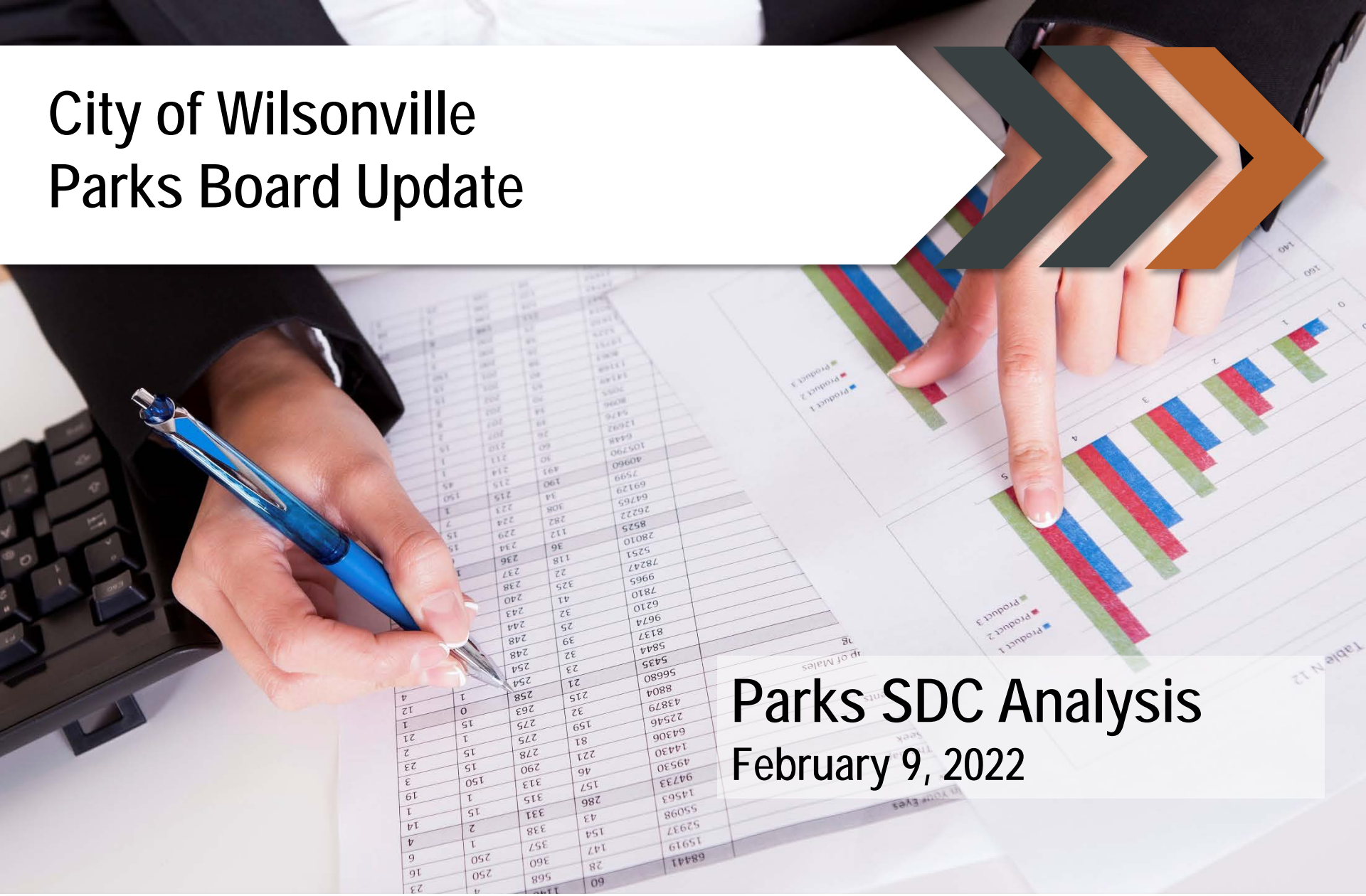


City of Wilsonville Parks Board Update



Parks SDC Analysis February 9, 2022



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.



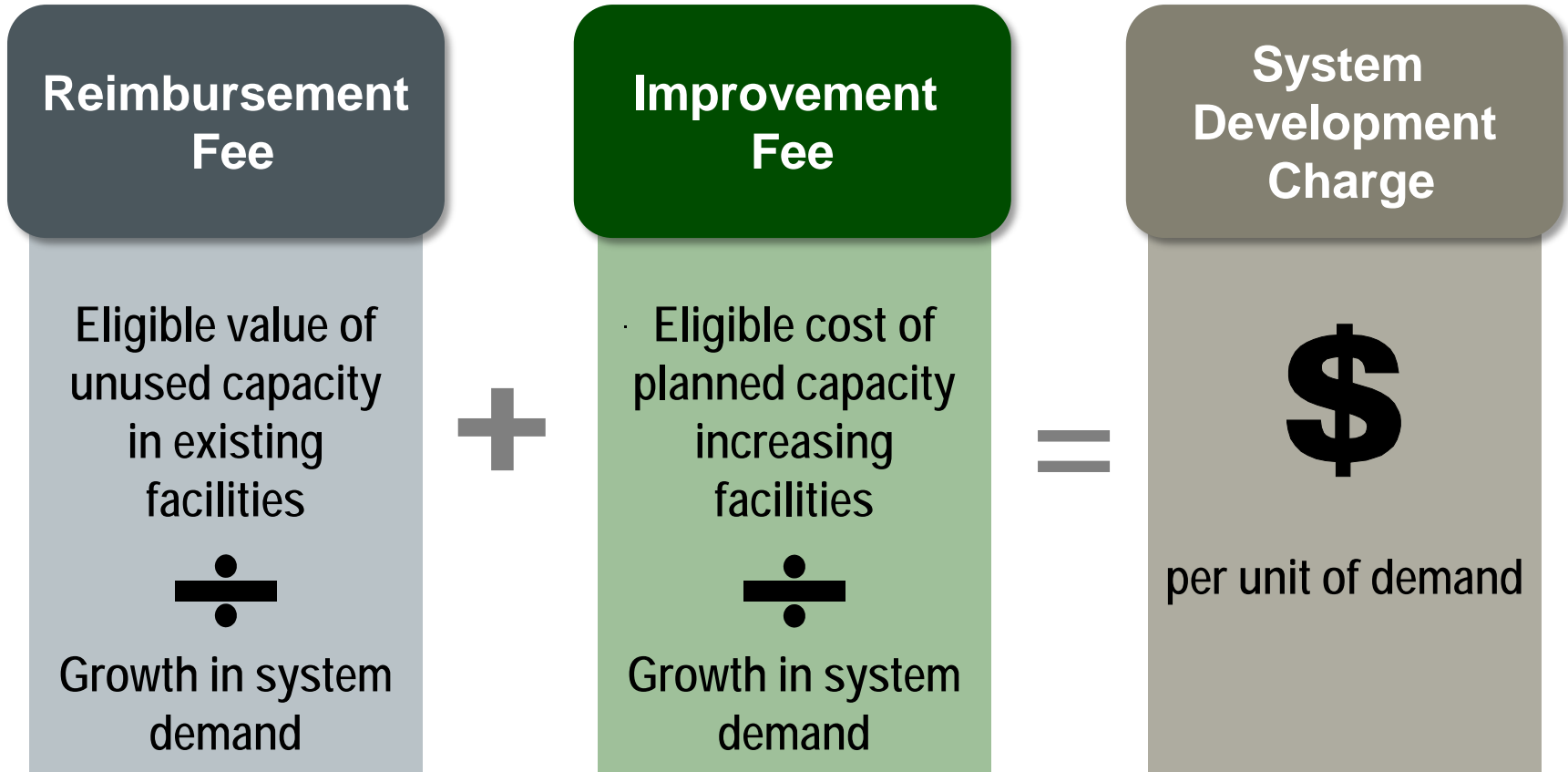
Legal Framework for SDCs

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	\$ 26,466,102
Reimbursement Fee	209,479
Compliance Costs	1,333,779
Total Cost Basis	\$ 28,009,360
Growth in Residential Equivalents	8,626
Improvement Fee per Residential Equivalent	\$ 3,068
Reimbursement Fee per Residential Equivalent	24
Compliance Fee per Residential Equivalent	155
Total SDC per Residential Equivalent	\$ 3,247
Fee Schedule:	
Single-family dwelling unit	\$ 8,797
Multi-family dwelling unit	5,909
Mobile home dwelling unit	6,414
Employee	172



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- residential	Total Hours
	hours	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	436	17.25	20.00
Acres of Trails	Acres	2	0.08	0.00

		2036 Units per 1,000 Residents	2021 Minimum Quantity	Eligibility	Reimbursable Quantity
By Unit of Measurement:					
Acres of Parks and Natural Areas	Acres	13.59	343.54	100.00%	92.46
Acres of Trails	Acres	0.06	1.51	0.00%	0.49



Expansion Projects

SDC		Total Project	Eligibility %	SDC-Eligible
Project	Project	Cost		Costs
Number				
E-1	RP 7/8 Phase 2	\$ 2,975,000	100%	\$ 2,975,000
E-2	RP 6	2,000,000	100%	\$ 2,000,000
E-3	Frog Pond Community Park	12,500,000	100%	\$ 12,500,000
E-4	Frog Pond Neighborhood Park	3,057,445	100%	\$ 3,057,445
E-5	Frog Pond West Trailhead Park	1,500,000	100%	\$ 1,500,000
E-6	I-5 Bike and Pedestrian Overpass	10,000,000	0%	\$ -
E-7	Wayside Design and Construction	720,000	0%	\$ -
E-8	Riverfront Easements and Acquisitions	1,000,000	0%	\$ -
E-9	Edelweiss Wooded Area	50,000	0%	\$ -
E-10	Ice Age Tonquin Trail @ 5th Street	100,000	0%	\$ -
E-11	Boeckman Trail North-South	620,000	0%	\$ -
E-12	Pedestrian Bridge Landing Park	1,000,000	0%	\$ -
E-13	BPA Power Line Frog Pond	250,000	0%	\$ -
E-14	Basalt Creek Trail	400,000	0%	\$ -
		\$ 36,172,445	61%	\$ 22,032,445

Source: Wilsonville Parks Master Plan, 6 Year CIP

Infill Projects

Project	Cost	Eligibility	SDC-Eligible Costs
Bike Skills Course	100,000	24.66%	24,663
Boones Ferry North Trail	75,000	24.66%	18,497
Boones Ferry Picnic Shelter West	70,000	24.66%	17,264
Community Scale Skate Park	800,000	24.66%	197,306
French Prairie Bridge	363,000	24.66%	89,528
French Prairie Bridge	22,000,000	24.66%	5,425,915
Historical Sign Updates (Yearly \$20,000)	120,000	24.66%	29,596
Improve Forest Shelter & Lawn	150,000	24.66%	36,995
Memorial Park Forest Shelter Lot	1,300,000	24.66%	320,622
New Pickleball Courts	100,000	24.66%	24,663
New Restroom at Forest Shelter	350,000	24.66%	86,321
New Restroom Boones Ferry	300,000	24.66%	73,990
Park at Merryfield Trail	170,000	24.66%	41,928
Parking Lot Boones Ferry Main	1,000,000	24.66%	246,632
Pump Track Memorial	250,000	24.66%	61,658
Safety Netting Memorial Athletics	250,000	24.66%	61,658
Seasonal Dock Boones Ferry	100,000	24.66%	24,663
Sign Design/Wayfind Signage Plan	120,000	24.66%	29,596
Soft Surface Trail Community Garden	25,000	24.66%	6,166
Sport Court Updates Memorial	30,000	24.66%	7,399
Town Center Park	500,000	24.66%	123,316
Water Access Boones Ferry	550,000	24.66%	135,648
Water Access Memorial Park	250,000	24.66%	61,658
ADA Update Merryfield	120,000	24.66%	29,596
ADA Update Memorial to Boones Ferry Trail	202,000	24.66%	49,820
ADA Update Boeckman Creek Crossing Trail	100,000	24.66%	24,663
Memorial Park Upgrades	250,000	24.66%	61,658
Boeckman Interceptor Trail	450,000	24.66%	110,985
Memorial Park Trail & Orchard	25,000	24.66%	6,166
	\$ 33,565,000		\$ 7,428,571

Source: Wilsonville Parks Master Plan, 6 Year CIP



Improvement Fee Cost Basis

	Eligibility	Eligible Cost
Acres of Parks and Natural Areas	100.00%	\$ 22,032,445
Acres of Trails	0.00%	-
Expansion Projects Total		\$ 22,032,445
Infill Projects		7,428,571
Total		\$ 29,461,016



Reimbursement Fee Cost Basis

Reimbursement Fee Cost Basis		Inventory	Historical Expenditures	Investment/Unit	Reimbursable Units	Reimbursable Amount
By Category:						
Community Park	Acres	120	\$ 9,069,998	\$ 75,583	14.53	\$ 1,098,116
Neighborhood Park	Acres	15	318,526	21,235	3.70	78,559
Natural Area	Acres	251	-	-	61.90	-
Urban	Acres	50	492,036	9,841	12.33	121,352
Trail	Acres	2	1,659,743	829,871	0.49	409,346
	Total					\$ 1,707,373
By Unit of Measurement:						
Acres of Parks and Natural Areas	Acres	436	\$ 22,662	\$ 52	92.46	\$ 4,806
Acres of Trails	Acres	2	829,871	414,936	0.49	204,673
	Total					\$ 209,479



Adjustment to the Parks SDC

Adjustments to SDC Cost Basis	
Unadjusted Improvement Fee Cost Basis	\$ 29,461,016
Estimated Improvement Fee Fund Balance	(2,994,914)
Improvement Fee Cost Basis	\$ 26,466,102

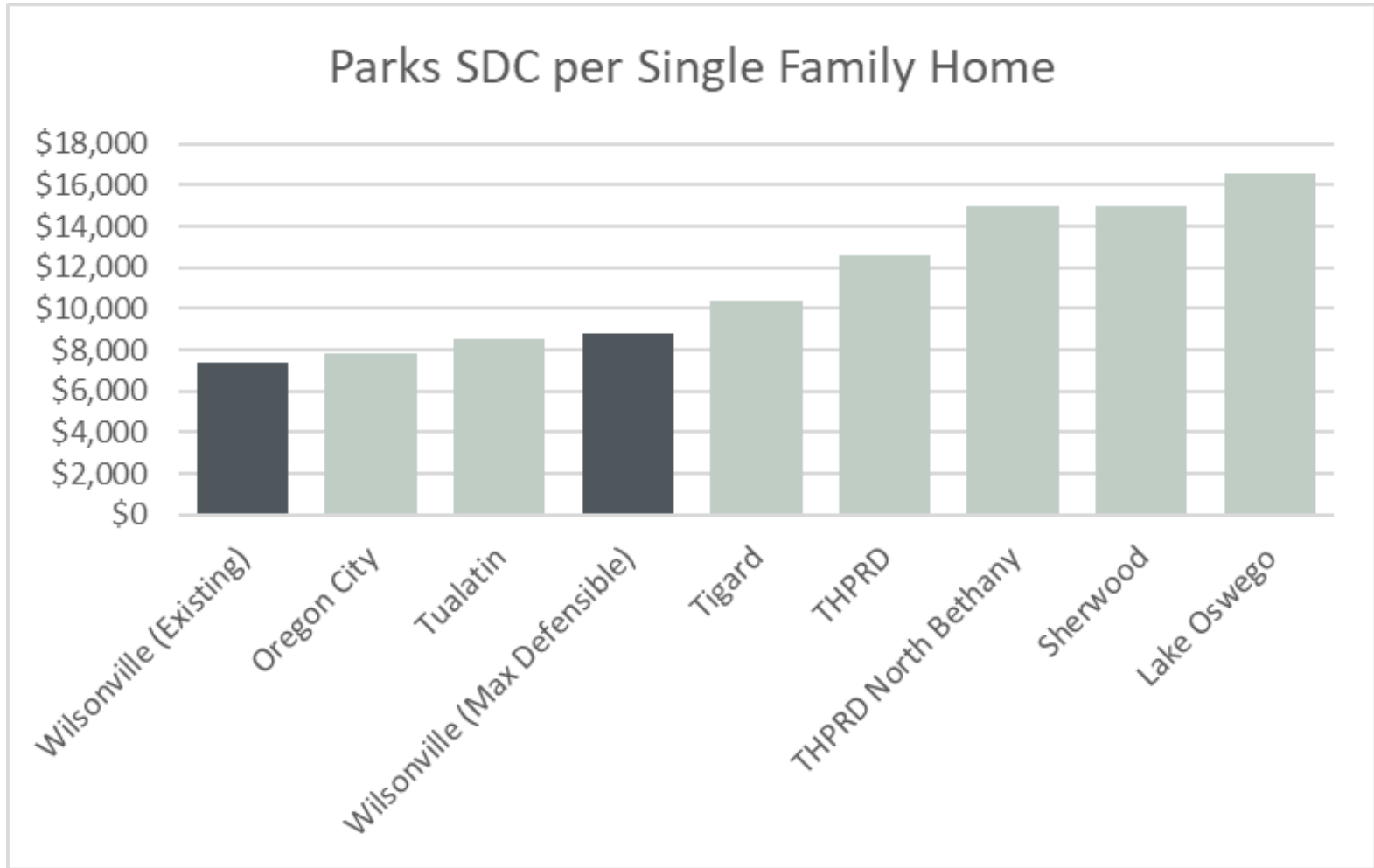


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Comparisons





Next Steps

- Provide feedback
- Edit analysis as needed
- Public hearing
 - » Consider Implementation Options
 - Timing
 - Phasing
 - » Adopt SDC
- Use cost index to make annual adjustments

Thank you! Questions?

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