



Bend Metro Park & Recreation District

February 19, 2019

Board of Directors Agenda and Reports

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play for life



Our Vision

To be a leader in building a community connected to nature, active lifestyles and one another.

Our Mission

To strengthen community vitality and foster healthy, enriched lifestyles by providing exceptional park and recreation services.

We Value

Excellence by striving to set the standard for quality programs, parks and services through leadership, vision, innovation and dedication to our work.

Environmental Sustainability by helping to protect, maintain and preserve our natural and developed resources.

Fiscal Accountability by responsibly and efficiently managing the financial health of the District today and for generations to come.

Inclusiveness by reducing physical, social and financial barriers to our programs, facilities and services.

Partnerships by fostering an atmosphere of cooperation, trust and resourcefulness with our patrons, coworkers and other organizations.

Customers by interacting with people in a responsive, considerate and efficient manner.

Safety by promoting a safe and healthy environment for all who work and play in our parks, facilities and programs.

Staff by honoring the diverse contributions of each employee and volunteer, and recognizing them as essential to accomplishing our mission.

play for life

District Office | Don Horton, Executive Director

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Board of Directors

February 19, 2019

District Office Building | 799 SW Columbia | Bend, Oregon

AGENDA



5:30 p.m. CONVENE MEETING

WORK SESSION

1. SDC Methodology Update Discussion (Project List) – *Michelle Healy, Deb Galardi and Lindsey Lombard (80 min)*

**Occasionally the Board allow for public comment during the Work Session. Due to time constraints this meeting, visitors will be heard in the Business Session only.*

6:50 p.m. BREAK/TRANSITION

7:00 p.m. BUSINESS SESSION

VISITORS

The Board welcomes input from individuals at our public meetings about District-related issues. Meeting attendees who wish to speak are asked to submit a comment card provided at the sign-in table. Speakers will have 3 minutes for comments. If there are questions, follow up will occur after the meeting. Thank you for your involvement and time.

CONSENT AGENDA

1. Meeting Minutes – 02/05/2019
2. Approve Updated Fees and Charges Policy

BUSINESS SESSION

1. Resolution No. 419-Providing Direction Resultant to the Oregon Consensus Report on South UGB Deschutes River Connection – *Don Horton (15 min)*
2. Accept Discovery Park Land Donation – *Don Horton (15 min)*

EXECUTIVE DIRECTOR’S REPORT

BOARD MEETINGS CALENDAR REVIEW

PROJECT REPORT

GOOD OF THE ORDER

ADJOURN



Accessible Meeting/Alternate Format Notification

This meeting location is accessible. Sign and other language interpreter service, assistive listening devices, materials in alternate format or other accommodations are available upon advance request. Please contact the Executive Assistant no later than 24 hours in advance of the meeting at sheilar@bendparksandrec.org or 541-706-6151. Providing at least 2 business days’ notice prior to the meeting will help ensure availability.

BOARD AGENDA COMMUNICATION

AGENDA DATE:	February 19, 2019
SUBJECT:	System Development Charge (SDC) Methodology Update
STAFF RESOURCE:	Michelle Healy, Planning & Park Services Director Lindsey Lombard, Administrative Services Director Sarah Bodo, Park Planner
GUEST PRESENTER:	Deb Galardi, Galardi Rothstein Group
PREVIOUS BOARD ACTION:	Discussion on November 6, 2018; Workshop on January 29, 2019
ACTION PROPOSED:	None
STRATEGIC PLAN:	
Theme:	Financial Stewardship
Objective:	Invest in the Future
Initiative:	Maintain the District's Systems Development Charge (SDC) program to ensure adequate funding for future facility needs to meet population growth.

BACKGROUND

At the January 29 SDC workshop, Board members reviewed information about the updated approach to the methodology and proposed project list, and provided direction and questions for staff follow up. The information requested by the Board will be provided during the February 19 work session. This work session will also provide an opportunity for the Board to consider policy direction for SDC administrative options such as exemptions for affordable housing and other development types, deferrals and financing.

Stakeholder Outreach

A stakeholder outreach summary was provided at the January 29, 2019 workshop. Since then, staff met with additional stakeholders and received written feedback. Staff met with City and County staff on administrative issues. Staff also met with representatives from Visit Bend and the Oregon Restaurant and Lodging Association to understand concerns regarding changes to the hotel room SDC. Staff is now scheduling meetings with local hotel developers. A summary of additional feedback will be presented on February 19. The project website is also up to date: <http://www.bendparksandrec.org/about/sdc/>

Discussion

Deb Galardi and staff will present pros and cons for the Board's consideration of the following topics:

- Regression analysis for assessing fees on single family and multifamily dwelling units

- Administrative considerations based on meetings with City and County staff
- Potentially excluding neighborhood parks from a nonresidential SDC
- Assessing a multifamily rate for accessory dwelling units and other development types such as dormitories
- SDC exemptions for affordable housing and memory care facilities
- SDC Rate and level of service implications for revised project list
- Implementation timeline

Project Timeline

The goal is to complete the project by the end of May 2019. This timeline helps the District in planning for future project development and also provides the development community more certainty around future SDC fees and procedures. A general timeline of the SDC methodology project is as follows:

- *October 2018-April 2019:* Research, stakeholder conversations, and analysis
- *February 20, 2019:* 90-day written notice public hearing (as required by Oregon Revised Statutes (ORS))
- *March 22, 2019:* Draft SDC Methodology Report and 60-day public review (as required by ORS)
- *May 21, 2019:* Public hearing and first reading of the SDC ordinance pending Board approval
- *June 4, 2019:* Public hearing and second reading of the SDC ordinance
- *July 2019:* Expected implementation

BUDGETARY IMPACT

The SDC methodology has impacts on future SDC fee revenues and the funding available for SDC eligible projects in the District’s adopted Capital Improvement Plan and in the newly adopted Comprehensive Plan.

STAFF RECOMMENDATION

None

MOTION

None

ATTACHMENTS

1. Revised project list
2. Regression analysis summary and tables

Summary of Revised SDC Project List

Type	New SDCs	Existing SDCs	Project Count
Community Parks	\$ 13,859,199		2
Neighborhood Parks	\$ 48,855,172		28
Recreation Facilities	\$ 11,610,670	\$ 1,503,797	2
Trails	\$ 4,951,601	\$ 1,244,614	18
New or Expanded Amenities or Access		\$ 9,943,654	14
Improved Level of Performance/ Development		\$ 6,742,242	9
Grand Total	\$ 79,276,641	\$ 19,434,307	73

Revised SDC Project List - New SDC \$

	A	B	C	D	E	F	G
4	Type	Project	Map Name	Map Reference	Size	Unit	New SDCs
5	Community Parks	Park Search Area--Alpenglow Park	Park Search Areas 25, Planned Project 34	see to left	36.7	acres	\$ 8,666,802
6		Pine Nursery Park Phase 5	Planned Project	13	5	acres	\$ 5,192,397
7	Neighborhood Parks	Goodrich Site	Planned Project	24	2.5	acres	\$ 823,222
8		Neighborhood Park Land for Current UGB Expansion Area			8	acres	\$ 4,509,943
9		Neighborhood Park Land for Future UGB Expansion			20	acres	\$ 9,019,887
10		Neighborhood Park Land to Serve New Density			56	acres	\$ 23,798,751
11		Neighborhood Park Land to Serve New Density with Field Space	Park Search Areas	18	12	acres	\$ 3,069,484
12		Neighborhood Park Land to Serve New Development (Discovery West)	Park Search Areas	11	3	acres	\$ 2,374,848
13		Park Land in Central District	N/A	N/A	1	acres	\$ 1,249,034
14		Park Search Area--Northpointe Site	Park Search Areas 1, Planned Project 9	see to left	2.7	acres	\$ 1,755,030
15		Park Search Area--Search area 14 (Litchfield Site)	Park Search Areas 14, Planned Project 8	see to left	4	acres	\$ 2,254,972
16	Recreation Facilities	Art Station	N/A	N/A	2,292	SQ FT	\$ 919,400
17		Larkspur Community Center	Planned Project	7	40,000	SQ FT	\$ 10,691,270
18	Trails	Arnold Canal Trail and Trailhead Development	Trail Plan	3	1.5	miles	\$ 440,889
19		Central Oregon Historic Canal Trail (COHCT) Connection from Blakely Road to DRT (including Brookwood undercrossing)	Trail Plan	7A	0.5	miles	\$ 14,986
20		Central Oregon Historic Canal Trail from Blakely Road to Hansen Park	Trail Plan	7B	2.6	miles	\$ 545,648
21		Central Oregon Historic Canal Trail from Hansen Park to Eastgate Park	Trail Plan	7C	3.6	miles	\$ 143,863
22		Deschutes River Trail (DRT) Putnam to Riley Ranch Nature Reserve (RRNR) Bike/Pedestrian Bridge	Trail Plan	13A	1.2	miles	\$ 128,267
23		Discovery West Trail	Trail Plan	16	1.5	miles	\$ 539,424
24		DRT Connector to Shevlin Park	Trail Plan	14	0.5	miles	\$ 66,121
25		DRT Galveston to Miller's Landing	Trail Plan	13E	0.3	miles	\$ 575,610
26		DRT Kirkaldy to Putnam	Trail Plan	13C	0.1	miles	\$ 49,300
27		High Desert Park Trails	Trail Plan	19	1	miles	\$ 176,323

Revised SDC Project List - New SDC \$

	A	B	C	D	E	F	G
4	Type	Project	Map Name	Map Reference	Size	Unit	New SDCs
28	Trails	Manzanita Trail	Trail Plan	21	0.3	miles	\$ 33,061
29		North Unit Canal Trail	Trail Plan	22A	4	miles	\$ 159,847
30		Park Search Area--Riley Ranch Nature Reserve Neighborhood Access	Park Search Areas 2, Planned Project 39	see to left	0.8	miles	\$ 16,826
31		Pilot Butte Canal Trail	Trail Plan	23	4	miles	\$ 159,847
32		Quail Trail	Trail Plan	27	0.7	miles	\$ 87,280
33		Riley Ranch Nature Reserve Bike/Pedestrian Bridge	Planned Project	15	0.0	miles	\$ 663,907
34		South Deschutes River Trail (DRT) Buck Canyon Trailhead	Trail Plan	13F	0.4	miles	\$ 125,777
35		Trail acquisition, safety and crossings	Trail Plan	13F	N/A	N/A	\$ 1,024,625
36	Grand Total						\$ 79,276,641

Revised SDC Project List - Existing SDC \$
These projects are not included in the new SDC calculation

	A	B	C	D	E
4	Type	Project	Map Name	Map Reference	Existing SDCs
5	Recreation Facilities				\$ 1,503,797
6	Trails				\$ 1,244,614
7	Improved Level of Performance/ Development	Big Sky Park Expansion	Planned Project	2	\$ 3,415,748
8		Discovery West (Shevlin Park South Trailhead Parking)	Planned Project	17B	\$ 145,387
9		Hansen Park Trailhead	Planned Project	22	\$ 80,067
10		Haul Road Trail	Trail Plan	18	\$ 468,547
11		Heritage Square Plaza	Planned Project	31	\$ 519,240
12		Park Search Area--DRT North Trailhead	Park Search Areas 3, Trail Plan 13B	see to left	\$ 332,313
13		Pine Nursery Park Phase 4 (Pending Partnership)	Planned Project	13	\$ 207,696
14		Stone Creek (Acquisition and Development Reimbursement)	N/A	N/A	\$ 534,765
15		Westside Recreation Center Planning and Infrastructure	N/A	N/A	\$ 1,038,479
16	New or Expanded Amenities or Access	Discovery Park Phase 2	Planned Project	33	\$ 643,857
17		Drake Park DRT and Bank Improvements	Trail Plan	13D	\$ 3,931,649
18		Empire Crossing Park	Planned Project	4	\$ 129,810
19		Hollinshead Park Master Plan and Renovation	Planned Project	5	\$ 259,620
20		Juniper Park	Planned Project	6	\$ 1,259,337
21		Pacific Crest Athletic Field Development	Planned Project	11	\$ 1,401,947
22		Park Search Area--8th St. Crossing	Park Search Areas 12, Planned Project 38	see to left	\$ 18,693
23		Park Search Area--Brookwood Blvd Crossing	Park Search Areas 30, Planned Project 36	see to left	\$ 15,577
24		Park Search Area--Neff and Hamby Rd. Crossings	Park Search Areas 10, Planned Project 37	see to left	\$ 10,385
25		Park Search Area--Reed Market Road Trail Crossing to Larkspur Park	Park Search Areas 22, Planned Project 35	see to left	\$ 15,577
26		Ponderosa Master Plan and Renovation	Planned Project	25	\$ 363,468
27		Rockridge Park Phase 2	Planned Project	16	\$ 347,891
28		Sunset View Park	Planned Project	19	\$ 281,703
29		Bend Golf and Country Club - Parrell Road Neighborhood Park	N/A	N/A	\$ 1,264,141
30	Grand Total				\$ 19,434,307

Other Comprehensive Plan Projects not Included in SDC Project List

Type	Project	Map Name	Map Reference	Note
Community Parks	Acquire Land Adjacent to Riverbend Park	Planned Project	1	Removed from SDC Project List
	Central Oregon Irrigation District (COID) Natural Area Park	Planned Project	21	10+ years
	Park Search Area--High Desert Park Development	Park Search Area 29, Planned Project 23	see to left	10+ years
Redevelopment	Sawyer Park Redevelopment	Planned Project	28	Not SDC eligible
	Skyline Park Redevelopment	Planned Project	18	Not SDC eligible
	Sylvan Park Planning Process and Renovation	Planned Project	29	Not SDC eligible
	Woodriver Park Planning Process and Renovation	Planned Project	30	Not SDC eligible
Renovation	Brandis Square Redesign	Planned Project	26	Not SDC eligible
	Pioneer Park Phase 2	Planned Project	14	Not SDC eligible
	Shevlin Park Transportation Improvements	Planned Project	17C	Not SDC eligible
Trails	COHCT Eastgate Park to the Badlands	Trail Plan	7D	10+ years
	Hansen to Big Sky Park Trail	Trail Plan	17	10+ years
	Pine Nursery North Unit Canal Bike/Pedestrian Bridge	Trail Plan	22B	Other funding
	Powerline Trail	Trail Plan	26	10+ years
	Shevlin Park North - Tumalo Creek Bike/Pedestrian Bridge	Trail Plan	31A	10+ years
	TransCanada Trail	Trail Plan	33	10+ years
	Tumalo Creek Trail	Trail Plan	34	10+ years
Asset Management	JSFC Flooring Replacement	Planned Project	6	Not SDC eligible
	JSFC Indoor Pool Tank Replacement	Planned Project	6	Not SDC eligible
	JSFC Shower Renovation	Planned Project	6	Not SDC eligible
	Juniper Swim and Fitness Center (JSFC) Pool Lighting	Planned Project	6	Project Complete
	Natural Resource River Stewardship	N/A	N/A	Not SDC eligible
	Orchard Park Improvements	Planned Project	10	Not SDC eligible; Project Complete
	Park Services Complex	Planned Project	12	Not SDC eligible
	Park Services Complex Repairs/ Upgrades	Planned Project	12	Not SDC eligible; Project Complete
	Pioneer Park Improvements	Planned Project	14	Not SDC eligible; Project Complete
	Skyline Field Renovations	Planned Project	18	Not SDC eligible
Grand Total				



PREPARED FOR: Michelle Healy and Sarah Bodo, Bend Park and Recreation District
PREPARED BY: Deb Galardi, Galardi Rothstein Group
SUBJECT: Residential SDC Assessment Follow-Up
DATE: February 13, 2019

At the January 29, 2019 Board Workshop, Galardi Rothstein Group presented preliminary SDC structure options for residential development. The preliminary options included tiered SDCs: separate SDCs for 3-4 size categories within the single family or multifamily class that increase as the dwelling size increases (measured by square feet or the number of bedrooms). Following initial discussion, the Board directed the technical team to develop additional options that provided a wider range of SDC rates within each class – either by increasing the number of tiers, or by developing a coefficient that could be applied to any size dwelling to estimate the number of occupants based on a regression analysis. The follow-up analysis is summarized below.

Regression Analysis

The technical team conducted separate regression analyses for single family and multifamily to determine the functional relationship between people per dwelling unit and the size of the dwelling unit in square feet (SQFT). In determining the type of regression model to use, it is important to consider the type of relationship between the variables being analyzed. A linear relationship assumes that the number of people per household increases at a constant rate for any size of home. Alternatively, a linear-logarithmic relationship assumes that the rate of change (or number of people) increases initially, but then levels off once the dwelling reaches a certain size. We can see from plotting available information on persons per household and SQFT that the relationship is non-linear; generally the number of occupants increases more significantly for each additional SQFT for smaller dwellings than for larger dwellings.

Both the linear and linear-logarithmic models were applied to the data sets for single family and multifamily development, and the resulting persons per dwelling compared against the preliminary tiered structure, and the current uniform SDC structure. The results are shown in Figure 1 (single family) and Figure 2 (multifamily). When evaluating how each estimated relationship fits with the data, the statistical results support the notion that the linear relationship (blue dotted line) would naturally tend to overestimate the number of people living in the smaller homes and the much larger homes (as it does not account for the greater sensitivity in occupancy at the lower end of the size scale). The non-linear relationship (linear-log line shown in orange) tends to be a better fit (statistically and theoretically) to how many people live in different sized homes than the linear relationship.

Figure 1: Single Family Regression Comparison

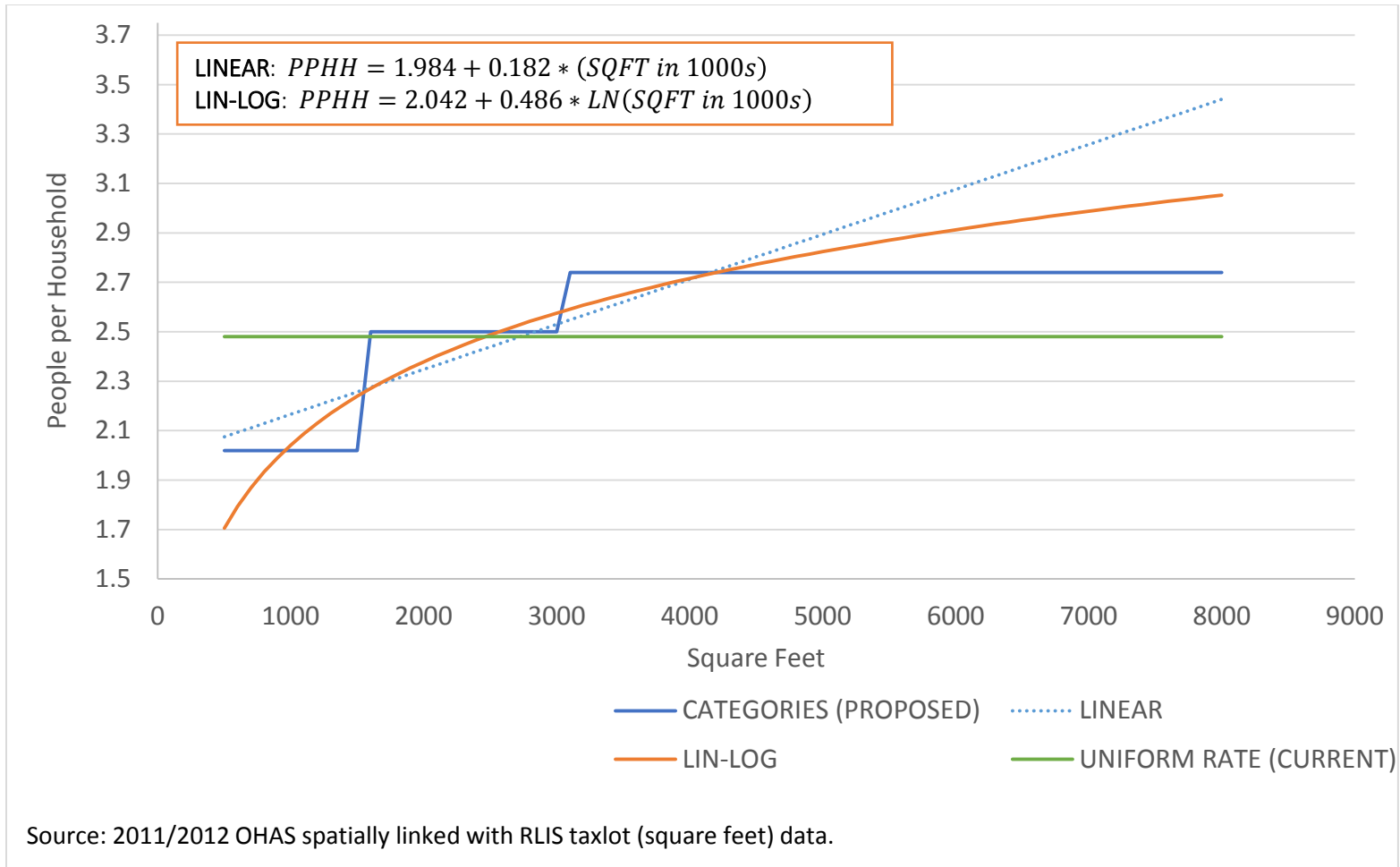
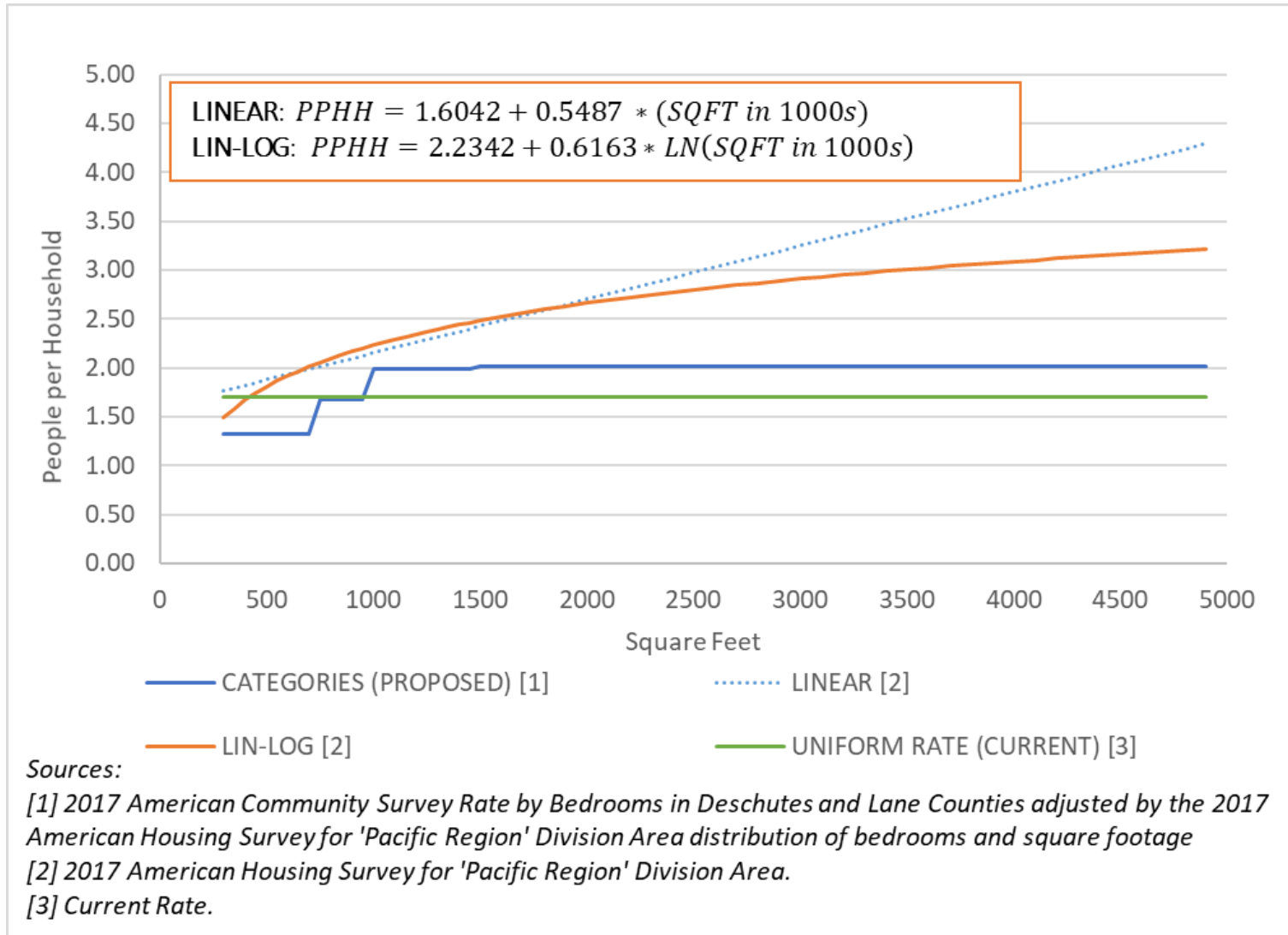


Figure 2: Multifamily Regression Comparison



Tables R-1 and R-2 (at the end of the memorandum) show the detailed occupants per household estimated for each model and the resulting SDCs based on the two scenarios of unit costs presented previously to the Board (All Development and Residential and Visitor Development Only). It should be noted that the range of single-family dwelling sizes shown in Table R-1 is based on the observations available in the data set. For single family there are only a small handful of observations that are below 700 SQFT; so few that caution should be used in applying the equation below about 700.

Multifamily Data Limitations

As was discussed in Technical Memorandum #2, data limitations required us to use a different approach to developing the preliminary SQFT tiers for multifamily than we had used for single family. For single family, we were able to directly link persons per household to SQFT for a sample of households within the District's service area. For multifamily, we lacked that direct link between people and SQFT, so the analysis required a two-step process: 1) estimating persons per household by *bedrooms* using data from the American Community Survey (ACS) for Deschutes County, and 2) converting the bedroom rates to *SQFT* rates based on the distribution of households across bedroom and SQFT categories using the American Housing Survey (AHS) for the Pacific Region.

Since the ACS (Deschutes County) data used to develop the preliminary tiers does not provide information on SQFT, in order to develop the regression for multifamily we have to rely on the AHS (Pacific Region) data only. The differences shown in Figure 2 between the preliminary tiers and the regression (i.e. the regression estimates fall slightly higher than the preliminary tier estimates) are likely due to both our original approach (converting bedroom rates to SQFT rates), and the difference between Deschutes County and Pacific Region data.

Another issue with the multifamily regression is that the AHS does not provide *continuous* SQFT information; instead it provides a handful of dwelling size ranges from which we have estimated the regression based on the mid-points in the categories (e.g., 625 SQFT for the data range "500-750 SQFT"). For the lower "<500" and upper ">4000" category, we do not have sufficient data to specify a mid-point, so we have assumed 250 and 5000 SQFT, respectively. Table R-2 provides a range of data from 300 SQFT through 5000, but realistically we don't have enough information to indicate defensible lower and upper limits of the data.

Additional Tiers

The results of the single family regression analysis can be used to develop additional categories of dwelling sizes under a tiered rate structure by taking the average persons per household within the range from the values presented in Table R-1. The table on the next page compares the preliminary 3-Tier Single Family SDC structure to a sample 5-Tier structure, with additional tiers on the lower and upper ends of the range.

Sample Single Family Residential Tiers

	Avg. People per Dwelling Unit	Preliminary \$/Dwelling Unit	
		Residents + Visitors	All Development
Preliminary 3-Tier Structure			
<1500 SQFT	2.02	\$7,167	\$6,855
1500-3000 SQFT	2.50	\$8,870	\$8,483
>3000 SQFT	2.74	\$9,722	\$9,298
Sample 5-Tier Structure			
<800 SQFT	1.87	\$6,635	\$6,346
800-1500 SQFT	2.10	\$7,451	\$7,126
1501-2500 SQFT	2.39	\$8,480	\$8,110
2501-3600 SQFT	2.58	\$9,154	\$8,755
>3600 SQFT	2.88	\$10,218	\$9,773
All Single Family Dwelling Sizes⁴	2.50	\$8,870	\$8,483

Due to the fact that the preliminary tier structure for multifamily already included an additional tier beyond single family, and the data limitations discussed above, an additional tier structure has not been developed for multifamily, pending further Board discussion.

The choice of whether to select a structure based on tiers or the full range of household sizes from the regression analysis is a policy decision that generally involves balancing equity considerations against administrative requirements.

Accessory Dwelling Units

While accessory dwelling units are technically single family detached units, they may function more like multifamily in terms of occupancy rates. The District currently assumes 1 person per unit for ADUs, which is similar to the estimated number of occupants for a multifamily dwelling with 0 bedrooms (1.08 persons¹). Alternatively, the District could apply the multifamily regression results based on the actual SQFT in order to have a range of SDCs for ADUs.

¹ See Technical Memorandum #2 (Residential SDC Assessment Options)

Table R-1: Single Family Regression Option Comparison													
					Cost per person				Cost per person				
					\$ 3,393.32				\$ 3,548.01				
SQ FT	Estimated Persons per Household				SDC per Dwelling Unit - All Development				SDC per Dwelling Unit - Res +Visitors Only				
	LINEAR	LIN-LOG	Prelim. Tiers	Uniform Rate	LINEAR	LIN-LOG	Preliminary Tiers	UNIFORM RATE	LINEAR	LIN-LOG	Preliminary Tiers	UNIFORM RATE	
700	2.11	1.87	2.02	2.50	\$ 7,165	\$ 6,341	\$ 6,855	\$ 8,483	\$ 7,491	\$ 6,630	\$ 7,167	\$ 8,870	
800	2.13	1.93	2.02	2.50	\$ 7,226	\$ 6,561	\$ 6,855	\$ 8,483	\$ 7,556	\$ 6,860	\$ 7,167	\$ 8,870	
900	2.15	1.99	2.02	2.50	\$ 7,288	\$ 6,755	\$ 6,855	\$ 8,483	\$ 7,620	\$ 7,063	\$ 7,167	\$ 8,870	
1000	2.17	2.04	2.02	2.50	\$ 7,350	\$ 6,929	\$ 6,855	\$ 8,483	\$ 7,685	\$ 7,245	\$ 7,167	\$ 8,870	
1100	2.18	2.09	2.02	2.50	\$ 7,412	\$ 7,086	\$ 6,855	\$ 8,483	\$ 7,750	\$ 7,409	\$ 7,167	\$ 8,870	
1200	2.20	2.13	2.02	2.50	\$ 7,473	\$ 7,230	\$ 6,855	\$ 8,483	\$ 7,814	\$ 7,559	\$ 7,167	\$ 8,870	
1300	2.22	2.17	2.02	2.50	\$ 7,535	\$ 7,362	\$ 6,855	\$ 8,483	\$ 7,879	\$ 7,697	\$ 7,167	\$ 8,870	
1400	2.24	2.21	2.02	2.50	\$ 7,597	\$ 7,484	\$ 6,855	\$ 8,483	\$ 7,943	\$ 7,825	\$ 7,167	\$ 8,870	
1500	2.26	2.24	2.02	2.50	\$ 7,659	\$ 7,598	\$ 6,855	\$ 8,483	\$ 8,008	\$ 7,944	\$ 7,167	\$ 8,870	
1600	2.28	2.27	2.50	2.50	\$ 7,720	\$ 7,704	\$ 8,483	\$ 8,483	\$ 8,072	\$ 8,055	\$ 8,870	\$ 8,870	
1700	2.29	2.30	2.50	2.50	\$ 7,782	\$ 7,804	\$ 8,483	\$ 8,483	\$ 8,137	\$ 8,160	\$ 8,870	\$ 8,870	
1800	2.31	2.33	2.50	2.50	\$ 7,844	\$ 7,899	\$ 8,483	\$ 8,483	\$ 8,202	\$ 8,259	\$ 8,870	\$ 8,870	
1900	2.33	2.35	2.50	2.50	\$ 7,906	\$ 7,988	\$ 8,483	\$ 8,483	\$ 8,266	\$ 8,352	\$ 8,870	\$ 8,870	
2000	2.35	2.38	2.50	2.50	\$ 7,968	\$ 8,072	\$ 8,483	\$ 8,483	\$ 8,331	\$ 8,440	\$ 8,870	\$ 8,870	
2100	2.37	2.40	2.50	2.50	\$ 8,029	\$ 8,153	\$ 8,483	\$ 8,483	\$ 8,395	\$ 8,524	\$ 8,870	\$ 8,870	
2200	2.38	2.43	2.50	2.50	\$ 8,091	\$ 8,229	\$ 8,483	\$ 8,483	\$ 8,460	\$ 8,605	\$ 8,870	\$ 8,870	
2300	2.40	2.45	2.50	2.50	\$ 8,153	\$ 8,303	\$ 8,483	\$ 8,483	\$ 8,524	\$ 8,681	\$ 8,870	\$ 8,870	
2400	2.42	2.47	2.50	2.50	\$ 8,215	\$ 8,373	\$ 8,483	\$ 8,483	\$ 8,589	\$ 8,755	\$ 8,870	\$ 8,870	
2500	2.44	2.49	2.50	2.50	\$ 8,276	\$ 8,440	\$ 8,483	\$ 8,483	\$ 8,654	\$ 8,825	\$ 8,870	\$ 8,870	
2600	2.46	2.51	2.50	2.50	\$ 8,338	\$ 8,505	\$ 8,483	\$ 8,483	\$ 8,718	\$ 8,893	\$ 8,870	\$ 8,870	
2700	2.48	2.52	2.50	2.50	\$ 8,400	\$ 8,567	\$ 8,483	\$ 8,483	\$ 8,783	\$ 8,958	\$ 8,870	\$ 8,870	
2800	2.49	2.54	2.50	2.50	\$ 8,462	\$ 8,627	\$ 8,483	\$ 8,483	\$ 8,847	\$ 9,020	\$ 8,870	\$ 8,870	
2900	2.51	2.56	2.50	2.50	\$ 8,523	\$ 8,685	\$ 8,483	\$ 8,483	\$ 8,912	\$ 9,081	\$ 8,870	\$ 8,870	
3000	2.53	2.58	2.50	2.50	\$ 8,585	\$ 8,741	\$ 8,483	\$ 8,483	\$ 8,976	\$ 9,139	\$ 8,870	\$ 8,870	
3100	2.55	2.59	2.74	2.50	\$ 8,647	\$ 8,795	\$ 9,298	\$ 8,483	\$ 9,041	\$ 9,196	\$ 9,722	\$ 8,870	
3200	2.57	2.61	2.74	2.50	\$ 8,709	\$ 8,847	\$ 9,298	\$ 8,483	\$ 9,106	\$ 9,251	\$ 9,722	\$ 8,870	
3300	2.58	2.62	2.74	2.50	\$ 8,770	\$ 8,898	\$ 9,298	\$ 8,483	\$ 9,170	\$ 9,304	\$ 9,722	\$ 8,870	
3400	2.60	2.64	2.74	2.50	\$ 8,832	\$ 8,947	\$ 9,298	\$ 8,483	\$ 9,235	\$ 9,355	\$ 9,722	\$ 8,870	
3500	2.62	2.65	2.74	2.50	\$ 8,894	\$ 8,995	\$ 9,298	\$ 8,483	\$ 9,299	\$ 9,405	\$ 9,722	\$ 8,870	
3600	2.64	2.66	2.74	2.50	\$ 8,956	\$ 9,042	\$ 9,298	\$ 8,483	\$ 9,364	\$ 9,454	\$ 9,722	\$ 8,870	
3700	2.66	2.68	2.74	2.50	\$ 9,017	\$ 9,087	\$ 9,298	\$ 8,483	\$ 9,428	\$ 9,501	\$ 9,722	\$ 8,870	
3800	2.68	2.69	2.74	2.50	\$ 9,079	\$ 9,131	\$ 9,298	\$ 8,483	\$ 9,493	\$ 9,547	\$ 9,722	\$ 8,870	
3900	2.69	2.70	2.74	2.50	\$ 9,141	\$ 9,174	\$ 9,298	\$ 8,483	\$ 9,558	\$ 9,592	\$ 9,722	\$ 8,870	
4000	2.71	2.72	2.74	2.50	\$ 9,203	\$ 9,215	\$ 9,298	\$ 8,483	\$ 9,622	\$ 9,635	\$ 9,722	\$ 8,870	
4100	2.73	2.73	2.74	2.50	\$ 9,264	\$ 9,256	\$ 9,298	\$ 8,483	\$ 9,687	\$ 9,678	\$ 9,722	\$ 8,870	
4200	2.75	2.74	2.74	2.50	\$ 9,326	\$ 9,296	\$ 9,298	\$ 8,483	\$ 9,751	\$ 9,720	\$ 9,722	\$ 8,870	
4300	2.77	2.75	2.74	2.50	\$ 9,388	\$ 9,335	\$ 9,298	\$ 8,483	\$ 9,816	\$ 9,760	\$ 9,722	\$ 8,870	
4400	2.78	2.76	2.74	2.50	\$ 9,450	\$ 9,373	\$ 9,298	\$ 8,483	\$ 9,880	\$ 9,800	\$ 9,722	\$ 8,870	
4500	2.80	2.77	2.74	2.50	\$ 9,511	\$ 9,410	\$ 9,298	\$ 8,483	\$ 9,945	\$ 9,839	\$ 9,722	\$ 8,870	
4600	2.82	2.78	2.74	2.50	\$ 9,573	\$ 9,446	\$ 9,298	\$ 8,483	\$ 10,010	\$ 9,876	\$ 9,722	\$ 8,870	
4700	2.84	2.79	2.74	2.50	\$ 9,635	\$ 9,481	\$ 9,298	\$ 8,483	\$ 10,074	\$ 9,914	\$ 9,722	\$ 8,870	
4800	2.86	2.80	2.74	2.50	\$ 9,697	\$ 9,516	\$ 9,298	\$ 8,483	\$ 10,139	\$ 9,950	\$ 9,722	\$ 8,870	
4900	2.88	2.81	2.74	2.50	\$ 9,759	\$ 9,550	\$ 9,298	\$ 8,483	\$ 10,203	\$ 9,985	\$ 9,722	\$ 8,870	
5000	2.89	2.82	2.74	2.50	\$ 9,820	\$ 9,583	\$ 9,298	\$ 8,483	\$ 10,268	\$ 10,020	\$ 9,722	\$ 8,870	
5100	2.91	2.83	2.74	2.50	\$ 9,882	\$ 9,616	\$ 9,298	\$ 8,483	\$ 10,333	\$ 10,054	\$ 9,722	\$ 8,870	
5200	2.93	2.84	2.74	2.50	\$ 9,944	\$ 9,648	\$ 9,298	\$ 8,483	\$ 10,397	\$ 10,088	\$ 9,722	\$ 8,870	
5300	2.95	2.85	2.74	2.50	\$ 10,006	\$ 9,679	\$ 9,298	\$ 8,483	\$ 10,462	\$ 10,121	\$ 9,722	\$ 8,870	
5400	2.97	2.86	2.74	2.50	\$ 10,067	\$ 9,710	\$ 9,298	\$ 8,483	\$ 10,526	\$ 10,153	\$ 9,722	\$ 8,870	
5500	2.99	2.87	2.74	2.50	\$ 10,129	\$ 9,741	\$ 9,298	\$ 8,483	\$ 10,591	\$ 10,185	\$ 9,722	\$ 8,870	
5600	3.00	2.88	2.74	2.50	\$ 10,191	\$ 9,770	\$ 9,298	\$ 8,483	\$ 10,655	\$ 10,216	\$ 9,722	\$ 8,870	
5700	3.02	2.89	2.74	2.50	\$ 10,253	\$ 9,799	\$ 9,298	\$ 8,483	\$ 10,720	\$ 10,246	\$ 9,722	\$ 8,870	
5800	3.04	2.90	2.74	2.50	\$ 10,314	\$ 9,828	\$ 9,298	\$ 8,483	\$ 10,785	\$ 10,276	\$ 9,722	\$ 8,870	
5900	3.06	2.90	2.74	2.50	\$ 10,376	\$ 9,856	\$ 9,298	\$ 8,483	\$ 10,849	\$ 10,306	\$ 9,722	\$ 8,870	
6000	3.08	2.91	2.74	2.50	\$ 10,438	\$ 9,884	\$ 9,298	\$ 8,483	\$ 10,914	\$ 10,335	\$ 9,722	\$ 8,870	
6100	3.09	2.92	2.74	2.50	\$ 10,500	\$ 9,911	\$ 9,298	\$ 8,483	\$ 10,978	\$ 10,363	\$ 9,722	\$ 8,870	
6200	3.11	2.93	2.74	2.50	\$ 10,561	\$ 9,938	\$ 9,298	\$ 8,483	\$ 11,043	\$ 10,391	\$ 9,722	\$ 8,870	
6300	3.13	2.94	2.74	2.50	\$ 10,623	\$ 9,965	\$ 9,298	\$ 8,483	\$ 11,107	\$ 10,419	\$ 9,722	\$ 8,870	
6400	3.15	2.94	2.74	2.50	\$ 10,685	\$ 9,990	\$ 9,298	\$ 8,483	\$ 11,172	\$ 10,446	\$ 9,722	\$ 8,870	
6500	3.17	2.95	2.74	2.50	\$ 10,747	\$ 10,016	\$ 9,298	\$ 8,483	\$ 11,237	\$ 10,473	\$ 9,722	\$ 8,870	
6600	3.19	2.96	2.74	2.50	\$ 10,808	\$ 10,041	\$ 9,298	\$ 8,483	\$ 11,301	\$ 10,499	\$ 9,722	\$ 8,870	
6700	3.20	2.97	2.74	2.50	\$ 10,870	\$ 10,066	\$ 9,298	\$ 8,483	\$ 11,366	\$ 10,525	\$ 9,722	\$ 8,870	
6800	3.22	2.97	2.74	2.50	\$ 10,932	\$ 10,090	\$ 9,298	\$ 8,483	\$ 11,430	\$ 10,550	\$ 9,722	\$ 8,870	
6900	3.24	2.98	2.74	2.50	\$ 10,994	\$ 10,115	\$ 9,298	\$ 8,483	\$ 11,495	\$ 10,576	\$ 9,722	\$ 8,870	
7000	3.26	2.99	2.74	2.50	\$ 11,055	\$ 10,138	\$ 9,298	\$ 8,483	\$ 11,559	\$ 10,600	\$ 9,722	\$ 8,870	
7100	3.28	2.99	2.74	2.50	\$ 11,117	\$ 10,162	\$ 9,298	\$ 8,483	\$ 11,624	\$ 10,625	\$ 9,722	\$ 8,870	
7200	3.29	3.00	2.74	2.50	\$ 11,179	\$ 10,185	\$ 9,298	\$ 8,483	\$ 11,689	\$ 10,649	\$ 9,722	\$ 8,870	
7300	3.31	3.01	2.74	2.50	\$ 11,241	\$ 10,207	\$ 9,298	\$ 8,483	\$ 11,753	\$ 10,673	\$ 9,722	\$ 8,870	
7400	3.33	3.01	2.74	2.50	\$ 11,302	\$ 10,230	\$ 9,298	\$ 8,483	\$ 11,818	\$ 10,696	\$ 9,722	\$ 8,870	
7500	3.35	3.02	2.74	2.50	\$ 11,364	\$ 10,252	\$ 9,298	\$ 8,483	\$ 11,882	\$ 10,719	\$ 9,722	\$ 8,870	
7600	3.37	3.03	2.74	2.50	\$ 11,426	\$ 10,274	\$ 9,298	\$ 8,483	\$ 11,947	\$ 10,742	\$ 9,722	\$ 8,870	
7700	3.39	3.03	2.74	2.50	\$ 11,488	\$ 10,295	\$ 9,298	\$ 8,483	\$ 12,011	\$ 10,765	\$ 9,722	\$ 8,870	
7800	3.40	3.04	2.74	2.50	\$ 11,549	\$ 10,317	\$ 9,298	\$ 8,483	\$ 12,076	\$ 10,787	\$ 9,722	\$ 8,870	
7900	3.42	3.05	2.74	2.50	\$ 11,611	\$ 10,338	\$ 9,298	\$ 8,483	\$ 12,141	\$ 10,809	\$ 9,722	\$ 8,870	
8000	3.44	3.05	2.74	2.50	\$ 11,673	\$ 10,358	\$ 9,298	\$ 8,483	\$ 12,205	\$ 10,831	\$ 9,722	\$ 8,870	

Table R-2: Multifamily Regression Option Comparison													
					Cost per person				Cost per person				
					\$ 3,393.32				\$ 3,548.01				
Estimated Persons per Household					SDC per Dwelling Unit - All Development				SDC per Dwelling Unit - Res +Visitors Only				
SQ FT	LINEAR	LIN-LOG	Prelim. Tiers	Uniform Rate	LINEAR	LIN-LOG	Preliminary Tiers	UNIFORM RATE	LINEAR	LIN-LOG	Preliminary Tiers	UNIFORM RATE	
300	1.77	1.49	1.32	1.70	\$ 6,002	\$ 5,063	\$ 4,479	\$ 5,769	\$ 6,276	\$ 5,294	\$ 4,683	\$ 6,032	
350	1.80	1.59	1.32	1.70	\$ 6,095	\$ 5,386	\$ 4,479	\$ 5,769	\$ 6,373	\$ 5,631	\$ 4,683	\$ 6,032	
400	1.82	1.67	1.32	1.70	\$ 6,188	\$ 5,665	\$ 4,479	\$ 5,769	\$ 6,470	\$ 5,923	\$ 4,683	\$ 6,032	
450	1.85	1.74	1.32	1.70	\$ 6,281	\$ 5,911	\$ 4,479	\$ 5,769	\$ 6,568	\$ 6,181	\$ 4,683	\$ 6,032	
500	1.88	1.81	1.32	1.70	\$ 6,375	\$ 6,132	\$ 4,479	\$ 5,769	\$ 6,665	\$ 6,411	\$ 4,683	\$ 6,032	
550	1.91	1.87	1.32	1.70	\$ 6,468	\$ 6,331	\$ 4,479	\$ 5,769	\$ 6,762	\$ 6,620	\$ 4,683	\$ 6,032	
600	1.93	1.92	1.32	1.70	\$ 6,561	\$ 6,513	\$ 4,479	\$ 5,769	\$ 6,860	\$ 6,810	\$ 4,683	\$ 6,032	
650	1.96	1.97	1.32	1.70	\$ 6,654	\$ 6,680	\$ 4,479	\$ 5,769	\$ 6,957	\$ 6,985	\$ 4,683	\$ 6,032	
700	1.99	2.01	1.32	1.70	\$ 6,747	\$ 6,835	\$ 4,479	\$ 5,769	\$ 7,054	\$ 7,147	\$ 4,683	\$ 6,032	
750	2.02	2.06	1.67	1.70	\$ 6,840	\$ 6,980	\$ 5,667	\$ 5,769	\$ 7,152	\$ 7,298	\$ 5,925	\$ 6,032	
800	2.04	2.10	1.67	1.70	\$ 6,933	\$ 7,115	\$ 5,667	\$ 5,769	\$ 7,249	\$ 7,439	\$ 5,925	\$ 6,032	
850	2.07	2.13	1.67	1.70	\$ 7,026	\$ 7,241	\$ 5,667	\$ 5,769	\$ 7,346	\$ 7,572	\$ 5,925	\$ 6,032	
900	2.10	2.17	1.67	1.70	\$ 7,119	\$ 7,361	\$ 5,667	\$ 5,769	\$ 7,444	\$ 7,697	\$ 5,925	\$ 6,032	
950	2.13	2.20	1.67	1.70	\$ 7,212	\$ 7,474	\$ 5,667	\$ 5,769	\$ 7,541	\$ 7,815	\$ 5,925	\$ 6,032	
1000	2.15	2.23	1.99	1.70	\$ 7,305	\$ 7,581	\$ 6,753	\$ 5,769	\$ 7,639	\$ 7,927	\$ 7,061	\$ 6,032	
1050	2.18	2.26	1.99	1.70	\$ 7,399	\$ 7,683	\$ 6,753	\$ 5,769	\$ 7,736	\$ 8,034	\$ 7,061	\$ 6,032	
1100	2.21	2.29	1.99	1.70	\$ 7,492	\$ 7,781	\$ 6,753	\$ 5,769	\$ 7,833	\$ 8,135	\$ 7,061	\$ 6,032	
1150	2.24	2.32	1.99	1.70	\$ 7,585	\$ 7,874	\$ 6,753	\$ 5,769	\$ 7,931	\$ 8,233	\$ 7,061	\$ 6,032	
1200	2.26	2.35	1.99	1.70	\$ 7,678	\$ 7,963	\$ 6,753	\$ 5,769	\$ 8,028	\$ 8,326	\$ 7,061	\$ 6,032	
1250	2.29	2.37	1.99	1.70	\$ 7,771	\$ 8,048	\$ 6,753	\$ 5,769	\$ 8,125	\$ 8,415	\$ 7,061	\$ 6,032	
1300	2.32	2.40	1.99	1.70	\$ 7,864	\$ 8,130	\$ 6,753	\$ 5,769	\$ 8,223	\$ 8,501	\$ 7,061	\$ 6,032	
1350	2.34	2.42	1.99	1.70	\$ 7,957	\$ 8,209	\$ 6,753	\$ 5,769	\$ 8,320	\$ 8,583	\$ 7,061	\$ 6,032	
1400	2.37	2.44	1.99	1.70	\$ 8,050	\$ 8,285	\$ 6,753	\$ 5,769	\$ 8,417	\$ 8,663	\$ 7,061	\$ 6,032	
1450	2.40	2.46	1.99	1.70	\$ 8,143	\$ 8,358	\$ 6,753	\$ 5,769	\$ 8,515	\$ 8,739	\$ 7,061	\$ 6,032	
1500	2.43	2.48	2.02	1.70	\$ 8,236	\$ 8,429	\$ 6,855	\$ 5,769	\$ 8,612	\$ 8,814	\$ 7,167	\$ 6,032	
1600	2.48	2.52	2.02	1.70	\$ 8,423	\$ 8,564	\$ 6,855	\$ 5,769	\$ 8,807	\$ 8,955	\$ 7,167	\$ 6,032	
1700	2.54	2.56	2.02	1.70	\$ 8,609	\$ 8,691	\$ 6,855	\$ 5,769	\$ 9,001	\$ 9,087	\$ 7,167	\$ 6,032	
1800	2.59	2.60	2.02	1.70	\$ 8,795	\$ 8,811	\$ 6,855	\$ 5,769	\$ 9,196	\$ 9,212	\$ 7,167	\$ 6,032	
1900	2.65	2.63	2.02	1.70	\$ 8,981	\$ 8,924	\$ 6,855	\$ 5,769	\$ 9,391	\$ 9,330	\$ 7,167	\$ 6,032	
2000	2.70	2.66	2.02	1.70	\$ 9,167	\$ 9,031	\$ 6,855	\$ 5,769	\$ 9,585	\$ 9,443	\$ 7,167	\$ 6,032	
2100	2.76	2.69	2.02	1.70	\$ 9,354	\$ 9,133	\$ 6,855	\$ 5,769	\$ 9,780	\$ 9,549	\$ 7,167	\$ 6,032	
2200	2.81	2.72	2.02	1.70	\$ 9,540	\$ 9,230	\$ 6,855	\$ 5,769	\$ 9,975	\$ 9,651	\$ 7,167	\$ 6,032	
2300	2.87	2.75	2.02	1.70	\$ 9,726	\$ 9,323	\$ 6,855	\$ 5,769	\$ 10,169	\$ 9,748	\$ 7,167	\$ 6,032	
2400	2.92	2.77	2.02	1.70	\$ 9,912	\$ 9,412	\$ 6,855	\$ 5,769	\$ 10,364	\$ 9,841	\$ 7,167	\$ 6,032	
2500	2.98	2.80	2.02	1.70	\$ 10,098	\$ 9,498	\$ 6,855	\$ 5,769	\$ 10,559	\$ 9,931	\$ 7,167	\$ 6,032	
2600	3.03	2.82	2.02	1.70	\$ 10,285	\$ 9,580	\$ 6,855	\$ 5,769	\$ 10,753	\$ 10,016	\$ 7,167	\$ 6,032	
2700	3.09	2.85	2.02	1.70	\$ 10,471	\$ 9,659	\$ 6,855	\$ 5,769	\$ 10,948	\$ 10,099	\$ 7,167	\$ 6,032	
2800	3.14	2.87	2.02	1.70	\$ 10,657	\$ 9,735	\$ 6,855	\$ 5,769	\$ 11,143	\$ 10,178	\$ 7,167	\$ 6,032	
2900	3.20	2.89	2.02	1.70	\$ 10,843	\$ 9,808	\$ 6,855	\$ 5,769	\$ 11,337	\$ 10,255	\$ 7,167	\$ 6,032	
3000	3.25	2.91	2.02	1.70	\$ 11,029	\$ 9,879	\$ 6,855	\$ 5,769	\$ 11,532	\$ 10,329	\$ 7,167	\$ 6,032	
3100	3.31	2.93	2.02	1.70	\$ 11,215	\$ 9,947	\$ 6,855	\$ 5,769	\$ 11,727	\$ 10,401	\$ 7,167	\$ 6,032	
3200	3.36	2.95	2.02	1.70	\$ 11,402	\$ 10,014	\$ 6,855	\$ 5,769	\$ 11,921	\$ 10,470	\$ 7,167	\$ 6,032	
3300	3.41	2.97	2.02	1.70	\$ 11,588	\$ 10,078	\$ 6,855	\$ 5,769	\$ 12,116	\$ 10,538	\$ 7,167	\$ 6,032	
3400	3.47	2.99	2.02	1.70	\$ 11,774	\$ 10,141	\$ 6,855	\$ 5,769	\$ 12,311	\$ 10,603	\$ 7,167	\$ 6,032	
3500	3.52	3.01	2.02	1.70	\$ 11,960	\$ 10,201	\$ 6,855	\$ 5,769	\$ 12,505	\$ 10,666	\$ 7,167	\$ 6,032	
3600	3.58	3.02	2.02	1.70	\$ 12,146	\$ 10,260	\$ 6,855	\$ 5,769	\$ 12,700	\$ 10,728	\$ 7,167	\$ 6,032	
3700	3.63	3.04	2.02	1.70	\$ 12,333	\$ 10,317	\$ 6,855	\$ 5,769	\$ 12,895	\$ 10,788	\$ 7,167	\$ 6,032	
3800	3.69	3.06	2.02	1.70	\$ 12,519	\$ 10,373	\$ 6,855	\$ 5,769	\$ 13,090	\$ 10,846	\$ 7,167	\$ 6,032	
3900	3.74	3.07	2.02	1.70	\$ 12,705	\$ 10,428	\$ 6,855	\$ 5,769	\$ 13,284	\$ 10,903	\$ 7,167	\$ 6,032	
4000	3.80	3.09	2.02	1.70	\$ 12,891	\$ 10,481	\$ 6,855	\$ 5,769	\$ 13,479	\$ 10,958	\$ 7,167	\$ 6,032	
4100	3.85	3.10	2.02	1.70	\$ 13,077	\$ 10,532	\$ 6,855	\$ 5,769	\$ 13,674	\$ 11,012	\$ 7,167	\$ 6,032	
4200	3.91	3.12	2.02	1.70	\$ 13,264	\$ 10,583	\$ 6,855	\$ 5,769	\$ 13,868	\$ 11,065	\$ 7,167	\$ 6,032	
4300	3.96	3.13	2.02	1.70	\$ 13,450	\$ 10,632	\$ 6,855	\$ 5,769	\$ 14,063	\$ 11,116	\$ 7,167	\$ 6,032	
4400	4.02	3.15	2.02	1.70	\$ 13,636	\$ 10,680	\$ 6,855	\$ 5,769	\$ 14,258	\$ 11,167	\$ 7,167	\$ 6,032	
4500	4.07	3.16	2.02	1.70	\$ 13,822	\$ 10,727	\$ 6,855	\$ 5,769	\$ 14,452	\$ 11,216	\$ 7,167	\$ 6,032	
4600	4.13	3.17	2.02	1.70	\$ 14,008	\$ 10,773	\$ 6,855	\$ 5,769	\$ 14,647	\$ 11,264	\$ 7,167	\$ 6,032	
4700	4.18	3.19	2.02	1.70	\$ 14,195	\$ 10,818	\$ 6,855	\$ 5,769	\$ 14,842	\$ 11,311	\$ 7,167	\$ 6,032	
4800	4.24	3.20	2.02	1.70	\$ 14,381	\$ 10,862	\$ 6,855	\$ 5,769	\$ 15,036	\$ 11,357	\$ 7,167	\$ 6,032	
4900	4.29	3.21	2.02	1.70	\$ 14,567	\$ 10,905	\$ 6,855	\$ 5,769	\$ 15,231	\$ 11,402	\$ 7,167	\$ 6,032	
5000	4.35	3.23	2.02	1.70	\$ 14,753	\$ 10,947	\$ 6,855	\$ 5,769	\$ 15,426	\$ 11,446	\$ 7,167	\$ 6,032	



Board of Directors

February 5, 2019

District Office Building | 799 SW Columbia | Bend, Oregon

AGENDA



4:30 p.m. EXECUTIVE SESSION – The Board met in Executive Session prior to the regular meeting pursuant to ORS 192.660(2)(e) for the purpose of discussing real property transactions. This session was closed to all members of the public except for representatives of the news media.

5:30 p.m. MEETING CONVENED

BOARD PRESENT

Brady Fuller, Chair
Ted Schoenborn, Vice Chair
Nathan Hovekamp
Lauren Sprang
Ellen Grover

MEDIA

Stephen Hamway, The Bulletin

STAFF PRESENT

Don Horton, Executive Director
Michelle Healy, Planning and Park Services Director
Matt Mercer, Director of Recreation
Julie Brown, Manager of Communications and Community Relations
Lindsey Lombard, Administrative Services Director
Sheila Reed, Executive Assistant
Brian Hudspeth, Development Manager
Michael Egging, Recreational Analyst
Sue Glenn, Recreation Services Manager
Brenda Chilcott, Program Coordinator
Kayla Sickard, Intern
Jeff Hagler, Park Stewardship Manager

5:30 p.m. CONVENE MEETING

WORK SESSION

1. Recreation Program Report: Senior Center Summer Program Relocation – *Sue Glenn*

Ms. Glenn spoke about the upcoming closure of the senior center this summer. She said it is necessary to temporarily close the center to begin construction on the new Larkspur Center; she reminded the Board that this closure will save the District \$250,000 in costs.

Ms. Glenn explained that July and August are some of the slower months which worked in favor of the programming. Staff is targeting to make 80 percent of the summer programs available in

alternate locations. Staff looked at many options in the community to hold the summer programs before deciding to relocate to Marshall High School.

Ms. Chilcott said she worked with Anne Birky at the school district; Marshall High school has a new gym that is just opening and has all the amenities that are needed for programs. The senior center will close Memorial Day and is scheduled to reopen on Labor Day. Marshall High School will not be available until June, so some early summer classes will be held at the District Office and the Pavilion. Ms. Chilcott added that senior passes will be honored at Juniper Swim and Fitness for the summer and the Meals on Wheels program will relocate to their own facility this summer.

All information will be published in the Playbook. Mr. Mercer added that this location, Marshall High School, allows the District to keep most of the staff employed. He also noted that the school district is charging a flat use fee that covers the cost incurred by using the building.

2. Review Updated User Fees and Charges Policy – *Matt Mercer and Michael Egging*

Mr. Mercer reviewed the reasons for the revision of this policy including adherence with CAPRA accreditation, ensures consistency with other policies, maintain financial stability and is a best practice to review policies every five years.

Mr. Mercer reviewed the District revenue sources:

- SDC Fees
- User Fees and Charges
- Property Taxes

He explained that the user fees and charges make up a quarter of the revenue sources. About two thirds of this portion of the revenue is from registration for programs and the other third comes from facility rentals.

Mr. Mercer spoke about the major changes to the policy and the combining of policies to ensure continuity and consistency. These changes to the policy are as follows:

- One comprehensive policy, three policies were combined
 - Fees and Charges Policy
 - Out-of-District Use and Fees Policy
 - Needs-Based Assistance Policy
- Rental cost recovery integrated
- Cost recovery guidelines included in policy, Board will no longer need to approve annually
- Board role and policy review period clarified

The Out of District Policy changes include:

- Policy establishes out-of-District (OD) fees and potential in-District priority registration
- Recognize no OD assessment for drop-in use
- Eliminate \$50 maximum OD fee
- Limit exceptions to OD fees for facility rentals

Needs-Based Assistance

- Policy establishes program, general guidelines, priorities and process
- Board will continue to approve a needs-based assistance plan and budget annually

- Raise income level to qualify for high-need from 100-130 percent of federal poverty guidelines
- “Scholarship” name used to distinguish program from other types of NBA

The Board commented on having an appreciation for an equitable approach and raising the income level to qualify for high need to 130 percent because affordability is an issue in Bend.

Mr. Egging introduced the program assessment tool. He reviewed the cost recovery model for programs and services in the District and explained how the tool is used to score the various District opportunities. The assessment tool is a series of scores that have a point value to help determine the type of category that should be applied in regards to cost recovery.

Program Assessment Tool

- Funding Philosophy (40 points)
 - Access/benefit (community vs. individual)
- Community Priorities (50 points)
 - Population served
 - Importance/expectation
- Market Conditions (30 points)
 - # of people served
 - Reliance on District

Mr. Egging demonstrated the use of the scoring system with a few activities to exhibit how the scoring model works. As a result of the scoring system, strategies can be used to align the cost recovery of programs and services.

6:50 p.m. BREAK/TRANSITION

7:00 p.m. BUSINESS SESSION

VISITORS

None

CONSENT AGENDA

1. Meeting Minutes – 12/18/2018
2. Meeting Minutes – 01/15/2019
3. Renaming of Goodrich Park – The Goodrich Family requested that the name of the park be Goodrich Pasture Park.

Director Schoenborn made a motion to approve the consent agenda. Director Grover seconded. The motion passed unanimously, 5-0.

BUSINESS SESSION

1. Approve Guaranteed Maximum Price for Construction of Larkspur Community Center – *Brian Hudspeth*

Mr. Hudspeth reviewed the project plan and reminded the Board about the fees that were estimated last September and where the project costs are today. He explained that the Larkspur Center has been value engineered every step of the way and program space has not been further cut since the elimination of the gym.

Mr. Hudspeth spoke about the latest bid process that was due early December. The bids were sealed and the contractor that has been hired for the project was allowed to submit a bid for some of the work, but had to submit a bid prior to the other bids being opened to ensure fairness.

Mr. Hudspeth reviewed the budget; he showed where additional savings were captured by putting some of the items out for bid a second time. Further value engineered costs were cut that focused on form rather than function. The budget now reflects a surplus from the increased budget that was proposed in January. Mr. Hudspeth recommended adjusting the proposed CIP budget to match this revised budget.

Mr. Hudspeth requested the GMP for the amount of \$17,909,118 and an additional with contingency of \$900,000. With Board approval of this the next steps will be:

- March 2019 – Construction mobilization
- May 28,2019 – Close Senior Center
- September 2019 – Reopen programming at Senior Center/Larkspur
- Summer 2020 – Construction completion

Director Hovekamp made a motion to authorize the Executive Director to execute the GMP, Exhibit B of the contract with LCG Pence, LLC in the amount of \$17,909,118, and to add an additional contingency of \$900,000 for a total cost of construction not to exceed \$18,809,118. Director Sprang seconded. Motion passed unanimously 5-0.

EXECUTIVE DIRECTOR’S REPORT: Executive Director Horton asked for two volunteers from the Board to serve on the benefits committee; Directors Schoenborn and Sprang agreed to serve. Tom Fisher agreed to be the budget committee member to complete the benefits committee.

He also spoke about the design of Alpenglow Community Park, explaining that costs have come in and things will have to be cut from the project. There was a discussion of items that could be cut including some lighting, landscaping features and the railroad crossing bridge. The Board suggested that Executive Director Horton ask the developer that is selling the District the land for the bridge if the property could be purchased with the intent to phase in the bridge over time. The Board came to a consensus that the bridge should not be abandoned at this time.

BOARD MEETINGS CALENDAR REVIEW Director Fuller will speak to the Chamber Board about SDC’s on February 26.

PROJECT REPORT – Attachment in Board Report

GOOD OF THE ORDER

ADJOURN 8:08 p.m.



Brady Fuller, Chair

Ted Schoenborn, Vice-Chair

Ellen Grover

Nathan Hovekamp

Lauren Sprang

DRAFT

BOARD AGENDA COMMUNICATION

AGENDA DATE:	February 19, 2019
SUBJECT:	User Fees and Charges Policy
STAFF RESOURCE:	Matt Mercer, Recreation Services Director
PREVIOUS BOARD ACTION:	November 7, 2012: Ratified Fees and Charges Policy December 12, 2012: Ratified Out of District Use and Fees Policy December 18, 2012: Ratified Needs-Based Assistance Policy (Amended 10.15.13 and 4.3.18) October 2, 2018: Approved Cost Recovery Guidelines for Facility Rentals
ACTION PROPOSED:	Approve revised User Fees and Charges Policy
STRATEGIC PLAN:	
Theme:	Financial Stewardship
Objective:	Maintain Financial Stability
Initiative:	Implement cost recovery /subsidy allocation strategy that identifies appropriate level of subsidy and supports financial sustainability.

BACKGROUND

The existing Fees and Charges Policy was ratified by the Board on November 7, 2012. The Board also ratified an Out of District Use and Fees Policy on December 12, 2012 and a Needs-Based Assistance Policy on December 18, 2012. Since then, the Board also approved cost recovery guidelines for rental facilities on October 2, 2018 although this was not included in any specific policy. With exception of the Needs-Based Assistance Policy, these policies have not been updated since inception. Staff has revisited these policies, updated them to reflect current practices and combined them into a single, comprehensive policy.

Staff reviewed the recommended changes in the policy at the February 5, 2019 Board Work Session. Staff has incorporated Board input into the final policy. Staff is also recommending that the language in the Needs-Based Assistance portion of the policy regarding income qualification (Section V: 3. Eligibility for Needs-Based Assistance) be modified. Staff is recommending that we establish our intent going forward to align with other State and Federal assistance programs rather than have the income levels set in policy. This will prevent the need to modify and re-adopt the program whenever there is a change in these guidelines. The income eligibility levels will be included in the Needs-Based Assistance Plan which the Board approves annually. For the 2019-20 Plan, staff will be recommending that qualification for high need be increased to 130 percent of the Federal Poverty Guidelines and moderate need remain at 185 percent.

The attached final policy shows the changes from the draft that the Board reviewed for the February 5, 2019 meeting.

BUDGETARY IMPACT

There are no substantial budget impacts resulting from the recommendations. The cost recovery guidelines are the same as the Board has previously approved for both recreation programs and facility rentals. The recommended change to the out-of-district fee may result in a relatively small increase in rental revenue. The potential changes in the qualifying level for needs-based assistance may result in some additional use of these funds; however, the use of these funds has been under budget the previous four years.

STAFF RECOMMENDATION

Staff recommends that Board approve the revised User Fees and Charges Policy and with this abolish the previous separate policies that are now combined in the revised policy.

MOTION

I move to approve the revised User Fees and Charges Policy and abolish the previous Fees and Charges Policy, Out-of-District Use and Fee Policy and Needs-Based Assistance Policy.

ATTACHMENTS

User Fees and Charges Policy

USER FEES AND CHARGES

SECTION 1: GENERAL POLICY

1. Purpose

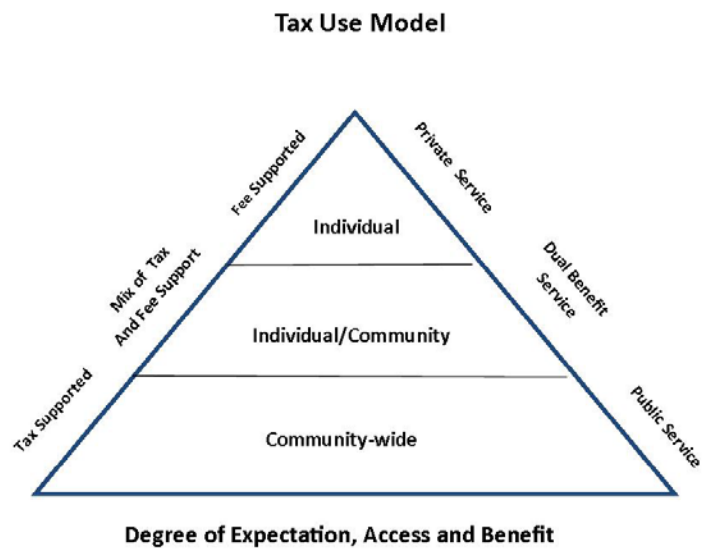
The purpose of the policy is to provide Board direction to staff in setting fees and charges for programs, facilities and other services.

2. Introduction

The Bend Park and Recreation District relies on a mixture of tax revenue and user fees to provide high quality, accessible and diverse park and recreation services to district residents. Tax revenues fund basic services such as parks, trails and natural areas and help support a wide variety of recreation opportunities. Fees and charges are used to offset some or all of the cost of individual participation in a program or use of a facility. Fees and charges shift some of the cost of providing a service to the individuals who benefit directly from it. By charging fees, greater tax support is available to spread over a broader range of services allowing for a more diverse and sustainable park and recreation system.

3. Funding Philosophy

The District approach to funding park and recreation services is represented in the Funding Model below. This model illustrates the relationship between the expectation for, access to and benefit from a service and how the service is funded.



4. General Service Categories

- A. **Community-wide:** Public services that are basic expectations, are widely accessible and provide community-wide benefit make up the base of the Funding Model. These services are usually supported fully or heavily through tax revenues. Examples include: acquiring, developing and maintaining parks, trails and natural areas; completing capital improvement projects; providing essential planning and administrative services; and, facilitating outreach and inclusion so that all may benefit from the system.
- B. **Individual/Community:** Many services provided by the District are not usually considered a basic service but respond to varying levels of community expectations and offer a blend of community and individual access and benefit. These dual benefit services are supported by a mix of user fees and tax revenues proportional to the degree of community expectation and access that the service provides. Examples include: the operation of recreation facilities; most recreation programs; community events; and, facility rentals for non-profit organizations offering community programs.
- C. **Individual:** Services that are not generally expected and/or have limited access and benefit to the community at large are considered private services. These services should not be subsidized through tax revenue and in most cases should generate revenue that help support other services that provide broader community access and benefit. Examples include: concession and merchandise sales; private and/or advanced instruction; and, private and commercial use of facilities.

5. Cost Recovery Methodology

- A. Cost recovery is the method for aligning fee and tax support with the funding philosophy described above. Cost recovery represents the portion of the cost of providing a program or service that is recovered through user fees. Services with broader community expectation, access and benefit therefore should have a lower cost recovery expectation than services that have more limited and individual access and benefit.
- B. Cost recovery expectations for different categories of services are approved and periodically reviewed by the Board of Directors. These cost recovery expectations provide guidance and direction to staff for establishing fees for fee-based services. The cost recovery expectations for service categories are expressed as a range. This is because a variety of factors influence actual cost recovery that cannot always be predicted during the fee setting process including: the number of enrollments; facility utilization levels; and, certain costs. By providing a cost recovery range instead of a single target, it is more realistic to ensure that services are consistently falling in the approved cost recovery guidelines.

6. Subsidy Allocation

Subsidy allocation is the actual amount of tax subsidy that is provided for a service based on the cost recovery expectation. For example, a service that costs \$100,000 to provide and has an 80% cost recovery expectation would require a tax subsidy of \$20,000 whereas another service that has the same cost recovery expectation but costs ~~\$1,000,000~~\$500,000 to provide would require a \$200,000 tax subsidy. Because tax subsidy requirements can vary greatly even with the same cost recovery expectation, it is important that subsidy allocation is considered alongside cost recovery. Subsidy allocations for different services are approved by the Board of Directors annually through the budget process.

7. Fee Setting Methods

- A. Fee setting for District programs and services are based primarily on the cost recovery methodology described above. Specifically, this includes:
 - Determining the appropriate category for the program/service
 - Identifying the cost of providing the program/service
 - Applying the approved cost recovery guidelines
- B. Fee setting will also take into account market considerations where applicable including:
 - What people would typically expect or be willing to pay for the service
 - Comparisons with other providers, both public and private, relative to the value of the service
 - Balancing participation goals and affordability with cost recovery expectation
- C. Program fees should at a minimum meet the cost recovery guidelines. Program fees and the resulting cost recovery may be higher when market conditions allow, freeing resources for programs and services that require higher rates of tax support.

8. Fee Setting Authority

- A. The Board of Directors approves cost recovery guidelines for different categories of programs and services. These guidelines are included in this policy and shall be reviewed no less than every ~~four~~five (45) years.
- B. Fees are established by staff for specific programs and services based on the Board-approved guidelines in this policy. Fees will be evaluated and updated to ensure they continue to meet cost recovery guidelines.
- C. The Board delegates to the Executive Director or designee the authority to approve fees that do not meet the cost recovery guidelines.

SECTION II: COST RECOVERY GUIDELINES FOR RECREATION PROGRAMS AND SERVICES

1. **Program Category Descriptions:** District recreation programs and services are separated into the following categories based on the degree of community versus individual access and benefit the program provides and the relative level of expectation and reliance the community has for the program.
 - A. **Issue-Focused Services:** Programs and services designed to address a community issue or need that the District has identified as a priority for use of tax resources. Services such as needs-based assistance, inclusion services, outreach and targeted programming to underserved populations are examples.
 - B. **Core Programs:** Programs that are central to supporting the District’s mission and initiatives and that there is strong expectation that the District provides. It is also unlikely that other providers could meet the community need. Programs in this category have broad interest, access and participation such as public swimming and skating times or serve a strongly identified need such as after school care, swim lessons and youth sport leagues.
 - C. **Complementary Programs:** Programs that complement core services and contribute to fulfilling the District mission but that there is a lower expectation for the District to provide. Similar programs are typically offered by other providers. Programs in this category include activities with more specialized interest and focus and generally lower capacity and participation such as art, enrichment, STEM and facilitated outdoor programs.
 - D. **Specialized Programs:** Programs not expected and/or necessary to fulfill the mission of the District and serve a narrower population or interest. Programs often require a specific skill level and/or have very limited capacity, and are usually offered by private providers as well. Examples include advanced classes and camps, individualized instruction, small group training, etc.
 - E. **Private Benefit Services:** Services that do not directly support the District mission but are desired by some and can produce revenue to help offset the cost of providing public benefit services. Examples include food and beverage sales, merchandise for resale and private rentals of facilities.

2. **Cost Recovery Guidelines:** The following cost recovery guidelines will be used to establish fees for the categories of recreation programs and services described above. Operated facilities include Juniper Swim & Fitness Center, The Pavilion and Larkspur Community Center.

Table 1: Cost Recovery Guidelines for Recreation Programs

Program Category	Operated Facility	Non-Operated Facility
Issue-Focused Services	0-50%	0-50%
Core Programs	60-80%	80-100%
Complementary Programs	80-100%	100-120%
Specialized Programs	100-120%	120-140%
Private Benefit Services	120%+	140%+

3. Costs Included in Cost Recovery: The following cost will be considered when applying the cost recovery guidelines to the different categories of recreation programs and services.

Table 2: Costs included in Recreation Program Cost Recovery

Location	Direct Costs	Program Management	Registration	Marketing	Facility Operations	Organizational Support	Capital Costs
Operated Facility	Yes	Yes	Yes	Yes	Yes	No	No
Non-Operated	Yes	Yes	Yes	Yes	No	No	No

- **Direct Costs** – costs directly associated with providing the program including staff wages, payroll taxes and benefits, consumable program supplies, etc.
- **Program Management** – costs of planning, coordinating and managing the program including staff wages, payroll taxes and benefits, and indirect costs such as office supplies, phone, staff training, etc.
- **Registration** – costs associated with registration and customer service to support the activity including customer service wages, payroll taxes and benefits, credit card processing fees, printing, etc.
- **Marketing** – costs associated with marketing and communication efforts including the production and mailing of the [program guide](#) ~~Playbook~~, website management, advertising and other collateral material.
- **Facility Operations** – direct costs of operating and maintaining facilities including utilities, maintenance, repairs, janitorial, and staffing and materials required to support the ongoing maintenance and operations of a facility.
- **Organizational Support** – services that support the overall operation of the District, including: Human Resources, Finance, Business, IT, Community Relations, Planning and Development, Executive Directors office, etc.
- **Capital Costs** – the initial capital costs to develop the facility, including annual debt service payments or depreciation of these investments and ongoing capital costs required to maintain and improve District facilities and assets.

SECTION III: COST RECOVERY GUIDELINES FOR RENTAL FACILITIES

1. **Rental Definitions:** A facility rental is considered any third party reserved use of a District park, facility or portion thereof. Facility rentals are divided into the following three service categories for cost recovery consideration.
 - **Community Events:** Functions that are promoted as community-wide events and open to all who choose to participate.
 - **Organized Sport User Groups:** Use of facilities to operate organized sports or other recreation activities that are open with some limitations to registered participants.
 - **Exclusive Functions:** Rentals intended for exclusive use by invited guests such as weddings, birthday parties, holiday parties, reunions, etc.

2. **Renter Types:** The District recognizes four types of renters in its cost recovery guidelines. The renter type is based on the purpose of the rental function rather than the renting entity.
 - **Partner:** Renter is a formal partner of the District for the rental function.
 - **Non-profit:** Renter is a non-profit organization conducting activities that directly support the mission and purpose of the non-profit organization.
 - **Private:** Renter is a private individual.
 - **Commercial:** Renter is engaging in a commercial “for-profit activity” whether a fee is charged directly or not.

3. **Cost Recovery Guidelines:** The following cost recovery guidelines will be used to establish fees for the various categories and types of facility rentals.

Table 3: Cost Recovery Guidelines for Rental Facilities

Rental Function	Partner	Non-Profit	Private	Commercial
Community Events	0-50%	50-75%	N/A	100-125%
Organized Sport User Groups	0-50%	75-100%	100-125%	125-150%
Exclusive Rentals	0-50%	100-125%	125-150%	150-200%

4. **Costs Included in Cost Recovery:** The following cost will be considered when applying the cost recovery guidelines to the different types of facility rentals.

Table 4: Costs included in Rental Facility Cost Recovery

Facility Type	Reservation	Direct Service	Facility Operations	Organizational Support	Capital Improvements	Capital Costs
Parks & Shelters	Yes	Yes	No	No	No	No
Athletic Fields	Yes	Yes	No	No	No	No
Recreation Facilities	Yes	Yes	Yes	No	No	No
Rental Halls	Yes	Yes	Yes	Yes	Yes	No

- **Reservation** – costs associated with reserving and renting the facility, including processing reservations, credit card procession fees, permits, logistical plans, etc.
- **Direct Service** – cost of direct services provided by the District to support the rental activity such as athletic field preparation for specific activity, athletic field lighting, additional trash or restroom service, site and utility modifications, staff logistical support, delivery and/or set-up of equipment, etc.
- **Facility Operations** – direct costs of operating and maintaining a park or facility including utilities, maintenance, janitorial service, general turf maintenance, staffing and materials required to support the ongoing maintenance and operations of a facility, etc.
- **Organizational Support** – services that support the overall operation of the District, including: Human Resources, Finance, Business, IT, Community Relations, Planning and Development, Executive Directors office, etc.
- **Capital Improvements** – capital costs required to maintain and improve District facilities and assets.
- **Capital Costs** – the initial capital cost to develop the facility, including annual debt service payments or depreciation of these investments.

SECTION IV4: OUT-OF-DISTRICT USE AND FEES

- 1. Philosophy:** The Bend Park and Recreation District was established to provide park and recreation services to those who reside or own property within district boundaries. District residents and property owners pay taxes to support District operations. The District recognizes visitors and residents from outside of the District’s boundaries will also use and enjoy District parks, facilities and programs. In order to limit the financial subsidy of providing services to non-resident users and ensure that non-resident users pay their fair share for services, the District will normally assess additional fees to non-resident users where fees are charged.

- 2. Recreation Programs**
 - A. Most District recreation programs are designed primarily to serve and benefit district residents; however, the District encourages non-resident participation as many would not otherwise have access to these services. Non-resident participation can also contribute to the overall financial viability of programs by filling available spots. In the event that non-resident participation significantly displaces district residents, the District will consider implementing priority registration to district residents through early registration or other means.

 - B. Non-residents will be charged a 20% out-of-district fee in addition to the in-district fee to participate in most recreation programs. The following recreation programs are exempt from out-of-district fees:
 - Drop-in fees at recreation facilities (due to the difficulty in verifying District residency)
 - Programs offered in partnership with Bend-La Pine Schools (for students who reside outside the Bend Park and Recreation District, but within the Bend-La Pine School District boundaries)
 - Private-benefit and specialized services that exist to generate revenue and do not require tax support (i.e. concession and merchandise sales, personal instruction, specialized training, etc.)
 - Exceptions as granted by the Executive Director

- 3. Facility Rentals**
 - A. District facilities are developed and operated primarily to benefit district residents. Many of these facilities are made available for rent by private parties or organizations. The District will prioritize residents when feasible; however, many facilities are scheduled on a first come, first serve basis so resident priority is not possible.

 - B. Non-residents will be charged a 20% out-of-district fee in addition to the in-district fee to rent facilities. The following rentals are exempt from out-of-district fees.
 - Governmental agencies or non-profit organizations serving district residents
 - Exceptions as granted by the Executive Director

SECTION V5: NEEDS-BASED ASSISTANCE

1. **Philosophy:** The District believes that everyone should have the opportunity to benefit from recreation activities. The District provides this opportunity by offering a diverse array of recreation options, from parks and trails to recreation facilities and programs. Many recreation options are available to the public without charge, including: parks, trails, playgrounds, outdoor basketball courts, skate parks, tennis and pickleball courts, etc. Most organized recreation programs and indoor recreation facilities require a fee to participate. The District recognizes that these fees can present a barrier for some. As a result, the District provides assistance to facilitate access to fee-based recreation programs and facilities for those who are unable to pay the regular fee. While the District would like to make all programs available to district residents regardless of ability to pay, services must be prioritized to ensure that the highest and most critical needs are met with available resources.
2. **Types of Needs-Based Assistance:** Financial assistance is provided by the District through two primary methods.
 - A. **Recreation Scholarship Program** uses resources from a specifically budgeted line item to fund a portion of the regular participation fees. The **Recreation Scholarship Program** is supported through revenue received from cell phone tower leases, Bend Park and Recreation Foundation donations, and General Fund tax resources.
 - B. **Free or Low Fee Programs** includes programs that are offered free to the entire community and/or subsidized services that target low income families and individuals.
3. **Eligibility For Needs-Based Assistance:** ~~Eligibility will be based on household income and family size.~~
 - A. ~~Eligibility will be based on Federal Poverty Guidelines for household income and family size. The District will have a two-tiered system: high need and moderate need. To the degree possible, the qualifying income levels will be coordinated with other assistance programs including school Free and Reduced Lunch Program, SNAP, TANF and Oregon Health Plan.~~
 - A. ~~Households whose incomes are at or below 130% of the Federal Poverty Income Guidelines receive priority funding and qualify for the highest level of assistance.~~
 - B. ~~Households whose incomes are at or below 185% but above 130% of the current Federal Poverty Income Guidelines are eligible for assistance at reduced levels.~~
 - C. B. The District will work with the Family Action Network and other local agencies to identify and address extreme cases where assistance programs are not adequate to facilitate participation.
4. **Funding Priorities:** In order to ensure the most critical needs and services are funded, the following priorities have been established:
 - A. Priority will be given to the following **populations** in order:
 1. Individuals with disabilities, including those on long-term disability.

2. Youth 18 years and younger.
 3. Adults 19 years and older with qualifying health considerations.
 4. General senior population (65-years or older).
 5. General adult population (19-64 years).
- B. Priority will be given to the following **programs/services** in order:
1. Issue-focused programs.
 2. Core recreation programs.
 3. Complementary recreation programs.
 4. Needs-based assistance will not be offered for specialized programs, private services, rentals or the out of district portion of fees.

5. Needs-Based Assistance Plan and Funding:

- A. An annual Needs-Based Assistance Plan including recommendations regarding service levels and funding requirements will be approved by the District Board of Directors.
- B. The funding required for the Needs-Based Assistance Plan will be approved through the budget process each year.
- C. The following strategies will be considered if the approved funding is not adequate to meet the demand for needs-based assistance.
 1. Suspend funding to lower priority populations.
 2. Suspend funding of complementary recreation programs.
 3. Reduce the percentage of fee covered by needs-based assistance programs.
 4. Implement limits on the amount of funding received per individual/household.

BOARD AGENDA COMMUNICATION

AGENDA DATE:	February 19, 2019
SUBJECT:	Resolution No. 419-Providing Direction Resultant to the Oregon Consensus Report on South UGB Deschutes River Connection
STAFF RESOURCE:	Don Horton, Executive Director Michelle Healy, Planning and Development Director
PREVIOUS BOARD ACTION:	On December 18, 2018 the Board was presented the findings of the Oregon Consensus Conflict Assessment Report, January 15, 2019 Board discussed the Conflict Assessment Report
ACTION PROPOSED:	Adopt Resolution No. 419
COMMITTEE ACTION:	None
STRATEGIC PLAN:	
Theme:	Community Connection
Objective:	Analyze and Adapt to Changing Community Need
Initiative:	Acquire land, and plan and develop trails, river access, parks, natural areas and recreation facilities to meet identified community demand and future need.

BACKGROUND

On December 18, 2018 Oregon Consensus (OC) and The Mary Orton Company (TMOC) presented the findings from the Southern Connection of the Deschutes River Trail (DRT) *Conflict Assessment Report* that they prepared for the District. They explained the myriad of concerns and issues surrounding the project and suggested a multi-step process for moving forward.

On January 15, 2019, the Board further discussed the report and considered how to proceed. At the conclusion of the discussion, the Board requested that staff prepare a resolution summarizing the Board's desired direction. Essentially, the Board directed staff to refocus efforts on other trail projects throughout the District and postpone any work on the southern connection. The attached Resolution No. 419 further describes the Board's directions, which are also listed below:

1. Postpone the southern DRT connection project until such time that the District, other agencies and the broad community share a vision on how to proceed; and,
2. Focus efforts on existing DRT riparian areas in partnership with the Upper Deschutes Watershed Council to identify and implement practical stream bank management practices; and,
3. Focus District trail planning efforts to expand options and improve trail connectivity and user experiences throughout Bend; and,

4. Engage in discussions with local, state and federal agencies about how to meet community-wide recreation and transportation and recreational trail needs as Bend's population grows; and,
5. Communicate the District's long term trail planning strategies in order for trail users to better understand future trail opportunities and anticipated user experiences throughout the greater Bend area; and,
6. Remove south UGB bridge project from the five-year Capital Improvement Plan (CIP) and 10 year System Development Charge (SDC) project list to show in good faith that the District will not pursue this project until/unless a collaborative community process occurs.

BUDGETARY IMPACT

There is no cost directly attributed to adoption of this resolution. If approved by the Board, staff would remove the project from the District's CIP and SDC project list.

STAFF RECOMMENDATION

Staff recommends adoption of Resolution No. 419.

MOTION

I move to adopt Resolution No. 419 postponing the southern connection of the Deschutes River Trail project under the conditions identified in the resolution.

ATTACHMENT

Resolution No. 419

BMPRD RESOLUTION NO. 419
A RESOLUTION OF THE BEND METRO PARK AND RECREATION DISTRICT BOARD OF DIRECTORS
PROVIDING DIRECTION RESULTANT TO THE OREGON CONSENSUS REPORT ON SOUTH UGB
DESCHUTES RIVER CONNECTION

WHEREAS, the Bend Park and Recreation District has been working on expanding the Deschutes River Trail to the South into the US Forest Service Deschutes National Forest, and;

WHEREAS, Bend is a fast-growing urban area surrounded by public lands; and

WHEREAS, the south UGB bridge has been a community goal for more than 20 years as demonstrated in the City of Bend Transportation System Plan and Urban Trails Plan, subsequent in BPRD trail plans and most recently in the 2015 Deschutes National Forest Alternate Transportation Plan, and;

WHEREAS, in the District's 2018 Comprehensive Plan needs analysis and previous plans, trails were among the top ranked community need, and;

WHEREAS, the voters of the District voted in favor of making a southern connection as a part of the 2012 voter-approved Bond Measure, and;

WHEREAS, after being part of a voter-approved bond, it has been the subject of several public processes with diverse purposes and outcomes, as well as two unsuccessful legislative attempts to prohibit a bridge, and;

WHEREAS, the Bend Metro Park and Recreation District Board of Directors adopted Resolution 409 adopting procedures for a community process to determine the best route and method to connect the Deschutes River Trail along the urban growth boundary/US Forest Service interface, and;

WHEREAS, Oregon Consensus, a third-party facilitator established by the Oregon Legislature, was retained to help determine whether conditions are ripe for collaboration and if so, how the process should be designed for the greatest likelihood of success. and;

WHEREAS, the Oregon Consensus report found that the concerns of stakeholders are complex and include wildlife, the ecosystem, social equity, access, neighborhood impacts, private property rights, and erosion of environmental protections.

WHEREAS, based on the report's finding, the Board of Directors for Bend Metro Park and Recreation District do not believe that at this time a consensus can be reached.

NOW, THEREFORE, let it be known that the Bend Park and Recreation Board of Directors directs staff to do the following:

- Postpone the southern Deschutes River Trail connection project until such time that the District, other agencies and the broad community share a vision on how to proceed; and,

- Focus efforts on existing Deschutes River Trail riparian areas in partnership with the Upper Deschutes Watershed Council to identify and implement practical stream bank management practices; and,
- Focus District trail planning efforts to expand options and improve trail connectivity and user experiences throughout Bend; and,
- Engage in discussions with local, state and federal agencies about how to meet communitywide recreation and transportation and recreational trail needs as Bend’s population grows; and,
- Communicate the District’s long term trail planning strategies in order for trail users to better understand future trail opportunities and anticipated user experiences throughout the greater Bend area; and,
- Remove south UGB bridge project from the 2019 five-year Capital Improvement Plan and 10 year System Development Charge project list to show in good faith that the District will not pursue this project until/unless a collaborative community process occurs; and,

Brady Fuller, Board Chair

Attest:

Don P. Horton, Executive Director

BOARD AGENDA COMMUNICATION

AGENDA DATE:	February 19, 2019
SUBJECT:	Accept Donation of Discovery Park Natural Area
STAFF RESOURCE:	Don Horton, Executive Director Michelle Healy, Planning and Development Director
PREVIOUS BOARD ACTION:	Approved Discovery Park Purchase (PSA) and Sale Agreement and Development Agreement on December 3, 2013; Approved Discovery Park Master Plan on March 18, 2014
ACTION PROPOSED:	Accept donation of natural area
COMMITTEE ACTION:	None
STRATEGIC PLAN:	
Theme:	Community Connection
Objective:	Analyze and Adapt to Changing Community Need
Initiative:	Acquire land, and plan and develop trails, river access, parks, natural areas and recreation facilities to meet identified community demand and future need.

BACKGROUND

West Bend Properties Company (WBPC) worked with the District on the development of Discovery Park. The park, open to the community in 2015, is approximately 15 acres in size with a 3 acre lake at the north end of the park. The District purchased approximately 12 acres, and WBPC built and donated the approximately 3-acre lake (see attachment 1).

The Discovery Park Purchase and Sale Agreement (PSA) calls for WBPC to donate an additional 16 acres (estimated) of adjacent natural area five years from the closing date of the park purchase, which occurred on December 30, 2014 (see attachment 1-area labeled undisturbed native area). The purpose of the five year waiting period was to be assured that the pumice mine did not settle post construction of the park. There is no evidence of settling even after the heavy snow pack in 2016.

The Discovery Park PSA and the Discovery Park Development Agreement were both approved by the Board on December 3, 2013. The Discovery Park Master Plan was approved by the Board on March 18, 2014. The Master Plan contemplated the donation of the 16 acres and includes a trail through this natural area to provide a soft surface trail experience.

The PSA calls for the timing of the proposed donation to be five years after closing of the park purchase, which would be December 30, 2019. Brooks Resources has asked for this donation to occur ten months early due to their desire to plat and begin development of the Discovery West

subdivision to the west of the park. Given the good condition of the natural area post winter storms, we feel comfortable moving forward with the donation following a compaction test, phase one environmental, and clean title report. The compaction test will be accomplished by driving a truck across the flat portion of the site.

BUDGETARY IMPACT

The only cost of the donation will be the environmental and title report. It is estimated that these expenses will be less than \$8,000.

STAFF RECOMMENDATION

Staff recommends that the Board accept the donation of approximately 16.97 acres of natural area from West Bend Properties following the completion of a successful compaction test, phase I environmental report and clean title report.

MOTION

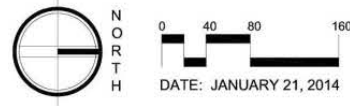
I move to accept the donation of approximately 16.97 acres of natural area from West Bend Properties following the completion of a successful compaction test, phase I environmental report and clean title report.

ATTACHMENT

Attachment 1 - Map of Discovery Park and the proposed donation (labeled undisturbed native area).

DISCOVERY PARK

conceptual master plan



**Board Calendar
2018-2019**

**This working calendar of goals/projects is intended as a guide for the board and subject to change.*

March 5

Work Session

- ◆ Recreation Program Report: Expanded After School Care Programs – *Sue Boettner and Becky Curfew (20 min)*
- ◆ Reserve Funds Discussion – *Lindsey Lombard and Don Horton (80 min)*

Business Session

- ◆ Resolution to Apply for Drake Park Trail and Bank Improvement Grant (*Quinn Kever*)

March 19

Work Session

- ◆ Outreach Report – *Amanda Jamison, Kathya Avilia Choquez (40 min)*
- ◆ Needs-Based Assistance Report – *Sue Boettner (40 min)*

Business Session

April 2

Work Session

- ◆ Recreation Program Report (*15 min*)

Consent Agenda

- ◆ Approve Needs-Based Assistance Plan for FY 2019-20 – *Sue Boettner (30 min)*

Business Session

April 16

Work Session

Business Session

April 17 - Budget Committee Tour

May 7

Work Session

- ◆ Recreation Program Report (*15 min*)

Business Session

- ◆ Shevlin Park ADA / Bridge Work Award Construction Contract – *Brian Hudspeth (20 min)*

May BUDGET MEETINGS (Tentative: May 13,15,16)

May 21 – Election Night

Work Session

Business Session

- ◆ Public Hearing and First Reading of SDCs – *Sarah Bodo (30 min)*
- ◆ PCMS Fields Award Construction Contract – *Jason Powell (15 min)*

June 4

Work Session

- ◆ Recreation Program Report (*15 min*)

Business Session

- ◆ Empire Crossing Park – Award Construction Contract – *Ian Isaacson and Jason Powell (20 min)*
- ◆ Adopt Resolution No. XXX – Adopting a Revised Fee Schedule for System Development Charges, effective July 1, 2019 – *Lindsey Lombard*
- ◆ Hold Public Hearing and Adopt Resolution No. XXX – Adopting the Budget and Making Appropriations for Fiscal Year 2019-20, and Adopt Resolution No. XXX - Imposing and Categorizing Taxes for Fiscal Year 2018-19 – *Lindsey Lombard*
- ◆ Adopt Resolution No. XXX – Adopting the Capital Improvement Plan Summary for Fiscal Years Ending 2020 - 2024 – *Michelle Healy (10 min)*
- ◆ Second Reading for SDC Ordinance and Methodology – *Sarah Bodo (15 min)*

June 18

Work Session

Business Session

TBD

IGA with the City for Planning – *Michelle Healy and Don Horton (45 min)*

Adopt Strategic Plan

Recreation Programming Plan – Matt Mercer and Michael Egging

Northpointe Park Award Design Contract – *(20 min)*

Trails Plan and Projects Update –

Goodrich Park Award Construction Contract – *Ian Isaacson and Jason Powell (20 min)*

Award construction contract for Big Sky Park – *Brian Hudspeth (15 min)*

15th Street IGA with the City – *Brian Hudspeth (15 min)*