PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

System Development Charges

Methodology Update Report

October 15, 2004

CONTENTS

TABLES

CITY OF PORTLAND

Parks and Recreation System Development Charges
Methodology Update Report

1.0 INTRODUCTION

System Development Charges (SDCs) are one-time fees charged to new development to help pay a portion of the costs associated with building capital facilities to meet needs created by growth. SDCs are authorized for five types of capital facilities including transportation, water, sewer, stormwater, and parks and recreation. The City of Portland adopted parks and recreation SDCs in 1998. This report updates the City's Parks and Recreation SDC methodology and rates to reflect growth-required facilities needed to maintain the City's current levels of service (LOS) for parks and recreation facilities, and documents the calculation of the Parks and Recreation SDC rates.

Section 2.0 of this report presents authority and background information including (1) legislative authority for SDCs; (2) an explanation of "improvement fee" and "reimbursement fee" SDCs; (3) requirements and options for credits, exemptions and discounts, and; (4) alternative methodology approaches. Section 3.0 presents the methodology used to develop the updated Parks and Recreation SDCs, and section 4.0 presents the calculation of the Parks and Recreation SDC Rates. Concluding comments are included in section 5.0. The parks and recreation SDC Capital Improvements Plan (SDC-CIP) is included as an appendix to this report.

2.0 AUTHORITY AND BACKGROUND INFORMATION

A. Legislative Authority

The source of authority for the adoption of SDCs is found both in state statute and in the City's own plenary authority to adopt this type of fee. While SDCs have been in use in Oregon since the mid-1970's, State legislation regarding SDCs was not adopted until 1989, when the Oregon Systems Development Act (ORS 223.297 - 223.314) was passed. The purpose of this Act was to "..provide a uniform framework for the imposition of system development charges..". Additions and modifications to the Oregon Systems Development Act have been made in 1993, 1999, 2001, and 2003. Together, these pieces of legislation require local governments that enact SDCs to:

- adopt SDCs by ordinance or resolution;
- develop a methodology outlining how the SDCs were developed;
- adopt a capital improvements program to designate capital improvements that can be funded with “improvement fee” SDC revenues;
- provide credit against the amount of the SDC for the construction of certain "qualified public improvements";
- separately account for and report receipt and expenditure of SDC revenues, and develop procedures for challenging expenditures; and
- use SDC revenues only for capital expenditures (operations and maintenance uses are prohibited).

B. “Improvement fee” and “Reimbursement fee” SDCs

The Oregon Systems Development Act provides for the imposition of two types of SDCs: (1) "improvement fee” SDCs, and (2) "reimbursement fee” SDCs. "Improvement fee" SDCs may be charged for new capital improvements that will increase capacity, with revenues used only for capital improvements identified in a required Capital Improvement Program (CIP). "Reimbursement fee" SDCs may be charged for the costs of existing capital facilities if "excess capacity” is available to accommodate growth.

Portland’s current Parks and Recreation SDC is an “improvement fee” only and does not include a “reimbursement fee” component. This methodology is designed to maintain the current levels of service for parks and recreation facilities and does not identify excess capacity; therefore, this SDC update does not include a “reimbursement fee” component.

C. Requirements and Options for Credits, Exemptions, and Discounts

(1) Credits

A credit is a reduction in the amount of the SDC for a specific development. The Oregon SDC Act requires that credit be allowed for the construction of a "qualified public improvement" which (1) is required as a condition of development approval, (2) is identified in the Master Plan, and (3) either is not located on or contiguous to property that is the subject of development approval, or is located on or contiguous to such property and is required to be built larger or with greater capacity than is necessary for the particular development project.

The credit for a qualified public improvement may only be applied against an SDC for the same type of improvement (e.g., a parks and recreation improvement can only be used for a credit for a parks and recreation SDC), and may be granted only for the cost of that portion of an improvement which exceeds the minimum standard facility size or capacity needed to serve the particular project. For multi-phase projects, any excess credit may be applied against SDCs that accrue in subsequent phases of the original development project.

The City may provide credits beyond those required by the Oregon SDC Act, and has adopted additional provisions for credits, which are included in Chapter 17.13 of the City Code.

(2) Exemptions

The City may "exempt" specific types of development from the requirement to pay SDCs. Exemptions reduce SDC revenues and, therefore, either increase the need for funding from other non-SDC sources, or reduce/delay the completion of projects. The City currently exempts certain types of "affordable housing" and all non-residential development from the Parks SDCs.

(3) Discounts

The City may "discount" the amount of the SDC by reducing the portion of growth-required improvements to be funded with SDCs. Because discounts reduce SDC revenues, they increase the amount of funding required from other sources, such as bonds or general fund contributions, needed to achieve or maintain levels of service. The City currently discounts the Parks and Recreation SDC rates.

D. Alternative Methodology Approaches

There are three basic approaches used to develop improvement fee SDCs: "standards-driven", "improvements-driven", and "combination/hybrid".

(1) Standards-Driven Approach

The "standards-driven" approach is based on the application of Level of Service (LOS) Standards (i.e., acres per 1,000 persons, etc.) for facilities. Facility capacity is determined by applying the LOS Standards to the projected future use of the facilities. SDC-eligible amounts are calculated based on the costs of capacity needed or available to serve growth. The "standards-driven" approach works best where LOS Standards have been identified and/or adopted as part of a comprehensive plan or facilities master planning process.

(2) Improvements-Driven Approach

The "improvements-driven" approach is based on a specific list of planned capacity-increasing capital improvements. The portion of each project that is attributable to growth is determined, and the SDC-funded costs are calculated by dividing the total costs of growth-related projects by the projected increase in units of facility use (i.e., trips, persons, etc.). The "improvements-driven" approach works best where a detailed project list has been developed and the benefits of projects can be apportioned between growth and current residents.

(3) Combination/Hybrid Approach

The combination/hybrid-approach includes elements of both the "improvements-driven" and "standards-driven" approaches. If not already available, LOS Standards may be developed and used to develop a list of planned capacity-increasing projects. The growth-related portions of projects can then be used as the basis for determining the SDC-funded costs. This approach may be applied where a detailed master plan or project list of capacity needs has not recently been developed, but sufficient data is available to identify the existing Levels of Service.

3.0 PARKS AND RECREATION SDC METHODOLOGY

An ad hoc committee made up of representatives from community, business, development, neighborhood, and other groups from throughout the City was formed to update the Parks SDC. The committee used a "combination/hybrid" approach to develop the City's Parks and Recreation SDC. Level of Service (LOS) Standards, based primarily on existing City-wide average Levels of Service were identified and were then used to determine future capital facility needs.

The proportionate needs of each type of facility for use by current and future residents were identified. The SDCs to be paid by a development are based on the nature of the development and the extent of the impact of the development on the types of parks and recreation facilities for which they are charged. The Parks and Recreation SDCs are based on population, and the SDC rates are calculated based on the specific impact a development is expected to have on the City's population.

A. Population Growth

The Parks and Recreation SDCs are based on costs per "capita" (person). Estimates of current and projected population within the City of Portland were calculated using data provided by Northwest Economic Associates and the Population Research Center at Portland State University, and are shown in table 3.1, below.

TABLE 3.1

PROJECTED POPULATION
INCREASES FROM NEW DEVELOPMENT (2004 - 2020)

	2020 (Projected)		Estimated 2004		Projected Increase
Population:	650,689	-	559,888	=	90,801

B. Persons Per Dwelling Unit

The Parks and Recreation SDC rates are based on costs per capita and are calculated based on the number of persons per dwelling unit. To determine the average number of persons per dwelling unit, official American Community Survey data gathered in 2002 was collected, and is displayed in Table 3.2, below.

TABLE 3.2

AVERAGE PERSONS PER DWELLING UNIT

Unit of Measure	2002 American Community Survey Avg. Persons Per Dwelling Unit
Single Family	2.48
Multi-family	1.59
Manufactured Housing	2.26
Accessory Dwelling Unit*	1.24
Single Room Occupancy**	1.00

* accessory dwelling unit persons per unit estimated at 1/2 of single family unit
** single room occupancy persons per unit estimated at 1 person per unit.

C. Facility Needs

The parks classifications included in *Parks 2020 Vision* provided the framework for identifying facility needs. Specific needs were determined based on the application of Level of Service (LOS) Standards based on "Units of Facility Per 1,000 Persons". With one exception, the current citywide average Levels of Service (LOS) were used as LOS standards, which provided the framework for identifying facility needs included in the SDC Capital Improvements Plan (SDC-CIP), which is included as an appendix to this report. The current LOS was used as LOS Standard for Neighborhood, Community, Regional, and Urban Parks; and for Trails, Golf Courses, Community Gardens, and Botanical Gardens. For Habitat, the LOS Standard is based on the amount of additional Habitat Parks and Natural Areas identified in *Parks 2020 Vision* (620 acres). LOS standards were not developed for City Landscape Sites because these are site-specific facilities for which population standards are difficult to apply. The LOS standards identified in Table 3.3, below, provide objective criteria by which facility needs can be determined.

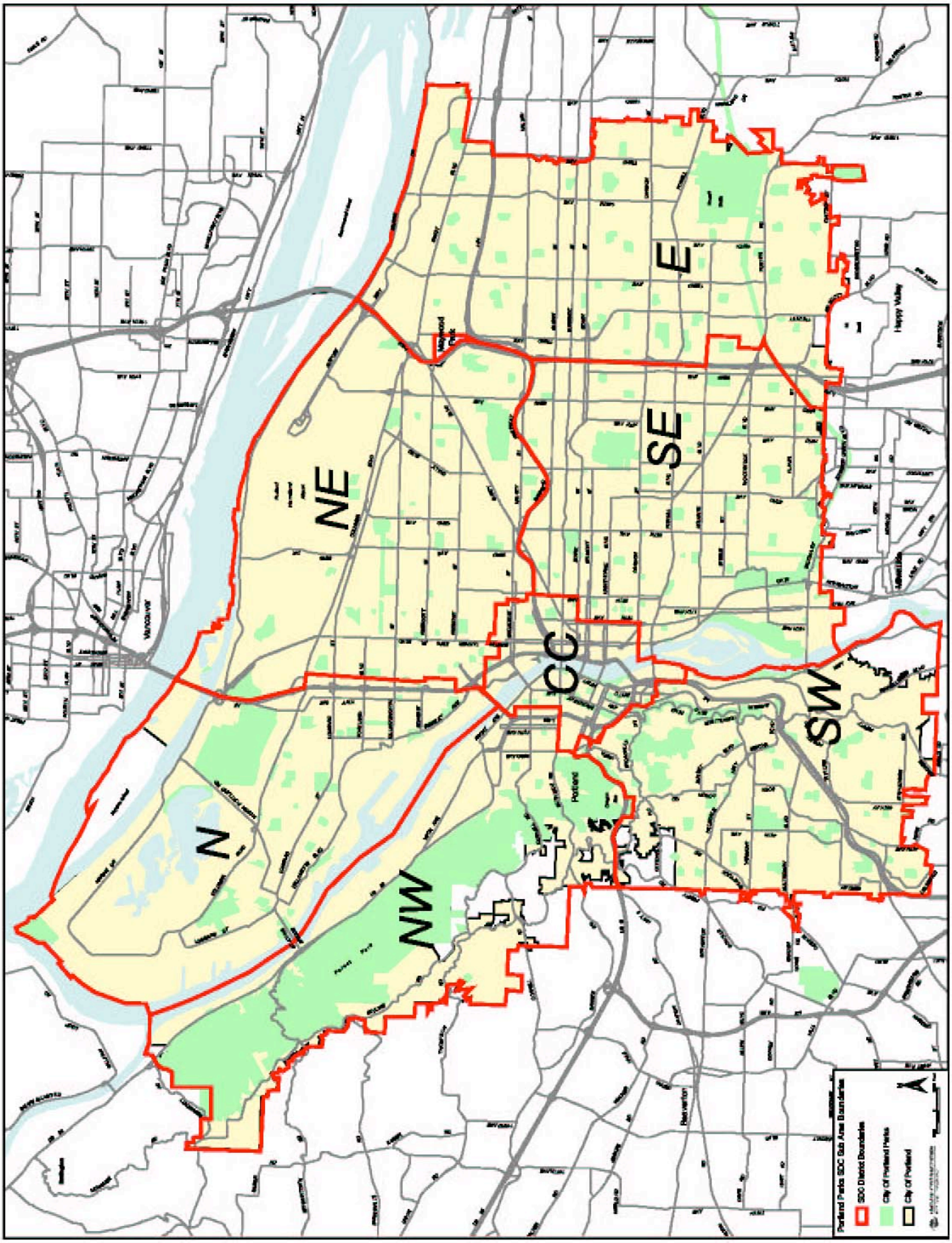
TABLE 3.3

CURRENT AVERAGE LEVELS OF SERVICE (LOS) AND APPLIED LOS STANDARDS

Facility Type	Area of Application	Current Average LOS (Units per 1,000 persons)	LOS Standard
Developed Neighborhood Park	Sub-Area	0.54 acres	0.54 acres
Developed Community Park	Sub-Area	1.32 acres	1.32 acres
Trailways	City-Wide	0.36 acres	0.36 acres
Habitat Parks and Natural Areas	City-Wide	12.24 acres	11.49 acres*
Urban Park	City-Wide	0.05 acres	0.05 acres
Golf Course	City-Wide	1.15 acres	1.15 acres
Community Garden	Sub-Area	0.01 acres	0.01 acres
Botanical Garden	City-Wide	0.43 acres	0.43 acres
Regional Park	City-Wide	2.16 acres	2.16 acres

* LOS for Habitat Parks and Natural Areas is based on additional land need identified in *Parks 2020 Vision*.

To determine facility needs, the LOS standards for facilities were applied to 2020 population projections. For Regional Parks, Urban Parks, Habitat Parks and Natural Areas, Botanical Gardens, Golf Courses, and Trailways the LOS standards were applied on a citywide basis, with needs determined for the City as a whole. For Neighborhood Parks, Community Parks, and Community Gardens the LOS standards were applied to each of six sub-areas of the City (Central City/Northwest, East, North, Northeast, Southeast, and Southwest) as indicated on the map on page 7.


E
SE
NE
CC
SW
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NW
Portland Parks SDC Sub Area Boundaries
SDC District Boundaries
City of Portland Parks
City of Portland

Based on application of the LOS standards, there are deficiencies (e.g., fewer facilities than are required to serve the current population) in the number of acres of Developed Neighborhood Parks, Developed Community Parks, and Community Gardens available to serve current residents. Alternative, non-SDC sources of revenue must be used to repair these existing deficiencies. Improvement fee SDC revenues must be used only for growth-required needs, and may not be used to remedy existing deficiencies. The City may use improvement fee SDC revenues for Neighborhood Parks, Community Parks, and Community Gardens only in those areas of the City where growth is occurring or is planned. Improvement fee SDC revenues may also be used for Regional Parks, Habitat, Urban Parks, Botanical Gardens, Golf Courses, and Trailways needed to serve growth.

Facility needs for growth and deficiency repair are shown in Table 3.4, below.

TABLE 3.4

FACILITY NEEDS FOR GROWTH AND DEFICIENCY REPAIR (2004 - 2020)

Facility Type	Current Acres	Deficiency Repair Acres	Growth-Required Acres	Total Additional Needed Acres
Developed Neighborhood Parks	302.13	42.53	36.68	79.21 (35.53*)
Developed Community Parks	740.24	169.43	79.63	249.05 (172.91*)
Trailways	200.15	0.00	32.46	32.46
Habitat Parks and Natural Areas	6,854.77	0.00	620.00	620.00
Urban Parks	26.14	0.00	4.24	4.24
Golf Courses	643.97	0.00	104.44	104.44
Community Gardens	7.55	2.61	0.67	3.28
Botanical Gardens	240.18	0.00	38.95	38.95
Regional Parks	1,206.80	0.00	195.72	195.72

*undeveloped parkland is available for a portion of these needs; this is the net additional acreage required.

The recommended funding portions included in Table 3.5, below have been used to develop the list of projects included in the SDC-CIP (appendix).

TABLE 3.5

RECOMMENDED FACILITIES FOR GROWTH AND DEFICIENCY REPAIR (2004 - 2020)

Facility Type	Recommended Funding	Recommended Deficiency Repair Acres	Recommended Growth-Required Acres	Recommended Total Additional Acres
Neighborhood Parks Land	100%	16.12	19.41	35.53
Neighborhood Parks Development	100%	42.53	36.68	79.21
Community Parks Land	100%	117.90	55.02	172.92
Community Parks Development	40%	67.77	31.85	99.62
Trailways	100%	0.00	32.46	32.46
Habitat Acquisition	50%	0.00	310.00	310.00
Habitat Restoration	50%	0.00	100.00	100.00
Urban Parks	50%	0.00	2.12	2.12
Golf Courses	0%	0.00	0.00	0.00
Community Gardens	100%	2.61	0.67	3.28
Botanical Gardens	20%	0.00	7.79	7.79
Regional Parks	20%	0.00	39.14	39.14

D. Park Land Acquisition Costs

The estimated costs for acquisition of park land identified in Table 3.5 are displayed in Table 3.6, page 10.

TABLE 3.6

PARK LAND ACQUISITION COSTS FOR GROWTH AND DEFICIENCY REPAIR (2004 - 2020)

Facility Type	Estimated Cost Per Unit	Deficiency Repair Costs	Growth Required Costs	Total Land Costs
Neighborhood Park Land	$400,000	$6,448,000	$7,764,000	$14,212,000
Community Park Land	$200,000	$23,580,000	$11,004,000	$34,584,000
Trailways Land	$100,000	$0	$3,246,000	$3,246,000
Habitat Parks and Natural Areas	$55,000	$0	$17,050,000	$17,050,000
Urban Park Land	$1,800,000	$0	$3,816,000	$3,816,000
Golf Course Land	$100,000	$0	$0	$0
Community Gardens Land	$150,000	$390,000	$102,000	$492,000
Botanical Gardens Land	$100,000	$0	$779,000	$779,000
Regional Park Land	$225,000	$0	$8,806,500	$8,806,500
TOTAL LAND COSTS		**$30,418,000**	**$52,567,500**	**$82,985,500**

E. Park Development Costs

The estimated costs for park development identified in Table 3.5 are displayed in Table 3.7, page 11.

TABLE 3.7

PARK DEVELOPMENT COSTS FOR GROWTH AND DEFICIENCY REPAIR (2004 - 2020)

Facility Type	Estimated Cost Per Unit	Deficiency Repair Costs	Growth Required Costs	Total Park Development Costs
Neighborhood Park Development	$270,000	$11,483,100	$9,903,600	$21,386,700
Community Park Development	$625,000	$42,362,500	$19,906,250	$62,268,750
Trailways Development	$375,000	$0	$12,172,500	$12,172,500
Habitat Restoration	$10,000	$0	$1,000,000	$1,000,000
Urban Park Development	$2,500,000	$0	$5,300,000	$5,300,000
Golf Course Development	$30,000	$0	$0	$0
Botanical Gardens Development	$30,000	$0	$233,700	$233,700
Regional Park Development	$625,000	$0	$24,462,500	$24,462,500
TOTAL DEVELOPMENT COSTS		**$53,845,600**	**$72,978,550**	**$126,824,150**

4.0 RECOMMENDED PARKS AND RECREATION SDC RATES

The City's current SDC rates are discounted and do not recover the full costs of growth. The recommended SDC rates included in this section are also discounted and have been calculated based on recovering the portion of growth costs identified in Table 3.5, page 9. The SDC rates are calculated using a series of sequential formulas which, when completed, yield the recommended cost recovery SDC rates for new dwelling units in the City. The formulas identify:

a) the park land acquisition cost per capita (Formula 4a, page 12),
b) the park development cost per capita (Formula 4b, page 12),
c) the total improvement cost per capita (Formula 4c, page 13),
d) the improvement fee per dwelling unit (Formula 4d, page 13)
e) the compliance/administrative fee per dwelling unit (Formula 4e, page 14)
f) the property tax credit per dwelling unit (Formula 4f, page 15), and
g) the SDC per dwelling unit (Formula 4g, page 15).

The Parks and Recreation SDC is an "improvement fee" only and does not include a "reimbursement fee" component.

A. Formula 4a: Park Land Acquisition Cost Per Capita

The park land acquisition cost per capita is calculated by dividing the growth-required park land acquisition costs (identified in Table 3.6, page 10) by the increase in the City's population through the year 2020 (from Table 3.1, page 5).

4a.	Park Land Acquisition Costs	÷	Projected Population Increase	=	Park Land Acquisition Cost Per Capita

Table 4.1 presents the calculation of the land acquisition cost per capita.

TABLE 4.1

PARK LAND ACQUISITION COST PER CAPITA

Growth-Required Park Land Acquisition Costs		Projected Population Increase		Park Land Acquisition Cost Per Capita
$52,567,500	÷	90,801	=	$579

B. Formula 4b: Park Development Cost Per Capita

The park development cost per capita is calculated by dividing the growth-required park development costs (identified in Table 3.7, page 11) by the increase in the City's population through the year 2020 (from Table 3.1, page 5).

4b.	Park Development Costs	÷	Projected Population Increase	=	Park Development Cost Per Capita

Table 4.2, page 13, presents the calculation of the park development cost per capita.

TABLE 4.2

PARK DEVELOPMENT COST PER CAPITA

Growth-Required Park Development Costs		Projected Population Increase		Park Development Cost Per Capita
$72,978,550	÷	90,801	=	$804

C. Formula 4c: Total Improvement Cost Per Capita

The Total Improvement Cost per capita is calculated by adding the park land acquisition cost per capita (from Table 4.1, page 12) and the park development cost per capita (from Table 4.2, above).

4c.	Park Land Acquisition Cost/Capita	+	Park Development Cost/Capita	=	Total Improvement Cost/Capita

Table 4.3 presents the calculation of the Total Improvement Cost Per Capita.

TABLE 4.3

TOTAL IMPROVEMENT COST PER CAPITA

Park Land Acquisition Cost/Capita		Park Development Cost/Capita		Total Improvement Cost/Capita
$579	+	$804	=	$1,383

D. Formula 4d: Improvement Fee Per Dwelling Unit

The improvement fee per dwelling unit is calculated by multiplying the average number of persons per dwelling unit (from Table 3.2, page 5) by the total improvement cost per capita (from Table 4.3, above)

4d.	Persons Per Dwelling Unit	X	Total Improvement Cost/Capita	=	Improvement Fee Per Dwelling Unit

The results of these calculations are displayed in Table 4.4, page 14.

TABLE 4.4

IMPROVEMENT FEE PER DWELLING UNIT

Type of Dwelling Unit	Average Persons Per Dwelling Unit	X	Total Improvement Cost/Capita	=	Improvement Fee Per Dwelling Unit
Single Family	2.48		$1,383		$3,430
Multi-family	1.59		$1,383		$2,199
Manufactured Housing	2.26		$1,383		$3,126
Accessory Dwelling Unit	1.24		$1,383		$1,715
Single Room Occupancy	1.00		$1,383		$1,383

E. Formula 4e: Compliance/Administration Fee Per Dwelling Unit

The City will incur compliance and administrative costs associated with the Parks and Recreation SDC. ORS 223.307(5) allows the City to recoup the direct costs of complying with Oregon law regarding SDCs. Recoupable costs include planning, consulting, engineering, and legal fees, as well as the cost of collecting and accounting for revenues and expenditures. The compliance/administrative fee needed at the recommended rates is estimated to total approximately 6% of the parks and recreation SDC per dwelling unit.

The compliance/administrative fee per dwelling unit is determined by multiplying the improvement fee (from Table 4.4, above) by 6%.

	Improvement Fee Per Dwelling Unit	X	Compliance/ Administration Rate	=	Compliance/ Admin. Fee Per Dwelling Unit
4e.					

Table 4.5, below, presents the compliance/administration fee per dwelling unit.

TABLE 4.5

COMPLIANCE/ADMINISTRATION FEE PER DWELLING UNIT

Type of Dwelling Unit	Improvement Fee Per Dwelling Unit	X	Compliance/ Administration Rate	=	Compliance/ Admin. Fee Dwelling Unit
Single Family	$3,430		6%		$206
Multi-Family	$2,199		6%		$132
Manufactured Housing	$3,126		6%		$188
Accessory Dwelling Unit	$1,715		6%		$103
Single Room Occupancy	$1,383		6%		$83

F. Formula 4f: Property Tax Credit Per Dwelling Unit

Bonds have been used in the past and will likely be used as a future source for funding a portion of capacity improvements needed for deficiency repairs. A portion of bond repayments come from property taxes paid by growth. Therefore, when calculating a recommended cost recovery SDC rate, a credit must be calculated to account for these payments in order to avoid charging growth twice; once through the SDC, and a second time through property taxes. A credit per dwelling unit has been calculated based on the following:

- $47.0 million in outstanding G.O. bonds at 5.5%, maturing in 2015,
- $50.0 million in 20 year G.O. bonds at 4.5 % for park improvements to be issued in 2007,
- $50.0 million in 20 year G.O. bonds at 4.5% for park improvements to be issued in 2011,
- 6.0% average annual increase in total City property valuation for taxes,
- 3.0% annual increase in assessed property valuations,
- 3.0% annual inflation (decrease in value of money),
- average 2004 property valuation for new construction at $250,000 per single family, $150,000 per multi-family, $100,000 per manufactured dwelling unit, $50,000 per accessory dwelling unit, and $25,000 per single room occupancy.

4f.	Present Value of Future Property Tax Payments	=	Property Tax Credit Per Dwelling Unit

The amounts of these property tax credits are shown in Table 4.6, below.

TABLE 4.6

PROPERTY TAX CREDIT PER DWELLING UNIT

Type of Dwelling Unit	Tax Credit Per Dwelling Unit
Single Family	$675
Multi-family	$405
Manufactured Housing	$189
Accessory Dwelling Unit	$135
Single Room Occupancy	$68

G. Formula 4g: Parks and Recreation SDC Per Dwelling Unit

The SDC rate per dwelling unit is calculated by adding the Improvement Fee (Table 4.4, page 14) and compliance/administration fee (Table 4.5, page 14), and subtracting the credit per dwelling unit (Table 4.6, above).

4g.	Improvement Fee Per Dwelling Unit	+	Comp./Admin. Fee Per Dwelling Unit	-	Tax Credit Per Dwelling Unit	=	Parks & Rec. SDC Per Dwelling Unit

The results of these calculations are shown in Table 4.7, below.

TABLE 4.7

RECOMMENDED COST RECOVERY
PARKS AND RECREATION SDC PER DWELLING UNIT

Type of Dwelling Unit	Improvement Fee Per Dwelling Unit	+	Compliance/ Admin. Fee Per Dwelling Unit	-	Property Tax Credit Per Dwelling Unit	=	Parks & Rec. SDC Per Dwelling Unit
Single Family	$3,430		$206		($675)		$2,961
Multi-Family	$2,199		$132		($405)		$1,926
Manufactured Housing	$3,126		$188		($189)		$3,125
Accessory Dwelling Unit	$1,715		$103		($135)		$1,683
Single Room Occupancy	$1,383		$83		($68)		$1,398

5.0 CONCLUSION

The City's growth will require a combination of techniques, including system development charges and other funds to pay for capital facilities needed to serve the parks and recreation needs of current and future residents. The System Development Charges methodology should be periodically updated when significant changes are made to *Parks Vision 2020*, and/or when cost estimates become outdated.

APPENDIX

SYSTEM DEVELOPMENT CHARGES
CAPITAL IMPROVEMENTS PLAN (SDC-CIP)

A. NEIGHBORHOOD PARKS

Estimated Project Timing	Facility			Estimated Project Cost ($)	Growth-Required Portion (%)	SDC-Eligible Growth Share ($)	Deficiency Repair Share ($)	Potential Funding Sources
2005 - 2020	**NEIGHBORHOOD PARK LAND ACQUISITION** **CENTRAL CITY/NORTHWEST** Acquire land for neighborhood parks to repair deficiencies and serve growth needs.							
	total acres: 10.52		Acquisition	$4,208,000				
	SDC acres: 5.90		Development	$0				
	recovery % = 100%		Total Cost	$4,208,000	56.08%	$2,360,000	$1,848,000	
2005 - 2020	**NEIGHBORHOOD PARK LAND ACQUISITION** **NORTHEAST** Acquire land for neighborhood parks to repair deficiencies and serve growth needs.							
	total acres: 21.92		Acquisition	$8,768,000				
	SDC acres: 10.42		Development	$0				
	recovery % = 100%		Total Cost	$8,768,000	47.54%	$4,168,000	$4,600,000	
2005 - 2020	**NEIGHBORHOOD PARK LAND ACQUISITION** **SOUTHEAST** Acquire land for neighborhood parks to repair deficiencies and serve growth needs.							
	total acres: 3.09		Acquisition	$1,236,000				
	SDC acres: 3.09		Development	$0				
	recovery % = 100%		Total Cost	$1,236,000	100.00%	$1,236,000	$0	
2005 - 2020	**NEIGHBORHOOD PARK DEVELOPMENT** **CENTRAL CITY/NORTHWEST** Develop neighborhood parks to repair deficiencies and serve growth needs.							
	total acres: 11.75		Acquisition	$0				
	SDC acres: 5.9		Development	$3,172,500				
	recovery % = 100%		Total Cost	$3,172,500	50.21%	$1,593,000	$1,579,500	
2005 - 2020	**NEIGHBORHOOD PARK DEVELOPMENT** **OUTER EAST** Develop neighborhood parks to serve growth needs.							
	total acres: 26.22		Acquisition	$0				
	SDC acres: 10.65		Development	$7,079,400				
	recovery % = 100%		Total Cost	$7,079,400	40.62%	$2,875,500	$4,203,900	
2005 - 2020	**NEIGHBORHOOD PARK DEVELOPMENT** **NORTHEAST** Develop neighborhood parks to repair deficiencies and serve growth needs.							
	total acres: 23.81		Acquisition	$0				
	SDC acres: 10.42		Development	$6,428,700				
	recovery % = 100%		Total Cost	$6,428,700	43.76%	$2,813,400	$3,615,300	

PORTLAND PARKS AND RECREATION

SDC CAPITAL IMPROVEMENTS PLAN (SDC-CIP)

A. NEIGHBORHOOD PARKS

Estimated Project Timing	Facility			Estimated Project Cost ($)	Growth-Required Portion (%)	SDC-Eligible Growth Share ($)	Deficiency Repair Share ($)	Potential Funding Sources
	NEIGHBORHOOD PARK DEVELOPMENT							
	SOUTHEAST							
2005 - 2020	Develop neighborhood parks to repair deficiencies and serve growth needs.							
	total acres:	17.43	Acquisition	$0				
	SDC acres:	9.71	Development	$4,706,100				
	recovery % =	100%	Total Cost	$4,706,100	55.71%	$2,621,700	$2,084,400	
TOTAL				**$35,598,700**	49.63%	**$17,667,600**	**$17,931,100**	
Land				$14,212,000	54.63%	$7,764,000	$6,448,000	
Development				$21,386,700	46.31%	$9,903,600	$11,483,100	
SERVICE AREA								
Central City/NW:				$7,380,500	53.56%	$3,953,000	$3,427,500	
Ourter East:				$7,079,400	40.62%	$2,875,500	$4,203,900	
North:				$0	n/a	$0	$0	
Northeast:				$15,196,700	45.94%	$6,981,400	$8,215,300	
Southeast:				$5,942,100	64.92%	$3,857,700	$2,084,400	
Southwest:				$0	n/a	$0	$0	

B. COMMUNITY PARKS

Estimated Project Timing	Facility			Estimated Project Cost ($)	Growth-Required Portion (%)	SDC-Eligible Growth Share ($)	Deficiency Repair Share ($)	Potential Funding Sources
	COMMUNITY PARK LAND ACQUISITION							
	CENTRAL CITY/NORTHWEST							
2005 - 2020	Acquire land for 1 to 2 community parks to repair deficiencies and serve growth.							
	total acres:	59.20	Acquisition	$11,840,000				
	SDC acres:	14.46	Development	$0				
	recovery % =	100%	Total Cost	$11,840,000	24.43%	$2,892,000	$8,948,000	
	COMMUNITY PARK LAND ACQUISITION							
	OUTER EAST							
2005 - 2020	Acquire land for 5 to 6 community parks to repair deficiencies and serve growth.							
	total acres:	99.24	Acquisition	$19,848,000				
	SDC acres:	26.08	Development	$0				
	recovery % =	100%	Total Cost	$19,848,000	26.28%	$5,216,000	$14,632,000	
	COMMUNITY PARK LAND ACQUISITION							
	NORTHEAST							
2005 - 2020	Acquire land for 1 community park to serve growth.							
	total acres:	0.93	Acquisition	$186,000				
	SDC acres:	0.93	Development	$0				
	recovery % =	100%	Total Cost	$186,000	100.00%	$186,000	$0	
	COMMUNITY PARK LAND ACQUISITION							
	SOUTHEAST							
2005 - 2020	Acquire land for 1 community park to serve growth.							
	total acres:	13.55	Acquisition	$2,710,000				
	SDC acres:	13.55	Development	$0				
	recovery % =	100%	Total Cost	$2,710,000	100.00%	$2,710,000	$0	
	COMMUNITY PARK DEVELOPMENT							
	CENTRAL CITY/NORTHWEST							
2005 - 2020	Develop 1 to 2 community parks to repair deficiencies and serve growth.							
	total acres:	23.68	Acquisition	$0				
	SDC acres:	5.78	Development	$14,800,000				
	recovery % =	40%	Total Cost	$14,800,000	24.41%	$3,612,500	$11,187,500	

B. COMMUNITY PARKS

Estimated Project Timing	Facility			Estimated Project Cost ($)	Growth-Required Portion (%)	SDC-Eligible Growth Share ($)	Deficiency Repair Share ($)	Potential Funding Sources
	COMMUNITY PARK DEVELOPMENT							
	OUTER EAST							
2005 - 2020	Develop 5 to 6 community parks to repair deficiencies and serve growth.							
	total acres:	60.17	Acquisition	$0				
	SDC acres:	10.43	Development	$37,606,250				
	recovery % =	40%	Total Cost	$37,606,250	17.33%	$6,518,750	$31,087,500	
	COMMUNITY PARK DEVELOPMENT							
	NORTHEAST							
2005 - 2020	Develop 1 to 2 community parks to repair deficiencies and serve growth.							
	total acres:	10.36	Acquisition	$0				
	SDC acres:	10.22	Development	$6,475,000				
	recovery % =	40%	Total Cost	$6,475,000	98.65%	$6,387,500	$87,500	
	COMMUNITY PARK DEVELOPMENT							
	SOUTHEAST							
2005 - 2020	Develop additional community park acres to serve growth.							
	total acres:	5.42	Acquisition	$0				
	SDC acres:	5.42	Development	$3,387,500				
	recovery % =	40%	Total Cost	$3,387,500	100.00%	$3,387,500	$0	
TOTAL				**$96,852,750**	31.91%	**$30,910,250**	**$65,942,500**	
Land				$34,584,000	31.82%	$11,004,000	$23,580,000	
Development				$62,268,750	31.97%	$19,906,250	$42,362,500	
SERVICE AREA								
Central City/NW:				$26,640,000	24.42%	$6,504,500	$20,135,500	
Ourter East:				$57,454,250	20.42%	$11,734,750	$45,719,500	
Northeast:				$6,661,000	98.69%	$6,573,500	$87,500	
Southeast:				$6,097,500	100.00%	$6,097,500	$0	

C. COMMUNITY GARDENS

Estimated Project Timing	Facility			Estimated Project Cost ($)	Growth-Required Portion (%)	SDC-Eligible Growth Share ($)	Deficiency Repair Share ($)	Potential Funding Sources
	COMMUNITY GARDEN LAND ACQUISITION							
	CENTRAL CITY/NORTHWEST							
2005 - 2020	Acquire land for community gardens to repair deficiencies and serve growth.							
	total acres:	0.86	Acquisition	$129,000				
	SDC acres:	0.15	Development	$0				
	recovery % =	100%	Total Cost	$129,000	17.44%	$22,500	$106,500	
	COMMUNITY GARDEN LAND ACQUISITION							
	OUTER EAST							
2005 - 2020	Acquire land for community gardens to repair deficiencies and serve growth.							
	total acres:	1.84	Acquisition	$276,000				
	SDC acres:	0.27	Development	$0				
	recovery % =	100%	Total Cost	$276,000	14.67%	$40,500	$235,500	
	COMMUNITY GARDEN LAND ACQUISITION							
	NORTHEAST							
2005 - 2020	Acquire land for community gardens to serve growth.							
	total acres:	0.16	Acquisition	$24,000				
	SDC acres:	0.16	Development	$0				
	recovery % =	100%	Total Cost	$24,000	100.00%	$24,000	$0	
	COMMUNITY GARDEN LAND ACQUISITION							
	SOUTHWEST							
2005 - 2020	Acquire land for community gardens to repair deficiencies and serve growth.							
	total acres:	0.42	Acquisition	$63,000				
	SDC acres:	0.10	Development	$0				
	recovery % =	100%	Total Cost	$63,000	23.81%	$15,000	$48,000	
TOTAL				**$492,000**	20.73%	**$102,000**	**$390,000**	
SERVICE AREA								
Central City/NW:				$129,000	17.44%	$22,500	$106,500	
Ourter East:				$276,000	14.67%	$40,500	$235,500	
Northeast:				$24,000	100.00%	$24,000	$0	
Southwest:				$63,000	23.81%	$15,000	$48,000	

PORTLAND PARKS AND RECREATION

SDC CAPITAL IMPROVEMENTS PLAN (SDC-CIP)

D. CITY-WIDE SERVICE FACILITIES Estimated Project Timing	Facility			Estimated Project Cost ($)	Growth-Required Portion (%)	SDC-Eligible Growth Share ($)	Deficiency Repair Share ($)	Potential Funding Sources
2005 - 2020	SERVICE AREA: CITY-WIDE **HABITAT ACQUISITION** Acquire habitat acres to serve growth.							
	total acres:	310.00	Acquisition	$17,050,000		$17,050,000		
	SDC acres:	310.00	Restoration	$0		$0		
	recovery % :	50%	Total Cost	$17,050,000	100.00%	$17,050,000	$0	
2005 - 2020	SERVICE AREA: CITY-WIDE **HABITAT RESTORATION** Restore habitat acres to serve growth.							
	total acres:	100.00	Acquisition	$0		$0		
	SDC acres:	100.00	Restoration	$1,000,000		$1,000,000		
	recovery % :	50%	Total Cost	$1,000,000	100.00%	$1,000,000	$0	
2005 - 2020	SERVICE AREA: CITY-WIDE **URBAN PARKS** Acquire and develop urban parks to serve growth.							
	total acres:	2.12	Acquisition	$3,816,000		$3,816,000		
	SDC acres:	2.12	Development	$5,300,000		$5,300,000		
	recovery % :	50%	Total Cost	$9,116,000	100.00%	$9,116,000	$0	
2005 - 2020	SERVICE AREA: CITY-WIDE **REGIONAL PARKS** Acquire and develop urban parks to serve growth.							
	total acres:	39.14	Acquisition	$8,806,500		$8,806,500		
	SDC acres:	39.14	Development	$24,462,500		$24,462,500		
	recovery % :	20%	Total Cost	$33,269,000	100.00%	$33,269,000	$0	
2005 - 2020	SERVICE AREA: CITY-WIDE **BOTANICAL GARDENS** Acquire and develop botanical gardens to serve growth.							
	total acres:	7.79	Acquisition	$779,000		$779,000		
	SDC acres:	7.79	Development	$233,700		$233,700		
	recovery % :	20%	Total Cost	$1,012,700	100.00%	$1,012,700	$0	
2005 - 2020	SERVICE AREA: CITY-WIDE **TRAILS** Acquire and develop trails to serve growth.							
	total acres:	32.46	Acquisition	$3,246,000		$3,246,000		
	SDC acres:	32.46	Development	$12,172,500		$12,172,500		
	recovery % :	100%	Total Cost	$15,418,500	100.00%	$15,418,500	$0	
TOTAL				**$76,866,200**	100.00%	**$76,866,200**	**$0**	
Land				$33,697,500		$33,697,500	$0	
Development				$43,168,700		$43,168,700	$0	