Transportation System Development Charges Update
TSDC RATE METHODOLOGY
(HOW THE CITY COULD DETERMINE RATES TO CHARGE NEW DEVELOPMENT)

PROJECT LIST COST
Cost of building all projects on the project list.

# OF NEW TRIPS
Expected peak-hour person trips (due to new development) over the next 10 years.

POTENTIAL RATE
(Maximum)
Cost per future person trip.

FINAL RATE
City Council approves a final rate.

FEE SCHEDULE
Developers pay rates based on the number of trips generated by different land-use types.

PORTLANDOREGON.GOV/TRANSPORTATION
2018-28 Draft Transportation SDC Project List

Eligibility:
• Capacity Enhancing
• Needed to Maintain Level of Service for Growth
• Excludes costs funded by other sources

TSDC Eligible Cost
$589 M
Transportation System Development Charge

City Only Project Cost

- $2.2 Billion
  - 355 projects
- $1.3 Billion
  - 275 projects
- $609 Million
  - 154 projects
- $494* Million
  - 154** projects

Projected Revenue

- $354-589 Million
  - 100% funded
- $177-295 Million
  - 50% TSDC eligible project costs funded
- $141-236 Million
  - 40% TSDC eligible project costs funded
- $124-206 Million
  - 35% TSDC eligible project costs funded

Projected revenue range dependent on actual growth realized and amount of exemptions, credits and discounts granted.
TOTAL PROJECT COST BY MODE

- Multimodal: 8%
- Active: 9%
- Traffic/Freight: 16%
- Transit: 67%

2018-28 Draft Transportation SDC Project List
If Project List were Funded at 100%....

**PROJECT LIST COST**
- Cost of building all projects on the project list.
  - $589 million

**# OF NEW TRIPS**
- Expected peak-hour person trips (due to new development) over the next 10 years.
  - 70,600 PM Trips

**POTENTIAL RATE (Maximum)**
- Cost per future person trip.
  - $8,347 per Trip
Cost per Person Trip

- Each development type has a TSDC rate based on how many person trips it generates. Starts with a cost/person trip

<table>
<thead>
<tr>
<th>Project List Funded $ (in millions)</th>
<th>% funded</th>
<th>TSDC Cost/Trip</th>
</tr>
</thead>
<tbody>
<tr>
<td>$589</td>
<td>100%</td>
<td>$8,347</td>
</tr>
<tr>
<td>$206</td>
<td>35%</td>
<td>$2,913</td>
</tr>
</tbody>
</table>

Current Cost/Person Trip
What is the Fee Schedule?

- Used updated person trip data
- Changed to PM peak hour
- Eliminated/Consolidated 14 land use categories
- Created single shopping/retail rate

<table>
<thead>
<tr>
<th>Land Use Categories</th>
<th>Land Use Code (4)</th>
<th>Unit of Measure</th>
<th>Current Rate</th>
<th>New Method</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Equal Current Cost per Trip</td>
<td>15% increase over Current Cost per Trip</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>35% of Project List Funding</td>
<td>40% of Project List Funding</td>
</tr>
<tr>
<td>Cost per PM Peak Hour Person Trip</td>
<td>$2,913</td>
<td>$2,913</td>
<td>$3,349</td>
<td>$4,174</td>
</tr>
</tbody>
</table>
Person Trip Adjustments

- Central City: 33% reduction in fee
- Other Centers & Corridors: 8% reduction in fee
- Development must meet specific criteria:
  - Multi-family that offers max units or within .75 of max FAR
  - Non-auto oriented commercial services/retail/office in mixed-use site and within .75 of max FAR
  - Light industrial in mixed-use site and within .75 of max FAR
  - Other types of land uses are eligible

- Central City Plan District
- Other Centers & Corridors – includes the Gateway Plan District, areas within Town Centers and Neighborhood Centers as mapped in the new 2035 Comprehensive Plan, and parcels within 1000 feet of light rail station (excluding single family, OS, and IG and IH zones)
QUESTIONS?

- Online at: www.portlandoregon.gov/transportation/71823

- Contact Anne Hill at: 503-823-7239 or anne.hill@portlandoregon.gov

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