



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

Investing in Portland's Park System

System Development Charges for Parks, Trails and Natural Areas





Context - Parks 2020 Vision

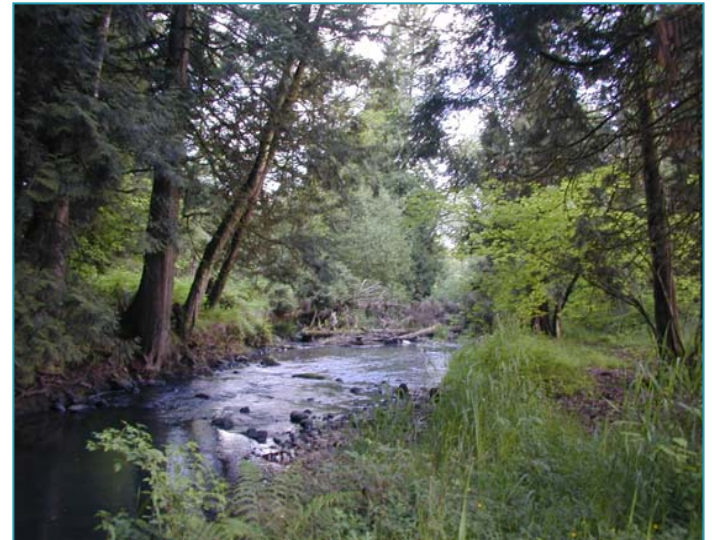
- Increase access to neighborhood and community parks.
- Maintain current ratio of parkland to population.
- Protect and restore natural areas.
- Provide safe and convenient trail connections.





Park System Development Charge

- One-time fees on new development to cover part of the costs of parks and recreation services.
- Used for new parkland and to develop parks in areas of growth.
- Every \$1 of Park SDC leverages an additional 83 cents in other funds.
- Part of the funding strategy to achieve Parks 2020 Vision.





SDC Investments to Date

281 acres of new parkland

10.4 acres developed / restored

\$18.3 million invested



Examples:

Central City

South Waterfront Neigh. Park
Tanner Springs Park

Northwest

Forest Heights Park
Forest Park

East

Columbia Slough Trail
Wilkes Park

Southeast

Johnson Creek Park
Washington-Monroe Site

North

Columbia Slough Trail - West
Kenton Park

Southwest

Holly Farm Park
Marquam Nature Park

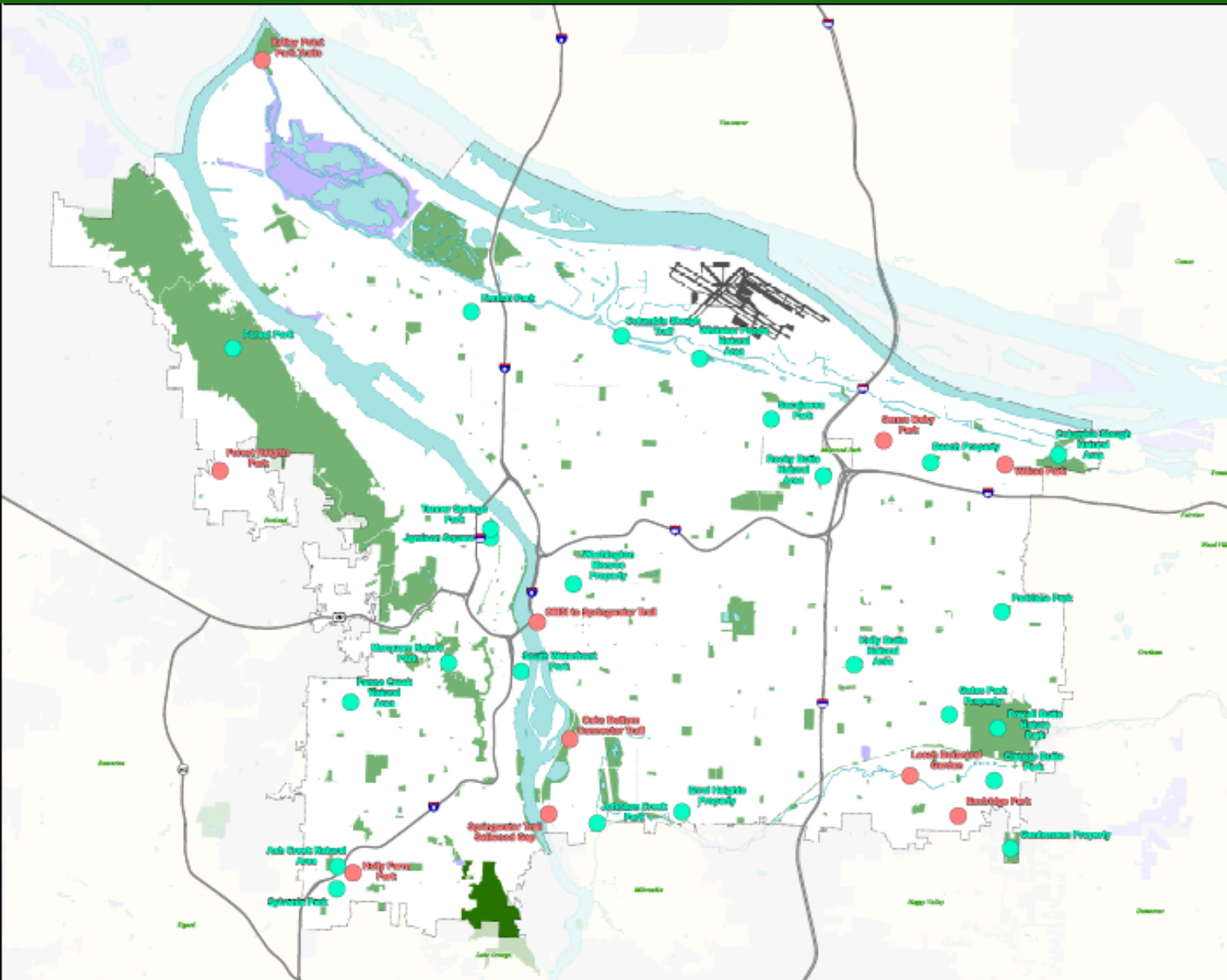
Northeast

Sacajawea Park
Whitaker Ponds Natural Area



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Park SDC Investments 1998 - 2007

- SDC Investment Type**
- New Parkland
 - Developed / Restored
 - Portland Parks
 - Metro
 - Oregon Parks & Recreation

Parks and natural areas partially or wholly purchased, developed or restored thanks to an investment of Park SDC revenue.

Total Park SDC Investment: \$18,300,000

Total Park SDC Acres Acquired: 281
Total Park SDC Acres Developed: 10.4





Why update the Park SDC?

By 2020, Portland is projected to have

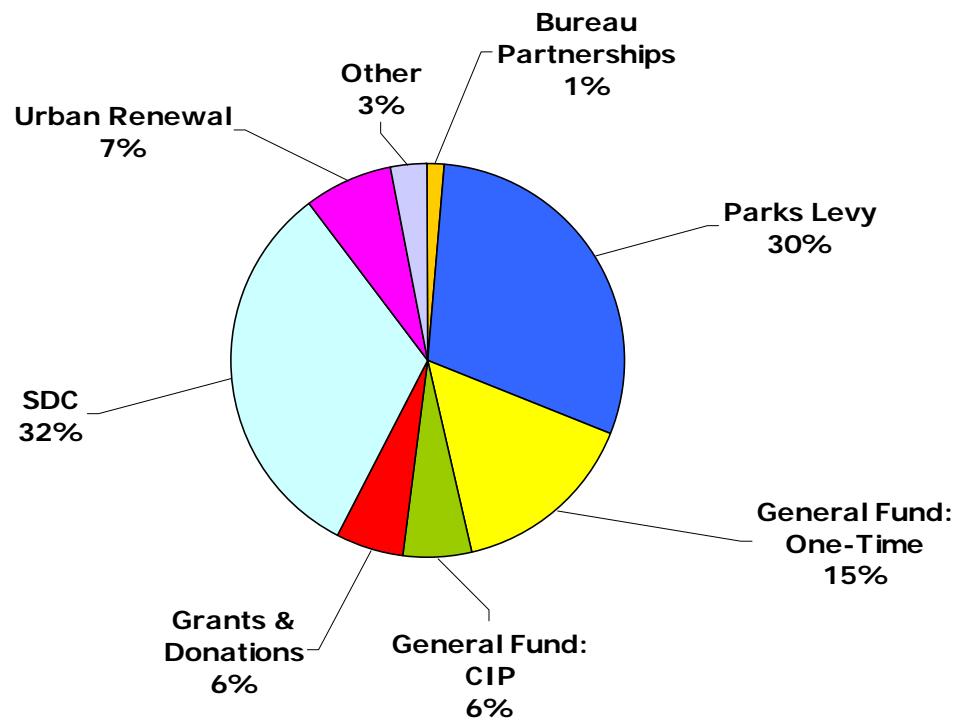
- 70,000 new residents, and
- 100,000 new employees

Current Park SDC fee

- recovers only 25% of costs to develop and acquire new parks in areas of growth.
- does not recognize the impact of employees on the parks system.



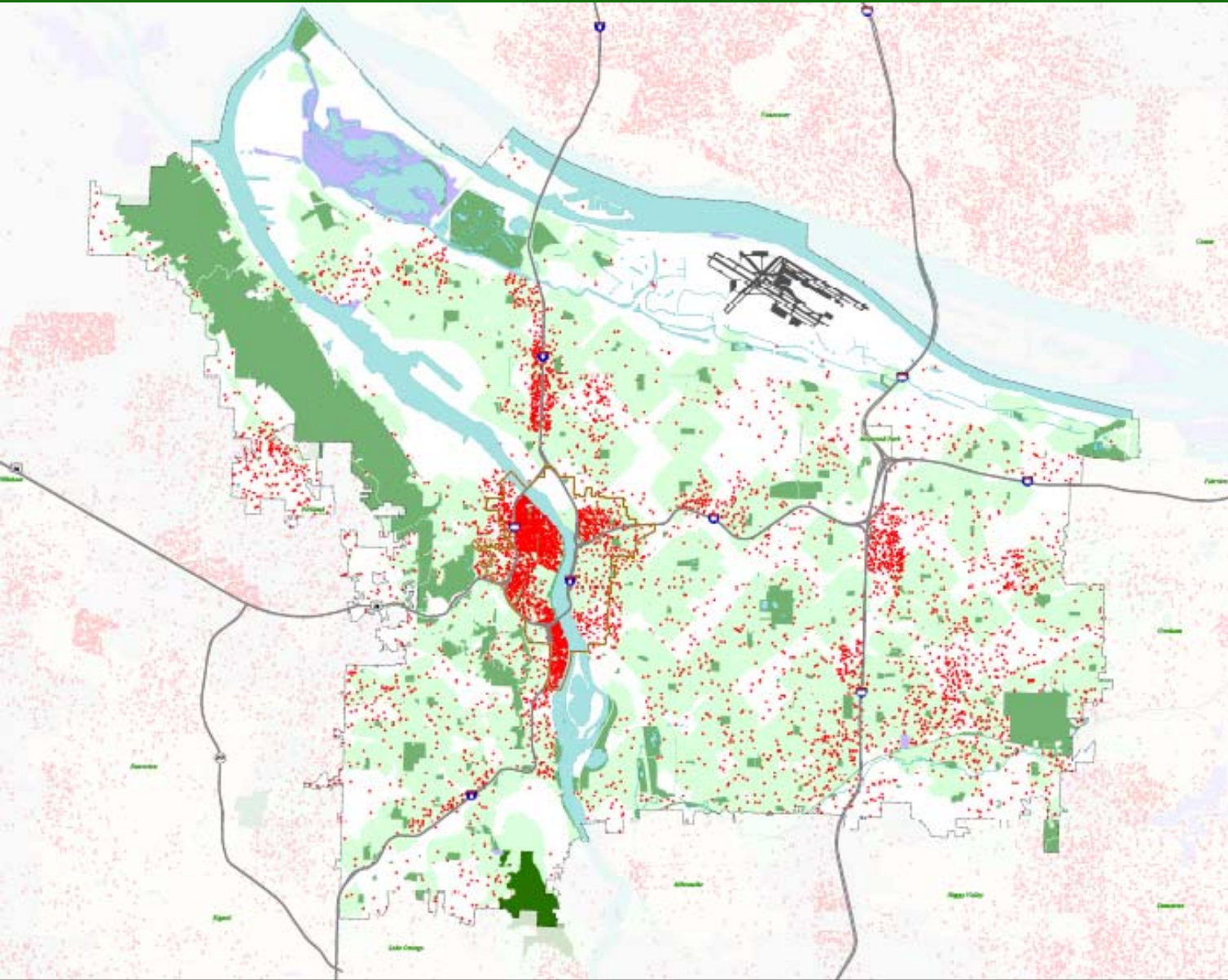
2006-07 PP&R Capital Expenditures





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Metro Population Growth Projection 2030 and Park Service Areas

Metroscope Household Increase

- 1 Dot = 10 New Households
- SDC Central City Subarea

Service Areas

- Parks 4 Acres or Larger
- Portland Parks
- Metro
- Oregon Parks & Recreation





Proposed Changes



- Increase rate to recover up to 75% of costs to serve growing areas.
- Create tiered fee structure to reflect the higher costs in the Central City.
- Include new commercial development.



Timeline

1998	Park SDC established
2001	<i>Parks 2020 Vision</i> adopted with Park SDCs as key funding
2005	City Council calls for update of Park SDCs
Fall 2006	Task Force convened
October 2007	Task Force Report to Commissioner Saltzman
December 2007	Council Accepts <i>Park SDC Update Report</i>
January 2008	Task Force meeting
February 2008	Community discussions
March 2008	Park SDC Proposal to City Council



Public Feedback: What We Heard

- Parks are essential to Portland's economy, environmental health, and livability.
- SDCs are a necessary tool to achieve the community's vision for their parks.
- Employees in Portland who live elsewhere add to the growing demand for new parks.
- A tiered fee structure makes sense.
- What is the right recovery rate? What will the new charge be?
- How will SDC funds be used? What new parks will be provided?
- Adjust the inventory to include city properties with public access.
- Look into offering a way to transfer SDC credits.
- Are exemptions available for affordable housing and small businesses?
- When will the new charges be applied? How will this be implemented?



Our Response

- Recovery rate of 75%
- Two fee levels - Central City and Citywide
- Lower fee rates than initial proposal
- Strategic priorities for new parkland and development of park facilities
- Adjust park inventory to reflect market demand and existing capacity
- Refine credit transfer plan
- Maintain affordable housing exemption
- Phased implementation beginning January 2009



Proposed SDC Fee & Rates

To recover up to 75% of costs to develop and acquire new parks.		
	Current	Proposed Fee / Rate
Single Family Residential	\$ 3,117	\$ 7,669 Central City \$ 7,600 Citywide
Multi-Family Residential	\$ 2,027	\$ 4,933 Central City \$ 4,988 Citywide
Commercial Rate		\$ 371 Central City \$ 161 Citywide



How Portland SDCs Compare

Current Park SDC

- 14th in Park SDCs
- 15th in Total SDCs

of 17 metro area jurisdictions

Proposed Park SDC

- 4th & 6th in Park SDCs
- 9th & 10th Total SDCs

of 17 metro area jurisdictions





Potential Park SDC Revenue: \$239.6 million

Projected - through 2020



Parks

Acquire: 152 acres

Develop: 226 acres

Trails

Acquire: 36 acres

Develop: 36 acres

Natural Areas

Acquire: 557 acres

Restore: 80 acres

Total

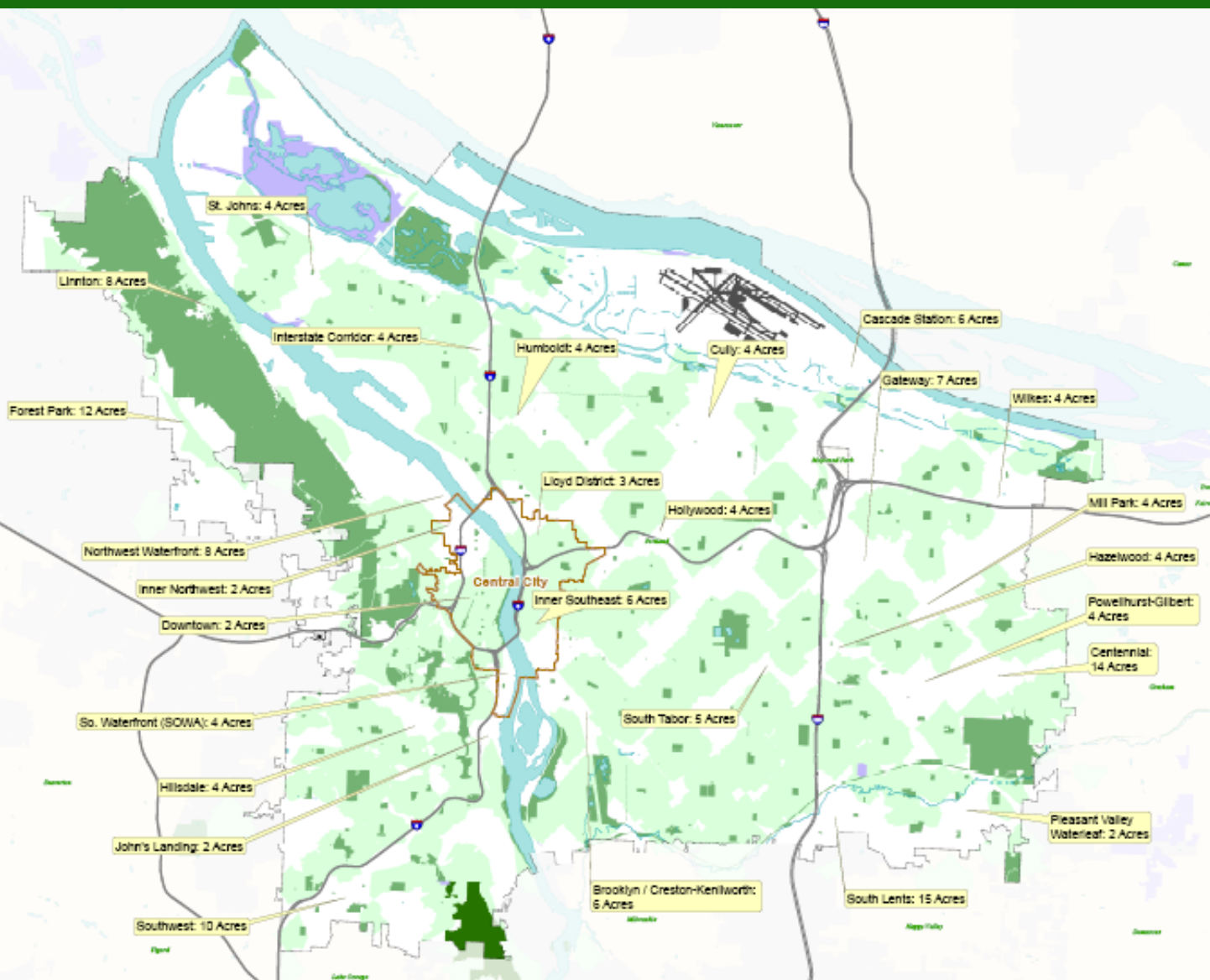
Acquire: 745 acres

Develop / Restore: 342 acres



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Park SDC 2008 - 2020 Acquisition Target Areas

SDC Central City Subarea

Service Areas

- Parks \geq 4 Acres
- Portland Parks
- Metro
- Oregon Parks & Recreation

Park SDC acquisition and development targets are based on the following assumptions:

- Population growth projections
- Real estate market trends
- Existing park capacity
- Percentage of affordable housing exemptions

Potential SDC Investment: \$84,540,020

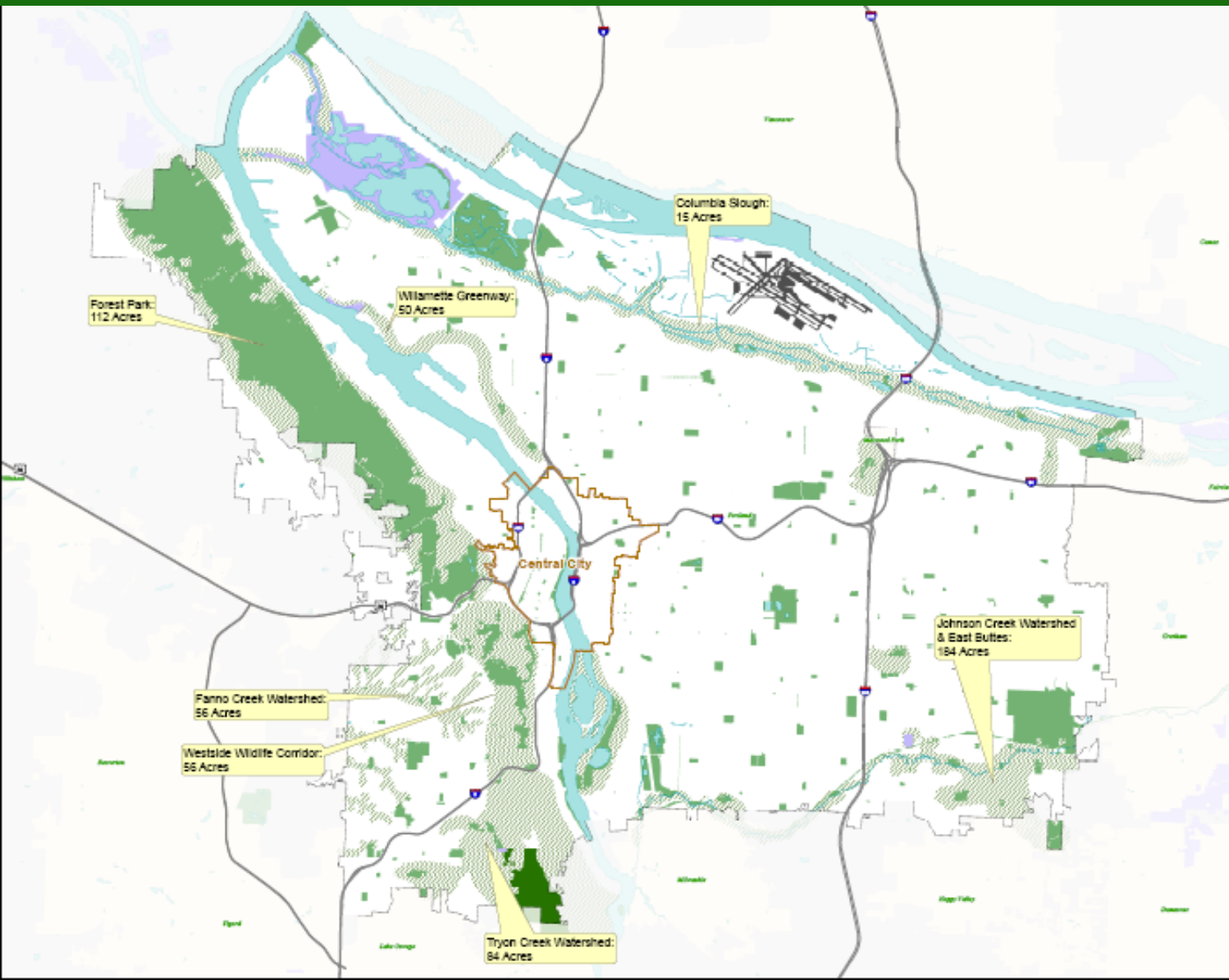
Potential SDC Acres Acquired: 152





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Park SDC 2008 - 2020 Natural Area Acquisition Target Areas

- SDC Central City Subarea
- Portland Parks
- Metro
- Oregon Parks & Recreation
- Natural Area Target Acquisition Area

Park SDC acquisition and development targets are based on the following assumptions:

- Population growth projections
- Real estate market trends
- Percentage of affordable housing exemptions

Potential SDC Investment: \$43,072,640

Potential SDC Acres Acquired: 557





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Park SDC 2008 - 2020 Development Target Areas

SDC Central City Subarea

Service Areas

Parks >= 4 Acres

Portland Parks

Metro

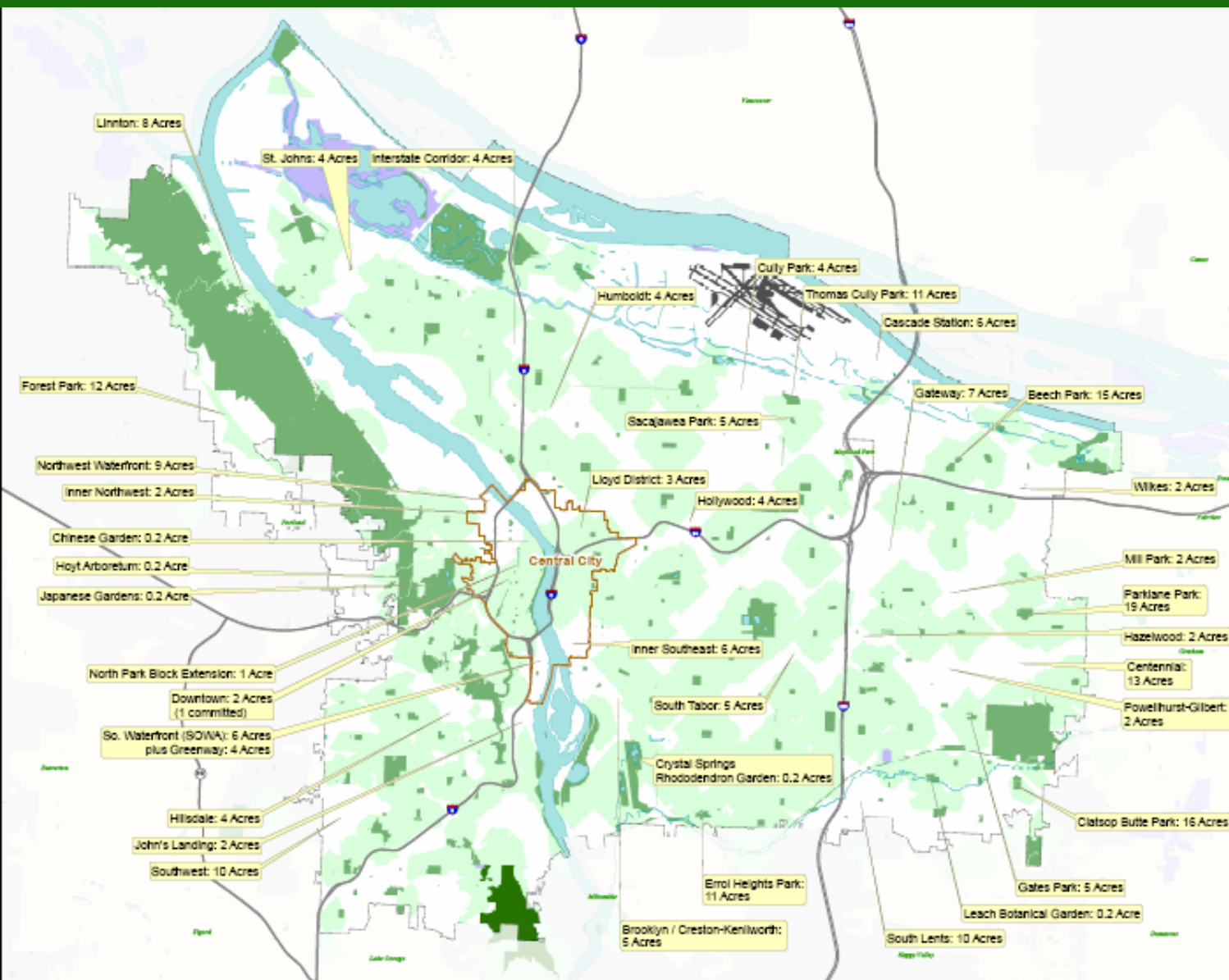
Oregon Parks & Recreation

Park SDC acquisition and development targets are based on the following assumptions:

- Population growth projections
- Real estate market trends
- Existing Park Capacity
- Percentage of affordable housing exemptions

Potential SDC Investment: \$93,060,190

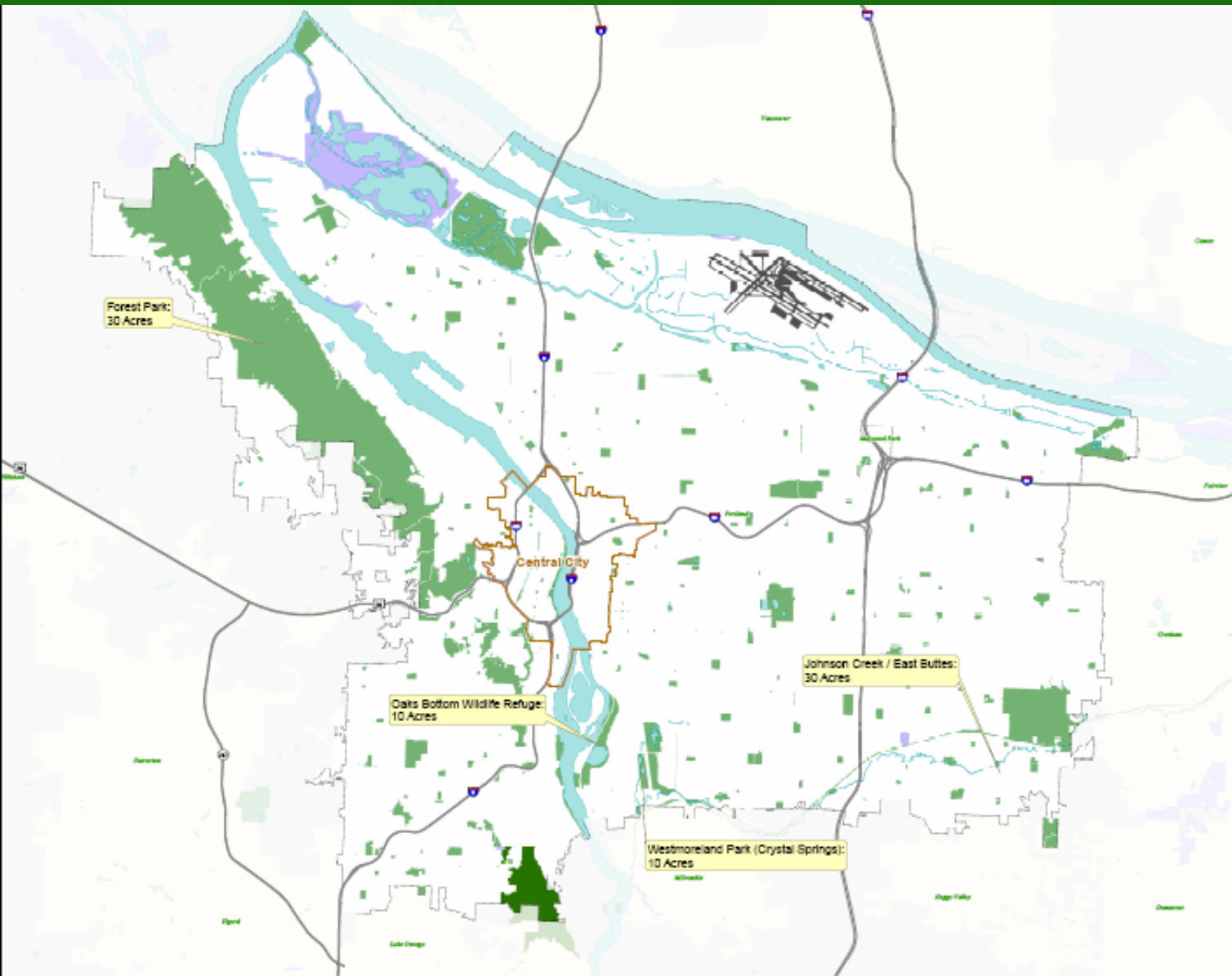
Program Target: 150 Acres (Fully Developed)
Potential SDC Acres Developed: 226
(based on a lower level of development at an average cost of \$412,000 per acre)





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Park SDC 2008 - 2020 Natural Area Restoration Target Areas

- SDC Central City Subarea
- Portland Parks
- Metro
- Oregon Parks & Recreation

Park SDC acquisition and development targets are based on the following assumptions:

- Population growth projections
- Real estate market trends
- Percentage of affordable housing exemptions

Potential SDC Investment: \$609,630

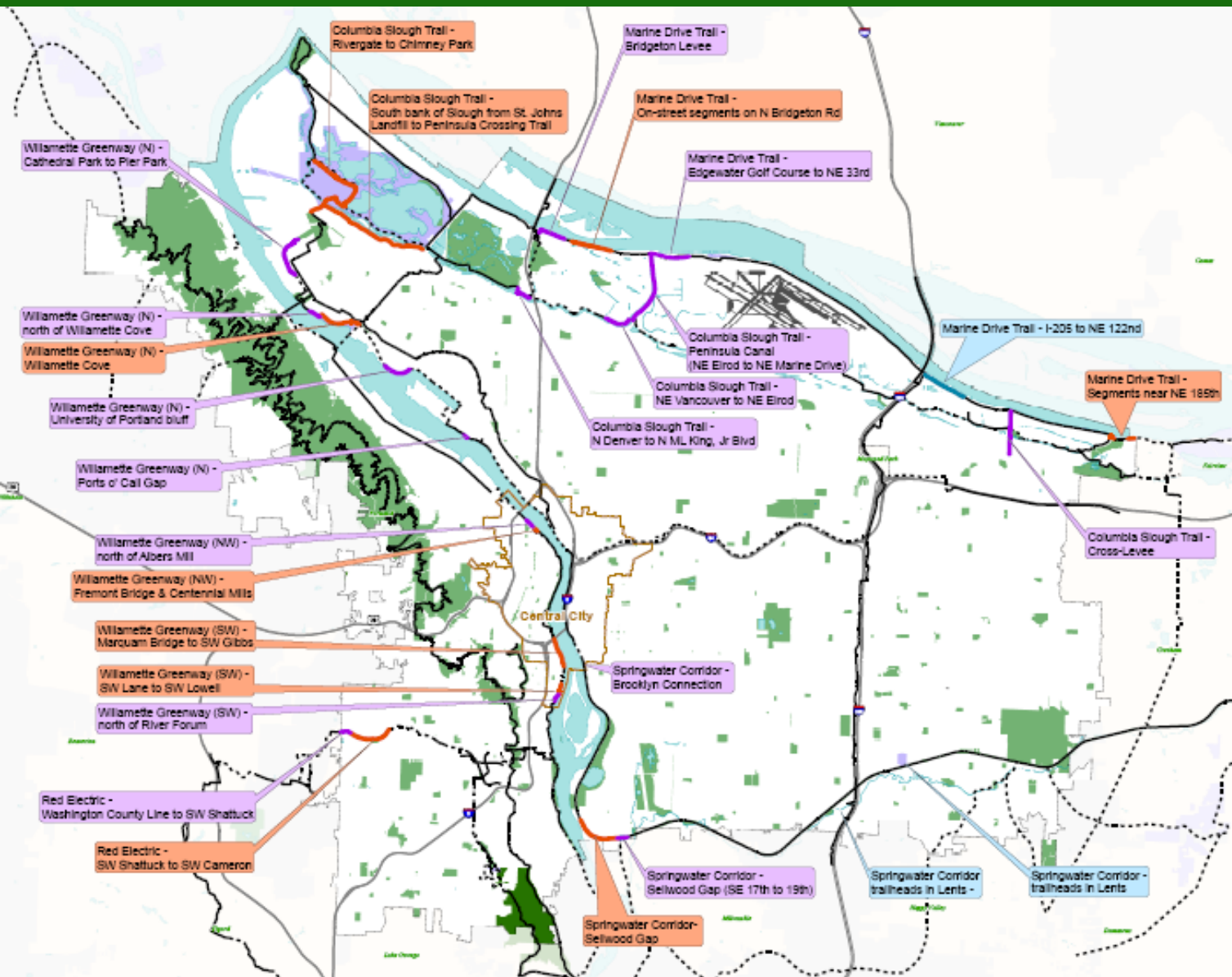
Potential SDC Acres Restored: 80





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Park SDC 2008 - 2020 Trail Acquisition & Development Targets

- SDC Central City Subarea
- Regional Trail System
 - existing
 - proposed
- Trail Targets
 - Acquisition & Development
 - Acquisition
 - Development
 - Portland Parks
 - Metro
 - Oregon Parks & Recreation

Park SDC acquisition and development targets are based on the following assumptions:

- Population growth projections
- Real estate market trends
- Percentage of affordable housing exemptions

Potential SDC Investment: \$18,129,150
 Potential funds leveraged: \$163,162,360
 Potential SDC trail acres acquired: 36
 Potential SDC trail acres developed: 36
 Potential leveraged trail acres: 324
 Available matching funds: \$18,129,150





Achieving Parks Vision 2020

Impact of SDC Investments:

Increase percentage of population within walking distance of a park by 20%

Realize the goal of increasing protected habitat from 1,440 acres to 2,060 acres.

Increase miles of developed trails by 35%

