

City of Wilsonville City Council Work Session



Parks SDC Analysis July 17, 2023



Agenda

- **Background**
 - » SDC Basics
 - » Current Parks SDC
- **Results**
 - » Calculated Parks SDC
 - » Projected Growth
 - » Improvement Fee Cost Basis
 - » Reimbursement Fee Cost Basis
 - » Calculated Parks SDC
- **Comparisons**
- **Next Steps**



Key Characteristics of SDCs

- SDCs are one-time charges, not ongoing rates. Paid at the time of development.
- SDCs are available for water, wastewater, stormwater, transportation, and parks.
- SDCs are for capital only, in both their calculation and in their use.
- SDCs include both existing and future (planned) infrastructure cost components.
- SDCs are for “system” facilities, not “local” facilities.



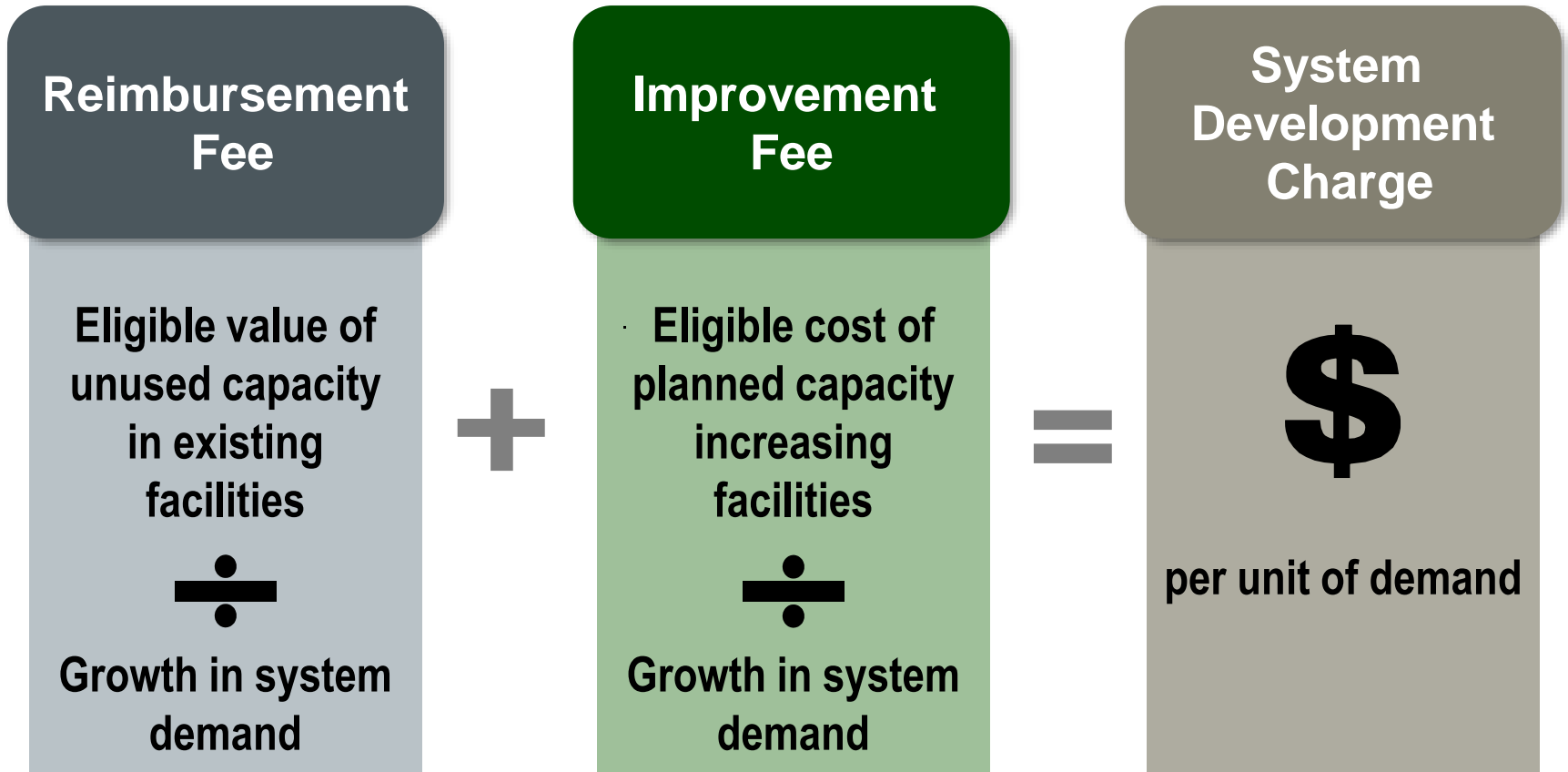
Legal Framework for SDCs

ORS 223.297 - 316, known as *the SDC Act*, provides “a uniform framework for the imposition of system development charges by governmental units” and establishes “that the charges may be used only for capital improvements.”





The SDC Calculation





Current Parks SDC

Development Type	Parks SDC	Charge Unit
Single Family-Duplex	\$7,349	Dwelling Unit
Multi-family dwelling	\$5,645	Dwelling Unit
Office	\$729	1,000 Square Feet
Food Service/Shopping Center	\$1,689	1,000 Square Feet
Retail	\$365	1,000 Square Feet
Flex Industrial	\$154	1,000 Square Feet
Industrial Park	\$555	1,000 Square Feet



Calculated SDC

Calculated SDC	
Cost Basis:	
Improvement Fee	\$ 73,537,223
Reimbursement Fee	2,391,740
Compliance Costs	3,796,448
Total Cost Basis	\$ 79,725,412
Growth in Residential Equivalents	8,626
Improvement Fee per Residential Equivalent	\$ 8,525
Reimbursement Fee per Residential Equivalent	277
Compliance Fee per Residential Equivalent	440
Total SDC per Residential Equivalent	\$ 9,242
Fee Schedule:	
Single-family dwelling unit	\$ 25,040
Multi-family dwelling unit	16,819
Mobile home dwelling unit	18,258
Employee	491

- **City staff recommends a lower charge of \$5,167 per residential equivalent (\$14,000 for an SFR)**



Residential Equivalents

Population and Employment, 2019	Living Inside	Living Outside	Total
	Wilsonville	Wilsonville	
Working Inside Wilsonville	1,686	17,707	19,393
Working Outside Wilsonville	9,185		
Not Working	13,472		
Total	24,343		

Source: U.S. Census Bureau, OnTheMap Application, 2019 Inflow/Outflow

Total Hours per Week of Park Availability, 2019	Residential	Non-	Total Hours
	hours	residential hours	
Working Inside Wilsonville	121,392	96,965	218,357
Working Outside Wilsonville	661,320		
Not Working	1,508,888		
Total	2,291,600	96,965	218,357
Hours per resident	94		
Hours per employee		5	
Residents per employee			0.05

Source: Previous tables



Projected Growth

	2019 (Estimate)	2021	2036	Growth (2021-2036)
Population	24,343	25,280	33,556	8,276
Employees	19,393	20,139	26,732	6,593
Residential-equivalent employees	1,030	1,070	1,420	350
Residential equivalents	25,373	26,350	34,976	8,626

Source: *Wilsonville Parks Master Plan, Figure 1*



Improvement Fee Eligibility

		2021 Quantity	2021 Units per 1,000 Residents	Change in Quantity
By Unit of Measurement:				
Acres of Parks and Natural Areas	Acres	247.94	9.81	-0.98
Miles of Trail	Miles	19.65	0.78	4.89

		2036 Units per 1,000 Residents	2021 Minimum Quantity	Eligibility	Reimbursable Quantity
By Unit of Measurement:					
Acres of Parks and Natural Areas	Acres	7.36	186.05	100.00%	61.89
Miles of Trail	Miles	0.73	18.48	100.00%	1.16

Source: *Wilsonville Parks Master Plan, City staff*



Expansion Projects

SDC #	Project	Type	Year of Construction	Total Project Cost	Quantity	Units
E-1	French Prairie Bridge Landings (Boones Ferry Master Plan, Phase 5)	Community Park	2029	\$ 8,000,000	3.00	Acres
E-2	Frog Pond Community Park (Advance Road) (1.7.g)	Community Park	2027	25,000,000	10.00	Acres
E-3	I-5 Pedestrian Bridge Gateway Plaza (IN.1)	Community Park	2026	4,000,000	1.00	Acres
E-4	Town Center Emerald Chain Promenade (IN.12)	Community Park	2027	1,800,000	0.50	Acres
E-5	Basalt Creek Regional Trail	Trail	2029	3,000,000	0.50	Miles
E-6	Boeckman Creek Regional Trail (Memorial Park to Boeckman)	Trail	2026	2,500,000	1.50	Miles
E-7	Frog Pond Regional Trail	Trail	2029	7,000,000	0.75	Miles
E-8	Ice Age Tonquin Trail - Boeckman to Grahms Ferry	Trail	2027	13,900,000	1.25	Miles
E-9	Regional Frog Pond Trail	Trail	2023	900,000	0.34	Miles
E-10	Wiedeman Regional Trail - Parkway to Canyon Creek	Trail	2028	1,800,000	0.55	Miles
			Total	\$ 67,900,000		

Source: Wilsonville Parks Master Plan, City staff



Infill Projects

SDC #	Project Title	Projected Completion	Total Project Cost	Eligibility	SDC-Eligible Costs
I-1	Boones Ferry East Restroom (Boones Ferry Master Plan, Phase 1)	2030	\$ 400,000	24.66%	\$ 98,653
I-2	Boones Ferry East Side Shelter (Boones Ferry Master Plan, Phase 2)	2028	300,000	24.66%	73,990
I-3	Boones Ferry Park Adult Fitness Zome (Boones Ferry Master Plan, Phase 1)	2030	350,000	24.66%	86,321
I-4	Boones Ferry Park Bike Skills Course (Boones Ferry Master Plan, Phase 2)	2028	250,000	24.66%	61,658
I-5	Boones Ferry Park Dog Park (Boones Ferry Master Plan, Phase 2)	2030	300,000	24.66%	73,990
I-6	Boones Ferry Park Parking Lot (Main) (Boones Ferry Master Plan, Phase 3)	2024	1,500,000	24.66%	369,949
I-7	Boones Ferry Park Parking Lot (Tauchman) Boones Ferry Master Plan, Phase 4)	2030	1,000,000	24.66%	246,632
I-8	Boones Ferry Regional Water Trail Access (Boones Ferry Master Plan, Phase 1)	2026	1,700,000	24.66%	419,275
I-9	Boones Ferry Restroom	2023	415,000	0.00%	-
I-10	Boones Ferry Shelter (Boones Ferry Master Plan, Phase 3)	2024	150,000	24.66%	36,995
I-11	Community Center Upgrade	2026	1,000,000	24.66%	246,632
I-12	Community Scale Skate Park	2028	800,000	24.66%	197,306
I-13	Forest Shelter Improvement	2025	300,000	0.00%	-
I-14	Forest Shelter Lot	2024	2,000,000	24.66%	493,265
I-15	Forest Shelter Restroom	2024	500,000	24.66%	123,316
I-16	Maintenance Facility Upgrade	2025	1,250,000	24.66%	308,291
I-17	Memorial Park Athletics	2027	14,000,000	24.66%	3,452,855
I-18	Memorial Park Barn Rental Conversion Memorial Park Master Plan, West 2)	2029	1,000,000	24.66%	246,632
I-19	Memorial Park Concession Stand	2028	400,000	24.66%	98,653
I-20	Memorial Park Playground Replacement	2025	1,000,000	24.66%	246,632
I-21	Memorial Park Pump Track	2026	350,000	24.66%	86,321
I-22	Memorial Park River Access	2027	600,000	24.66%	147,979
I-23	Memorial Park Sport Courts	2025	2,000,000	24.66%	493,265
I-24	Murase Ampatheater (Memorial Park Master Plan, Murase 1)	2026	600,000	24.66%	147,979
I-25	River Shelter Parking Lot	2027	2,000,000	24.66%	493,265
I-26	River Shelter Retroom	2027	650,000	24.66%	160,311
I-27	System-wide ADA Projects (Parks and Recreation Master Plan, 1.5.A)	2023-2036	835,000	0.00%	-
I-28	Tauchman House Renovation (Boones Ferry Master Plan, Phase 3)	2030	900,000	24.66%	221,969
Total			\$ 36,550,000		\$ 8,632,137

Source: City staff



Improvement Fee Cost Basis

Improvement Fee Cost Basis	Future LoS	
	Eligibility	Eligible Cost
By Unit of Measurement		
Acres of Parks and Natural Areas	100.00%	\$ 38,800,000
Miles of Trail	100.00%	29,100,000
Expansion Projects Total		\$ 67,900,000
Infill Projects		8,632,137
Total		\$ 76,532,137

Source: Previous tables



Reimbursement Fee Cost Basis

Reimbursement Fee Cost Basis		Inventory	Historical Expenditures	Investment/Unit	Reimbursable Units	Reimbursable Amount
By Unit of Measurement:						
Acres of Parks and Natural Areas	Acres	247.94	\$ 9,562,033	\$ 38,566	61.89	\$ 2,386,746
Acres of Trails	Miles	19.65	84,481	4,300	1.16	4,994
Total						\$ 2,391,740

Source: City staff, previous tables



Adjustment to the Parks SDC

Adjustments to SDC Cost Basis	
Unadjusted Improvement Fee Cost Basis	\$ 76,532,137
Estimated Improvement Fee Fund Balance	(2,994,914)
Improvement Fee Cost Basis	\$ 73,537,223



Calculated SDC

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SDC for Non-Residential Land Uses

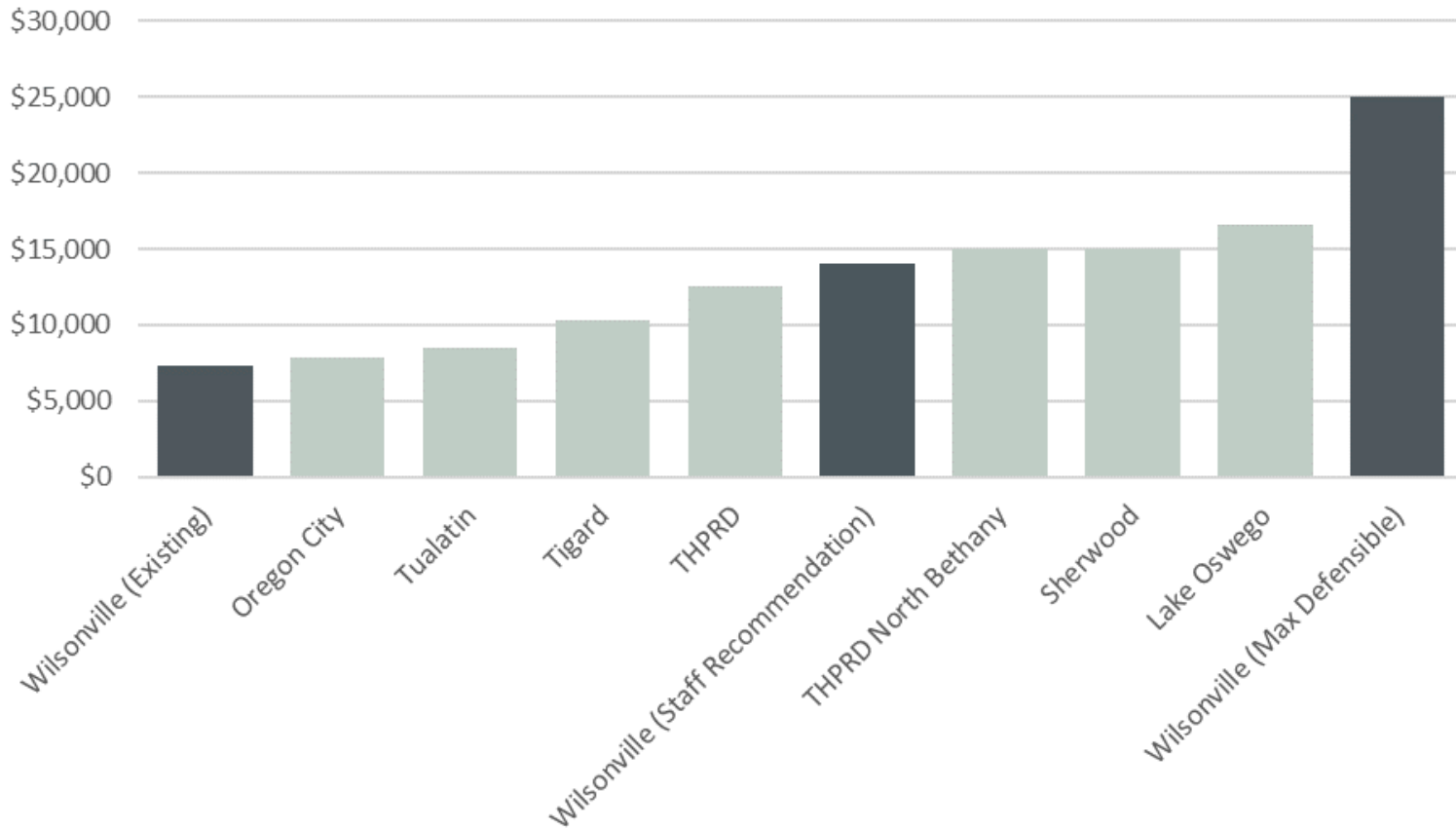
	Industry Grouping (SIC)	Square Feet per Employee	Employees per 1,000 Square Feet	Maximum SDC (per 1,000 SF)	Recommended SDC (per 1,000 SF)	Staff-
Ag., Fish & Forest Services; Constr.; Mining	1-19	590	1.695	\$ 832.02	\$ 465.19	
Food & Kindred Projects	20	630	1.587	779.20	435.65	
Textile & Apparel	22, 23	930	1.075	527.84	295.12	
Lumber & Wood	24	640	1.563	767.02	428.85	
Furniture; Clay, Stone & Glass; Misc.	25, 32, 39	760	1.316	645.91	361.13	
Paper & Allied	26	1,600	0.625	306.81	171.54	
Printing, Publishing & Allied	27	450	2.222	1,090.87	609.91	
Chemicals, Petroleum, Rubber, Leather	28-31	720	1.389	681.80	381.20	
Primary & Fabricated Metals	33, 34	420	2.381	1,168.79	653.48	
Machinery Equipment	35	300	3.333	1,636.31	914.87	
Electrical Machinery, Equipment	36, 38	400	2.500	1,227.23	686.15	
Transportation Equipment	37	700	1.429	701.28	392.09	
TCPU--Transportation and Warehousing	40-42, 44, 45, 47	3,290	0.304	149.21	83.42	
TCPU--Communications and Public Utilities	43, 46, 48, 49	460	2.174	1,067.16	596.66	
Wholesale Trade	50, 51	1,390	0.719	353.16	197.45	
Retail Trade	52-59	470	2.128	1,044.45	583.96	
Finance, Insurance & Real Estate	60-68	370	2.703	1,326.74	741.79	
Non-Health Services	70-79	770	1.299	637.52	356.44	
Health Services	80	350	2.857	1,402.55	784.18	
Educational, Social, Membership Services	81-89	740	1.351	663.37	370.89	
Government	90-99	530	1.887	926.21	517.85	

Source: Metro, "1999 Employment Density Study," Table 4.



Comparisons

Parks SDC per Single Family Dwelling Unit





Next Steps

- **Provide feedback**
- **Edit analysis as needed**
- **Public hearing**
 - » Consider Implementation Options
 - Timing
 - Phasing
 - » Adopt SDC
 - » Staff recommends an implementation date of January 1, 2024
- **Use cost index to make annual adjustments**

Thank you! Questions?

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