



STAFF REPORT

Meeting Type: Parks and Trails Advisory Board
Meeting Date: August 9, 2023
From: Rochelle Anderholm-Parsch, Parks and Recreation Director
Subject: Cascade Creek Mixed-Use Development, Parks SDC Dedication Request

DECISION TO BE MADE:

Whether to recommend to the City Council that a majority of the Parks SDC's from the Cascade Creek Mixed-use Development is dedicated to Bornstedt Park for Phase 2 improvements.

PURPOSE / OBJECTIVE:

Parks Board to discuss whether to support the dedication of the majority (51% or greater) of the Parks System Development Charges from the Cascade Creek Mixed-Use Development to future park improvements at Bornstedt Park.

BACKGROUND / CONTEXT:

At the [June 26, 2023 Planning Commission meeting](#) a public hearing was held for the Cascade Creek Mixed-Use Development which is located just north of Bornstedt Park. During this meeting there was a formal request from the planning commission that the Council consider that the majority of the Parks System Development Charges from that development be dedicated to future park improvements at Bornstedt Park.

At the [July 17, 2023 Council meeting](#), the Planning Commission Council Liaison, Chris Mayton, brought the Planning Commission's request to Council. The Council referred the issue to the Parks and Trails Advisory Board to discuss and present a recommendation to the Council.

Development Highlights:

Cascade Creek Mixed-Use Development is a:

- 78 multi-family residential units and 10 office spaces
- Four (4) multi-family residential buildings to the south of Cascadia village drive
- Two (2) mixed-use office/residential buildings to the north of Cascadia village drive
- Cascadia Village Drive and Pine Street will be extended through the site, Village Blvd. will be widened, and frontage improvements will be completed on Highway 211.

This development is located North of Bornstedt Park at (38272 & 38330 Hwy 211). Complete information for the Cascade Creek Mixed-Use Development land use documents are located [HERE](#).

The development to the South is heavily treed and the development shows recreational areas within the development which is required by code. There will be approximately 93-97 mitigation trees. These trees will be mostly planted along the south side of the development and north side of the park

There will be a pedestrian passthrough from Cascadia village to Bornstedt Park via public easement. The ROW to the South of the development in between Bornstedt Park and Cascade Creek Development will remain ROW and essentially become part of the park.

PTAB Decision Timeline:

On [Sept. 14, 2022](#), the Parks and Trails Advisory Board reviewed and discussed this development as it pertains to Fee-in-Lieu vs. parkland dedication. PTAB recommended two items. The first was acceptance of fee-in-lieu of parkland dedication. Second, PTAB supported the Parks Department in exploring the option to establish a development agreement to build certain amenities as listed in the Bornstedt Park Phase 2 master plan. The complete memo is attached to this staff report.

Estimated Fee-In-Lieu:

78 multi-family units x 2 persons per unit x 0.0068 = 1.06 dedicated acres x \$434,621 (will double after Oct. 3, 2023) = \$460,698.26

KEY CONSIDERATIONS / ANALYSIS:

There are several items to consider when discussing this topic: the 2022 Master Plan priorities and the 2023-2025 City Budget and Council Goals. Lastly, consideration of projected revenue and project prioritization for the next biennium is a key point to analyze.

First, the 2022 Parks and Trails Master Plan lists Bornstedt Park Phase 2 as a Tier 2 priority which is a 5–10-year timeline. In the Master Plan there are higher rated projects such as Deer Point Park, which is a Tier 1 priority (0-5 Years).

Second, consideration must be given to the newly adopted Capital Improvement Project list as well as 2023-2025 Council Goals.

Council Goals for Parks and Recreation are as follows:

- Invest in our park system for current and future residents of Sandy and continue expansion of recreational opportunities for the community.
- Design and construct the Community Campus Park improvements.
- Complete design and construct park improvements at Deer Point Park.
- Research and act on the purchase of park land for future park facilities and/or natural area and open space preservation.
- Work with the Oregon Trail School District for developing a new facility use agreement.
- Explore ways to connect Sandy residents with aquatic opportunities, including swim lessons and water safety programs.
- Reestablish a volunteer program and expand volunteer opportunities.

23-25 Parks Capital Projects Fund:

Total budgeted for Capital Outlay is \$3,500,000.

- Capital Outlay in the SDC department is for the construction of various parks, including \$1.8 million for the Community Campus, \$1.5 million for Deer Point, and \$200,000 for Meinig Park and trail development.

Lastly, projected Park's SDC revenue for fiscal year 2023-2025 is approximately \$1,800,000. Any funds dedicated to other projects will result in the reprioritizing of resources.

Attached is the Bornstedt Master Plan which includes a full listing of Phase 2 improvements.

BUDGET IMPACT:

Parks SDC Calculation:

78 multi-family units x \$6,596.61 rate for multi-family dwelling = \$514,535.58

RECOMMENDATION:

Staff recommends that the Parks Board continues to support the Parks Department in exploring the option to establish a development agreement to develop ROW improvements on Village Blvd as referenced in the Sept. 15, 2022, staff report. Staff does not recommend a dedication of a majority of the Parks SDC's assessed from the Cascade Creek Mixed-Use Development, as proposed by the Planning Commission, due to the items listed in the staff reports key considerations and analysis section.

SUGGESTED MOTION LANGUAGE:

Currently there is no suggested motion language. Any motion will have to include the Parks Board recommendation to Council on this matter.

LIST OF ATTACHMENTS / EXHIBITS:

Att A_Memo-Cascade Creek Apts. Subdivision

Att B_Bornstedt Village Park Master Plan Final