

Transportation System Development Charges Update

City Council

WE KEEP PORTLAND *MOVING.*



PBOT
PORTLAND BUREAU OF TRANSPORTATION

September 13, 2017

2017 Transportation System Development Charge (TSDC) Update

1. Background & Process Overview
2. TSDC Project List (CIP)
3. Methodology
4. Rates
5. Questions

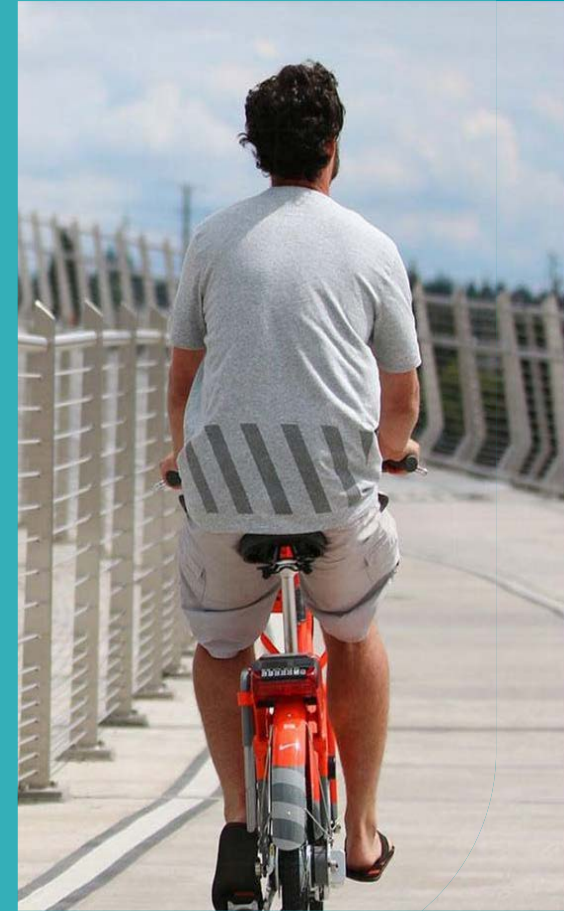


Sam Beebe / Flickr: <https://www.flickr.com/photos/sbeebe/5817452248/>



What is a TSDC?

- TSDCs are **one-time fees** paid by new development.
- Fees are intended to **pay for the impacts of new development** on the transportation system.
- The fee covers part of the cost for **new transportation facilities** like roads, sidewalks, and bike lanes.
- **Oregon Revised Statutes** provides guidance: CIP list, methodologies, and update schedule.



TSDCs invested in Portland

LEARN ABOUT OUR SIX MAJOR GOALS



PRESERVE
what we have
built and
OPERATE
it well



Embrace
VISION
ZERO



BUILD AN
EQUITABLE
FUTURE
where all can
grow and thrive



Wisely
MANAGE
CITY
RESOURCES



MAINTAIN THE
HEALTH AND
VITALITY
of our people
and our planet



Uphold
ORGANIZATIONAL
EXCELLENCE
for the agency

LEARN ABOUT OUR STRATEGY TO ACHIEVE THESE GOALS



INVEST IN
SAFETY



MAKE PBOT AN
EMPLOYER OF
CHOICE



FIXING OUR
STREETS



CREATE LIVABLE
COMMUNITIES



GROW AS A
SMART AND
INNOVATIVE
CITY



BEND THE
CURVE

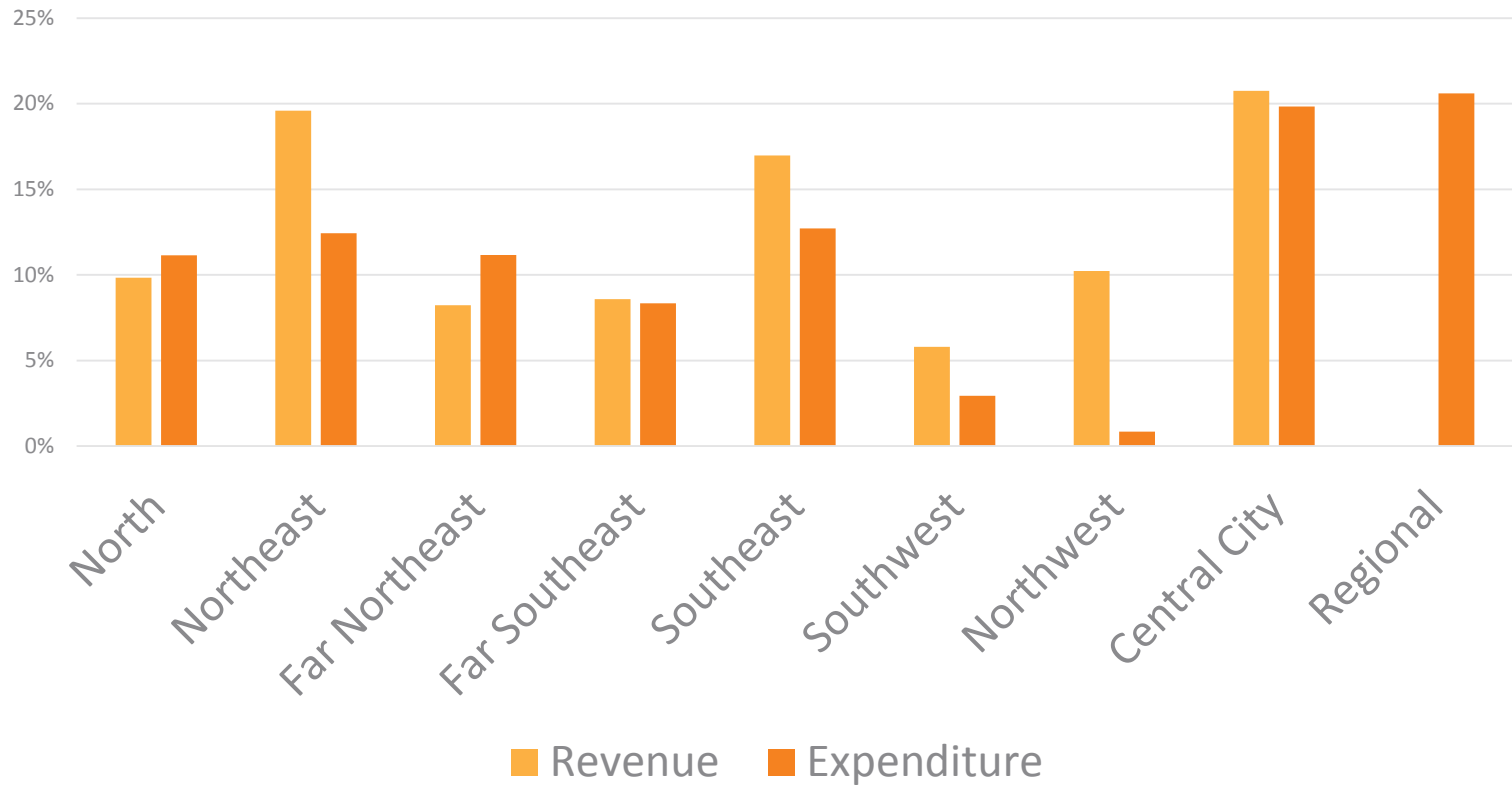
TSDC History

- First TSDC program adopted in 1997
- Last updated in 2007
- Program has generated over \$75 million in last 10 years for new street connections, intersections, sidewalks, bike lanes and transit enhancements.

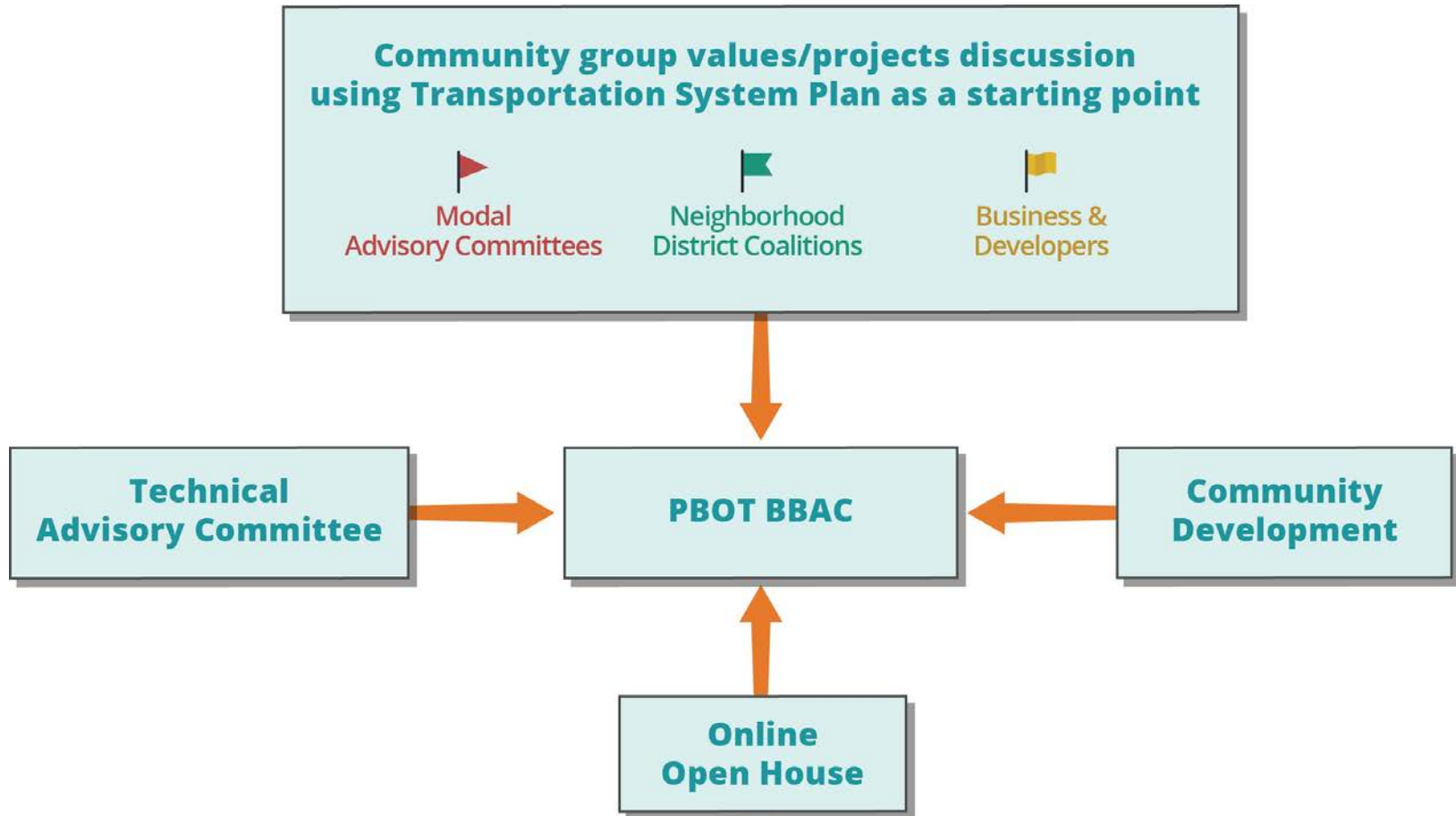


1997-2017 TSDC Revenue & Expenditures

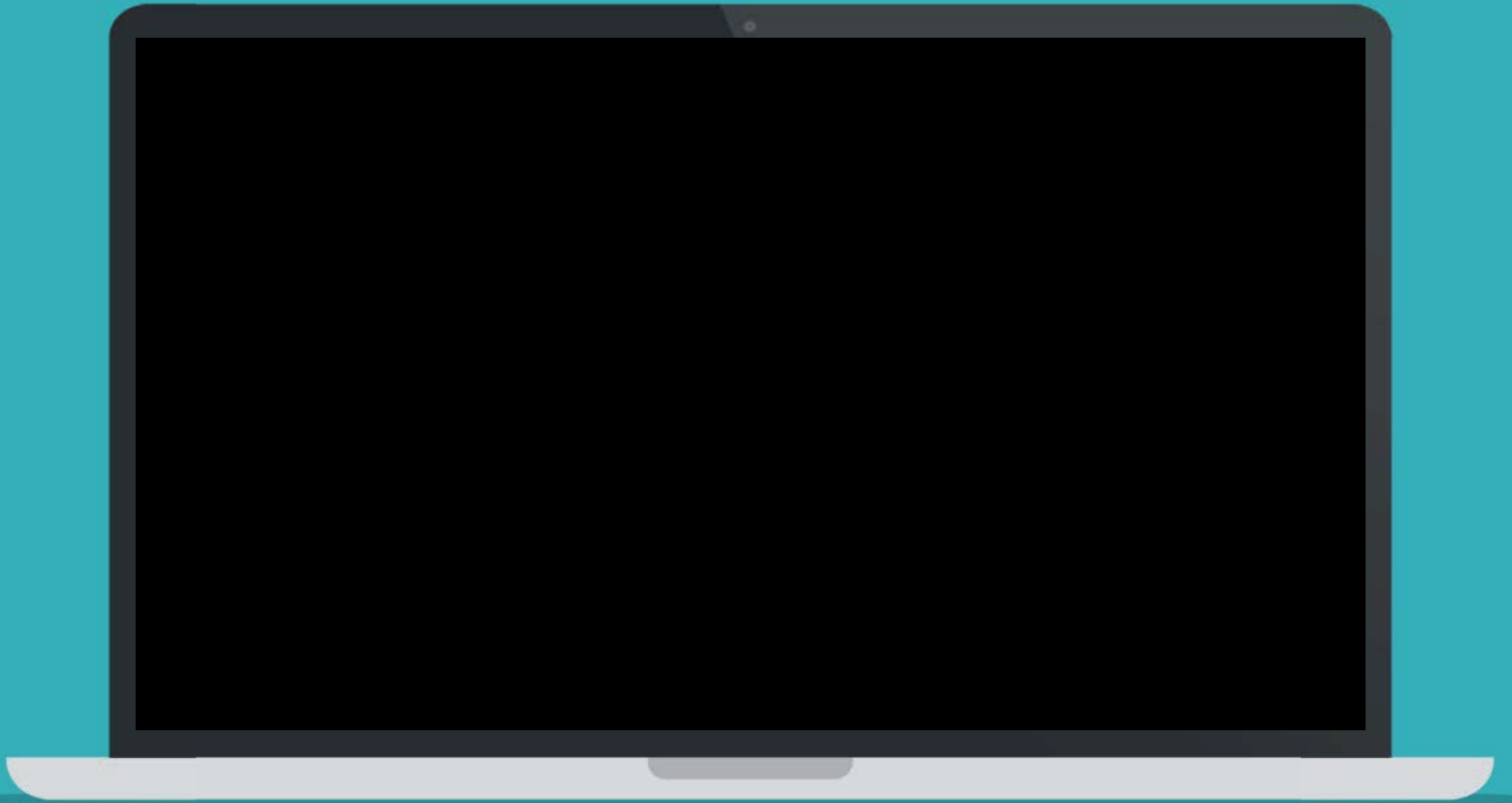
Expenditure and Revenue by TSP Boundary



2017 TSDC Update: Outreach Process



TSDC 2017: Outreach Video



Asking Support of:

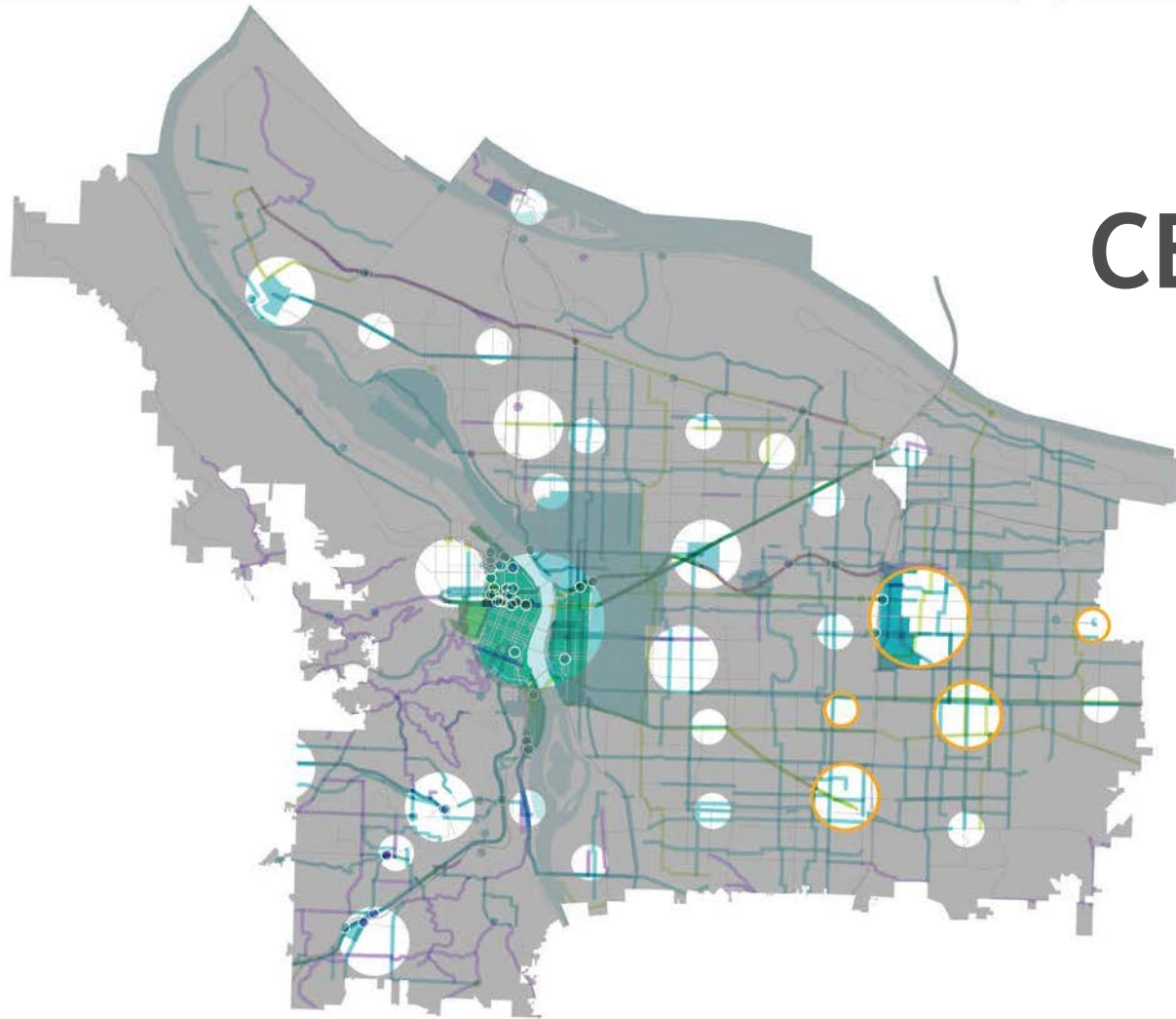
- Project List
- Rate Study Methodology
- Rate Schedule
- Code Amendments



Project List

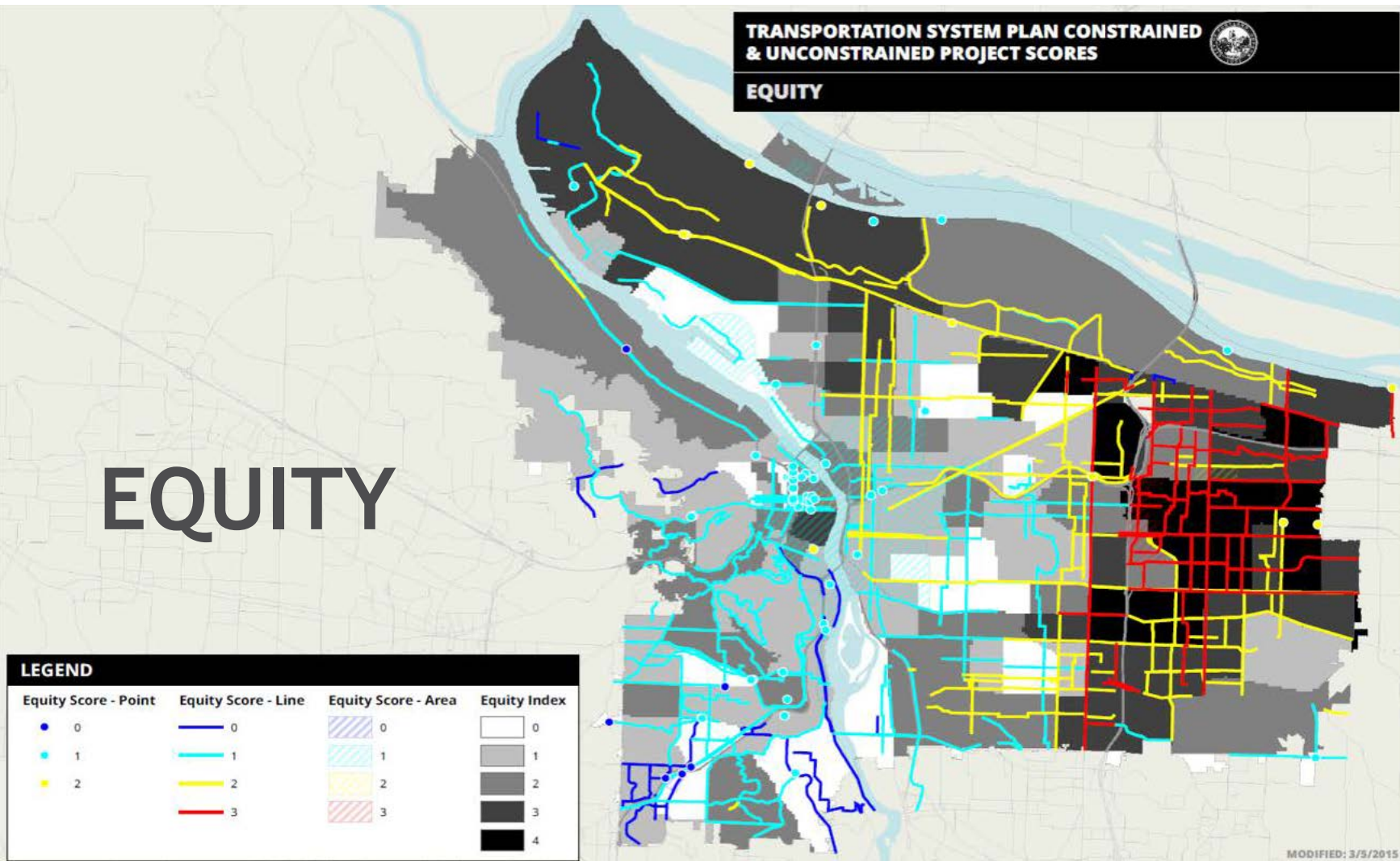


Project List: PBOT Investment Strategy

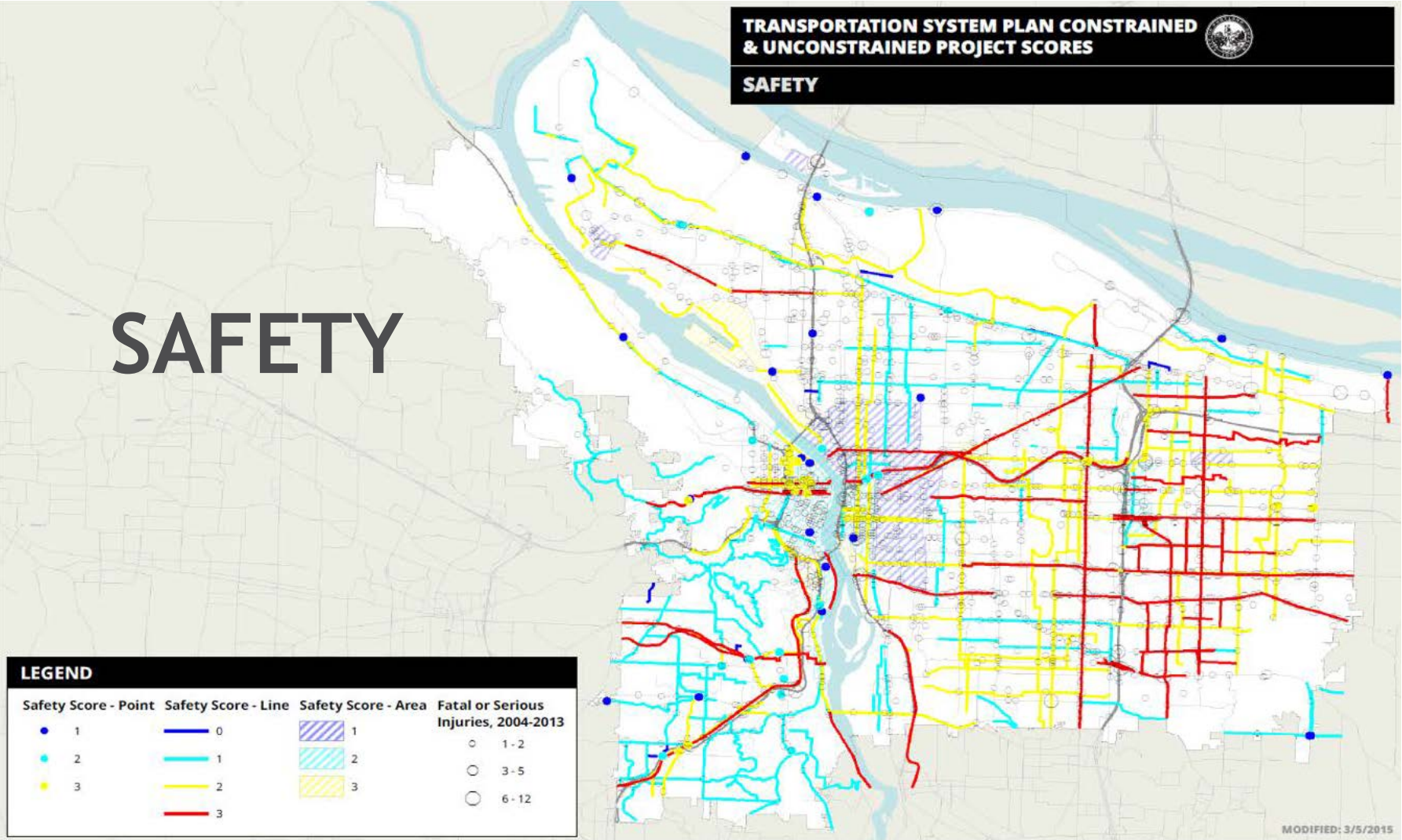


CENTERS

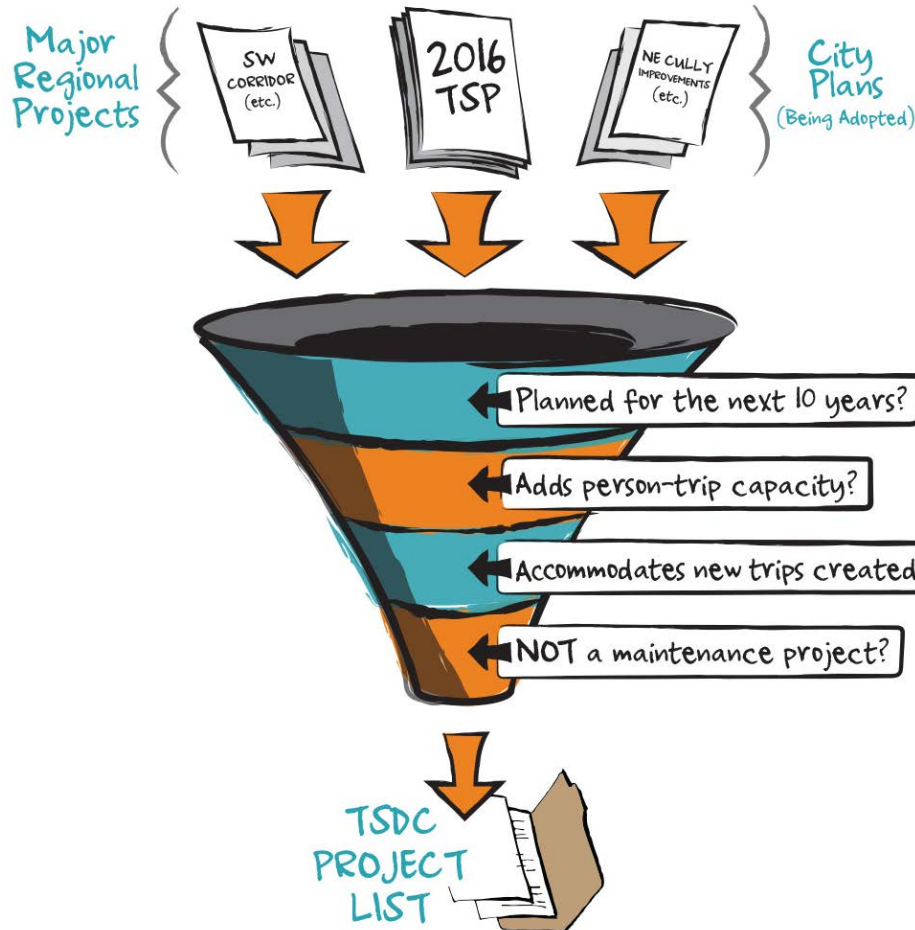
Project List: PBOT Investment Strategy



Project List: PBOT Investment Strategy



TSDC Project List: Eligibility

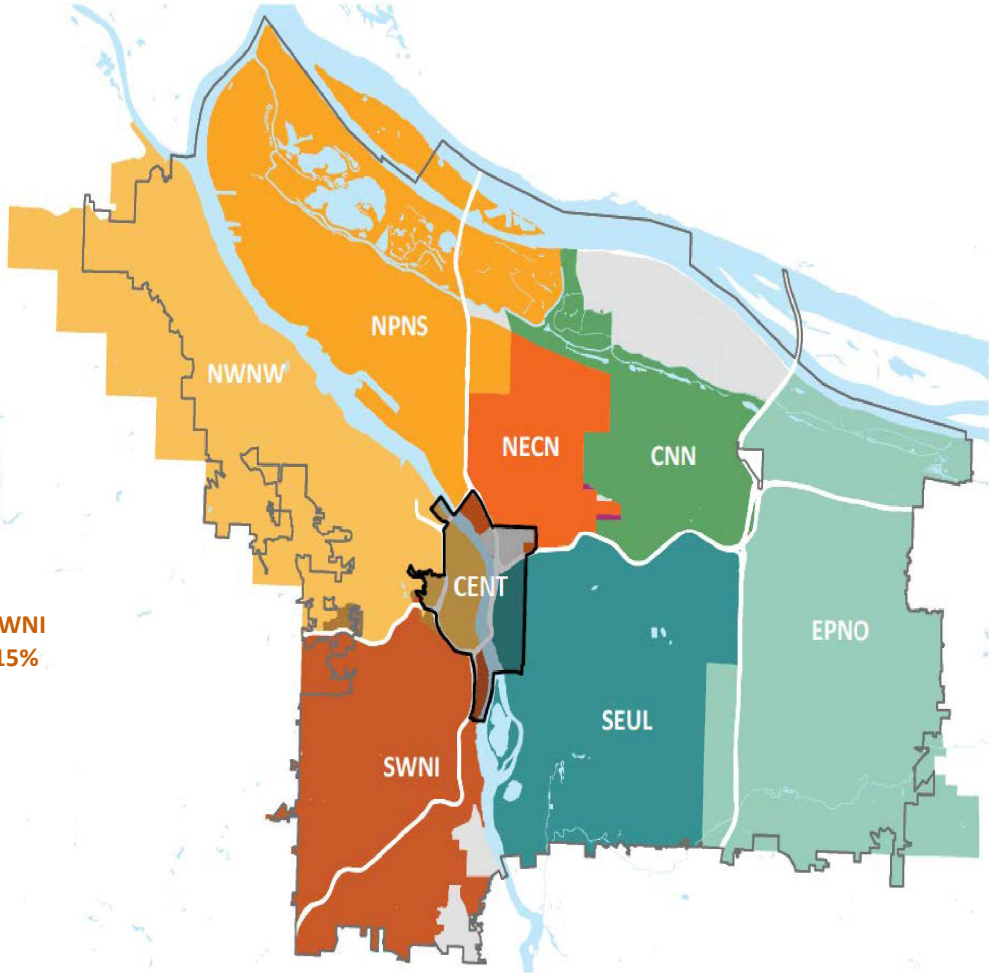
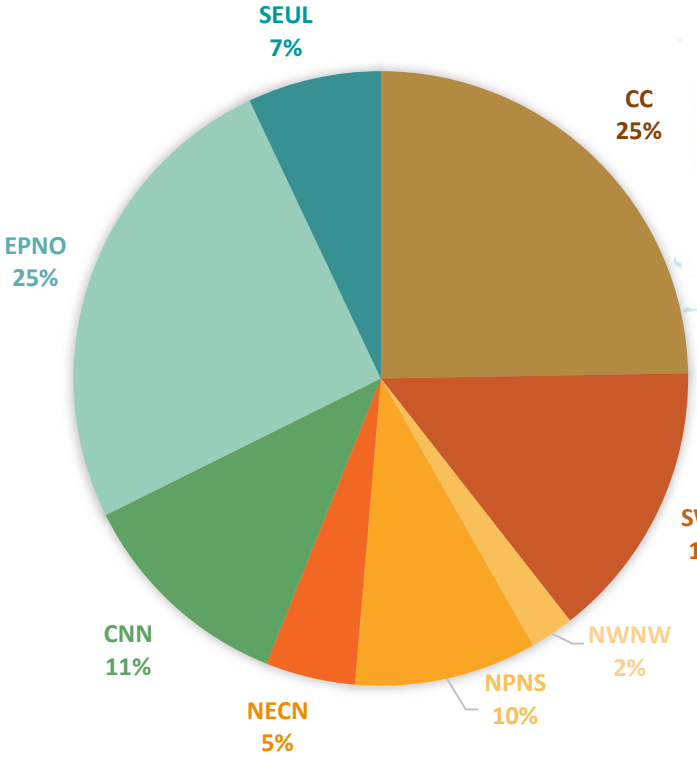


169 projects ...
... valued at \$4.5 billion

Up to \$589 million can come from TSDCs

Eligible projects add capacity or accommodate future growth

TSDC Eligible Costs by Neighborhood



TSDC Eligible Costs by Mode



Multimodal



Active



Traffic/Freight



Transit



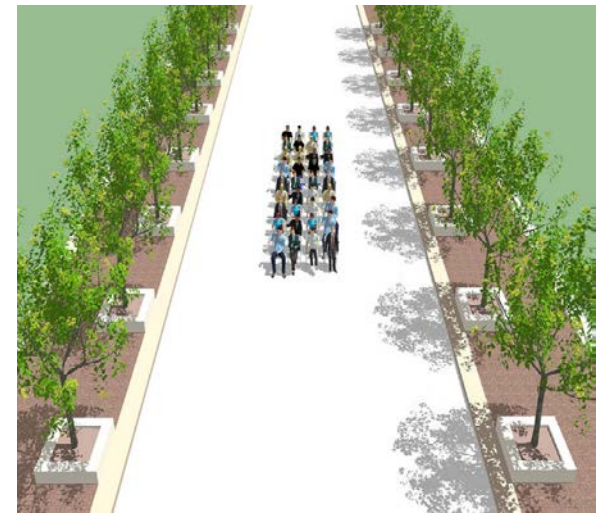
TSDC Methodology



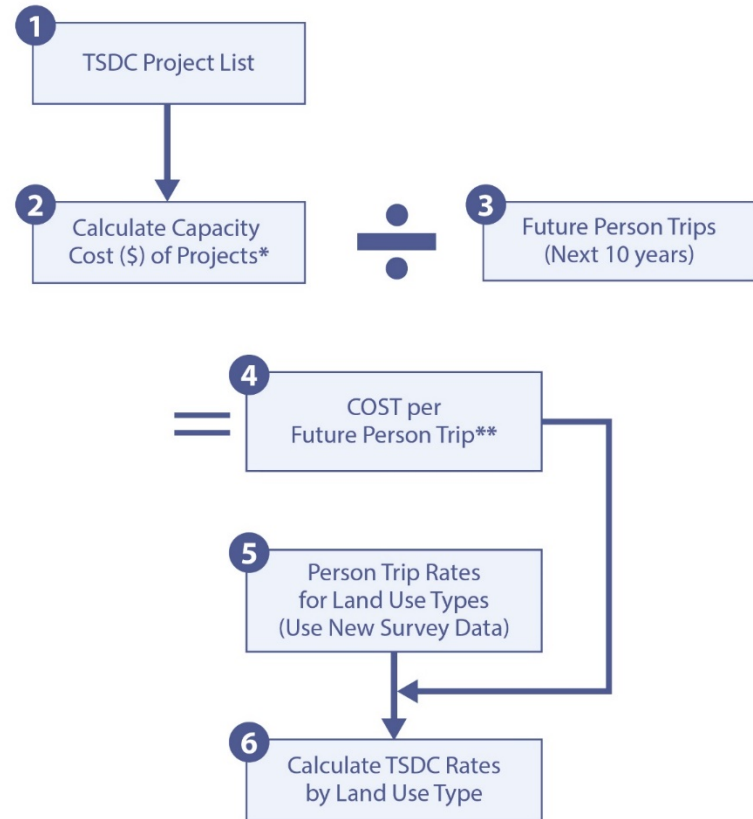
Why Person Trips?

People make trips (not cars)

Fits Portland's unique transportation characteristics



Proposed Process for Developing TSDC Rates

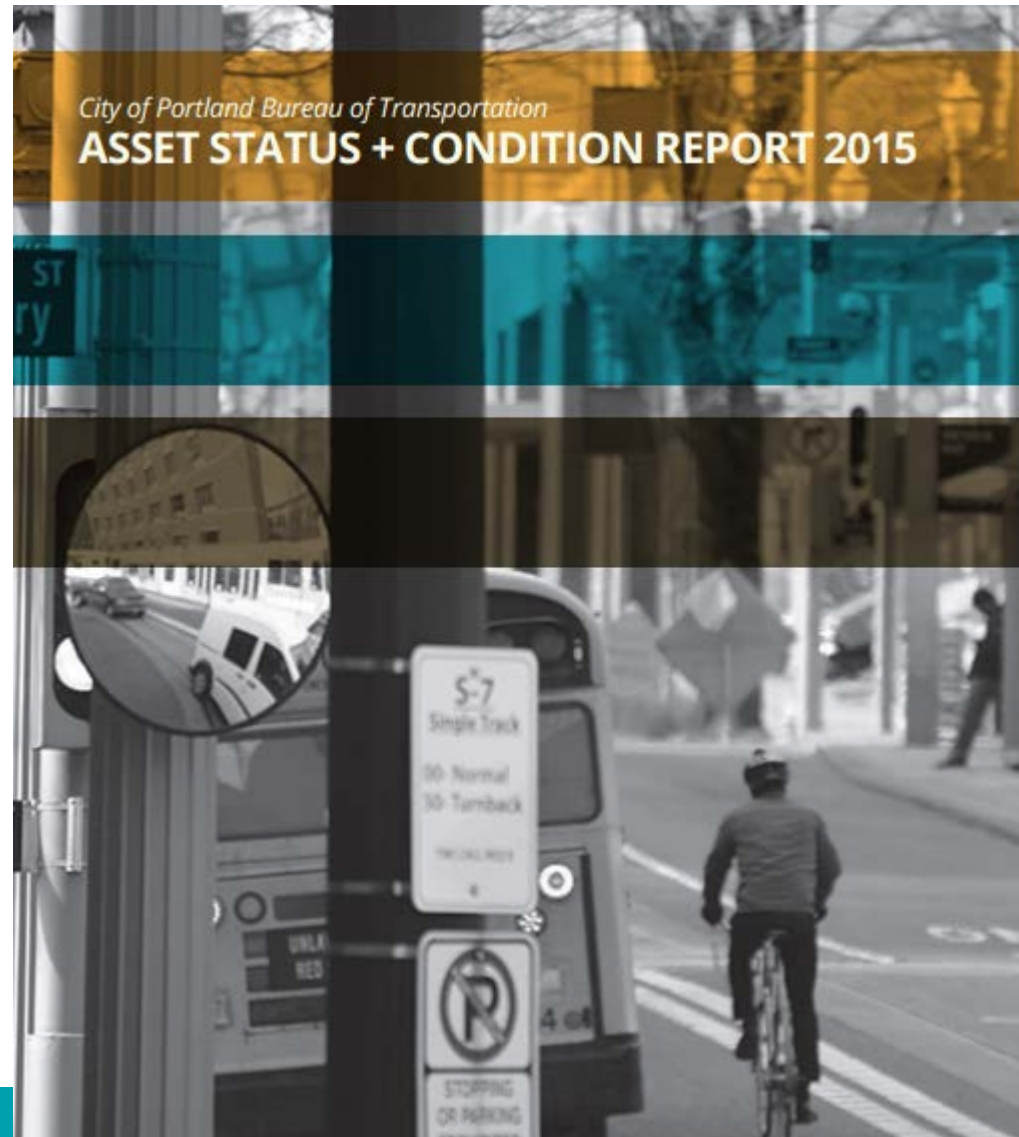


* Subtract any previously committed revenue sources
** Cannot exceed cost/trip provided by existing system

Existing System Value Per Trip

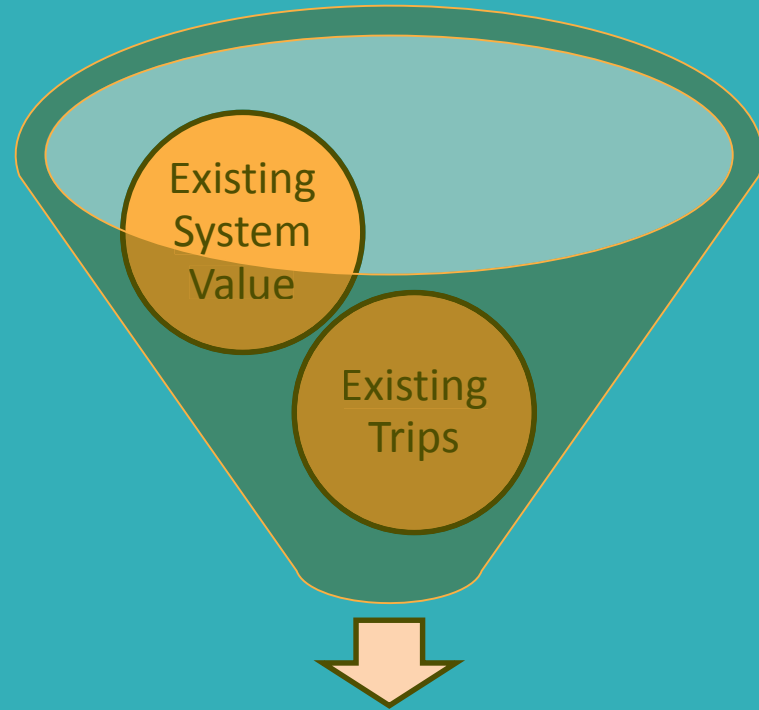
Asset Status & Condition Report

- Pavement
- Sidewalks
- Bicycle Network
- Structures
- Signals
- Streetcars
- Traffic Calming Devices
- Street Lights
- Pavement Markings
- Right-of-Way



Existing System Value Per Trip

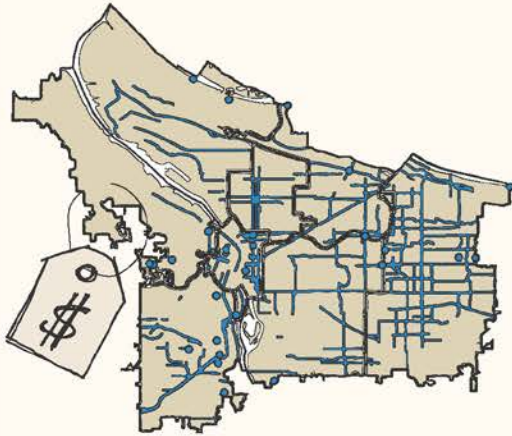
- ✓ Existing system = \$9.8 billion
- ✓ Existing trips = 501,300 PM peak hour person trips
- ✓ \$19,577 per PM peak hour trip



\$19,577 per PM Peak Hour Trip

If the Project List were Funded at 100%

PROJECT LIST COST



Cost of building all projects on the project list.

\$589 million

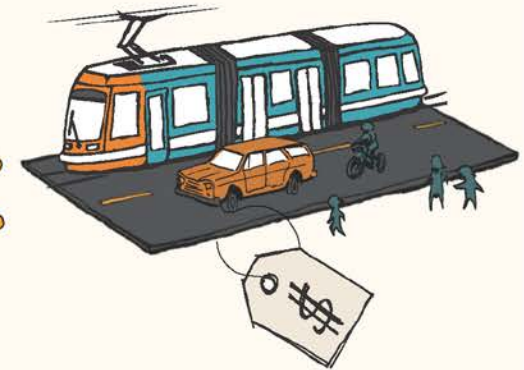
OF NEW TRIPS



Expected peak-hour person trips (due to new development) over the next 10 years

70,630 PM Trips




POTENTIAL RATE (Maximum)



Cost per future person trip

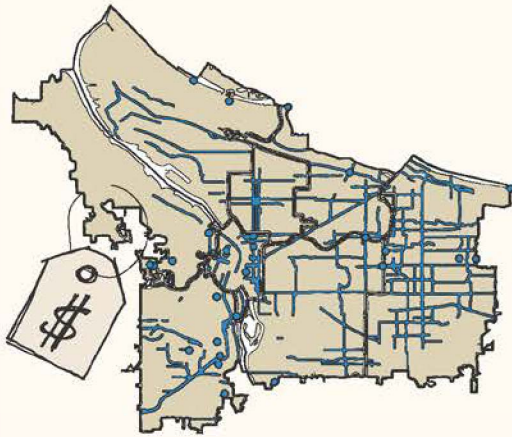
\$8,347 per Trip

Fees are Based on How Many Person Trips a New Development Will Create

Use	PM Peak Hour Person Trips	Resulting Fee
 <p data-bbox="436 705 705 739">2,000 SF House</p>	1.23	\$10,280
 <p data-bbox="123 943 705 978">15,000 SF Medical Office Building</p>	57.9	\$933,650
 <p data-bbox="282 1179 705 1213">45,000 SF Grocery Store</p>	258.4	\$6,194,960

Staff Recommends 50% of Eligible Fee

PROJECT LIST COST



Cost of building all projects on the project list.

~~\$589 million~~
\$294 million

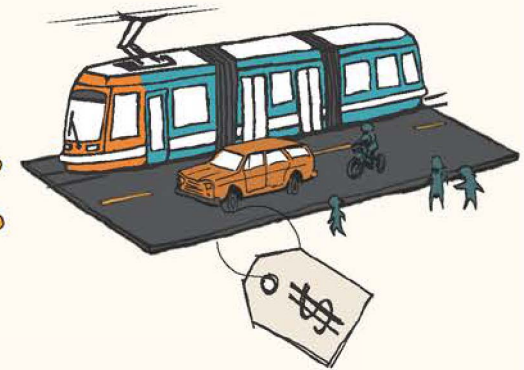
OF NEW TRIPS



Expected peak-hour person trips (due to new development) over the next 10 years

70,630 PM Trips




POTENTIAL RATE (Maximum)



Cost per future person trip

~~\$8,347 per Trip~~
\$4,174

Fees are Based on How Many Person Trips a New Development Will Create

Use	PM Peak Hour Person Trips	Fee Based on Max Rate	Fee Based on 50% Rate
 <p>2,000 SF House</p>	1.23	\$10,280	\$5,140
 <p>15,000 SF Medical Office Building</p>	57.9	\$933,650	\$466,820
 <p>45,000 SF Grocery Store</p>	258.4	\$6,194,960	\$3,097,480

Rate Schedule



What is the Rate Schedule?

- Used updated person trip data
- Changed to PM peak hour
- Eliminated/Consolidated 14 land use categories
- Proposal includes 27 categories

TSDC Rate Schedule Based on 50% of the Eligible Project List Cost

Land Use Categories	Land Use Code (L)	Unit of Measurement	PM Peak Vehicle Trip/Unit	Future A/D	Vehicle Insite Share	PM Peak Total Person Trip/Unit (L1)	Home Trip %	PM Peak New Person Trip/Unit	TSDC Rate
Single Family (1,200 sqsqft or more)	210	dwelling	1.0	1.17	0.95	1.23	100%	1.23	\$6,140
Single Family (1,100 sqsqft or less)	210	dwelling	0.5	1.17	0.95	0.62	100%	0.62	\$2,570
Multiple Family	220	dwelling	1	1	1	0.60	100%	0.60	\$2,504
Senior Housing/Assisted Living/Nursing Home	251	dwelling/bed	0.27	1.13	0.95	0.32	100%	0.32	\$1,341
Commercial/Residence									
Bank	911	sq ft/GFA	12.13	1.13	1.00	13.73	65%	8.91	\$37.19
Day Care	320	sq ft/GFA	1.21	1.13	0.95	1.44	100%	1.44	\$6.01
Hotel/Motel	310	room	0.6	1.31	0.95	0.82	100%	0.82	\$3.426
Service Station / Gasoline Sales (2)	940	sq ft/GFA	13.88	1.13	0.95	16.49	44%	7.75	\$30.274
Movie Theater/Event Hall	444	sq ft/GFA	3.04	1.13	0.95	3.62	85%	3.07	\$12.85
Carwash	942	wash stall	5.54	1.13	0.95	6.50	65%	4.28	\$17.877
Health Club / Racquet Club	492	sq ft/GFA	8.53	1.13	0.95	4.20	90%	3.78	\$15.77
Commercial/Institutional									
School, K-12	111	sq ft/GFA	1.09	1.13	0.95	1.30	85%	1.10	\$4.60
University / College / College	500	sq ft/GFA	1.27	1.13	0.95	1.51	90%	1.36	\$5.68
Church	560	sq ft/GFA	0.55	1.13	0.95	0.65	95%	0.62	\$2.60
Hospital	610	sq ft/GFA	0.93	1.13	0.95	1.11	85%	0.94	\$3.93
Park	411	acre	1.5	1.13	0.95	4.16	95%	3.54	\$14.709
Commercial - Restaurant									
Restaurant (Standalone)	931	sq ft/GFA	7.49	1.59	1.00	11.91	50%	6.67	\$27.84
Quick Service Restaurant (Drive-Through)	934	sq ft/GFA	32.65	1.29	0.96	43.70	50%	21.85	\$91.20
Commercial/Retail									
Shopping/Retail	111	sq ft/GFA	3.21	1.20	0.97	3.95	58%	2.29	\$9.57
Convenience Market (1)	851	sq ft/GFA	*	*	*	43.90	49%	21.51	\$89.78
Free Standing Retail									
Store/Supermarket	815	sq ft/GFA	4.98	1.32	0.95	6.92	83%	5.74	\$23.92
Car Sales - New / Used	841	sq ft/GFA	2.62	1.20	0.95	3.31	80%	2.65	\$11.05
Commercial/Office									
Administrative Office	710	sq ft/GFA	*	*	*	1.40	90%	1.26	\$5.26
Medical Office / Clinic	720	sq ft/GFA	1.57	1.37	0.95	1.51	75%	1.13	\$4.52
Industrial									
Light Industry / Manufacturing	130	sq ft/GFA	0.85	1.37	0.95	1.23	90%	1.10	\$4.61
Warehousing / Storage	150	sq ft/GFA	0.32	1.30	0.95	0.44	90%	0.39	\$1.65
Self-Storage	151	sq ft/GFA	0.26	1.37	0.95	0.37	95%	0.36	\$1.49

* Based on Observed Person Trip Data (Survey sites in Portland, California, and Washington, D.C.)
 (1) School, K-12: Average of TE categories 520 and 530; Shopping/Retail: Blend of TE Categories 820 and 826
 (2) With or Without Minimart (not to exceed 1,500 SF) and/or Carwash (Fuel is Primary Use)
 (3) If gasoline sales included on site, use Service Station/Gasoline Sales SDC rate.
 (4) Land Use Code - Reference "Trip Generation", 9th Edition, Institute of Transportation Engineers, 2012

Rates: Residential



TSDC Rate Schedule

Land Use Categories	Land Use Code	Unit of Measure	PM Peak Vehicle Trips/ Unit	Future AVO	Vehicle Mode Share	PM Peak Total Person Trips/ Unit	New Trip %	PM Peak New Person Trips/ Unit	TSDC Rate
Cost per PM Peak Hour Person Trip									\$4,174
<i>Residential</i>									
Single Family (1,200 square feet or more)	210	dwelling	1.0	1.17	0.95	1.23	100%	1.23	\$5,140
Single Family (1,199 square feet or less)	50% of 210	dwelling	0.5	1.17	0.95	0.62	100%	0.62	\$2,570
Multiple Family	220	dwelling	*	*	*	0.60	100%	0.60	\$2,504
Senior Housing/Assisted Living/Nursing Home	251	dwelling/ bed	0.27	1.13	0.95	0.32	100%	0.32	\$1,341

* Indicate land uses where person trip data is available.

Rates: Commercial



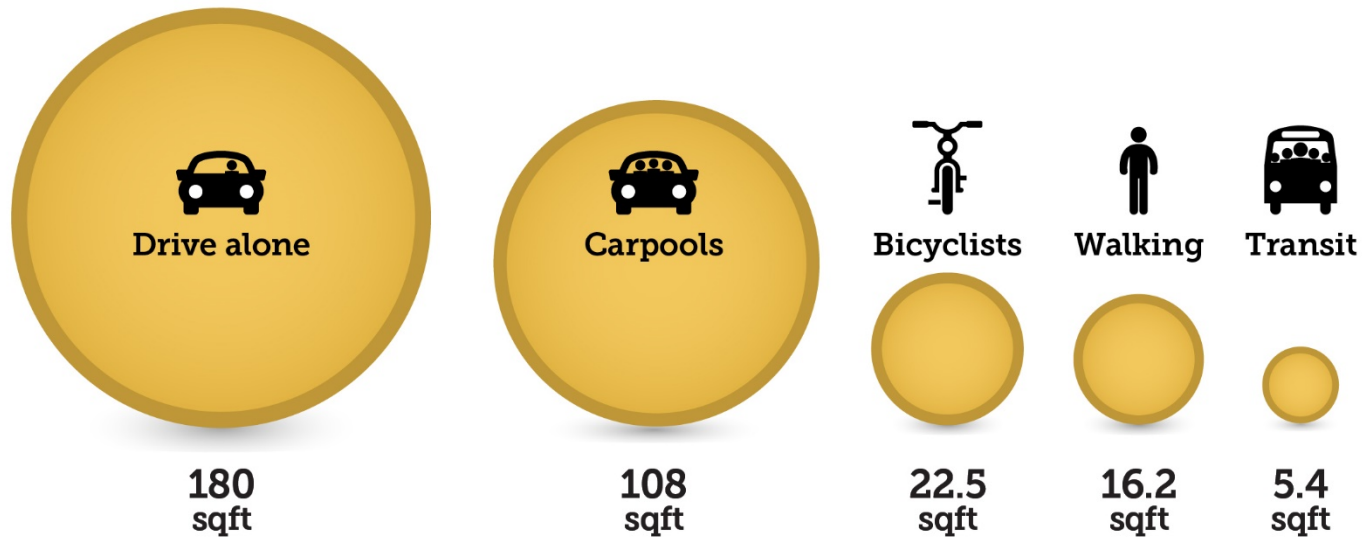
TSDC Rate Schedule

Land Use Categories	Land Use Code	Unit of Measure	PM Peak Vehicle Trips/Unit	Future AVO	Vehicle Mode Share	PM Peak Total Person Trips/Unit	New Trip %	PM Peak New Person Trips/Unit	TSDC Rate
Commercial – Restaurant									
Restaurant (Standalone)	931	sq ft/GFA	7.49	1.59	1.00	11.91	56%	6.67	\$27.84
Quick Service Restaurant (Drive-Through)	934	sq ft/GFA	32.65	1.29	0.96	43.70	50%	21.85	\$91.20
Commercial – Retail									
Shopping/Retail	(1)	sq ft/GFA	3.21	1.20	0.97	3.95	58%	2.29	\$9.57
Convenience Market (3)	851	sq ft/GFA	*	*	*	43.90	49%	21.51	\$89.78
Free Standing Retail Store/Supermarket	815	sq ft/GFA	4.98	1.32	0.95	6.92	83%	5.74	\$23.97
Car Sales - New / Used	841	sq ft/GFA	2.62	1.20	0.95	3.31	80%	2.65	\$11.05
Commercial – Office									
Administrative Office	710	sq ft/GFA	*	*	*	1.40	90%	1.26	\$5.26
Medical Office / Clinic	720	sq ft/GFA	3.57	1.37	0.95	5.15	75%	3.86	\$16.12

* Indicate land uses where person trip data is available.

Rates: Person Trip Adjustments

Relative footprint of a person trip by mode



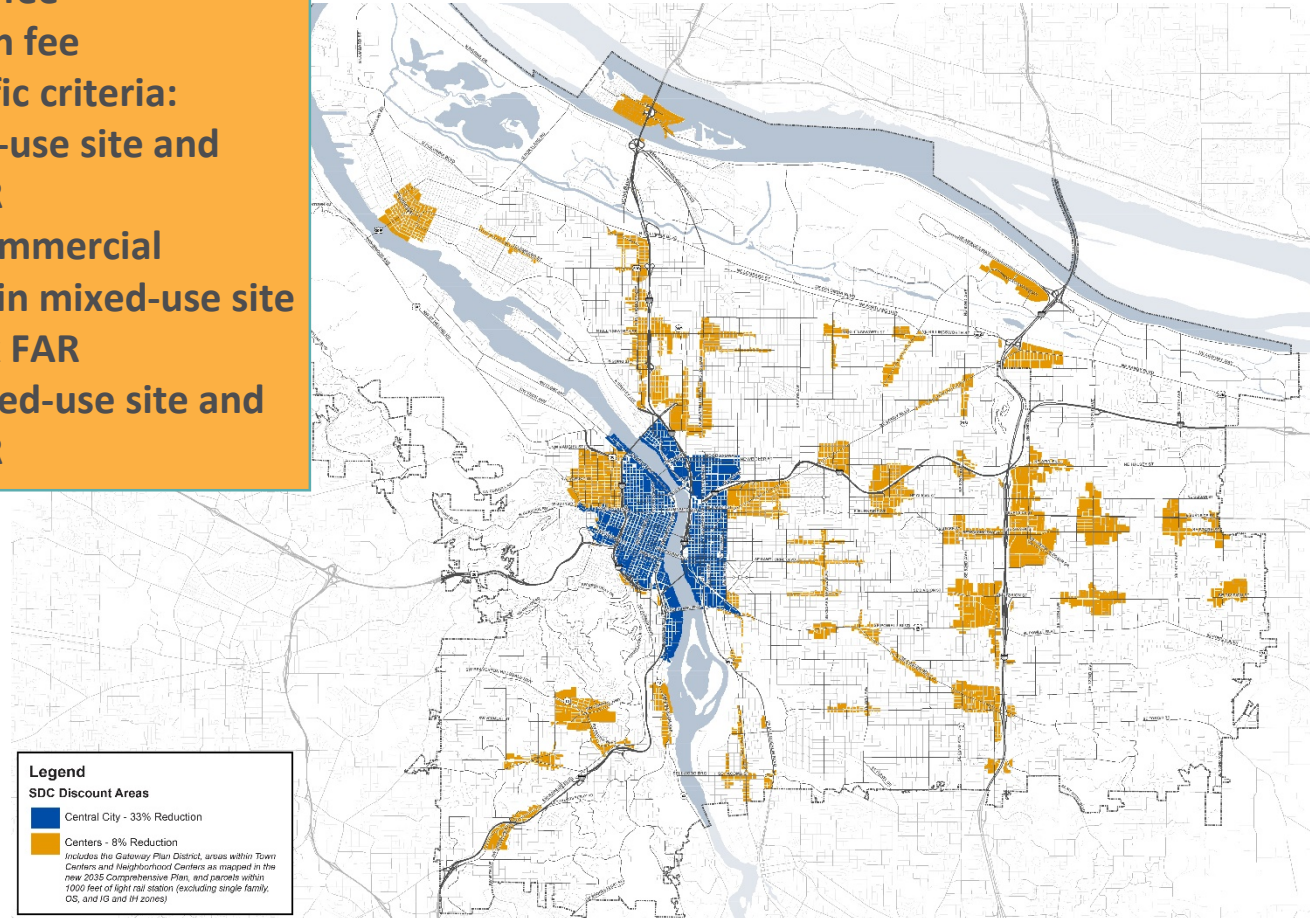
Rates: Person Trip Adjustments

Central City= 33% reduction in fee

Other Centers = 8% reduction in fee

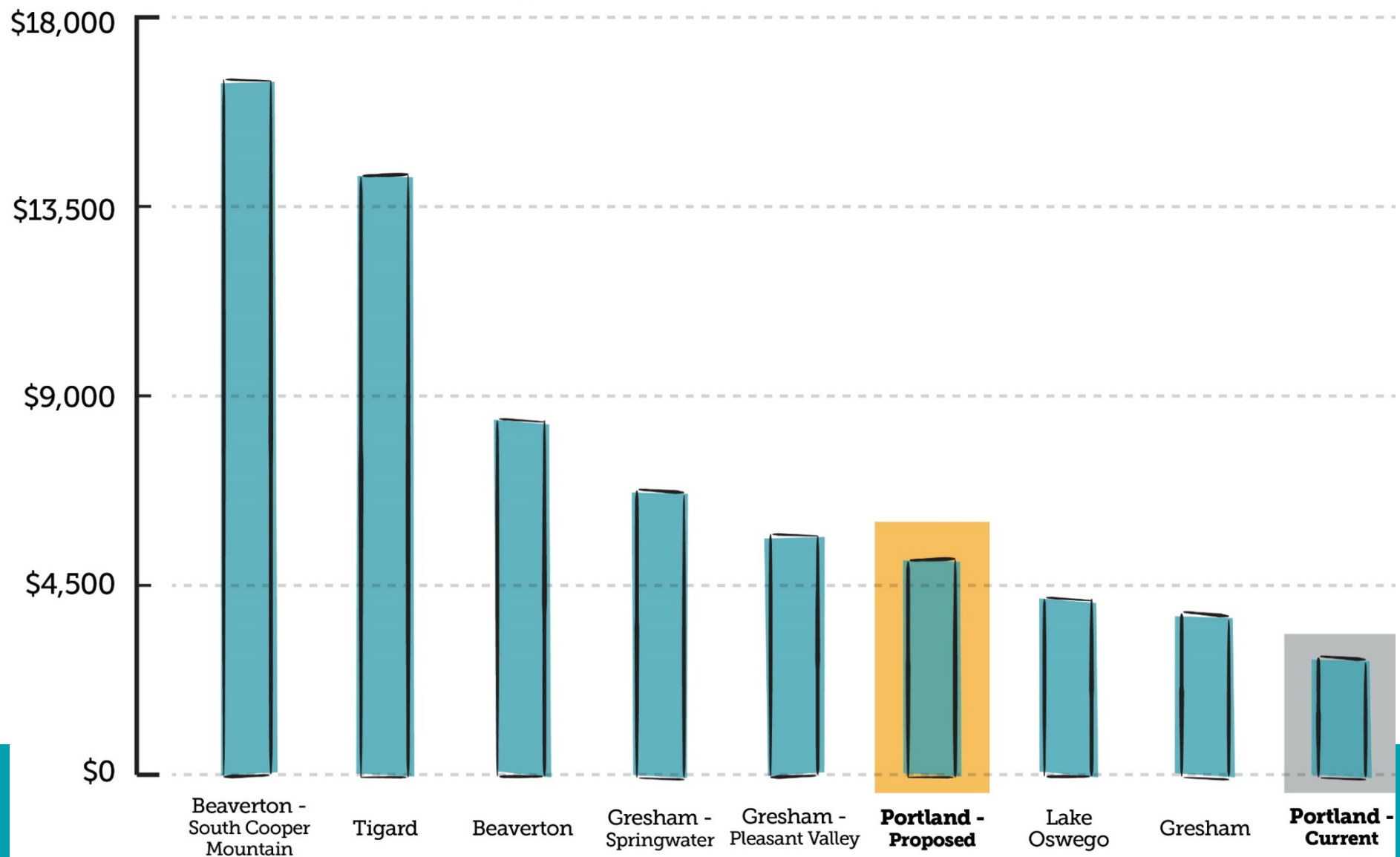
Development must meet specific criteria:

1. Multi-family in mixed-use site and within .75 of max FAR
2. Non-auto oriented commercial services/retail/office in mixed-use site and within .75 of max FAR
3. Light industrial in mixed-use site and within .75 of max FAR



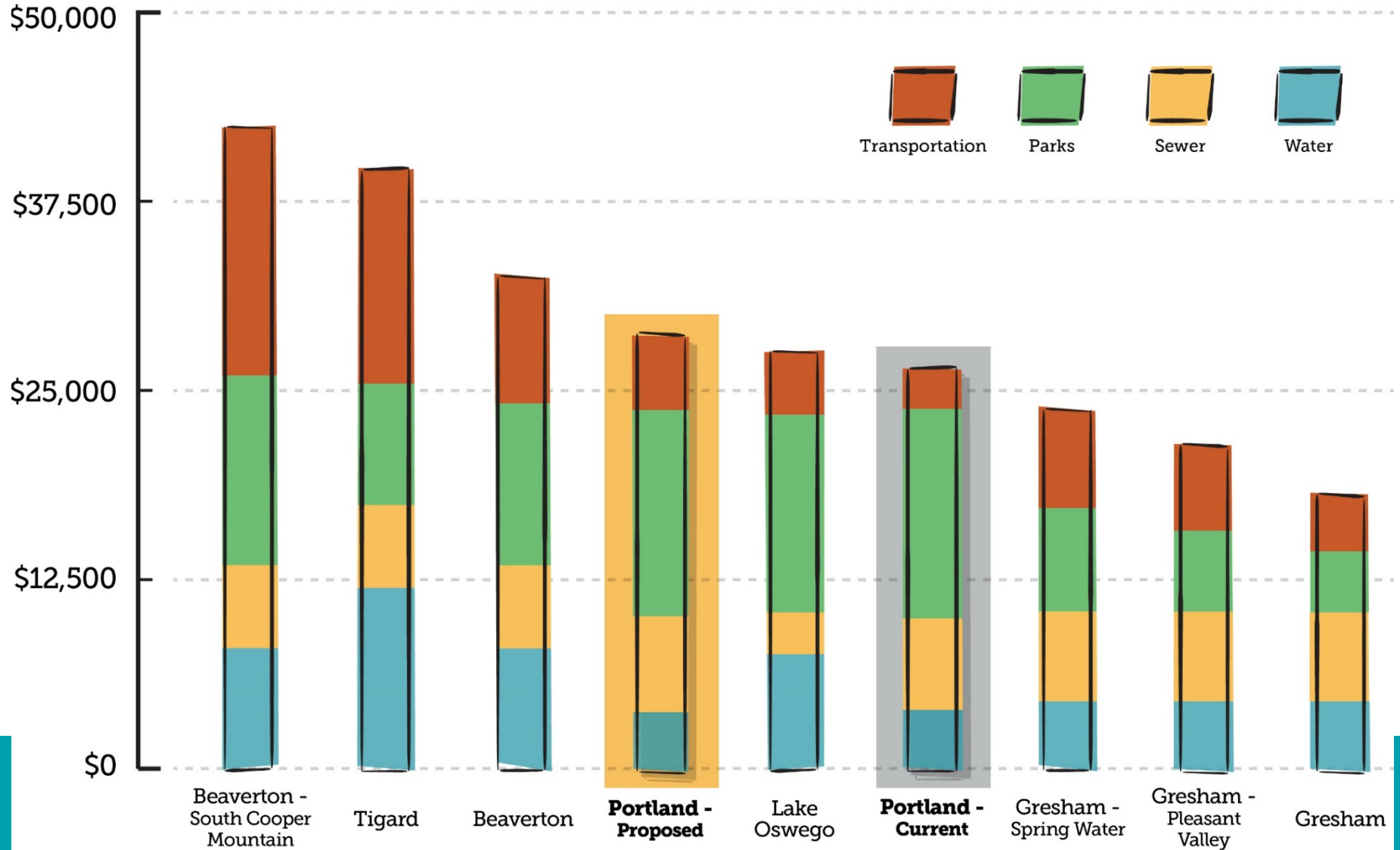
How do Portland's TSDCs Compare?

Portland Single Family Transportation SDC Rates
Compared to Other Jurisdictions



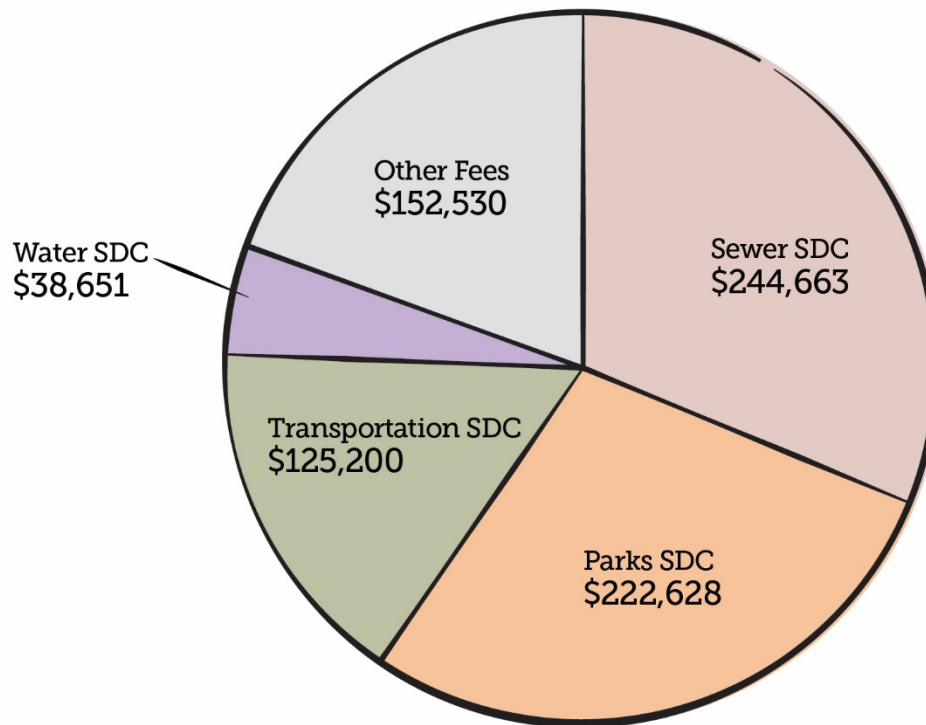
How do Portland's SDCs Compare?

Portland Single Family SDC Rates Compared to Other Jurisdictions



TSDCs As a Part of Overall Fees

New 4-Story Apartment, Valuation **\$4,200,00.00**
Fees in Effect as of 7/1/17

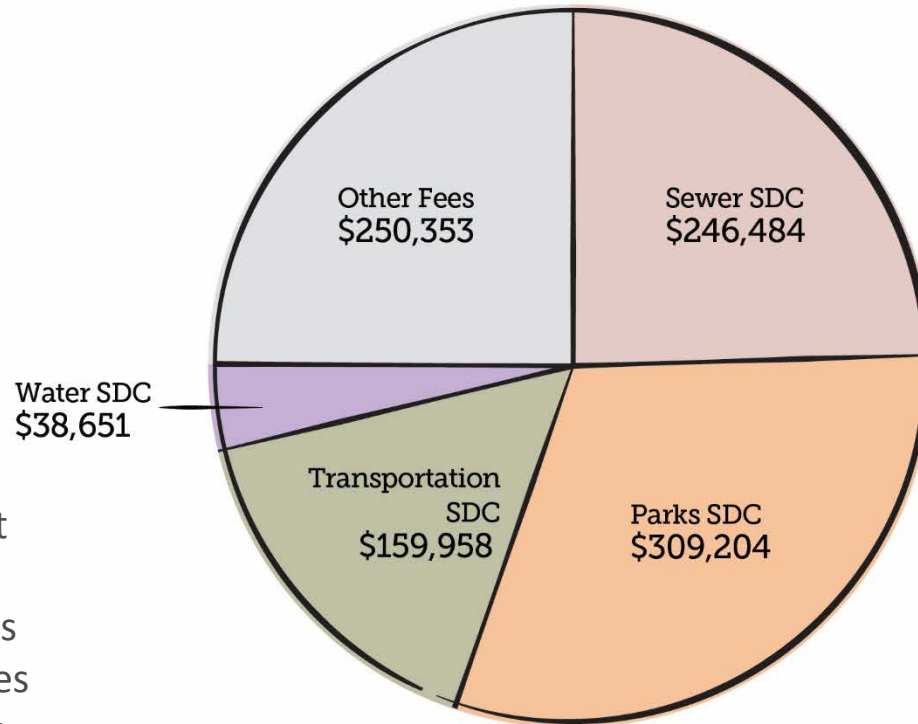


Source: Government Accountability Transparency Results (GATR); data excludes inclusionary housing fees.

Fees: TSDCs As a Part of Overall Fees

New 6-Story Apartment, Valuation **\$6,300,00.00**

Fees in Effect as of 7/1/17



Source: Government Accountability Transparency Results (GATR); data excludes inclusionary housing fees.

In the central city, this development would be eligible for a 33% reduction in TSDCs.

Summary

1. Adopt the TSDC project list (CIP)
2. Adopt methodology & establish the rate schedule
3. Proposed effective date January 1, 2018

Next Steps:

- Administrative Rules
- TSDC Overlay Areas

Thank You

Contact Anne Hill at:
503-823-7239 or
anne.hill@portlandoregon.gov

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