

RESOLUTION NO. 844

A RESOLUTION ESTABLISHING AND IMPOSING A PARK & RECREATION SYSTEM DEVELOPMENT CHARGE.

ARTICLE I
DEFINITIONS

Section 1 The definitions set forth in Ordinance No. CB-O-156-91 shall also apply to those terms as used in this resolution.

Section 2 "Community Parks" shall mean those parks and open space areas within the city limits that are for community-wide purposes. Memorial Park is currently classified as a community park.

Section 3 "Neighborhood Parks" shall mean those city-owned parks and areas sited, designed and developed to serve an immediate adjoining neighborhood or sub-area of the city.

ARTICLE II
METHODOLOGY

Section 1 The methodology for calculating the Community Parks portion of the Park & Recreation System Development Charge shall be as follows:

COMMUNITY PARKS STANDARDS

The National Parks & Recreation Association recommended standard for community parks is five to eight acres per 1,000 population. The standard for Wilsonville at seven developed acres per 1,000 means that for an estimated full build-out population of 15,000, the City should have 105 acres. The City now owns almost 110 acres of community park or more than 7.3 acres per 1,000 for its ultimate planned population, but only the equivalent of 24 acres is currently deemed fully developed.

While the City has reached a recommended standard for owned acreage, it falls short of the seven acres per 1,000 of developed parks. Based upon past City expenditures for community park development (including the amount budgeted in 1991-92 for Memorial Park development), the approximate present value of this investment is \$1,200,000. Based upon the Memorial Park Master Plan project cost estimates of \$50,000/acre, this is \$1.2

million spent on development and is the equivalent of having 24 fully developed acres now available. This is equal to 3.38 developed acres for each 1,000 of the 1990 census of 7,106; 3.38 developed acres per 1,000 is the current de facto standard. As more acreage is developed over the years, this standard should increase until the goal of seven developed acres per 1,000 population is attained. The latest certified population for the City shall be used in the annual re-calculation of this standard.

COSTS & CHARGES

There is a reasonable basis for new development paying a reimbursement fee for park acreage already acquired. To establish this amount of reimbursement fee, the dollar amount of the community investment as represented by the principal payments of the Series 1987 General Obligation Bonds attributable to parks provides a reasonable basis. Through June 30, 1991 the three annual payments have amounted to about \$130,000. In the future, a reimbursement fee should be considered as the present value of this investment becomes larger.

An improvement charge for developing additional acreage of community parks shall be computed, based on the existing standard, as follows:

Number of acres currently developed	24*
Development cost per acre	\$50,000
Present value of development	\$1,200,000
Present value per capita (\$1,200,000 ÷ 7,106)	\$168.87
Average persons per residential unit	2.5
Community park improvement charge (\$168.87 x 2.5)	\$422.18

*The community standard currently existing is based upon past expenditures including the current budgeted development for Memorial Park in Fiscal Year 1991-92.

Section 2. The methodology for calculating the Neighborhood Park portion of the Park & Recreation System Development Charge shall be as follows:

NEIGHBORHOOD PARKS STANDARD

The National Park & Recreation Association standard for neighborhood parks is one to two acres per 1,000 population. The standard for Wilsonville is established at 1.5 acres per 1,000. This means that for the City's estimated full build-out population of 15,000, there should be 22.5 acres of developed neighborhood parks. For the 1990 census population of 7,106, the City should have 10.66 developed acres of neighborhood parks (1.5 acres x 7,107). The City currently owns only 7.25 acres (Tranquil, Fox Chase and Montebello Lot) and of these only 2.0 acres equivalent are deemed to be developed.

The existing or de facto standard is thus:

Acquired Acres = 7.25 + 7,106 + 1.02 acres per 1,000

Developed Acres = 2.0 + 7,106 = 0.28 acres per 1,000

COSTS & CHARGES

Based upon the City's recent experience, the costs for current acquisition and development of neighborhood parks are:

Acquisition = \$38,000 per Acre

Development + \$50,000 per Acre

Improvement charges, based upon the existing standards and current costs can thus be computed as follows:

For Acquisition:

1.02 Acres/1,000 X \$38,000 = \$38,760 Per 1,000

Cost per capita \$38,760 + 1,000 = \$38.76

Average persons per dwelling unit = 2.5

Acquisition cost per dwelling unit = \$98.90

For Development

0.28 acres/1,000 x \$50,000 = \$14,000 per 1,000

Cost per capita \$14,000 + 1,000 = \$14.00

Average persons per dwelling unit = 2.5

Development cost per dwelling unit = \$35.00

Neighborhood Park SDC Fee = \$133.90
(includes acquisition and development)

ARTICLE III

Section 1. The Park & Recreation System Development Charge for each new residential dwelling unit in the Fiscal Year 1991-92, based upon application of the foregoing methodologies shall thus be:

For Community Park Acquisition	\$ -0-
For Community Park Development	422.18
For Neighborhood Park Acquisition	98.90
For Neighborhood Park Development	<u>35.00</u>
TOTAL Park & Recreation SDC per Residential Unit	\$556.08

Section 2. The City of Wilsonville has a very unique characteristic in that approximately 11,800 employees are forecasted to commute into the City of Wilsonville for their employment location. These individuals benefit from the community park for relaxation, exercise and leisure activities during their lunch breaks or before / after their

scheduled work hours. Therefore, the Commercial/Industrial sector should financially participate in the development/improvements costs for the community park system in Wilsonville. As soon as feasible, SDC computation should include a charge for this impact. This will become a more significant revenue source as the community raises the current standards.

OTHER CONSIDERATIONS

The City of Wilsonville residents have requested other recreation facilities within the city. The two facilities which are at the top of the priority list are:

Indoor Swimming Pool (50 Meter)	\$ 2,750,000 Construction Cost
	412,500 Arch/Eng. Fees
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	\$ 3,162,500 Total Estimated Cost


Teen Center	\$ 340,000 Construction Cost
	51,000 Arch/Eng. Fees
	<hr/>
	\$ 391,000 Total Estimated Cost

The estimated costs have been taken from the Year 2000 Plan Report. The staff recommendation is to not include these facilities in SDC funding. Ideally these facilities may possibly be funded through a tax-supported bond issue at a later date.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 27th day of June, 1991 and filed with the Wilsonville City Recorder this date.


GERALD A. KRUMMEL, Mayor

ATTEST:


VERA A. ROJAS, CMC, City Recorder

SUMMARY of Votes:

Mayor Krummel	<u>AYE</u>
Councilor Chandler	<u>AYE</u>
Councilor Carter	<u>AYE</u>
Councilor Lehan	<u>AYE</u>
Councilor Van Eck	<u>AYE</u>

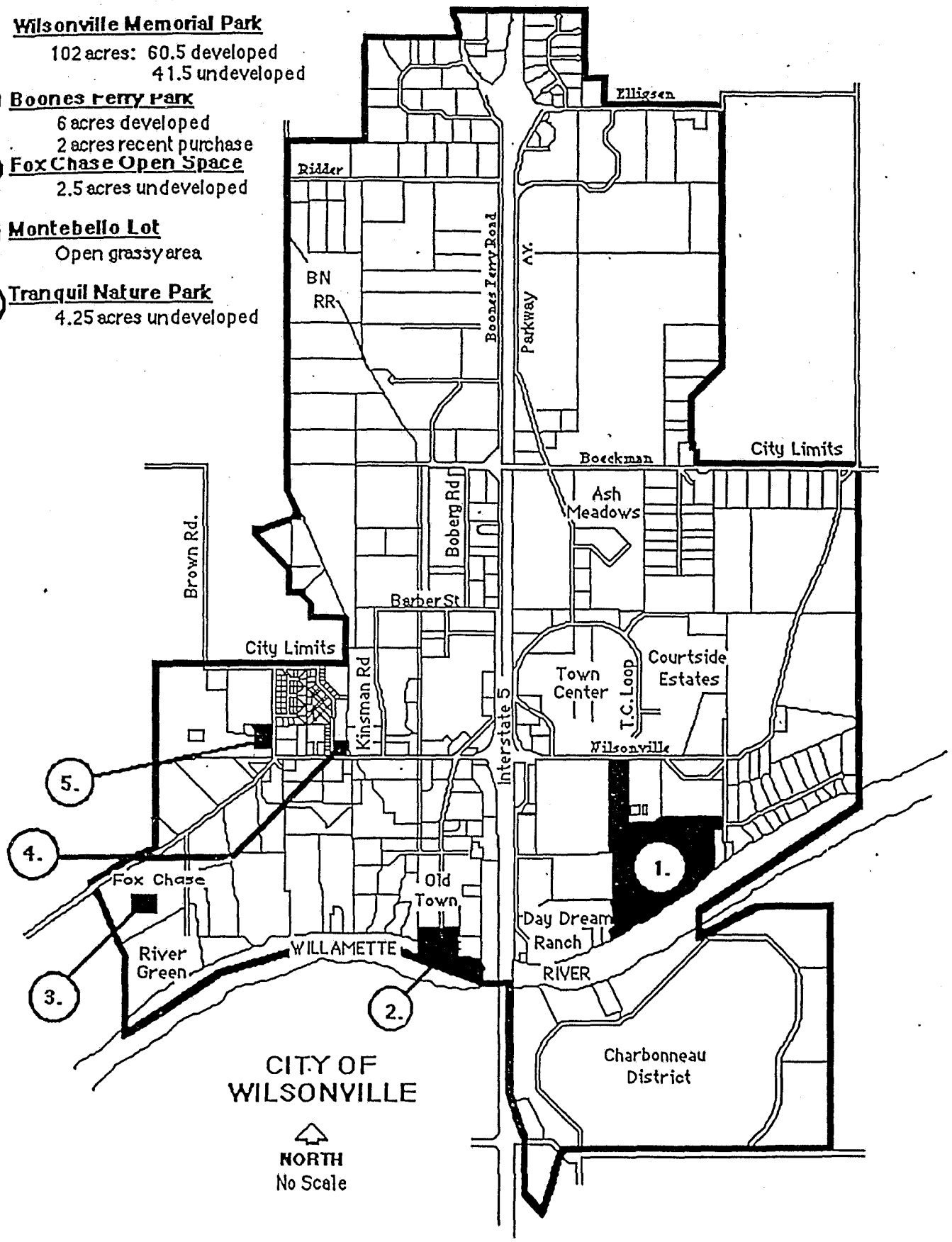
TABLE NO. 2
 CITY OF WILSONVILLE
 CALCULATION OF FORECAST P.M. PEAK-HOUR TRIPS

Land Use Categories	Trip Basis	Employees Forecast Growth	P.M. Peak-Hour Trip Factors	Forecast P.M. Peak-Hour Trips	Adjustment for Existing Trips	Total P.M. Peak-Hour Trips
Single-family	Dwelling Units	961	1.09/DU	1,047		1,047
Multi-family	Dwelling Units	3,142	0.77/DU	2,419		2,419
Retail/Commercial	Employees	1,183	3.99/Emp.	4,720	(3,068)	1,652
Industrial	12,361 Employees	6,675	.54/Emp.	3,605		3,605
Distrib/Warehouse	Employees	1,290	1.26/Emp.	1,625		1,625
Flex Zoning	Employees	1,853	.39/Emp.	723		723
Hotel	Employees	300	.63/Emp.	189		189
Office	Employees	366	.59/Emp.	216		216
Utility	Employees	133	.47/Emp.	63		63
Totals:				14,607	(3,068)	11,539

+ 11,800 employees

\$210,000 Comm. Pk. Dev. Cost
 $\frac{210,000}{12,000 \text{ employees}} = \$17.50/\text{employee}$
 $\frac{210,000}{12,000 \text{ employees}} \times .54 = \$9.45/\text{employee}$
 $\frac{210,000}{12,000 \text{ employees}} \times .54 = \$9.45/\text{employee}$

- 1. **Wilsonville Memorial Park**
102 acres: 60.5 developed
41.5 undeveloped
- 2. **Boones Ferry Park**
6 acres developed
2 acres recent purchase
- 3. **Fox Chase Open Space**
2.5 acres undeveloped
- 4. **Montebello Lot**
Open grassy area
- 5. **Tranquil Nature Lot**
4.25 acres undeveloped



CITY OF WILSONVILLE

↑
NORTH
No Scale