compliance Costs | 3 |
| D. Summary | 4 |
| SECTION III: GROWTH CALCULATION | 5 |
| A. Relevant Types of Growth | 5 |
| B. Population Growth | 5 |
| B.1 Expected Growth | 5 |
| B.2 Conversion to Dwelling Units | 5 |
| C. Employment Growth | 6 |
| C.1 Expected Growth | 6 |
| C.2 Conversion to Population Equivalents | 6 |
| SECTION IV: COST CALCULATION | 9 |
| A. Facility Needs | 9 |
| B. Facility Costs | 10 |
| B.1 Neighborhood/Pocket Parks | 10 |
| B.2 Community Parks | 11 |
| B.3 Linear Parks | 12 |
| B.4 Open Space | 13 |
| B.5 Trails | 13 |
| B.6 Allocation to Residents and Non-Residents | 14 |
| C. Compliance Costs | 14 |
| D. Adjustments | 15 |
| E. Summary | 15 |
| SECTION V: SDC CALCULATION | 17 |
| A. Residential Cost per Capita | 17 |
| B. Residential SDC per Dwelling Unit | 17 |
| C. Non-Residential SDC per Employee | 17 |
| D. Summary and Comparison | 17 |
| E. Annual Adjustment | 18 |

SECTION I: BACKGROUND

This section describes the policy context and project scope upon which the body of this report is based.

A. POLICY

Oregon Revised Statutes (ORS) 223.297 to 223.314 authorize local governments to establish system development charges (SDCs). These are one-time fees on new development, and they are paid at the time of development. SDCs are intended to recover a fair share of the cost of existing and planned facilities that provide capacity to serve future growth.

ORS 223.299 defines two types of SDC:

- A reimbursement fee that is designed to recover “costs associated with capital improvements already constructed, or under construction when the fee is established, for which the local government determines that capacity exists”
- An improvement fee that is designed to recover “costs associated with capital improvements to be constructed”

ORS 223.304(1) states, in part, that a reimbursement fee must be based on “the value of unused capacity available to future system users or the cost of existing facilities” and must account for prior contributions by existing users and any gifted or grant-funded facilities. The calculation must “promote the objective of future system users contributing no more than an equitable share to the cost of existing facilities.” A reimbursement fee may be spent on any capital improvement related to the system for which it is being charged (whether cash-financed or debt-financed).

ORS 223.304(2) states, in part, that an improvement fee must be calculated to include only the cost of projected capital improvements needed to increase system capacity for future users. In other words, the cost of planned projects that correct existing deficiencies or that do not otherwise increase capacity for future users, may not be included in the improvement fee calculation. An improvement fee may be spent only on capital improvements (or portions thereof) that increase the capacity of the system for which it is being charged (whether cash-financed or debt-financed).

B. PROJECT

On July 14, 2009, the Tigard City Council adopted a new Park System Master Plan. On July 26, 2011, the Tigard City Council adopted a Trail System Master Plan.

The City contracted with FCS Group to update its parks SDCs based on these recently adopted master plans.

We approached this project as a series of three steps:

- **Framework for Charges.** In this step, we worked with City staff to identify and agree on the approach to be used and the components to be included in the analysis.
- **Technical Analysis.** In this step, we worked with City staff to isolate the recoverable portion of planned facility costs and calculate draft SDC rates.
- **Draft Methodology Report Preparation.** In this step, we documented the calculation of the draft SDC rates included in this report.

SECTION II: METHODOLOGY

This section provides a non-numeric overview of the calculations that result in SDC rates.

A. REIMBURSEMENT FEE

In order for a reimbursement fee to be calculated, excess (i.e., not currently utilized) capacity must be available to serve future growth. Our analysis of the two recently adopted master plans indicates that the City currently has no excess capacity in its parks system. Therefore, no basis for a reimbursement fee exists.

B. IMPROVEMENT FEE

The improvement fee is the cost of capacity-increasing capital projects per unit of growth that those projects will serve. The unit of growth, whether number of new residents or number of new employees, is the basis of the fee. In reality, the capacity added by many projects serves a dual purpose of both meeting existing demand and serving future growth. To compute a compliant SDC rate, growth-related costs must be isolated, and costs related to current demand must be excluded.

We have used the “capacity approach” to allocate costs to the improvement fee basis. Under this approach, the cost of a given project is allocated to growth in proportion to the growth-related capacity that projects of a similar type will create. For example, suppose that a city’s master plan included the acquisition and development of 100 acres of new neighborhood parks. Suppose further that our analysis determined that 30 acres were required to meet existing demand, and 70 acres were required to serve future users. In that case, only 70 percent of the cost for any new neighborhood park would be eligible for recovery with an improvement fee.

Growth should be measured in units that most directly reflect the source of demand. In the case of parks, the most applicable units of growth are population and, where appropriate, population equivalents. However, the units in which demand is expressed may not be the same as the units in which SDC rates are charged. Many SDCs, for example, are charged in the basis of dwelling units. Therefore, conversion is often necessary from units of demand to units of payment. For example, using an average number of residents per household, the number of new residents can be converted to the number of new dwelling units.

C. COMPLIANCE COSTS

ORS 223.307(5) authorizes the expenditure of SDCs on “the costs of complying with the provisions of ORS 223.297 to 223.314, including the costs of developing system development charge methodologies and providing an annual accounting of system development charge expenditures.” To

avoid spending monies for compliance that might otherwise have been spent on growth-related projects, this report includes an estimate of compliance costs in its SDC rates.

D. SUMMARY

In general, SDC rates are calculated by adding the reimbursement fee (if applicable) component, improvement fee component, and compliance cost component. Each component is calculated by dividing the eligible cost by the growth of units of demand. The unit of demand becomes the basis of the charge. **Figure II.1** shows this calculation in equation format:

Figure II.1 – SDC Equation

| | | | | | | |
|--|---|---|---|--|---|--|
| Eligible costs of excess capacity in existing facilities | + | Eligible costs of capacity- increasing capital improvements | + | Costs of complying with Oregon SDC law | = | SDC per unit of growth in demand |
| <hr/> Units of growth in demand (e.g., new residents) | | | | | | |

Section III of this report provides detailed calculations related to growth in demand, which is the denominator in the SDC equation. **Section IV** of this report provides detailed calculations on eligible costs, which is the numerator in the SDC equation.

SECTION III: GROWTH CALCULATION

This section provides detailed calculations related to growth in demand, which is the denominator in the SDC equation.

A. RELEVANT TYPES OF GROWTH

Parks and recreation facilities benefit City residents, businesses, non-resident employees, and visitors. The methodology used to update the City's Parks and Recreation SDCs establishes the required connection between the demands of growth and the SDC by identifying specific types of park and recreation facilities and analyzing the proportionate need of residents and employees for each type of facility. The SDCs to be paid by a development meet statutory requirements because they are based on the nature of the development and the extent of the impact of that development on the types of park and recreation facilities for which they are charged. The Parks and Recreation SDCs are calculated based on the specific impact a development is expected to have on the City's population and employment. For facilities that are not generally used by employees (e.g., neighborhood parks), only a residential SDC may be charged. For facilities that benefit both residents and employees (e.g., community parks), an SDC may be charged for both residential and non-residential development.

B. POPULATION GROWTH

Having established the relevance of population, we now quantify expected growth in population and convert the result to dwelling units.

B.1 Expected Growth

Based on data from Metro and the Population Research Center at Portland State University, the City's population is expected to grow from 47,838 in 2009 (when the Park System Master Plan was adopted) to 63,042 in 2028 (the final year of the plan). In other words, the City is expected to add 15,204 residents over 19 years at a compound average growth rate of 1.46 percent per year.

B.2 Conversion to Dwelling Units

Residential SDCs are initially calculated based on costs per capita but are ultimately charged based on dwelling units. To convert population to dwelling units, we analyzed data gathered for Tigard from the 2005-2007 American Community Survey. **Table III.1** shows the resulting conversion factors:

Table III.1 - Residents per Dwelling Unit

| Type of Dwelling Unit | Residents |
|-----------------------|-----------|
| Single-Family | 2.69 |
| Multi-Family | 2.15 |
| Manufactured | 1.63 |

C. EMPLOYMENT GROWTH

Having established the relevance of employment, we now quantify expected growth in employment and convert the result to population equivalents.

C.1 Expected Growth

Based on data from Metro and the Population Research Center at Portland State University, the number of persons employed within the City is expected to grow from 43,929 in 2009 (when the Park System Master Plan was adopted) to 58,840 in 2028 (the final year of the plan). In other words, the City is expected to add 14,911 employees over 19 years at a compound average growth rate of 1.55 percent per year.

As used here, “employee” means someone who works in the City regardless of place of residence. Employees may live inside or outside the City. Later in this report, we will be more concerned with non-resident employees in particular.

C.2 Conversion to Population Equivalents

The parks and recreation facilities described in the recently adopted master plans were mostly designed with the needs of both residents and non-resident employees in mind. It is therefore appropriate to allocate the cost of these facilities to both residents and non-resident employees. The only exceptions are neighborhood parks. These facilities were designed for the needs of residents only. It is therefore appropriate to allocate the cost of these facilities to residents only.

While most parks and recreation facilities benefit both residents and non-resident employees, these two groups do not utilize parks and recreation facilities with the same intensity. To apportion the demand for facilities between non-resident employees and residents in an equitable manner, a non-resident-employee-to-resident demand ratio must be calculated based on differential intensity of use.

First, we estimate the potential demand for parks and recreation facilities. **Table III.2** presents potential use by different population groups in a manner that averages day-of-week and seasonal effects. These averages are based on the maximum number of hours per day that each population group would consider the use of parks and recreation facilities to be a viable option.

Table III.2 - Potential Daily Demand by Population Group

| Season, Day, and Time | Residents | | | | Non-Residents |
|---|------------------------|-------------|------------------|-------------------|------------------|
| | Non-Employed, Ages 18+ | Ages 5-17 | Work inside City | Work outside City | Work inside City |
| Summer (June through September) | | | | | |
| Weekday | | | | | |
| Before work | | | 1.00 | | 1.00 |
| Meals and breaks | | | 1.00 | | 1.00 |
| After work | | | 2.00 | | 2.00 |
| Other leisure | 12.00 | 12.00 | 2.00 | 2.00 | |
| Total weekday | 12.00 | 12.00 | 6.00 | 2.00 | 4.00 |
| Weekend | 12.00 | 12.00 | 12.00 | 12.00 | |
| Total summer | 12.00 | 12.00 | 7.71 | 4.86 | 2.86 |
| Spring/fall (April, May, October, and November) | | | | | |
| Weekday | | | | | |
| Before work | | | 0.50 | | 0.50 |
| Meals and breaks | | | 1.00 | | 1.00 |
| After work | | | 1.00 | | 1.00 |
| Other leisure | 10.00 | 4.00 | 2.00 | 2.00 | |
| Total weekday | 10.00 | 4.00 | 4.50 | 2.00 | 2.50 |
| Weekend | 10.00 | 10.00 | 10.00 | 10.00 | |
| Total spring/fall | 10.00 | 5.71 | 6.07 | 4.29 | 1.79 |
| Winter (December through March) | | | | | |
| Weekday | | | | | |
| Before work | | | 0.50 | | 0.50 |
| Meals and breaks | | | 1.00 | | 1.00 |
| After work | | | 0.50 | | 0.50 |
| Other leisure | 8.00 | 2.00 | 1.00 | 1.00 | |
| Total weekday | 8.00 | 2.00 | 3.00 | 1.00 | 2.00 |
| Weekend | 8.00 | 8.00 | 8.00 | 8.00 | |
| Total winter | 8.00 | 3.71 | 4.43 | 3.00 | 1.43 |
| Weighting factors | | | | | |
| Summer | 0.33 | 0.33 | 0.33 | 0.33 | 0.33 |
| Spring/fall | 0.33 | 0.33 | 0.33 | 0.33 | 0.33 |
| Winter | 0.33 | 0.33 | 0.33 | 0.33 | 0.33 |
| Total weighting factors | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Daily weighted average hours | 10.00 | 7.14 | 6.07 | 4.05 | 2.02 |

We then multiply the weighted average hours derived in **Table III.2** by an actual count for each population group. The counts in **Table III.3** are based on the 2000 Census. Although these data are now stale, the accuracy of the individual counts is less important than the proportion of each group.

Table III.3 - Total Potential Daily Demand

| | Residents | | | | Non-Residents | Total |
|-------------------------------------|------------------------|---------------|------------------|-------------------|------------------|----------------|
| | Non-Employed, Ages 18+ | Ages 5-17 | Work inside City | Work outside City | Work inside City | |
| Census counts | 9,140 | 7,270 | 5,798 | 15,821 | 27,382 | 65,411 |
| Daily weighted average hours | 10.00 | 7.14 | 6.07 | 4.05 | 2.02 | 4.56 |
| Total potential daily demand | 91,400 | 51,929 | 35,202 | 64,037 | 55,416 | 297,984 |

We then apportion this potential demand among residents (four population groups) and non-residents (one population group), as shown in **Table III.4**.

Table III.4 - Demand by Place of Residence

| Population Group | Hours | Proportion of | |
|------------------------|---------|---------------|---------------|
| | | Total | Residents |
| Residents | | | |
| Non-Employed, Ages 18+ | 91,400 | 30.67% | 37.68% |
| Ages 5-17 | 51,929 | 17.43% | 21.41% |
| Work inside City | 35,202 | 11.81% | 14.51% |
| Work outside City | 64,037 | 21.49% | 26.40% |
| Total residents | 242,568 | 81.40% | 100.00% |
| Non-residents | 55,416 | 18.60% | 22.85% |
| Grand total | 297,984 | 100.00% | 122.85% |

As shown in **Table III.4**, non-residential demand represents 22.85 percent of residential demand. This is the non-resident-employee-to-resident demand ratio.

SECTION IV: COST CALCULATION

This section provides detailed calculations on eligible costs, which is the numerator in the SDC equation.

A. FACILITY NEEDS

The recently adopted master plans specify both (1) a level of service for each type of facility and (2) the projects needed to meet that level of service by 2028, which is the end of the planning period.

Table IV.1 summarizes the recently adopted level of service for each type of facility and quantifies the need for each type of facility:

Table IV.1 - Needs per Master Plans

| Facility Type | Units | 2028 | | |
|---------------------------|-------|----------------------------|------------------------------------|------------------|
| | | Population and Equivalents | Adopted Level of Service per 1,000 | Needed Inventory |
| Neighborhood/pocket parks | acres | 63,042 | 1.50 | 94.56 |
| Community parks | acres | 76,484 | 3.00 | 229.45 |
| Linear parks | acres | 76,484 | 1.25 | 95.61 |
| Open space | acres | 76,484 | 4.25 | 325.06 |
| Trails | miles | 76,484 | 0.26 | 20.24 |

For neighborhood/pocket parks, the “Population and Equivalents” column reflects projected population only. For other facility types, because they benefit non-resident employees, this column also includes a population-equivalent number of employees (calculated by multiplying the projected number of non-resident employees by the non-resident-employee-to-resident demand ratio calculated in the previous section).

The projects listed in the recently adopted master plans are eligible for SDC funding only to the extent that the projects will benefit future users. As of 2009, no facility type met the adopted level of service for the existing population. Therefore, not all project costs will benefit future users. Some project costs will simply remedy existing deficiencies. **Table IV.2** quantifies this distinction for each facility type.

Table IV.2 - Components of Needed Inventory and SDC Eligibility

| Component | Neighborhood/ Pocket Parks | Community Parks | Linear Parks | Open Space | Trails |
|--|-------------------------------|--------------------|-----------------|---------------|---------------|
| Current developed inventory | 60.13 | 155.16 | 47.40 | 190.10 | 13.00 |
| Development of acquired land | 5.30 | 18.47 | 6.10 | | |
| Level of service deficiency | 6.33 | | 18.84 | 55.87 | 2.32 |
| Subtotal - meeting adopted LOS before growth | 71.76 | 173.62 | 72.34 | 245.97 | 15.32 |
| Growth-related need | 22.81 | 55.83 | 23.26 | 79.09 | 4.93 |
| Total - meeting adopted LOS after growth | 94.56 | 229.45 | 95.61 | 325.06 | 20.24 |
| Deficiency-related need | 11.63 | 18.47 | 24.94 | 55.87 | 2.32 |
| Growth-related need | 22.81 | 55.83 | 23.26 | 79.09 | 4.93 |
| Total need | 34.43 | 74.30 | 48.21 | 134.96 | 7.24 |
| SDC-eligible percentage | 66.23% | 75.14% | 48.26% | 58.61% | 68.02% |
| SDC-eligible percentage for land only | 78.28% | 100.00% | 55.25% | 58.61% | 68.02% |

Because some facility types have undeveloped land in their current inventory, there is less deficiency of land within those types. Therefore, neighborhood/pocket parks, community parks, and linear parks all have a higher SDC-eligibility percentage for land acquisition.

B. FACILITY COSTS

The recently adopted master plans identify new facilities to serve the parks and recreation needs of the City through the year 2028.

B.1 Neighborhood/Pocket Parks

Projects for neighborhood/pocket parks have an estimated cost of \$16,839,800, as shown in **Table IV.3**. Of that, \$12,002,748 is eligible for funding by SDCs.

Table IV.3 - Projects for Neighborhood/Pocket Parks

| Project | Phase | Timing | Estimated Cost | SDC Eligibility | SDC-Eligible Cost |
|--|-----------------------|------------|---------------------|-----------------|---------------------|
| Bonita Park | Improve Crossing | 0-10 years | \$ 75,000 | 0.00% | \$ - |
| Jack Park Extension | Design | 0-10 years | 15,000 | 66.23% | 9,935 |
| Jack Park Extension | Bridge | 0-10 years | 100,000 | 66.23% | 66,231 |
| Jack Park Extension | Park amenities | 0-10 years | 100,000 | 66.23% | 66,231 |
| Jack Park Extension | Trail amenities | 5-15 years | 212,000 | 66.23% | 140,410 |
| Metzger Elementary School | Develop School | 5-15 years | 437,000 | 66.23% | 289,431 |
| | Park | | | | |
| Northview Park | Improve park amenity | 5-15 years | 295,000 | 0.00% | - |
| Northview Park | Design | 10+ years | 15,000 | 0.00% | - |
| Northview Park | Develop | 10+ years | 57,000 | 0.00% | - |
| Proposed East Butte Heritage Park (P10) | Design | 0-10 years | 60,000 | 66.23% | 39,739 |
| Proposed East Butte Heritage Park (P10) | Develop | 0-10 years | 350,000 | 66.23% | 231,809 |
| Proposed Local Park (P12) | Acquire land | 0-10 years | 800,000 | 78.28% | 626,243 |
| Proposed Local Park (P12) | Design | 5-15 years | 60,000 | 66.23% | 39,739 |
| Proposed Local Park (P12) | Develop | 10+ years | 867,000 | 66.23% | 574,225 |
| Proposed Local Park (P9) | Acquire land | 5-15 years | 1,750,000 | 78.28% | 1,369,906 |
| Proposed Local Park (P9) | Design | 5-15 years | 60,000 | 66.23% | 39,739 |
| Proposed Local Park (P9) | Develop | 10+ years | 867,000 | 66.23% | 574,225 |
| Woodard Park | Develop | 5-15 years | 60,000 | 0.00% | - |
| Future Neighborhood Parkland (20 acres) | Acquire land | 10+ years | 7,000,000 | 78.28% | 5,479,625 |
| Future Neighborhood Park Development (17 acres) | Develop | 10+ years | 2,947,800 | 66.23% | 1,952,366 |
| Undeveloped Linear Park (P6) | Identify/Acquire Site | 5-15 years | 260,000 | 78.28% | 203,529 |
| Undeveloped Linear Park (P6) | Design | 10+ years | 15,000 | 66.23% | 9,935 |
| Undeveloped Linear Park (P6) | Develop | 10+ years | 437,000 | 66.23% | 289,431 |
| | | | <u>\$16,839,800</u> | | <u>\$12,002,748</u> |
| <i>This list satisfies the requirements of ORS 223.309(1).</i> | | | | | |

B.2 Community Parks

Projects for community parks have an estimated cost of \$44,511,000, as shown in **Table IV.4**. Of that, \$38,308,495 is eligible for funding by SDCs.

Table IV.4 - Projects for Community Parks

| Project | Phase | Timing | Estimated Cost | SDC Eligibility | SDC-Eligible Cost |
|---|-----------------------|------------|----------------------|-----------------|----------------------|
| Cach Community Park (Approx. 22 acres) | Design | 0-10 years | \$ 150,000 | 75.14% | \$ 112,717 |
| Cach Community Park (Approx. 22 acres) | Planning | 0-10 years | 5,000 | 75.14% | 3,757 |
| Cach Community Park (Approx. 22 acres) | Develop | 5-15 years | 2,313,000 | 75.14% | 1,738,095 |
| Cook Park | Improve park amenity | 5-15 years | 20,000 | 0.00% | - |
| Fowler Property (Approx. 48 acres) | Acquire land | 0-10 years | 6,250,000 | 100.00% | 6,250,000 |
| Fowler Property (Approx. 48 acres) | Design | 0-10 years | 200,000 | 75.14% | 150,289 |
| Fowler Property (Approx. 48 acres) | Planning | 0-10 years | 10,000 | 75.14% | 7,514 |
| Fowler Property (Approx. 48 acres) | Develop | 5-15 years | 2,459,000 | 75.14% | 1,847,806 |
| New Community Park (P11 - Approx. 10 acres) | Planning | 5-15 years | 60,000 | 75.14% | 45,087 |
| New Community Park (P11 - Approx. 10 acres) | Identify/Acquire Site | 5-15 years | 3,500,000 | 100.00% | 3,500,000 |
| New Community Park (P11 - Approx. 10 acres) | Design | 10+ years | 200,000 | 75.14% | 150,289 |
| New Community Park (P11 - Approx. 10 acres) | Develop | 10+ years | 4,307,000 | 75.14% | 3,236,479 |
| New Community Park Sports Complex (P13 - Approx. 20 - 25 acres) | Identify/Acquire Site | 10+ years | 8,750,000 | 100.00% | 8,750,000 |
| New Community Park Sports Complex (P13 - Approx. 20 - 25 acres) | Design | 10+ years | 200,000 | 75.14% | 150,289 |
| New Community Park Sports Complex (P13 - Approx. 20 - 25 acres) | Develop | 10+ years | 9,884,000 | 75.14% | 7,427,294 |
| Potso Dog Park | Land acquisition | 5-15 years | 625,000 | 100.00% | 625,000 |
| Potso Dog Park | Design | 5-15 years | 15,000 | 75.14% | 11,272 |
| Potso Dog Park | Develop | 10+ years | 295,000 | 75.14% | 221,677 |
| Jim Griffith Memorial Skate Park | Improve park amenity | 0-10 years | 150,000 | 0.00% | - |
| Jim Griffith Memorial Skate Park | Improve park amenity | 5-15 years | 18,000 | 0.00% | - |
| Fanno Creek Park - Urban Plaza | Acquire | 0-10 years | 1,000,000 | 100.00% | 1,000,000 |
| Fanno Creek Park - Urban Plaza | Develop | 0-10 years | 4,100,000 | 75.14% | 3,080,929 |
| | | | \$ 44,511,000 | | \$ 38,308,495 |

This list satisfies the requirements of ORS 223.309(1).

B.3 Linear Parks

Projects for linear parks have an estimated cost of \$6,860,000, as shown in **Table IV.5**. Of that, \$3,131,408 is eligible for funding by SDCs.

Table IV.5 - Projects for Linear Parks

| Project | Phase | Timing | Estimated Cost | SDC Eligibility | SDC-Eligible Cost |
|--------------------------------------|------------------------------|------------|---------------------|-----------------|--------------------|
| Tigard Triangle Area (P3) | Planning | 0-10 years | \$ - | | \$ - |
| Tigard Triangle Area (P3) | Develop | 5-15 years | 250,000 | 48.26% | 120,643 |
| Commercial Park | Expand | 5-15 years | 545,000 | 48.26% | 263,002 |
| Englewood Park | Develop | 5-15 years | 1,104,000 | 48.26% | 532,759 |
| Englewood Park | Add local amenities | 5-15 years | 236,000 | 0.00% | - |
| Fanno Creek Park - Lower Park | Develop | 0-10 years | 2,115,000 | 48.26% | 1,020,639 |
| Fanno Creek Park - Fanno Creek House | Improvements to indoor space | 0-10 years | 135,000 | 0.00% | - |
| Fanno Creek Park - Park Gateway | Develop | 0-10 years | 850,000 | 48.26% | 410,186 |
| Fanno Creek Park - Upland Park | Develop | 0-10 years | 1,100,000 | 48.26% | 530,829 |
| Proposed Senn Park | Develop | 0-10 years | 250,000 | 48.26% | 120,643 |
| Undeveloped Linear Park (P7) | Design | 5-15 years | 15,000 | 48.26% | 7,239 |
| Undeveloped Linear Park (P7) | Develop | 5-15 years | 260,000 | 48.26% | 125,469 |
| | | | <u>\$ 6,860,000</u> | | <u>\$3,131,408</u> |

This list satisfies the requirements of ORS 223.309(1).

B.4 Open Space

Projects for open space have an estimated cost of \$2,025,000, as shown in **Table IV.6**. Of that, \$1,186,757 is eligible for funding by SDCs.

Table IV.6 - Projects for Open Space

| Project | Phase | Timing | Estimated Cost | SDC Eligibility | SDC-Eligible Cost |
|------------|---------|------------|--------------------|-----------------|--------------------|
| Open Space | Acquire | 0-10 years | \$ 300,000 | 58.61% | \$ 175,816 |
| Open Space | Acquire | 0-10 years | 300,000 | 58.61% | 175,816 |
| Open Space | Acquire | 5-15 years | 300,000 | 58.61% | 175,816 |
| Open Space | Acquire | 5-15 years | 300,000 | 58.61% | 175,816 |
| Open Space | Acquire | 10+ years | 300,000 | 58.61% | 175,816 |
| Open Space | Acquire | 10+ years | 300,000 | 58.61% | 175,816 |
| Open Space | Acquire | 10+ years | 225,000 | 58.61% | 131,862 |
| | | | <u>\$2,025,000</u> | | <u>\$1,186,757</u> |

This list satisfies the requirements of ORS 223.309(1).

B.5 Trails

Projects for trails have an estimated cost of \$11,700,000, as shown in **Table IV.7**. Of that, \$7,957,821 is eligible for funding by SDCs.

Table IV.7 - Projects for Trails

| Project | Plan ID | Timing | Estimated Cost | SDC Eligibility | SDC-Eligible Cost |
|------------------------------------|---------|------------|---------------------|-----------------|--------------------|
| Fanno Creek (already funded) | | 0-10 years | \$ 670,000 | 68.02% | \$ 455,704 |
| Fanno Creek (already funded) | | 0-10 years | 300,000 | 68.02% | 204,047 |
| Westside Trail (to be ODOT-funded) | | 0-10 years | - | 0.00% | - |
| Tigard Street | A | 0-10 years | 634,000 | 68.02% | 431,219 |
| Krueger Creek | B | 0-10 years | 160,000 | 68.02% | 108,825 |
| Fanno Creek | C | 0-10 years | 1,040,000 | 68.02% | 707,362 |
| Fanno Creek & Tualatin River | D | 0-10 years | 1,609,500 | 68.02% | 1,094,711 |
| Pathfinder-Genesis | E | 0-10 years | 715,000 | 68.02% | 486,311 |
| Summer Creek | F | 0-10 years | 742,500 | 68.02% | 505,016 |
| Fanno Creek | G | 5-15 years | - | 68.02% | - |
| Fanno Creek | H | 5-15 years | 206,500 | 68.02% | 140,452 |
| Tigard Street | I | 5-15 years | - | 68.02% | - |
| Tualatin River | J | 5-15 years | 140,000 | 68.02% | 95,222 |
| Tualatin River | K | 5-15 years | 2,045,500 | 68.02% | 1,391,258 |
| Washington Square Loop | L | 5-15 years | 183,000 | 68.02% | 124,468 |
| Fanno Creek | M | 10+ years | 1,631,500 | 68.02% | 1,109,674 |
| Ascension | N | 10+ years | 461,000 | 68.02% | 313,552 |
| Washington Square Loop | O | 10+ years | 666,000 | 68.02% | 452,984 |
| Krueger Creek & Summer Creek | P | 10+ years | 495,500 | 68.02% | 337,017 |
| | | | <u>\$11,700,000</u> | | <u>\$7,957,821</u> |

This list satisfies the requirements of ORS 223.309(1).

B.6 Allocation to Residents and Non-Residents

After determining the total SDC-eligible costs, these costs must be allocated between residents and non-residents. As mentioned previously, neighborhood/pocket parks do not benefit non-residents, so they do not receive an allocation of that facility type. Other facility types are allocated using the percentages computed in **Table III.4**. This allocation is shown in **Table IV.8**.

Table IV.8 - Allocation of SDC-Eligible Costs

| Facility Type | SDC-Eligible Costs | Residential | | Non-Residential | |
|---------------------------|---------------------|-------------|---------------------|-----------------|---------------------|
| | | % | \$ | % | \$ |
| Neighborhood/pocket parks | \$ 12,002,748 | 100.00% | \$ 12,002,748 | 0.00% | \$ - |
| Community parks | 38,308,495 | 81.40% | 31,184,282 | 18.60% | 7,124,213 |
| Linear parks | 3,131,408 | 81.40% | 2,549,062 | 18.60% | 582,346 |
| Open space | 1,186,757 | 81.40% | 966,056 | 18.60% | 220,701 |
| Trails | 7,957,821 | 81.40% | 6,477,909 | 18.60% | 1,479,912 |
| | <u>\$62,587,229</u> | | <u>\$53,180,057</u> | | <u>\$ 9,407,172</u> |
| | | | 84.97% | | 15.03% |

After this allocation, the residential share of SDC-eligible costs is 84.97 percent, and the non-residential share is 15.03 percent.

C. COMPLIANCE COSTS

The City incurs costs in the development and administration of SDCs and may recover those costs as provided in ORS 223.307(5). We estimate recoverable costs during the planning period of \$660,000, as shown in **Table IV.9**.

Table IV.9 - Estimated Compliance Costs

| Activity | Services Required | Estimated Cost |
|---|--|-------------------|
| Master plan update | Consulting, staff | \$ 300,000 |
| CIP management (parks and recreation portion) | Audit, consulting, financial reporting, legal, staff | 300,000 |
| SDC methodology review and update | Consulting, staff | 60,000 |
| | | <u>\$ 660,000</u> |

D. ADJUSTMENTS

On January 25, 2011, the City issued Series 2011A General Obligation Bonds with a par amount of \$17 million. The purpose of the bonds was to fund capital projects related to parks and recreation. According to the issue's Official Statement, a bond levy will fund debt service of nearly \$22 million during the planning period (through June 30, 2028). Since the project list for the bonds largely coincides with those projects listed earlier in this report, it is appropriate to reduce the total SDC to be charged by the amount of taxpayer-funded debt service. **Table IV.10** shows how this adjustment reduces SDC-eligible costs by nearly \$17 million.

Table IV.10 - Adjustment for Bond Levy

| Fiscal Year Ending June 30 | Principal | Interest | Total |
|---------------------------------|------------|------------|---------------------|
| 2012 | \$ 395,000 | \$ 899,536 | \$ 1,294,536 |
| 2013 | 625,000 | 665,625 | 1,290,625 |
| 2014 | 645,000 | 646,875 | 1,291,875 |
| 2015 | 665,000 | 627,525 | 1,292,525 |
| 2016 | 685,000 | 607,575 | 1,292,575 |
| 2017 | 705,000 | 587,025 | 1,292,025 |
| 2018 | 725,000 | 565,875 | 1,290,875 |
| 2019 | 750,000 | 544,125 | 1,294,125 |
| 2020 | 780,000 | 514,125 | 1,294,125 |
| 2021 | 810,000 | 482,925 | 1,292,925 |
| 2022 | 845,000 | 450,525 | 1,295,525 |
| 2023 | 875,000 | 416,725 | 1,291,725 |
| 2024 | 910,000 | 381,725 | 1,291,725 |
| 2025 | 950,000 | 304,950 | 1,254,950 |
| 2026 | 990,000 | 304,950 | 1,294,950 |
| 2027 | 1,030,000 | 262,875 | 1,292,875 |
| 2028 | 1,075,000 | 216,525 | 1,291,525 |
| | | | <u>\$21,939,486</u> |
| Overall SDC eligibility | | | 76.39% |
| Adjustment for bond levy | | | \$16,758,629 |

Finally, because the City's SDC fund has a balance of \$2,426,083, the costs to be recovered by SDCs can also be reduced by that amount.

E. SUMMARY

Table **IV.11** summarizes and allocates SDC-eligible costs after all adjustments.

Table IV.11 - Adjusted Allocation of SDC-Eligible Costs

| Cost Type | SDC-Eligible Costs | Residential | | Non-Residential | |
|--------------|--------------------|-------------|--------------------|-----------------|------------------|
| | | % | \$ | % | \$ |
| Facilities | \$ 62,587,229 | 84.97% | \$ 53,180,057 | 15.03% | \$ 9,407,172 |
| Compliance | 660,000 | 84.97% | 560,799 | 15.03% | 99,201 |
| Bond levy | (16,758,629) | 84.97% | (14,239,723) | 15.03% | (2,518,905) |
| Fund balance | <u>(2,426,083)</u> | 84.97% | <u>(2,061,431)</u> | 15.03% | <u>(364,652)</u> |
| | \$ 44,062,517 | | \$ 37,439,702 | | \$ 6,622,816 |

SECTION V: SDC CALCULATION

This section provides a detailed calculation of the residential and non-residential SDCs.

A. RESIDENTIAL COST PER CAPITA

As shown in **Table IV.11**, total residential costs are \$37,439,702. As shown in **Section III**, we expect the City's population to grow by 15,204 residents during the planning period. Dividing these numbers results in a cost per capita of \$2,463.

B. RESIDENTIAL SDC PER DWELLING UNIT

When we convert population to the dwelling units described in **Table III.1**, we can determine the total SDC per dwelling unit as shown in **Table V.1**.

Table V.1 - SDC per Dwelling Unit

| Type of Dwelling Unit | Cost per Capita | Residents per Dwelling Unit | SDC per Dwelling Unit |
|-----------------------|-----------------|-----------------------------|-----------------------|
| Single-Family | \$2,463 | 2.69 | \$ 6,624 |
| Multi-Family | \$2,463 | 2.15 | \$ 5,294 |
| Manufactured | \$2,463 | 1.63 | \$ 4,014 |

C. NON-RESIDENTIAL SDC PER EMPLOYEE

As shown in **Table IV.11**, total non-residential costs are \$6,622,816. As shown in **Section III**, we expect the City's employment to grow by 14,911 employees during the planning period. Dividing these numbers results in a non-residential SDC of \$444.

D. SUMMARY AND COMPARISON

Table V.2 summarizes the calculated SDCs and compares them with SDCs currently in effect.

Table V.2 - Comparison of SDCs

| Type of SDC | Fee | | Change | |
|-------------------------------|-------------|-------------|-------------|--------|
| | Current | Proposed | \$ | % |
| Residential, Single-Family | \$ 4,048.34 | \$ 6,624.27 | \$ 2,575.93 | 63.63% |
| Residential, Multi-Family | \$ 3,254.20 | \$ 5,294.49 | \$ 2,040.29 | 62.70% |
| Residential, Manufactured | \$ 3,209.17 | \$ 4,013.96 | \$ 804.79 | 25.08% |
| Non-Residential, Per Employee | \$ 274.81 | \$ 444.16 | \$ 169.35 | 61.63% |

E. ANNUAL ADJUSTMENT

We have reviewed the City's method for annual adjustment of parks SDCs as summarized in the City's "Master Fees & Charges Schedule" and described more fully in Exhibit "A" of Resolution 01-74, which the City Council adopted on December 18, 2001. Because the index constructed under this method includes both land costs (based on data from the Washington County Assessor) and construction costs (based on data from the *Engineering News Record*), it is an especially appropriate index for adjusting parks SDCs. We therefore recommend continuation of the current practice.



City of Tigard
Parks & Recreation System
Development Charges

Council Work Session

January 17, 2012



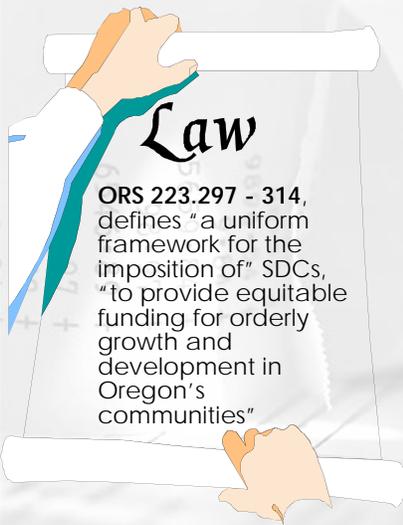
4380 SW Macadam Avenue, Suite 220,
Portland, OR 97239; T: (503) 841-6543 F: (503) 841-6573
www.fcsgroup.com

Agenda

- Introduction to SDCs
- Key Study Assumptions
- Park Improvements
- Calculation of SDCs
- Discussion
- Next Steps



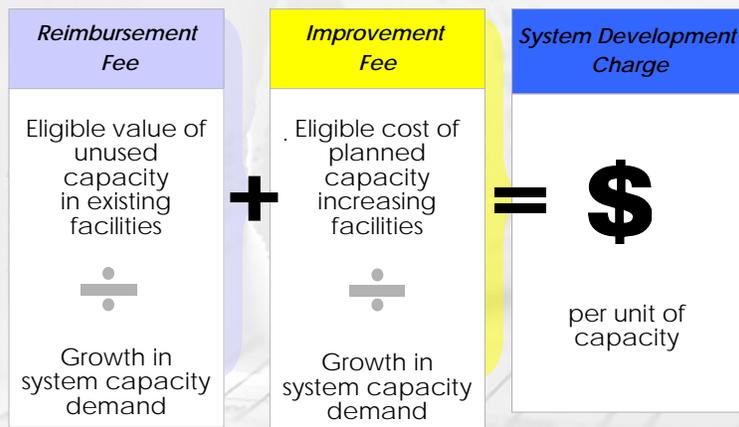
SDC Background



Key Characteristics

1. SDCs are one-time charges, not ongoing rates.
2. SDCs are for capital only, in both their calculation and in their use.
3. Properties which are already developed do not pay SDCs unless they "redevelop."
4. SDCs include both future and existing cost components.
5. SDCs are for general facilities, not "local" facilities.

SDC Methodology



Key Study Assumptions

- The average growth rate for population and equivalent dwelling units (EDUs) is estimated at 1.46 percent per year.
- 15,204 more residents by 2028
- 14,911 more employees by 2028

Key Study Assumptions

- Since the City does not currently have available capacity in its existing parks, there is no basis for the reimbursement fee portion of the system development charges (SDCs).
- Planned capacity-increasing project costs are included in the improvement fee portion of the SDCs.

Neighborhood Park Improvements

| Project | Phase | Timing | Estimated Cost | SDC Eligibility | SDC-Eligible Cost |
|---|-----------------------|------------|---------------------|-----------------|---------------------|
| Bonita Park | Improve Crossing | 0-10 years | \$ 75,000 | 0.00% | \$ - |
| Jack Park Extension | Design | 0-10 years | 15,000 | 66.23% | 9,935 |
| Jack Park Extension | Bridge | 0-10 years | 100,000 | 66.23% | 66,231 |
| Jack Park Extension | Park amenities | 0-10 years | 100,000 | 66.23% | 66,231 |
| Jack Park Extension | Trail amenities | 5-15 years | 212,000 | 66.23% | 140,410 |
| Metzger Elementary School | Develop School Park | 5-15 years | 437,000 | 66.23% | 289,431 |
| Northview Park | Improve park amenity | 5-15 years | 295,000 | 0.00% | - |
| Northview Park | Design | 10+ years | 15,000 | 0.00% | - |
| Northview Park | Develop | 10+ years | 57,000 | 0.00% | - |
| Proposed East Butte Heritage Park (P10) | Design | 0-10 years | 60,000 | 66.23% | 39,739 |
| Proposed East Butte Heritage Park (P10) | Develop | 0-10 years | 350,000 | 66.23% | 231,809 |
| Proposed Local Park (P12) | Acquire land | 0-10 years | 800,000 | 78.28% | 626,243 |
| Proposed Local Park (P12) | Design | 5-15 years | 60,000 | 66.23% | 39,739 |
| Proposed Local Park (P12) | Develop | 10+ years | 867,000 | 66.23% | 574,225 |
| Proposed Local Park (P9) | Acquire land | 5-15 years | 1,750,000 | 78.28% | 1,369,906 |
| Proposed Local Park (P9) | Design | 5-15 years | 60,000 | 66.23% | 39,739 |
| Proposed Local Park (P9) | Develop | 10+ years | 867,000 | 66.23% | 574,225 |
| Woodard Park | Develop | 5-15 years | 60,000 | 0.00% | - |
| Future Neighborhood Parkland (20 acres) | Acquire land | 10+ years | 7,000,000 | 78.28% | 5,479,625 |
| Future Neighborhood Park Development (17 acres) | Develop | 10+ years | 2,947,800 | 66.23% | 1,952,366 |
| Undeveloped Linear Park (P6) | Identify/Acquire Site | 5-15 years | 260,000 | 78.28% | 203,529 |
| Undeveloped Linear Park (P6) | Design | 10+ years | 15,000 | 66.23% | 9,935 |
| Undeveloped Linear Park (P6) | Develop | 10+ years | 437,000 | 66.23% | 289,431 |
| | | | <u>\$16,839,800</u> | | <u>\$12,002,748</u> |

This list satisfies the requirements of ORS 223.309(1).

Community Park Improvements

| Project | Phase | Timing | Estimated Cost | SDC Eligibility | SDC-Eligible Cost |
|---|-----------------------|------------|---------------------|-----------------|---------------------|
| Cach Community Park (Approx. 22 acres) | Design | 0-10 years | \$ 150,000 | 75.14% | \$ 112,717 |
| Cach Community Park (Approx. 22 acres) | Planning | 0-10 years | 5,000 | 75.14% | 3,757 |
| Cach Community Park (Approx. 22 acres) | Develop | 5-15 years | 2,313,000 | 75.14% | 1,738,095 |
| Cook Park | Improve park amenity | 5-15 years | 20,000 | 0.00% | - |
| Fowler Property (Approx. 48 acres) | Acquire land | 0-10 years | 6,250,000 | 100.00% | 6,250,000 |
| Fowler Property (Approx. 48 acres) | Design | 0-10 years | 200,000 | 75.14% | 150,289 |
| Fowler Property (Approx. 48 acres) | Planning | 0-10 years | 10,000 | 75.14% | 7,514 |
| Fowler Property (Approx. 48 acres) | Develop | 5-15 years | 2,459,000 | 75.14% | 1,847,806 |
| New Community Park (P11 - Approx. 10 acres) | Planning | 5-15 years | 60,000 | 75.14% | 45,087 |
| New Community Park (P11 - Approx. 10 acres) | Identify/Acquire Site | 5-15 years | 3,500,000 | 100.00% | 3,500,000 |
| New Community Park (P11 - Approx. 10 acres) | Design | 10+ years | 200,000 | 75.14% | 150,289 |
| New Community Park (P11 - Approx. 10 acres) | Develop | 10+ years | 4,307,000 | 75.14% | 3,236,479 |
| New Community Park Sports Complex (P13 - Approx. 20 - 25 acres) | Identify/Acquire Site | 10+ years | 8,750,000 | 100.00% | 8,750,000 |
| New Community Park Sports Complex (P13 - Approx. 20 - 25 acres) | Design | 10+ years | 200,000 | 75.14% | 150,289 |
| New Community Park Sports Complex (P13 - Approx. 20 - 25 acres) | Develop | 10+ years | 9,884,000 | 75.14% | 7,427,294 |
| Potso Dog Park | Land acquisition | 5-15 years | 625,000 | 100.00% | 625,000 |
| Potso Dog Park | Design | 5-15 years | 15,000 | 75.14% | 11,272 |
| Potso Dog Park | Develop | 10+ years | 295,000 | 75.14% | 221,677 |
| Jim Griffith Memorial Skate Park | Improve park amenity | 0-10 years | 150,000 | 0.00% | - |
| Jim Griffith Memorial Skate Park | Improve park amenity | 5-15 years | 15,000 | 0.00% | - |
| Fanno Creek Park - Urban Plaza | Acquire | 0-10 years | 1,000,000 | 100.00% | 1,000,000 |
| Fanno Creek Park - Urban Plaza | Develop | 0-10 years | 4,100,000 | 75.14% | 3,080,929 |
| | | | <u>\$44,511,000</u> | | <u>\$38,308,495</u> |

This list satisfies the requirements of ORS 223.309(1).

Linear Park Improvements

| Project | Phase | Timing | Estimated Cost | SDC Eligibility | SDC-Eligible Cost |
|--------------------------------------|------------------------------|------------|---------------------|-----------------|---------------------|
| Tigard Triangle Area (P3) | Planning | 0-10 years | \$ - | | \$ - |
| Tigard Triangle Area (P3) | Develop | 5-15 years | 250,000 | 48.26% | 120,643 |
| Commercial Park | Expand | 5-15 years | 545,000 | 48.26% | 263,002 |
| Englewood Park | Develop | 5-15 years | 1,104,000 | 48.26% | 532,759 |
| Englewood Park | Add local amenities | 5-15 years | 236,000 | 0.00% | - |
| Fanno Creek Park - Lower Park | Develop | 0-10 years | 2,115,000 | 48.26% | 1,020,639 |
| Fanno Creek Park - Fanno Creek House | Improvements to indoor space | 0-10 years | 135,000 | 0.00% | - |
| Fanno Creek Park - Park Gateway | Develop | 0-10 years | 850,000 | 48.26% | 410,186 |
| Fanno Creek Park - Upland Park | Develop | 0-10 years | 1,100,000 | 48.26% | 530,829 |
| Proposed Senn Park | Develop | 0-10 years | 250,000 | 48.26% | 120,643 |
| Undeveloped Linear Park (P7) | Design | 5-15 years | 15,000 | 48.26% | 7,239 |
| Undeveloped Linear Park (P7) | Develop | 5-15 years | 260,000 | 48.26% | 125,469 |
| | | | <u>\$ 6,860,000</u> | | <u>\$ 3,131,408</u> |

This list satisfies the requirements of ORS 223.309(1).

Open Space Improvements

| Project | Phase | Timing | Estimated Cost | SDC Eligibility | SDC-Eligible Cost |
|------------|---------|------------|---------------------|-----------------|---------------------|
| Open Space | Acquire | 0-10 years | \$ 300,000 | 58.61% | \$ 175,816 |
| Open Space | Acquire | 0-10 years | 300,000 | 58.61% | 175,816 |
| Open Space | Acquire | 5-15 years | 300,000 | 58.61% | 175,816 |
| Open Space | Acquire | 5-15 years | 300,000 | 58.61% | 175,816 |
| Open Space | Acquire | 10+ years | 300,000 | 58.61% | 175,816 |
| Open Space | Acquire | 10+ years | 300,000 | 58.61% | 175,816 |
| Open Space | Acquire | 10+ years | 225,000 | 58.61% | 131,862 |
| | | | <u>\$ 2,025,000</u> | | <u>\$ 1,186,757</u> |

This list satisfies the requirements of ORS 223.309(1).

Trail Improvements

| Project | Plan ID | Timing | Estimated Cost | SDC Eligibility | SDC-Eligible Cost |
|------------------------------------|---------|------------|---------------------|-----------------|--------------------|
| Fanno Creek (already funded) | | 0-10 years | \$ 670,000 | 68.02% | \$ 455,704 |
| Fanno Creek (already funded) | | 0-10 years | 300,000 | 68.02% | 204,047 |
| Westside Trail (to be ODOT-funded) | | 0-10 years | - | 0.00% | - |
| Tigard Street | A | 0-10 years | 634,000 | 68.02% | 431,219 |
| Krueger Creek | B | 0-10 years | 160,000 | 68.02% | 108,825 |
| Fanno Creek | C | 0-10 years | 1,040,000 | 68.02% | 707,362 |
| Fanno Creek & Tualatin River | D | 0-10 years | 1,609,500 | 68.02% | 1,094,711 |
| Pathfinder-Genesis | E | 0-10 years | 715,000 | 68.02% | 486,311 |
| Summer Creek | F | 0-10 years | 742,500 | 68.02% | 505,016 |
| Fanno Creek | G | 5-15 years | - | 68.02% | - |
| Fanno Creek | H | 5-15 years | 206,500 | 68.02% | 140,452 |
| Tigard Street | I | 5-15 years | - | 68.02% | - |
| Tualatin River | J | 5-15 years | 140,000 | 68.02% | 95,222 |
| Tualatin River | K | 5-15 years | 2,045,500 | 68.02% | 1,391,258 |
| Washington Square Loop | L | 5-15 years | 183,000 | 68.02% | 124,468 |
| Fanno Creek | M | 10+ years | 1,631,500 | 68.02% | 1,109,674 |
| Ascension | N | 10+ years | 461,000 | 68.02% | 313,552 |
| Washington Square Loop | O | 10+ years | 666,000 | 68.02% | 452,984 |
| Krueger Creek & Summer Creek | P | 10+ years | 495,500 | 68.02% | 337,017 |
| | | | <u>\$11,700,000</u> | | <u>\$7,957,821</u> |

This list satisfies the requirements of ORS 223.309(1).

Calculation of SDCs

| Cost Type | SDC-Eligible Costs | Residential | | Non-Residential | |
|-------------------------------|----------------------|----------------------|----------------------|-----------------|---------------------|
| | | % | \$ | % | \$ |
| Facilities | \$ 62,587,229 | 84.97% | \$ 53,180,057 | 15.03% | \$ 9,407,172 |
| Compliance | 660,000 | 84.97% | 560,799 | 15.03% | 99,201 |
| Bond levy | (16,758,629) | 84.97% | (14,239,723) | 15.03% | (2,518,905) |
| Fund balance | (2,426,083) | 84.97% | (2,061,431) | 15.03% | (364,652) |
| | <u>\$ 44,062,517</u> | | <u>\$ 37,439,702</u> | | <u>\$ 6,622,816</u> |
| Growth in residents/employees | | | 15,204 | | 14,911 |
| SDC per resident/employee | | | \$ 2,463 | | \$ 444 |
| | | Dwelling Unit | Residents | SDC | |
| | | Single-Family | 2.69 | \$ 6,624 | |
| | | Multi-Family | 2.15 | \$ 5,294 | |
| | | Manufactured | 1.63 | \$ 4,014 | |

Discussion

Next Steps

- Make Calculation Methodology Available for Public Review for 60 days
- Public Hearing/Council Action on March 27, 2012
- Implementation

AIS-723

Item #: 4.

Workshop Meeting

Date: 01/17/2012

Length (in minutes): 10 Minutes

Agenda Title: Briefing on Initiating the Transfer of Jurisdiction of a Portion of Barrows Road to the City

Prepared For: Kim McMillan

Submitted By: Greer Gaston
Public Works

Item Type: Update, Discussion, Direct Staff

Meeting Type: Council
Workshop Mtg.

ISSUE

The council will be briefed on a resolution initiating the transfer of jurisdiction of a portion of Barrows Road to the city.

STAFF RECOMMENDATION / ACTION REQUEST

No action is requested at this meeting; consideration of the resolution is scheduled for an upcoming council meeting.

KEY FACTS AND INFORMATION SUMMARY

Background

A segment of SW Barrows Road, from SW Scholls Ferry Road to SW Walnut Street, lies within the City of Tigard and is under the jurisdiction of Washington County. (Tigard city limits follow the centerline of the road.)

In 2009, a bridge along this section of Barrows Road was showing signs of failure and was slated to be closed by the county. Area residents asked to keep the bridge open, so the City of Tigard, City of Beaverton and Washington County entered into an agreement in which:

- The three entities agreed to share costs and repair the bridge.
- The county, at its expense, agreed to perform a pavement maintenance overlay on this section of Barrows Road.
- The cities of Beaverton and Tigard agreed to assume joint jurisdiction of this section of Barrows Road.

Once bridge repairs and the pavement overlay were completed, the transfer of jurisdiction was to occur within 60 days. The work was completed in September 2009. Beaverton initiated the transfer of the northwesterly half of the road in 2010.

It was recently brought to the city's attention that Tigard had not initiated the transfer of jurisdiction for the southeasterly half of the road.

The Transfer Process

The transfer process begins with a council resolution requesting Washington County commissioners transfer jurisdiction of this section Barrows Road to the city. County commissioners then act on the request and execute the transfer.

The attached resolution, which is slated to come before council at an upcoming meeting, initiates the transfer process for the southeasterly half of SW Barrows Road (County Road No. 812) that extends from SW Scholls Ferry Road (County Road No. 348) to SW Walnut Street.

OTHER ALTERNATIVES

The council could choose not to request the transfer of jurisdiction.

However, this would be in direct conflict with Resolution No. 09-28A adopted on May 12, 2009. This resolution approved the agreement between the City of Tigard, the City of Beaverton and Washington County. The agreement included a provision that, when bridge repairs and the pavement overlay were completed, Tigard would assume jurisdiction of a portion of SW Barrows Road.

COUNCIL GOALS, POLICIES, APPROVED MASTER PLANS

None

DATES OF PREVIOUS COUNCIL CONSIDERATION

This is the first time the actual transfer of jurisdiction has come before the council.

On May 12, 2009, the council adopted Resolution No. 09-28A . This resolution approved the agreement between the City of Tigard, the City of Beaverton and Washington County. The agreement included a provision that, when bridge repairs and the pavement overlay were completed, Tigard would assume jurisdiction of a portion of SW Barrows Road.

Fiscal Impact

Fiscal Information:

There are no direct costs associated with the transfer of jurisdiction.

The city will now incur on-going street maintenance costs for the southeasterly half of SW Barrows Road from SW Scholls Ferry Road to SW Walnut Street. Actual street maintenance costs for this section of Barrows Road have not been calculated.

Attachments

Resolution and Exhibits

**CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 12-**

A RESOLUTION INITIATING ACTION TO TRANSFER JURISDICTION OF A PORTION OF SW BARROWS ROAD (COUNTY ROAD NO. 812) WITHIN THE CITY OF TIGARD TO THE CITY OF TIGARD

WHEREAS, ORS 373.270(6) provides a mechanism to transfer jurisdiction of county roads within a city to a city; and

WHEREAS, a segment of SW Barrows Road from SW Scholls Ferry Road to SW Walnut Street is within the City of Tigard; and

WHEREAS, the City of Tigard agreed to accept jurisdiction of this segment of road when partnering with Washington County and Beaverton on the Barrows Bridge repair project.

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: The City Council hereby requests that the Commissioners of Washington County, Oregon transfer jurisdiction of that segment of SW Barrows Road, described and depicted in Exhibits A and B attached hereto, from the county to the City of Tigard.

SECTION 2: The aforementioned request is to be granted or denied within one year of the execution of this resolution.

SECTION 3: This resolution is effective immediately upon passage.

PASSED: This _____ day of _____ 2012.

Mayor - City of Tigard

ATTEST:

City Recorder - City of Tigard

EXHIBIT "A"

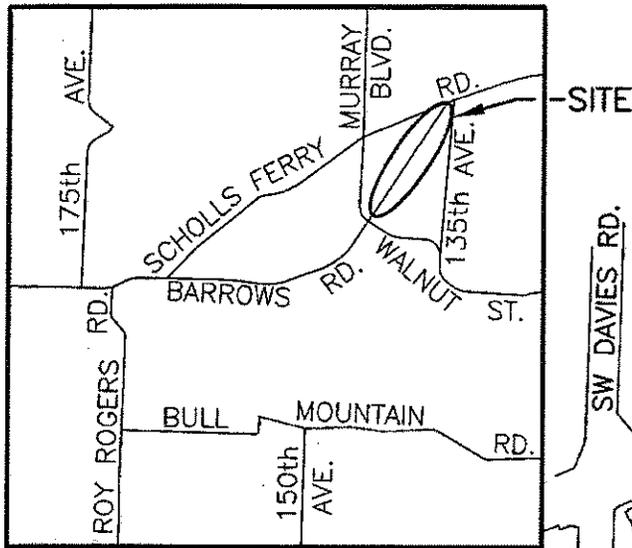
TRANSFER OF JURISDICTION TO THE CITY OF TIGARD

- 1. SW BARROWS ROAD**
BETWEEN THE SOUTHERLY RIGHT-OF-WAY OF SW SCHOLLS
FERRY ROAD AND A POINT \pm 100 FEET NORTHEASTERLY FROM
THE INTERSECTION OF SW BARROWS ROAD AND SW WALNUT
STREET, AND LYING WITHIN THE CITY OF TIGARD.

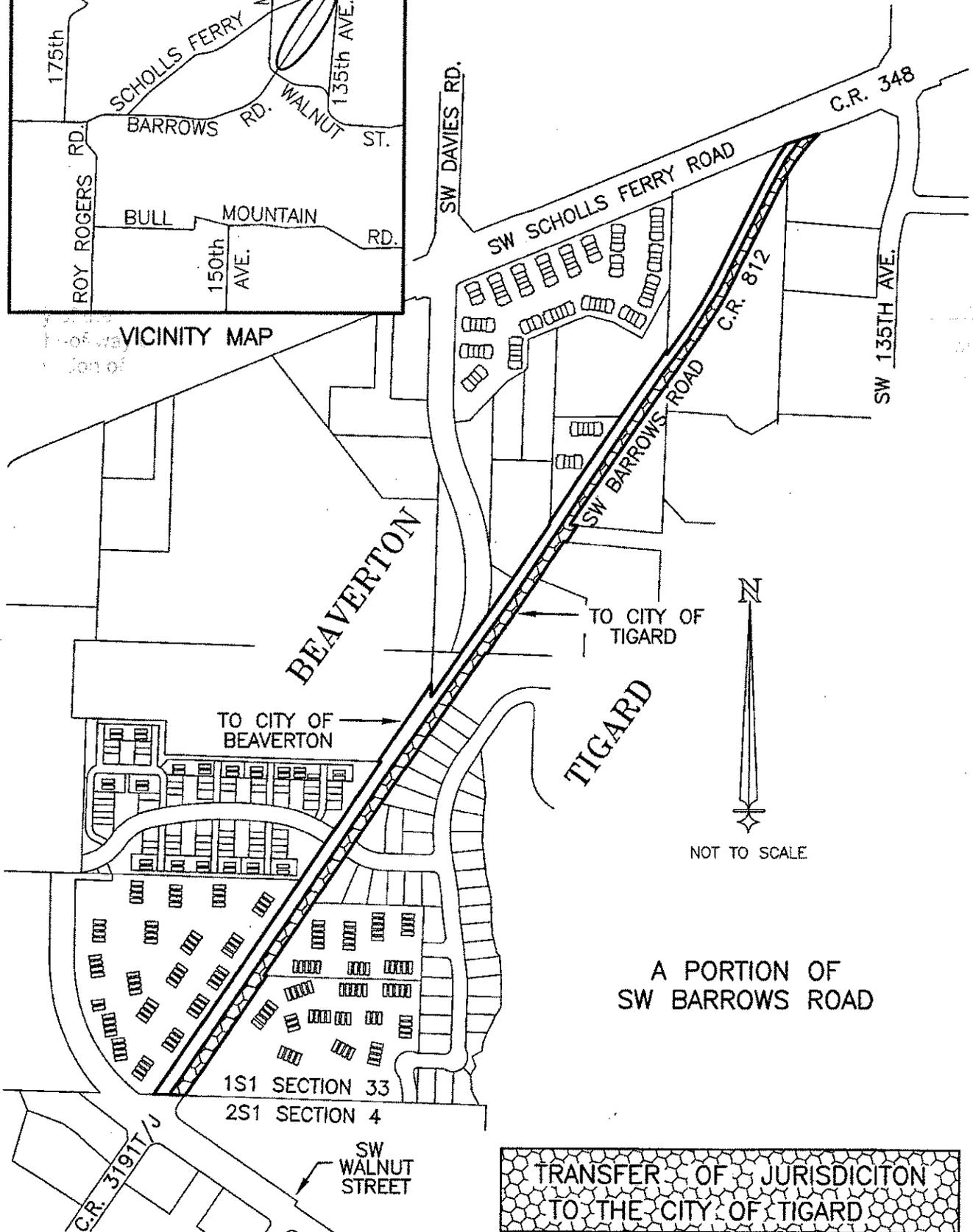
SEE EXHIBIT "B"

All that portion of County Road No. 812 lying southeasterly of the centerline of said road and lying between the southerly right-of-way of County Road No. 348 (SW Scholls Ferry Road) and that portion of Country Road No. 812 transferred to the City of Tigard in County Road 3191T/J. Said portion being situated in the West one-half of Section 33, T1S, R1W, W.M.

EXHIBIT "B"



VICINITY MAP



A PORTION OF
SW BARROWS ROAD

TRANSFER OF JURISDICITON
TO THE CITY OF TIGARD