



North Bethany County Service District for Roads Budget Subcommittee

STATUS UPDATE AND FISCAL YEAR 2022-23
FUNDING ALLOCATION DISCUSSION

| March 16, 2022

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 2021-22 funding allocation review

FY 2022-23 funding snapshot and staff recommendations

Future meetings/budget approval steps

North Bethany
County Service District for Roads
Budget Committee
and Subcommittee



Budget committee and subcommittee

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

- Five residents of the NB CSDR
- All five elected County commissioners

This subcommittee includes:

- All five NB CSDR 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

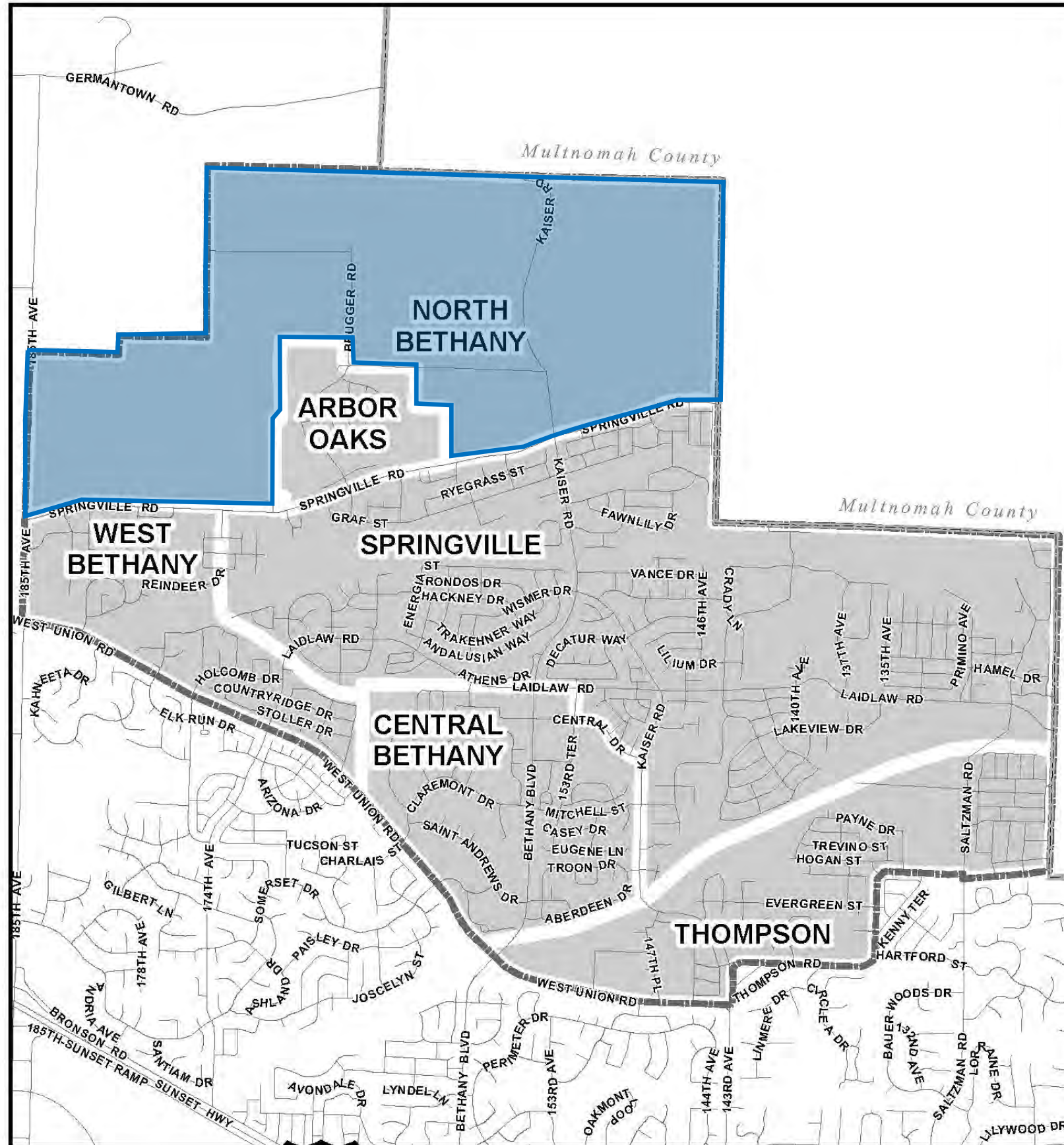
The subcommittee's recommendations inform the budget proposal submitted to the full NB CSDR Budget Committee

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

North Bethany Background Information



Bethany Community Plan



Bethany Community Plan Subareas Map

**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.

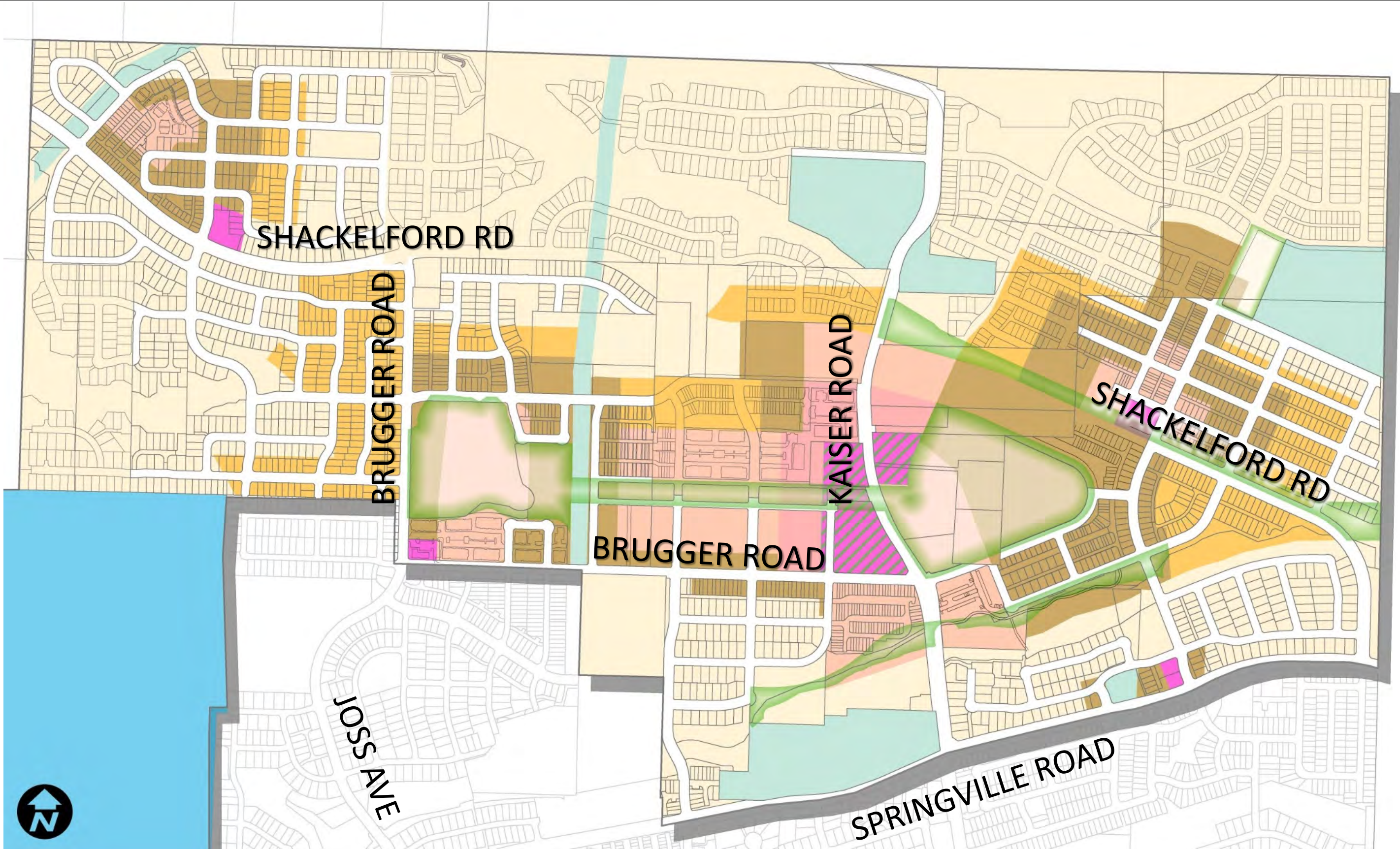
Information for the North Bethany subarea is covered in Chapter 2.

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.

Washington County - Department of Land Use & Transportation
Long Range Planning Division

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→ North Bethany land use map





Community plan anticipated build-out

700 acres; about 4,200 total units expected

Community Plan finalized in 2012; development began in 2013-14

Assumed 20-year build-out

After 8 years, we're about 70% of the way to buildout:

- About 3,900 units with land use approval to date (93%)
- About 2,900 units permitted to date (70%)

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: \$9,623
- Apartment unit: \$6,296
- Townhome: \$5,756



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: \$7,251
- Apartment unit: \$5,091
- Townhome: \$4,440



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

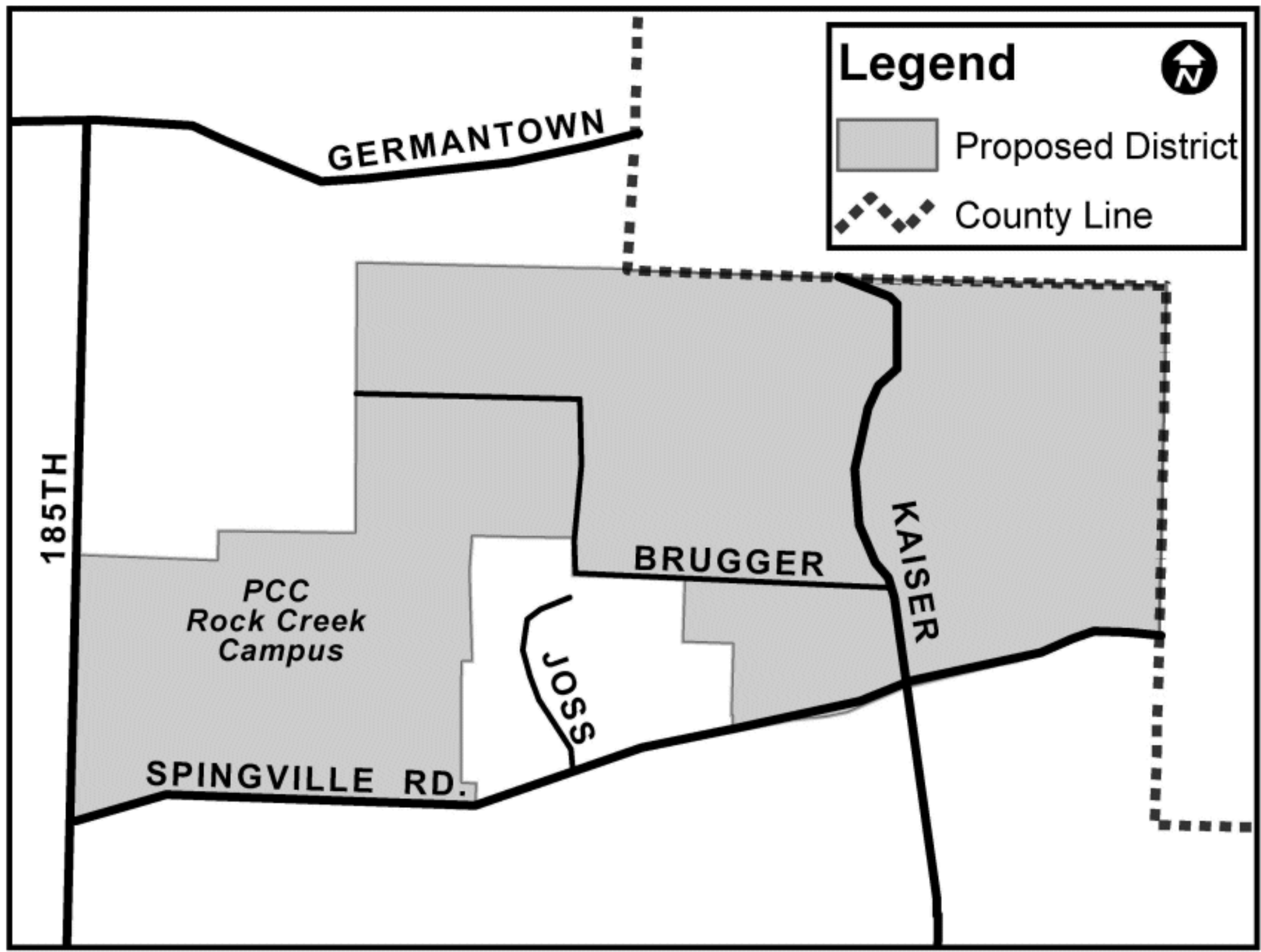
→ Trust & Agency

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 (NB CSDR)



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

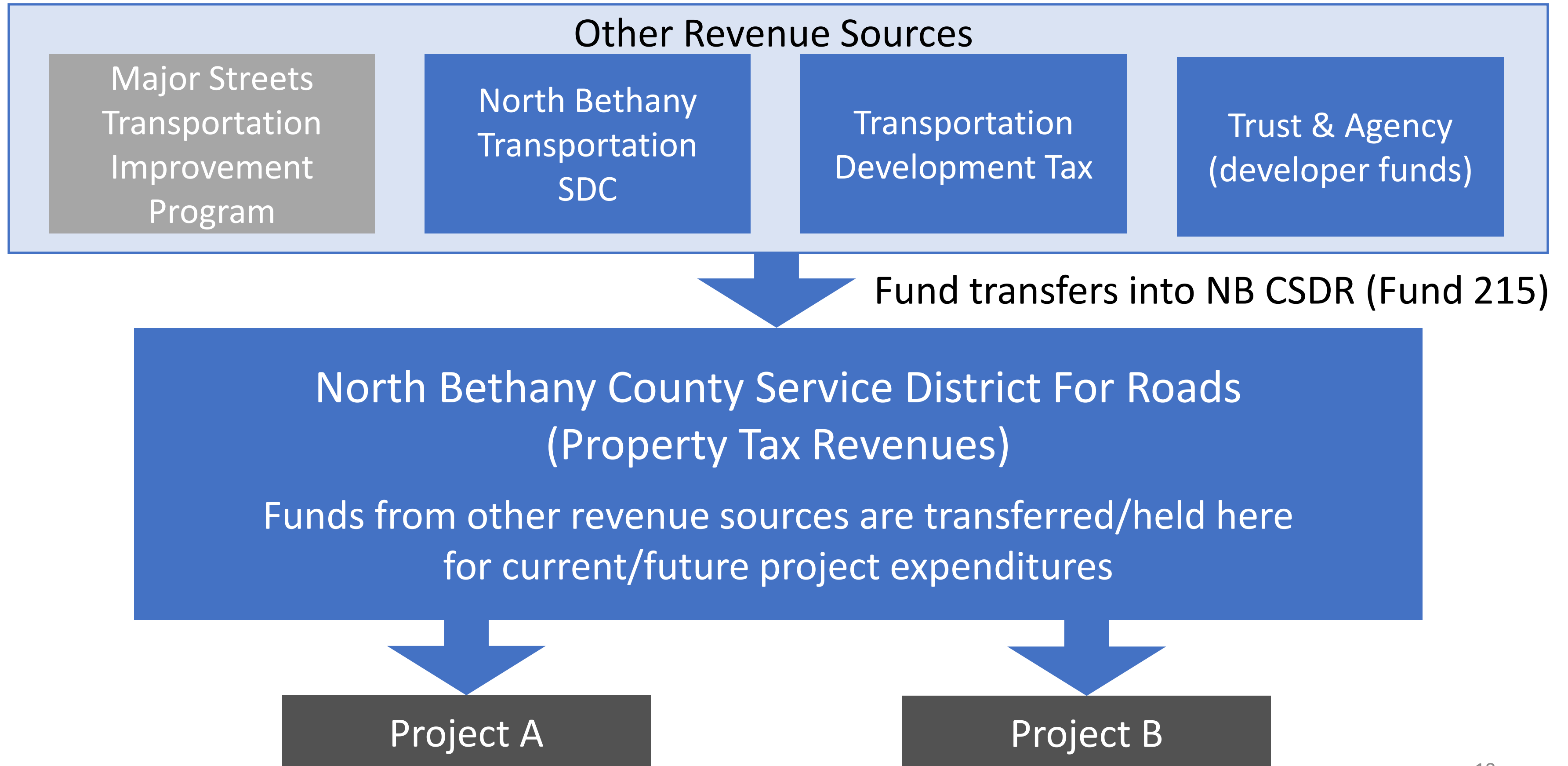
Property tax rate: \$1.25 per \$1,000 assessed valuation

→ NB CSDR budget fund

NB CSDR property tax revenues are placed in the NB CSDR budget fund (Fund 215)

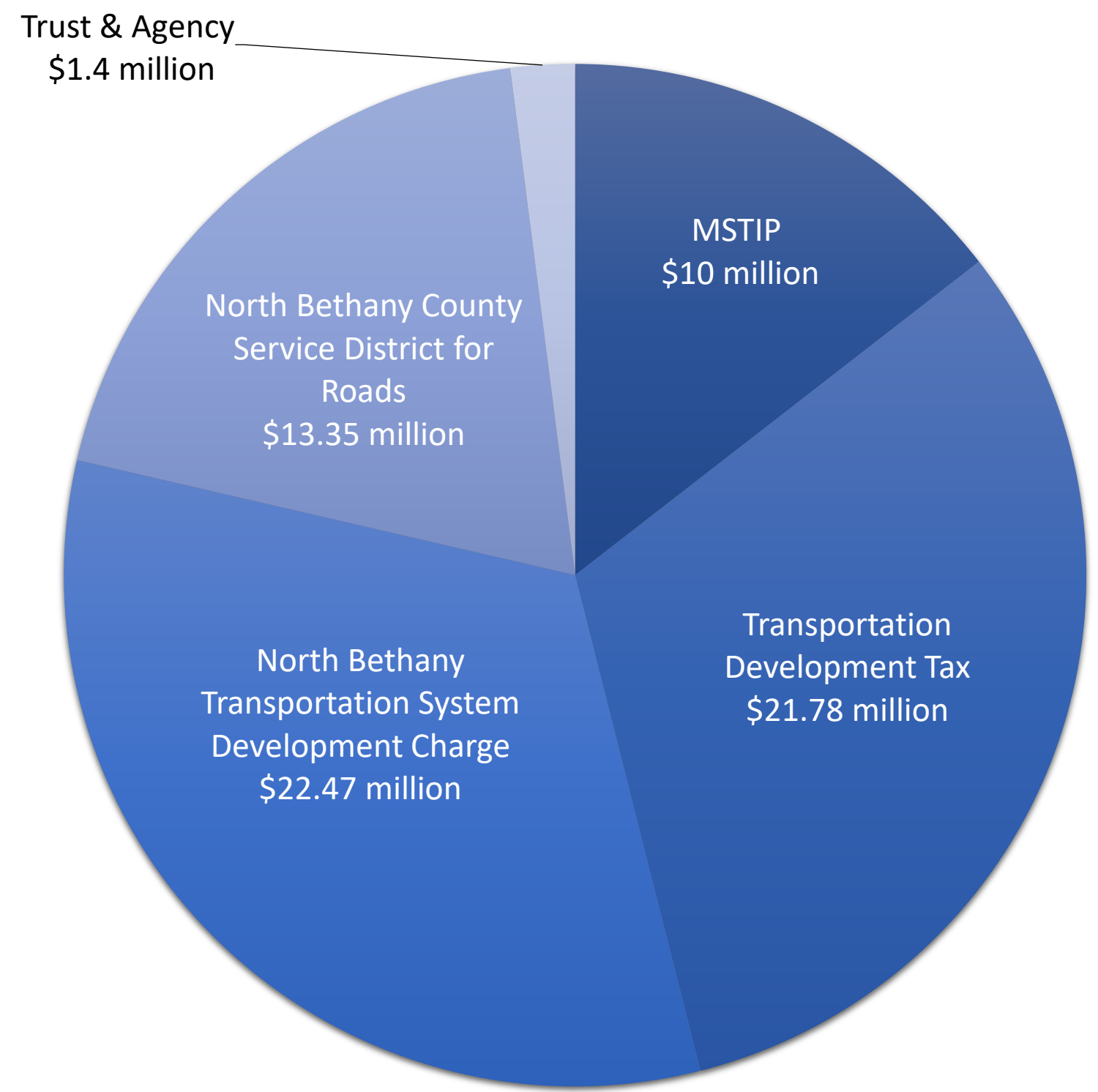
TDT, TSDC and Trust & Agency funds are moved into the NB CSDR budget fund in order to pay for the design and construction of road improvement projects identified in the North Bethany Transportation Funding Strategy

NB CSDR budget fund





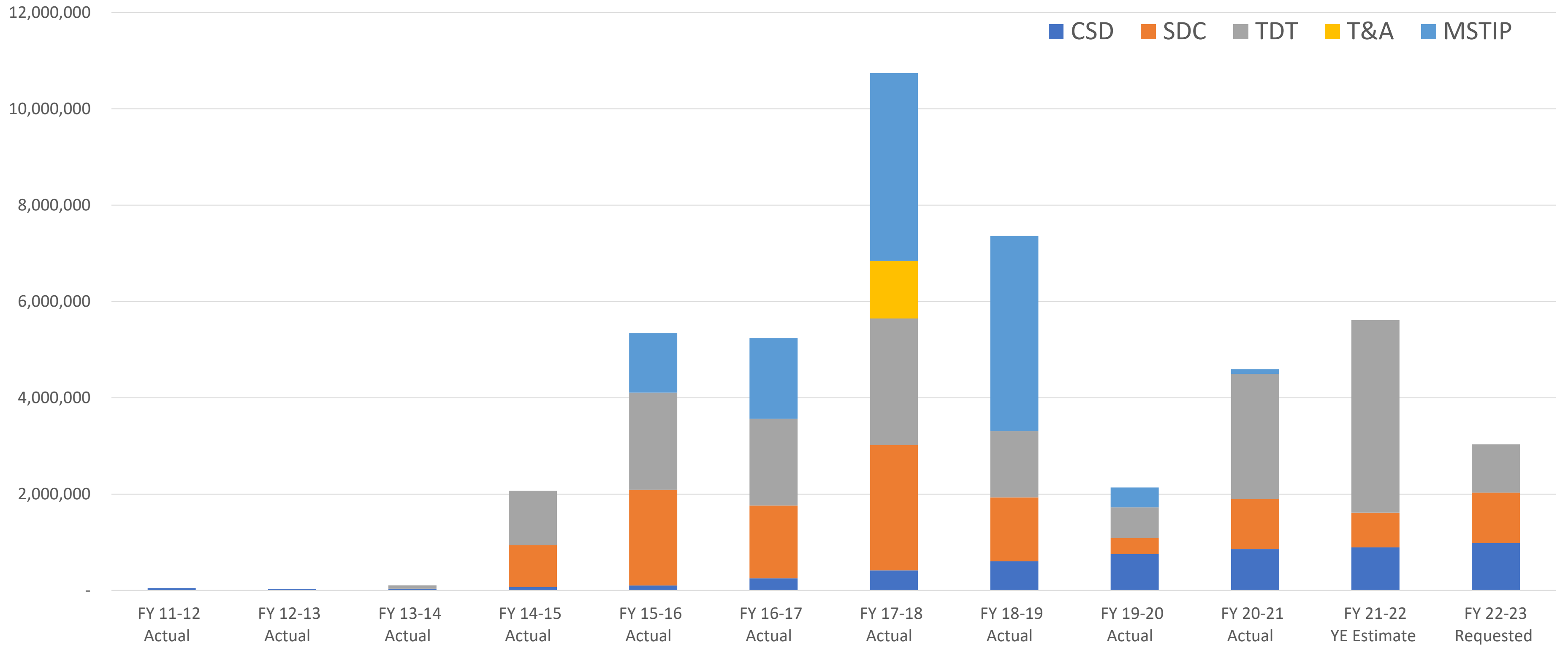
North Bethany Transportation Funding Strategy – revenue assumptions



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
Total	\$ 69,000,000	100

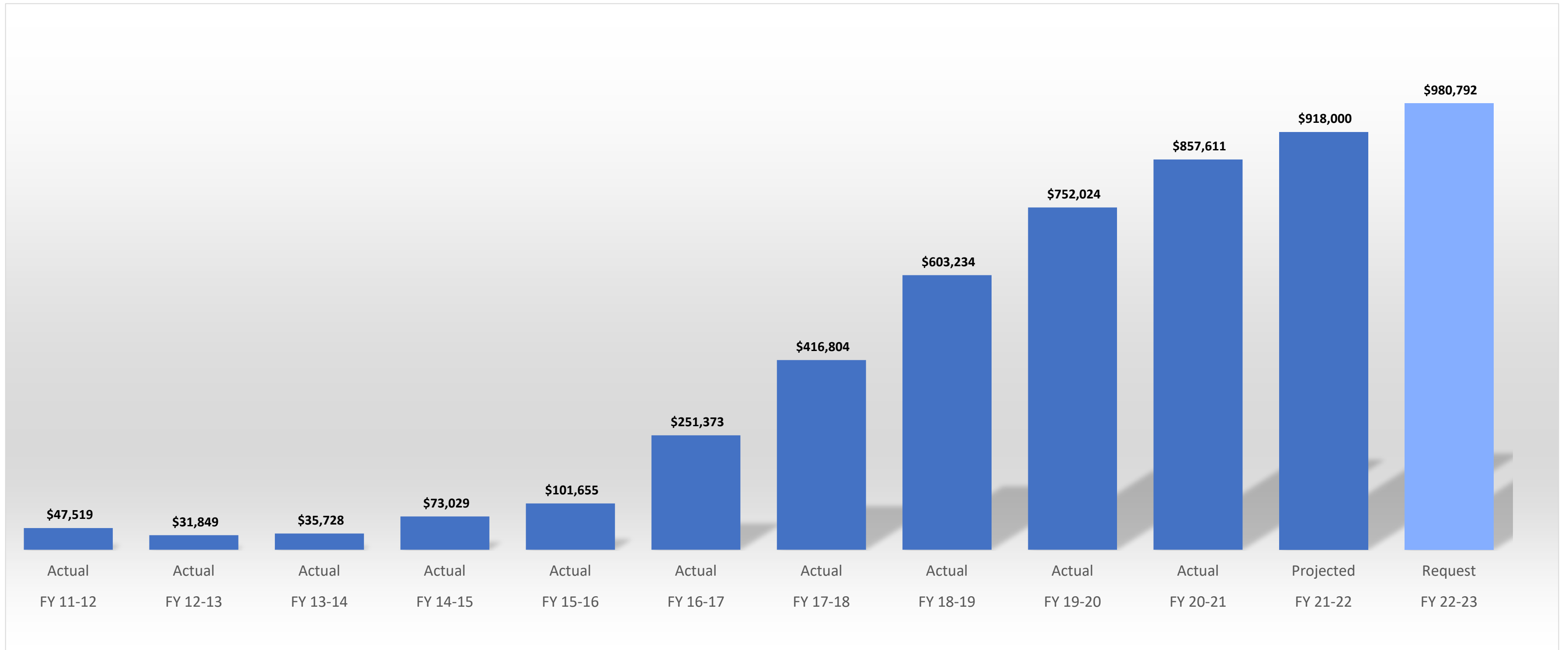


Revenue mix over time





Service District tax revenue over time





North Bethany Transportation Funding Strategy – project list

Proj #	Road	From	To	Project	Total	MSTIP	TDT ²	North Bethany SDC ^{3, 7}	Trust & Agency ⁴	North Bethany CSD or LID ^{5, 6, 7}
1	Shackelford	Western Boundary	Joss	Build Road	9,300,000	no	maybe	yes		yes
2	Shackelford	Joss	Kaiser	Build Road	8,800,000	no	maybe	yes		yes
3	Springville	185th	Joss	Improve	11,100,000	yes	yes	yes	yes	maybe
4	Springville	Joss	Kaiser	Improve	3,600,000	yes	yes	yes		yes
6	Kaiser	Shackelford	Springville	Improve	7,800,000	no	maybe	yes		yes
7	185th	Springville	West Union	Improve	4,500,000	yes	yes	yes		maybe
9	Shackelford	Bridge over	Rock Creek	Build Bridge	7,300,000	no	maybe	yes		yes
10	185th	Intersection Improvement	at Springville	Improve	900,000	yes	yes	yes		maybe
11	Kaiser	Springville	Bethany	Improve	6,100,000	yes	yes	yes		maybe
12	Brugger	Joss	Kaiser	Improve	3,200,000	no	no*	yes		yes
13	Joss (Brugger)	Shackelford	Arbor Oaks	Improve	4,100,000	no	maybe	yes		yes
14	P15/Oats/160th	Springville	Brugger	Improve	2,300,000	no	no*	yes		yes
					\$69,000,000	\$10,000,000	\$23,937,755	\$22,467,120	\$1,400,000	\$11,195,125

Anticipated to be built through incremental development

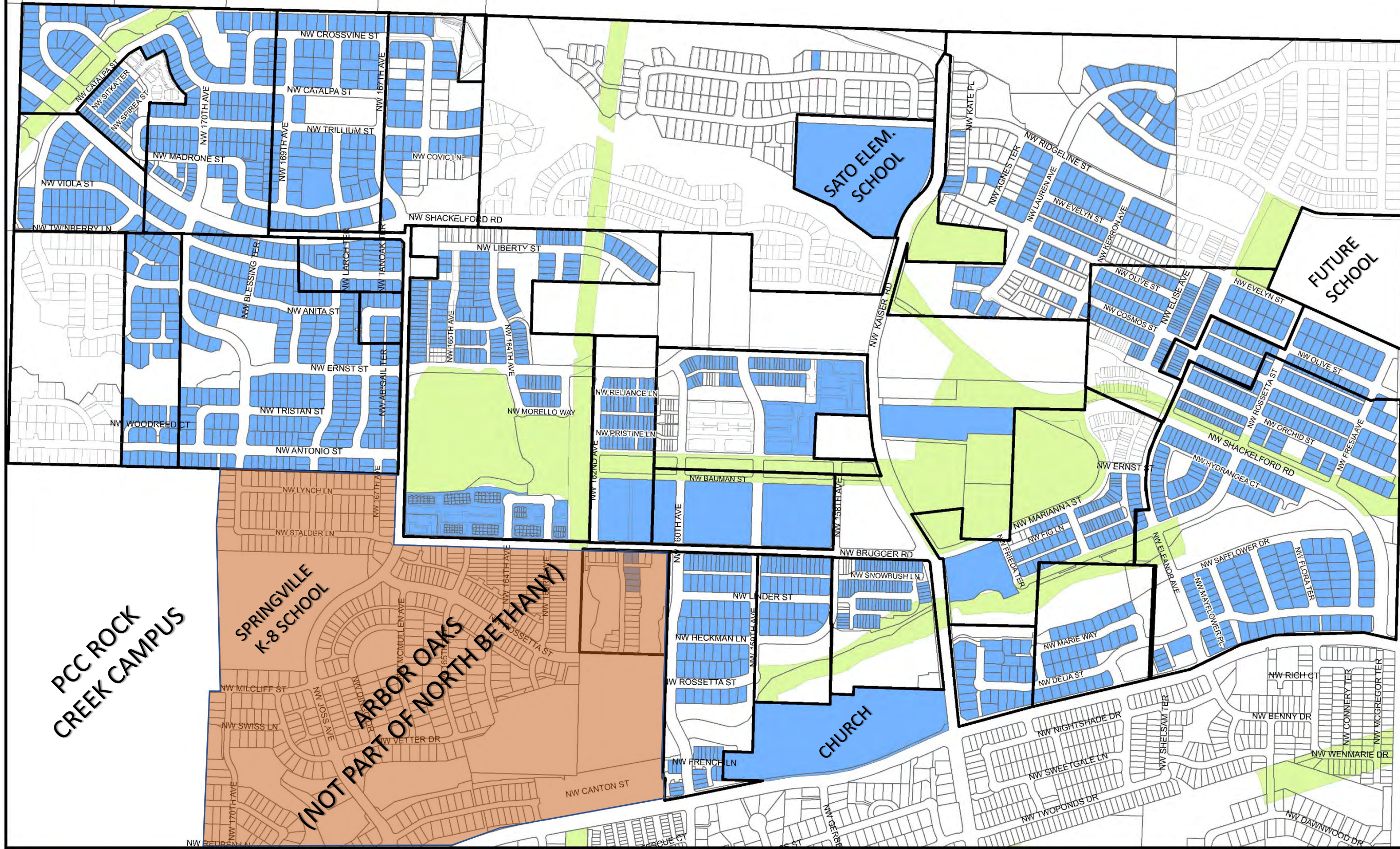
5	Springville	Kaiser	County Line	Improve	5,700,000
8	Shackelford	Kaiser	Springville	Build Road	12,300,000

Development and Road Improvements Status

North Bethany Permits 2014-2021

Issued and Final

DATE UPDATED: March 2022



- North Bethany Final/Issued Permits
- Unbuildable Parcels/Open Space



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NO PARKING ANY TIME



Funding Strategy project list – implementation status

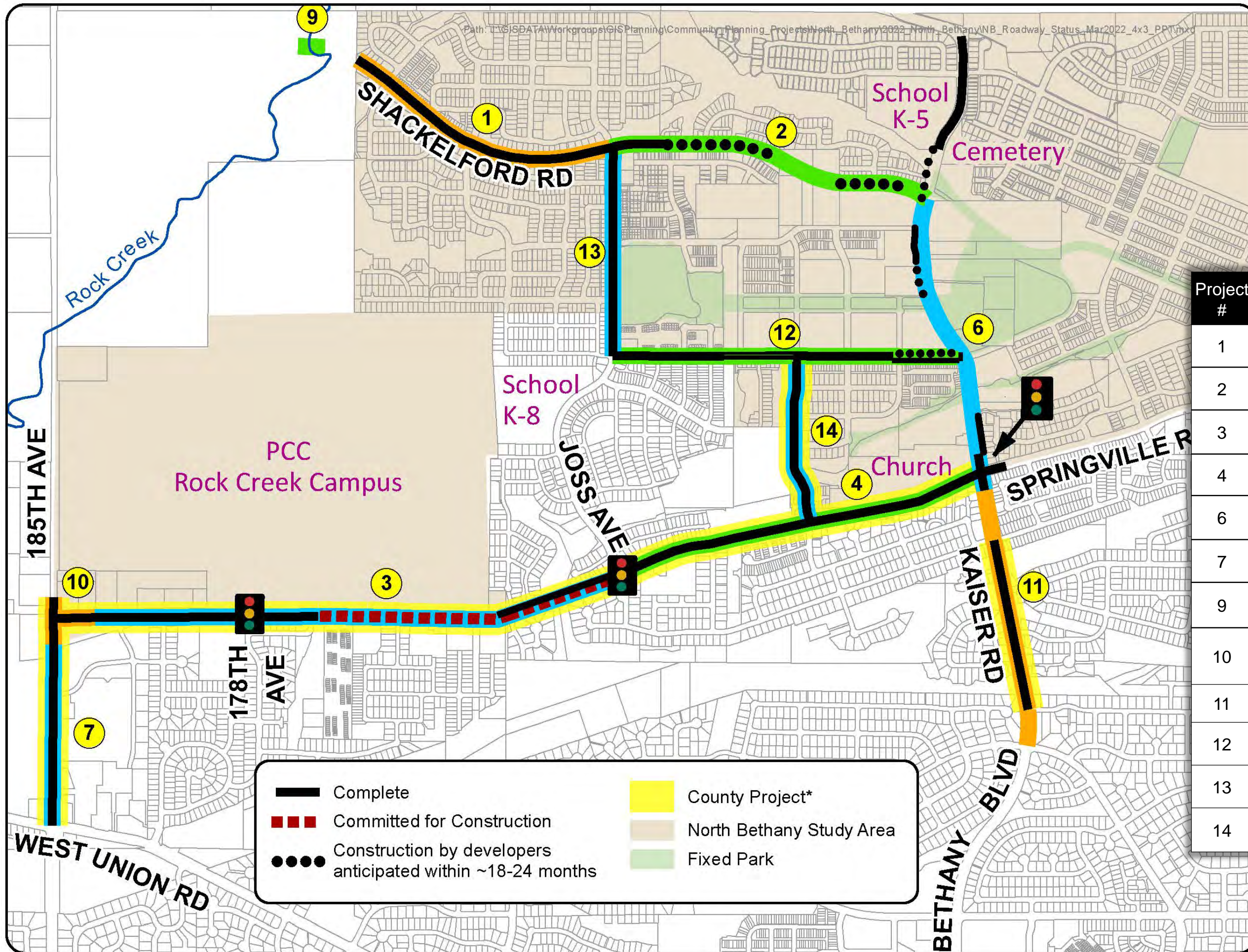
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2	Shackelford	Joss	Kaiser	Build Road	\$8,800,000	no	maybe	yes		yes
3	Springville	185th	Joss	Improve	\$11,100,000	yes	yes	yes	yes	maybe
4	Springville	Joss	Kaiser	Improve	\$3,600,000	yes	yes	yes		yes
6	Kaiser	Shackelford	Springville	Improve	\$7,800,000	no	maybe	yes		yes
7	185th	Springville	West Union	Improve	\$4,500,000	yes	yes	yes		maybe
9	Shackelford	Bridge over	Rock Creek	Build Bridge	\$7,300,000	no	maybe	yes		yes
10	185th	Intersection Improvement	at Springville	Improve	\$900,000	yes	yes	yes		maybe
11	Kaiser	Springville	Bethany	Improve	\$6,100,000	yes	yes	yes		maybe
12	Brugger	Joss	Kaiser	Improve	\$3,200,000	no	no*	yes		yes
13	Joss (Brugger)	Shackelford	Arbor Oaks	Improve	\$4,100,000	no	maybe	yes		yes
14	P15/Oats/160th	Springville	Brugger	Improve	\$2,300,000	no	no*	yes		yes
					\$69,000,000	\$10,000,000	\$23,937,755	\$22,467,120	\$1,400,000	\$11,195,125

Improvements Completed	Interim Improvements Completed	Partially Complete	Pending Activity	No Activity to Date
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Anticipated to be built through incremental development

5	Springville	Kaiser	County Line	Improve	5,700,000
8	Shackelford	Kaiser	Springville	Build Road	12,300,000

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

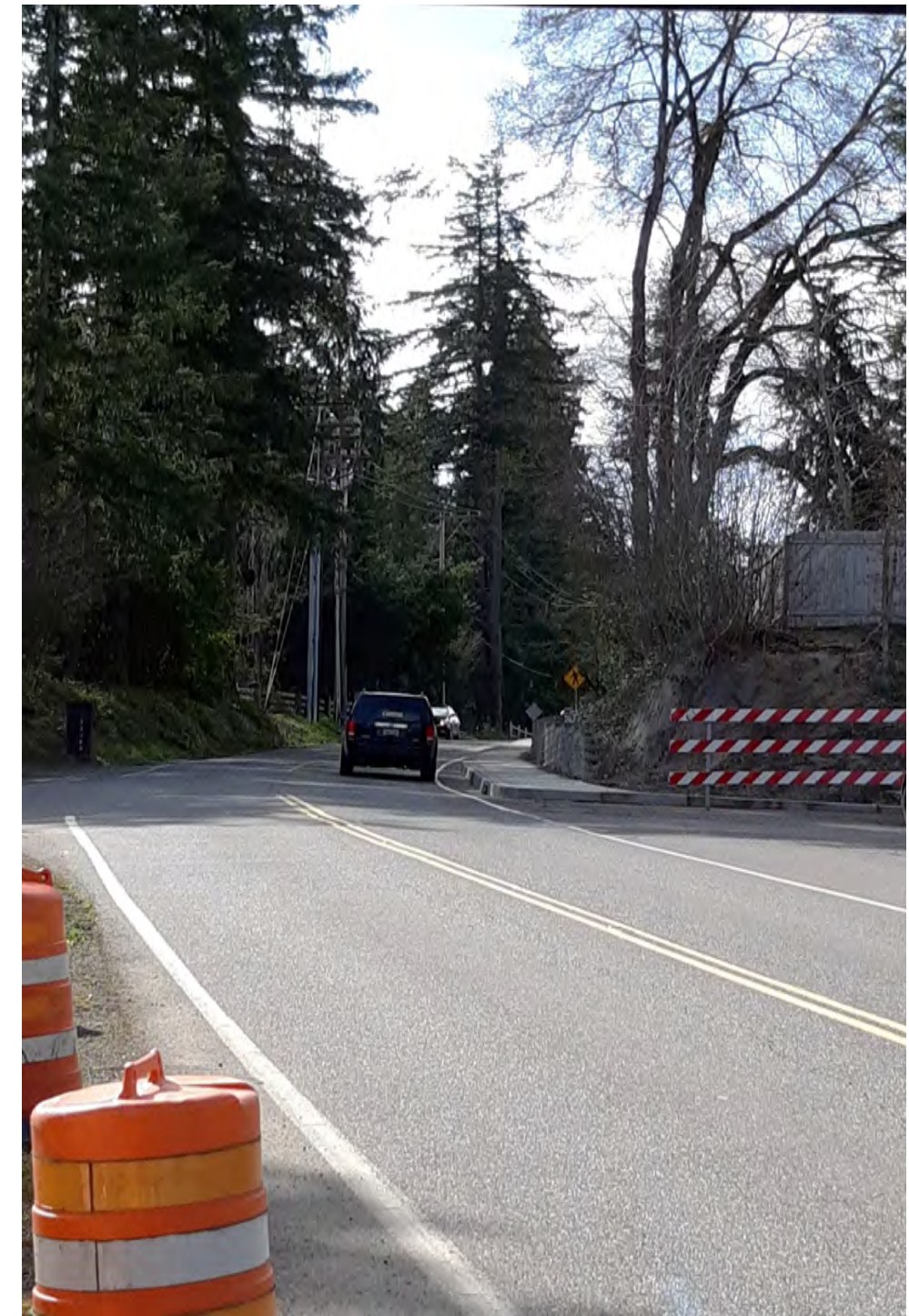
→ Springville Road (185th Ave to Joss Ave)



Springville Road Ph. 2
Phase 2-4 transition



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



URMD Interim Sidewalk
(Phase 4)

→ Springville Road Ph. 3 (Kaiser to Joss)



At Joss Avenue looking east



Looking east toward Kaiser Road



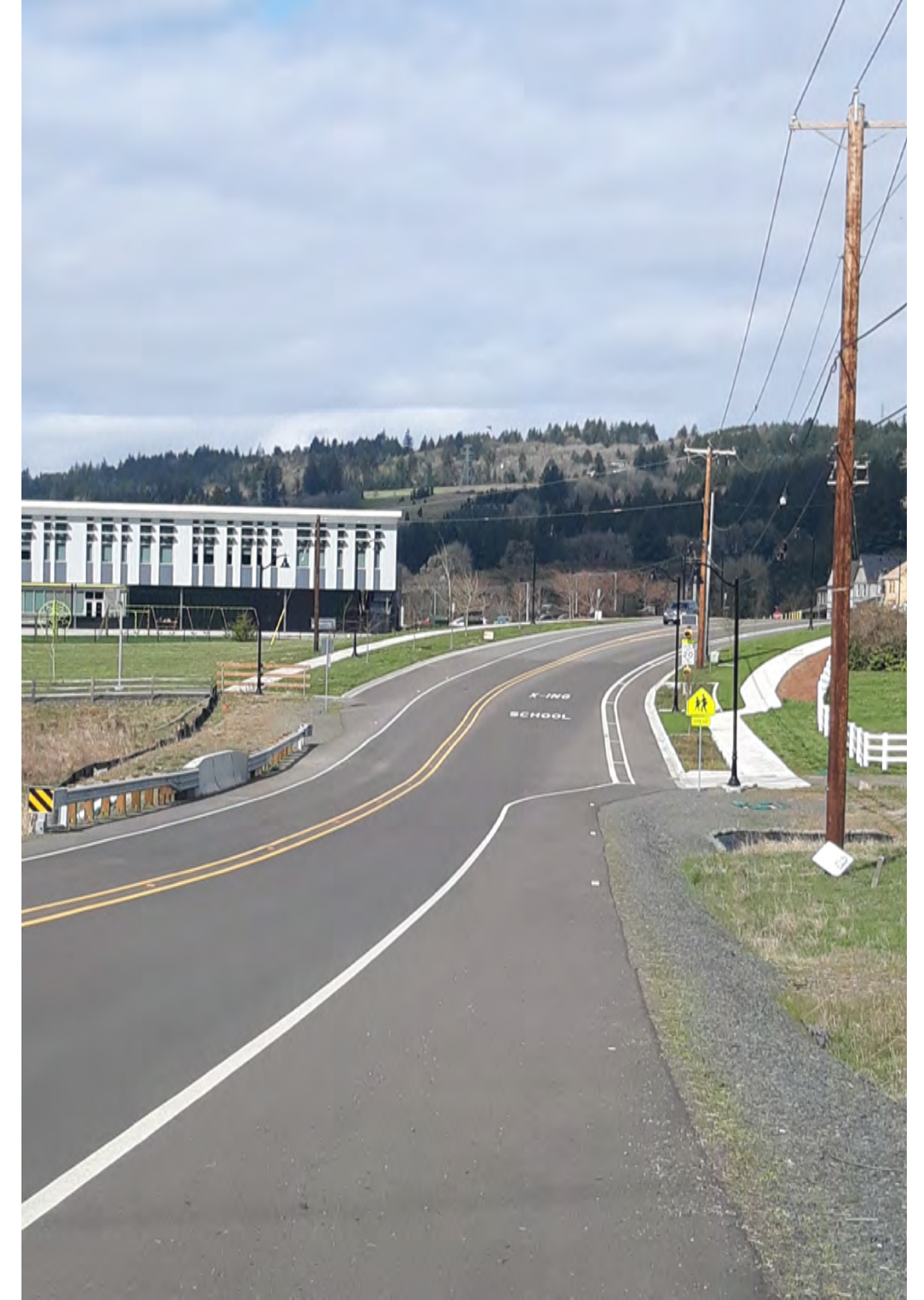
Kaiser Road



Looking south from Brugger Road

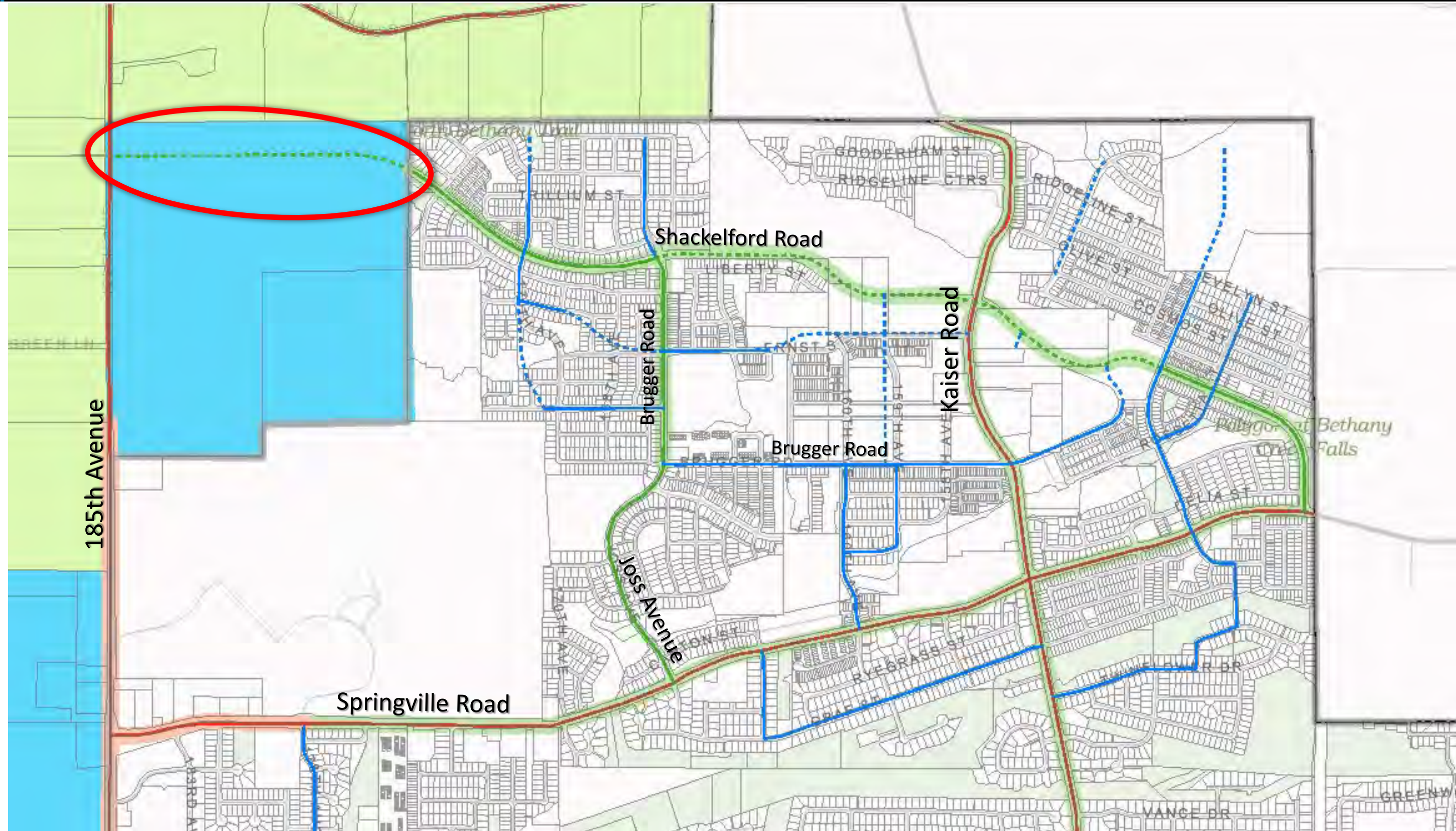


Looking north from Brugger Road



Looking north from Shackelford Road

→ Shackelford extension to 185th Avenue



Review of FY 2021-22 Funding Allocation

→ FY 2021-22 budget allocation (review)

Continued “pay-as-you-go” approach due to uncertain revenues

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

Continued monitoring need for Brugger Road gap project (*has been completed*)

Continued monitoring potential voluntary Kaiser Road developer improvements

Springville Ph. 4 (Joss to PCC) complete street improvement:

- **Allocated additional \$8.7 million** for construction (\$1.8 million was previously allocated; \$10.5 million total project allocation)

Kaiser Road pedestrian safety improvements:

- **Allocated up to \$2.1 million** for design and construction; pending decision by developer re: voluntary Kaiser Road improvements

FY 2022-23 Funding Projection and Recommendations



FY 2022-23 funding projection

REVENUE SOURCES AND PROJECT COMMITMENTS	FY 2020-21 Actual	FY 2021-22 Forecast	FY 2022-23 Request/Forecast
Beginning Fund Balance	12,488,339	11,286,476	14,772,883
North Bethany County Service District (Tax) + other	857,611	900,938	980,792
North Bethany System Development Charge (SDC)	859,484	1,800,000	2,244,308
TDT (75% of TDT Collected In North Bethany)	1,049,815	2,000,000	1,000,000
Project/Program Costs	(3,968,773)	(1,214,531)	(12,589,429)
Ending Fund Balance	11,286,476	14,772,883	6,408,554

Potential
Uncommitted Balance
(6/30/2023)



FY 2022-23 staff recommendations

Continue “pay-as-you-go” approach

Continue evaluating need for Shackelford Road gap project (west of Kaiser)

Developer will not be constructing Kaiser Road voluntary improvements

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

- **Allocate additional \$2.2 million** for construction (cost increase from \$10.5 to \$12.7 million)

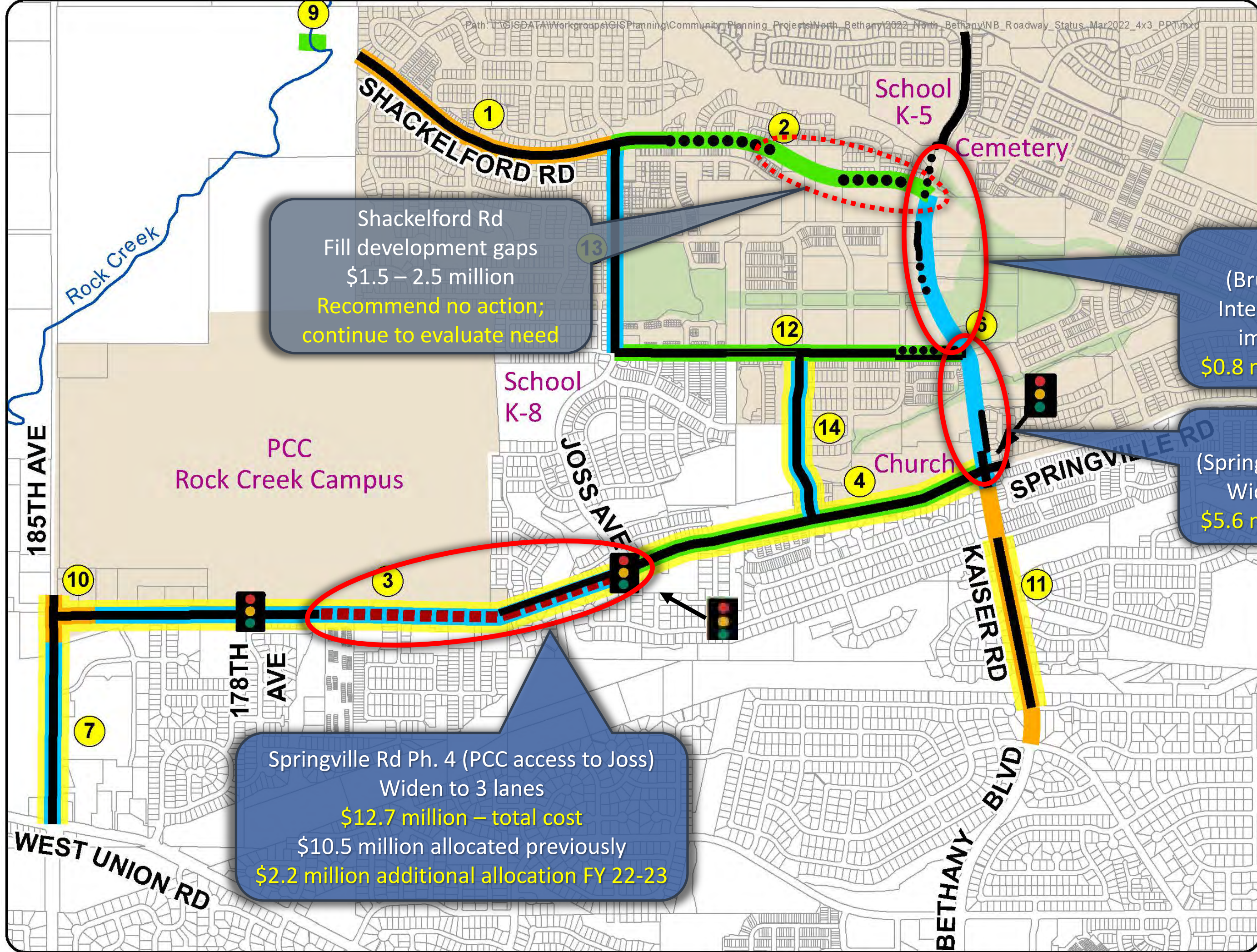
Kaiser Road complete street improvement (Springville to Brugger Road):

- **Allocate \$5.6 million** for design and construction

Kaiser Road interim pedestrian improvements (north of Brugger Road):

- **Reduce \$2.1 million allocation to \$800,000** due to reduced scope (\$1.3 million reduction)

Fiscal Year 2022-23 Recommendation



Shackleford Rd
Fill development gaps
\$1.5 – 2.5 million
Recommend no action;
continue to evaluate need

Kaiser Rd
(Brugger to Sato)
Interim pedestrian
improvements
\$0.8 million allocation

Kaiser Rd
(Springville to Brugger)
Widen to 3 lanes
\$5.6 million allocation

Springville Rd Ph. 4 (PCC access to Joss)
Widen to 3 lanes
\$12.7 million – total cost
\$10.5 million allocated previously
\$2.2 million additional allocation FY 22-23

PCC
Rock Creek Campus

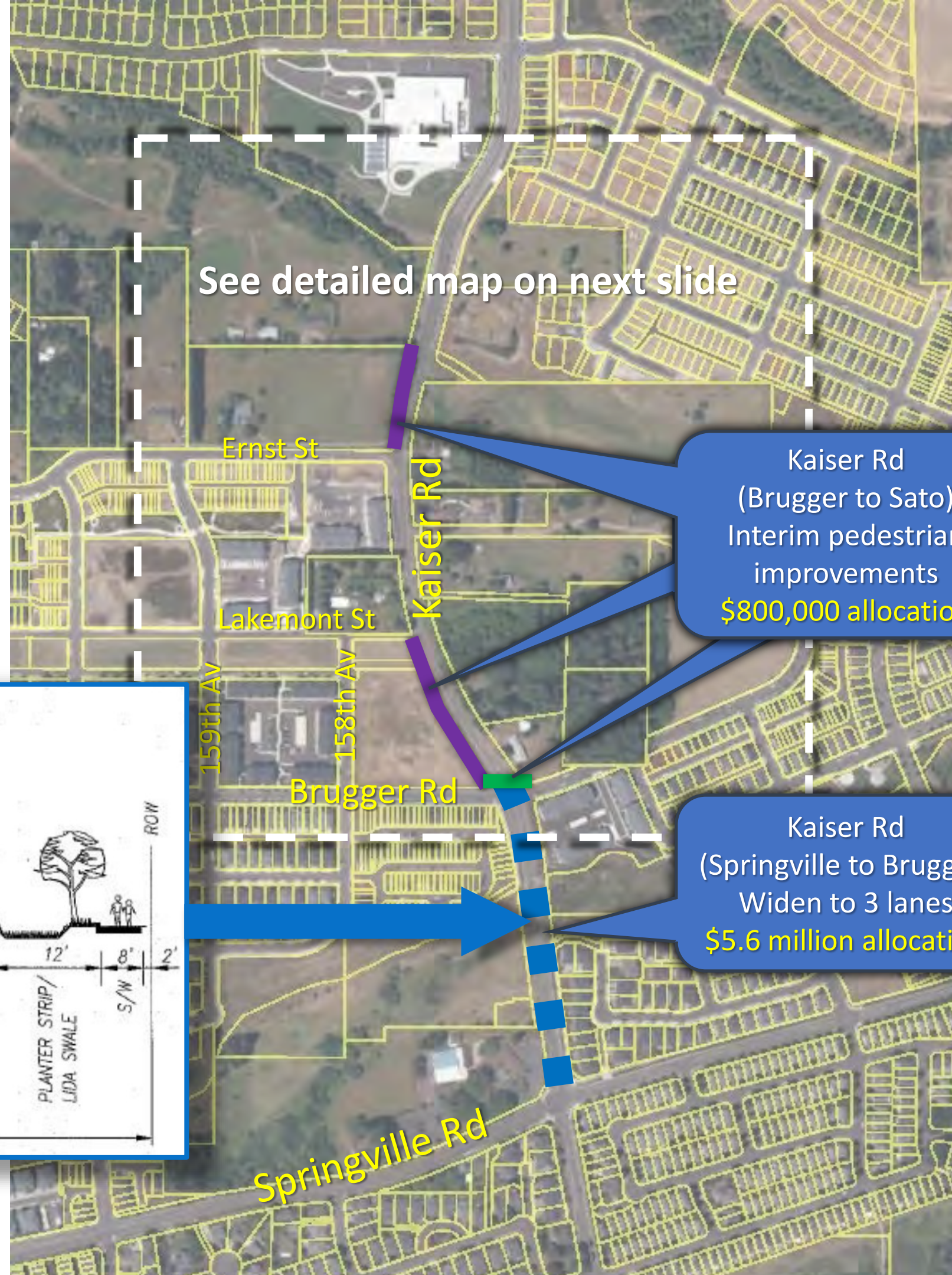
School
K-5

Cemetery

School
K-8

Church

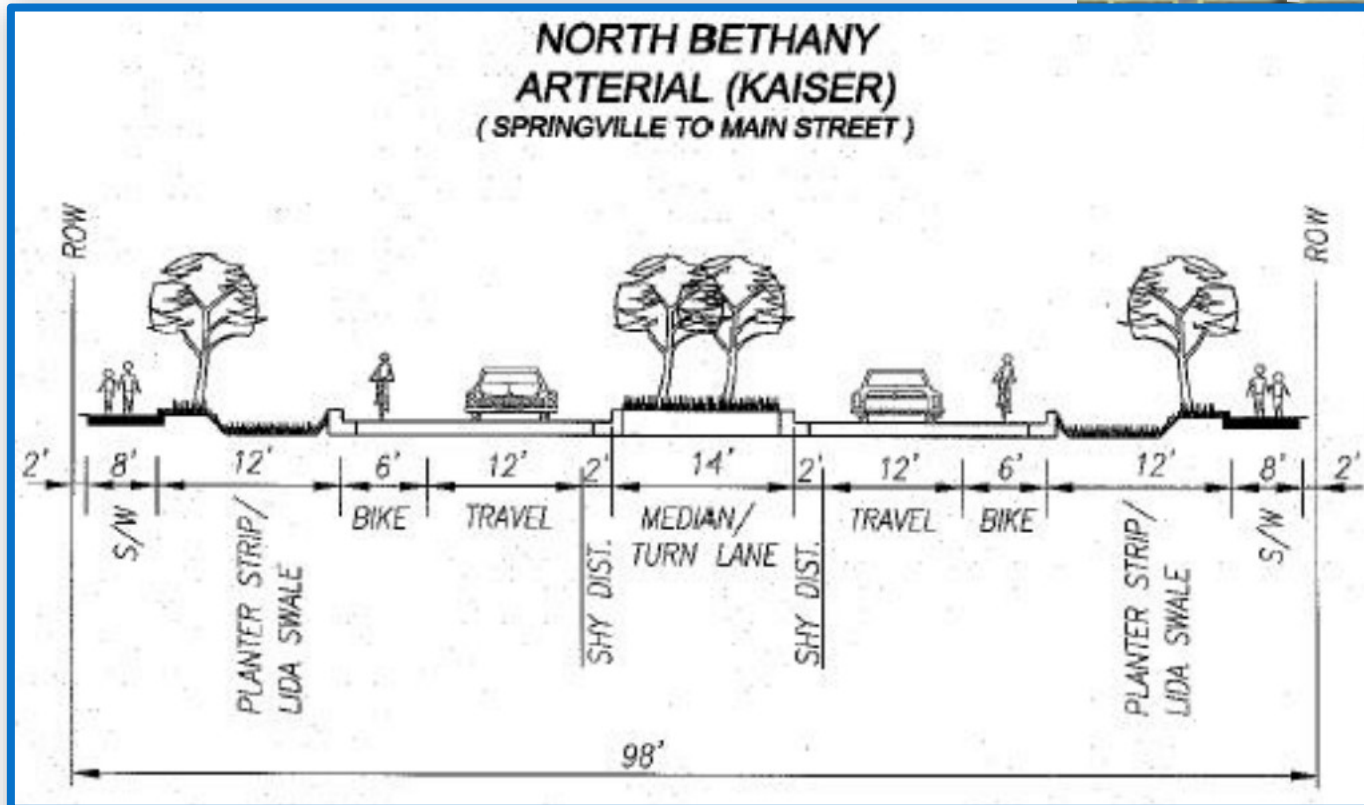
Fiscal Year
2022-23
Recommendation
(Kaiser Road
improvements
overview)

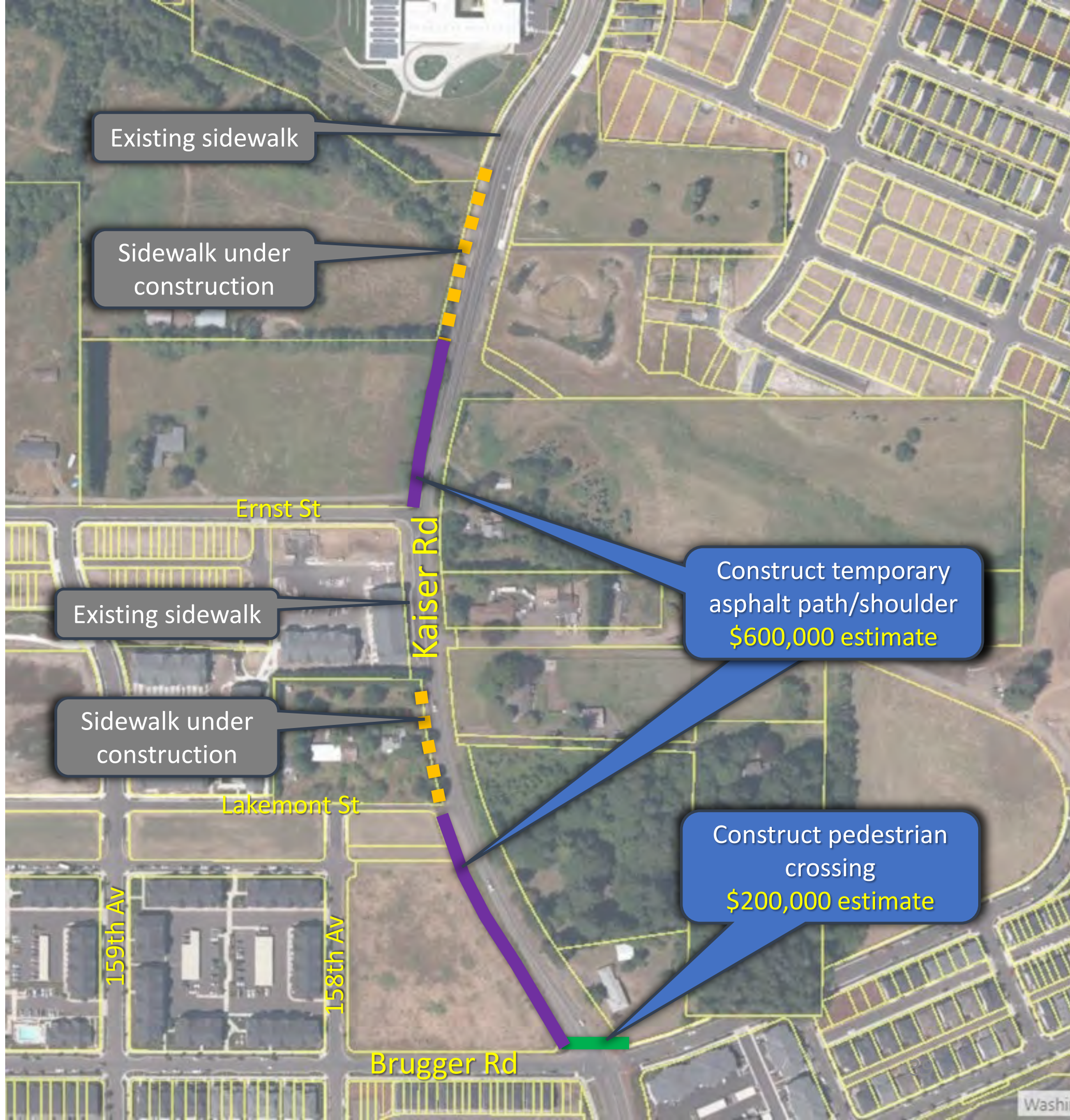


Kaiser Rd
(Brugger to Sato)
Interim pedestrian
improvements
\$800,000 allocation

Kaiser Rd
(Springville to Brugger)
Widen to 3 lanes
\$5.6 million allocation

Cross section from Community Plan





Fiscal Year
2022-23
Recommendation
(Kaiser Road
pedestrian gaps
north of Brugger)



Future meetings/budget approval steps

March 16, 2022: NBCSDR Budget subcommittee meeting to discuss project funding priorities

April 21, 2022: Budget Committee Orientation (all budget committees)

May 19, 2022: Full NBCSDR Budget Committee meeting; review proposed budget; public comment

June 1, 2022: Full NBCSDR Budget Committee public hearing; make budget recommendation to Board

June 21, 2022: Board adoption of FY 2022-23 budget

Early 2023: Reconvene this subcommittee; discuss potential FY 2023-24 project allocations



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