



# North Bethany County Service District for Roads Budget Subcommittee

FY 2024-25 BUDGET OVERVIEW;  
STATUS UPDATE AND POTENTIAL  
PROJECT FUNDING ALLOCATION  
DISCUSSION

| March 14, 2024

Land Use & Transportation

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# Presentation outline

Budget Committee and subcommittee

North Bethany background

North Bethany Transportation Funding Strategy

Development and road improvements status

FY 2023-24 review

FY 2024-25 funding snapshot and staff recommendations

Future meetings/budget approval steps

A person in a white shirt is working at a desk. They are holding a pen over a document and using a calculator. A laptop is visible in the background. The scene is dimly lit, suggesting an office environment.

# North Bethany County Service District for Roads Budget Committee and Subcommittee

# → Budget committee and subcommittee

The North Bethany County Service District for Roads (NBCSDR) Budget Committee consists of:

- Five residents of the NBCSDR
- All five elected County commissioners

This subcommittee includes:

- All five NBCSDR residents
- Chair of the Board of County Commissioners (Kathryn Harrington)
- District 2 Commissioner (Pam Treece)

# → Budget committee and subcommittee

This subcommittee helps prioritize transportation projects identified in the North Bethany Transportation Funding Strategy

The subcommittee's recommendations inform the budget proposal submitted to the full NBCSDR Budget Committee

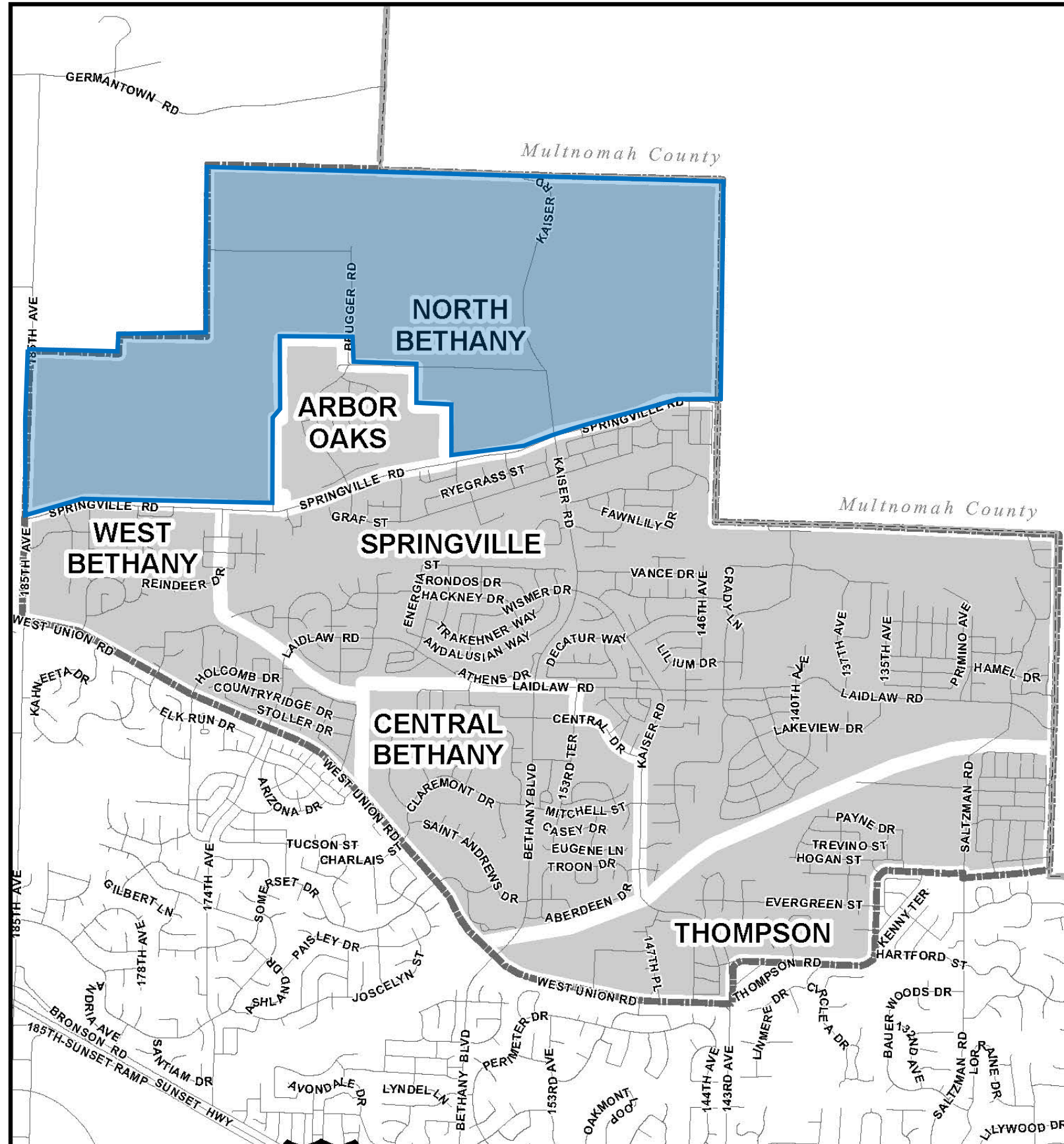
Following a public hearing, the full NBCSDR Budget Committee forwards its budget recommendation to the Board of County Commissioners, which has final budget approval authority

A stylized, hand-drawn map of North Bethany. The map features a grid of streets and various colored areas, including yellow, orange, green, blue, and pink. The text "North Bethany Background Information" is overlaid in the center. The map is drawn with a sketchy, textured style using colored pencils or markers. The background is a light, textured yellow. The map shows a network of streets, with some areas highlighted in different colors. A large blue area is on the left, and a large yellow area is on the right. There are several smaller colored areas scattered throughout. The text is in a bold, black, sans-serif font.

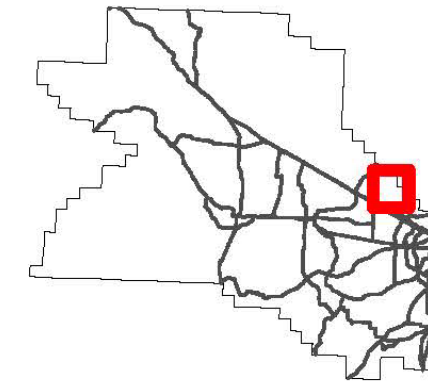
# North Bethany Background Information



# Bethany Community Plan



Bethany Community Plan Subareas Map

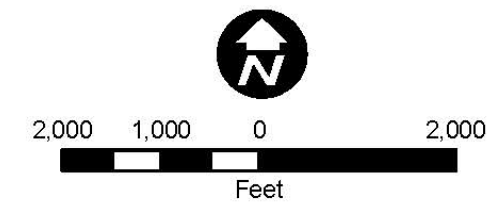


- Subarea\*
- Planning Area Boundary

\*See plan text for subarea descriptions and applicable requirements.

Information for the Central Bethany, Springville, Thompson and West Bethany subareas is covered in Chapter 1.

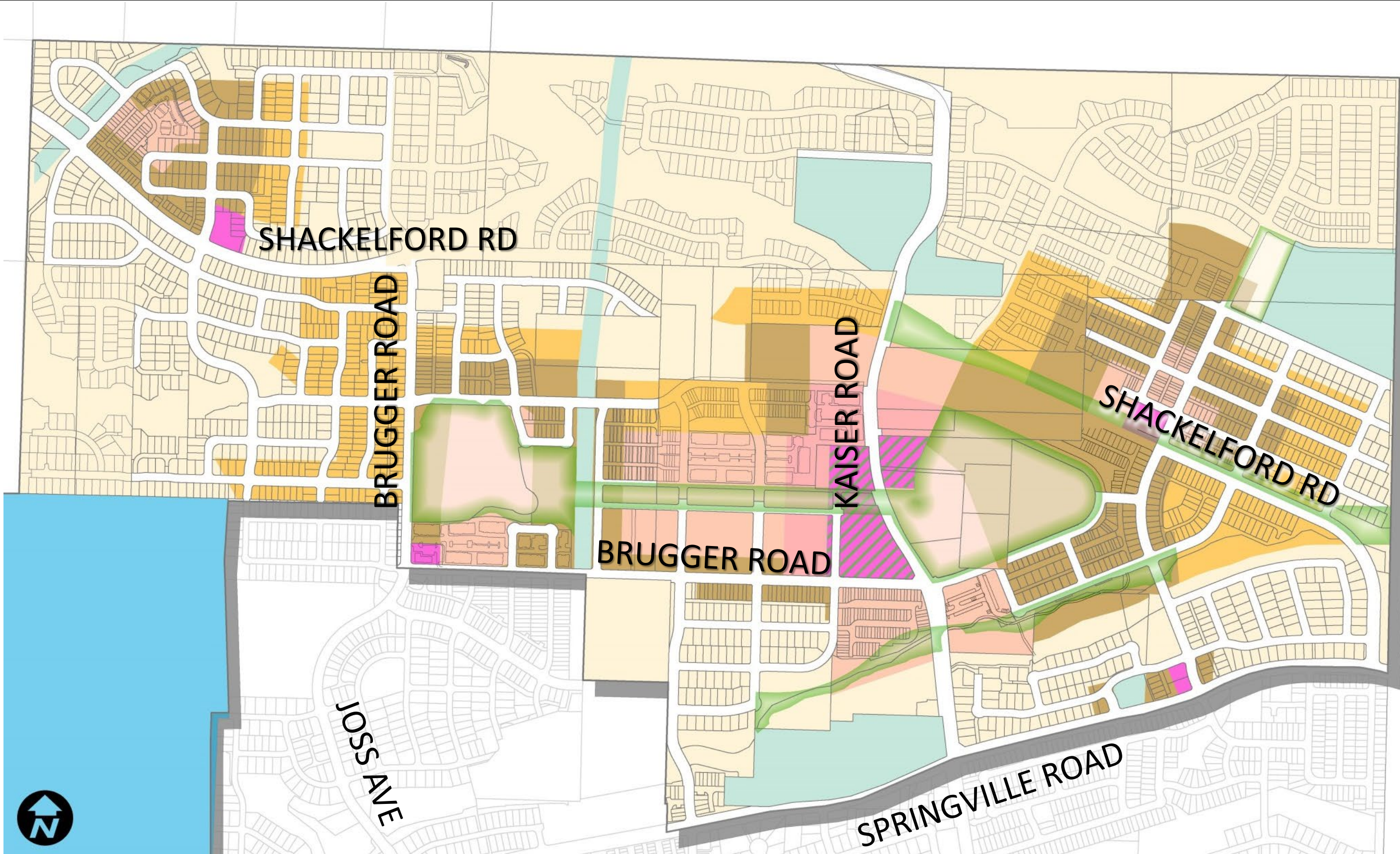
Information for the North Bethany subarea is covered in Chapter 2.



The information on this map was derived from several databases and care was taken in its creation. Washington County cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties for this product. However, notification of any errors will be appreciated.



# North Bethany land use map







# North Bethany Transportation Funding Strategy Overview



# Transportation Funding Strategy

Adopted by Board of Commissioners in 2011 as part of North Bethany planning process

14 potential road improvement projects (12 eligible for public funding)

Assumed 20+ year build-out

Revenues accrue over time

Funding sources:

- Transportation Development Tax (TDT)
- North Bethany Transportation System Development Charge (TSDC)
- Major Streets Transportation Improvement Program (MSTIP)
- Trust & Agency
- North Bethany County Service District for Roads (NB CSDR)



# Transportation Development Tax (TDT)

Countywide tax/system development charge imposed on development that generates additional vehicle trips; funds transportation capacity improvements

75% of TDT collected in North Bethany is directed toward projects in the North Bethany Transportation Funding Strategy

Current TDT rates:

- Single-family residence: \$10,599
- Apartment unit: \$6,935
- Townhome: \$6,340



# North Bethany Transportation SDC

The North Bethany Transportation System Development Charge (TSDC) is an additional charge similar to TDT; based on vehicle trips generated

100% of TSDC collected is directed toward projects in the North Bethany Transportation Funding Strategy

Current North Bethany TSDC rates:

- Single-family residence: \$7,986
- Apartment unit: \$5,608
- Townhome: \$4,890



# Major Streets Transportation Improvement Program (MSTIP)

MSTIP is a countywide program that funds safety and capacity improvements on major county roadways

It is funded from property taxes collected countywide

The MSTIP Bonding Cost-sharing Program helped fund improvements on 185th Avenue and Springville Road near the Portland Community College Rock Creek campus

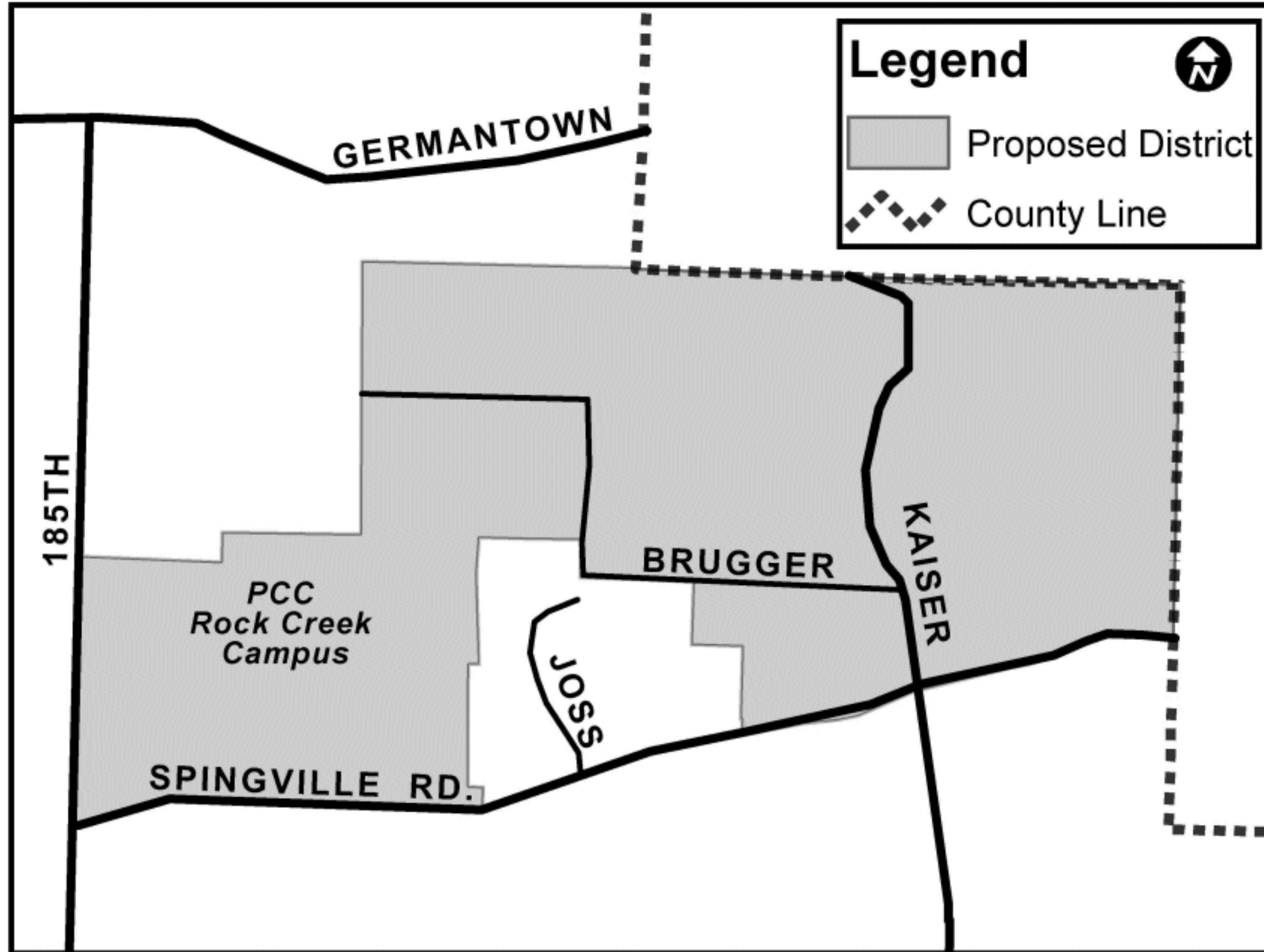
**No further MSTIP contributions are assumed in the Funding Strategy**

# → Trust & Agency

Funds are collected from developers for transportation system needs associated with a specific development that cannot be constructed in conjunction with the development

Trust & Agency funds helped pay for improvements to the 185th Avenue/Springville Road intersection

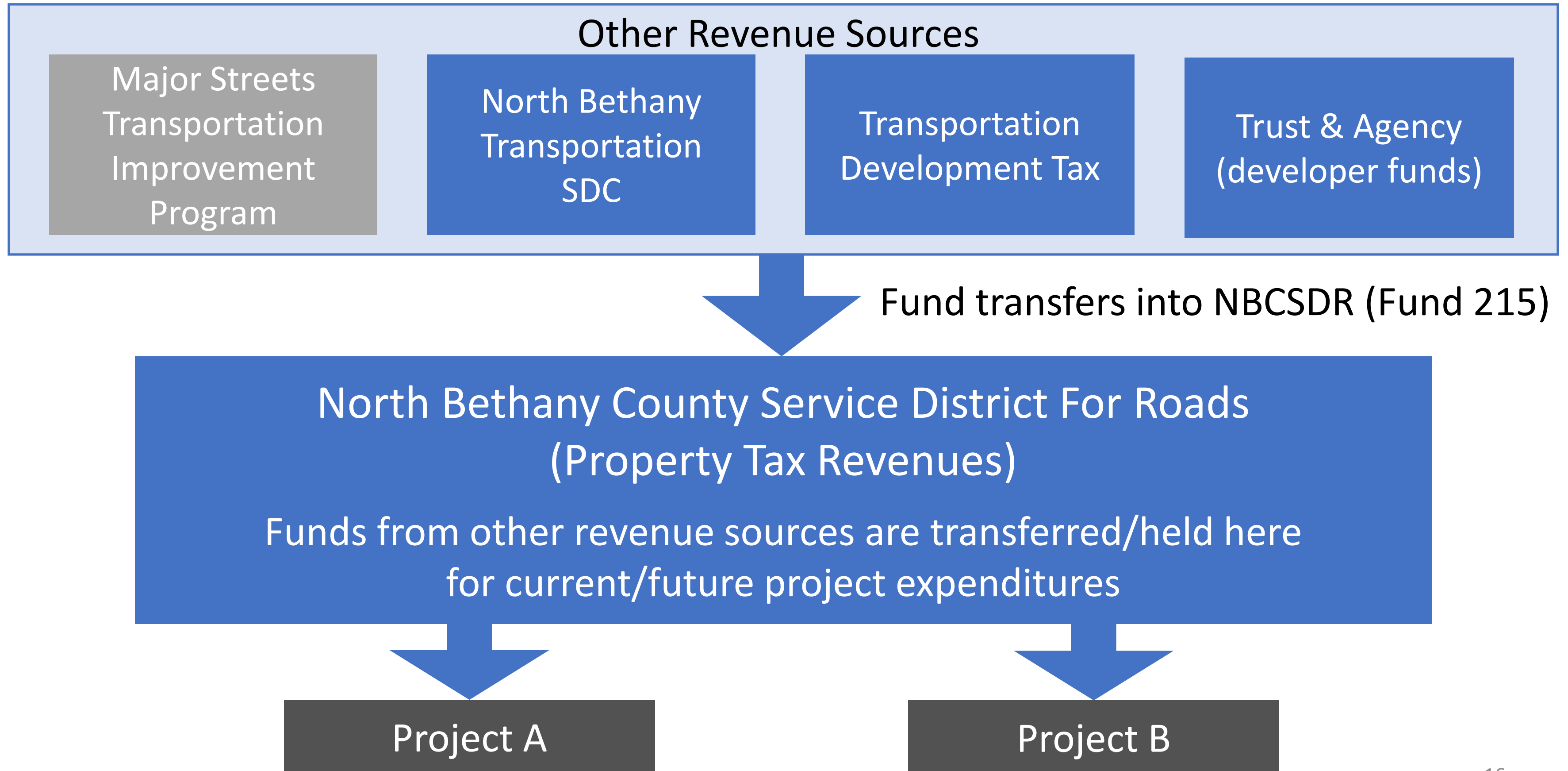
# → North Bethany County Service District for Roads



Taxing district approved by voters in May 2011 to help fund identified transportation needs for North Bethany

Property tax rate: \$1.25 per \$1,000 assessed valuation

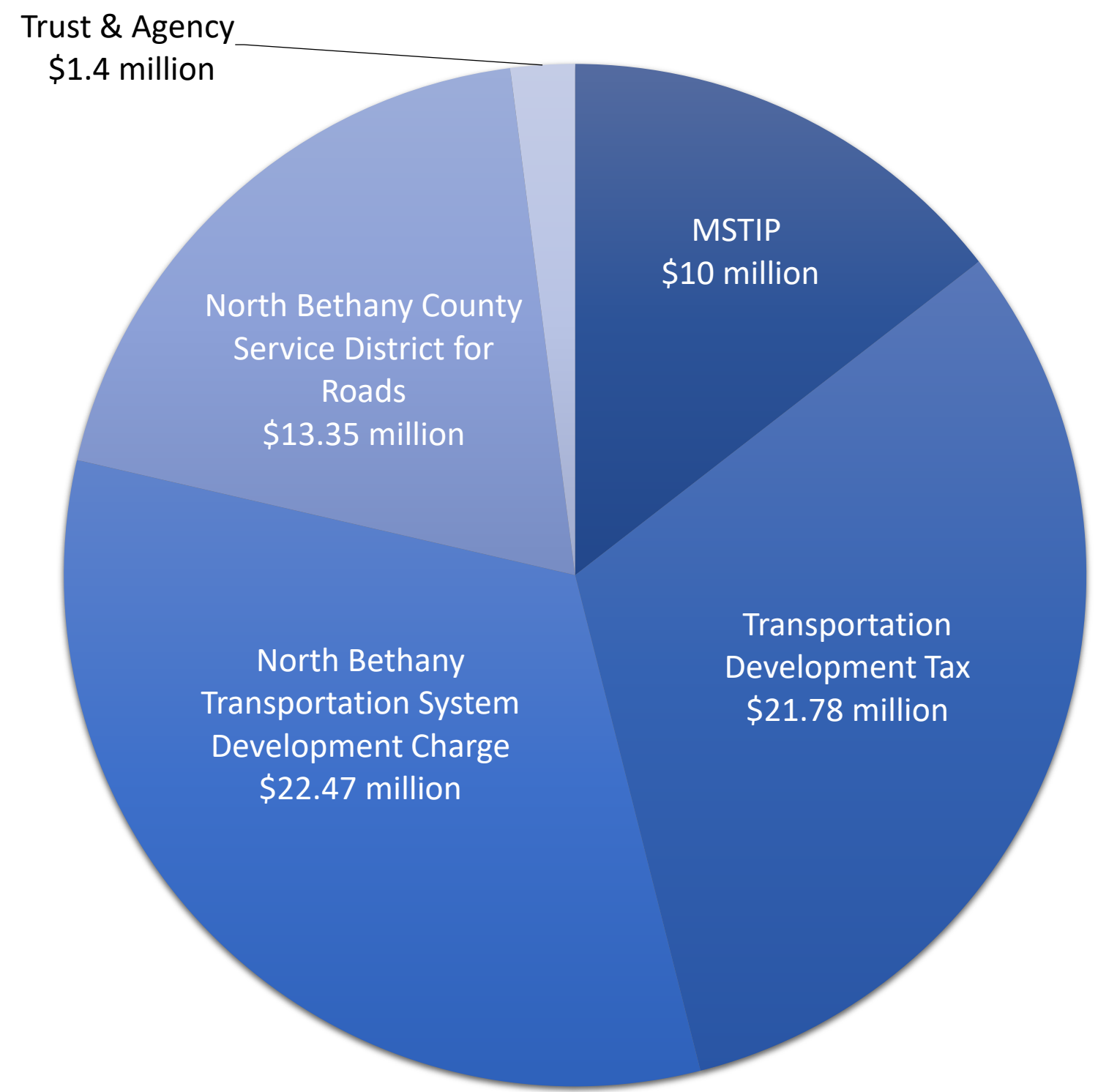
# NBCSDR budget fund







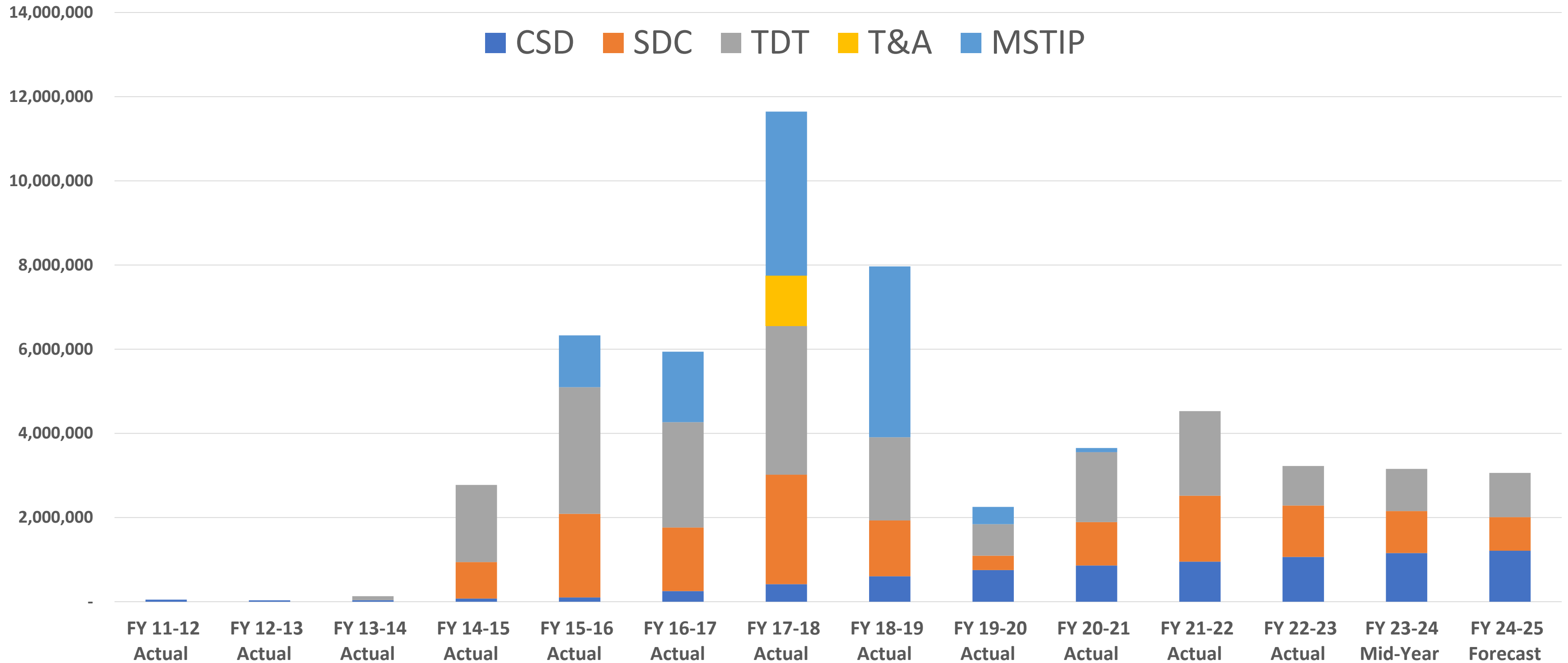
# North Bethany Transportation Funding Strategy revenue assumptions (2011)



North Bethany Funding Strategy Revenue Sources	2011 Revenue Assumptions	%
Major Streets Transportation Improvement Program (MSTIP)	\$ 10,000,000	14.5
Transportation Development Tax (TDT, 75% recapture)	\$ 21,778,574	31.6
North Bethany Transportation System Development Charge (NBTSDC)	\$ 22,466,756	32.5
North Bethany County Service District for Roads (NBCSDR)	\$ 13,354,670	19.4
Trust & Agency Account (Pre-existing)	\$ 1,400,000	2.0
<b>Total</b>	<b>\$ 69,000,000</b>	<b>100</b>

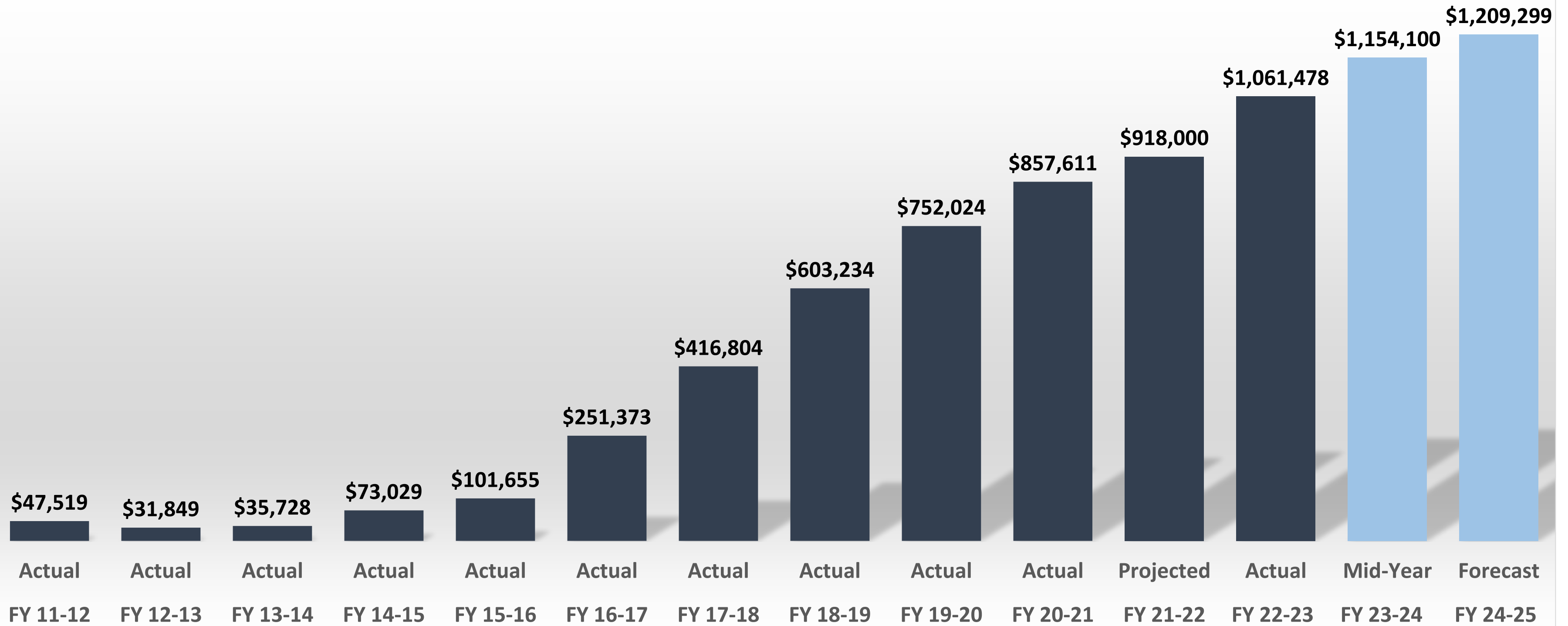


# Revenue mix over time





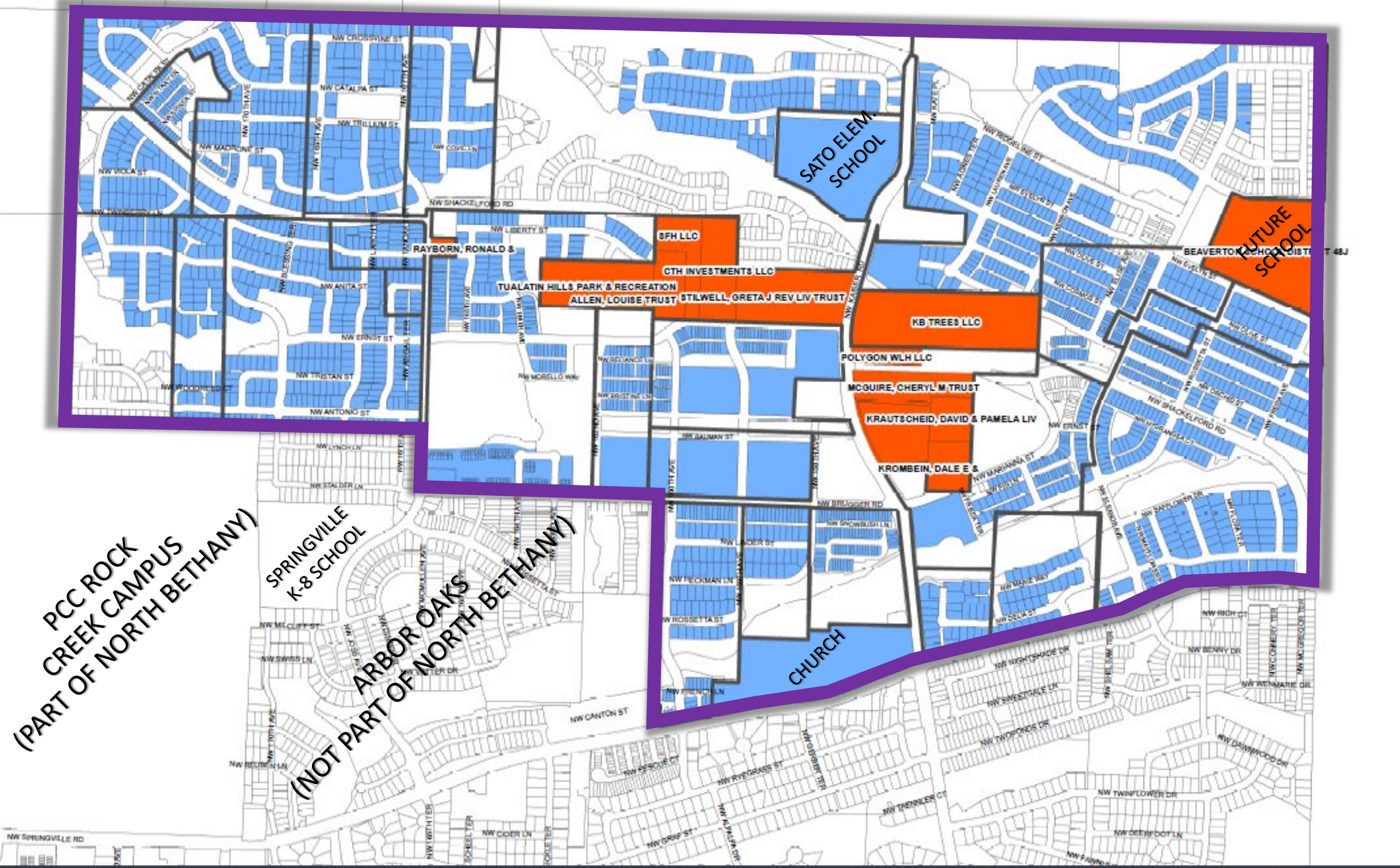
# Service District tax revenue over time



# Development and Road Improvement Status



# North Bethany development status





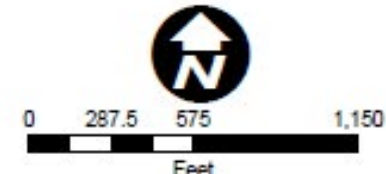
4,200 total units expected

Assumed 20-year build-out period

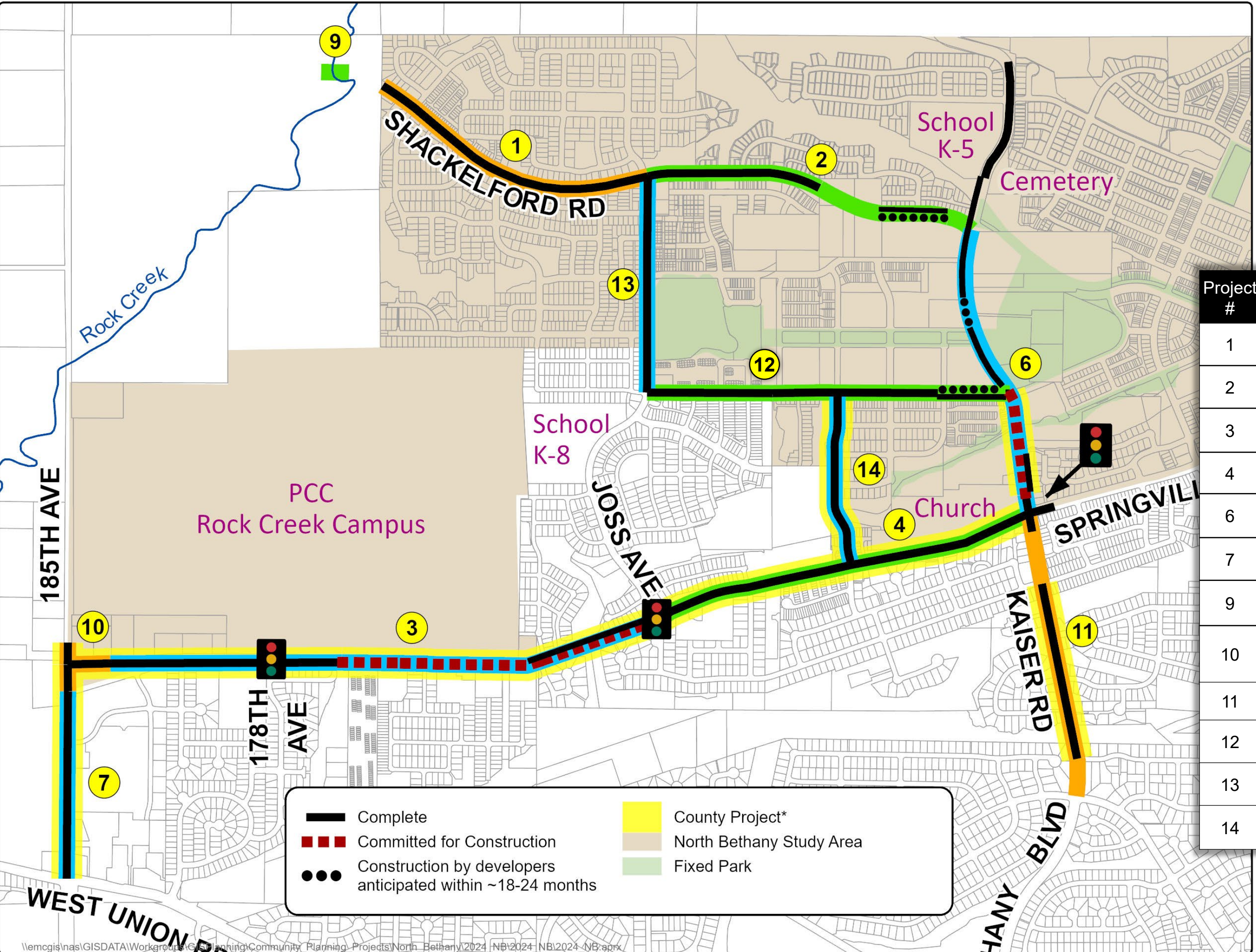
Development began in 2013-14

After 11 years, we're 88% built-out (~3,700 units built)

 Parcels without Development Applications  
 This represents 6% of North Bethany's total area  
 North Bethany Permits



# Transportation Funding Strategy project status



Project #	Road	From	To	Project
1	Shackelford	Western Boundary	Joss	Build Road
2	Shackelford	Joss	Kaiser	Build Road
3	Springville	185th	Joss	Improve
4	Springville	Joss	Kaiser	Improve
6	Kaiser	Shackelford	Springville	Improve
7	185th	Springville	West Union	Improve
9	Shackelford	Bridge over	Rock Creek	Build Bridge
10	185th	Intersection Improvement	at Springville	Improve
11	Kaiser	Springville	Bethany	Improve
12	Brugger	Joss	Kaiser	Improve
13	Joss (Brugger)	Shackelford	Arbor Oaks	Improve
14	P15/Oats/160th	Springville	Brugger	Improve

# → Springville Road Ph. 3 (Kaiser to Joss)



At Joss Avenue looking east



Looking east toward Kaiser Road

# → Springville Road (PCC to Joss Ave)



Phase 2-4 transition



Mid-block pedestrian crossing at 173rd Avenue (Phase 4)



URMD Interim Sidewalk (Phase 4)





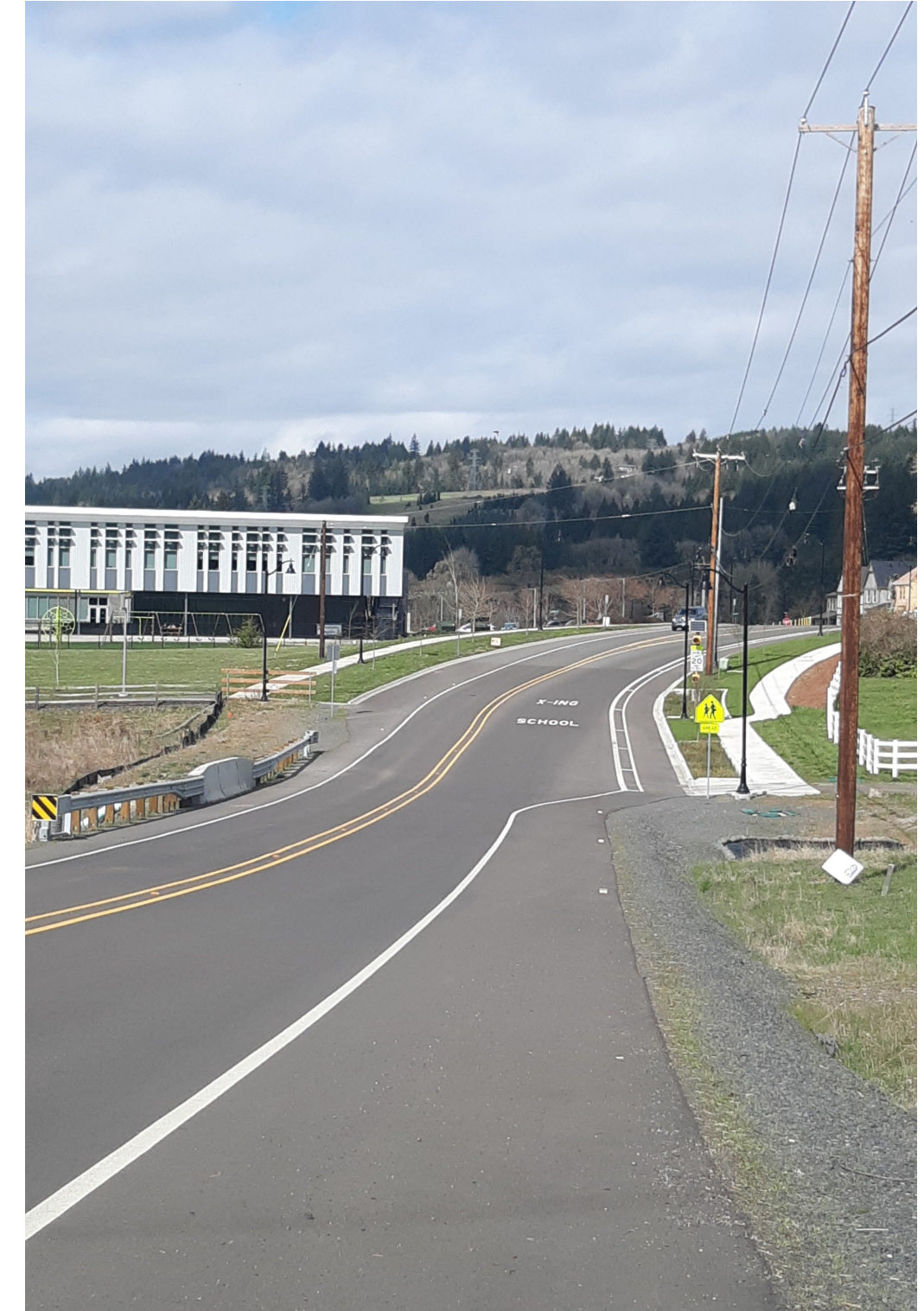
# Kaiser Road




Looking south from Brugger Road



Looking north from Brugger Road



Looking north from Shackelford Road

A person in a business suit is working at a desk. They are holding a pen in their right hand and a calculator in their left hand. There are papers, a laptop, and a pair of glasses on the desk. The background is slightly blurred, showing a wooden wall.

# Budget Overview and Staff Recommendations

# → FY 2023-24 budget review

Continued “pay-as-you-go” approach

Increased project cost estimate and funding allocation for Springville Road Ph. 4 project to \$13.9 million due to cost escalation and additional information about required culvert replacements

Allocated \$5.5 million for Kaiser Road southern segment project

Continued monitoring need for Shackelford Road gap project (west of Kaiser)



# FY 2024-25 budget snapshot

<b>REVENUE SOURCES AND PROJECT COMMITMENTS</b>	<b>FY 2022-23 Actual</b>	<b>FY 2023-24 Mid-Year</b>	<b>FY 2024-2025 Request/Forecast</b>
Beginning Fund Balance	13,547,202	15,920,611*	17,815,453
North Bethany County Service District (Tax) + other	1,224,848	1,487,697	1,966,456
North Bethany System Development Charge (SDC)	1,966,621	750,000	800,000
TDT (75% of TDT Collected In North Bethany)	692,631	1,055,080	793,639
Project/Program Costs	(1,576,920)	(1,397,935)	(9,310,687)
Ending Fund Balance	15,854,382*	17,815,453	12,064,861

\*Year-end adjustments account for difference in ending and beginning fund balance.

Obligated Amount for Future FY: \$11,435,740

- Springville Ph. 4 (Project 100461): \$5,065,740
- Kaiser South Segment (Project 100709): \$6,370,000

Potential Uncommitted Balance (6/30/2025) \$629,121



# FY 2024-25 staff recommendations

Continue “pay-as-you-go” approach

## **Springville Road Ph. 4 (PCC to Joss Ave) complete street improvement:**

- **Allocate additional \$2.4 million for construction** (cost increase from \$13.9 to \$16.3 million)

## **Kaiser Road (Springville to Brugger Road) complete street improvement:**

- **Allocate additional \$1.7 million for design and construction** (cost increase from \$5.5 to \$7.2 million)

## **Brugger Road (Kaiser to 158th Ave) complete street improvement:**

- **Allocate \$250,000 to fund design** of final remaining segment of Brugger Road; consider bidding and constructing with Kaiser Road (southern segment) project in FY 2025-26 subject to funding availability



# FY 2025-26 staff recommendations

Consider prioritization, potential financing strategy for next large capital project

Consider these specific project funding allocations, **subject to funding availability:**

## **Brugger Road (Kaiser to 158th Ave) complete street improvement:**

- **Consider allocating ~\$650,000 to construct** final remaining segment of Brugger Road in conjunction with Kaiser Road (southern segment) project

## **Kaiser Road (Brugger Road to Cemetery) complete street improvement:**

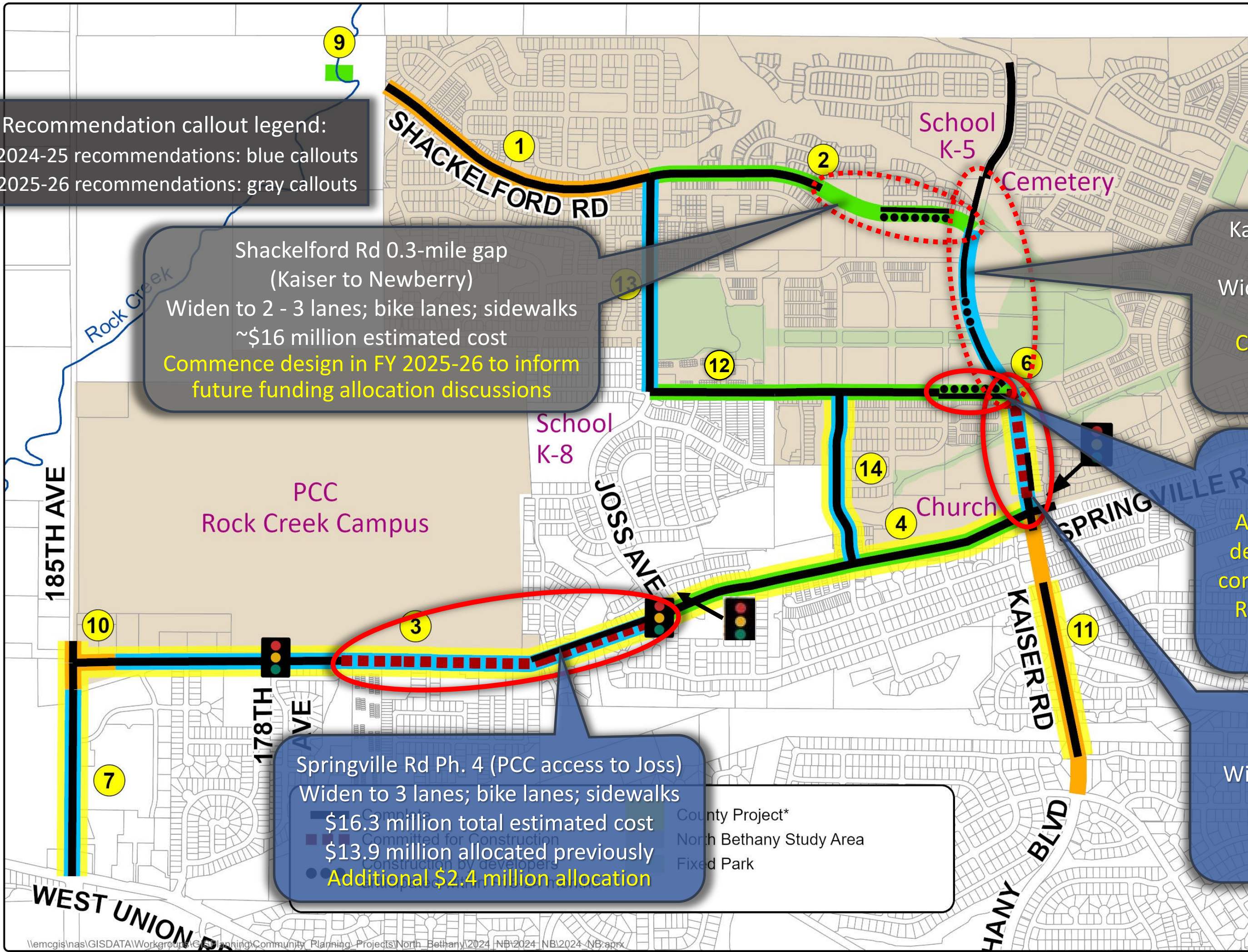
- **Consider allocating ~\$500,000 for design and detailed cost estimate** to inform future funding allocation discussions

## **Shackelford Road gap (Kaiser Rd to Newberry) complete street improvement:**

- **Consider allocating ~\$500,000 for design and detailed cost estimate** to inform future funding allocation discussions

# Fiscal Year 2024-25 Recommendation

Recommendation callout legend:  
 FY 2024-25 recommendations: blue callouts  
 FY 2025-26 recommendations: gray callouts



Shackelford Rd 0.3-mile gap (Kaiser to Newberry)  
 Widen to 2 - 3 lanes; bike lanes; sidewalks  
 ~\$16 million estimated cost  
 Commence design in FY 2025-26 to inform future funding allocation discussions

Kaiser Rd Middle/Northern Segment (Brugger to Cemetery)  
 Widen to 3 lanes; bike lanes; sidewalks  
 ~\$11 million estimated cost  
 Commence design in FY 2025-26 to inform future funding allocation discussions

Brugger Rd (Kaiser to 158th)  
 ~\$900,000 total estimated cost  
 Allocate \$250,000 in FY 2024-25 for design; consider possible funding for construction in conjunction with Kaiser Rd project in FY 2025-26 (subject to funding availability)

Kaiser Rd Southern Segment (Springville to Brugger)  
 Widen to 3 lanes; bike lanes; sidewalks  
 \$7.2 million total estimated cost  
 \$5.5 million allocated previously  
 Additional \$1.7 million allocation

Springville Rd Ph. 4 (PCC access to Joss)  
 Widen to 3 lanes; bike lanes; sidewalks  
 \$16.3 million total estimated cost  
 \$13.9 million allocated previously  
 Additional \$2.4 million allocation

County Project\*  
 North Bethany Study Area  
 Fixed Park

WEST UNION RD



# Future meetings/budget approval steps

**March 14, 2024:** NBCSDR Budget subcommittee meeting to discuss project funding priorities

**April 15, 2024:** Budget Committee Orientation (all budget committees)

**April 29, 2024:** Proposed budget presented to budget committees

**May 15 – 17:** NBCSDR Budget Committee public hearing; deliberation and approval of budget (specific date TBD)

**June 18, 2024:** Board adoption of FY 2024-25 budget

**Early 2025:** Reconvene this subcommittee; discuss FY 2025-26 budget





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