Parks & Recreation SDC Methodology Update

October 9, 2019

Parks and Recreation System Plan

12,000 individuals contributed

-Developing a long-range vision for the future

-Being realistic about what can be achieved

2018 Bond Measure

- Tugman Park
- Berkeley Park
- Striker Field Park
- Campbell Community Center
- Echo Hollow Pool
- Amazon Running Trail
- Delta Ponds Loop Trail
- Habitat Restoration

Basic SDC Formula

Project Costs Supporting Growth

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Equivalent Population

(# of new people/ visitors/employees)

=

Cost per Population Equivalent

SDC Project List

Improvement Fee

$380 million	1. Parks and Recreation System Plan 30-year vision
$226 million	2. Reduce by $154m in priority 3 projects
$172.7 million	3. Exclude $53.3m in projects funded through bond, etc.
$95.1 million	4. Remove $77.6m in project costs that don't support growth
$87.3 million	5. Apply $7.8m SDC balance available

Prior Investments Supporting Growth "Reimbursement Fee"

Prior land acquisition (for future development)

Developed park land (Metropolitan Parks)

Existing System Value for Growth = $30 m

Basic SDC Formula

Costs Supporting Growth

$87.3 m +
+30 m = $117 m

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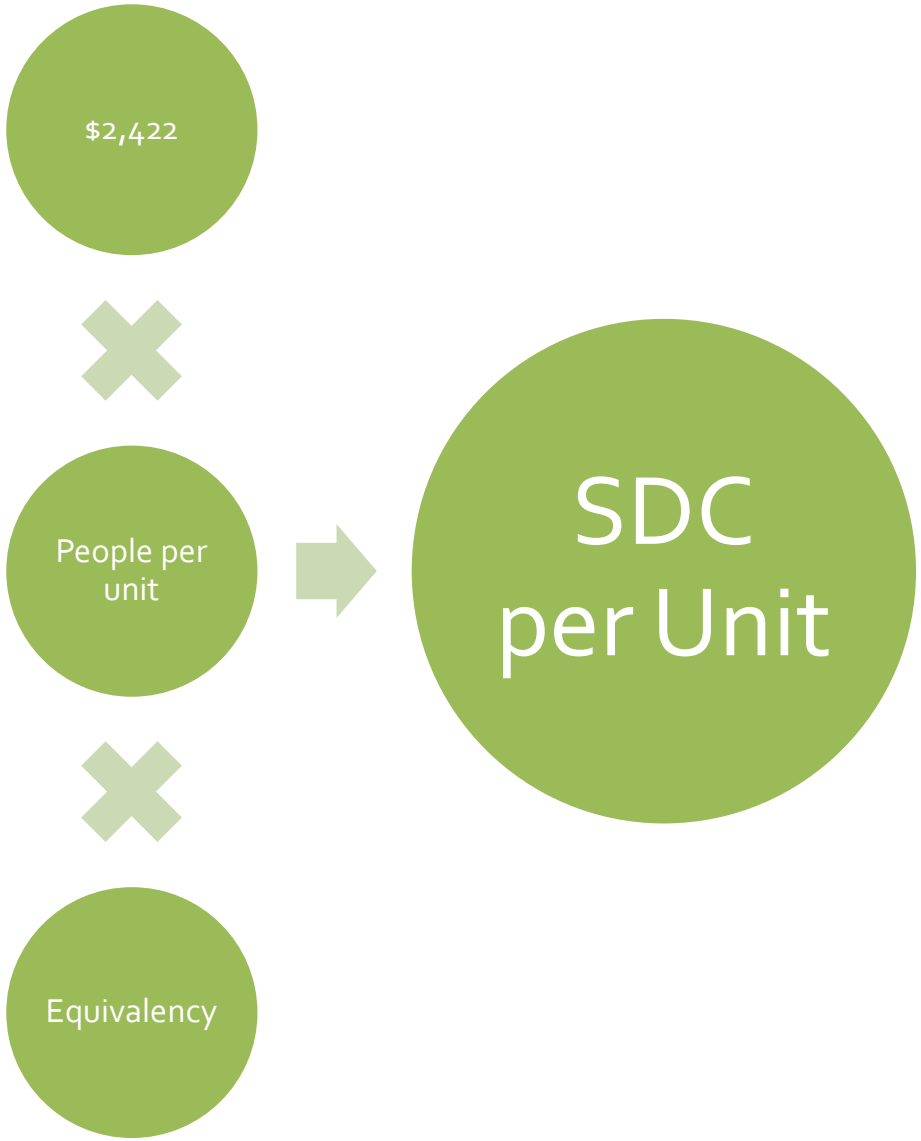
Equivalent Population
(# of new people/ visitors/employees)

48,469 Resident Equivalents

=

$2,422 per Population Equivalent

SDC Assessment - Residential



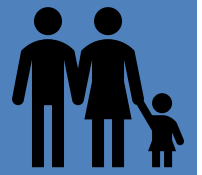
Single Family Residential Example

$2,422 X 2.51 X 1= $6,077

Multifamily Residential Example

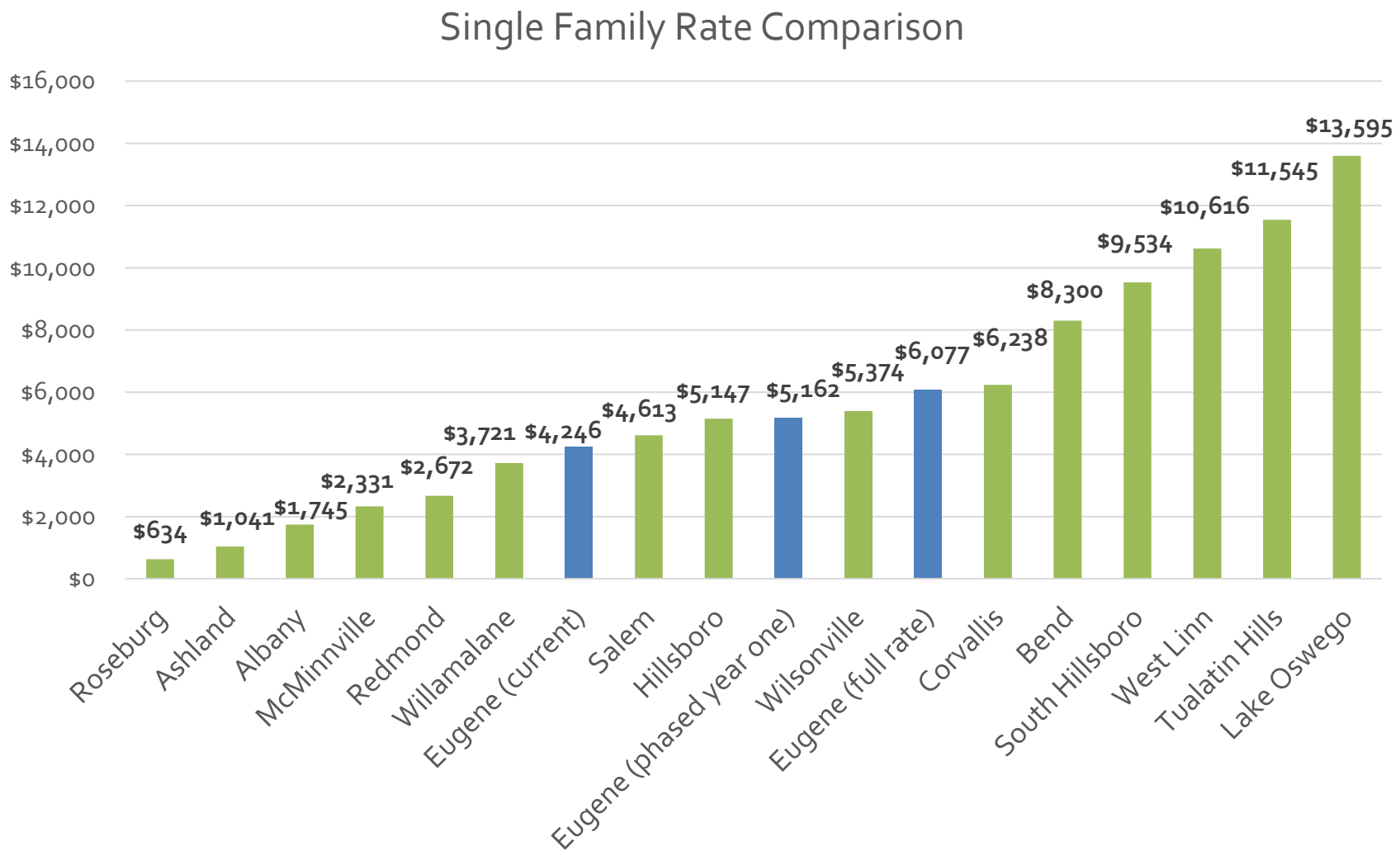
$2,422 X 1.76 X 1= $4,262

OPTION: Progressive Residential Rate Structure

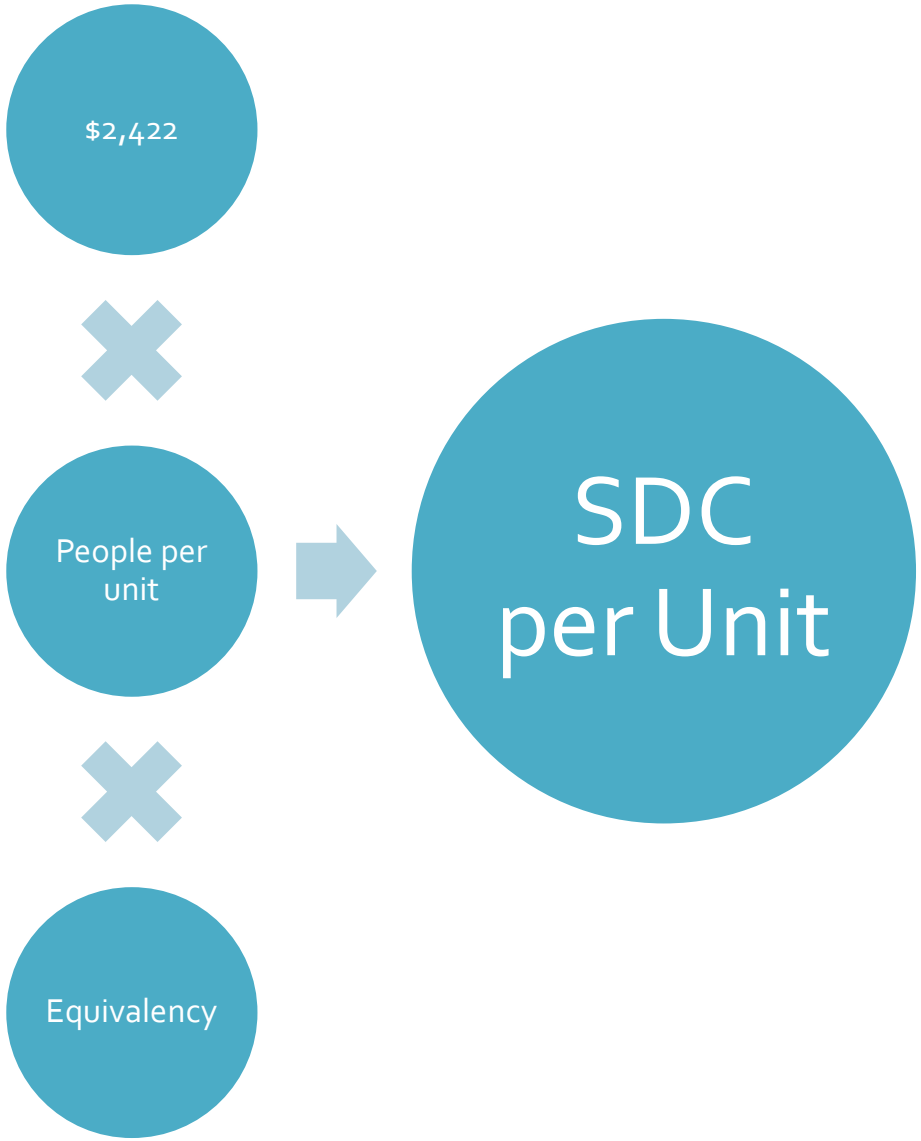


Housing Type/ Size	Persons/ household	Current Rate	Updated Rate	Percent Change
Single-family (avg)	2.51	$4,246	$6,077	43%
ADU	1.25	$3,442	$3,035	-12%
800 sf or less	1.25	$4,246	$3,035	-29%
801-1,500 sf	1.96	$4,246	$4,740	12%
1,501-3,000 sf	2.71	$4,246	$6,561	55%
Over 3,000 sf	3.37	$4,246	$8,162	92%
Mobile home	1.76	$3,442	$4,262	24%
Multi-family (avg)	1.76	$2,686	$4,262	59%
0 Bedrooms (studio)	1.09	$2,686	$2,640	-2%
1 Bedroom	1.20	$2,686	$2, 906	8%
2 Bedrooms	1.99	$2,686	$4,819	79%
3+ Bedrooms	2.51	$2,686	$6,079	126%

Oregon Cities Rate Comparison



SDC Assessment - Nonresidential



Office Example (unit = 1,000 sf. ft.)

$2,422 X 3.3 X 0.2= $1,599

Hotel Example (unit = room)

$2,422 X 2.3 X 0.44= $2,451

Commercial Rates

Development Type	Units	Current Rate	Updated Rate	Percent Change
Hotel/ Motel	Room	$1,697	$2,451	44%
Office, Eating & Drinking	TGSF	$1,134	$1,599	41%
Industrial	TGSF	$694	$986	42%
Retail, General Services	TGSF	$413	$578	40%
Warehousing	TGSF	$167	$235	41%

TGSF = Thousand Gross Square Feet

City Council Priorities

- Affordable Housing
- Public Safety
- Climate Recovery Ordinance
- Livability

Envision Eugene Pillars

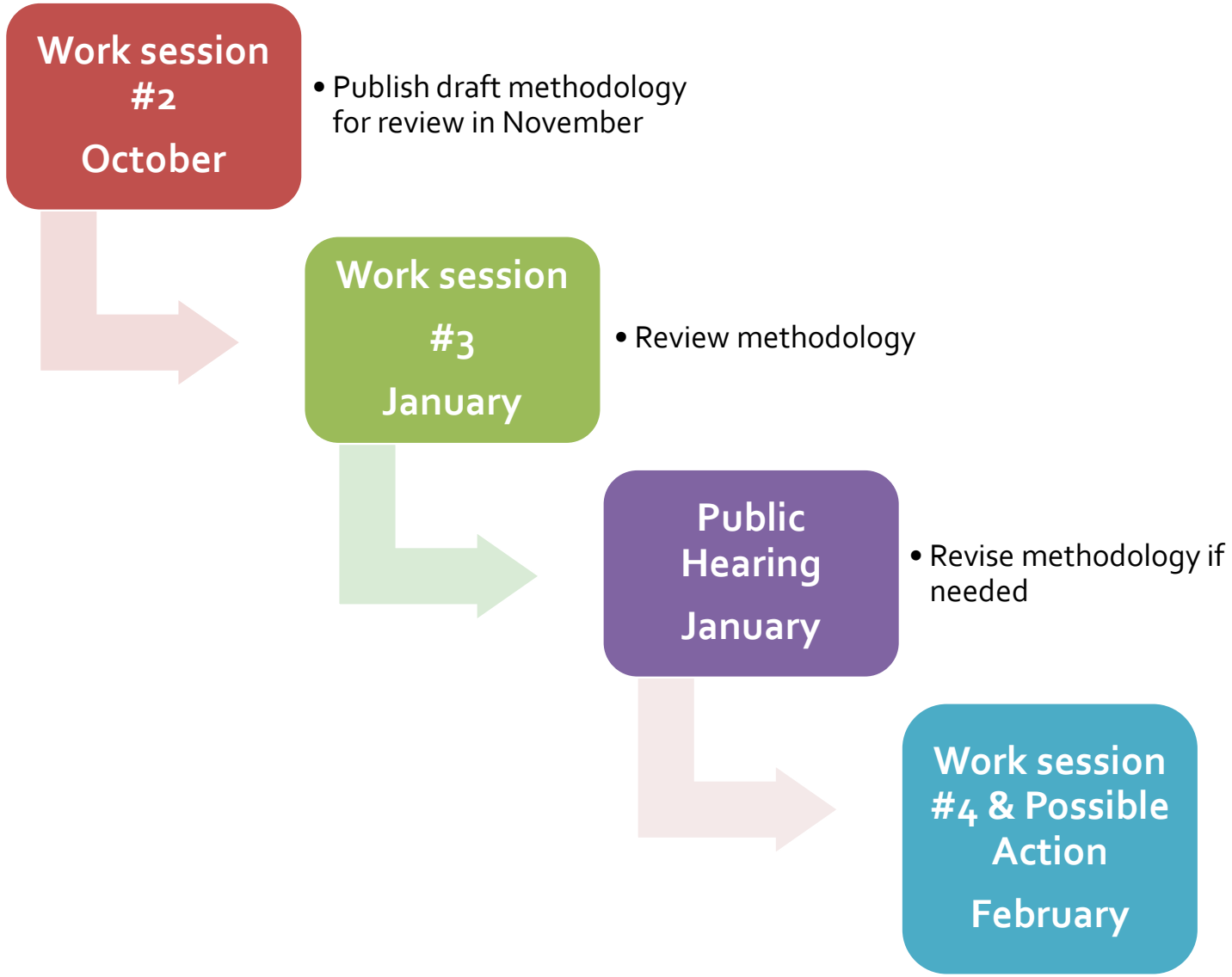
- Housing Affordability
- Climate Change and Energy Resiliency
- Neighborhood Livability
- Natural Resources

OPTION: **2**-Year Phasing Plan

Development Type	Current Rate	Year One	Year Two (Full Rate)
Single-family Average	$4,246	$5,162	$6,077
Annual Increase		22%	18%
Multi-family Average	$2,686	$3,474	$4,262
Annual Increase		29%	23%

- IMPLICATION: Delaying implementation of the full rate means the revenue collected will not support the prioritized project list, pushing more projects out into Phase 3 and beyond.
- ASSUMPTION: Development types that see an overall rate decrease would realize the full decrease in year one.

Timeline


Work session #2
October
• Publish draft methodology for review in November
Work session #3
January
• Review methodology
Public Hearing
January
• Revise methodology if needed
Work session #4 & Possible Action
February