



**PORTLAND PARKS & RECREATION**

Healthy Parks, Healthy Portland

# System Development Charge 2013 Update

## Investing in Portland's Parks System





## Today's agenda

- I. Welcome and introductions**
- II. Updating facts for current methodology**
- III. Adjustments to current methodology  
("issues")**
- IV. Next steps**



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## **II. Updating Facts for Current Methodology**



## Facts that are being updated:

- 1. Population and employment projections**
- 2. Inventory of parks and facilities**
- 3. Current level of service**
- 4. Future needs for land and facilities**
- 5. Cost of land acquisition and facility development**



# 1. Population and employment: growth

<i>Previous update (adopted in 2008)</i>	<i>Proposed (for 2013 update)</i>
<i>2007 current &amp; 2020 future</i>	<i>2010 current &amp; 2035 future</i>
<i>Source: Metro 2005</i>	<i>Source: Metro 2012</i>



## 2. Inventory: what Portland owns

<i>Previous update (adopted in 2008)</i>	<i>Proposed (for 2013 update)</i>
<i>2007 current</i>	<i>12/31/09 current + 1/1/10 to the present</i>
<ul style="list-style-type: none"><li><i>• Citywide Parks, Trails, Natural Areas</i></li><li><i>• Central City Parks</i></li><li><i>• Non Cent City Parks</i></li></ul>	<i>Same (no change)</i>
<i>Source: PP&amp;R 2005</i>	<i>Source: PP&amp;R 2012</i>



## 2. Comparison of developed acres owned

Type of Park or Facility	2007 Inventory	2010 Inventory
Citywide park land	942	1,092
Habitat and natural area land	7,003	7,096
Trails	ac. or mi.	ac. or mi.
Central City park land	49	58
Non Central City park land	1,092	1,105



### 3. Level of service: capacity per person

<i>Previous update (adopted in 2008)</i>	<i>Proposed (for 2013 update)</i>
$\frac{\text{2007 inventory}}{\text{2007 population}}$	$\frac{\text{12/31/09 inventory}}{\text{2010 population}}$
<i>Source: population &amp; inventory</i>	<i>Source: population &amp; inventory</i>





### 3. Comparison of acres/1,000 population

Type of Park or Facility	2008 Update	2010 Data
Citywide park land	1.54	1.85
Habitat and natural area land	11.32	11.99
Trails	ac. or mi.	ac. or mi.
Central City park land	0.72	1.38
Non Central City park land	2.21	2.01



## 4. Future acres needed for growth

<i>Previous update (adopted in 2008)</i>	<i>Proposed (for 2013 update)</i>
$\frac{2007 - 2020 \text{ growth}}{\times 2007 \text{ L.O.S.}}$ $= 2007 - 2020 \text{ needs}$	$\frac{2010 - 2035 \text{ growth}}{\times 2010 \text{ L.O.S.}}$ $= 2010 - 2035 \text{ needs}$ $- \frac{2010 - 2013 \text{ additions}}{\text{---}}$ $= 2014 - 2035 \text{ net needs}$
<i>Source: growth &amp; L.O.S.</i>	<i>Source: growth &amp; L.O.S.</i>



## 5. Cost of land and improvements

<i>Previous update (adopted in 2008)</i>	<i>Proposed (for 2013 update)</i>
<i>Estimates</i>	<i>Averages of recent actual costs</i>
<ul style="list-style-type: none"><li><i>• Citywide Parks, Trails, Natural Areas</i></li><li><i>• Central City Parks</i></li><li><i>• Non Cent City Parks</i></li></ul>	<i>Same (no change)</i>
<i>Source: PP&amp;R 2005</i>	<i>Source: PP&amp;R 2012</i>



## 5. Comparison of costs per acre

Type of Cost	2008 Update	New Data
Citywide park land	\$ 400,000	\$ <b>276,565</b>
Citywide park development	500,000	<b>749,178</b>
Habitat and natural area land	80,000	<b>63,193</b>
Trails	125,000	<b>161,931</b>
Central City park land	4,000,000	<b>2,486,609</b>
Central City park development	3,000,000	<b>1,444,008</b>
Non Central City park land	450,000	<b>450,635</b>
Non Central City park development	500,000	<b>372,882</b>



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# *Taskforce Comments & Questions?*

## *Updating Facts for Current Methodology*



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## **III. Adjustments to Current Methodology (“Issues”)**



Issues that are being researched:

- 1. Occupancy and SDC rates for college dorms**
- 2. Occupancy and SDC rates for residential development**



## Dorm SDC: Current Basis

- **Same rate as single room occupancy.**
- **1.00 persons per unit.**

## Dorm SDC: Concern

- **May overstate occupancy, therefore may overstate SDC.**







## Dorm Occupancy Considerations

- **Number of days dorms occupied.**
- **Number of students per dorm room.**
- **Campus areas available for recreation.**
- **Athletic programs and recreation activities for students.**
- **Community use of campus facilities.**



## “Average” Portland College (5 colleges’ data)

- **Dorms occupied 65% of year.**
- **1.75 students per dorm room.**
- **Dorm “occupancy” =  $65\% \times 1.75 = 1.13$  students per dorm room**
- **Substantial open areas on campuses.**
- **Student participation in college athletics and recreation activities.**
- **Some community use of campus.**



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# *Taskforce Comments & Questions?*

## *Dorm Occupancy*



Issues that are being researched:

**1. Occupancy and SDC rates for college dorms**

**2. Occupancy and SDC rates for residential development**



## Residential SDC: Current Persons per H.U.

<u>Housing Unit</u>	<u>Central City</u>	<u>Non Central City</u>
Single Family	2.06	2.48
Multi-Family	1.30	1.60
Manufactured Housing	1.70	2.05
Accessory Dwelling Unit	1.03	1.24
Single Room Occupancy	1.00	1.00





## Residential SDC Concerns

- **One size does not fit all: using only one rate for each type of housing does not reflect occupancy differences based on the size of housing units.**
- **Result does not reflect different impact on parks.**



## Residential Occupancy Considerations

- **Location of housing: central city or non central city.**
- **Size of housing: square feet.**
- **Sources of data.**



## Residential Occupancy Research

- **Location of housing: central city and non central city**
- **Square feet: <1,000, 1,000-1,499, 1,500-2,249, 2,250+**
- **Sources of data: Census and AHS**



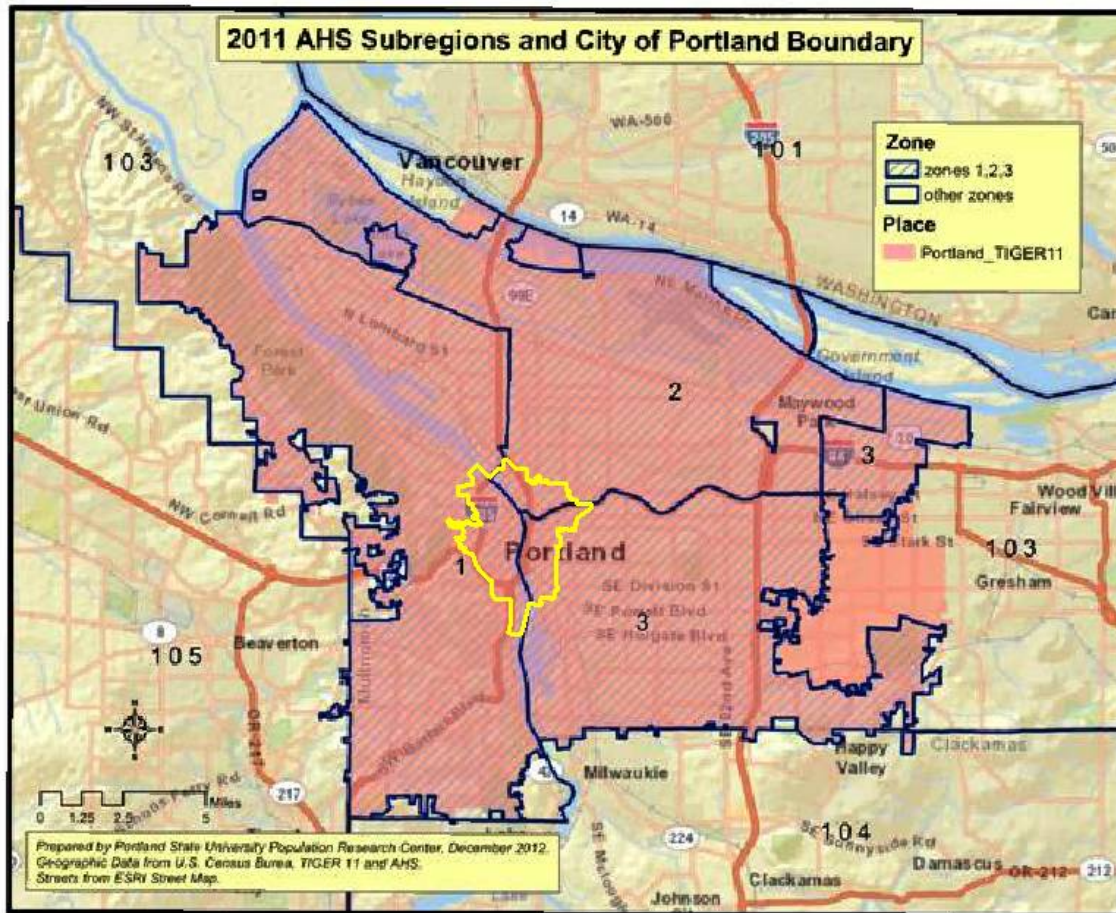


## Data available from Census and AHS

<i>Source</i>	<i>Type &amp; Size</i>	<i>Central City vs. Non Central City</i>
<i>Census</i>	<i>no type, no size</i>	<i>yes</i>
<i>AHS</i>	<i>single &amp; multi by sq feet</i>	<i>no</i>



# Data Map: AHS & Central City





## PPHU Step 1: Location (Census)

<i>Data Item</i>	<i>Citywide</i>	<i>Central City</i>	<i>Non Central</i>
<i>Persons</i>	<i>581,028</i>	<i>35,933</i>	<i>545,095</i>
<i>Housing Units</i>	<i>264,266</i>	<i>25,422</i>	<i>238,844</i>
<i>Persons per Unit</i>	<i>2.199</i>	<i>1.413</i>	<i>2.282</i>
<i>Areas Relative to Citywide</i>		<i>0.6429 (64.29%)</i>	<i>1.0380 (103.80%)</i>



## PPHU Step 2: Size of Housing (AHS)

<i>Size of Housing</i>	<i>P.P.H.U.</i>	<i>Central City</i>	<i>Non Central</i>
		64.29%	103.80%
<1,000	1.40	0.90	1.45
1,000 – 1,499	1.96	1.26	2.03
1,500 – 2,249	2.32	1.49	2.41
2,250 or	2.72	1.75	2.82



## Current vs. Draft 2013 Persons per H.U.

<i>Housing Unit</i>	<i>Central City</i>	<i>Non Central</i>
<i>Current Single Family</i>	<i>2.06</i>	<i>2.48</i>
<i>Current Multi Family</i>	<i>1.30</i>	<i>1.60</i>
<i>Less than 1,000 sq. ft.</i>	<i>0.90</i>	<i>1.45</i>
<i>1,000 – 1,499 sq. ft.</i>	<i>1.26</i>	<i>2.03</i>
<i>1,500 – 2,249 sq. ft.</i>	<i>1.49</i>	<i>2.41</i>
<i>2,250 or more sq. ft.</i>	<i>1.75</i>	<i>2.82</i>



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# *Taskforce Comments & Questions?*

## *Residential Occupancy*



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## **IV. NEXT STEPS**



## Next Steps

- **Complete research and analysis**
- **Schedule next SDC Taskforce meeting:  
June 13, 2013**





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