

AMENDMENTS  
PARK SDC

**April 15, 2015**

- 386**      **TIME CERTAIN: 2:00 PM** – Accept Park System Development Charge Methodology Update Report for implementation and amend the applicable sections of City Code (Ordinance introduced by Commissioner Fritz; amend Code Chapter 17.13) 90 minutes requested
- Motion to accept Fritz amendments to Parks SDC Methodology Report to revise the ranges of sizes of dwelling units:** Moved by Fritz and seconded by Fish. (Y-5)
- Motion to amend effective date to January 1, 2016:** Moved by Fritz and seconded by Fish. (Y-4; N-1 Saltzman)

**CONTINUED TO  
MAY 6, 2015  
AT 9:30 AM  
AS AMENDED**

**May 20, 2015**

**Portland Parks & Recreation**

- 510**      Accept Park System Development Charge Methodology Update Report for implementation and amend the applicable sections of City Code (Second Reading Agenda 460; amend Code Chapter 17.13) 15 minutes requested
- Motion to adjust the effective date of directives a. and c. to July 1, 2016:** Moved by Hales and seconded by Fritz. (Y-5)

**PASSED TO  
SECOND READING  
AS AMENDED  
MAY 27, 2015  
AT 9:30 AM**

**May 27, 2015 (no further amendments)**

- 543**      Accept Park System Development Charge Methodology Update Report for implementation and amend the applicable sections of City Code (Second Reading Agenda 510; amend Code Chapter 17.13)  
(Y-3; N-2 Saltzman, Novick)

**187150  
AS AMENDED**

Moore-Love, Karla

---

**From:** Fritz, Amanda  
**Sent:** Thursday, April 30, 2015 1:49 PM  
**To:** City Elected Officials Exec's; City Elected Officials  
**Cc:** Abbaté, Mike; Jimenez, Warren; Webster, Randy; Crail, Tim; Howard, Patti; Bizeau, Tom; Moore-Love, Karla; Reeve, Tracy  
**Subject:** Parks SDC follow-up

Dear colleagues,

I asked our Parks SDC consultant for his comments on Justin Wood's memo on behalf of the Homebuilders, asserting that if PBOT were to use the same methodology, the SDC on a new home would exceed \$100,000. Excerpt from his reply:

Mr. Wood's memo includes his estimates of SDCs for Portland transportation and utilities if they were based on investment per person. Portland is not proposing to use the investment per person methodology for transportation or utilities. The other cities and counties that are using investment per person methodology for parks are not using that methodology for their transportation or utilities. The reason is that transportation and utilities have systematic and comprehensive data about actual use of their infrastructure, and therefore can develop CIPs to meet current and anticipated use. Public parks have limited data about usage (typically reservations for specific facilities, registrations by groups, or surveys), but public parks do not have systematic and comprehensive data about actual use, therefore parks planning is about access and opportunity, not use. Vision 2020's standard of 19 acres of park per 1,000 population is not based on data that demonstrates that 1,000 people use 19 acres of park. Rather, the standard is a measure of how many acres should be provided to the population, regardless of actual use. The 2015 update to the Parks SDC replaces acres per 1,000 population with investment per person, and that standard measures the value of parks and improvements that should be made available, regardless of actual use.

Mr. Wood's calculations of hypothetical SDCs for transportation and utilities are not relevant because Portland is not proposing to use investment per person as the basis for transportation or utilities SDCs. And if anyone ever made such a proposal, they would have to produce a CIP that identifies projects that cost that much money.

With the Mayor's concurrence, I am putting the Parks SDC proposal on the Council Agenda for next week. Unless any amendments are proposed (I don't plan to bring any), there will be no public comment.

Please reply to me (only) with any questions or comments. I'm copying Tracy with this reminder not to Reply to All, in the hope of earning Brownie points regarding not deliberating via email (in case I need a mitigation bank for a future unintended transgression).

Amanda

Amanda Fritz  
Commissioner, City of Portland

*The City of Portland is a fragrance free workplace. To help me and others be able to breathe, please avoid using added fragrances when visiting City offices.*

To help ensure equal access to City programs, services and activities, the City of Portland will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. Call 503-823-2036, TTY 503-823-6868 with such requests or visit <http://www.portlandoregon.gov/bibs/article/454403>

## 2015 PARK SYSTEM DEVELOPMENT CHARGE 20-YEAR CAPITAL PLAN (SUMMARY)

As required by ORS 223.309 Portland Parks and Recreation maintains a list of capacity increasing projects intended to address the need created by growth. These projects are eligible to be funded with Park SDC revenue. The total value of projects summarized below exceeds the potential revenue of \$552 million estimated by the 2015 Park SDC Methodology and the funding from non-SDC revenue targeted for growth projects.

The project list and capital plan is a "living" document that, per ORS 223.309 (2), maybe modified at anytime. It should be noted that potential modifications to the project list will not impact the fee since the fee is not based on the project list, but rather the level of service established by the adopted Park SDC Methodology.

### ELIGIBLE PROJECTS

TOTAL PARK SDC ELIGIBLE CAPACITY INCREASING PROJECTS	20-year Total
TOTAL Park SDC Eligible City-Wide Capacity Increasing Projects	566,640,621
TOTAL Park SDC Eligible Central City Capacity Increasing Projects	143,555,597
TOTAL Park SDC Eligible Non-Central City Capacity Increasing Projects	183,479,050
<b>TOTAL PARK SDC ELIGIBLE CAPACITY INCREASING PROJECTS</b>	<b>\$893,675,267</b>

### CITY-WIDE FACILITIES ACQUISITION & DEVELOPMENT PROJECTS

Park SDC Eligible City-Wide Capacity Increasing Projects	TOTAL	FY2015
City Wide Access Parks		
-Land Acquisition (Opportunity and Willing Seller Based)	37,800,080	
-New Park Development on New or Undeveloped Land	59,021,804	
-Capacity Increasing Improvements in Existing Parks	85,517,000	
Trails		
-Trail Acquisition (Based on Opportunity and Willing Seller)	2,114,238	
-Trail Development	36,719,956	
Natural Areas		
-Natural Area Acquisition (Based on Opportunity and Willing Seller)	26,650,792	
-Natural Area Restoration	8,315,465	
Maintenance Facility Expansion	23,348,327	
Community Centers and Aquatic Facility Expansion	287,152,959	
<b>TOTAL Park SDC Eligible City-Wide Capacity Increasing Projects</b>	<b>\$566,640,621</b>	

### CENTRAL CITY FACILITIES ACQUISITION & DEVELOPMENT PROJECTS

Park SDC Eligible Central City Capacity Increasing Projects	TOTAL	FY2015
Land Acquisition (Opportunity and Willing Seller Based)	63,899,076	500,000
New Park Development on New or Undeveloped Land	79,356,521	1,000,000
Capacity Increasing Improvements in Existing Parks	300,000	
<b>TOTAL Park SDC Eligible Central City Capacity Increasing Projects</b>	<b>\$143,555,597</b>	<b>\$1,500,000</b>

### NON-CENTRAL CITY FACILITIES ACQUISITION & DEVELOPMENT PROJECTS

Park SDC Eligible Non-Central City Capacity Increasing Projects	TOTAL	FY2015
Land Acquisition (Opportunity and Willing Seller Based)	39,042,190	500,000
New Park Development on New or Undeveloped Land	74,563,390	2,118,600
Capacity Increasing Improvements in Existing Parks	69,873,469	375,000
<b>TOTAL Park SDC Eligible Non-Central City Capacity Increasing Projects</b>	<b>\$183,479,050</b>	<b>\$2,993,600</b>

## 2015 PARK SYSTEM DEVELOPMENT CHARGE 20-YEAR CAPITAL PLAN (DETAILED)

The following list of detailed projects are primarily developed through Portland Parks and Recreation's 20-year Capital Project Planning Process as defined in the *Capital Project Rating and Budgeting Summary*, April 2, 2015. The 20-year Capital Project List includes all anticipated PP&R capital projects to address growth. Specific funding of individual projects will vary depending on partnership or grant opportunities; However, over the life of the Park SDC program it is the intent that 89% of the projects will be funded with Park SDCs and 11% from other sources. Capital projects to be undertaken in the the 1-5 year timeframe are identified in the PP&R Adopted Budget. Some of the projects are eligible for funding with Park SDC revenue, but due to the general uncertainty of the amount of SDC revenue few growth projects are budgeted for expenditure beyond the 1-2 year timeline. Timing of the projects may be adjusted as community priorities, opportunities for partnerships, and actual revenues are realized.

### CITY WIDE FACILITIES ACQUISITION & DEVELOPMENT PROJECTS

	TOTAL	FY2015-16
<b>Total Estimated Park Acquisition (Opportunity &amp; Willing Seller)</b>	<b>\$37,800,080</b>	
Rose Quarter/Coliseum Waterfront		
South Waterfront (ZRZ Yards)		
Northwest/Waterfront		
East of Forest Park		
Leach Garden Expansion		
<b>Total Estimated New Park Development</b>	<b>\$59,021,804</b>	
Rose Quarter/Coliseum Waterfront Park		
Waterfront		
South Waterfront (ZRZ Yards 3-4 Acres)		
Ross Island Bridge Park		
Northwest Waterfront		
North Park Block Extension (Block 511 Development)		
East of Forest Park		
<b>Total Estimated Capacity Increasing Improvements</b>	<b>\$85,517,000</b>	
Waterfront Park Bowl to Hawthorn Bridge		
Waterfront Park Burnside to Steel		
Waterfront Park Morrison to Ash		
Waterfront Park Hawthorn to Salmon		
Waterfront Park Salmon to Morrison		
Delta Park Synthetic Fields convert remaining fields + Lights		
Destination Play Area (Existing East Parks TBD)		
Destination Play Area (Existing Northeast Park TBD)		
Destination play site (Existing Southeast Park TBD)		
Destination play site (Existing Southwest Park TBD)		
Duniway Park Synthetic Soccer Field		
Japanese Garden Expansion		
Leach Garden Expansion		
Synthetic Turf Field conversion (Existing NW Park TBD)		
Synthetic Turf Field conversion (Existing East Parks TBD)		
Synthetic Turf Field conversion (Existing North Park TBD)		
Synthetic Turf Field conversion (Existing Southeast Park TBD)		
Synthetic Turf Field conversion (Existing Southwest Park TBD)		
<b>Total Estimated Trail Land Acquisition</b>	<b>\$2,114,238</b>	
<b>Total Estimated Trail Development</b>	<b>\$36,719,956</b>	
Marine Drive Trail Grant Match		
Trail Bridge over Columbia Blvd Grant Match		

CITY WIDE FACILITIES ACQUISITION & DEVELOPMENT PROJECTS	TOTAL	FY2015-16
<b>Total Estimated Trail Development Projects (continued)</b>		
Bridgeton Trail Development Red Electric PBOT Trail Grant Match Red Electric Trail future Development Springwater Trail Trailhead SE 136th Springwater Trail Trailhead SE 82nd Springwater Trail Trailhead SE Foster at Light Rail Stop Springwater Bridge connection to Brooklyn Neighborhood Forest Park Trailhead North Portland Greenway (15% Match+10%PM) Segment 1 Segment 2 Segment 3 Segment 4 Segment 5 Sullivan's Gulch Segment 1 Segment 2 Segment II Willamette Greenway expansion Johns Landing to Powers Marine Willamette Greenway expansion Land to Riverforum (25%)		
<b>Total Estimated Natural Area Land Acquisition</b>	\$26,650,792	
Columbia Slough Watershed Fanno Creek Watershed Tryon Creek Watershed Johnson Creek Watershed Willamette River Watershed Buttes Natural Area		
<b>Total Estimated Natural Area Restoration</b>	\$8,315,465	
Ash Creek NA Master Plan Implementation Beggars-Tick Connectivity Fanno Creek Natural Area Restoration Forest Park Restoration Forest Park Restoration - NIN Grant Match Fulton Park Forest Restoration Woods Memorial NA Trail expansion per 2000 plan Restore 30% of Habitat in Poor Condition Restore 50% of Severely Degraded Habitat		
<b>Total Maintenance Facilities Expansion</b>	\$23,348,327	
New Community Garden Center Mt. Tabor Yard Replacement (Estimated Expansion poriton only) Urban Forestry Headquarters (partial SDC)		
<b>Total Community and Aquatic Centers Expansion</b>	\$287,152,959	
<u>New Facility Development</u> Central City/NW Community Center Northeast/Cully Community Center Outer East CC & Aquatics Facility Parklane park Outdoor Aquatics Facility		

<b>CITY WIDE FACILITIES ACQUISITION &amp; DEVELOPMENT PROJECTS</b>		<b>TOTAL</b>	<b>FY2015-16</b>
<u>Community and Aquatic Centers Expansion (continued)</u>			
Washington Monroe Community Center			
<u>Capacity Increasing Facility Expansion</u>			
Columbia Pool Play Features			
Montavilla CC Renovation and Expansion (Estimated Expansion Portion only)			
St. Johns CC Expansion (Gym and Game Room)			
East Portland CC Fitness Center Expansion			
<b>TOTAL CITY WIDE FACILITIES ACQUISITION &amp; DEVELOPMENT PROJECTS</b>		<b>\$566,640,621</b>	
<b>CENTRAL CITY LOCAL ACCESS PARKS ACQUISITION &amp; DEVELOPMENT</b>		<b>TOTAL</b>	<b>FY2015-16</b>
<u>Total Estimated Park Acquisition (Opportunity &amp; Willing Seller)</u>		<u>\$63,899,076</u>	<u>\$500,000</u>
Lloyd District			
Inner Southeast			
ODOT Half-Blocks			
Downtown			
West End			
Northwest Waterfront (Central City Local Access Portion)			
Goose Hollow			
University District			
Old Town/China Town (Moritorium)			
Inner Northwest			
Unidentified Central City Acquisitions			
<u>Total Estimated New Park Development</u>		<u>79,356,521</u>	<u>1,000,000</u>
Lloyd District Park			
Inner Southeast			
ODOT Half-Blocks			
Downtown			
West End			
Goose Hollow			
University District			
South Waterfront Trail North Dist. (SWNI)			
So. Waterfront Greenway - North Reach			
Slab Town Park Development (Conway Property) (NWNW)			
District Skatepark			
Old Town/China Town (Moritorium)			
Inner Northwest			
Unidentified Central City Projects			
<u>Total Estimated Capacity Increasing Improvements</u>		<u>\$300,000</u>	
Downtown Park Play Area (Site TBD)			
<b>TOTAL CENTRAL CITY LOCAL ACCESS ACQUISITION &amp; DEVELOPMENT PROJECTS</b>		<b>\$143,555,597</b>	
<b>NON-CENTRAL CITY LOCAL ACCESS ACQUISITION &amp; DEVELOPMENT PROJECTS</b>		<b>TOTAL</b>	<b>FY2015-16</b>
<u>Total Estimated Park Acquisition (Opportunity &amp; Willing Seller)</u>		<u>\$39,042,190</u>	<u>\$500,000</u>
Brooklyn / Hosford - Abernethy			
Centennial			
Cherry Park Expansion			

**NON-CENTRAL CITY LOCAL ACCESS ACQUISITION & DEVELOPMENT PROJECTS**

**TOTAL**

**FY2015-16**

**Total Estimated Park Acquisition (Opportunity & Willing Seller) (continued)**

- Community Garden Land - East
- Community Garden Land - Northeast
- Community Garden Land - Northwest
- Community Garden Land - Southeast
- Community Garden Land - Southwest
- Community Garden Land - North
- Gateway - South Hazelwood
- Hayden Island / East
- Hayden Island / West
- Hillsdale
- Humbolt
- Interstate Corridor
- Linnton
- Madison South
- Powellhurst-Gilbert NA
- South Tabor
- Southwest Portland - General
- St. Johns
- Sumner
- Williams/Vancouver - North
- Williams/Vancouver - South
- Unidentified Non-Central City Acquisitions

**Total Estimated New Park Development**

**\$74,563,390**

**\$2,118,000**

- Ash Creek NA Master Plan Implementation
- Clatsop Butte Park Phase 1 - MP Implementation
- Clatsop Butte Park Phase 2 - MP Implementation
- Dennis Property (Land Acquired)
- Dickinson Park Master Plan Implementation
- Errol Heights (Master Planned)
- Future Brooklyn / Hosford - Abernethy
- Future Centennial
- Future Gateway - South Hazelwood
- Future Hayden Island
- Future Hayden Island / East
- Future Hillsdale
- Future Humbolt
- Future Interstate Corridor
- Future Linnton
- Future Madison South
- Future Powellhurst-Gilbert Property
- Future South Tabor
- Future Southwest
- Future St. Johns
- Future Sumner
- Future Williams/Vancouver - North
- Future Williams/Vancouver - South
- Gates Property (Land Acquired)
- Sacajawea Park Improvements
- Thomas Cully Park Development
- Unidentified Non-Central City Development Projects



NON-CENTRAL CITY LOCAL ACCESS ACQUISITION & DEVELOPMENT PROJECTS	TOTAL	FY2015-16
<b>Total Estimated Capacity Increasing Improvements</b>	<b>\$69,873,469</b>	<b>\$375,000,000</b>
3 New Community Gardens (Existing East Parks TBD)		
3 New Community Gardens (Existing North Park TBD)		
3 New Community Gardens (Existing Northeast Parks TBD)		
3 New Community Gardens (Existing Northwest Park TBD)		
3 New Community Gardens (Existing Southeast Parks TBD)		
3 New Community Gardens (Existing Southwest Parks TBD)		
Add Play Equipment (Existing North Park TBD)		
Add Play Equipment (Existing Northeast Parks TBD)		
Add Play Equipment (Existing Northwest Park TBD)		
Add Play Equipment (Existing Southeast Parks TBD)		
Add Play Equipment (Existing Southwest Parks TBD)		
Add unstructured play (Existing East Parks TBD)		
Add unstructured play (Existing Northwest Park TBD)		
Add unstructured play (Existing North Park TBD)		
Add unstructured play (Existing Northeast Park TBD)		
Add unstructured play (Existing Southeast Park TBD)		
Add unstructured play (Existing Southwest Park TBD)		
Alberta Neighborhood Skatepark		
Alberta Park Splash Pad		
Berkeley Park Splash Pad		
Berrydale Neighborhood Skatepark		
Bloomington Park new play area		
Brentwood Neighborhood Skatepark		
Brooklyn Park Splash Pad		
Brooklyn Park Splash Pad		
Chimney Park Trail		
Clinton Park Splash Pad		
Columbia Children's Arboretum-Circulation Improvements		
Columbia Children's Arboretum-East Recreation Zone		
Columbia Children's Arboretum-West Recreation Zone		
Creston Park Splash Pad		
Cully Neighborhood Basketball Courts		
District Skatepark (Existing Northeast Park TBD)		
District Skatepark (Existing NW Park TBD)		
District Skatepark (Existing Southeast Park TBD)		
District Skatepark (Existing Southwest Park TBD)		
Earl Boyles Park Irrigation Expansion		
East Holladay Park Basketball Court		
East Holladay Park General Improvements		
East Holladay Park Spray Feature		
East Lents trail connectivity		
Ed Benedict Park Irrigation Northern expansion		
Fernhill Park Pathway expansion and restroom		
Fernhill Park Synthetic Turf Football Field conversion + Lights		
Gabriel Park Community Garden Expansion		
Gabriel Park Splash Pad		
Gabriel Park Natural Turf Conversion to Synthetic		
Gilbert Heights Playground expansion		
Glenfair - Add Park Amenities		
Glenfair - Synthetic Turf Sports Fields		
Glenhaven Park Improvements Synthetic Fields + Lights		
Glenhaven Park Splash Pad		

**NON-CENTRAL CITY LOCAL ACCESS ACQUISITION & DEVELOPMENT PROJECTS**

**TOTAL**

**FY2015-16**

**Total Estimated Capacity Increasing Improvements (continued)**

- Glenwood - Synthetic turf fields
- Grant Park East Bowl Pathway Lighting Expansion
- Grant Park Splash Pad
- Hillsdale Park Development
- Hillsdale Park Entry Improvements
- Hillsdale Park Play Area
- Kenilworth Park Splash Pad
- Knott Park Splash Pad
- Laurelhurst Park Splash Pad
- Lents Park Master Plan Implementation
- Lents Park Splash Pad
- Lents Park Synthetic Sports Field
- Marshal Park Trail expansion
- Mt. Scott Park Improvements
- Mt. Scott Park Splash Pad
- Mt. Scott Scouter Mountain Trail
- Mt. Tabor Park 68th Street Play Area Expansion
- Mt. Tabor Picnic Shelter/Interpretive
- Mt. Tabor Salmon Street Tot Lot
- Mt. Tabor Trail/Path Expansion
- Neighborhood Skatepark (Existing East Park TBD)
- Neighborhood Skatepark (Existing North Park TBD)
- Neighborhood Skatepark (Existing Northeast Park TBD)
- Neighborhood Skatepark (Existing Southeast Park TBD)
- Neighborhood Skatepark (Existing Southwest Park TBD)
- Neighborhood Skatepark(Existing NW Park TBD)
- Oaks Bottom Restroom Addition
- Parkrose Area New Basketball Court
- Richmond/Ivon new Play area
- Riverview NA Public Access Improvements
- St. Johns Park Splash Pad
- Terwilliger to Whitaker Trail connection
- Terwilliger to Woods Trail connection
- University Park District Skatepark
- Ventura Park District Skatepark
- Ventura Park Splash Pad
- Wallace Park Splash Pad
- Wellington Park Splash Pad
- Westmoreland Park Soccer Fields
- Westmoreland Restroom/Maintenance Facility
- Westmoreland Restroom/Pathway expansion
- Westmoreland Skatepark
- Whitaker Ponds NA Grant Match
- Willamette Park Greenway and Entry Expansion (Increasing Capacity)
- Wilshire Park Splash Pad
- Woodstock District Skatepark
- Woodstock Splash Pad

**TOTAL NON-CENTRAL CITY LOCAL ACCESS ACQUISITION & DEVELOPMENT PROJECTS**

**\$183,479,050**



1,000—1,499 square feet	1.259	3,555	4,094	n.a.	7,649
1,500—2,249 square feet	1.493	4,216	4,855	n.a.	9,071
2,250 or more square feet	1.747	4,934	5,683	n.a.	10,617

**Non-Central City**

Less than 1,000 square feet	1.449	4,093	n.a.	2,680	6,773
1,000—1,499 square feet	2.033	5,740	n.a.	3,759	9,499
1,500—2,249 square feet	2.410	6,807	n.a.	4,458	11,265
2,250 or more square feet	2.822	7,967	n.a.	5,218	13,185

**Central City**

Less than 700 square feet	0.765	\$ 2,160	\$ 2,488	n.a.	\$ 4,648
700—1,199 square feet	1.144	3,231	3,721	n.a.	6,953
1,200—1,699 square feet	1.376	3,885	4,474	n.a.	8,359
1,700—2,199 square feet	1.562	4,411	5,080	n.a.	9,491
2,200 or more square feet	1.729	4,883	5,624	n.a.	10,507

**Non-Central City**

Less than 700 square feet	1.235	3,488	n.a.	2,284	5,772
700—1,199 square feet	1.848	5,217	n.a.	3,417	8,634
1,200—1,699 square feet	2.221	6,273	n.a.	4,108	10,381
1,700—2,199 square feet	2.522	7,123	n.a.	4,665	11,787
2,200 or more square feet	2.792	7,885	n.a.	5,164	13,049

3. Amend the Park System Development Charge Methodology Update Report dated April 15, 2015, page 16, Table 4.2:

TABLE 4.2

## COST, TAX CREDIT AND PARK SDC RESIDENTIAL RATES PER DWELLING UNIT

Description	Total Parks Cost per Dwelling Unit	Tax Credit per Dwelling Unit	SDC per Dwelling Unit
<b>Central City</b>			
Less than 1,000 square feet	\$ 5,454	\$ 0	\$ 5,454
1,000—1,499 square feet	7,649	0	7,649
1,500—2,249 square feet	9,071	0	9,071
2,250 or more square feet	10,617	0	10,617
<b>Non-Central City</b>			
Less than 1,000 square feet	6,773	0	6,773
1,000—1,499 square feet	9,499	0	9,499
1,500—2,249 square feet	11,265	0	11,265
2,250 or more square feet	13,185	0	13,185
<b>Central City</b>			
Less than 700 square feet	\$ 4,648	\$ 0	\$ 4,648
700—1,199 square feet	6,953	0	6,953
1,200—1,699 square feet	8,359	0	8,359
1,700—2,199 square feet	9,491	0	9,491
2,200 or more square feet	10,507	0	10,507
<b>Non-Central City</b>			
Less than 700 square feet	5,772	0	5,772
700—1,199 square feet	8,634	0	8,634
1,200—1,699 square feet	10,381	0	10,391
1,700—2,199 square feet	11,787	0	11,787
2,200 or more square feet	13,049	0	13,049

4. Amend Ordinance, Section 1, Paragraph 13:

- 13. Portland Parks and Recreation requests adoption of the updated Portland Parks & Recreation Park System Development Charges Methodology Update Report, (Exhibit A) dated April 15, 2015 to be implemented ~~July 1, 2015~~ January 1, 2016. Per City Code Chapter 17.13.040, this adopted methodology will set Park SDC Rates on new residential and commercial development and is based on calculated service levels, population growth projections, cost of land and development, average occupancy rates, and administrative and compliance costs.

5. Amend Ordinance, Section 1, Paragraph ~~14~~ <sup>15</sup>:

- ~~14~~ <sup>15</sup>. The adopted Park SDC will be implemented at the following rates for residential dwelling units:

Size of Residential Dwelling Unit	Central City Rate per Dwelling Unit	Non-Central City Rate per Dwelling Unit
All Types: Less than 1,000 sq. ft.	\$ 5,454	\$ 6,773
All Types: 1,000 to 1,499 sq. ft.	7,649	9,499
All Types: 1,500 to 2,249 sq. ft.	9,071	11,265
All Types: 2,250 sq. ft. or more	10,617	13,185

Size of Residential Dwelling Unit	Central City Rate per Dwelling Unit	Non-Central City Rate per Dwelling Unit
All Types: Less than 700 sq. ft.	\$ 4,648	\$ 5,772
All Types: 700 to 1,199 sq. ft.	6,953	8,634
All Types: 1,200 to 1,699 sq. ft.	8,359	10,381
All Types: 1,700 to 2,199 sq. ft.	9,491	11,787
All Types: 2,200 sq. ft. or more	10,507	13,049

6. Amend Ordinance, NOW THEREFORE, the Council directs: Paragraph c:

- c. Amendment of Portland City Code Chapter 17 as shown in Exhibit B, effective ~~July 1, 2015~~ January 1, 2016.

## Average # Persons per Dwelling Unit

5 size ranges: smallest = < 700 sq. ft. Amendment

Housing Unit	Central City	Non Central
Less than 700 sq. ft.	0.77	1.24
700 – 1,199 sq. ft.	1.14	1.85
1,200 – 1,599 sq. ft.	1.38	2.22
1,600 – 2,199 sq. ft.	1.56	2.52
2,200 or more sq. ft.	1.73	2.79

32

## SDC per Residential Unit: Central City Amendment

Housing Unit	Current	Update
Single-Family	\$ 8,594	
Multi-Family	5,528	
Accessory Dwelling Unit	4,843	
Single Room Occupancy	4,943	
Less than 700 sq. ft.		\$ 4,648
700 – 1,199 sq. ft.		6,953
1,200 – 1,699 sq. ft.		8,359
1,700 – 2,199 sq. ft.		9,491
2,200 or more sq.ft.		10,507

33

## SDC per Residential Unit: Non-Central City Amendment

Housing Unit	Current	Update
Single-Family	\$ 8,582	
Multi-Family	5,632	
Accessory Dwelling Unit	4,676	
Single Room Occupancy	3,877	
Less than 700 sq. ft.		\$ 5,772
700 – 1,199 sq. ft.		8,634
1,200 – 1,699 sq. ft.		10,381
1,700 – 2,199 sq. ft.		11,787
2,200 or more sq.ft.		13,049

34

---

If the ordinance is being placed on the **Regular** agenda, please also provide the following:

---

- A. Provide three talking points that our Commissioner can use to introduce this item
- Today is the culmination of a multi-year effort to review Parks System Development Charge program. In December 2012, Commissioner Nick Fish and Parks Director Mike Abbaté convened a Taskforce to assist Parks in updating its Parks System Development Charge program. These Taskforce members, representing a broad spectrum of stakeholders, were charged with studying the proposed modifications to the Parks SDC program and making recommendations to the Parks Board and the Portland City Council. When I became Parks Commissioner in July 2013, I endorsed the work completed to date and have led the effort since that time.
  - The Portland Parks and Recreation SDCs cover a portion of the cost to provide for parks and recreation facilities that are needed to serve Portland's growing community. Parks SDC money can be spent only on capital improvements that increase the capacity of parks and recreation in order to offset the impact of new development. SDC funds can't be used for operations and maintenance of park facilities.
  - There are several reasons we review and update park SDCs every 5 years. Primarily we need to determine that sufficient money will be available to fund to provide for parks and recreation facilities that are needed to serve Portland's growing community.  
I am pleased to have PP&R staff share a presentation with you regarding the proposed changes to the Parks SDC program. I believe the proposed changes improve the program and ensure that as Portland grows so too does its Parks system.

- B. Will you, as the preparer of this item, be at Council when this is heard?  
If not, who will be there in your place?  
Yes.

- C. Will you, as the preparer of this item, make a presentation to Council along with your manager?  
Yes.

If yes, please describe (PowerPoint, guest presenters, etc.) and how much time will be needed for the presentation.

PowerPoint with approximately 40 minutes for presentation.



- D. Will members of the community be invited?  
Yes, PP&R staff has publicized the hearing to encourage community members to testify before City Council.
  
- E. Will members of the community be part of the presentation?  
No.

Anything else you think is important to add?

## IMPACT STATEMENT

**Legislation title:**

Accept Park System Development Charge Methodology Update Report for implementation, and amend the applicable sections of City Code. (Ordinance; amend Code Chapter 17.13)

**Contact name:** Riley Whitcomb

**Contact phone:** 503-823-6148

**Presenters' names:** Mike Abbate, Randy Young (Consultant), et.al.

**Purpose of proposed legislation and background information:** Update the existing Park system development charge methodology to: 1) base the level of service on investment per person rather than acres per 1,000 population; 2) assess fees for residential development based on average occupancy of dwelling by size range rather than by dwelling type; 3) increase recovery rate from 75% to 100% and buy down the fee to 88% with non-SDC revenue projected to fund projects to mitigate the impact of growth; 4) update the existing Park SDC/CIP in response to the updated recovery rate; exempt college and university campus housing from residential SDC fee, and 5) amend City Code Chapter 17.13 to implement changes needed to implement changes described above.

**Financial and budgetary impacts:** This legislation will potentially increase future revenue coming to the City for the Park SDC program primarily because of the extended planning horizon. The current Park SDC methodology is based on a planning horizon of 2020. When implemented in January 2009, the existing Park SDC methodology targeted potential revenue through 2020 of \$304.6 million, or an average of \$27.7 million per year. This proposed Park SDC methodology is based on a planning horizon of 2035 and targets potential revenue through 2035 of \$552 million or \$27.6 million per year. The actual performance will be based on timing of implementation, population and employment growth occurring during the life of the program, size of residential units constructed, size and type of commercial development, and total contribution to affordable housing through the exemption program.

In 2011, the City had a dispute with Lewis & Clark College respecting whether the College's development of its new dormitory facility was subject to the Parks SDC. Lewis & Clark sought a writ of review to challenge the Code Hearings Officer's decision upholding the imposition of the SDC. The City and the College resolved that litigation, under the authority of PCC 3.10.070, through a settlement agreement, under which the College agreed to pay the full amount of the SDC, and the City agreed that, if the new or revised methodology resulted in a rate that would have resulted in a lower assessment for the dormitory project, the City would apply the new rate retroactively, and would refund any overpayment. Since the result of this Ordinance will be that on-campus college dormitories will not be subject to the Parks SDC, the City will be obliged to refund to Lewis & Clark College the amount of \$439,173.00 that the College paid pursuant to the settlement agreement.

**Community impacts and community involvement:** The Parks SDC Task Force appointed to advise Portland Parks and the consultant on this update included representatives from the following groups: League of Women Voters of Portland, Portland Business Alliance, Portland Development Commission, Development Review Advisory Committee (DRAC), Portland Parks Board, College Coalition, Home Builders Association of Metropolitan Portland, and at-large members representing the broader community and development industry.

The Methodology Report and Frequently Asked Questions were sent by email to stakeholders including Venture Portland, Building Owners & Managers Association (BOMA) Portland, Small Business Advisory Council, chamber of commerce organizations, communities of color organizations, neighborhood coalitions, and frequent permit applicants. Presentations were given to the following groups: Portland Business Alliance, DRAC, BOMA Oregon, Portland Parks Board, SWNI Parks Committee, SE Uplift Land Use Committee, NECN Board & Land Use/Parks Committees, CNN Board & Land Use/Parks Committees, and EPNO Land Use Committee. Notice was published in the Daily Journal of Commerce. The Methodology Report, FAQs, and other Taskforce materials were published at [www.portlandoregon.gov/parks/sdc](http://www.portlandoregon.gov/parks/sdc).

This will have little noticeable impact on the broader community. The Parks SDC program has been in place since 1998, and this is an update of the methodology used to calculate fees and provide structure for the Park SDC capital plan. The community will continue to see benefits from the SDC funds spent on park developments and land acquisition. Development will be focused more on capacity increasing improvements rather than expansion based on land acquisition, but it should be noted that the new methodology will not preclude strategic acquisition of land where needed to close gaps in our system. Also the proposed methodology would provide opportunity to expand service capacity of community centers, aquatic facilities and maintenance facilities which the previous methodology did not.

It should be noted that community members who plan to apply for new construction permits will likely see an increase in their permit costs after implementation of this update. This will depend on the scale of their project; some may see a slight decrease. These additional costs or reductions are likely to be passed on to the ultimate user of the development but should be minimal in reality when amortized over years in leases or mortgages.



# PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

## ORDINANCE COVER SHEET

Title of Ordinance/Report:


Accept Park System Development Charge Methodology Update Report for implementation, and amend the applicable sections of City Code. (Ordinance; amend Code Chapter 17.13)

Today's Date: April 1, 2015

Expected Date to Council: April 15, 2015

Preparer's Name: Riley Whitcomb

Manager's Name: Todd Lofgren

Manager's signature: 

If this is an Agreement, a Contract, or a Contract amendment, has it been "Approved as to Form" by the City Attorney?

Will this be on **Regular** or **Consent** agenda? **REGULAR**

**Background** - Every 5 years Parks is required to initiate the process of review the Park System Development Charge (SDC) Program to determine that sufficient money will be available to fund development of parks and recreation facilities needed to serve Portland's growing community. To accomplish this, we review our park level of service, update the costs of acquiring and developing parks facilities, confirm population and employment growth projections, and review the latest information about number of persons per dwelling unit.

This is the culmination of that effort, resulting in this proposal to update the existing Park SDC methodology to: 1) base the level of service on investment per person rather than acres per 1,000 population; 2) assess fees for residential development based on average occupancy of dwelling by size range rather than by dwelling type; 3) increase recovery rate from 75% to 100% and buy down the fee to 88% with non-SDC revenue projected to fund projects to mitigate the impact of growth; 4) update the existing Park SDC/CIP in response to the updated recovery rate; exempt college and university campus housing from residential SDC fee, and 5) amend City Code Chapter 17.13 to implement changes needed to implement changes described above.

**Financial Impact** – This legislation will potentially increase future revenue coming to the City for the Park SDC program primarily because of the extended planning horizon. The current Park SDC methodology is based on a planning horizon of 2020. When implemented in January 2009, the existing Park SDC methodology targeted potential revenue through 2020 of \$304.6 million, or an average of \$27.7 million per year. This proposed Park SDC methodology is based on a planning horizon of 2035 and targets potential revenue through 2035 of \$552 million or \$27.6 million per year. The actual performance will be based on timing of implementation, population and employment growth occurring during the life of the program, size of residential units constructed, size and type of commercial development, and total contribution to affordable

housing through the exemption program.

In 2011, the City had a dispute with Lewis & Clark College respecting whether the College's development of its new dormitory facility was subject to the Parks SDC. Lewis & Clark sought a writ of review to challenge the Code Hearings Officer's decision upholding the imposition of the SDC. The City and the College resolved that litigation, under the authority of PCC 3.10.070, through a settlement agreement, under which the College agreed to pay the full amount of the SDC, and the City agreed that, if the new or revised methodology resulted in a rate that would have resulted in a lower assessment for the dormitory project, the City would apply the new rate retroactively, and would refund any overpayment. Since the result of this Ordinance will be that on-campus college dormitories will not be subject to the Parks SDC, the City will be obliged to refund to Lewis & Clark College the amount of \$439,173.00 that the College paid pursuant to the settlement agreement.

**Controversial and/or legal issues** – This legislation will result in an increase in fees for construction of both residential and commercial developments. Organizations representing and individuals within the development community have expressed concern over the increases.

PP&R Staff is confident that the proposed methodology is valid and defensible. The Home Builder's Association of Metro Portland engaged a firm to review the proposed methodology and has made arguments that it does not comply with Oregon Statutes. We have conferred with the City Attorney's Office and based on their review; believe the proposed methodology does comply with Oregon Statutes.

**Link to current City policies -**

FIN-2.02 Comprehensive Financial Management Policies Overview  
FIN-2.06 Revenue

**Citizen participation-** The Parks SDC Task Force appointed to advise Portland Parks and the consultant on this update included representatives from the following groups: League of Women Voters of Portland, Portland Business Alliance, Portland Development Commission, Development Review Advisory Committee (DRAC), Portland Parks Board, College Coalition, Home Builders Association of Metropolitan Portland, and at-large members representing the broader community and development industry.

The Methodology Report and Frequently Asked Questions were sent by email to stakeholders including Venture Portland, Building Owners & Managers Association (BOMA) Portland, Small Business Advisory Council, chamber of commerce organizations, communities of color organizations, neighborhood coalitions, and frequent permit applicants. Presentations were given to the following groups: Portland Business Alliance, DRAC, BOMA Oregon, Portland Parks Board, SWNI Parks Committee, SE Uplift Land Use Committee, NECN Land Use Committee, CNN Board & Land Use/Parks Committees, and EPNO Land Use Committee. Notice was published in the Daily Journal of Commerce. The Methodology Report, FAQs, and other Taskforce materials were published at [www.portlandoregon.gov/parks/sdc](http://www.portlandoregon.gov/parks/sdc).

**6. Other government participation –**

Multnomah County Tax Assessor's Office  
Metro, Research Center  
Portland State University Population Research Center  
Portland Development Commission

**Budgetary Impact Worksheet**

**Does this action change appropriations?**

- YES: Please complete the information below.
- NO: Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount




---

Portland Parks & Recreation Finance Manager