



SDC STEERING COMMITTEE MEETING AGENDA

Date: Wednesday, April 11, 2018
Time: 5:00 - 6:30 p.m.
Location: North Clackamas Aquatic Park
7300 SE Harmony Road, Milwaukie, OR 97222
Committee: Wilda Parks, Susan McCarty, Lynn Fisher, David Noble, Sharon Koester, Sandra Grzeskowiak
Attendees: Scott Archer, Director; Kathryn Krygier, Planning & Development Manager;
Liz Gomez, Financial Operations Manager; Courtney Kriese, Accountant;
Caroline Patton, Administrative Assistant

- Goals:** 1) To understand SDC equation factors and results
2) To reach consensus on the following:
- Preliminary recommendation:
 - Uniform SDC Methodology
 - Area-specific SDC Methodology
 - Committee's next steps:
 - Do nothing, wait for Happy Valley lawsuit resolution before finalizing methodology
 - Update SDC ordinance to remove zone restrictions and reinstate previous methodology
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- I. Introductions
 - II. Public Comment
 - III. Recap
 - i. Methodologies: Advantages and disadvantages of each
 - ii. Refinement of factors affecting SDC rate calculation
 - IV. SDC Equation – Factors influencing results
 - V. Discussion from Steering Committee
 - VI. Preliminary Recommendation about Methodology
 - VII. Possible Next Steps
 - VIII. Next Steps
 - i. Next meeting: TBD

SDC Methodology Update

April 11, 2018



Meeting Goals

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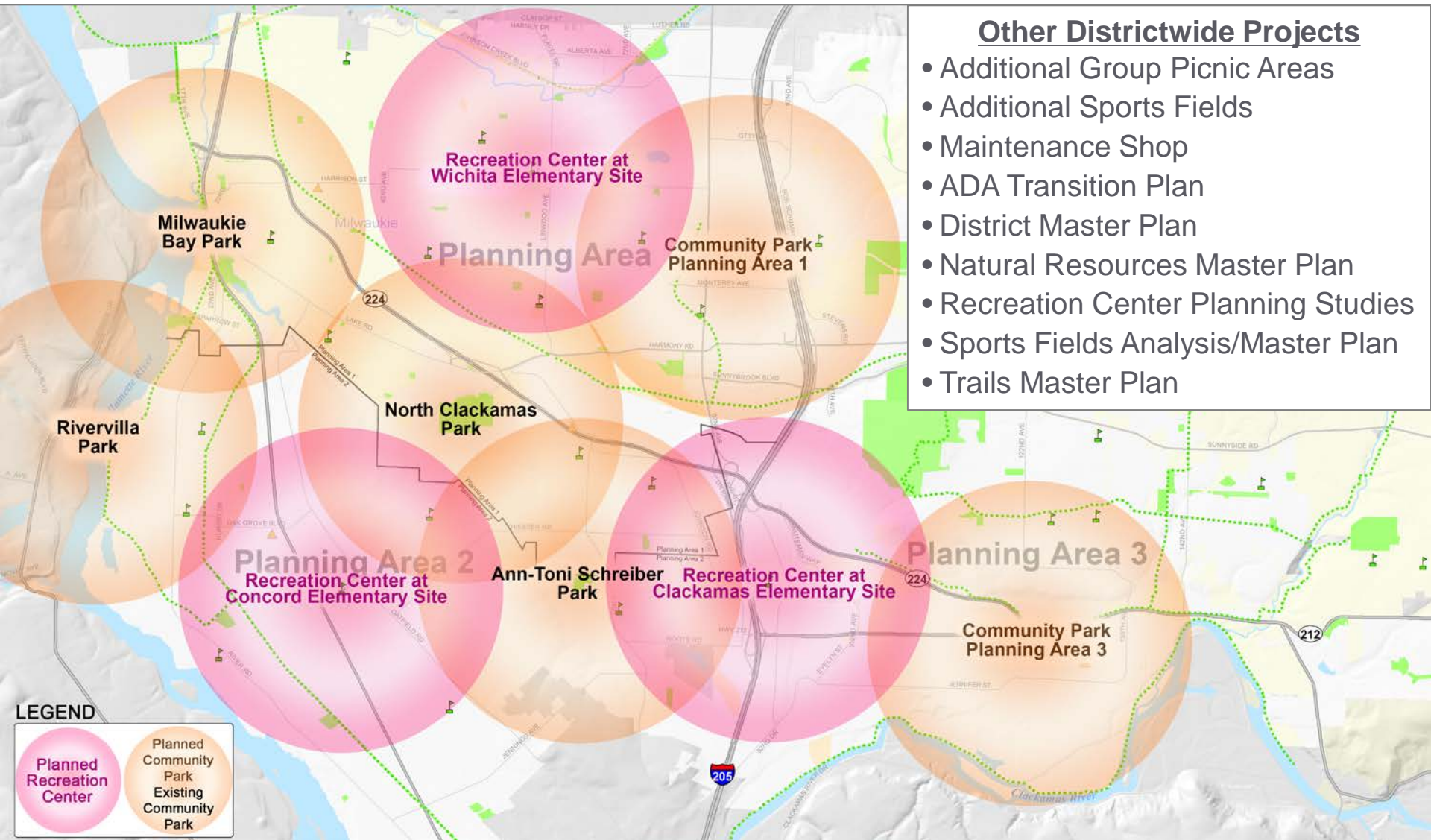
Updates since last meeting

Identifier	Planning Areas	Districtwide	Project Name	Units	Planning	Acquisition	Development	Site Classification	Planning Cost Estimates	Acquisition Cost Estimates	Development Cost Estimates	Total Cost Estimate	Project Description
27	1	X	Recreation Center at Wichita Elementary Site	4.52 acres	X		X	Recreation Center			\$10,363,356	\$10,363,356	New indoor and/or outdoor recreation facilities. Building is 34,000 sq. ft..
42	2	X	Recreation Center at Concord Elementary Site	5.97 acres	X		X	Recreation Center			\$14,158,791	\$14,158,791	New indoor and/or outdoor recreation facilities. Building is 47,000 sq. ft.
51	3	X	Recreation Center at Clackamas Elementary Site	6.67 acres	X	X	X	Recreation Center			\$14,061,501	\$14,061,501	New indoor and/or outdoor recreation facilities. Building is 44,700 sq. ft.
TOTAL PROJECTS LIST												\$204,000,499	

- Added cost to develop land surrounding each of the three newly-acquired NCSD sites (added \$10,301,148)
- Updated employment calculations



Projects List – Districtwide Projects



Other Districtwide Projects

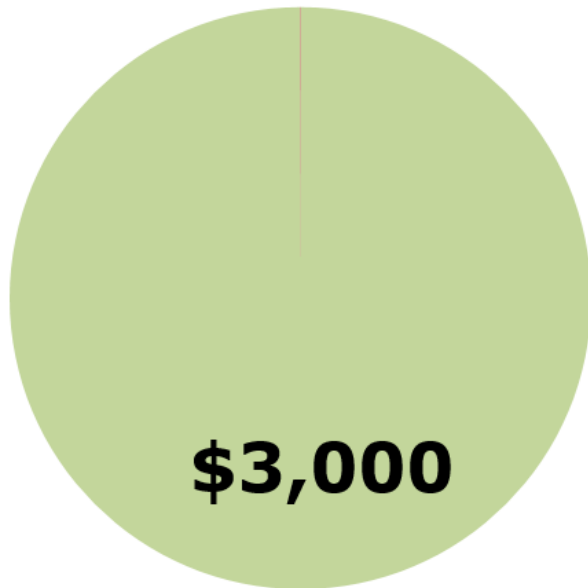
- Additional Group Picnic Areas
- Additional Sports Fields
- Maintenance Shop
- ADA Transition Plan
- District Master Plan
- Natural Resources Master Plan
- Recreation Center Planning Studies
- Sports Fields Analysis/Master Plan
- Trails Master Plan

LEGEND

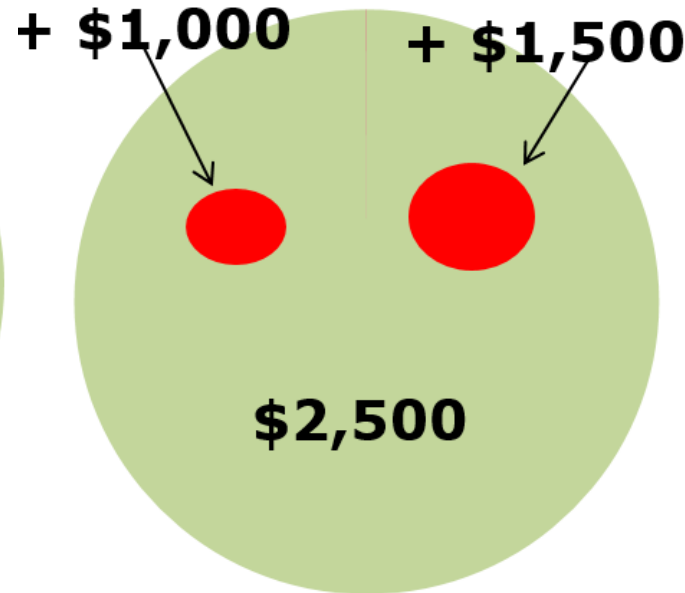
 Planned Recreation Center	 Planned Community Park
	 Existing Community Park

Methodologies

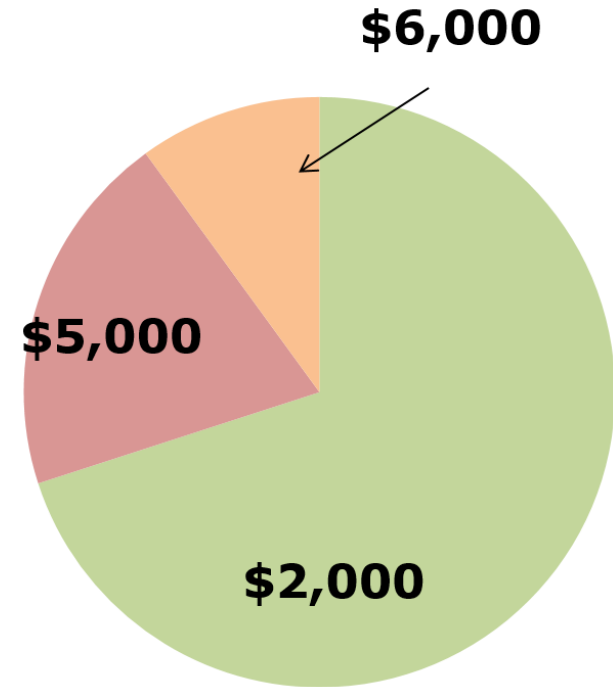
Uniform



Overlay



Area-specific



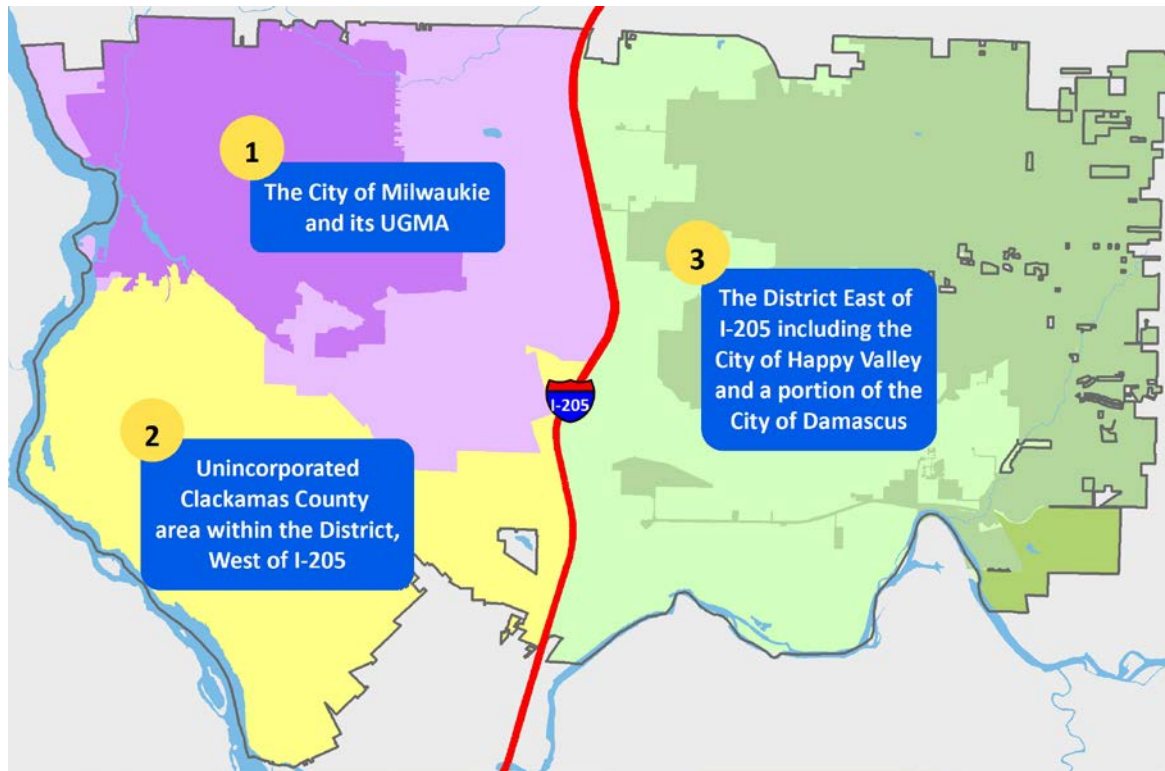
FCS Group is modeling:

- Uniform
- Area-specific, modified to include District-Wide projects



SDC Collection 2014-2018 Highlights

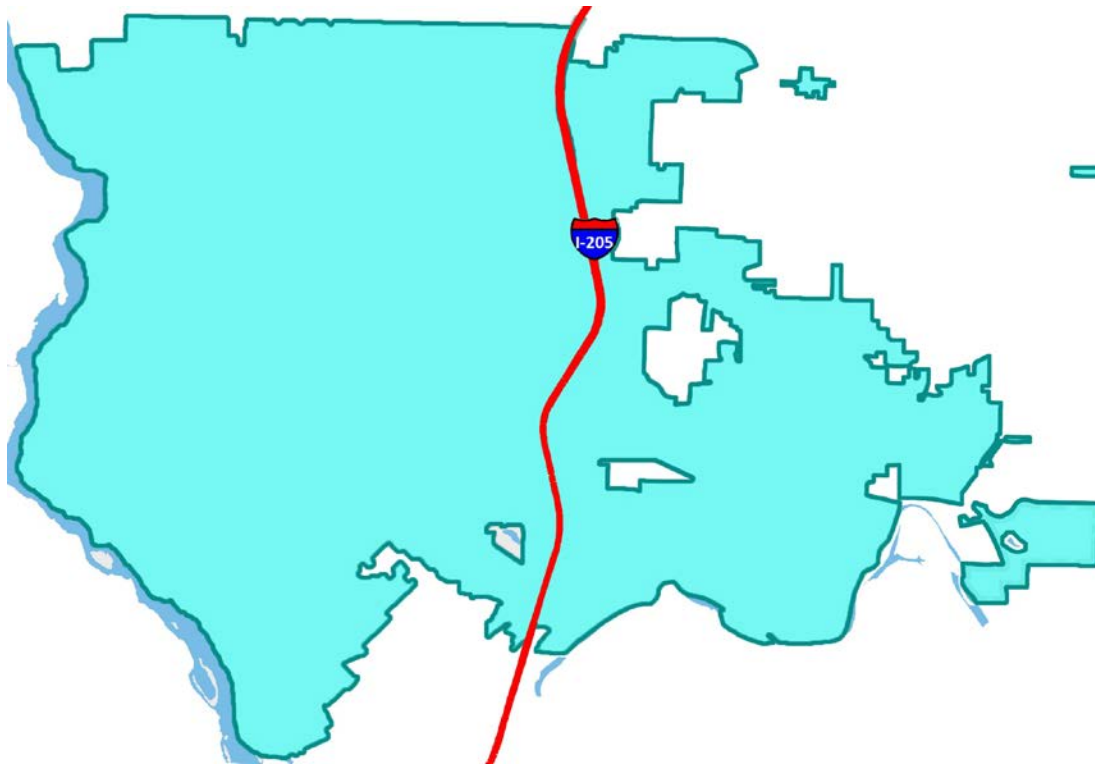
Consideration to create an Ordinance to revert to this model



Characteristics

- Districtwide fees were collected and could be spent on any districtwide project identified in the CIP
 - eg: natural areas, trails, Milwaukie Bay Park
- All other fees collected in a zone could only be spent in the zone in which it was collected

Model 1: Uniform Methodology



Characteristics

- All fees collected can be spent on any CIP project

Pros & Cons

- Greatest flexibility in spending
- Could cause inequities districtwide, lead to high growth areas subsidizing improvements in lower growth areas
- Easiest method to administer

Rates

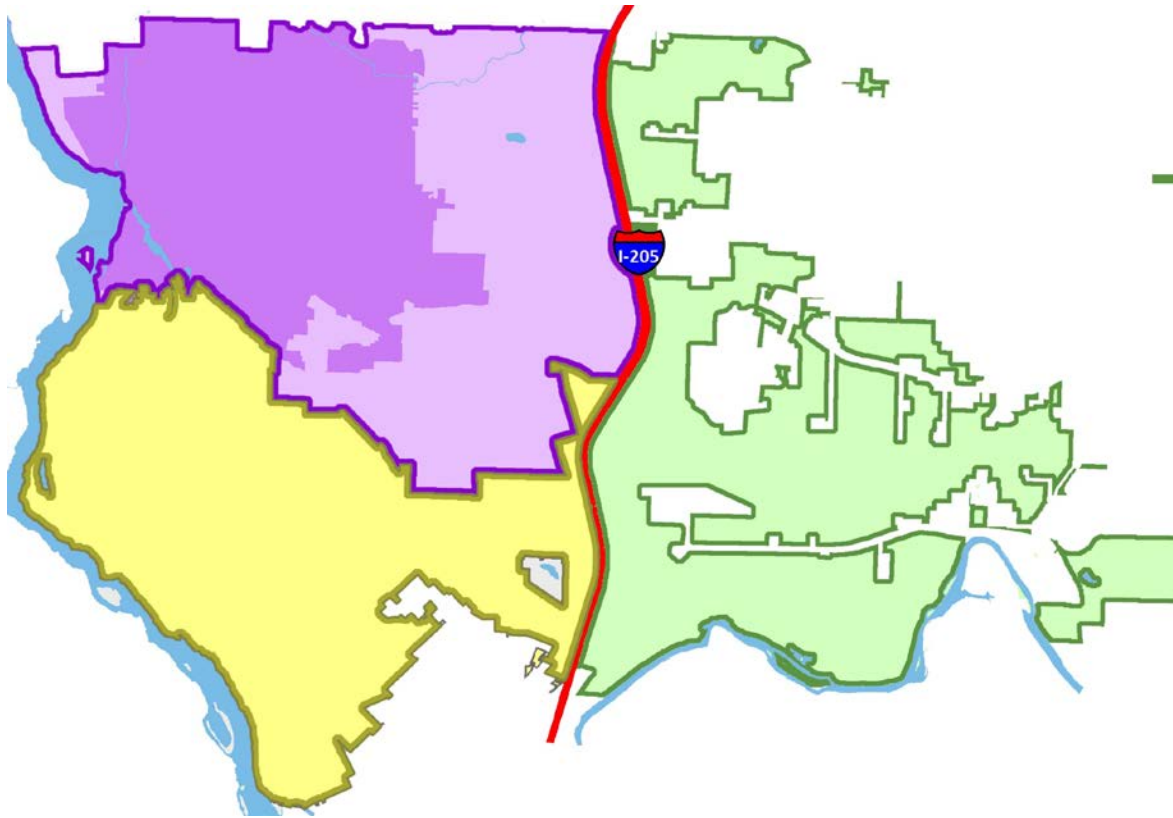
Single Family Detached	Single Family Attached	Multi-Family	Accessory Dwelling Unit	Single-Room Occupancy	Per Employee
\$3,555	\$3,165	\$2,540	\$1,954	\$1,348	\$580

Eligibility

Park Type	SDC Eligibility
Neighborhood	18.62%
Community / Rec. Centers	21.64%
Natural Areas	18.98%
Trails	13.3%



Model 2: 3 Zones + Districtwide



Characteristics

- Districtwide fees can be spent on any districtwide project
- All other fees collected in a zone may only be spent in the zone in which it was collected

Pros & Cons

- Much less flexibility in spending
- Greater equity across the District, no subsidizing areas with lower growth
- Continues current zone-specific practice, zone borders (but adds back the districtwide component)
- More difficult and costly to administer
- Takes time to accumulate funds for Neighborhood parks

Rates

	Single Family Detached	Single Family Attached	Multi-Family	Accessory Dwelling Unit	Single-Room Occupancy	Per Employee
Zone 1	\$4,468	\$3,977	\$3,192	\$2,456	\$1,693	\$729
Zone 2	\$7,901	\$7,033	\$5,646	\$4,342	\$2,995	\$1,290
Zone 3	\$3,123	\$2,780	\$2,231	\$1,716	\$1,184	\$510

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