North Macadam
Transportation System Development Charges

North Macadam now has a Transportation System Development Charge (TSDC) "Overlay" that development in the North Macadam Urban Renewal Area will pay in addition to the Citywide TSDC. A TSDC Overlay is an additional TSDC that is charged only in and for a specific area, in this case the North Macadam Urban Renewal Area.

In 2009, the City adopted the TSDC Overlay for development in the North Macadam area. The TSDC Overlay is based on the cost of specific projects that benefit the Overlay zone. See the TSDC Overlay eligible projects list and map.

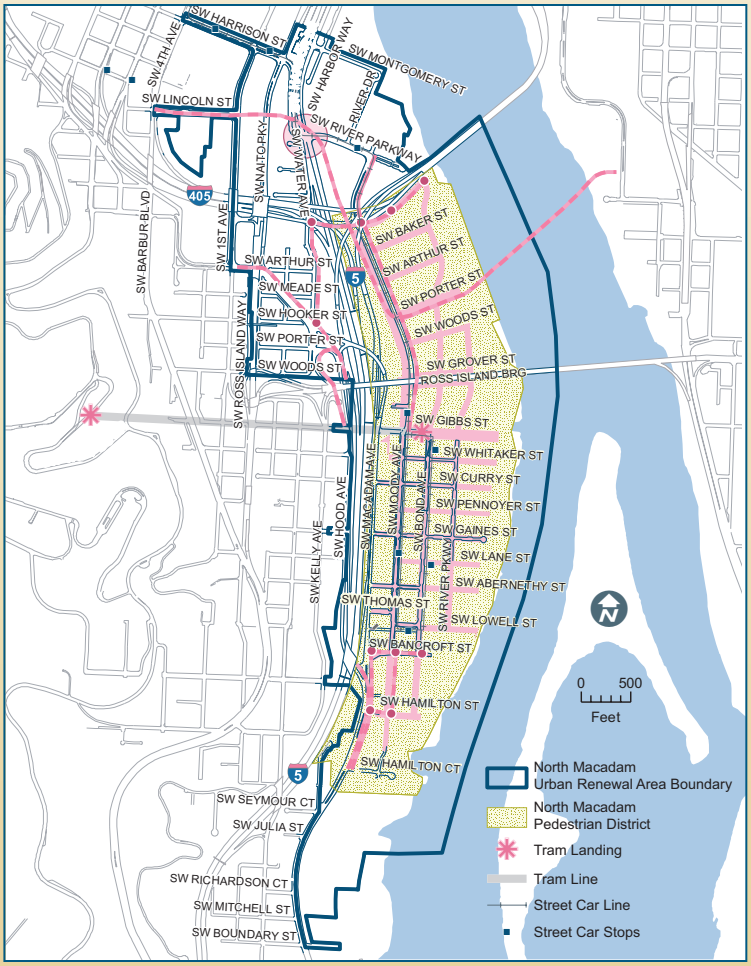
The TSDC Overlay fees will be collected and expended on capacity-increasing projects to serve future users within the boundaries of the Overlay zone. The TSDC Overlay is a funding tool, designed to collect local dollars to leverage other federal, state, and local dollars to fully fund these multi-modal transportation improvement projects.

If you must pay the Citywide TSDCs and your development is in the North Macadam urban renewal area you must pay both TSDCs: Citywide and the North Macadam Overlay TSDC. If your development is outside the North Macadam area you pay only the Citywide TSDCs and do not pay the North Macadam Overlay TSDC.

You can make a single payment for both TSDCs. The City will deposit the Citywide portion to the Citywide TSDC account, and the North Macadam portion to a separate account for the North Macadam Overlay.

The North Macadam TSDC does not have any exemptions for Transit-Oriented Development (TOD). All other exemptions are the same as the Citywide TSDC.

North Macadam Urban Renewal Area
Transportation System Development Charge Projects for the Overlay Zone



Eligible Projects for North Macadam TSDC Overlay Investment: 2008-2028

Project Name	Total Cost	Eligible TSDC Cost
SW Harbor Drive & River Parkway Intersection Improvements	$5,662,258	$1,693,629
South Portal, Phase I	$28,053,358	$7,177,421
Moody/Bond Street Improvement: East Leg Gibbs to Sheridan	$11,759,693	$4,586,427
South Light Rail	$101,463,030	$12,175,564
SW Kelly Way and Hood Avenue Ramp	$38,272,128	$7,617,492
North Portal: SW Corbett and Sheridan Street Improvements	$9,256,116	$2,729,431
TOTAL	**$194,466,529**	**$35,979,964**