

Transportation System Development Charges Update

Portland Planning & Sustainability Commission Briefing

WE KEEP PORTLAND MOVING.



June 9, 2017

What Is A Transportation SDC?

- SDCs (System Development Charges) are one-time fees paid by new development.
- The fee covers part of the cost for new transportation facilities— like roads, sidewalks, bike lanes and other facilities that people use

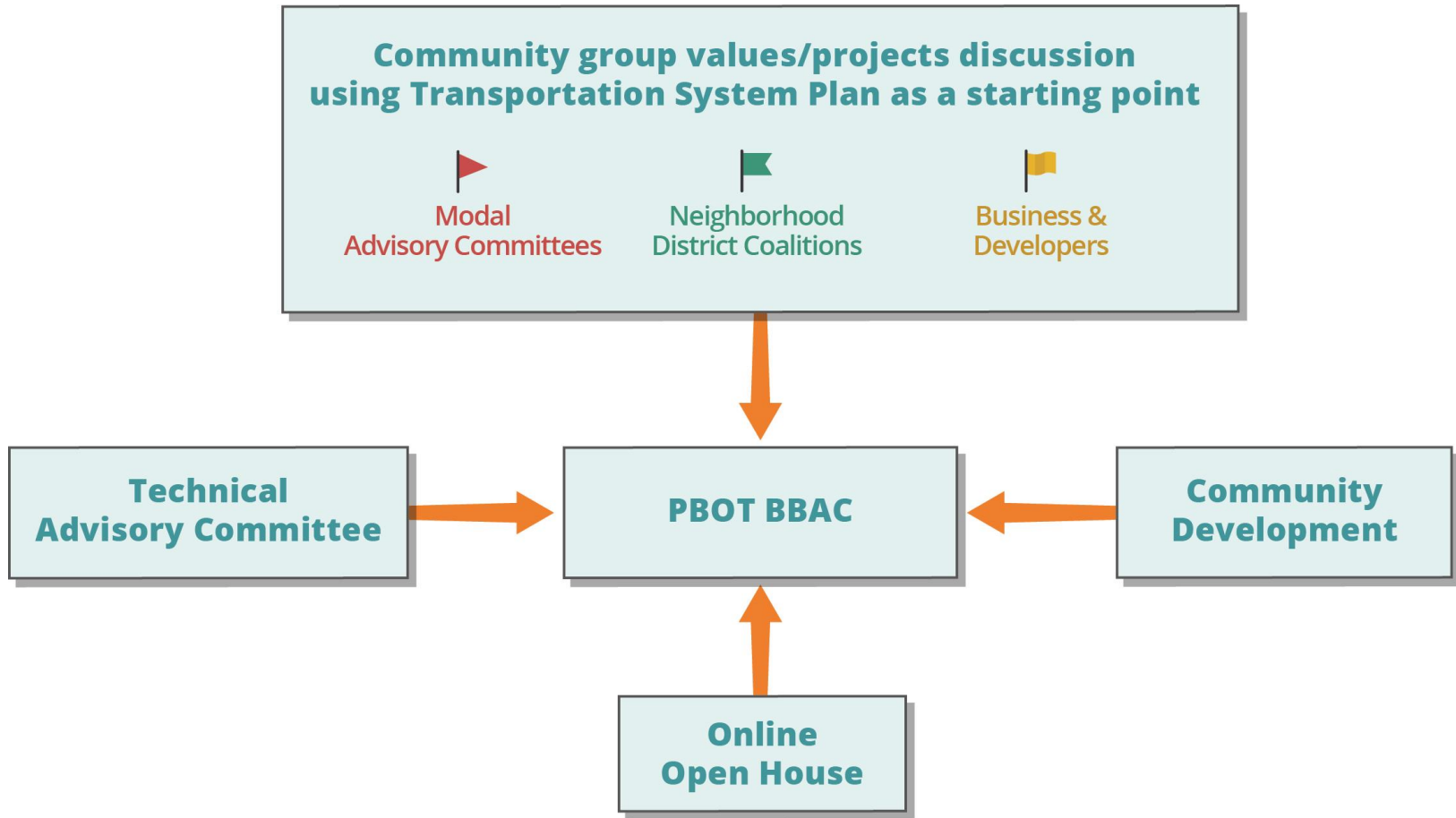


What Are We Updating?

1. The methodology used to calculate TSDCs
2. The list of projects eligible for TSDC funding
3. The rates



Update Process



Methodology

Investment per person-trip

- Shift to a “Person-Trip” model
- Instead of separating trips into modes of transportation, counts all trips in a multi-modal system
- Include new person trip survey data where available



Benson Kua / Flickr

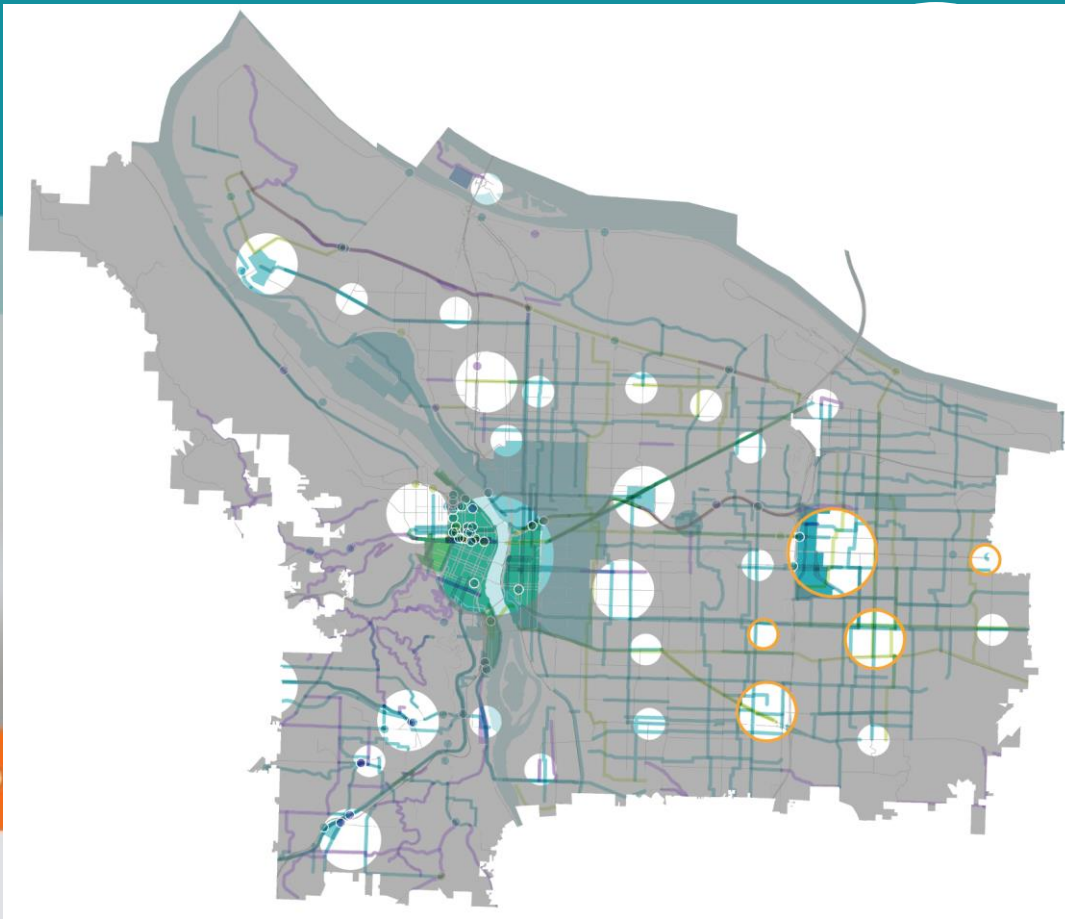
Why Person Trips?

- People generate trips (not land uses)
- People make trips (not cars)
- Fits Portland's unique transportation characteristics



C. Bucheli / Flickr

PBOT Investment strategy



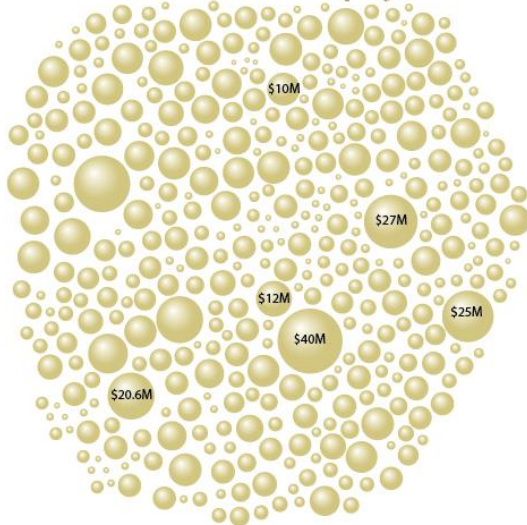
WE KEEP

TSP Project Selection Process

Drawing on area plans and modal plans, we gather all the good project ideas to include in the Transportation System Plan (TSP).

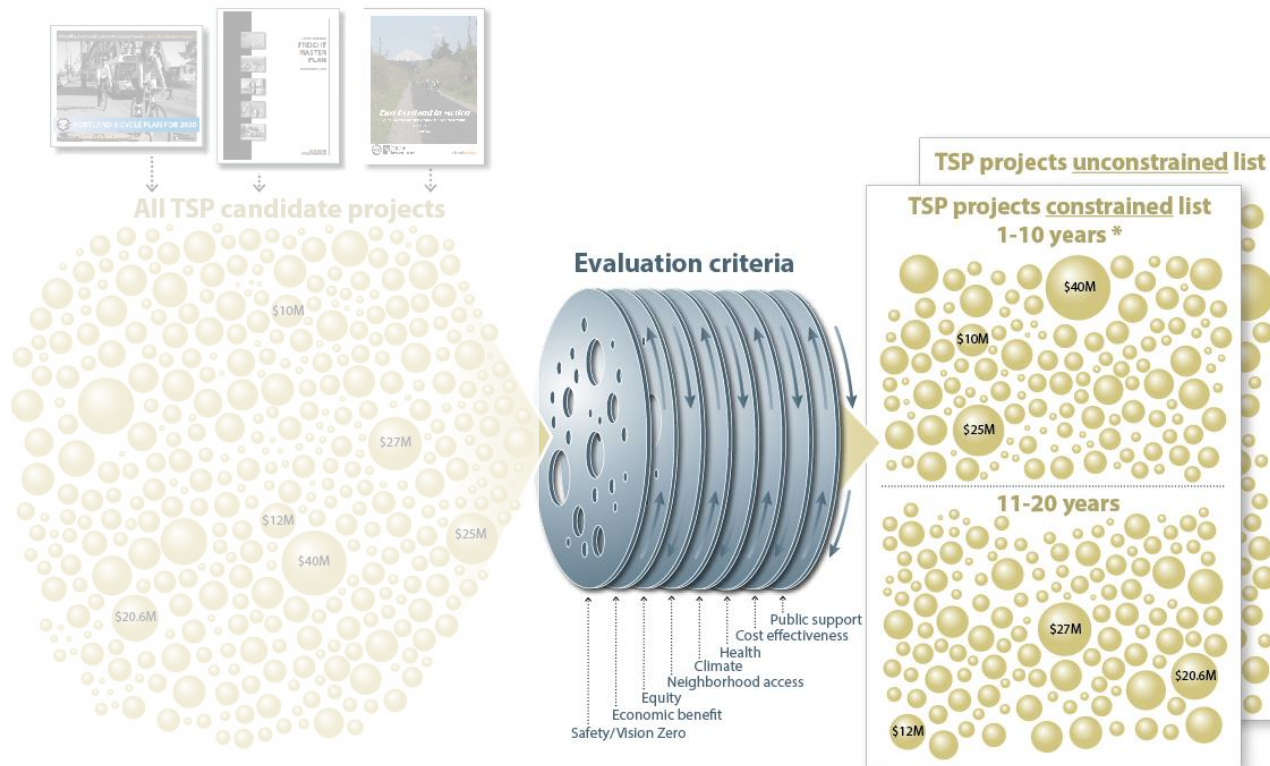


All TSP candidate projects



TSP Project Selection Process

With each TSP update we create a “1-10 and 11-20 year” list. community input.



*SDC list based on TSP project list 1-10

**TRANSPORTATION SYSTEM PLAN CONSTRAINED
& UNCONSTRAINED PROJECT SCORES**

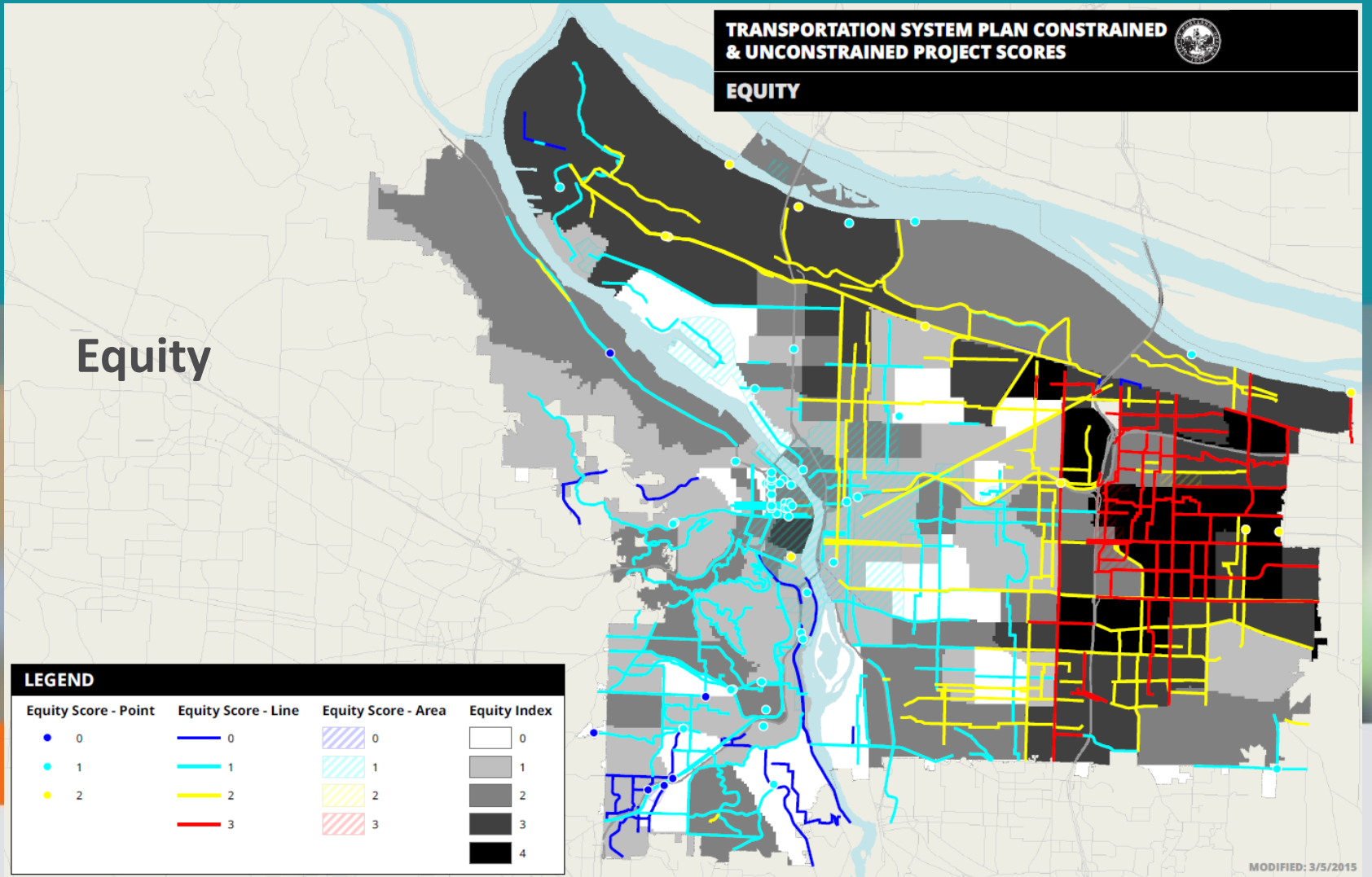


EQUITY

Equity

LEGEND			
Equity Score - Point	Equity Score - Line	Equity Score - Area	Equity Index
● 0	— 0	▨ 0	□ 0
● 1	— 1	▨ 1	■ 1
● 2	— 2	▨ 2	■ 2
	— 3	▨ 3	■ 3
			■ 4

MODIFIED: 3/5/2015



TRANSPORTATION SYSTEM PLAN CONSTRAINED & UNCONSTRAINED PROJECT SCORES

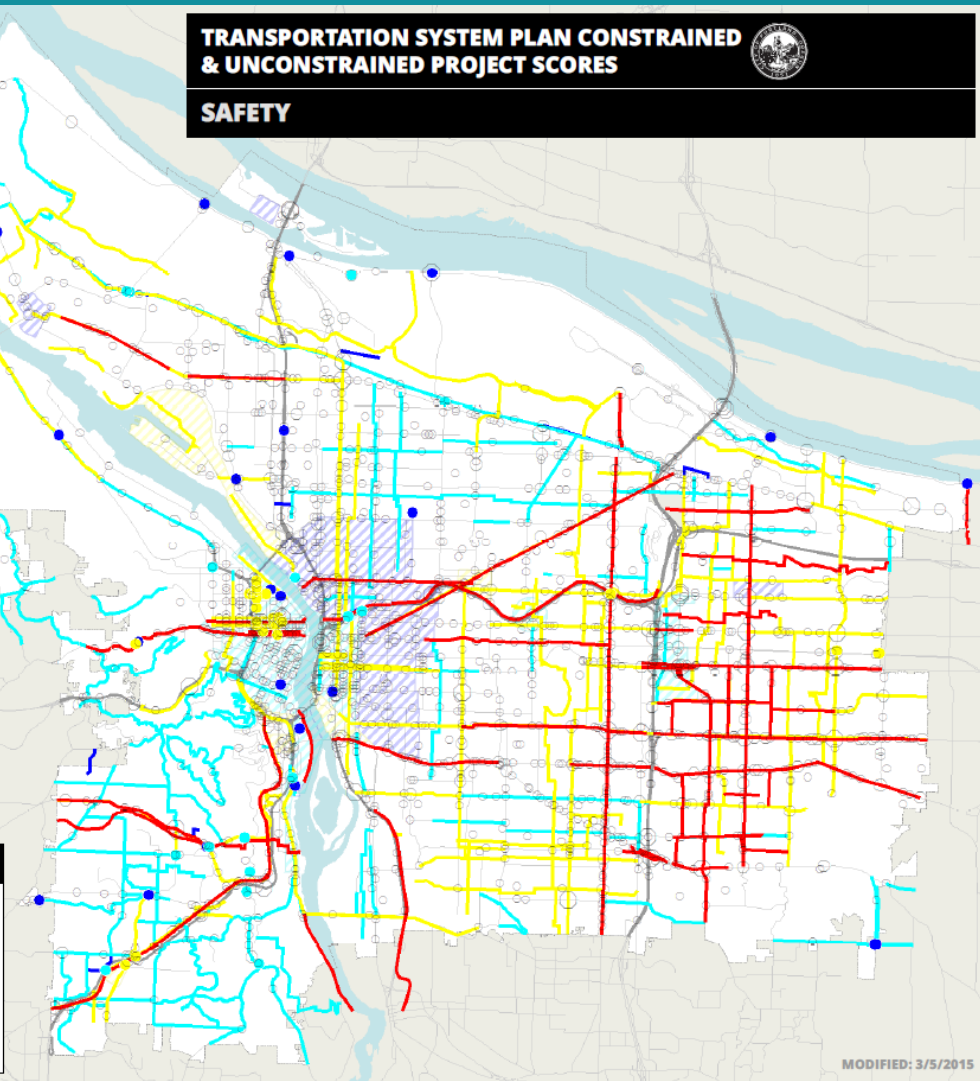


SAFETY

Safety

LEGEND

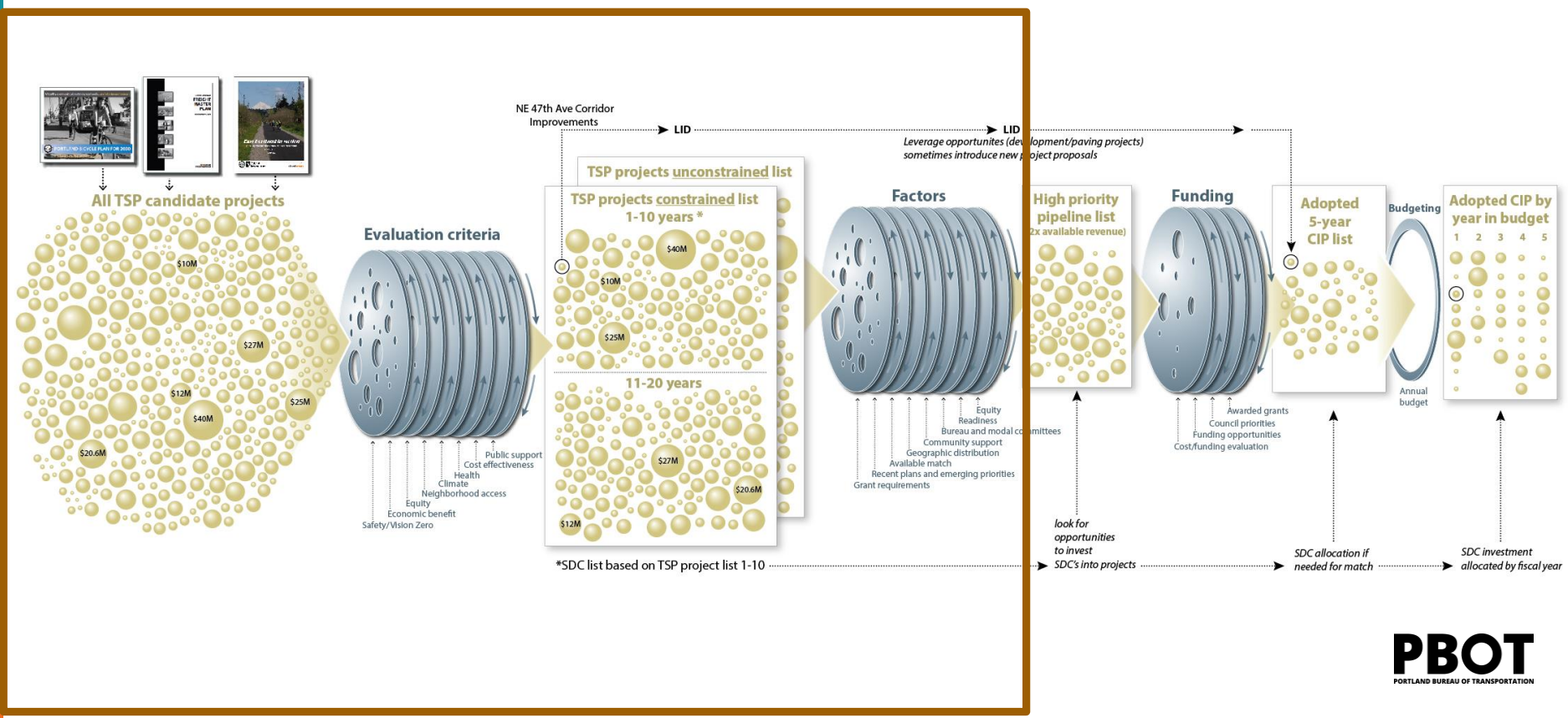
Safety Score - Point	Safety Score - Line	Safety Score - Area	Fatal or Serious Injuries, 2004-2013
● 1	— 0	▨ 1	○ 1-2
● 2	— 1	▨ 2	○ 3-5
● 3	— 2	▨ 3	○ 6-12
	— 3		



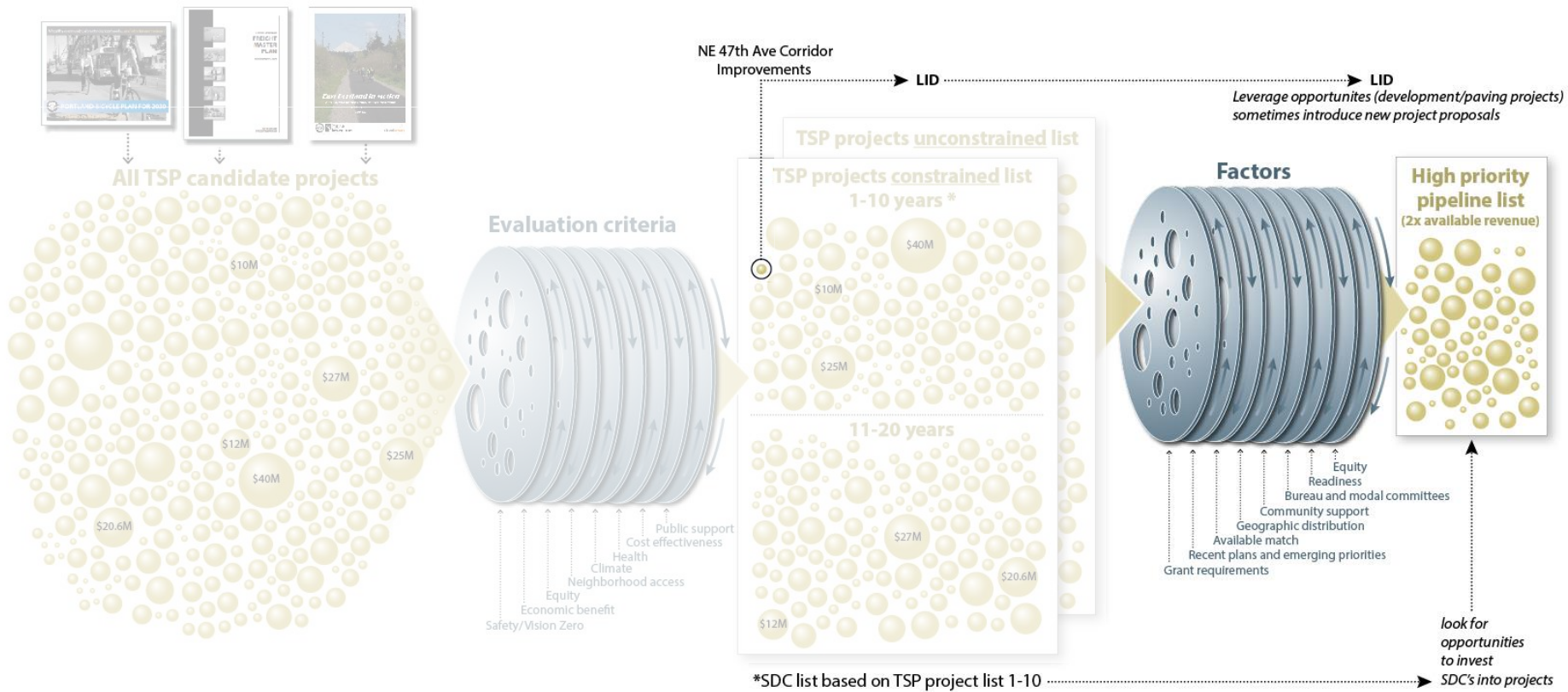
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Project Selection Process

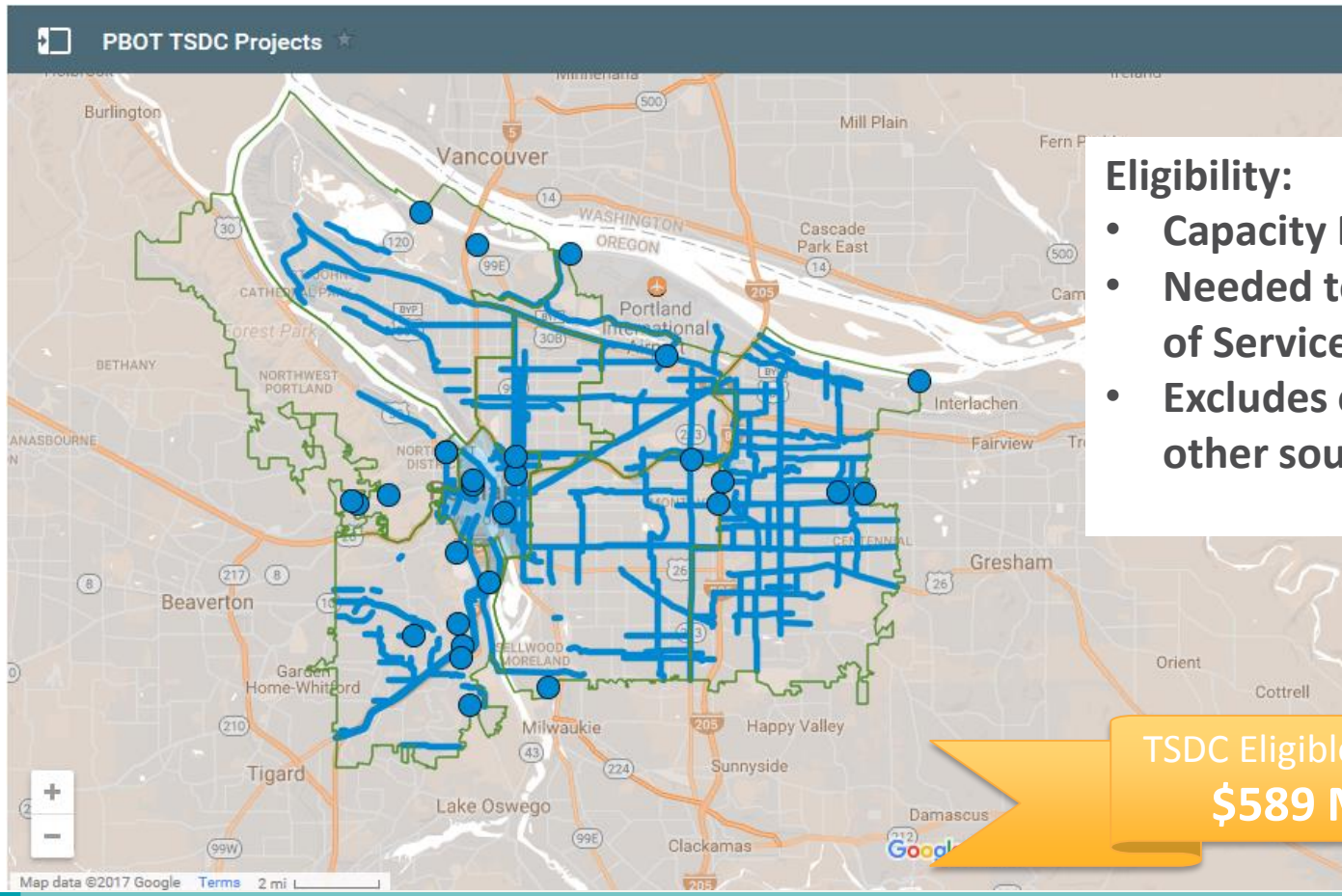
TSP to CIP



From TSP to implementation



2018-28 Draft Transportation SDC Project List



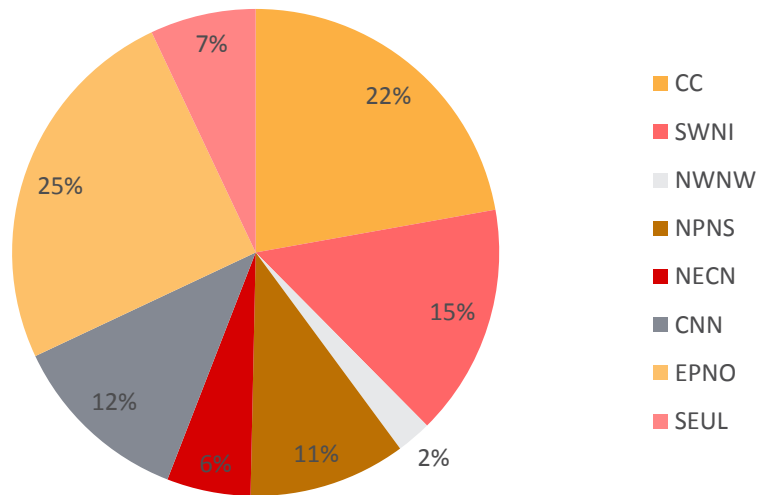
Eligibility:

- Capacity Enhancing
- Needed to Maintain Level of Service for Growth
- Excludes costs funded by other sources

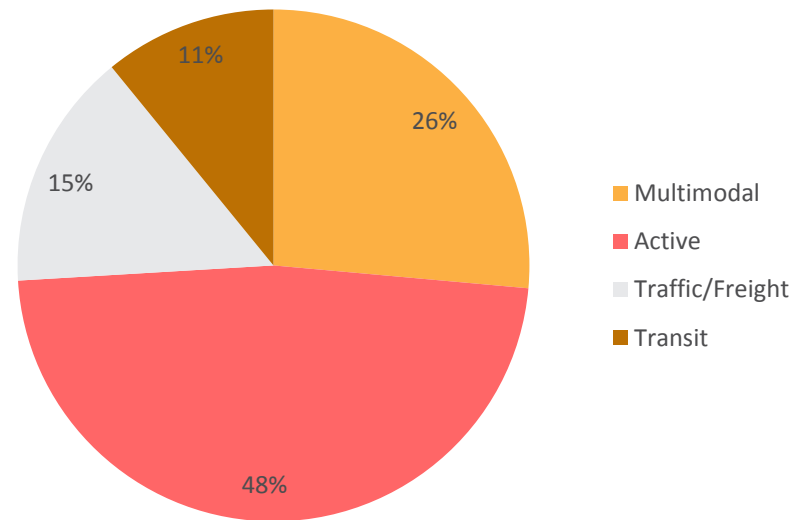
TSDC Eligible Cost
\$589 M

Total Eligible Cost by Neighborhood & Mode

TSDC 2018-28 eligible cost by neighborhood



TSDC 2018-28 eligible cost by mode



TSDC Revenue

City Only Project Cost

\$2.2 Billion
355 projects

- Total TSP projects list (20 years)

\$1.3 Billion
275 projects

- Total TSP constrained project list (20 years)

\$609 Million
154 projects

- Total TSDC project list (10 years)

\$494*
Million
154**
projects

- Total TSDC eligible project cost

Projected Revenue

\$354-589 Million

- 100% funded

\$177-295 Million

- 50% TSDC eligible project costs funded

\$141-236 Million

- 40% TSDC eligible project costs funded

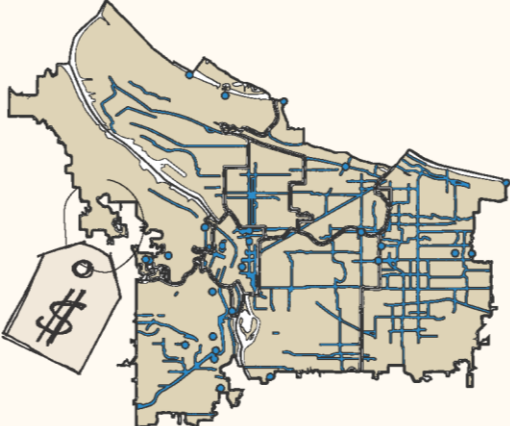
\$124-206 Million

- 35% TSDC eligible project costs funded

Projected revenue range dependent on actual growth realized and amount of exemptions, credits and discounts granted

If Project List were Funded at 100%...

PROJECT LIST COST



Cost of building all projects on the project list.

\$589 million

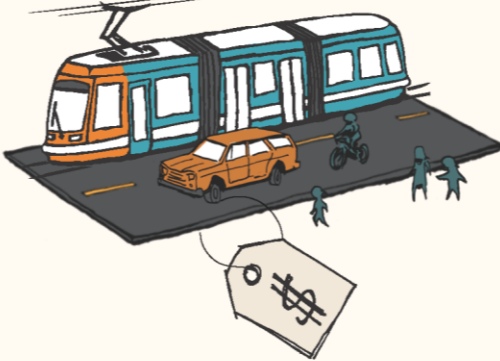
OF NEW TRIPS



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

70,600 PM Trips

POTENTIAL RATE (Maximum)



Cost per future person trip

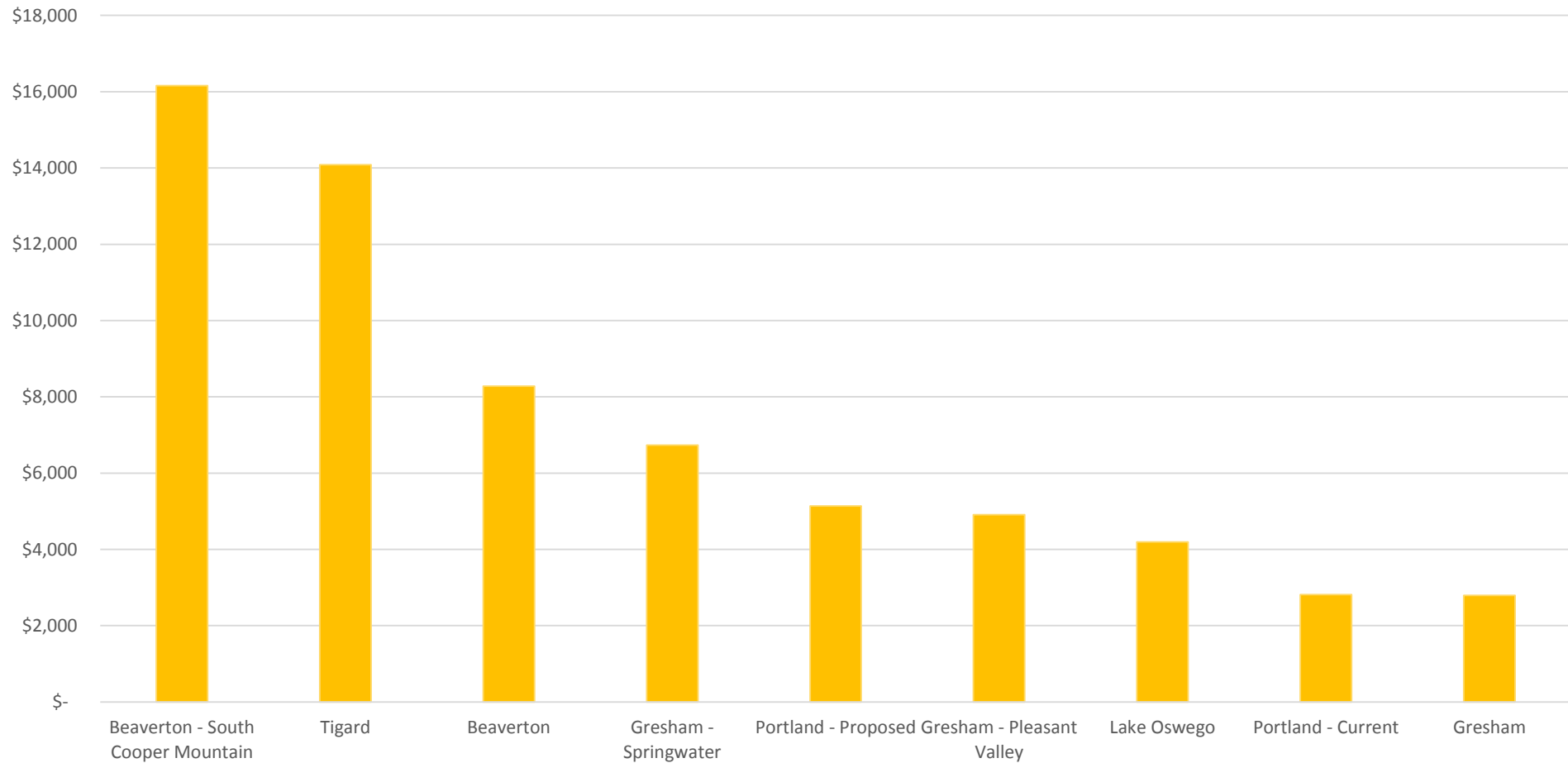
\$8,347 per Trip

Summary of TSDC Project Costs and Recommended Rate

Total Estimated Project Costs	\$609.5 Million (City-only Projects)
Total Estimated TSDC Eligible Project Costs	\$494.3 Million (City-only Projects) plus <u>\$ 95.0 Million</u> (Matching funds for Regional Projects) \$589.3 Million (Total TSDC Eligible Costs)
Recommended TSDC Assessment	\$294.7 Million (50% of Total Estimated TSDC Eligible Cost)

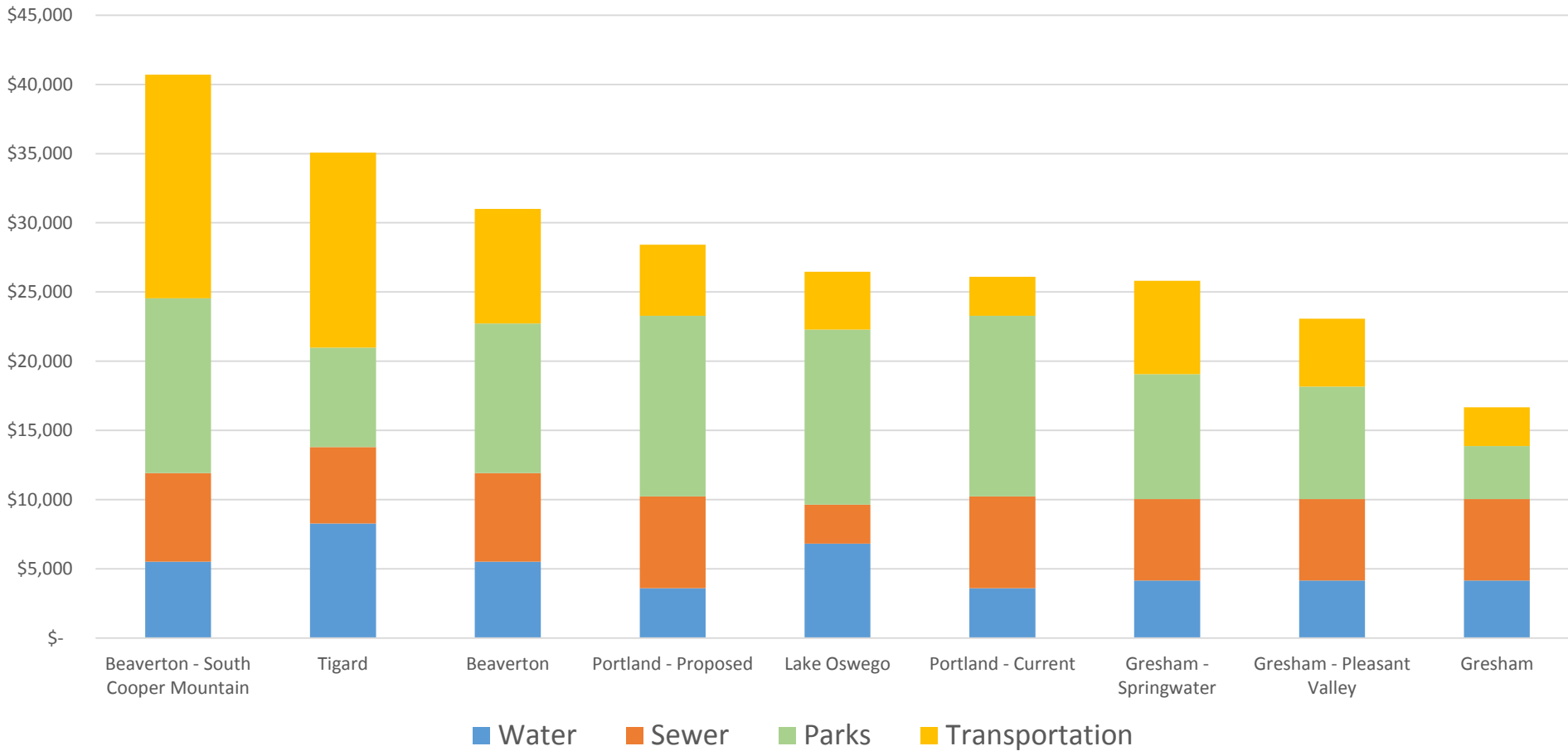
Rates

Portland Single Family Transportation SDC Rates Compared to Other Jurisdictions



Rates

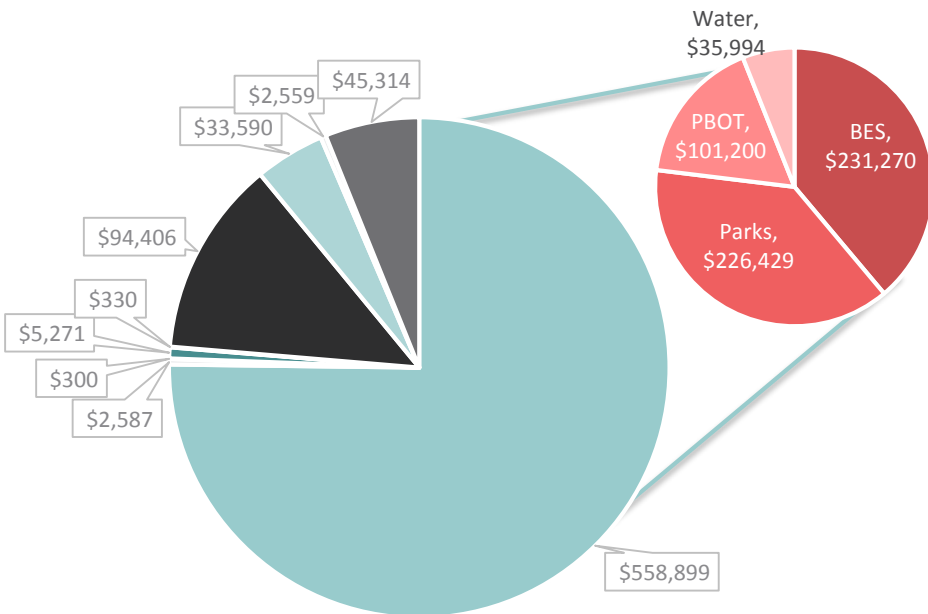
Portland Single Family SDC Rates Compared to Other Jurisdictions



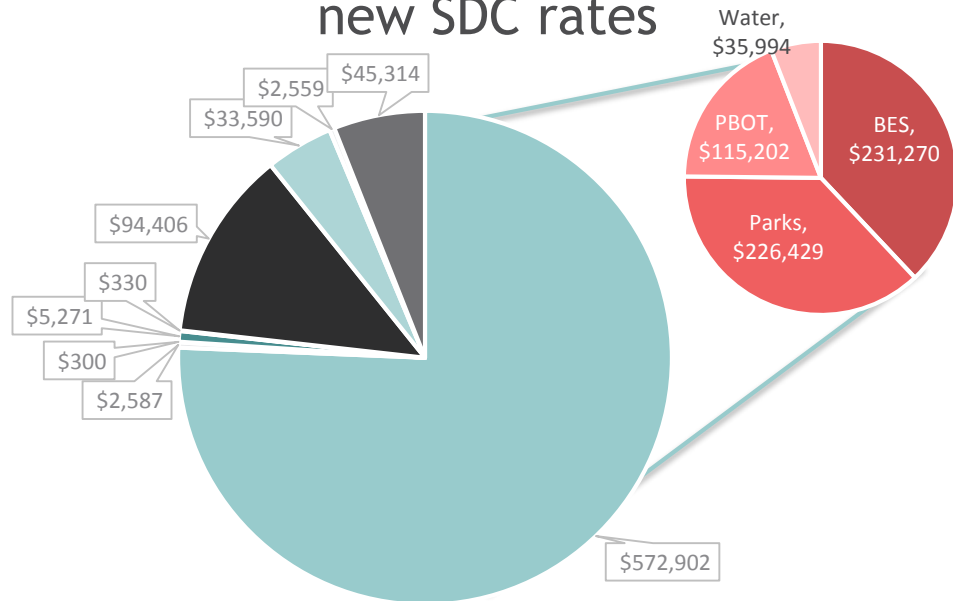
City Fees

New 4-Story Apartment, Valuation \$4,200,000

Fees in Effect as of 8/1/2016



Fees in Effect as of 8/1/2016 with new SDC rates



- SDCs ■ BES ■ Parks ■ PBOT ■ Water
- BDS ■ PHB ■ Fire ■ Non-city

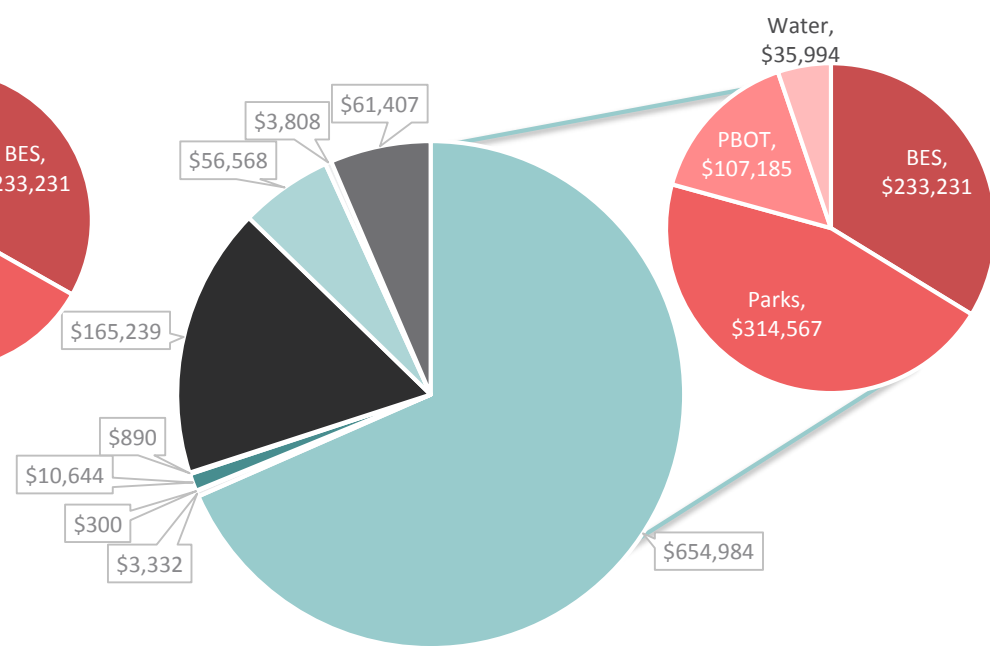
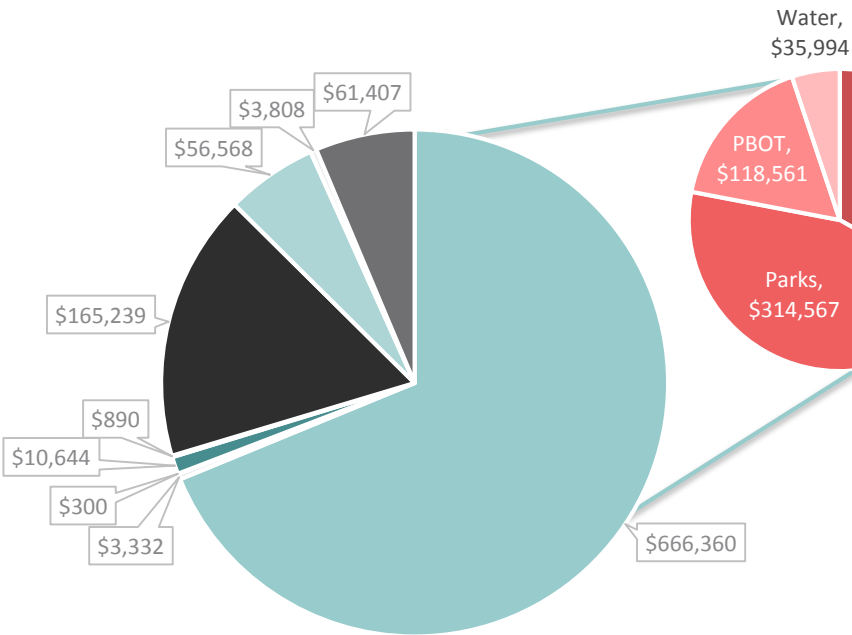
- SDCs ■ BES ■ Parks ■ PBOT ■ Water
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City Fees

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

Fees in Effect as of 8/1/16

Fees in Effect as of 8/1/16 with new SDC rates

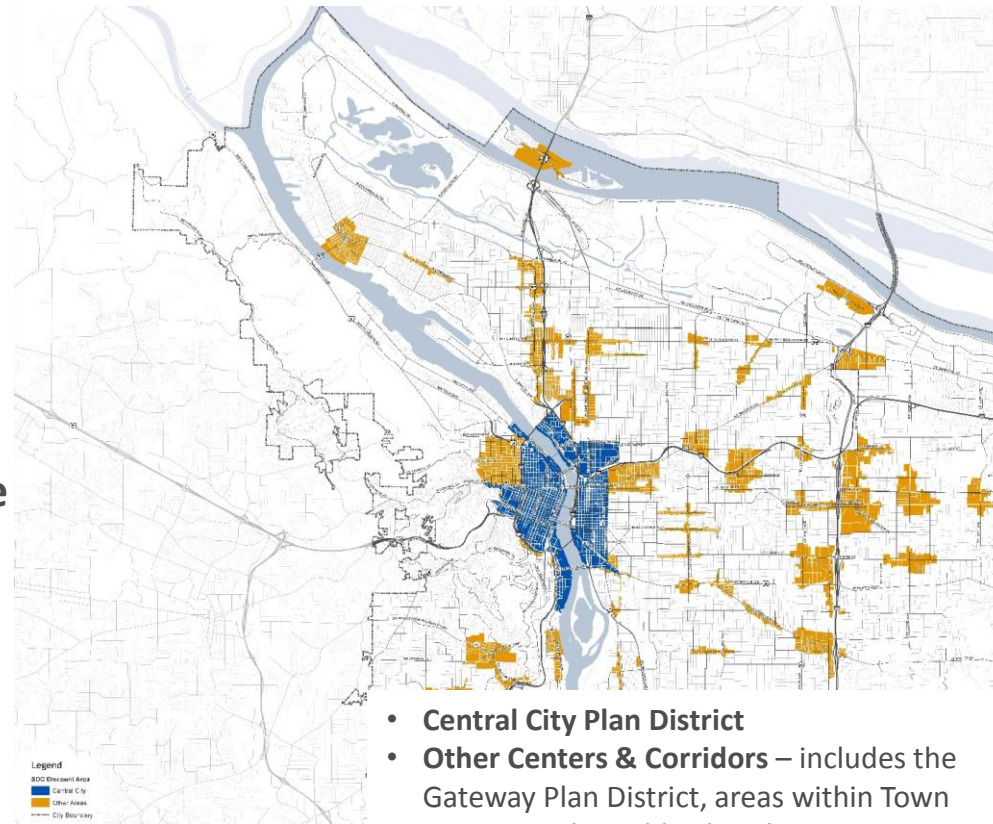


- SDCs
- BES
- Parks
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Person Trip Adjustments

- ✓ Central City= 33% reduction in fee
- ✓ Other Centers & Corridors = 8% reduction in fee
- ✓ Development must meet specific criteria:
 - Multi-family in mixed-use site and within .75 of max FAR
 - Non-auto oriented commercial services/retail/office in mixed-use site and within .75 of max FAR
 - Light industrial in mixed-use site and within .75 of max FAR
 - Other types of land uses are eligible



- **Central City Plan District**
- **Other Centers & Corridors** – includes the Gateway Plan District, areas within Town Centers and Neighborhood Centers as mapped in the new 2035 Comprehensive Plan, and parcels within 1000 feet of light rail station (excluding single family, OS, and IG and IH zones)

Upcoming Schedule

- City Council Hearing July 26th , 2:00 p.m.
- Public comment period open for 90 days (instead of the required 60 days)

QUESTIONS?

- Rate Study & Proposed fee schedule
<https://www.portlandoregon.gov/transportation/71823>
- Contact Anne Hill at:
503-823-7239 or
anne.hill@portlandoregon.gov

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