



MEETING AGENDA

TUALATIN PARK ADVISORY COMMITTEE
November 20, 2018 - 6:00 PM

Juanita Pohl Center
8513 SW Tualatin Road

A. CALL TO ORDER

1. Roll Call

B. APPROVAL OF MINUTES

1. July 9, 2018
2. October 9, 2018

C. ANNOUNCEMENTS

1. Chair
2. Staff
3. Public

D. OLD BUSINESS

1. Parks and Recreation Master Plan
 - a. Council Presentation
 - b. Council Acceptance
 - c. Next Steps
2. Parks System Development Charge Update
3. Trail Projects Update
 - a. Tualatin River Greenway Trail
 - i. River Ridge Apartments
 - ii. Former RV Park of Portland
 - b. Saum Creek Greenway Trail (Sagert Farm Subdivision)
4. Clean Water Services Interceptor and Siphon Project

E. NEW BUSINESS

1. TPARK 2019 Goals and Direction
2. Arts Advisory Committee Annual Report
3. Juanita Pohl Center Annual Report
4. Meeting Date and Time
5. December Meeting




F. COMMUNICATIONS FROM COMMITTEE MEMBERS

G. ADJOURNMENT

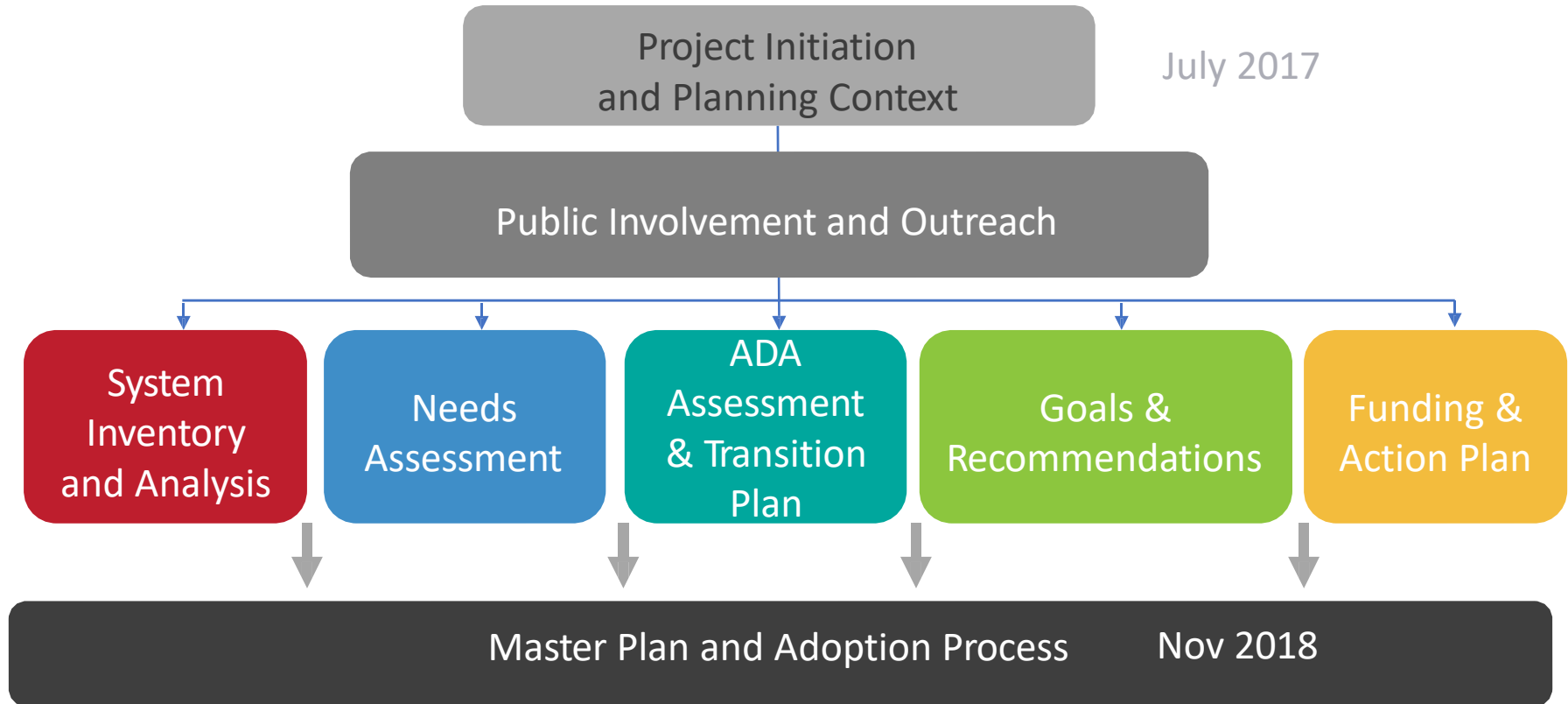


CITY OF TUALATIN
PARKS & RECREATION *Master Plan*

The Tualatin Parks & Recreation Master Plan will:

-  Provide guidance for parks, recreation facilities, programs, greenways and natural areas
-  Update the 1983 Plan
-  Address needs now and in the future

Planning Process



Planning Process Community Outreach

- Stakeholder Interviews
- Online Survey
- Focus Groups
- Hispanic/Latino Meeting
- Pop Up Activities
- Park Walks
- Initial Public Involvement

2,892 People

Community Outreach Themes

- Parks and recreation are important to Tualatin's quality of life.
- Trail connections and trail activities are a priority for community members.



Community Outreach Themes

- There is a need for improved facilities and expanded capacity for sports.
- A multi-use indoor facility is desired to support a variety of community interests and needs.
- Community members desire stronger, inclusive communications and marketing from the City and Parks and Recreation Department.

Community Outreach Themes



- A greater variety of activities and programs is needed to meet the needs and interests of people of all ages and cultures.
- Community members highly value Tualatin's natural resources and want access to natural features, especially the river, for recreation.



Community Values



◀ CORE VALUES ▶

Inclusiveness & equity

Diversity

Conservation & stewardship

Economic vitality

Health & wellness

Accessibility & connectivity

Community vibrancy & livability

Community engagement

Family-friendliness

Social cohesion

◀ VISION ▶

Tualatin is a vibrant city, with a healthy and cohesive community, connected through attractive parks, diverse facilities, trails, conservation of natural areas, recreation opportunities, and art and culture that are engaging and accessible to all.

◀ MISSION ▶

We actively care for our parks, connect our community through trails and programs, and protect our river, greenways and natural areas to create a beautiful, livable city.

GOALS

- › **Goal 1: Expand accessible and inclusive parks and facilities** to support community interests and recreation needs.
- › **Goal 2: Create a walkable, bikeable, and interconnected City** by providing a network of regional and local trails.
- › **Goal 3: Conserve and restore natural areas** to support wildlife, promote ecological functions, and connect residents to nature and the outdoors.
- › **Goal 4: Activate parks and facilities** through vibrant programs, events, and recreation opportunities for people of different ages, abilities, cultures, and interests.
- › **Goal 5: Support the arts through programs, parks, and public spaces** that reflect Tualatin's identity, heritage, history, and expressive character.
- › **Goal 6: Promote Tualatin's unique identity, economic vitality, and tourism** through parks, natural resources, historic preservation, events, programs, and placemaking.
- › **Goal 7: Manage, administer, and maintain quality parks, facilities, and programs** through outstanding customer service, stewardship, and sustainable practices.



Project Recommendations

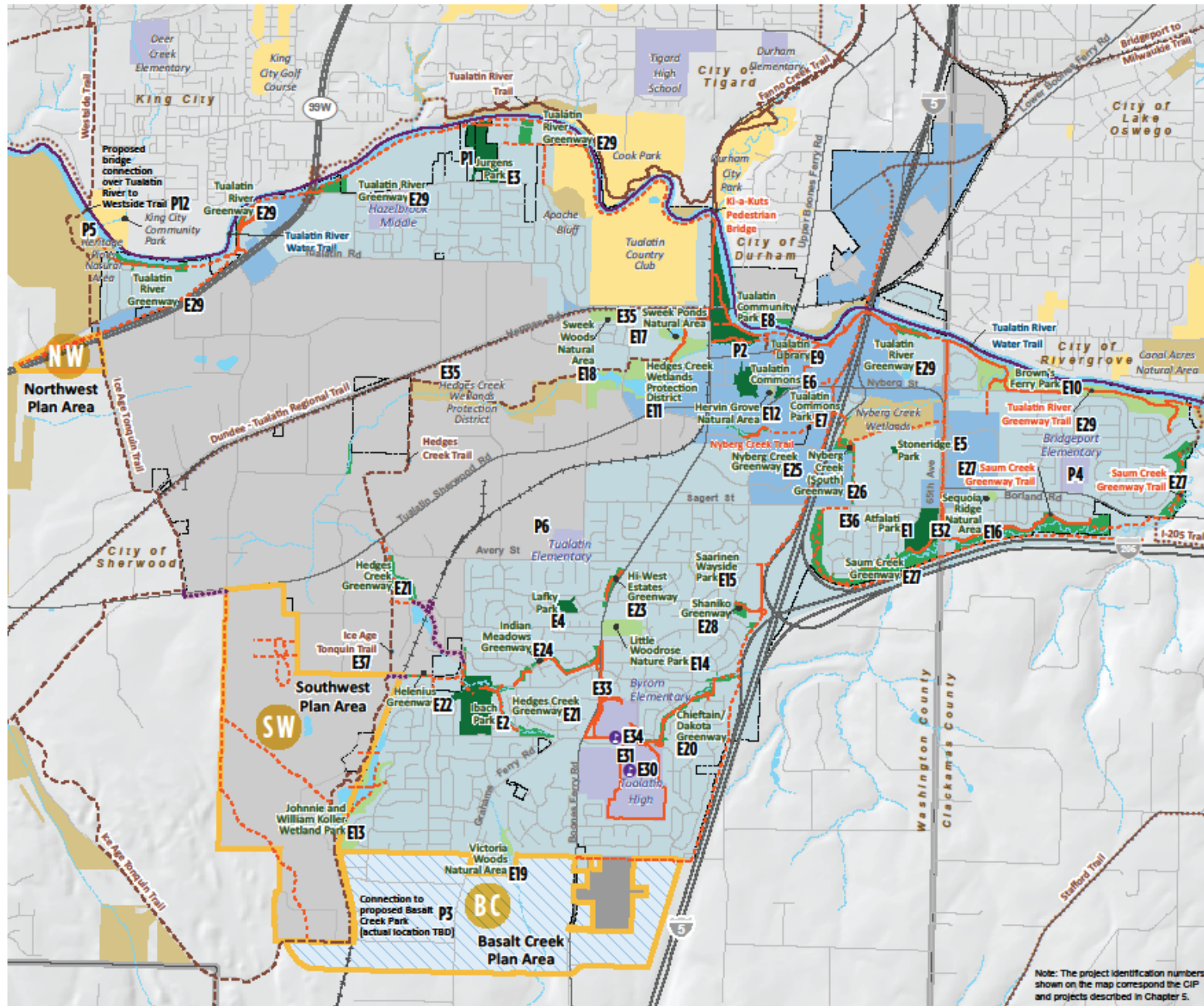
 37 existing parks

 16 proposed additions or acquisitions

 Within one or more areas of work

Build, Enhance, Steward, Maintain

Map 2: Proposed Park and Recreation System



Site Recommendations

- E##** Existing Site Project ID Number
- P##** Proposed Site Project ID Number

- | | |
|---------------------------------|---------------------------------------|
| Tualatin Trails | Other Trails |
| — Existing Paths and Trails | — Potential Trail Opportunity |
| - - - Planned Paths and Trails | — Existing Tualatin River Water Trail |
| Regional Trails | |
| — Existing Multi-Use Trails | |
| - - - Planned Multi-Use Trails | |
| ••••• Proposed Multi-Use Trails | |

- | | |
|--|--|
| Tualatin Park and Recreation Facilities | Other Park and Natural Areas |
| ■ Parks | ■ Other Developed Parks and Recreation Areas |
| ■ Greenways | ■ Other Greenways and Natural Areas |
| ■ Natural Parks & Areas | ■ Tigar-Tualatin District Schools |
| ■ Shared Use Paths | |
| ● School Joint-Use Facilities | |

- | | |
|-----------------------|---|
| Planning Areas | Land Uses |
| ■ Plan Area | ■ Residential |
| | ■ Commercial |
| | ■ Industrial |
| | ■ Institutional |
| | ■ Mixed Use: Residential, Commercial & Industrial |

- Base Map Features**
- Tualatin City Boundary
 - County Boundary
 - Freeways/Highways
 - Major Arterials
 - Local Streets
 - Railroads
 - Streams
 - Rivers and Waterbodies

Sources: City of Tualatin, Parks and Recreation, 2017; Metro Regional Government, 2017; Oregon Spatial Data Library, State of Oregon, 2017.

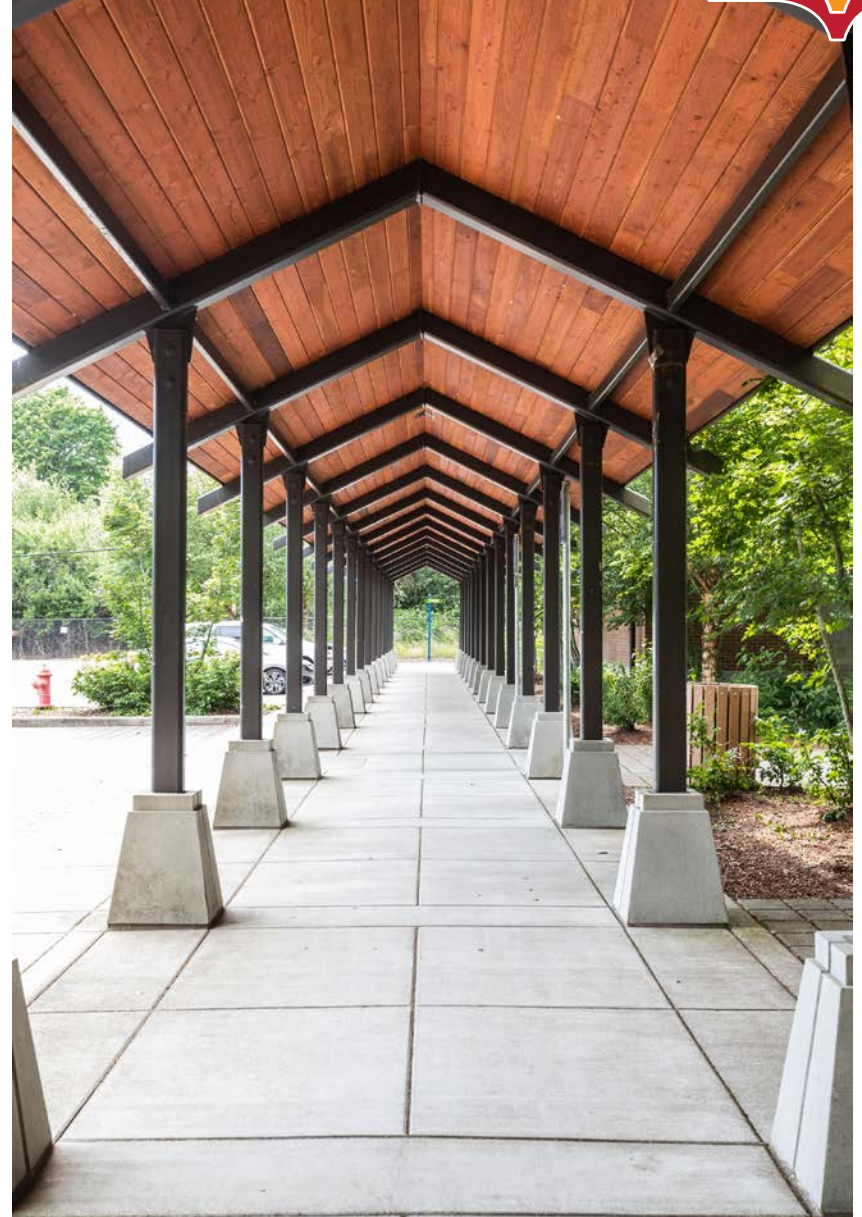
Disclaimer: This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin, OR assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is".



Note: The project identification numbers shown on the map correspond the CIP and projects described in Chapter 5.

How Do We Get There?

- Prioritization
- Funding
- Engagement
- Implementation
- Updates



Project Prioritization



Prioritization Criteria

- Project Advisory Committee
- Park Advisory Committee

Each project will be evaluated

- Phasing
- Development of work plan
- Funding strategy
- CIP

Potential Funding Sources



FUNDING SOURCE	CURRENTLY USED BY TUALATIN?	MAY BE USED FOR OPERATIONS	MAY BE USE FOR CAPITAL IMPROVEMENTS	RESTRICTIONS ON USE
Property Taxes	Yes	✓	✓	
Charges for Services	Yes	✓	✓	
Park System Developed Charges	Yes		✓	Capacity enhancement projects
Transient Lodging Tax	Yes	✓	✓	70% for tourism-related projects
General Obligation Bond	Yes		✓	
Operating Levy	No	✓		
Park Utility Fee	No	✓		
Public Agency Grants			✓	Specified by grant
Philanthropic Grants		✓	✓	Specified by grant
Donations	Yes	✓	✓	May be specified by donor

Public Engagement

- Open House
- Presentation & Meetings with Stakeholders
- Online Review & Comments
- Print Copy & Print Comments Sheets
- Advisory Committees



TUALATIN
Accessible, Inclusive & Vibrant
Parks and Recreation

WHAT WILL
TUALATIN'S
PARKS LOOK
LIKE IN
20
YEARS?

Come Talk To Us!
Open House:
Wednesday, 9/12
5:30-7:30pm
Tualatin Public Library

Join us in the review and comment on
PARKS & RECREATION
DRAFT MASTER PLAN Online at:
www.tualatinoregon.gov/recreation

Adoption Recommendations



- 10/2 Library Advisory Committee
- 10/9 Project Advisory Committee
- 10/9 Tualatin Parks Advisory Committee
- 10/16 Tualatin Arts Advisory Committee



Moving Forward



- Resolution to Accept the Parks and Recreation Master Plan
- Direct Staff to update applicable Tualatin Development Code and Tualatin Municipal Code Sections



CITY OF TUALATIN
PARKS & RECREATION *Master Plan*



STAFF REPORT

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Richard Mueller, Parks and Recreation Manager
Ross Hoover, Parks and Recreation Director

DATE: 11/13/2018

SUBJECT: Consideration of **Resolution No. 5407-18** A Resolution Accepting the Tualatin Parks and Recreation Master Plan

ISSUE BEFORE THE COUNCIL:

Consideration of Resolution No. 5407-18 A Resolution Accepting the Tualatin Parks and Recreation Master Plan. The City Council will receive a presentation from staff and project consultant on the Parks and Recreation Master Plan process and final plan.

RECOMMENDATION:

Staff respectfully recommends that Council approve the attached resolution accepting the Tualatin Parks and Recreation Master Plan. Several City advisory committees participated in the plan process, and reviewed the master plan. The following advisory committees recommend Council adopt the Tualatin Parks and Recreation Master Plan:

- Project Advisory Committee
- Tualatin Park Advisory Committee
- Tualatin Library Advisory Committee
- Tualatin Arts Advisory Committee

EXECUTIVE SUMMARY:

The Parks and Recreation Master Plan Update Project was initiated in July of 2017 and has now progressed through seven phases that include:

- Project Initiation and Planning
- Inventory and Analysis
- Needs Assessment and Public Engagement
- ADA Assessment and Transition Plan
- Goals and Recommendations
- Funding and Action Plan
- Plan Review and Acceptance

Extensive public outreach, involvement, and engagement occurred as part of this project. The initial public engagement process included stakeholder interviews, focus group meetings, Hispanic/Latino meeting, advisory committee presentations, pop up intercept activities at community events, park walks, and an online survey. Total initial public involvement included 2,982 community members during the summer and fall of 2017. The second phase of public engagement was in August and September of 2018 to review and comment on the draft plan. The community involvement included

open houses, presentations and meetings with stakeholders and community partners, online review and comments, print copies and comment sheets, and advisory engagement and interaction. Community notification for public engagement included social media (Facebook Next Door & Instagram), email notification lists (project, businesses, Basalt Creek, organizations), online (city website), and print media (posters, quarterly park & recreation guide, Tualatin Life, flyers). Thousands of community members received notification regarding opportunities to provide review and comments on the plan.

The public engagement phases informed the plan values, vision, mission, goals, objectives, and recommendations. Public engagement with advisory committee involvement led to the following goals, which determined the projects, identified funding sources, and implementation plan.

- Goal 1: Expand accessible and inclusive parks and facilities to support community interests and recreation needs.
- Goal 2: Create a walkable, bikeable, and interconnected City by providing a network of regional and local trails.
- Goal 3: Conserve and restore natural areas to support wildlife, promote ecological functions, and connect residents to nature and the outdoors.
- Goal 4: Activate parks and facilities through vibrant programs, events, and recreation opportunities for people of different ages, abilities, cultures, and interests.
- Goal 5: Support the arts through programs, parks and public spaces that reflect Tualatin's identity, heritage, history, and expressive character.
- Goal 6: Promote Tualatin's unique identity, economic vitality, and tourism through parks, natural resources, historic preservation, events, programs, and placemaking.
- Goal 7: Manage, administer, and maintain quality parks, facilities, and programs through outstanding customer service, stewardship, and sustainable practices.

The presentation and report will inform Council on the plan process and draft plan review, which has resulted in the final plan document for Council acceptance consideration.

Summaries and detailed reports on each phase of the project can be found on the project website at: <https://www.tualatinoregon.gov/recreation/webforms/parks-recreation-master-plan-update>.

OUTCOMES OF DECISION:

Council acceptance of the Parks and Recreation Master Plan will direct staff to prepare Comprehensive Plan Amendments related to the Tualatin Parks and Recreation Master Plan for future Council consideration.

Attachments: [Resolution 5407-18](#)
 [Parks and Recreation Master Plan](#)
 [Master Plan Appendices](#)
 [Draft Plan Comments](#)
 [PAC Meeting #1](#)
 [PAC Meeting #2](#)
 [PAC Meeting #3](#)
 [PAC Meeting #4](#)
 [PAC Meeting #5](#)
 [PAC Meeting #6](#)
 [PAC Meeting #7](#)
 [PAC Meeting #8](#)
 [PowerPoint Presentation](#)

RESOLUTION NO. 5407-18

A RESOLUTION ACCEPTING THE TUALATIN PARKS AND RECREATION MASTER PLAN

WHEREAS, the Council directed staff to update the 1983 Parks and Recreation Master Plan;

WHEREAS, in 2017, Council appointed a broad-based and diverse Project Advisory Committee to guide, provide input, and comment on the Parks and Recreation Master Plan;

WHEREAS, the Project Advisory Committee, staff, and consultants engaged in an extensive public involvement process over 18 months;

WHEREAS, adoption of the Parks and Recreation Master Plan has been recommended to Council by the Project Advisory Committee, Tualatin Park Advisory Committee, Tualatin Library Advisory Committee and Tualatin Arts Advisory Committee;

WHEREAS, the Parks and Recreation Master Plan will guide the vision for parks, recreation facilities, programs, services, greenways, and natural areas through 2035; and

WHEREAS, it is in the public interest that the City accept the Parks and Recreation Master Plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

Section 1. The Council accepts the Tualatin Parks and Recreation Master Plan, which is attached as Exhibit A, and incorporated by reference.

Section 2. The Council directs staff to begin preparing Comprehensive Plan Amendments related to the Tualatin Parks and Recreation Master Plan for future Council consideration.

Section 3. Nothing in this resolution is or shall be construed as a final decision by the Council that concerns the adoption, amendment or application of statewide planning goals, a comprehensive plan provision, or land use regulation.

Section 4. This resolution is effective upon adoption.

INTRODUCED AND ADOPTED this 13th day of November 2018.

CITY OF TUALATIN, OREGON

BY


Mayor

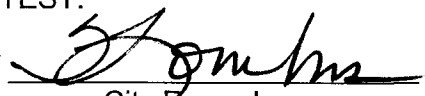
APPROVED AS TO FORM

BY


City Attorney

ATTEST:

BY


City Recorder



System Development Charges

PURPOSE OF MEETING

- ➔ Provide summary of SDC information and process
- ➔ Council discussion on rate setting



WHAT IS AN SDC?

SDC = System Development Charge

- ➔ One time fee
- ➔ By new development
- ➔ For capital cost of facilities
- ➔ Needed by new development
- ➔ Assed after development applications submitted
- ➔ Fee due when building permit is issued

WHY SDCs?

- **Revenue** to fund public parks and recreation facilities
- **Policy** to ensure growth pays a portion of costs
- **Quality of life** to ensure public facilities keep up with the demands caused by growth



ARE THERE RESTRICTIONS ON SDCs?

USED FOR

- capital projects to support new or increased use
(equivalent to the existing level of service)

NOT ALLOWED TO BE USED FOR

- Maintenance
- Operations
- Repairs
- Replacement of existing systems

State Laws for SDCs

➔ Allowable for transportation, water, sewer, stormwater, and parks

➔ Fair Share

Growth can pay for growth, but not deficiencies

➔ Proportionate Share

SDC must be proportionate to the impact

➔ Credits

City must provide credits for qualified contributions

➔ Capital Improvements Plan

All projects to be funded with SDCs must be included in the CIP

POTENTIAL FUNDING SOURCES

FUNDING SOURCE	CURRENTLY USED BY TUALATIN?	MAY BE USED FOR OPERATIONS	MAY BE USE FOR CAPITAL IMPROVEMENTS	RESTRICTIONS ON USE
Property Taxes	Yes	✓	✓	
Charges for Services	Yes	✓	✓	
Park System Developed Charges	Yes		✓	Capacity enhancement projects
Transient Lodging Tax	Yes	✓	✓	70% for tourism-related projects
General Obligation Bond	Yes		✓	
Operating Levy	No	✓		
Park Utility Fee	No	✓		
Public Agency Grants			✓	Specified by grant
Philanthropic Grants		✓	✓	Specified by grant
Donations	Yes	✓	✓	May be specified by donor

HISTORIC FUNDING SOURCES

- System Development Charges \$9 M
- Bond Measure \$3.8 M
- Grants \$4.8 M
- Metro \$ 1.8 M
- Donations

Approximate funding sources since 1991

RESIDENTIAL MAXIMUM RATES

Maximum Allowable Park System Development Charge per Unit of Residential Development (Ex. 1, p. 2)

Type of Development	SDC per Unit of Development
Residential	
Single-Family	\$15,409 dwelling unit
Multi-Family	\$11,486 dwelling unit

NONRESIDENTIAL MAXIMUM RATES

Maximum Allowable Park System Development Charge per Unit of Nonresidential Development (Ex. 1, p. 2)

Type of Development	SDC per Unit of Development
Nonresidential	
Industrial/Manufacturing	\$3.88 square foot
Warehousing	\$0.98 square foot
Retail/Restaurant/Hospitality	\$3.79 square foot
Office	\$3.13 square foot

DEFINITIONS

RESIDENTIAL

To be determined

NONRESIDENTIAL

Standard Industrial Classification (SIC) is a system for classifying industries by codes. Established in the United States in 1937, it is used by government agencies to classify industry areas.

RESIDENTIAL RATE COMPARISONS

SINGLE FAMILY

CITY	RATE	UNIT TYPE	SOURCE
Tualatin Hills PRD	\$13,672.00	SFDU-Bonny Slope West	Tualatin Hills PRD Resolution No.2018-07
Lake Oswego	\$13,595.00	SFDU	Lake Oswego 2018 SDC
Tualatin Hills PRD	\$13,495.00	SFDU-South Cooper Mountain Area	Tualatin Hills PRD Resolution No.2018-07
Tualatin Hills PRD	\$13,115.00	SFDU-North Bethany	Tualatin Hills PRD Resolution No.2018-07
Tualatin Hills PRD	\$11,545.00	SFDU	Tualatin Hills PRD Resolution No.2018-07
Tigard	\$9,207.00	SFDU-River Terrace Neighborhood	Tigard 2018 SDC
Sherwood	\$7,920.82	SFDU	Sherwood 2018-2019 Fee Schedule
Tigard	\$6,296.00	SFDU	Tigard 2018 SDC
Wilsonville	\$5,825.00	SFDU	Wilsonville 2018 SDC Charges
Tualatin	\$5,565.00	DU	Current 2018 Tualatin SDC Rates
Oregon City	\$5,411.00	SFDU	Oregon City 2018 SDC
			MAXIMUM \$15,409.00
			AVERAGE \$9,604.26

RESIDENTIAL RATE COMPARISONS

MULTI FAMILY

CITY	RATE	UNIT TYPE	SOURCE
Tualatin Hills PRD	\$10,910.00	MFDU-Bonny Slope West	Tualatin Hills PRD Resolution No.2018-07
Tualatin Hills PRD	\$10,77.00	MFD-South Cooper Mountain Area	Tualatin Hills PRD Resolution No.2018-07
Tualatin Hills PRD	\$10,467.00	MFDU-North Bethany	Tualatin Hills PRD Resolution No.2018-07
Tualatin Hills PRD	\$9,214.00	MFDU	Tualatin Hills PRD Resolution No.2018-07
Lake Oswego	\$7,562.00	MFDU	Lake Oswego 2018 SDC
Tigard	\$6,270.00	MFDU-River Terrace Neighborhood	Tigard 2018 SDC
Sherwood	\$5,944.81	MFDU	Sherwood 2018-2019 Fee Schedule
Tigard	\$5,941.00	MFDU	Tigard 2018 SDC
Tualatin	\$5,565.00	DU	Current 2018 Tualatin SDC Rates
Wilsonville	\$4,475.00	MFDU	Wilsonville 2018 SDC Charges
Oregon City	\$4,280.00	FDU	Oregon City 2018 SDC
			MAXIMUM \$11,486.00
			AVERAGE \$6,518.71

NONRESIDENTIAL RATE COMPARISONS

INDUSTRIAL EXAMPLE 50,000 Square Feet		
CITY	APPLIED FEE	SQ FT RATE
Lake Oswego	\$104,047.62	\$2.08
Tigard	\$59,642.86	\$1.19
THPRD	\$45,833.33	\$0.92
Oregon City	\$42,166.67	\$0.84
Wilsonville	\$22,000.00	\$0.44
Sherwood	\$9,801.19	\$0.20
MAXIMUM	\$194,000.00	\$3.88
AVERAGE	\$47,248.61	\$0.94

NONRESIDENTIAL RATE COMPARISONS

WAREHOUSING EXAMPLE 100,000 square Feet

CITY	APPLIED FEE	SQ FT RATE
Lake Oswego	\$26,565.35	\$0.27
Tigard	\$15,227.96	\$0.15
Wilsonville	\$12,000.00	\$0.12
THPRD	\$11,702.13	\$0.12
Oregon City	\$10,765.96	\$0.11
Sherwood	\$2,502.43	\$0.03
MAXIMUM	\$98,000.00	\$0.98
AVERAGE	\$13,127.31	\$0.13

NONRESIDENTIAL RATE COMPARISONS

RETAIL EXAMPLE 10,000 Square Feet

CITY	APPLIED FEE	SQ FT RATE
Lake Oswego	\$18,595.74	\$1.86
Tigard	\$10,659.57	\$1.07
THPRD	\$8,191.49	\$0.82
Oregon City	\$7,536.17	\$0.75
Wilsonville	\$2,900.00	\$0.29
Sherwood	\$1,751.70	\$0.18
MAXIMUM	\$37,900.00	\$3.79
AVERAGE	\$8,272.45	\$0.83

NONRESIDENTIAL RATE COMPARISONS

OFFICE EXAMPLE 5,000 Square Feet

CITY	APPLIED FEE	SQ FT \$
Lake Oswego	\$11,810.81	\$2.36
Tigard	\$6,770.27	\$1.35
THPRD	\$5,202.70	\$1.04
Oregon City	\$4,786.49	\$0.96
Wilsonville	\$2,900.00	\$0.58
Sherwood	\$1,112.57	\$0.22
MAXIMUM	\$15,650.00	\$3.13
AVERAGE	\$5,430.47	\$1.09

SDC ADOPTION PROCESS

Step 1 Adopt SDC methodology through ordinance

- Methodology presents the **maximum allowable** SDC rate

Step 2 Approve new SDC rates by resolution

- Council can set rates **less than** the maximum allowable
- Council can change rates without updating the SDC methodology (if still consistent with what is allowable)

PROCESS

- 8/3 Public notification
- 8/13 First review of draft methodology by Council
- 9/10 & 10/9 Council review of draft methodology
- 10/9 Public draft (60 day review period)

Up Coming

- ➔ Review of public comments
- ➔ 12/10 Council methodology adoption
- ➔ Council rate approval



System Development Charges



MEMORANDUM

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Kyla Cesca, Office Coordinator
Ross Hoover, Parks and Recreation Director

DATE: 11/13/2018

SUBJECT: Parks System Development Charge Update

ISSUE BEFORE THE COUNCIL:

At the October 8 Council work session, the City Council moved forward with support for the alternate System Development Charges (SDC) Methodology that staff and consultants presented.

EXECUTIVE SUMMARY:

The attached PowerPoint presentation provides information regarding the alternative SDC methodology for Council to discuss SDC rates.

For summaries and posted documents, please see the project website at <https://www.tualatinoregon.gov/recreation/webforms/parks-recreation-master-plan-update>.

NEXT STEPS:

The Parks SDC Methodology adoption is scheduled for consideration at the Council meeting on December 10, 2018. Council may set rates after adopting the SDC Methodology or consider rate setting at a future meeting.

Attachments: [Power Point Presentation](#)
[Draft Park System Development Charge Methodology](#)

Alternative Park System Development Charge Methodology

Detailed Residential and Nonresidential Maximum Rates

City of Tualatin

DISCUSSION DRAFT

September 28, 2018

Prepared by:



Prepared for:



City of Tualatin



*Community Attributes Inc. tells data-rich stories about communities
that are important to decision makers.*

President & CEO
Chris Mefford

Analysts
Michaela Jellicoe, Project Manager
Kristina Gallant
Mark Goodman

Community Attributes Inc.
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1. INTRODUCTION

The purpose of this methodology is to establish the maximum allowable rates for system development charges (SDCs) in the City of Tualatin, Oregon for parks, open space and recreation facilities as authorized by ORS 223.297 to 223.314.¹ Throughout this methodology the term “parks” is used as a short name referring to parks, open space and recreation facilities, including land and developments.

The Tualatin City Council discussed options for developing rates for different types of residential and nonresidential development at the September 10, 2018 work session. While the City Council decided to move forward with public review of the original methodology with rates for residential and nonresidential development that do not distinguish between more detailed development types, City staff thought it advantageous to prepare an alternative methodology with rates that differentiate between more types of both residential and nonresidential development to help inform decision-making.

This methodology provides the maximum allowable rates for two types of residential development and four types of nonresidential development. Key differences in this methodology are contained in Formula 7 and Exhibit 11 as well as Appendix A, which describe how equivalent population coefficients are developed for each development type based on the persons per dwelling unit or square feet per unit by type of development.

Summary of System Development Charges

System development charges are one-time fees charged to new development to help pay a portion of the costs required to build capital facilities needed to serve new development.

Parks SDCs are paid by all types of new development. SDC rates for new development are based on and vary according to the type of development. The following table summarizes the maximum allowable SDC rates for each type of development.

¹ Oregon Revised Statute (ORS) is the state law of the State of Oregon.

Exhibit 1. City of Tualatin Maximum Allowable System Development Charge Rates

Type of Development	SDC per Unit of Development
Residential	
Single-Family	\$15,409 dwelling unit
Multi-Family	\$11,486 dwelling unit
Nonresidential	
Industrial/Manufacturing	\$3.88 square foot
Warehousing	\$0.98 square foot
Retail/Restaurant/Hospitality	\$3.79 square foot
Office*	\$3.13 square foot

**Office includes healthcare, education, finance and professional services development.*

System Development Charges vs. Other Developer Contributions

System Development Charges are charges paid by new development to reimburse local governments for the capital cost of public facilities that are needed to serve new development and the people who occupy or use the new development. Throughout the methodology, the term “developer” is used as a shorthand expression to describe anyone who is obligated to pay SDCs, including builders, owners or developers.

Local governments charge SDCs for several reasons: 1) to obtain revenue to pay for some of the cost of new public facilities; 2) to implement a public policy that new development should pay a portion of the cost of facilities that it requires, and that existing development should not pay the entire cost of such facilities; and 3) to ensure that adequate public facilities will be constructed to serve new development.

The SDCs that are described in this study do not include any other forms of developer contributions or exactions for parks facilities to serve growth.

Organization of the Methodology

This SDC Methodology contains four chapters:

- **Introduction:** provides a summary of the maximum allowable SDC rates for development categories and other introductory materials.
- **Statutory Basis and Methodology:** summarizes the statutory requirements for development of SDCs and describes the compliance with each requirement.
- **Growth Estimates:** presents estimates of population and employment in Tualatin because SDCs are paid by growth to offset the

level of service or acres per equivalent person in order to maintain the same ratio as existed before the new development, and the total of those acres per person are the requirements to serve growth. By definition, the existing ratio is “used up” by the current population, so there is no unused reserve capacity that can be used to serve future population growth through reimbursement SDCs. Additionally, the City of Tualatin has determined that there is no excess capacity within the existing parks system. Therefore, the City of Tualatin has elected to only charge improvement fees, and thus this methodology will only address improvement fees.

Improvement Fee Methodology Requirements

The fees calculated with this methodology consider both the projected cost of planned capital improvements and the need for increased capacity to serve future users. To address future users, a calculation was made to determine the facilities required per new residential unit and per new nonresidential square foot to maintain the current level of service. The City of Tualatin will pass an ordinance or resolution to adopt this parks improvement fee methodology.

Prohibited Methodologies

SDC charges cannot be based on the number of employees without regard to new development. The City of Tualatin’s nonresidential SDC calculation is based on new nonresidential square footage rather than number of employees.

Authorized Expenditures

SDC revenue can only be used for the capital cost of public facilities. SDCs cannot be used for operation or routine maintenance expenses. Improvement SDCs may only be used for capacity increasing capital improvements. They may not be used to build administrative facilities that are more than “an incidental part” of allowed capital improvements and they may not be used for any operations or maintenance costs. *ORS 223.307 (1), (2), (3) and (5)*

This methodology is based upon projects identified in the Capital Improvements Plan that increase capacity of the parks system, as identified in the fourth chapter of this methodology. The methodology does not include any administrative facilities or operations or maintenance costs.

Benefit to Development

The share of capital improvements funded by improvement fees must be related to the need for increased capacity to serve future users. *ORS 223.307 (2)*. Improvement fees must be based on the need for increased capacity to serve growth and must be calculated to collect the cost of capital improvements needed to serve growth. *ORS 223.304 (2)*

3. GROWTH ESTIMATES

System Development Charges are meant to have “growth pay for growth,” the first step in developing an SDC is to quantify future growth in the City of Tualatin. Growth estimates for the City of Tualatin’s population and employment for the planning period of 2016 to 2035 have been developed.

Exhibit 2 lists Tualatin’s residential population and growth rates from 2000 to 2016 and projections to the year 2035.

Exhibit 2. Population

Year	Population	CAGR (1)	CAGR Years
2000	22,791		
2010	26,054	1.3%	2000-2010
2016	26,840	0.5%	2010-2016
2035	29,950	0.6%	2016-2035

(1) CAGR: Compound Annual Growth Rate

(2) Population Sources:

- 2000 - 2016: City of Tualatin from Portland State University College of Urban and Public Affairs, Population Research Center, 2016.
- 2035: 2035 Forecast of Population by City and County provided by the City of Tualatin. Population forecasts include population for the Basalt Creek and Southwest Tualatin Plan Areas provided by the City of Tualatin.

In addition to residential population growth, Tualatin expects businesses to grow. Business development is included in this methodology because Tualatin’s parks and recreation system serves both its residential population and employees. City parks provide places for employees to take breaks from work, including restful breaks and/or active exercise to promote healthy living.

Exhibit 3 shows employment in Tualatin for 2010 and 2016, and projected growth for the year 2035.

Exhibit 3. Employment

Year	Employment
2010	22,972
2016	29,506
2035	40,668

(1) Employment Sources:

- 2010 and 2035 Employment data provided by City of Tualatin, 2035 TAZ Forecast Distribution by Jurisdiction MetroScope "Gamma" Employment Forecast.
- 2016 Employment data provided by City of Tualatin staff from the State of Oregon Employment Department.
- 2035 Employment data provided by City of Tualatin staff. Estimates include employment for the Basalt Creek and Southwest Tualatin Plan Areas.

Formula 3: SDC Eligible Park Cost per Acre

The SDC eligible cost per acre of park land and improvements is the cost basis for the SDC. The cost per acre of park land and development is calculated by dividing the cost of eligible proposed park acquisitions and improvements by the number of acres to be acquired and developed in the Capital Improvements Plan.

$$(3) \frac{\textit{Cost of Park Acquisition and Development}}{\textit{Acres to be Acquired and Improved}} = \frac{\textit{Park Cost}}{\textit{per Acre}}$$

There are two new variables used in Formula 3 that require explanation: (B) Cost of Park Acquisition and Development and (C) Acres to be Acquired and Improved.

Variable B: Cost of Park Acquisition and Development

The park SDCs are based on the costs from the City's plans for future parks listed in Appendix C. Exhibit 7 details the total SDC eligible planned cost of park acquisition in the Parks Capital Improvement Plan, as well as the total SDC eligible cost of planned park improvements.

Variable C: Acres to be Acquired and Improved

The SDC eligible acres to be acquired and improved are from the same SDC eligible projects listed in Appendix C. Exhibit 7 details the total SDC eligible planned park acres to be acquired and the total SDC eligible planned park acres to be improved.

Exhibit 7 shows the calculation for the SDC eligible cost per acre of park land and improvements. The total SDC eligible cost of land acquisition and improvements (from Exhibit C1) is divided by the number of SDC eligible acres to be acquired or improved (from Exhibit C1) resulting in the park cost per acre. The result is that the City plans to invest a weighted average of \$649,003 per acre in SDC eligible parks acquisition and development.

Exhibit 7. Park SDC Eligible Cost per Acre

Type	Eligible Cost	Acres		Cost per Acre
Land Acquisition	\$16,012,500 ÷	64.73	=	\$247,374
Improvements	\$58,029,748 ÷	144.49	=	\$401,629
Total	\$74,042,248			\$649,003

Formula 4: SDC Eligible Park Cost per Person

The SDC eligible cost of parks per person is needed for calculating the SDC rate. The cost per person of future park acquisition and development is calculated by multiplying the park cost per acre by the current level of service ratio.

$$(4) \frac{\text{Park Cost per Acre}}{\text{Current Level of Service Ratio}} \times \text{Current Level of Service Ratio} = \text{Park Cost per Person}$$

There are no new variables in Formula 4.

Exhibit 8 shows the calculation of the park cost per person. The park cost per acre (from Exhibit 7) is multiplied by the current level of service ratio (from Exhibit 5). The result is the cost per 1,000 population, which is divided by 1,000 to establish the cost per person. With growth maintaining the current level of service ratio of 8.55 acres per 1,000 equivalent population, multiplied by the SDC eligible cost per acre of \$649,003, the cost basis for the park SDC is \$5,550 per equivalent person.

Exhibit 8. Park Cost per Equivalent Person

Cost per Acre	Level of Service	Cost per 1,000 Population	Cost per Equivalent Population
\$649,003	x 8.55	= \$5,549,855	\$5,550

Formula 5: Adjustment per Person

The adjustment per person is needed to calculate the net cost per person in Formula 6, and is required to account for compliance costs, the current SDC fund balance and other sources of funding. The adjustment per equivalent population is calculated by adding the compliance costs, fund balance and adjustment for other revenue together to arrive at a total adjustment divided by equivalent population growth.

$$(5) \left(\frac{\text{Compliance Costs} + \text{Fund Balance} + \text{Other Revenue}}{\text{Equivalent Population Growth}} \right) = \text{Adjustment per Person}$$

There are three new variables in Formula 5 that require explanation: (D) Compliance Cost, (E) Fund Balance, (F) Other Revenue.

Variable D: Compliance Cost

The City of Tualatin is authorized under ORS 223.307 (5) to recoup a portion of the costs incurred for the development and administration of the SDCs. The SDC methodology developed by the City of Tualatin in 1991 estimated compliance costs at 1.2% of total SDC eligible costs. Using this same 1.2% for compliance costs, compliance costs for the 2035 time horizon are estimated at \$462,322. Compliance costs are estimated by multiplying the cost per person from Exhibit 8 by the equivalent population growth from Exhibit 4 and by the 1.2% estimated for compliance costs.

Exhibit 10. Net Cost per Equivalent Person

	Cost per Equivalent Population
Total Cost per Person	\$5,550
Total Adjustment	\$28
Net Cost per Person	\$5,578

Formula 7: Maximum Allowable System Development Charge per Unit of Development

The amount to be paid by each new development unit depends on the equivalent population per unit of development. The park system development charge per unit of development is calculated by multiplying the net park cost per person by the equivalent population per unit for each type of development.

$$(7) \frac{\text{Net Park Cost per Person}}{\text{per Person}} \times \frac{\text{Equivalent Population per Unit}}{\text{per Unit}} = \frac{\text{SDC per Unit}}{\text{of Development}}$$

There is one new variable that requires explanation: (G) Equivalent Population per Unit.

Variable G: Equivalent Population per Unit

The equivalent population per unit is calculated by multiplying the equivalent population coefficient by the number of persons per unit of development, as shown in Appendix A. For residential development this is the number of persons per dwelling unit estimated from the U.S. Census American Community Survey 5-Year Estimates for the City of Tualatin. For nonresidential development, a weighted average number of employees per square foot for each type of development was calculated from the Observed Building Densities from Table 4 in the Metro 1999 Employment Density Study, as shown in Appendix D.

Exhibit 11 shows the calculation of the maximum allowable parks SDC per unit of development. The net cost per equivalent person of \$5,578 from Exhibit 10 is multiplied by the equivalent population per unit (from Exhibit A6) to calculate the SDC per unit of development for parks.

APPENDIX A. EQUIVALENT POPULATION COEFFICIENTS

What is “Equivalency”

When governments analyze things that are different from each other, but which have something in common, they sometimes use “equivalency” as the basis for their analysis.

For example, many water and sewer utilities calculate fees based on an average residential unit, then they calculated fees for business users on the basis of how many residential units would be equivalent to the water or sewer service used by the business. This well-established and widely practiced method uses “equivalent residential unit” (ERUs) as the multiplier that uses the rate for one residence to calculate rates for businesses. If a business needs a water connection that is double the size of an average house, that business is 2.0 ERUs, and would pay fees that are 2.0 times the fee for an average residential unit.

Another use of “equivalency” that is used in public sector organizations is “full time equivalent” (FTE) employees. One employee who works full-time is 1.0 FTE. A half-time employee is 0.5 FTE. By adding up the FTE coefficients of all part-time employees, the total is the FTE (full-time equivalent) of all the full and part-time employees.

Equivalency and Park System Development Charges

The use of equivalency can be used to develop park SDCs that apply to new nonresidential development as well as residential development. When charging SDCs to new nonresidential development as well as new residential development the proportionate benefits parks provide for each type of development must be considered. Different types of development and the population using that development receive different benefits from Tualatin’s parks system, based on the amount of time the parks system is available during their use of each type of development.

Equivalent population coefficients use the same principles as ERUs or FTEs to measure differences among residential population and nonresidential businesses in their availability to benefit from Tualatin’s parks. This method documents the nexus between parks and development by quantifying the differences among different categories of park users.

Parks are not available for the same amount of time for occupants of nonresidential development as for occupants of residential development. In order to equitably apportion the need for parks between the residential and nonresidential development an equivalent population coefficient was

Exhibit A2. Weighted Hours per Day of Park Availability by Population Segment

	All others	Live and Work in Tualatin (home hrs)	Live and Work in Tualatin (work hrs)	Live in Tualatin Work Elsewhere	Live Elsewhere Work in Tualatin
Summer (June-Sept)					
Weekday	10.55	2.00	4.00	2.00	4.00
Weekend	10.55	12.00	0.00	12.00	0.00
Hours per Day	10.55	4.86	2.86	4.86	2.86
Spring/Fall (April-May, Oct-Nov)					
Weekday	6.24	2.00	2.50	2.00	2.50
Weekend	8.79	10.00	0.00	10.00	0.00
Hours per Day	6.97	4.29	1.79	4.29	1.79
Winter (Dec-March)					
Weekday	4.48	1.00	2.00	1.00	2.00
Weekend	7.03	8.00	0.00	8.00	0.00
Hours per Day	5.21	3.00	1.43	3.00	1.43
Wtd Avg. Hours per Day	7.42	4.11	1.96	4.11	1.96

(1) Average daily hours sourced from prior park system development charge methodologies by Don Ganer & Associates for Oregon cities.

Annual weighted hours per day by segment from Exhibit A2 were multiplied by seven days per week to arrive at the hours of park availability per week by population and employment segment, as outlined in Exhibit A3. For example, individuals that live in Tualatin and work in Tualatin have 28.75 average hours of park availability during the time where they are occupying residential development and 13.75 average hours of park availability while they are occupying nonresidential development. Individuals that work in Tualatin but live elsewhere only have 13.75 hours of park availability while they are occupying nonresidential development in the City of Tualatin and residents that are not employed (all others) have 51.96 average hours of park availability per week while they are occupying residential development.

Exhibit A3. Park Availability in Hours per Week by Place of Residence and Place of Work

	Residential Hours		Work Hours	
	Live in	Live	Live in	Live
	Tualatin	Elsewhere	Tualatin	Elsewhere
Work in Tualatin	28.75	0.00	13.75	13.75
Work Elsewhere	28.75		0.00	
All Others	51.96		0.00	

The annual weighted hours of park availability per week are applied to current population and employment by segment to determine the total

annual weighted average hours per week of park availability for each category. In total there are nearly 1.5 million hours of park availability per week for the City of Tualatin.

Exhibit A4. Total Hours per Week of Park Demand

	Resident Hours (1)	Employee Hours (2)	Total
Work in Tualatin	56,714	405,708	462,421
Work Elsewhere	339,131		339,131
All Others	679,147		679,147
Total	1,074,992	405,708	1,480,700

- (1) Resident hours are equal to the population living in Tualatin by place of work from Exhibit A1 multiplied by hours per week of park availability by place of residence and location of work.
- (2) Employee hours are equal to the employee population in Tualatin by place of work from Exhibit A1 multiplied by hours per week of park availability by place of residence and location of work.

Exhibit A5 calculates the average hours per resident by dividing total resident hours from Exhibit A4 by total residential population of 26,840 from Exhibit A1. Hours per employee are calculated by dividing total employee hours from Exhibit A4 by the total number of employees in Tualatin from Exhibit A1. The residential equivalent is calculated by dividing hours per employee by hours per resident. The result of the calculation in Exhibit A5 is that one employee is equal to 0.34 residents. The resulting coefficient for residential development is 1.0.

Exhibit A5. Residential Equivalent Coefficient

	Hours
Hours per Resident	40.05
Hours per Employee	13.75
Residential Equivalent	0.34

Calculation of Equivalent Population per Unit

In order to convert the net cost per equivalent person to the maximum allowable SDC rate per unit of development, it is necessary to calculate a measure of equivalent population per unit of development. Exhibit A6 shows the calculation of the equivalent population per unit. The equivalent population coefficient from Exhibit A5 is multiplied by a measure of population per unit. The measure of population per unit is the number of persons per dwelling unit for residential development, calculated for single-family and multi-family dwelling units using the number of occupied dwelling units by unit type and estimated population by unit type from the 2012-2016 American Community Survey 5-Year Estimates for Tualatin, Oregon. Tables from the American Community Survey used in the analysis

include Selected Housing Characteristics and Tenure by Household Size by Units in Structure. The measure of population per unit for nonresidential development is the weighted average square feet per employee for each type of development based on the Observed Building Density table from Metro’s 1999 Employment Density Study, in Appendix D, weighted by current employment by industry provided by the City of Tualatin.

Exhibit A6. Equivalent Population per Unit

Type of Development	Equivalent Population Coefficient	Population per Unit	Unit	Equivalent Population per Unit
Residential				
Single-Family	1.00	2.76	dwelling unit	2.76
Multi-Family	1.00	2.06	dwelling unit	2.06
Nonresidential				
Industrial/Manufacturing	0.34	0.0020	square foot	0.0007
Warehousing	0.34	0.0005	square foot	0.0002
Retail/Restaurant/Hospitality	0.34	0.0020	square foot	0.0007
Office*	0.34	0.0016	square foot	0.0006

**Office includes healthcare, education, finance and professional services development.*

As noted previously, the equivalent population coefficient is multiplied by the number of employees in Tualatin and the residential population to calculate the total equivalent population in Tualatin. The equivalent population per unit is multiplied by the net park cost per equivalent population to calculate the SDC rate for residential and nonresidential development.

APPENDIX C. CAPITAL IMPROVEMENTS PLAN AND PROJECTS THAT ADD CAPACITY, 2018-2035

The Capital Improvements Plan (CIP) for 2018-2035 contains 53 projects, among these 21 are prioritized SDC eligible projects included in the SDC methodology, which include improvements to existing parks as well as acquisition and development of new parks. Project numbers and names are listed in column one of Exhibit C1. The total capital cost of each project is listed in column two, totaling \$215.9 million. The third column lists the total acres by project, totaling 409.6 acres. The fourth column lists the SDC eligible acres to be acquired totaling 64.73 acres. The fifth column lists the percentage of acres to be improved for each CIP project. The sixth column calculates the SDC eligible acres to be improved, equal to acres multiplied by the percent to be improved, totaling 144.5 acres to be improved. The seventh column lists the cost of SDC eligible park land acquisition, totaling \$16 million. The eighth column lists the total cost of improvements, equal to \$178.4 million. The ninth column lists the percentage of improvements that are SDC eligible for each project. The tenth column lists eligible improvement costs, totaling \$58 million. The final column lists the total SDC eligible project costs, equal to \$74 million.

City of Tualatin staff have identified no secured funding for the park projects listed in the 2018-2035 Capital Improvements Plan. Specific totals derived from the analysis of CIP projects are used in Formulas 2 and 5 in the Park System Development Charge chapter of this methodology. Projects highlighted grey in Exhibit C1 are those projects that are not priority SDC projects and are not included in the SDC methodology.

City of Tualatin staff and the 2018 Tualatin Parks and Recreation Master Plan have identified aspirational projects included in the CIP that are SDC eligible, but at this time are not considered likely to be developed within the time horizon of this methodology and so are excluded from the analysis.

- CIP # E28: Shaniko Greenway

Exhibit C1. Capital Improvements Plan for Parks, 2018 – 2035

CIP #	Project	CIP Budget	Total Acres	SDC Eligible Acquired Acres	% Acres to be Improved	SDC Eligible Improved Acres	SDC Land Cost	Improvement Cost	% Improvement SDC Eligible	Eligible Improvement Cost	Total Eligible Cost
Parks (Existing)											
E1	Affalati Park	\$6,181,432	13.27	0.00	25%	3.32	\$0	\$6,181,432	25%	\$1,545,358	\$1,545,358
E2	Ibach Park	\$9,041,788	20.08	0.00	25%	5.02	\$0	\$9,041,788	25%	\$2,260,447	\$2,260,447
E3	Jurgens Park	\$7,328,675	15.59	0.00	40%	6.24	\$0	\$7,328,675	40%	\$2,931,470	\$2,931,470
E4	Lafky Park	\$277,818	2.00	0.00	0%	0.00	\$0	\$277,818	0%	\$0	\$0
E5	Stoneridge Park	\$113,870	0.23	0.00	0%	0.00	\$0	\$113,870	0%	\$0	\$0
E6	Tualatin Commons	\$1,088,198	4.83	0.00	0%	0.00	\$0	\$1,088,198	0%	\$0	\$0
E7	Tualatin Commons Park	\$61,187	0.64	0.00	0%	0.00	\$0	\$61,187	0%	\$0	\$0
E8	Tualatin Community Park	\$19,529,596	27.11	0.00	0%	0.00	\$0	\$19,529,596	0%	\$0	\$0
E9	Tualatin Library	\$6,107,222	0.00	0.00	0%	0.00	\$0	\$6,107,222	0%	\$0	\$0
	<i>Subtotal</i>	<i>\$49,729,787</i>	<i>83.75</i>	<i>0.00</i>	<i>17%</i>	<i>14.57</i>	<i>\$0</i>	<i>\$49,729,787</i>	<i>14%</i>	<i>\$6,737,275</i>	<i>\$6,737,275</i>
Natural Parks & Areas (Existing)											
E10	Brown's Ferry Park	\$28,539,479	43.21	0.00	25%	10.80	\$0	\$13,539,479	25%	\$3,384,870	\$3,384,870
E11	Hedges Creek Wetlands Protection District	\$1,213,220	29.06	0.00	0%	0.00	\$0	\$1,213,220	0%	\$0	\$0
E12	Hervin Grove Natural Area	\$20,000	0.29	0.00	0%	0.00	\$0	\$20,000	0%	\$0	\$0
E13	Johnnie and William Koller Wetland Park	\$2,506,200	15.32	0.00	40%	6.13	\$0	\$2,506,200	50%	\$1,253,100	\$1,253,100
E14	Little Woodrose Nature Park	\$1,375,619	6.55	0.00	0%	0.00	\$0	\$1,375,619	0%	\$0	\$0
E15	Saarinen Wayside Park	\$20,000	0.06	0.00	0%	0.00	\$0	\$20,000	0%	\$0	\$0
E16	Sequoia Ridge Natural Area	\$46,000	0.65	0.00	0%	0.00	\$0	\$46,000	0%	\$0	\$0
E17	Sweek Ponds Natural Area	\$1,261,784	4.68	0.00	0%	0.00	\$0	\$1,261,784	0%	\$0	\$0
E18	Sweek Woods Natural Area	\$20,000	5.03	0.00	0%	0.00	\$0	\$20,000	0%	\$0	\$0
E19	Victoria Woods Natural Area	\$228,550	2.22	0.00	0%	0.00	\$0	\$228,550	0%	\$0	\$0
	<i>Subtotal</i>	<i>\$35,230,852</i>	<i>107.07</i>	<i>0.00</i>	<i>16%</i>	<i>16.93</i>	<i>\$0</i>	<i>\$20,230,852</i>	<i>23%</i>	<i>\$4,637,970</i>	<i>\$4,637,970</i>

Exhibit C1 cont. Capital Improvements Plan for Parks, 2018 – 2035

CIP #	Project	CIP Budget	Total Acres	SDC Eligible Acquired Acres	% Acres to be Improved	SDC Eligible Improved Acres	SDC Land Cost	Improvement Cost	% Improvement SDC Eligible	Eligible Improvement Cost	Total Eligible Cost
Greenways (Existing)											
E20	Chieftain/Dakota Greenway	\$1,520,978	6.14	0.00	50%	3.07	\$0	\$1,520,978	50%	\$760,489	\$760,489
E21	Hedges Creek Greenway	\$1,798,218	11.66	0.00	50%	5.83	\$0	\$1,798,218	75%	\$1,348,664	\$1,348,664
E22	Helenius Greenway	\$149,000	0.43	0.00	100%	0.43	\$0	\$149,000	100%	\$149,000	\$149,000
E23	Hi-West Estates Greenway	\$190,338	1.59	0.00	0%	0.00	\$0	\$190,338	0%	\$0	\$0
E24	Indian Meadows Greenway	\$545,049	3.82	0.00	10%	0.38	\$0	\$545,049	10%	\$54,505	\$54,505
E25	Nyberg Creek Greenway	\$1,381,656	5.78	0.00	75%	4.34	\$0	\$1,381,656	75%	\$1,036,242	\$1,036,242
E26	Nyberg Creek (South) Greenway	\$710,000	2.30	0.00	100%	2.30	\$0	\$710,000	100%	\$710,000	\$710,000
E27	Saum Creek Greenway	\$4,376,436	54.22	0.00	25%	13.56	\$0	\$4,376,436	50%	\$2,188,218	\$2,188,218
E28	Shaniko Greenway	\$48,732	3.30	0.00	0%	0.00	\$0	\$48,732	0%	\$0	\$0
E29	Tualatin River Greenway	\$5,483,771	30.39	0.00	50%	15.20	\$0	\$5,483,771	50%	\$2,741,885	\$2,741,885
	<i>Subtotal</i>	<i>\$16,204,180</i>	<i>119.63</i>	<i>0.00</i>	<i>38%</i>	<i>45.10</i>	<i>\$0</i>	<i>\$16,204,180</i>	<i>55%</i>	<i>\$8,989,004</i>	<i>\$8,989,004</i>
School Joint-Use Facilities (Existing)											
E30	TuHS Leonard Pohl Field 2	\$563,024	0.00	0.00	0%	0.00	\$0	\$563,024	0%	\$0	\$0
E31	TuHS-Byrom Elementary Cross Country Running Trail	\$42,865	0.00	0.00	0%	0.00	\$0	\$42,865	0%	\$0	\$0
	<i>Subtotal</i>	<i>\$605,889</i>	<i>0.00</i>	<i>0.00</i>	<i>0%</i>	<i>0.00</i>	<i>\$0</i>	<i>\$605,889</i>	<i>0%</i>	<i>\$0</i>	<i>\$0</i>
Shared Use Paths (Existing)											
E32	65th Avenue Shared Use Path	\$0	0.47	0.00	0%	0.00	\$0	\$0	0%	\$0	\$0
E33	Boones Ferry Road Shared Use Path (Martinazzi Ave. to Boones Ferry Rd.)	\$0	0.41	0.00	0%	0.00	\$0	\$0	0%	\$0	\$0
E34	Cherokee Street Shared Use Path (108th Ave to Rail Road ROW)	\$0	0.80	0.00	0%	0.00	\$0	\$0	0%	\$0	\$0
E35	I-5 Shared Use Path (Warm Springs St. to Sagert St.)	\$462,000	1.54	0.00	100%	1.54	\$0	\$462,000	100%	\$462,000	\$462,000
E37	Ice Age Tonquin Trail	\$723,500	3.06	0.68	75%	2.30	\$0	\$723,500	100%	\$723,500	\$723,500
	<i>Subtotal</i>	<i>\$1,185,500</i>	<i>6.37</i>	<i>0.68</i>	<i>60%</i>	<i>3.84</i>	<i>\$0</i>	<i>\$1,185,500</i>	<i>100%</i>	<i>\$1,185,500</i>	<i>\$1,185,500</i>

Exhibit C1 cont. Capital Improvements Plan for Parks, 2018 – 2035

CIP #	Project	CIP Budget	Total Acres	SDC Eligible Acquired Acres	% Acres to be Improved	SDC Eligible Improved Acres	SDC Land Cost	Improvement Cost	% Improvement SDC Eligible	Eligible Improvement Cost	Total Eligible Cost
Parks (Proposed)											
P1	Jurgens Park addition	\$3,947,500	5.15	5.15	100%	5.15	\$1,287,500	\$2,660,000	100%	\$2,660,000	\$3,947,500
P2	Tualatin Community Park addition	\$2,335,000	3.00	3.00	100%	3.00	\$750,000	\$1,585,000	100%	\$1,585,000	\$2,335,000
P3	Basalt Creek park	\$17,110,000	20.00	20.00	100%	20.00	\$5,000,000	\$12,110,000	100%	\$12,110,000	\$17,110,000
P4	East Tualatin / Bridgeport Elementary partnership	\$200,000	0.00	0.00	0%	0.00	\$0	\$200,000	0%	\$0	\$0
P5	Pony Ridge/ Heritage Pines partnership	\$210,000	0.00	0.00	0%	0.00	\$0	\$210,000	0%	\$0	\$0
P6	Central Tualatin sports park	\$6,835,000	9.00	9.00	100%	9.00	\$2,250,000	\$4,585,000	100%	\$4,585,000	\$6,835,000
P7	Community recreation center	\$33,835,000	5.00	0.00	0%	0.00	\$0	\$32,585,000	0%	\$0	\$0
P8	Additional park opportunities	\$8,925,000	11.80	11.80	100%	11.80	\$2,950,000	\$5,975,000	100%	\$5,975,000	\$8,925,000
P9	Tournament sports complex	\$12,585,000	10.00	0.00	0%	0.00	\$0	\$10,085,000	0%	\$0	\$0
	<i>Subtotal</i>	\$85,982,500	63.95	48.95	77%	48.95	\$12,237,500	\$69,995,000	38%	\$26,915,000	\$39,152,500
Natural Parks & Areas (Proposed)											
P10	New natural park and areas	\$7,655,000	12.70	0.00	0%	0.00	\$0	\$5,115,000	0%	\$0	\$0
	<i>Subtotal</i>	\$7,655,000	12.70	0.00	0%	0.00	\$0	\$5,115,000	0%	\$0	\$0
Greenways & Shared Use Paths (Proposed)											
P11	New greenways and shared use paths	\$13,340,000	15.10	15.10	100%	15.10	\$3,775,000	\$9,565,000	100%	\$9,565,000	\$13,340,000
P12	Westside Trail bridge	\$5,575,000	1.00	0.00	0%	0.00	\$0	\$5,325,000	0%	\$0	\$0
	<i>Subtotal</i>	\$18,915,000	16.10	15.10	94%	15.10	\$3,775,000	\$14,890,000	64%	\$9,565,000	\$13,340,000
Additionally Planning (Proposed)											
P13	Community (Urban) Forestry Plan	\$100,000	0.00	0.00	0%	0.00	\$0	\$100,000	0%	\$0	\$0
P14	Comprehensive Fee Analysis and Plan	\$100,000	0.00	0.00	0%	0.00	\$0	\$100,000	0%	\$0	\$0
P15	Resource Management Plan	\$100,000	0.00	0.00	0%	0.00	\$0	\$100,000	0%	\$0	\$0
P16	Marketing and Outreach Plan	\$100,000	0.00	0.00	0%	0.00	\$0	\$100,000	0%	\$0	\$0
	<i>Subtotal</i>	\$400,000	0.00	0.00	0%	0.00	\$0	\$400,000	0%	\$0	\$0
Total		\$215,908,708	409.57	64.73	35%	144.49	\$16,012,500	\$178,356,208	33%	\$58,029,748	\$74,042,248

APPENDIX D. OBSERVED BUILDING DENSITIES

ORS 223.301 prohibits local governments from determining the SDC for a specific development based on the number of employees hired, and fee amounts cannot be determined based on the number of employees without regard to new construction or new development. In order to ensure that the park SDCs are not charged based on the number of employees it is necessary to develop a ratio between the number of employees and the square feet of new development required to accommodate employees. Metro's 1999 Employment Density Study has a detailed list of square feet per employee by industry, which was used to calculate a weighted average number of square feet per employee by type of development.

Exhibit D1. Observed Building Densities

Industry Grouping (SIC)	Description	Weighted Square Feet per Employee
1-19	Ag., Fish & Forest Services; Constr; Mining	590
20	Food & Kindred Products	630
21	Tobacco (industry does not exist in Oregon)	0
22, 23	Textile & Apparel	930
24	Lumber & Wood	640
25, 32, 39	Furniture; Clay, Stone & Glass; Misc.	760
26	Paper & Allied	1,600
27	Printing, Publishing & Allied	450
28-31	Chemicals, Petroleum, Rubber, Leather	720
33, 34	Primary & Fabricated Metals	420
35	Machinery Equipment	300
36, 38	Electrical Machinery, Equipment	400
37	Transportation Equipment	700
40-42, 44, 45, 47	TCPU - Transportation and Warehousing	3,290
43, 46, 48, 49	TCPU - Communications and Public Utilities	460
50, 51	Wholesale Trade	1,390
52-59	Retail Trade	470
60-68	Finance, Insurance & Real Estate	370
70-79	Non-Health Services	770
80	Health Services	350
81-89	Educational, Social, Membership Services	740
90-99	Government	530

Tualatin Arts Advisory Committee (TAAC)

FY 2017/18
Annual Report

09/24/2018



Ensure
excellence in
the public arts



Encourage
greater
opportunities
for arts
recognition

Stimulate
private and
public support



Committee Members

Members

- Buck Braden, Chair
- Kristin Erickson, Vice-Chair
- Dawn Upton
- Art Barry
- Mason Hall
- Brett Hamilton
- Janet Steiger Carr

Council Liaison

- Nancy Grimes

Staff

- Ross Hoover



Summer – Koch Farm

Committee Role

The role of the TAAC is to:

- Stimulate private and public support for programs and activities in the arts
- Encourage greater opportunities for recognition of arts in Tualatin
- Strive to ensure excellence in the public arts collection



Dynamic Continuum

Stimulate private and public support for programs and activities in the arts

- Produce Arts programs such as ArtSplash, ArtWalk, the Visual Chronicle, and other public arts and cultural programs like concerts

Student Visual Chronicle



Community – John Tromley



Tualatin Bridge – Noah Wise



New Light – Thea Owens



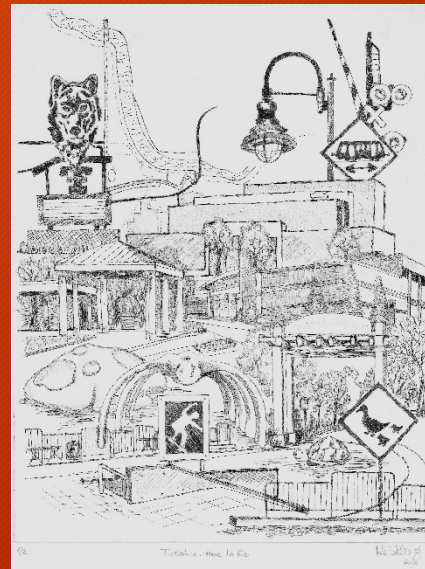
ArtSplash

Stimulate private and public support for programs and activities in the arts

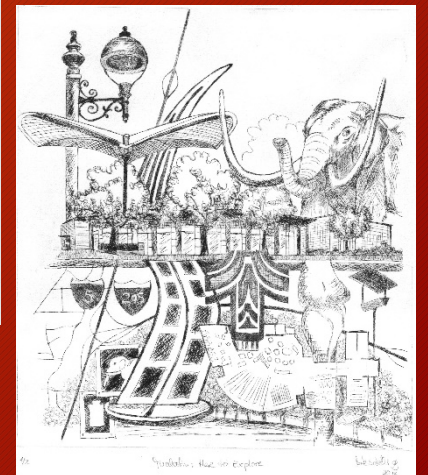
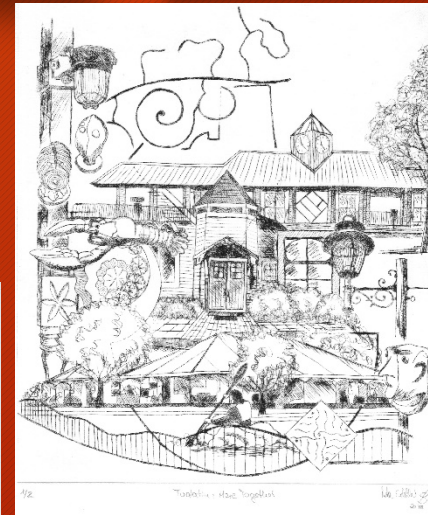
Visual Chronicle



Ryan A Olea



Beate Scheller



Stimulate private and public support for programs and activities in the arts



- Partnerships in support of arts in the community
- Contributions to other arts organizations



Encourage greater opportunities for recognition of arts in Tualatin

Living Room Gallery

- Gallery space at Tualatin Library to support local artists in our community



June –Sept 2018:
“Harley Heaven” – Sandra Wood



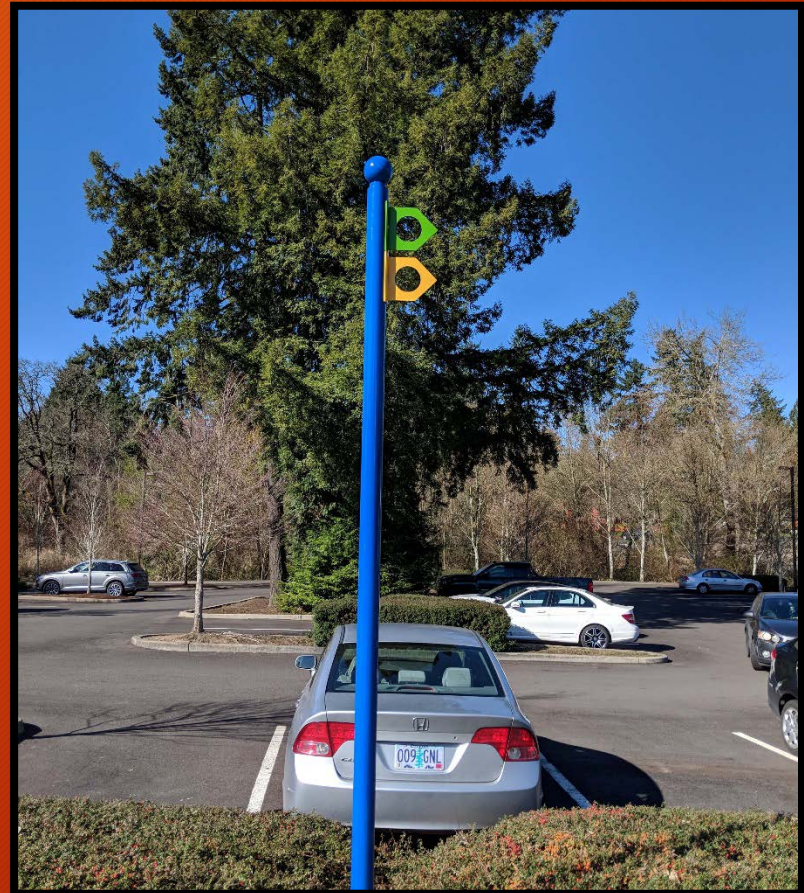
“Shadows” – Sandra Wood

Encourage greater opportunities for recognition of arts in Tualatin

Community Enhancement Award

ArtWalk

- Installed new wayfinding signs for ArtWalk



Strive to Ensure Excellence in the Public Arts Collection

Administer collections management program

- Maintain indoor and outdoor art
- Display Visual Chronicle art
- Update ArtWalk installations
- Promote the values of public art

Explore funding for art programs

- Explore funding opportunities to finance public art as a part of the Parks & Recreation Master Plan Update.

Expand public art plan

- The Parks & Recreation Master Plan Update will include a Tualatin Public Art Plan.



Hot Waxing The Storyteller

Action Plan for FY 2018-19

- Continue to produce art events and programs
- Realign program goals and performance measures to reflect recommendations made by Arts Committee in the Master Plan



**Bronze Sculpture
"The Storyteller"
Tualatin Public Library**



**Visual Chronicle
"100 years on the River"**



2018 ArtSplash

Tualatin Arts Advisory Committee (TAAC)



Questions?

Juanita Pohl Center Advisory Committee

2017-18 Annual Report



Committee Members

- **Candice Kelly, Chair**
- **Amanda Ballard**
- **Connie Dover**
- **Bob Grable**
- **Linda Hobbs**
- **Stephanie Jones**
- **Kate Lanman**
- **Bob Leveton**
- **Susan Noack**
- **Marilyn Ogorzaly**



Committee Role

- **Influence Policies, Programs and Services Offered at the Center**
- **Provide Input and Advise Staff on the Operation of the Center**
- **Establish Goals and Performance Measures to Successfully Increase Participation**



Increase Utilization

Programs

- Fitness & Wellness
- Nutrition
- Social
- Arts & Culture
- Evidence-Based

Center Visits

- 62,003 Visits
in 2017-18
(42% increase)



Partnerships

- AARP
- Alzheimer Association
- Barhyte Specialty Foods
- Farmington Square Tualatin
- Marquis Tualatin
- Meals on Wheels People
- New Horizons Big Band
- Oswego Place
- Parkinson Association
- Portland Community College



Benefits

- **Improve Health & Well-Being**
- **Life-Long Learning & Enrichment Opportunities**
- **Increase Quality of Life**
- **Cohesive Social Network & Interaction**



Active Older Adults at the Pohl Center



Active Older Adults at the Pohl Center



Rentals

- Business Meetings
- Private Parties
- Special Events



- Building Rented 330 Times
- 35,985 Guests Attended
(75% increase)

Enhance Center's Appearance

- **Kitchen Update (2018)**
- **Furniture Replacement in Back Lounge Area (2018)**
- **Dining Room Floor Replacement (2018)**



Action Plan for 2018-19

- Support, Grow and Demonstrate Benefits of Active Aging Programs and Services
- Increase Partnerships with National Organizations & Local Community Groups
- Develop & Implement a Strategic Marketing Plan to Increase Outreach



Questions/Comments?

