

Park SDC
Residential Alterations and Additions
July 20, 2017



PORTLAND
PARKS & RECREATION
Healthy Parks, Healthy Portland

Contact: Sarah Huggins
503-823-3385
sarah.huggins@portlandoregon.gov

Background

The updated Parks SDC methodology and fee structure went into effect July 1, 2016. The current fee structure has five tiers, based on unit size categories. Where under the previous methodology one dwelling unit had the same SDC fee regardless of its size, under the new methodology, adding additional square footage to a dwelling unit could result in an applicant paying the difference between fees based on the old and new size of their dwelling unit.

Issue

Not all residential additions equally add capacity. Prior to the new fees taking effect on July 1, 2016, Parks identified a concern with charging the fee difference for very small additions. An applicant adding 50sf to their kitchen, for example, would pay a fee difference if that addition put them into the next size category. For a 2,199sf house adding 50sf, the fee difference would be \$1,344, the difference between the fee for a house 2,200sf +, and a house in the 1,700 – 2,199sf range.

On June 30th, 2016, PPR implemented a Park Administrative Rule PRK 4.02 waiving the fee that would apply for residential additions until June 30th, 2017. Parks has extended the waiver of that fee until January 1, 2018.

Next Steps

- By January 1, 2018, Parks will be working to identify an appropriate sf threshold above which capacity is being added to an existing dwelling unit.
- Prior to the modification of the exemption taking effect, Parks will work with BDS to provide public notification.

Attachments:

1. SDC fee schedule
2. PRK 4.02 Administrative Rule
(<https://www.portlandoregon.gov/citycode/article/582522>)



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

Residential Park SDC Fee		
Use Type	Fees 7/1/2016 - 6/30/2017	Fees 7/1/2017 - 6/30/2018
Non-Central City		
	Per Unit	Per Unit
Less than 700 square feet	\$5,772	\$6,146
700 - 1199 square feet	\$8,634	\$9,194
1,200 - 1,699 square feet	\$10,381	\$11,054
1,700 - 2,199 square feet	\$11,787	\$12,551
2,200 or more square feet	\$13,049	\$13,895
Central City		
	Per Unit	Per Unit
Less than 700 square feet	\$4,648	\$4,570
700 - 1199 square feet	\$6,953	\$6,836
1,200 - 1,699 square feet	\$8,359	\$8,218
1,700 - 2,199 square feet	\$9,491	\$9,331
2,200 or more square feet	\$10,507	\$10,330

Non-Residential Park SDC Fee		
Use Type	Fees 7/1/2016 - 6/30/2017	Fees 7/1/2017 - 6/30/2018
Non-Central City		
	(Per sq ft)	(Per sq ft)
Hospital, convalescent hospital, institutional day care	\$1.93	\$2.06
Office,bank	\$1.83	\$1.95
Retail, restaurant, nightclub	\$1.44	\$1.53
Industrial, school, assembly hall, motel, hotel	\$0.91	\$0.97
Warehouse, storage, parking garage, mausoleum	\$0.20	\$0.21
Central City		
	(Per sq ft)	(Per sq ft)
Hospital, convalescent hospital, institutional day care	\$2.52	\$2.48
Office,bank	\$2.37	\$2.33
Retail, restaurant, nightclub	\$2.03	\$2.00
Industrial, school, assembly hall, motel, hotel	\$1.19	\$1.17
Warehouse, storage, parking garage, mausoleum	\$0.26	\$0.26



Charter, Code and Policies

City of Portland

GENERAL INFORMATION: 503-823-4000 EMAIL: cityinfo@portlandoregon.gov
More Contact Info (<http://www.portlandoregon.gov/citycode/article/15472>)

PRK-4.02 - System Development Charges For Residential Additions

SYSTEM DEVELOPMENT CHARGES FOR RESIDENTIAL ADDITIONS

Administrative Rule Adopted by Portland Parks & Recreation Pursuant to Rule-Making Authority

ARB-PRK-4.02

RULE

Until January 1, 2018, Park System Development Charges (SDCs) shall not be collected on building permit applications for residential alterations or additions that do not increase the dwelling capacity of the residence.

RATIONALE

Per PCC 17.13 Parks and Recreation System Development Charge, new development contributes to the need for capacity increases for parks and recreation facilities. With the new methodology and fee structure that went into effect July 1, 2016 per Ordinance 187150, as amended by Ordinance 187770, Parks could begin to collect SDCs on residential additions as well as new residential development. For the first year and a half of the new fee structure and methodology, until January 1, 2018, Parks considered additions to existing residential units to be the same proposed and previous use, and will therefore not collect a fee if the addition would have caused the residential unit to be assessed in a different use type category (based on square footage).

HISTORY

Amended by Director of Portland Parks & Recreation July 14, 2017.

Amended by Director of Portland Parks & Recreation June 28, 2017.

Adopted by Director of Portland Parks & Recreation June 30, 2016.

Filed for inclusion in PPD June 30, 2016.
