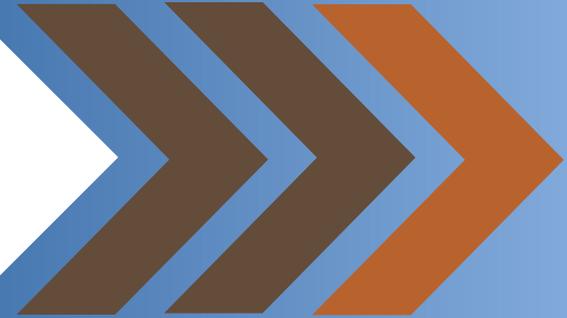




City of Tigard



# System Development Charges for Parks and Transportation

Council Hearing  
April 28, 2015



 **FCS GROUP**  
Solutions-Oriented Consulting



# Presentation Agenda

- ◆ SDC for Parks
  - Policy direction
  - Residential SDCs
  - Non-residential SDC based on square feet
- ◆ SDC for Transportation
  - Policy direction
  - Residential SDC based on size of house
  - SDC discounts for transit-oriented development
- ◆ Results and Comparison of SDCs to neighboring jurisdictions



# Tigard Parks SDC Update

- ◆ Reimbursement fee, improvement fee, and admin fee elements
- ◆ SDC overlay for River Terrace
- ◆ Discount SDCs to foster development
- ◆ Assess non-residential development based on square feet
- ◆ Only development to pay SDC





# Parks SDCs: Current and Proposed

	<b>SDC Current</b>
<b>Current Tigard Parks &amp; Trails SDC</b>	
Residential SDC per capita	\$ 2,753
SDC per single family dwelling	\$ 6,451
SDC per multifamily dwelling	\$ 5,156
Non-residential SDC per employee	\$ 446

	SDC-r	SDC-i (proposed)*		Total SDC (proposed)	
		Citywide	River Terrace Overlay	Citywide Total	River Terrace Total
<b>Proposed Tigard Parks &amp; Trails SDC</b>					
Residential SDC per capita	\$ 399	\$ 2,281	\$ 983	\$ 2,681	\$ 3,664
SDC per single family dwelling	\$ 1,017	\$ 5,807	\$ 2,502	\$ 6,824	\$ 9,327
SDC per multifamily dwelling	\$ 766	\$ 4,372	\$ 1,884	\$ 5,138	\$ 7,022
Non-residential SDC per employee**	\$ 105	\$ 602		\$ 707	\$ 707

Source: derived from prior tables. SDC-r = reimbursement fee; SDC-i = improvement fee. \* Includes compliance fee. \*\* Non-residential SDCs calculations for new development are to be based on square feet of floor area (see Table 5.2)



## Non-Residential Parks SDC - Square Feet

Parks SDC Conversion Factors for Non-Residential Uses

Category	Parks SDC Per Employee	Employees Per 1,000 SF	Parks SDC Per 1,000 SF
General Industrial	\$707	1.25	\$884
Warehousing/Distribution	\$707	0.80	\$566
Flex	\$707	1.60	\$1,132
Office	\$707	3.33	\$2,357
Retail	\$707	2.22	\$1,572
Institutional	\$707	2.00	\$1,414

Source: Discussions with Metro, compiled by FCS GROUP.



# Tigard Transportation SDC

- ◆ Reimbursement fee, improvement fee, and admin fee elements
- ◆ SDC overlay for River Terrace
- ◆ Discount SDCs to foster development
- ◆ New charge to supplement other funding sources
- ◆ Only development to pay **SDC**





# Policy Direction

- ◆ Discount SDCs to foster development
- ◆ Adjust SDC based on size of single family detached home
- ◆ Discounts for transit-oriented developments
- ◆ Special credit policy for River Terrace Boulevard





# Transportation SDCs: Proposed

- ◆ No current SDC
- ◆ Costs represent River Terrace Blvd. local elements being 50% credit eligible in addition to elements beyond local streets are 100% credit eligible.

Development Type	Citywide Base SDC-r	SDC-i & Compliance Fee		Total SDC (after discount)	
		Citywide	River Terrace Overlay	Citywide Total	River Terrace Total
<b>Residential Development</b>					
<b>Avg. charge per dwelling</b>	\$273	\$4,727	\$2,312	\$5,000	\$7,312
<b>Charge per single family detached dwelling</b>	\$312	\$5,402	\$2,642	\$5,714	\$8,356
<b>Charge per multifamily dwelling</b>	\$182	\$3,151	\$1,541	\$3,333	\$4,875
<b>Non-Residential Development <sup>1</sup></b>					
<b>Avg. charge per P.M. Peak Hour Vehicle Trip</b>	\$483	\$8,362	\$1,030	\$8,844	\$9,874

<sup>1</sup> Non-residential SDCs will be based on average charges by PHVT and shall vary by land use type using procedures established in the Tigard SDC Procedures Guide. No adjustments made for linked-trips.



## Single Family Detached Home TSDC based on size of structure

Average Daily Vehicle Trips and TSDC Adjustment Factors by SFD home size

Home Size Category	ADPT per 1,000 SF	TSDC Adjustment Factor A (revenue neutral)	Dwelling Unit Size (living area sq.ft.)
Small	4.25	0.81	under 1,900 SF
Medium	5.43	1.03	1,900 to 3,500 SF
Large	5.70	1.08	over 3,500 SF
All SFD	5.28		

Source: compiled by FCS Group based on: Summary of 2011 Travel Activity Survey Results , Metro Transportation Research and Modeling Services; and National Association of Home Builders, Characteristics of Home Buyers , Feb. 8, 2013. ADPT = average daily person trips; SFD = single family detached home.



# Transportation SDC Discounts for Transit Oriented Developments in Downtown

Benefit Based on...	Reduction Level	Transportation Impact & Potential TSDC Reduction	Development Requirement <sup>1</sup>
Proximity to Transit Service	Level 1	10% Vehicle Trip Reduction	New development within 0.5 miles from Tigard Transit Center
Proximity to Transit Service and Development Type/Mix	Level 2	17% Vehicle Trip Reduction	Minimum Res. Density of 24 dwellings per gross acre
	Level 3	20% Vehicle Trip Reduction	Minimum Res. Density of 24 dwellings per acre <u>and</u> at least 15% of the ground floor area devoted to commercial
			or Minimum FAR of 1.0 per acre for non-res. development
	Level 4	25% Vehicle Trip Reduction	Minimum res. density of 55 dwellings per acre <u>and</u> at least 15% of ground floor area devoted to commercial uses
or Minimum FAR of 1.5 per acre for non-res. development			

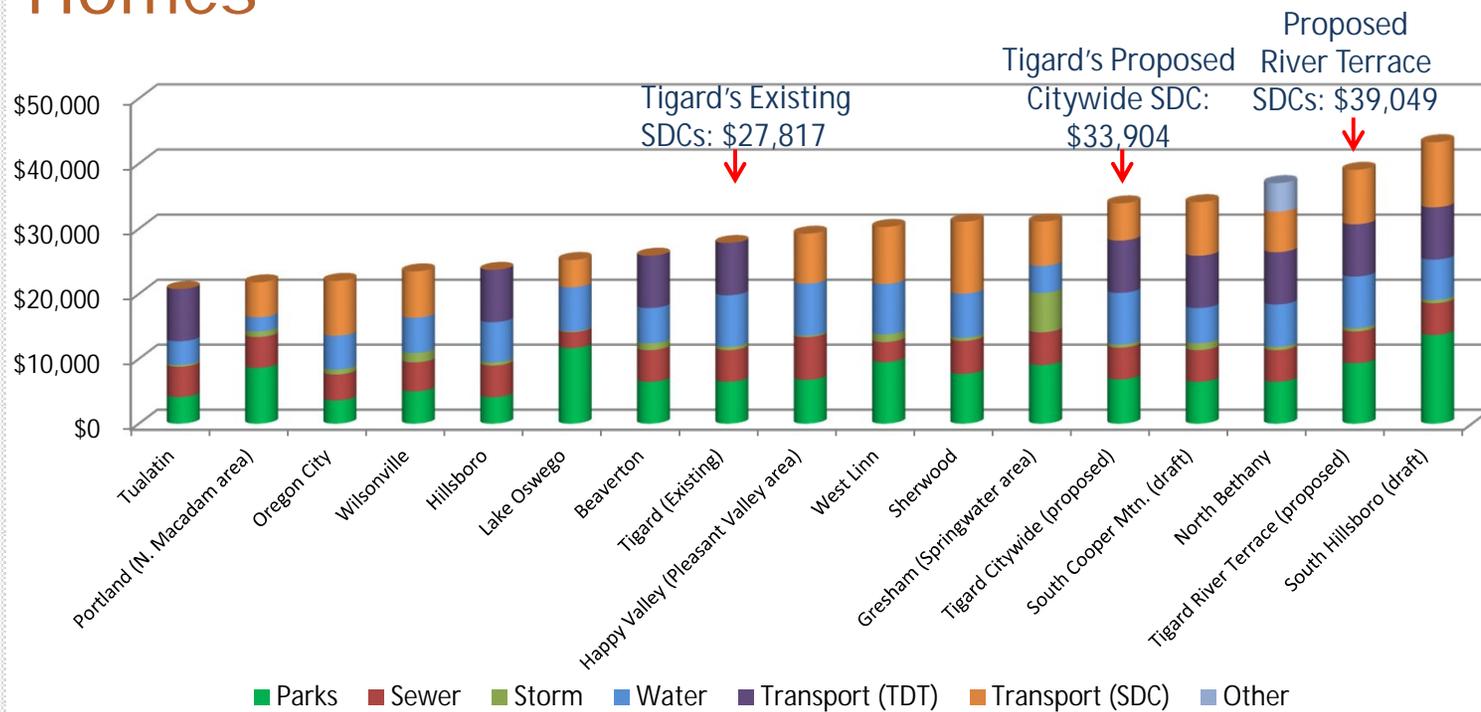
- ◆ Discounts TSDCs up to 25% depending upon proposed development mix and location
- ◆ Discounts are not additive

**Notes:**

<sup>1</sup> Some portion of the development site must be located within a 0.50 (one half) mile radius (straight line distance measurement) of Tigard Transit Center to qualify for TSDC reduction.



# SDC Comparison – Single Family Detached Homes

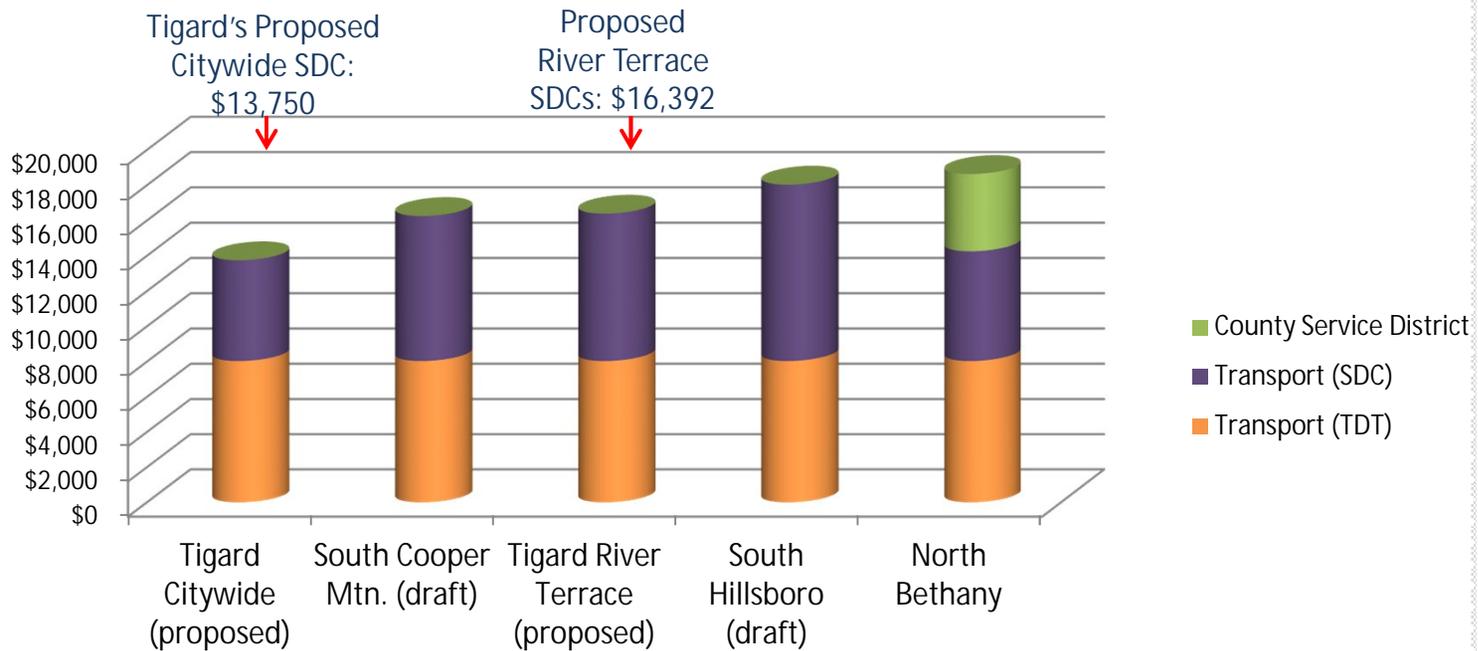


North Bethany comparison includes a cap value of the County Service District required to pay for infrastructure improvements

\*Fees shown include existing and proposed SDCs



# Transportation SDC Comparison - Single Family Detached Home

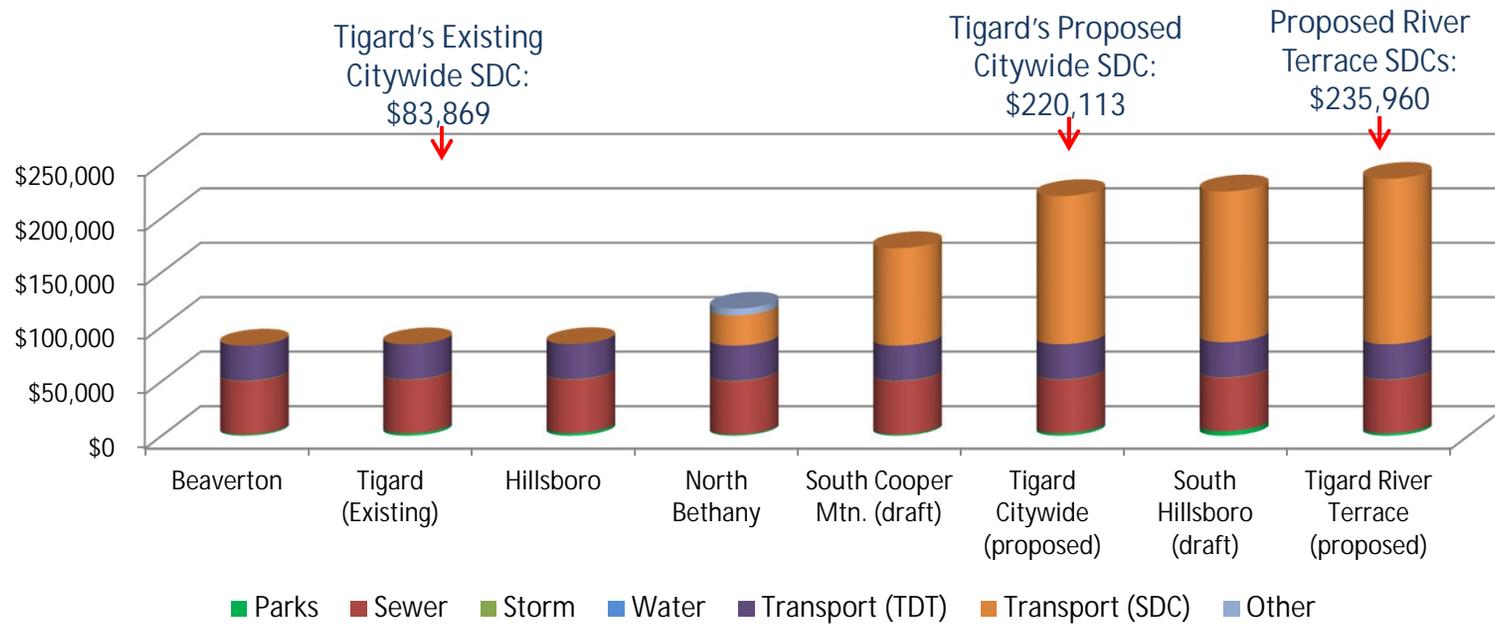


North Bethany comparison includes a cap value of the County Service District required to pay for infrastructure improvements

\*Fees shown include existing and proposed SDCs



# SDC Comparison – 1.5KSF Coffee Shop



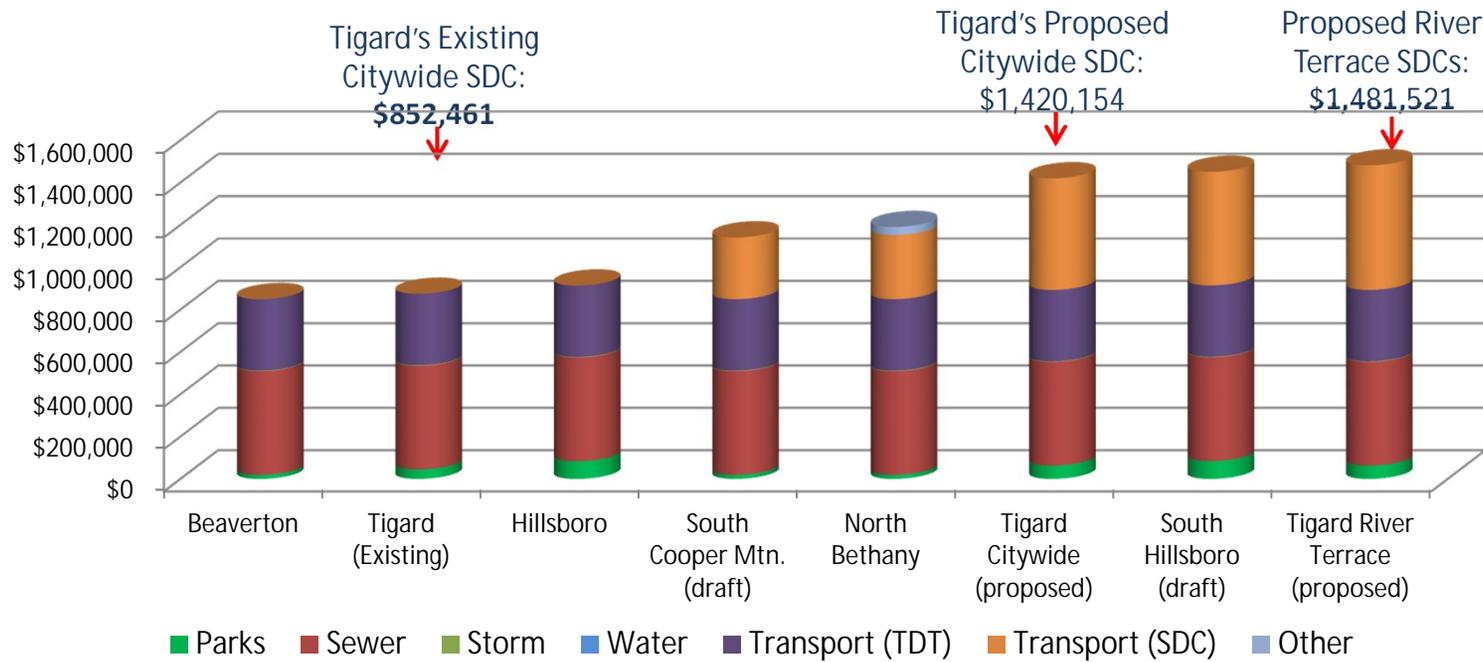
Assumes 5 employees, 1KSF parking lot, 2" sewer meter, 160 fixtures, land use code 936, and building value of \$500,000. Water SDCs unavailable.

North Bethany comparison includes a cap value of the County Service District required to pay for infrastructure improvements

\*Fees shown include existing and proposed SDCs



# SDC Comparison – 40KSF Office Bldg.



Assumes 100 employees, 5KSF parking lot, 8" sewer meter, 1,600 fixtures, land use code 710, and building value of \$3,000,000. Water SDCs unavailable.

North Bethany comparison includes a cap value of the County Service District required to pay for infrastructure improvements

\*Fees shown include existing and proposed SDCs

