

Transportation System Development Charge Overlay Changes:

- North Macadam area (2009)
- Innovation Quadrant area (2011)



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WE KEEP PORTLAND MOVING.

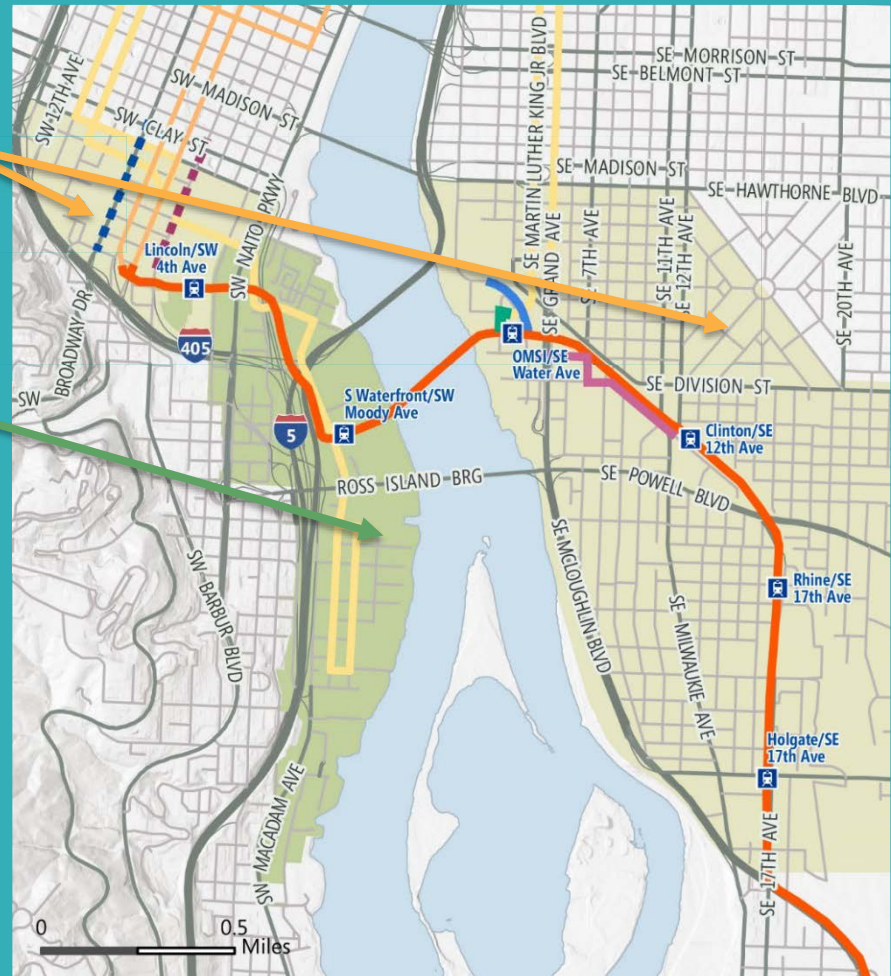


January 3, 2018

2017 TSDC Overlay Update

Innovation Quadrant & North Macadam

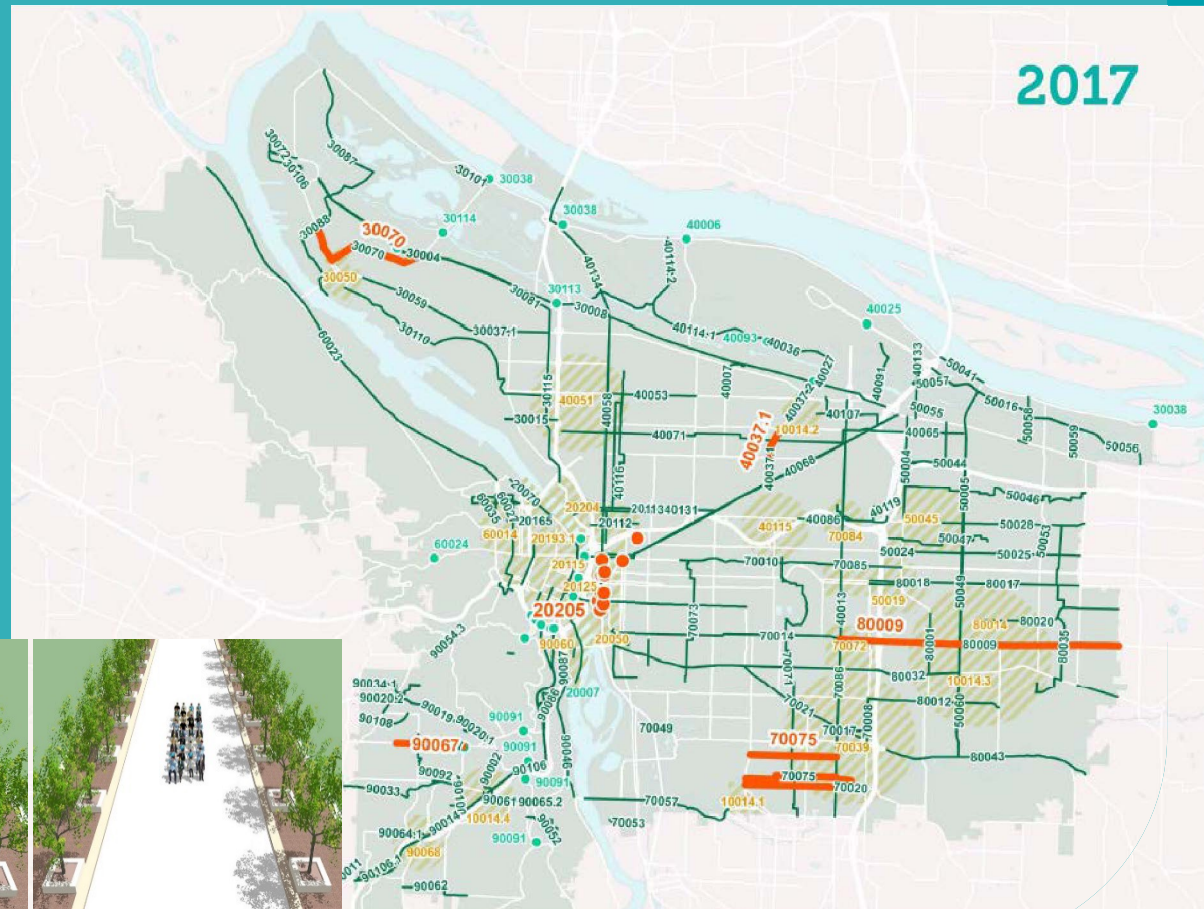
- Project List
- Rate Calculation Basis
- Rates
- Code Changes



TSDC Recently Council Approved

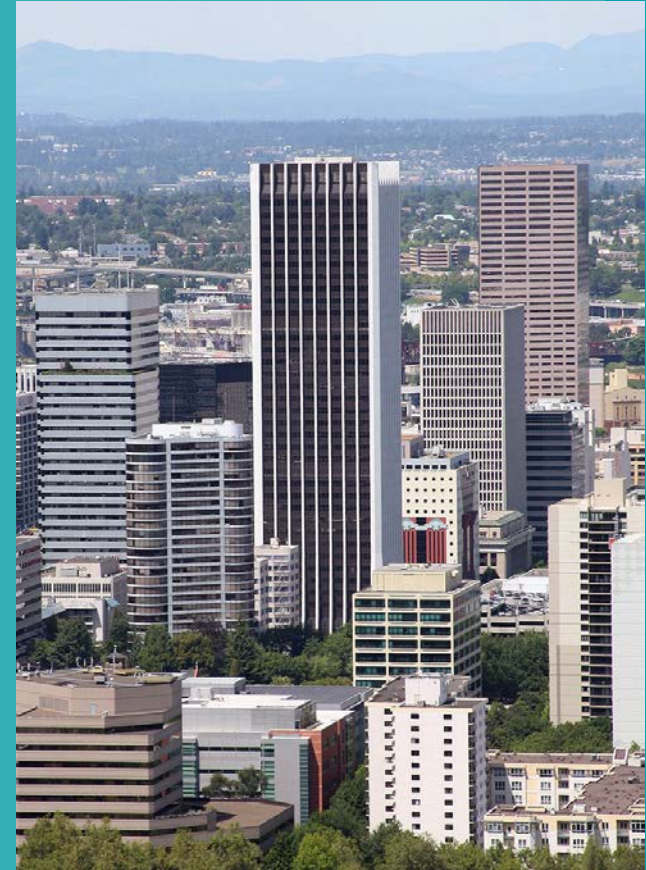
Council adopted TSDC citywide Sept 2017 (effective 1/1/18)

- New methodology, based on people-trips
- New rates, (50% of eligible maximum)
- New 10-year capital project list



What is a TSDC?

- **One-time fees** paid by new development.
- **For** transportation system improvements from **development impacts**.
- Covers part of cost for **new transportation facilities** like roads, sidewalks, and bike lanes.
- Funding tool, designed to leverage other federal, state and local dollars to fully fund multi-modal transportation improvements.
- **Oregon Revised Statutes** provides guidance: CIP list, methodologies, and update schedule.



2017 TSDC Overlay Update Outreach

- Met with stakeholders to review the changes in each overlay area
- Hosted a workshop with the stakeholders from each overlay area to review proposed rates and provide feedback
- Presented changes to the Development Review Advisory Committee
- Published proposed changes online for a 60 day public review



North Macadam Overlay



North Macadam: Addendum to 2009 Overlay

- Amending the North Macadam Transportation System Development Charge (TSDC) Overlay Rate Study from January 2009
- 20 year program (11 years remain)
- Updated to align with the citywide TSDC program
 - Change fees based on total person trip generation
 - Project list and cost per trip remains unchanged

North Macadam Transportation System Development Charges

North Macadam now has a Transportation System Development Charge (TSDC) "Overlay" that development in the North Macadam Urban Renewal Area will pay in addition to the Citywide TSDC. A TSDC Overlay is an additional TSDC that is charged only in and for a specific area, in this case the North Macadam Urban Renewal Area.

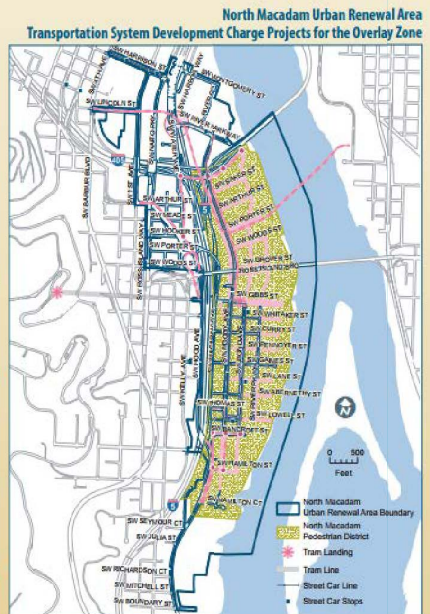
In 2009, the City adopted the TSDC Overlay for development in the North Macadam area. The TSDC Overlay is based on the cost of specific projects that benefit the Overlay zone. See the TSDC Overlay eligible projects list and map.

The TSDC Overlay fees will be collected and expended on capacity-increasing projects to serve future users within the boundaries of the Overlay zone. The TSDC Overlay is a funding tool, designed to collect local dollars to leverage other federal, state, and local dollars to fully fund these multi-modal transportation improvement projects.

If you must pay the Citywide TSDCs and your development is in the North Macadam urban renewal area you must pay both TSDCs: Citywide and the North Macadam Overlay TSDC. If your development is outside the North Macadam area you pay only the Citywide TSDCs and do not pay the North Macadam Overlay TSDC.

You can make a single payment for both TSDCs. The City will deposit the Citywide portion to the Citywide TSDC account, and the North Macadam portion to a separate account for the North Macadam Overlay.

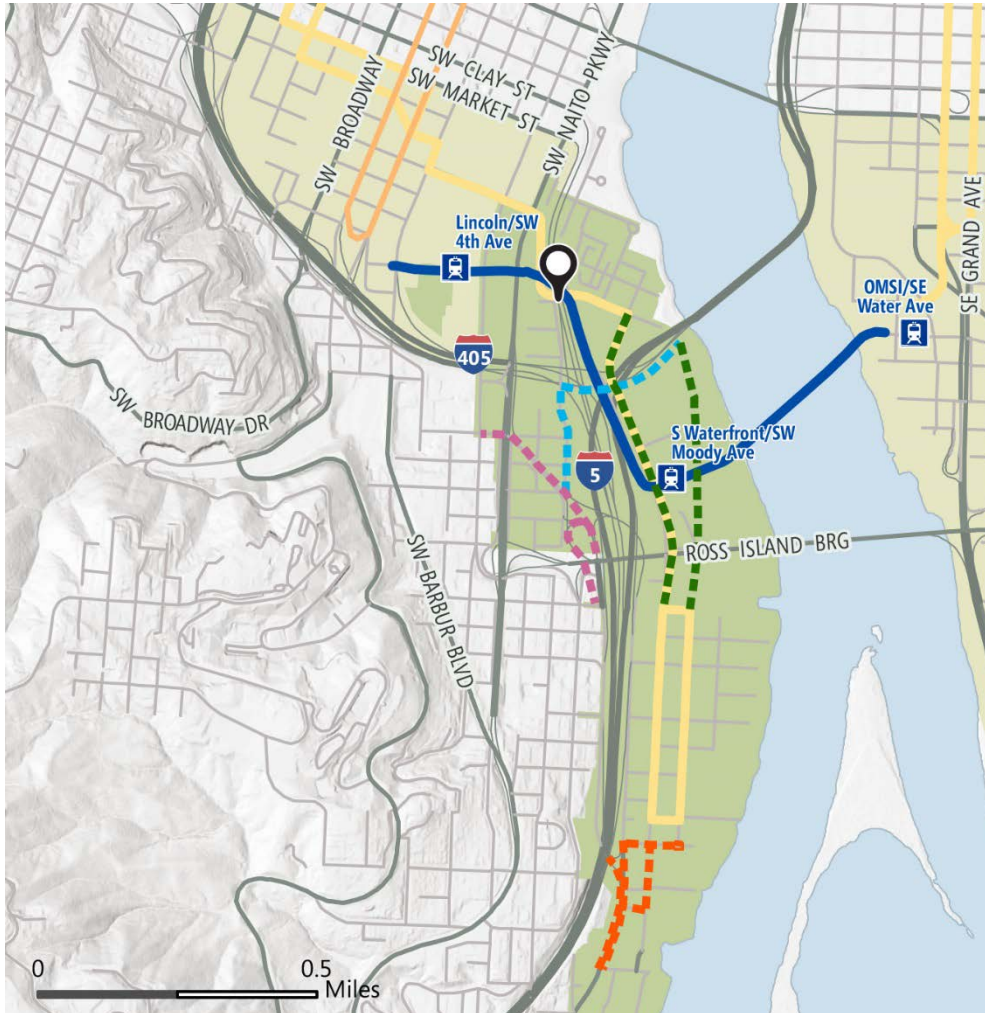
Exemptions are the same as the Citywide TSDC.




Eligible Projects for North Macadam TSDC Overlay Investment: 2008-2028

Project Name	Total Cost	Eligible TSDC Cost
SW Harbor Drive & River Parkway Intersection Improvements	\$5,662,258	\$1,693,629
South Portal, Phase I	\$28,053,358	\$7,177,421
Moody/Bond Street Improvement: East Leg Gibbs to Sheridan	\$11,759,693	\$4,586,427
South Light Rail	\$101,463,080	\$12,175,564
SW Kelly Way and Hood Avenue Ramp	\$38,272,128	\$7,617,492
North Portal: SW Corbett and Sheridan Street Improvements	\$9,256,116	\$2,729,431
TOTAL	\$194,466,529	\$35,979,964

North Macadam Overlay Projects



Map Key

- Existing MAX
- Existing Street Car
-  Street Car Station
- Innovation Quadrant TSDC Overlay
- North Macadam TSDC Overlay

Future Projects

- - - South Portal, Phase I
- - - Moody Bond St Improvement: Gibbs to Sheridan, Phase I & II
- - - SW Kelly Way and Hood Ave Ramp
- - - North Portal: SW Corbett & Sheridan St Improvements

Completed Projects

- South Light Rail
-  SW Harbor Drive & River Parkway Intersection Improvements

Innovation Quadrant Overlay



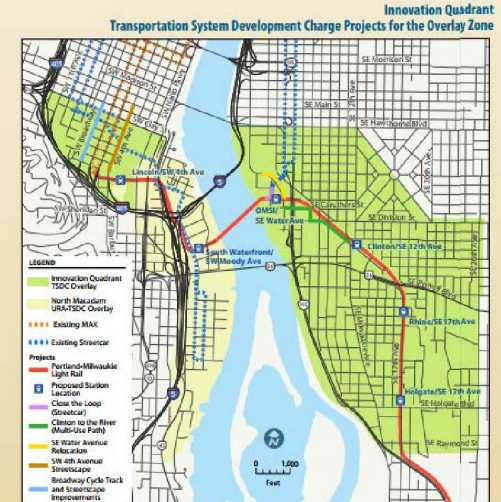
Innovation Quad: Addendum to 2011 Overlay

- Amending the Innovation Quadrant Transportation System Development Charge (TSDC) Overlay Rate Study from May 2011
- 20 year program (13 years remain)
- Updated to align with the citywide TSDC program
 - Charge fees based on total person trip generation
 - Project list and cost per trip remains unchanged

Innovation Quadrant Transportation System Development Charge Overlay

Innovation Quadrant now has a Transportation System Development Charge (TSDC) "Overlay" that development in the Innovation Quadrant will pay in addition to the Citywide TSDC. A TSDC Overlay is an additional TSDC that is charged only in and for a specific area, in this case the Innovation Quadrant. The Innovation Quadrant's boundaries are shown on the map to the right.

In 2011, the City adopted the TSDC Overlay for development in the Innovation Quadrant. The TSDC is based on the cost of specific projects that benefit the Overlay zone. See the TSDC Overlay eligible projects list and map.



The TSDC Overlay fees will be collected and expended on capacity-increasing projects to serve future users within the boundaries of the Overlay zone. The TSDC Overlay is a funding tool, designed to collect local dollars to leverage other federal, state, and local dollars to fully fund these multi-modal transportation improvement projects.

If you must pay the Citywide TSDCs and your development is in the Innovation Quadrant you must pay both TSDCs: Citywide and the Innovation Quadrant Overlay TSDC. If your development is outside the Innovation Quadrant you pay only the Citywide TSDCs and do not pay the Innovation Quadrant Overlay TSDC.

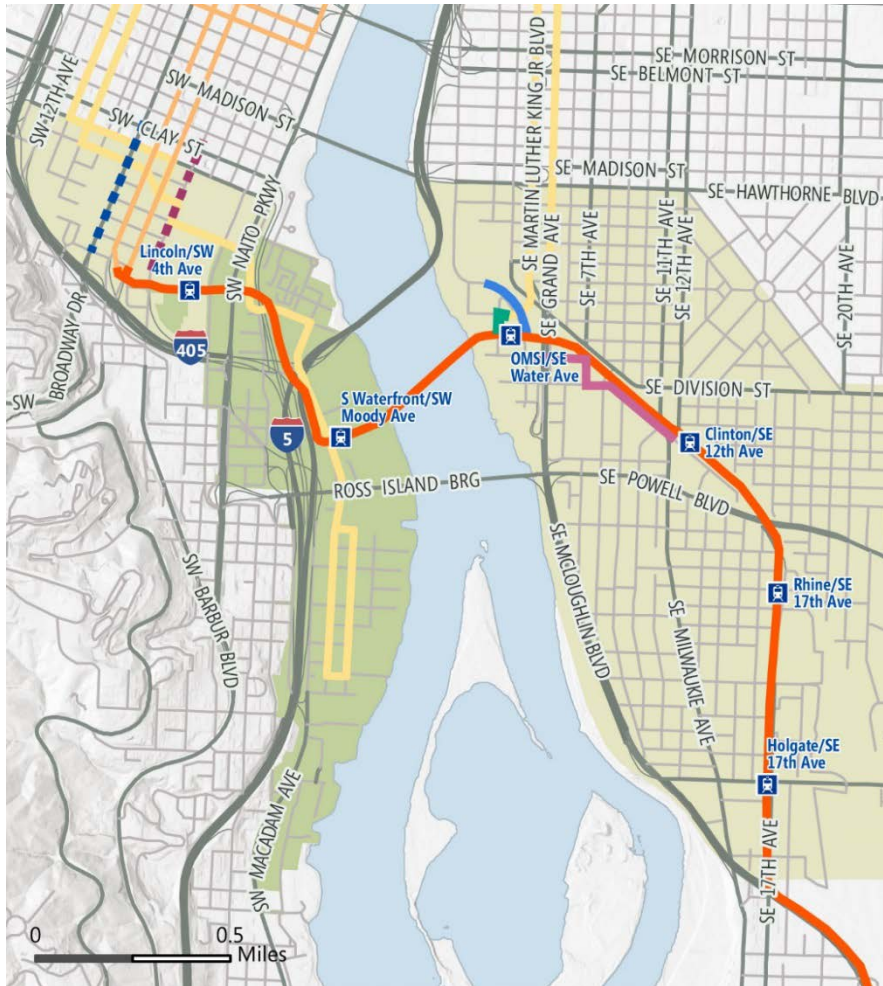
You can make a single payment for both TSDCs. The City will deposit the Citywide portion to the Citywide TSDC account, and the Innovation Quadrant portion to a separate account for the Innovation Quadrant Overlay.

Exemptions are the same as the Citywide TSDC.

Eligible Projects for Innovation Quadrant TSDC Overlay Investment: 2011-2031

Project Name	Total Cost	Eligible TSDC Cost
Portland-Milwaukie Light Rail	\$55,000,000	\$5,800,000
Close the Loop	\$22,518,465	\$5,425,243
SE Water Avenue Relocation	\$4,633,839	\$1,565,478
SW 4th Avenue Streetscape	\$2,402,138	\$1,301,088
Broadway Cycle Track and Streetscape	\$1,244,573	\$674,107
Clinton to the River Multi-Use Path	\$4,625,597	\$600,000
TOTAL	\$90,424,612	\$14,565,916

Innovation Quadrant Projects



Map Key

- Existing MAX
- Existing Street Car
- Street Car Station
- Innovation Quadrant TSDC Overlay
- North Macadam TSDC Overlay

Future Projects

- - - Broadway Cycle Track and Streetscape Improvements
- - - SW 4th Avenue Streetscape/SW Montgomery Green Street

Completed Projects

- Portland-Milwaukie Light Rail Project
- Close the Loop (Street Car)
- Clinton to the River (Multi-Use Path)
- SE Water Avenue Relocation

Rate Calculation & Rate Schedules



Rate Schedules

- Changing to same structure as Citywide program (new land use categories and underlying data)

- Keeps existing base cost per person trip rates:

- \$2,670 in North Macadam
- \$2,150 in Innovation Quadrant

- Results in new rate schedule

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

Land Use Category	Land Use Code (4)	Unit of Measure	Peak Person Trip/Unit	Future ADO	Vehicle Make/Share	Peak Person Trip/Unit (E-G)	New Trip %	Peak Person Trip/Unit	TSDC Rate
Commercial - Retail									
Cost per Peak Hour Person Trip									\$4,174
Commercial - Office									
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)	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
Commercial - Services									
Bank	911	sq ft/GFA	12.14	1.13	1.00	13.73	65%	8.93	\$47.19
Day Care	520	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	0.62	100%	0.62	\$3.46
Service Station / Gasoline Sales	940	WSP	18.86	1.13	0.95	16.49	44%	7.25	\$30.78
Shoe (Retail) / Vent Hall	444	sq ft/GFA	3.04	1.13	0.95	3.62	85%	3.07	\$12.83
Carwash	947	wash stall	5.54	1.13	0.95	6.50	65%	4.28	\$17.27
Health Club / Recreational Club	492	sq ft/GFA	3.53	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	80%	1.10	\$4.60
University / College / College	540	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	80%	0.94	\$3.93
Park	411	acre	3.5	1.13	0.95	4.16	85%	3.54	\$14.709
Commercial - Restaurant									
Restaurant (Standalone)	931	sq ft/GFA	7.49	1.58	1.00	11.91	50%	6.67	\$27.84
Quick Service Restaurant (Drive-Thru)	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	3.97	58%	2.39	\$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	1.17	0.95	6.39	83%	5.74	\$23.07
Car Sales - New / Used	821	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	70%	3.86	\$16.12
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 ITE categories 520 and 530; Shopping/Retail: Blend of ITE Categories R20 and R26
 (2) With or Without Minimum (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

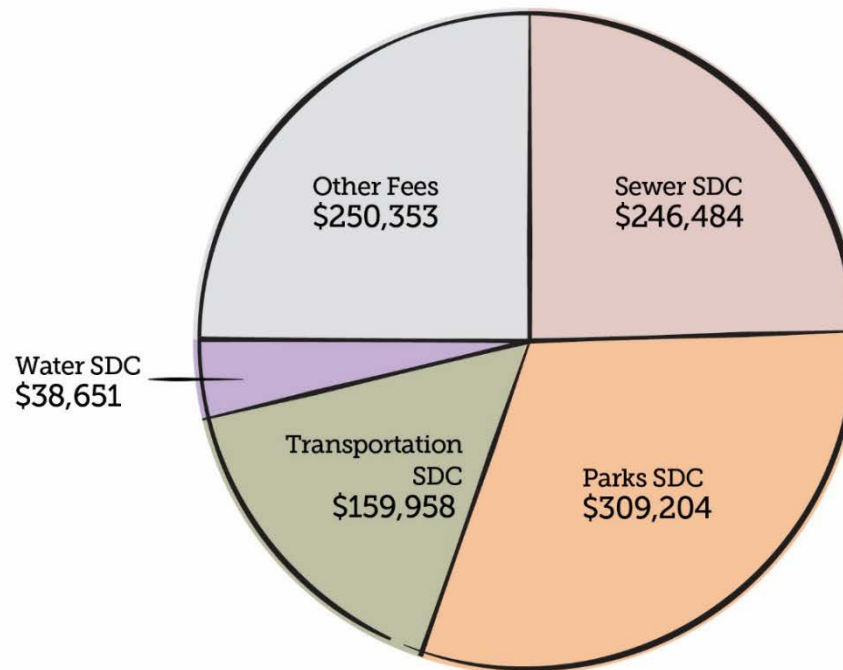
TSDCs As a Part of Overall Fees

N
Macadam
Overlay
impact

Currently the
Overlay adds
\$109,168
\$1810/unit

This Proposed
Update adds
\$102,327
\$1602/unit

New 6-Story Apartment, Valuation **\$6,300,00.00**
Fees in Effect as of 7/1/17



This central
city
development
receives a
citywide
TSDC
reduction
(33%).

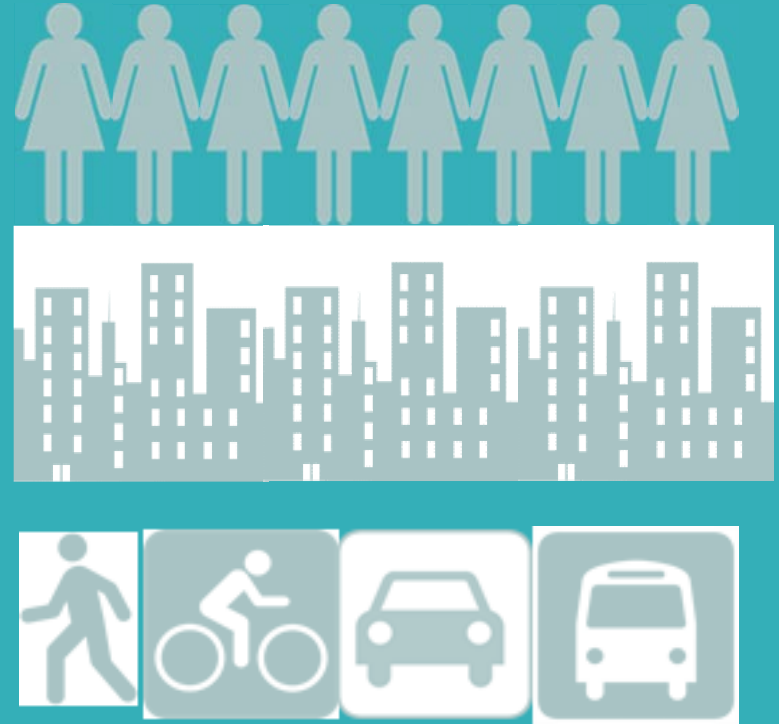
Source: Government Accountability Transparency Results (GATR); data excludes inclusionary housing fees.

In Conclusion

Updated methodology and rate schedule for:

- North Macadam Overlay
- Innovation Quadrant Overlay

Code Amendments (no person trip development adjustments in overlays, similar to current program)



Thank You

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richard.eisenhauer@portlandoregon.gov

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North Macadam Revenues / Expenditures

Total Collections
(July 1, 2009 –
June 30, 2017):



Total project
expenditures:



Innovation Quadrant Revenues / Expenditures

Total Collections
(November 1, 2011 –
June 30, 2017):



Total project
expenditures:

