



## Transportation System Development Charges: Reductions for Station Area and Mixed-Use Developments

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Transportation System Development Charges (TSDCs) are one-time fees assessed on new or expanded developments in unincorporated Clackamas County, based on the number of vehicle trips a particular land use generates. The fees are set to cover the cost of transportation facilities needed to serve the new or expanded development and the people who will occupy or use it.

Two types of developments – Station Area and Mixed-Use – reduce vehicle trips on adjacent roadways. To reflect that fact, TSDC reductions are available for these types of development, as described below.

### Station Area Developments

- Projects that meet the development density requirements in a Station Area – within 1/4-mile radius of a light-rail station platform or a fixed bus transit corridor route alignment -- are eligible to receive a reduction that correlates to the reduced impact of locating near transit. (This applies to all public bus transit routes, including TriMet, Canby Area Transit [CAT], Sandy Area Metro [SAM], etc.)
- Station Area development reductions may be combined with any applicable Mixed-Use development reductions.

### Mixed-Use Developments

- Projects that meet the requirements of a Mixed-Use development are eligible for a reduction that correlates to the internal trip capture of the proposed development.
- Mixed-Use development reductions may be combined with any applicable Station Area development reduction.

### General Conditions for Station Area and Mixed-Use Developments

- If the proposed development includes more than one parcel of land and/or more than one structure, the development reductions will be authorized as part of a development agreement that outlines the final build-out of the master plan development area.
- If a development receives a reduction and then is not constructed within the terms of the Development Agreement, the county will capture any unwarranted reduction based on the original conceptual plan.

Details are in [Section 11.03.030](#) of the Clackamas County Code, available online at <http://www.clackamas.us/code/documents/title11.pdf>.

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