

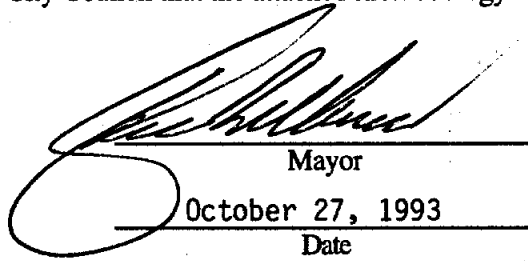
RESOLUTION NO. 3300

A RESOLUTION ADOPTING A METHODOLOGY FOR THE DEVELOPMENT OF A PARKS SYSTEM DEVELOPMENT CHARGE FOR THE PARKS AND RECREATION SYSTEM.

WHEREAS, the Council of the City of Albany has duly adopted Ordinance No. 5084 declaring their intent to comply with the provisions of ORS 223.207 through 223.208 and 223.297 through 223.314, an ordinance regarding systems development charges; and

WHEREAS, a methodology for the calculation of system development charges for the Parks and Recreation system has been developed as specifically described in Exhibit 'A' (attached hereto),

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that the attached methodology is hereby adopted.



Mayor
October 27, 1993

Date

Attest:

City Recorder:



Maen C. Withrow

Date:

10/27/93

EXHIBIT 'A'

PARKS SYSTEM



SYSTEM DEVELOPMENT

CHARGE METHODOLOGY

**City of Albany,
Oregon**

City of Albany, Oregon Parks System System Development Charge Methodology

INTRODUCTION

A Parks System Development Charge (Parks SDC) has been developed for the Albany Parks, Open Space, Recreation Center, and Trail system. As provided by House Bill 3224, the SDC will be applied according to that portion of the system yet to be constructed and designated in the Albany Parks and Recreation Master Plan prepared by McKeever/Morris, Inc., (1993). and designed to bring the city's park system over time up to a specified level of service the four primary categories of facilities from the Parks and Recreation Master Plan (1993) as Parks, Open Space, Recreation Centers and Trails.

The Parks SDC in an improvement fee and is intended to assess charges for future expansion of the system, expansion aimed at providing additional service to accommodate future users. Neighborhood and Community park and Type 1 and Type 2 trail capital improvement projects, as indicated in Albany Parks and Recreation Master Plan, shall be used as the basis of planning for the development of this fee. Projects included will be those required to maintain the system at the current level of service as described in Table 1.

Table 1: Project Standard Levels of Service

Category and Type	Units
Neighborhood Parks	3 acres/1,000 residents
Community Parks	7 acres/1,000 residents
Type 1 Trails	800 lineal feet/1,000 residents
Type 2 Trails	2,200 lineal feet/1,000 residents

In order to distribute these costs to potential new users of the Albany Parks System, the number of existing residents within the Albany urban growth boundary which are currently being served was examined, and then projected out to the amount that could

potentially be served by the system at full build-out. System improvements are assumed to benefit only those future new users of the Albany Parks System.

IMPROVEMENT FEE

House Bill 3224 provides for an Improvement Fee aimed at funding costs for capital improvements to be constructed. Capital projects indicated in the Albany Parks and Recreation Master Plan will be utilized to develop the fee. Projects shown in the Master Plan will be updated periodically to current values using comparable costs for projects constructed within the Albany area over the preceeding year's time period.

In calculating the Improvement Fee, it is assumed that capacity increasing projects benefit solely those users new to the system. Parks improvements will be allocated to the total square feet and bedrooms of construction within the urban growth boundary projected to be served by the future growth of the city over the next 10 to 20 years (or until full buildout). The city has adopted this methodology of calculating the improvement fee to reach the best overall measurement of potential user residential occupancy, the most equitable distribution of cost based the ability to pay, and the clearest anticipated level of demand for services within the city's urban services boundary (urban growth boundary).

Table 2 details the basis for calculation of projected bedrooms and square footage within the urban growth boundary to full build-out. The city of Albany land use zoning allocations and population growth projections of 22,000 residents distributed among an estimated 8,800 residential dwelling units (average of 2.5/residents per dwelling unit) have been used as the primary benchmark of growth and demand.

Table 2: Distribution and Unit Calculations

Housing Type	% of Total	Total D.U.'s	Avg. Bdrms.	Total Bdrms.	Sq.Ft./ D.U.	Total Sq. Feet
Lg. Home	36%	3,168	3	9,504	2,200	6,969,600
Sm. Home	24%	2,112	3	6,336	1,100	2,323,200
Mfd.Home	27%	2,376	3	7,128	1,400	3,326,400
Mobile/Apt	13%	1,144	2	2,288	550	629,200
TOTALS		8,800		25,256		13,248,400

Improvements fees will be collected on the additional residential square footage and bedrooms and will be allocated solely for Community and Neighborhood parks and Type 1 and Type 2 trails identified within the Albany Parks and Recreation Master Plan (1993). Adjustments have been made to account for those portions of the level of service anticipated to be provided by schools and those that are necessary to bring current levels of service up to the adopted standards within the Albany Parks and Recreation Master Plan (1993).

Table 3 below details costs associated with improvements to the parks system, improvements which are considered to benefit all parks users within the urban growth boundary. Those projects that are considered school or level of service related improvements are deducted from the total planned capacity improvements within the Parks system and the remaining totals are then allocated to the additional 25,256 bedrooms and 13,248,200 square feet of residential development projected to occur within the urban growth boundary over the build-out period to establish the applicable improvement fees.

Table 3: System Improvement Fee Calculations by Facility Type

Facility Type	Total Units	Allocated Units	Cost/Unit (buy/build)	Total Cost	Rate/bdrm	Rate/Sq.ft.
Neighborhood Parks	75	48.18	\$53,800/acre	\$2,592,084.00	\$51.32	0.10¢
Community Park	225	112.42	\$72,300/acre	\$8,127,966.00	\$160.91	0.31¢
Type 1 Trails	30,000	17,600	\$32/lineal foot	\$563,200.00	\$11.15	0.02¢
Type 2 Trails	120,000	48,400	\$73/lineal foot	\$3,533,200.00	\$69.95	0.13¢
TOTALS				\$14,816,450.00	\$293.33	0.56¢