



Westside Planning Work Session Infrastructure and Financing

Planning Commission Meeting
January 17, 2017

Westside Plan

- Develop Refinement Plan for the area
- Obtained \$133,000 Metro Community Planning and Development Grant – received funding in 2014
- Grant for consultant technical assistance
 - SCJ Alliance – lead consultant, transportation, infrastructure, natural resources
 - Urbswork – public input (focus groups and charrettes)
 - PBS Engineering and Environmental - geotech
 - FCS Group – financing
- Staff prepare plan and necessary amendments to existing documents (Comp Plan, TSP)

Process to Date

Public (Focus on Land Use)

- Stakeholder Interviews
- Two Planning Charrettes
- Planning Commission Work Session – July 6, 2015

Technical (Focus on Infrastructure)

- Background Analysis (on City website)
 - Infrastructure
 - Natural Resources
 - Transportation
 - Geologic and Geotech
- Infrastructure Analysis (on City website)
- Technical Advisory Committee meetings
- Financial Strategy for Infrastructure

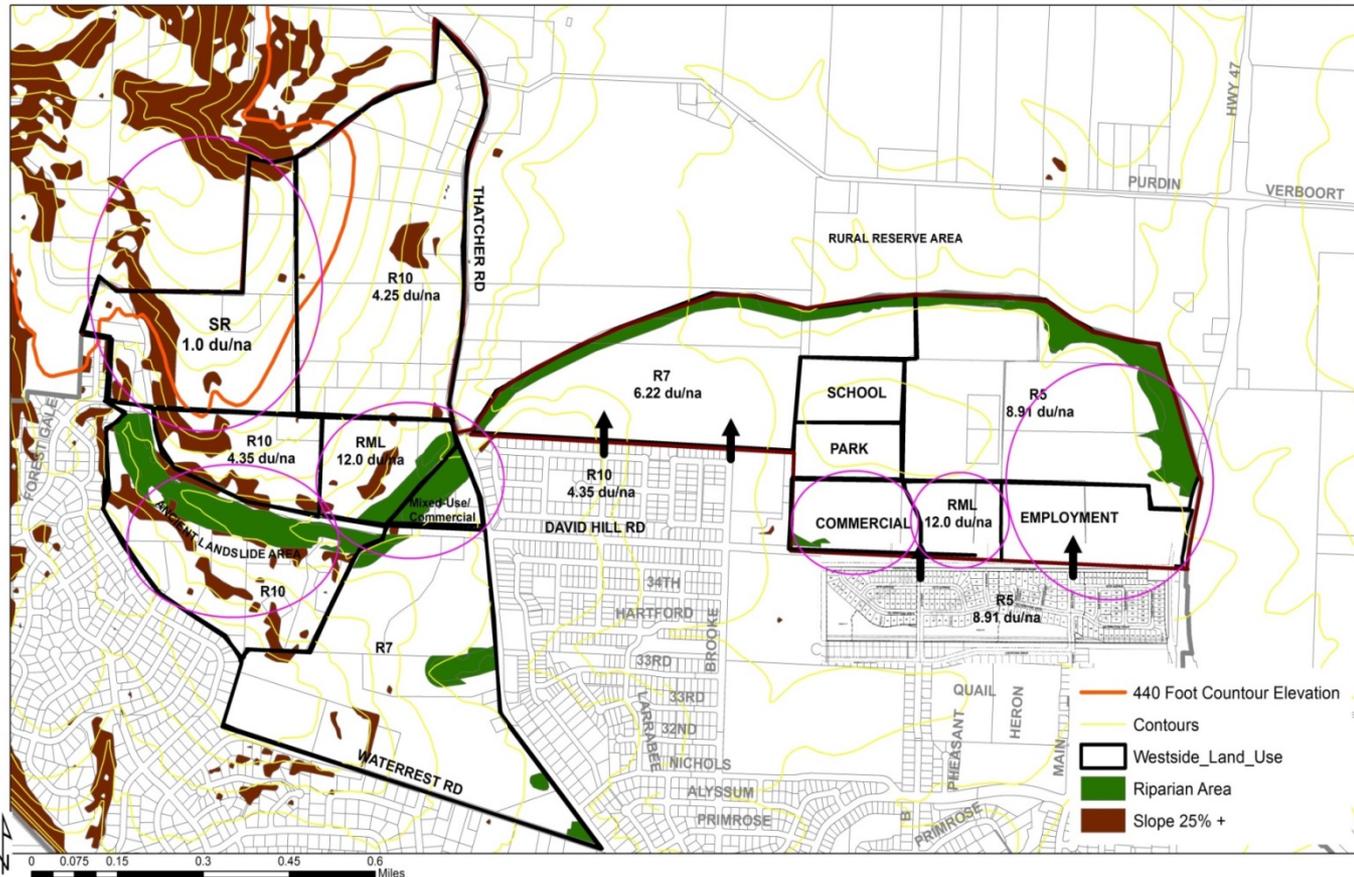
Assumptions for Infrastructure and Funding Approach

- Planning Commission Work Session (July 2016)
 - Assessment of Development Issues
 - Land Use Direction
 - Development Land Use Take-Offs

Planning Commission

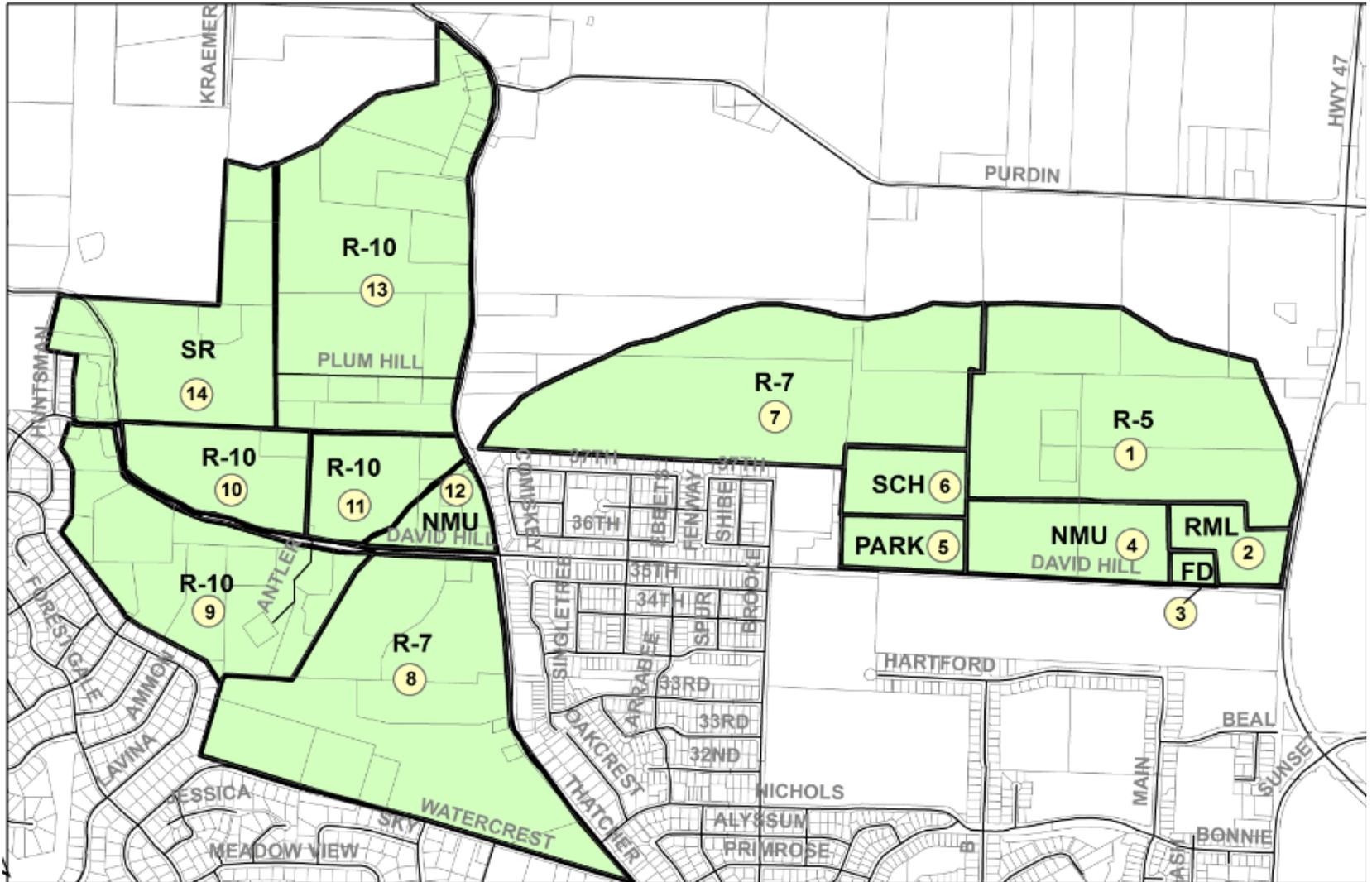
Development Issues – July 6, 2015

WESTSIDE PLANNING PROJECT



- Both Areas
 - Complete neighborhoods
 - Commercial leakage
- Purdin Road
 - Ind. vs Res
 - School, Parks
- David Hill
 - Landslide
 - Slope and Circulation
 - Suburban Residential (1 unit per acre)/R-10 (4.35 units per acre)
 - View from Town Center/Clustering

Planning Commission Direction to Staff



Westside Planning Area Dwelling Unit Yield Estimate Planning Commission Recommendation

Analysis Zone	Area	Gross Area (ac.)	Developable Area (ac.)	Net Area (ac.)	Slope Deduction	Current Dwelling Yield	New Dwelling Yield
1	Purdin (R-5)	86.18	71.60	57.28	0%	2	498
2	Purdin (RML)	10.82	10.82	8.66	0%	0	103
3	Fire Station (FD)	2.40	2.40	2.40	0%	0	0
4	Purdin (Mixed-Use/Commercial)	24.63	24.63	19.73(1)	0%	0	140
5	Purdin (Park)	6.00	6.00	6.00	0%	0	0
6	Purdin (School)	10.00	10.00	10.00	0%	0	0
7	Purdin (R-7)	98.62	87.02	69.62	0%	3	433
	Subtotal - Purdin	238.65	212.47	173.69		5	1,174
8	Watercrest (R-7)	99.75	70.63(2)	56.50	10%	221	316
9	South of David Hill (R-10)	57.38	12.99	10.39	20%	36	36
10	North of David Hill - West (R-10)	24.30	17.73	14.18	15%	52	52
11	North of David Hill - East (R-10)	21.42	15.06	12.05	15%	44	44
12	North David Hill (MU-Com)	8.50	3.60	2.90	0%	12	4
13	Thatcher (R-10)	98.66	95.81	76.65	10%	300	300
14	David Hill Suburban Residential	43.12	35.62	28.50	15%	24	24
	Subtotal - David Hill	353.13	251.44	201.17		689	776
	Grand Total	591.78	463.91	374.86		694	1,950

1. Assuming 50% of the Mixed-Use Commercial area develops as commercial this area could accommodate approximately 107,400 square feet of retail space.
2. The land area within Thatcher Park and Thatcher Woods has been deducted from the land area. This deduction is approximately 25.18 acres.

Traffic Analysis

- Purdin Road Area Not Considered in 2014 Transportation System Plan Update
- Potential Significant Impact on Highway 47 round-a-bouts at David Hill Road and Purdin/Verboort Road

Traffic Analysis

Westside PM Peak Hour Trip Generation Estimates																				
Based on "Worst Case" Land Uses as of 8/4/15							Based on "Worst Case" Land Uses as of 10/26/15							Based on Planning Commission Scenario						
Zone	Area	ITE Code	Units	Quantity	Daily Trips		Zone	Area	ITE Code	Units	Quantity	Rates	Trip Ends	Zone	Area	ITE Code	Units	Quantity	Rates	Trip Ends
					Rates	Trip Ends														
1	Purdin (Business Park)	770	ksf	218.0	1.26	275	1	Purdin (R5)	210	Dus	590	1.00	590	1	Purdin (R5)	210	DUs	498	1.00	498
2	Purdin (RML)	210	Dus	112	1.00	112	2	Fire Station		Emp	3	2.00	6	2	Purdin (RML)	210	DUs	103	1.00	103
3	Purdin (Retail Commercial)	820	ksf	172.9	3.71	641	3	Purdin (Residential)	210	DUs	221	1.00	221	3	Fire Station		Emp	3	2.00	6
4	Purdin (Park)	411	ac	10.98	3.50	38	3	Purdin (Retail Commercial)	820	ksf	46.5	3.71	173	4	Purdin (MU/Commercial)	820	ksf	107.4	3.71	398
5	Purdin (Elementary School)	520	ksf	65.0	1.21	79	4	Purdin (Park)	411	ac	10.98	3.50	38	4	Purdin (Residential)	210	DUs	140	1.00	140
6	Purdin (R5)	210	DUs	494	1.00	494	5	Purdin (Elementary School)	520	ksf	65.0	1.21	79	5	Purdin (Park)	411	ac	6.0	3.50	21
7	Purdin (R7)	210	DUs	314	1.00	314	6	Purdin (R7)	210	DUs	386	1.00	386	6	Purdin (Elementary School)	520	ksf	65.0	1.21	79
	Sub-Total Purdin					1,953		Sub-Total Purdin					1,493	7	Purdin (R7)	210	DUs	433	1.00	433
															Sub-Total Purdin					1,678
8	Watercrest (R7)	210	DUs	316	1.00	316	7	Watercrest (R7)	210	Dus	316	1.00	316							
9	South of David Hill Rd (R10)	210	DUs	36	1.00	36	8	South of David Hill Rd (R10)	210	DUs	36	1.00	36	8	Watercrest (R7)	210	DUs	316	1.00	316
10	North of David Hill Rd (R10)	210	DUs	52	1.00	52	9	North of David Hill Rd (R10)	210	DUs	52	1.00	52	9	South of David Hill Rd (R10)	210	DUs	36	1.00	36
11	David Hill Village (R10)	210	DUs	122	1.00	122	10	David Hill Village (R10)	210	DUs	44	1.00	44	10	David Hill (R10)	210	DUs	52	1.00	52
12	David Hill Village (Comm)	826	ksf	15.0	2.41	36	11	David Hill Village (Comm)	826	ksf	15.0	2.71	41	11	David Hill (MU-RML)	210	DUs	44	1.00	44
12	David Hill Village (Res)	230	DUs	4	0.52	2	11	David Hill Village (Res)	230	DUs	4	0.52	2	12	David Hill Village (MU/C)	230	DUs	4	0.52	2
13	Thatcher (R10)	210	DUs	300	1.00	300	12	Thatcher (R10)	210	DUs	300	1.00	300	13	Thatcher (R10)	210	DUs	300	1.00	300
14	David Hill (R10)	210	DUs	105	1.00	105	13	David Hill (R10)	210	DUs	105	1.00	105	14	David Hill (SR)	210	DUs	24	1.00	24
	Sub-Total David Hill					969		Sub-Total David Hill					896		Sub-Total David Hill					774
	TOTALS					2,922		TOTALS					2,388		TOTALS					2,452

A place where businesses and families thrive.

Infrastructure

- Types
 - Roads
 - Sewer
 - Water
 - Stormwater
- Focus
 - Area wide needs
 - Not specific properties
- Development Assumptions
 - 2,054 dwellings vs. PC Version of 1,950 units

Major Street System

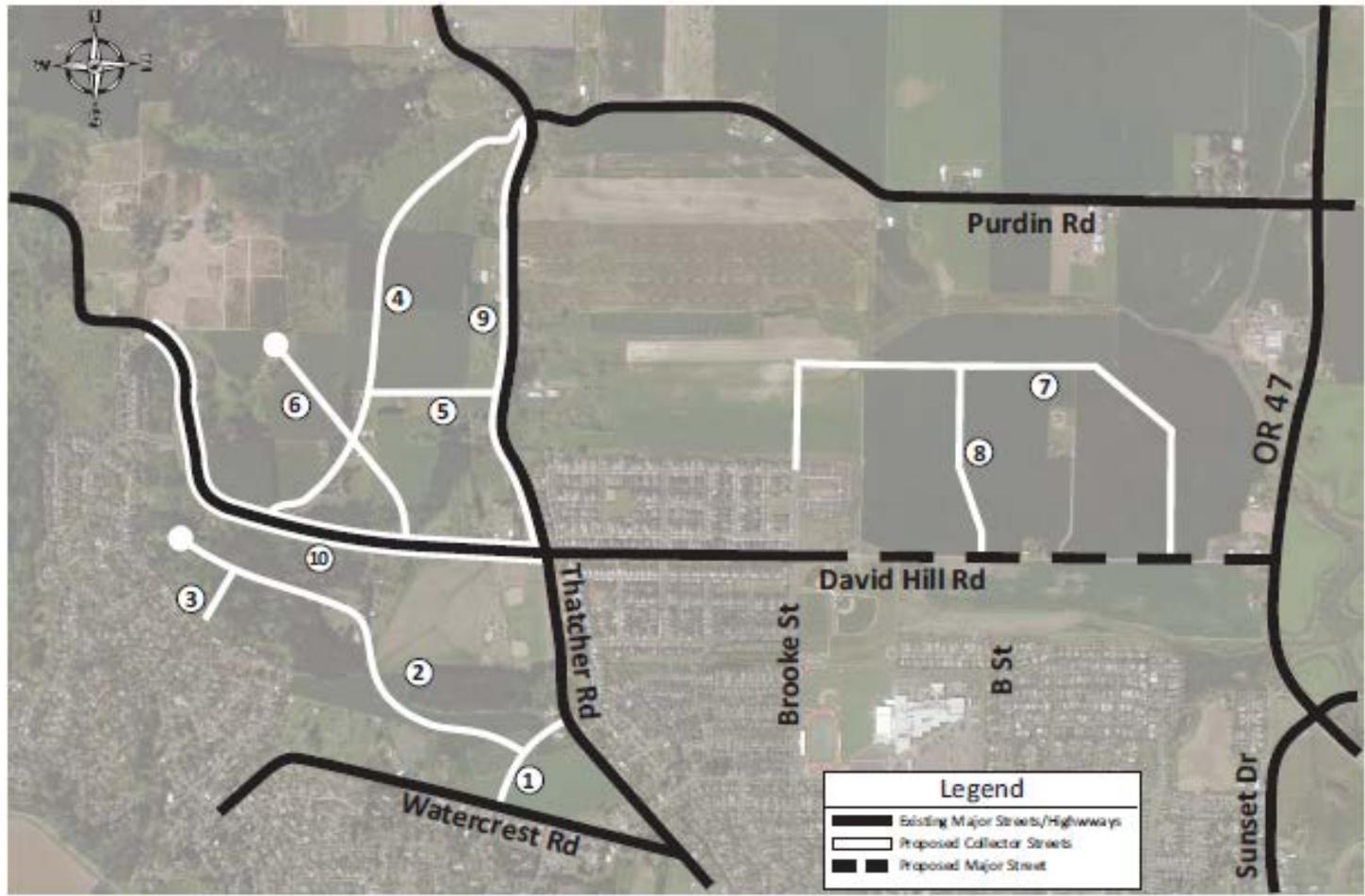
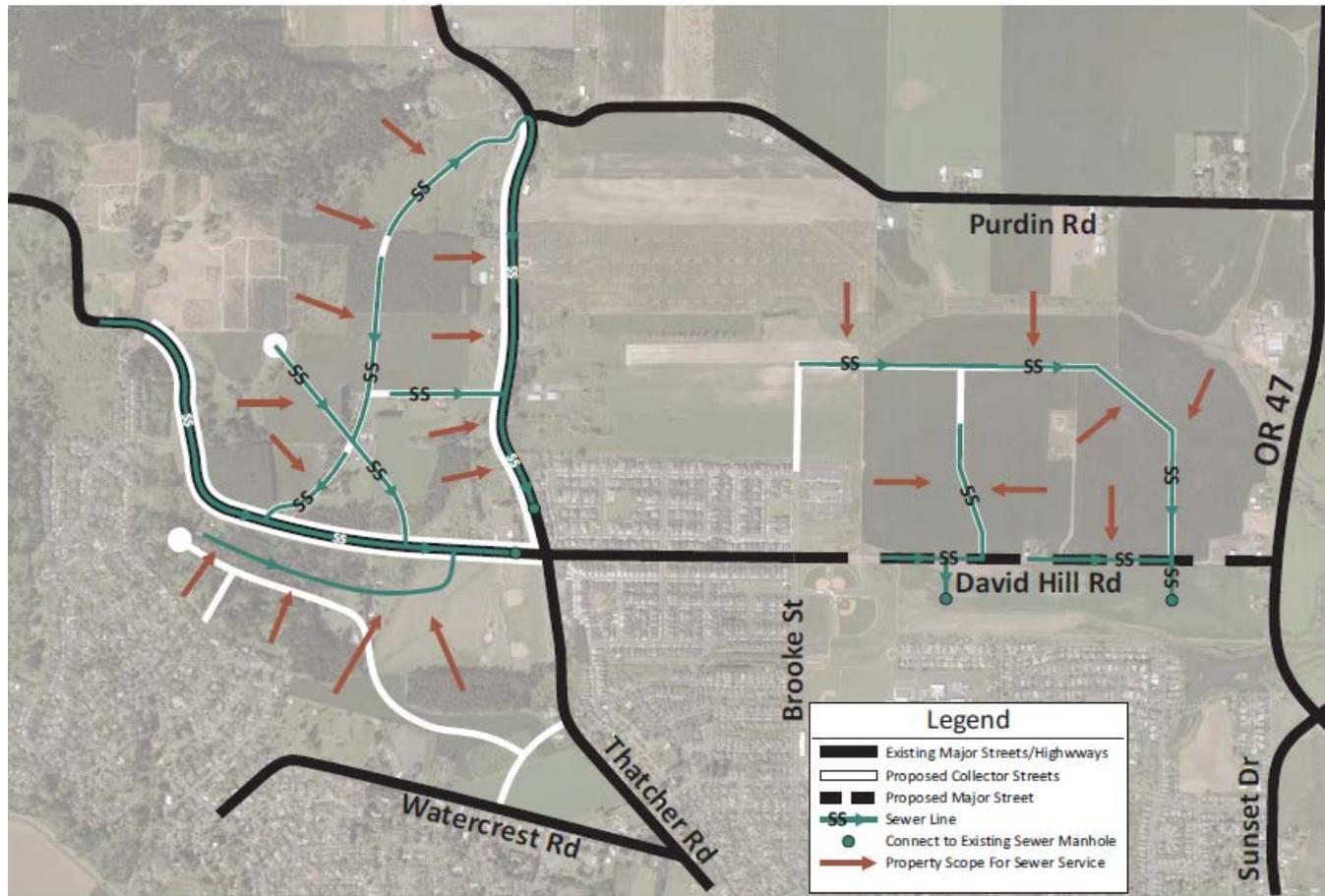


Figure 3
Proposed Street System

Westside Planning Project
Forest Grove, OR

Major Sewer System



Stormwater

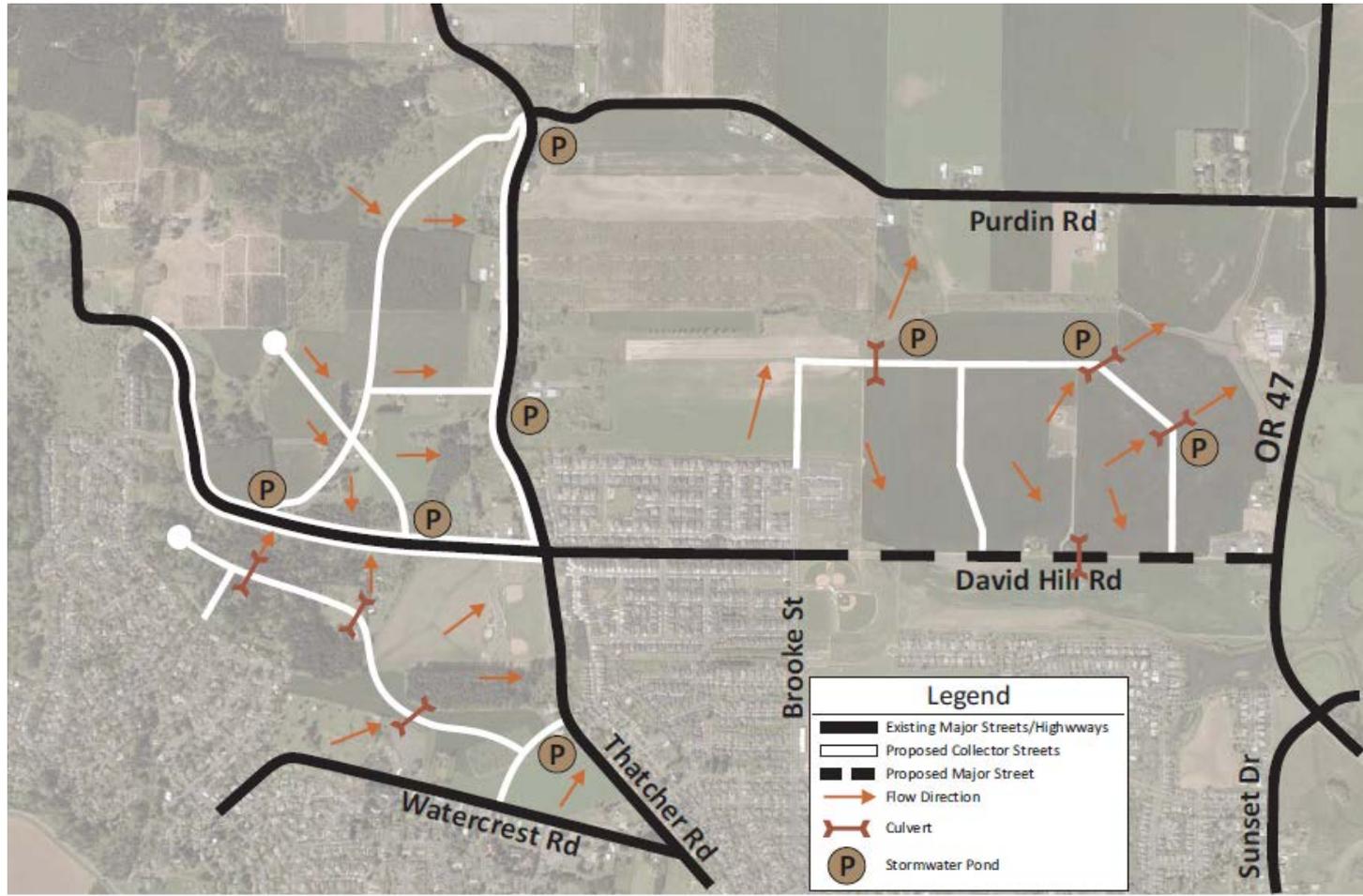


Figure 5
Stormwater Utilities

Westside Planning Project
Forest Grove, OR

Water

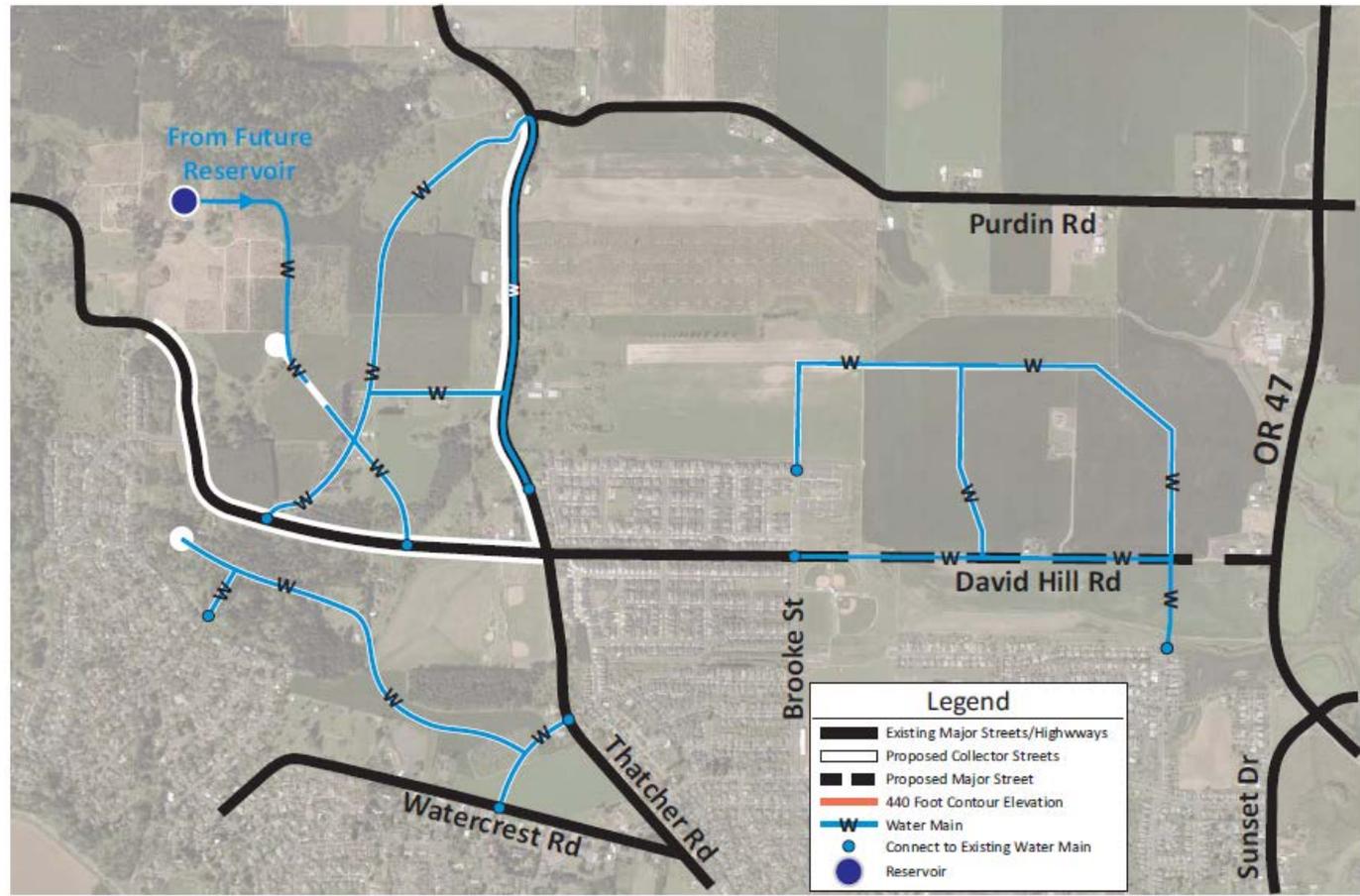


Figure 6
Water Utilities

Westside Planning Project
Forest Grove, OR

Total Costs

- Roads \$30,230,800
- Sewer \$ 3,635,600
- Stormwater \$ 1,575,000
- Water \$ 8,533,000 (for WS Plan)
- Parks \$ 6,600,000

- Total Costs \$50,573,400

- *Overall Water System Cost - \$23,504,427*

Cost by Area

	David Hill	Purdin
• Roads	\$23,880,900	\$6,349,900
• Sewer	\$ 2,480,600	\$1,155,000
• Stormwater	\$ 1,067,500	\$ 507,500
• Water	\$ 6,855,500	\$1,677,600
• Parks	<u>\$ 648,000</u>	<u>\$3,000,000</u>
• Total Costs	\$37,884,500	\$12,690,000

Potential Short-Term Costs

David Hill Area

• Roads – Thatcher Road	\$1,454,000
• Sewer –	
• David Hill	\$ 262,500
• Thatcher	\$ 382,500
• Contingencies	<u>\$ 483,750</u>
• <i>Sub-total</i>	<i>\$1,128,750</i>
• Water – One 0.5 MG Reservoir	\$4,182,500
<i>WS Share</i>	<i>\$437,500</i>
• Total Costs	\$6,765,250
<i>WS Share</i>	<i>\$3,020,250</i>

Use of SDC's

- SDC Elements
 - Cover system-wide costs from cumulative development
 - SDC's imposed by multiple jurisdictions
 - Paid at building permit for individual building construction
 - Incremental
 - Difficult to fund improvements needing up front funding
- SDC Coverage
 - What percentage of SDC's collected does the City want to use for improvements within the Westside Planning Area? 100%; 40%; 18%
 - Where current SDC's don't cover costs, what alternative method should be considered to pay for improvements?
 - Supplementary SDC's
 - Utility Fee
 - Local Option Levy
 - Local Improvement District/Reimbursement District

Consultant Recommendations

- Transportation
 - Use 40% of existing SDC's
 - Establish supplementary SDC of \$11,369 plus administrative fee
- Water System*
 - Use 100% of existing SDC's
- Sewer System*
 - 100% for both areas
 - Supplementary SDC of \$1,427 for David Hill
- Stormwater
 - 100% of SDC
 - \$7 per month supplemental stormwater rate surcharge phased in over 5 years
 - City may establish reimbursement district if surcharge is insufficient
- Parks
 - 100% of existing SDC's
- Market Feasible for higher fees

Options – Short-Term Improvements

David Hill Area

- Property with most interest developing early are farthest from existing services, particularly sewer; those properties closest to existing services are not
- Relatively small parcels makes it difficult to absorb offsite improvement costs

- Thatcher Road Improvement - \$1,454,000

- 0.5 mg water reservoir (WS fair share) - \$875,000

(overall cost of \$4,182,500)

Sewer lines – DH and Thatcher roads - \$1,128,750

\$3,457,750

(overall cost of \$6,765,250)

Proposed Up Front Improvements

- Thatcher Road Improvement - \$1,454,000
 - 0.5 mg water reservoir (WS fair share) - \$875,000
- (overall cost of \$4,182,500)

Sewer lines – DH and Thatcher roads -

\$1,128,750

\$3,457,750

(overall cost of \$6,765,250)

Minimum Improvements

- David Hill Road Sewer Line (700 feet) \$460,000
- (Line costs plus contingencies)

Proposed Up Front Improvements

- Thatcher Road Improvement - \$1,454,000
- 0.5 mg water reservoir (WS fair share) - \$875,000
(overall cost of \$4,182,500)
- Sewer lines – DH and Thatcher roads - \$1,128,750
\$3,457,750
(overall cost of \$6,765,250)

Minimum Improvements

- David Hill Road Sewer Line (700 feet) \$460,000
(Line costs plus contingencies)

Westside Plan Required Decisions

- All decisions require Planning Commission recommendation and City Council adoption by ordinance:
 - Adoption of Westside Area Refinement Plan
 - Comp Plan amendment (map and text amendment)
 - Transportation System Plan amendment (circulation system and cross sections, project list)
 - Zoning Map Amendment
 - Development Code Amendment – geo-tech requirements, road slope standards

Westside Plan Next Steps

- February to April – Planning Commission public hearings for Westside Plan recommendation
- May to June – City Council public hearing for Westside Plan adoption
- Submittal to DLCD and Metro
- Remainder 2017 – Adoption of Implementation Measures
 - Revised SDC's
 - City Financing of initial improvements (if needed)
 - Master Plan amendments (Water, Sewer and Stormwater)