



West Hills  
Neighborhood Park



# Parks SDC Methodology Update – Work Session

February 10, 2026

# Work Session

- Purpose: Explain new Parks SDC methodology triggered by PROS Plan Adoption
- Focus: What changed, what it funds, developer cost impacts
- Goal: Transparent financial understanding for Council

# Why Update the Methodology?

- Existing methodology dates to 1998
  - Growth assumptions and cost basis outdated
  - Does not charge SDC to commercial or industrial developments
  - Does not align with adopted PROS Plan CIP
  - Does not ensure growth pays proportional share of planned capacity expansion

# Old vs New Methodology

- Old: Level of Service (LOS) driven
  - Average persons per unit approach
  - Partial Cost Recovery (~50%)
- New:
  - Capital-project driven methodology
  - Equivalent population modeling and full cost transparency

# Growth Assumptions (2022–2041)

- Resident Growth: 12,832 new residents
- Employment growth: 6,583 jobs
- **Equivalent Population growth: 15,008 people**

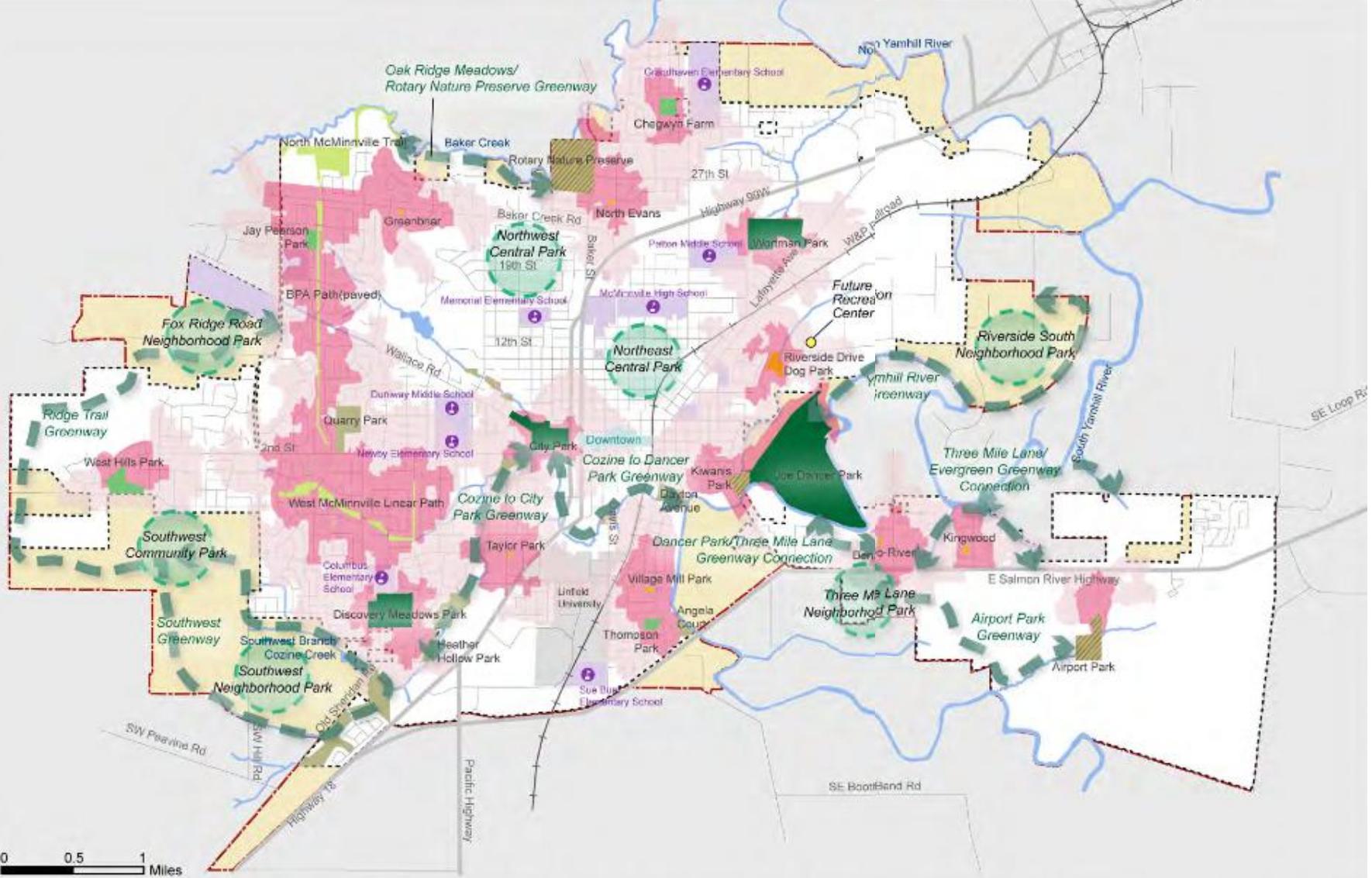
## Level of Service Assumption

- **Maintain Current Service Level Standard:  
8.5 acres / 1,000 equivalent population**

Does Council have any  
questions on the assumptions  
used in the methodology  
development?

# Capital Program Supported

- 60 total parks in CIP
- 35 parks include SDC-eligible capacity projects
- Total park capital program  $\approx$  \$115M
- SDC-eligible capacity projects  $\approx$  \$93.3M



#### Park and Recreation Facilities

- Community Parks
- Neighborhood Parks
- Linear/Trail Parks
- Developed Natural Areas
- Undeveloped Natural Areas
- Parklettes
- Special Use Parks
- Undeveloped Parks

#### Developed Parks Service Area

- 1/4 Mile Walk
- 1/2 Mile Walk

#### Base Map Features

- Major Streets
- Streets
- Railroads
- School District Property
- Linfield University
- Water Bodies
- City Boundary
- Urban Growth Boundary

#### Future Parks and Trails

- Proposed Park Search Areas
- Proposed Greenways

# Proposed Parks & Greenways – Capital Cost Summary

Category	Key Projects	Acres	Miles	Estimated Capital Cost
<b>Proposed Neighborhood Parks</b>	Fox Ridge, Riverside South, Southwest, Three Mile Lane, Northeast Central, Northwest Central (land acquisition + park development)	29.2	0.0	<b>\$33,580,000</b>
<b>Proposed Community Parks</b>	Southwest Community Park (land acquisition + park development)	20.0	0.0	<b>\$26,000,000</b>
<b>Proposed Greenways (Development Only)</b>	Airport Park, Cozine–City Park, Cozine–Dancer, Joe Dancer/Three Mile, Oak Ridge/Rotary, Ridge Trail, Southwest, Three Mile/Evergreen, Yamhill River	92.4	16.8	<b>\$20,787,955</b>
<b>Subtotal – Proposed Parks &amp; Greenways</b>	—	141.6	16.8	<b>\$80,367,955</b>

# Projects not Included

- Renovation and Replacement Projects
- Maintenance and Improvement Projects
- Recreation Center and Aquatic Center Replacements (Bond Projects)

Does Council have any  
questions on the projects in the  
PROS plan CIP?

# Cost Basis – How the SDC Is Built

- Average eligible cost per acre: \$641,623
  - Acres needed for growth: 127.6 acres
  - Total investment needed for growth  $\approx$  \$81.9M
  - Costs include land acquisition + park development\*

**\*Note: Both are SDC Credit Eligible**

# Financial Adjustments

- Compliance/admin costs  $\approx$  10% of total
- Offsets
  - Existing SDC fund balance offsets cost
  - Historic grants/donations  $\approx$  17% offset
- Net adjustment reduces per-person cost by ~\$519

# Net Cost Calculation

- Gross cost per equivalent person:  
\$5,455.65
- Adjustments: -\$518.92
- **Net cost per equivalent person:**  
**\$4,936.73**

# Residential SDC

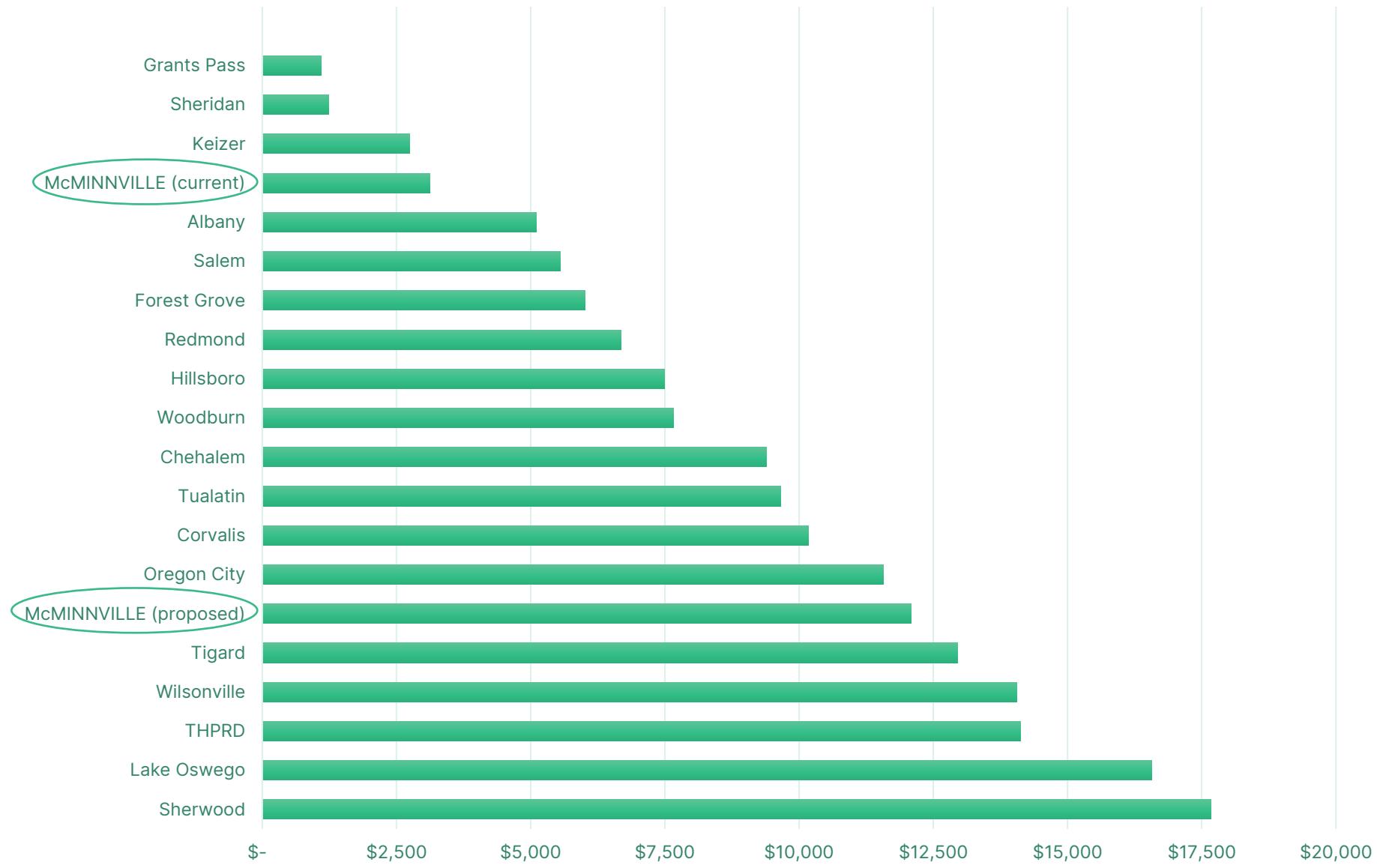
- Converted into per-unit development charges

■ <500 sf:	\$6,042
■ 500–999 sf:	\$9,560
■ 1,000–1,999 sf:	\$12,513
■ 2,000–2,999 sf:	\$13,820
■ 3,000–3,999 sf:	\$15,029
■ 4,000+ sf:	\$15,577

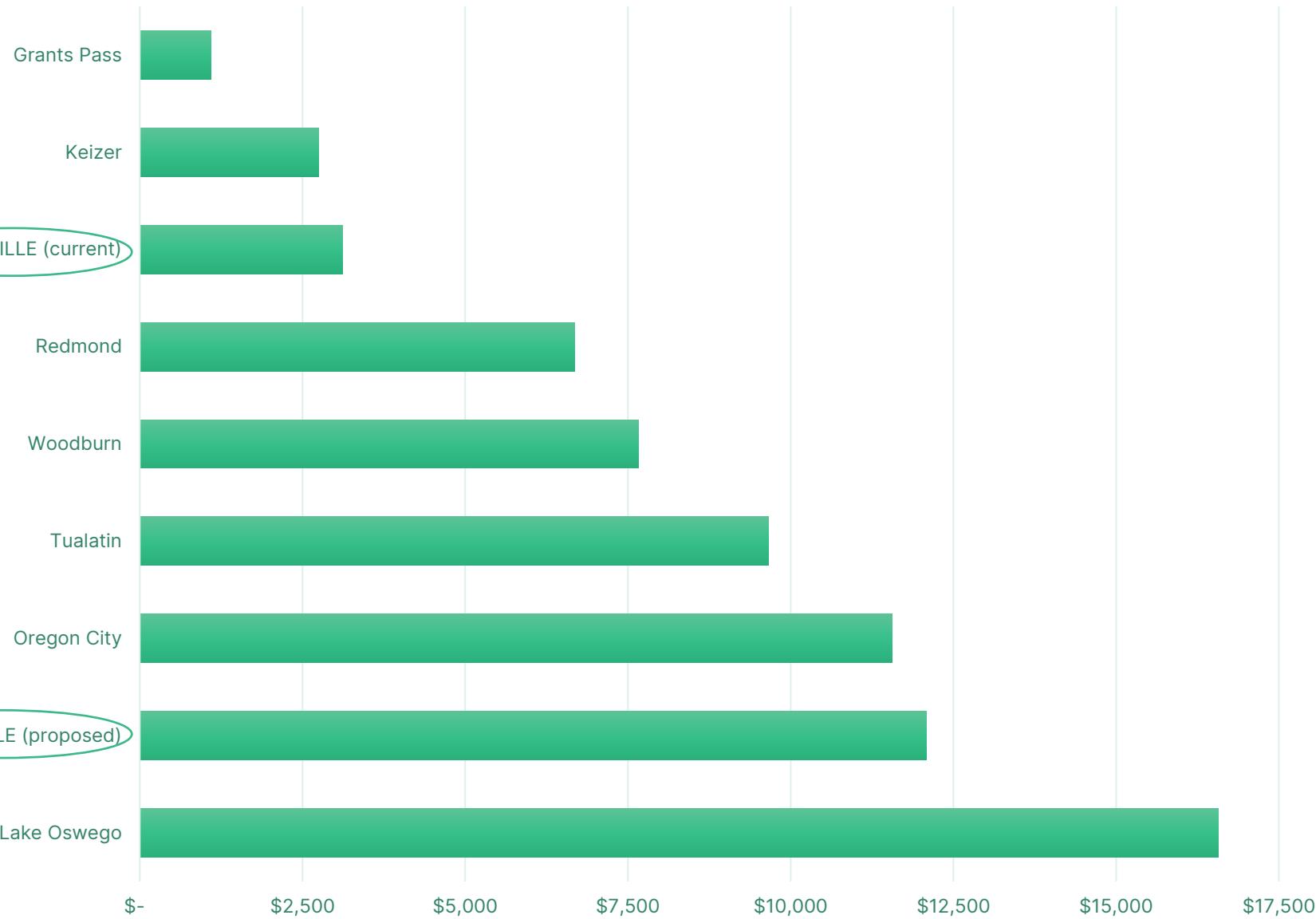
# Developer Cost Impact

- Current Parks SDC  $\approx$  \$3,210 per unit
  - Inflation-only FY27 rate  $\approx$  \$3,088
- New methodology typical home  $\approx$  \$12,500
  - Increase reflects full growth cost recovery

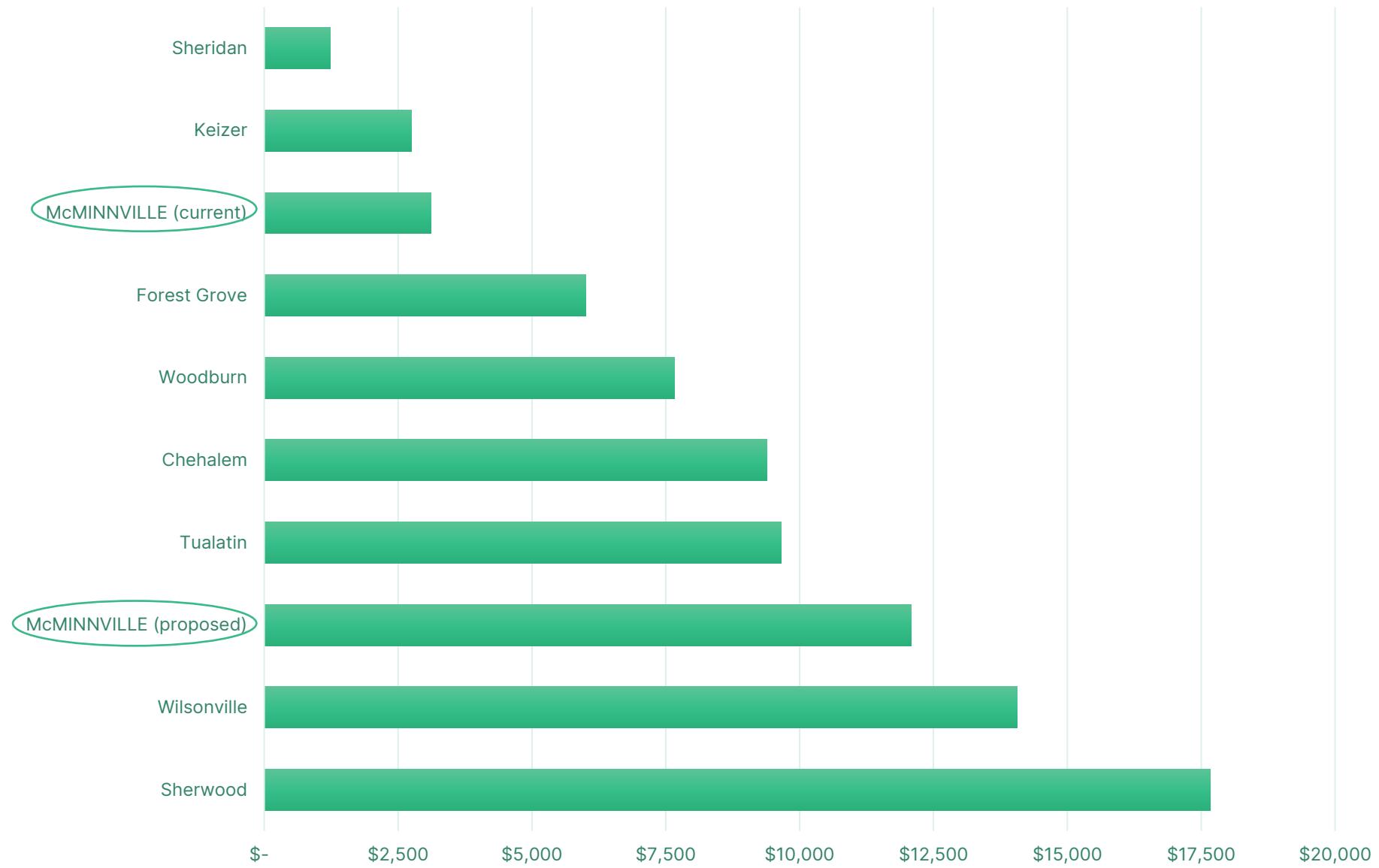
## Residential SDC



## Residential SDC - Closest Population Comps



## Residential SDC - Closest Neighbor Comps



# Non-Residential\* SDC Examples

- Industrial: \$2.77 / sf
- Warehouse: \$0.78 / sf
- Retail / Hospitality: \$3.47 / sf
- Office: \$2.96 / sf

\*Note: 10 of 14 comparative municipalities have Non-Residential Park SDCs

# Does the Council have any questions on the numbers?

# Missed Revenue

- Over the last 18 months
  - \$2M in Residential SDCs
  - \$700k in Non-Residential SDCs from the 5 largest developments alone

# Key Policy Takeaways

- Growth pays for growth capacity at today's Level of Service
- Projects directly tied to adopted CIP
- No funding for operations or maintenance
- Financial transparency and legal defensibility

Does the Council have any  
final questions?

Does Council need any  
additional information before  
staff prepares a  
resolution/ordinance?

# Next Steps

- Staff to prepare any additional information requested by Council.
- Staff to analyze effects of any changes due to discussion this evening.
- Staff to prepare a final Ordinance/Resolution