

## IMPACT STATEMENT

**Legislation title:** \*Authorize Development Agreement with AM/DRI Willamette LLC to develop Blocks 41, 42, 44, and 45 in South Portland and install South Portal Transportation Improvements (Ordinance)

**Contact name:** Bob Haley, Development Review Division, PBOT

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**Presenter name:** Bob Haley

**Purpose of proposed legislation and background information:**

- The proposed ordinance approves the Development Agreement between the City of Portland and AM/DRI Willamette LLC, allowing for the development of several blocks in the South Waterfront area, specifically Blocks 41 (Lot 1), 42 (Lot 2), 44 (Lot 4), 45 (Lot 3), Tract A and Tract B for a mix of residential and retail uses. Additionally, the developer (AM/DRI Willamette LLC) will construct transportation system improvements in the immediate area.
- The transportation system improvements, known as the “South Portal Transportation Improvements”, will improve the intersection at S Macadam and S Bancroft by adding a new traffic signal and reconfiguring the intersection geometry and signal phasing. A second left turn lane will also be added. AM/DRI Willamette LLC will work with the City Engineer to ensure all transportation system improvements are up to City Standards.
- As part of this project, AM/DRI Willamette LLC are seeking approval for Transportation System Development Charge (TSDC) credit due to the design, construction and installation of the South Portal Transportation Improvements. City Code Section 17.13.070.B.2 allows the City to review actual construction costs following project completion and adjust TSDC credit for the developer as appropriate.

**Financial and budgetary impacts:**

- There are no financial or budgetary impacts as a result of this development agreement.
- The action does not increase staffing levels.

**Community impacts and community involvement:**

- This development agreement allows for the construction of additional housing in the Portland metro area. Transportation system improvements will improve traffic flow and safety in the area.

### Budgetary Impact Worksheet

**Does this action change appropriations?**

☐ **YES:** Please complete the information below.

☒ **NO:** Skip this section

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