



City of Tigard  
Parks & Recreation System  
Development Charges

**Council Work Session**

January 17, 2012



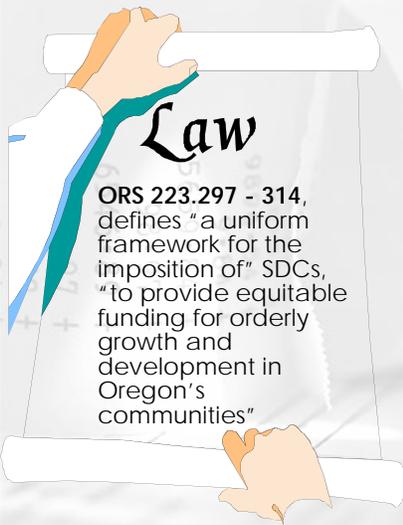
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**Agenda**

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



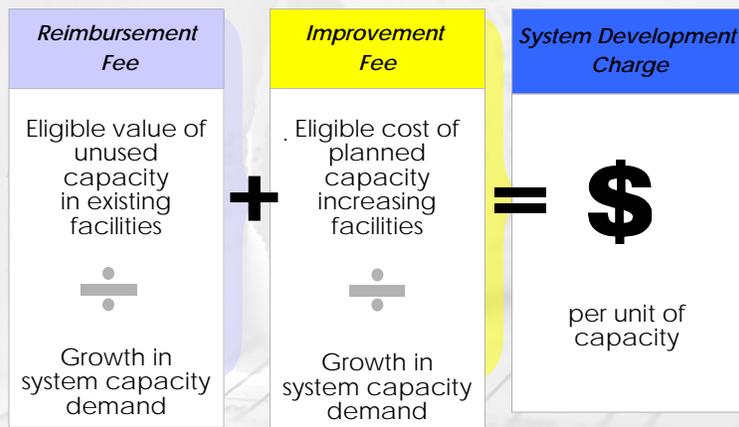
## SDC Background



### 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
		<b>Dwelling Unit</b>	<b>Residents</b>	<b>SDC</b>	
		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