

Addendum of Proposed Edits for Final Version:  
Tigard Parks System Development Charge Methodology Report (2/25/2015)

**Introduction**

This document summarizes the proposed changes to the Public Review Draft Tigard Parks System Development Charge Methodology Report that are needed to finalize the report upon adoption. Based on the input received by City staff from the time of publication of the Public Review Draft Tigard Parks System Development Charge Methodology Report, the following edits are proposed for consideration in the final version of the document.

**SECTION V. SDC CALCULATION**

Table 5.1 SDC Improvement and Compliance Fees

Calculated SDC Improvement Fees*	Area-Specific SDC		
	Citywide	River Terrace Overlay	River Terrace Total
<b>Residential SDCs</b>			
Total cost basis	\$48,324,318	\$8,345,651	
Growth in population	21,183	6,174	
SDC per capita	\$2,281	\$1,352	\$3,633
SDC per single family dwelling	<b>\$5,807</b>	<b>\$3,441</b>	<b>\$9,248</b>
SDC per multifamily/other dwelling	<b>\$4,372</b>	<b>\$2,591</b>	<b>\$6,963</b>
<b>Non-Residential SDCs</b>			
Total cost basis	\$8,941,144		
Growth in employment	14,845		
SDC per employee**	<b>\$602</b>		<b>\$602</b>

**Note:** Non-residential SDC is calculated on a citywide basis, even though some costs can be allocated to River Terrace.

\* includes compliance costs. \*\* SDC per employee to be assessed based on square feet of floor area.

**B. Residential and Non-residential SDC Calculations**

**B.1 Residential SDC Calculation**

When we convert population to the dwelling units, we can determine the total maximum allowable SDC fee per dwelling unit as shown in **Table 5.1**. SDCs for residential development are calculated by multiplying the number of dwellings (by housing category) by the corresponding SDC rate.

**B.2 Non-Residential SDC Calculation**

To calculate SDCs for proposed redevelopment of existing buildings, the SDC for non-residential uses will take into account the amount of floor area (square feet) proposed as a change in use.

The SDC calculation for new non-residential development takes into account the amount of proposed floor area (square feet). The Parks SDC for non-residential development will vary by the classification of development as shown in **Table 5.2**.

**Table 5.2**  
Parks SDC Conversion Factors for Non-Residential Uses

<b>Category</b>	<b>Parks SDC Per Employee<sup>1</sup></b>	<b>Employees Per 1,000 SF<sup>2</sup></b>	<b>Parks SDC Per 1,000 SF</b>
General Industrial	\$707	1.25	\$884
Warehousing/Distribution	\$707	0.80	\$566
Flex	\$707	1.60	\$1,132
Office	\$707	3.33	\$2,357
Retail	\$707	2.22	\$1,572
Institutional	\$707	2.00	\$1,414

<sup>1</sup>SDC reflects proposed reimbursement fee, improvement fee, and compliance fee.

<sup>2</sup>Derived from Metro factors used for 2014 Urban Growth Report  
Source: Compiled by FCS GROUP.

E. Existing and Proposed SDCs (page 14)

**Table 5.4** summarizes the existing and proposed total Parks SDCs for the City of Tigard for reimbursement, improvement and compliance charges, after accounting for discounts.

Once this Methodology Report is adopted, Parks SDCs would vary by location. Parks SDCs within the city (outside River Terrace) would initially be charged \$6,824 per single family dwelling, \$5,138 per multifamily dwelling, and \$707 per new employee. Parks SDCs within River Terrace would initially be charged \$9,327 per single family dwelling, \$7,022 per multifamily dwelling, and \$707 per new employee.

Table 5.4: Current and Proposed Parks SDCs

<b>Current Tigard Parks &amp; Trails SDC</b>	<b>SDC Current</b>
Residential SDC per capita	\$ 2,753
SDC per single family dwelling	\$ 6,451
SDC per multifamily dwelling	\$ 5,156
Non-residential SDC per employee	\$ 446

<b>Proposed Tigard Parks &amp; Trails SDC</b>	<b>SDC-r</b>	<b>SDC-i (proposed)*</b>		<b>Total SDC (proposed)</b>	
		<b>Citywide</b>	<b>River Terrace Overlay</b>	<b>Citywide Total</b>	<b>River Terrace Total</b>
Residential SDC per capita	\$ 399	\$ 2,281	\$ 983	\$ 2,681	\$ 3,664
SDC per single family dwelling	\$ 1,017	\$ 5,807	\$ 2,502	\$ 6,824	\$ 9,327
SDC per multifamily dwelling	\$ 766	\$ 4,372	\$ 1,884	\$ 5,138	\$ 7,022
Non-residential SDC per employee**	\$ 105	\$ 602		\$ 707	\$ 707

Source: derived from prior tables. SDC-r = reimbursement fee; SDC-i = improvement fee. \* Includes compliance fee. \*\* Non-residential SDCs calculations for new development are to be based on square feet of floor area (see Table 5.2)

**Summary**

These proposed changes will be presented and discussed during the transportation and parks SDC adoption hearing. Input received by the public and City Council will be considered before finalizing the SDC Methodology Report and establishing the new SDC rates and procedures.