

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Action – Land Use & Transportation (CPO 7)

Agenda Title: **ADOPT THE NORTH BETHANY TRANSPORTATION FUNDING STRATEGY**

Presented by: Andrew Singelakis, Director of Land Use & Transportation

SUMMARY:

In concert with adopted Ordinances 712 and 730 and pending A-Engrossed Ordinance 739, which addresses implementing regulations for the North Bethany Subarea Plan, county staff has worked to develop a funding strategy to pay for transportation infrastructure in the Subarea (see attached map of Subarea properties). Information about North Bethany transportation funding is posted on the following web link:

<http://www.co.washington.or.us/LUT/PlanningProjects/Bethany/Funding/index.cfm>

The North Bethany Transportation Funding Strategy documents the framework of the finance mechanisms necessary to support development within the North Bethany Subarea. An interim funding strategy was adopted by the Board on October 26, 2010, and has remained in interim status as the new finance mechanisms were adopted. Together, the established transportation funding sources and new North Bethany-specific revenue sources provide and assure adequate revenue for the necessary transportation infrastructure. The two new North Bethany-specific revenue sources are:

- 1) *North Bethany Transportation System Development Charge*, adopted by the Board on October 26, 2010 (Resolution and Order No. 10-98), and
- 2) *North Bethany County Service District for Roads*, established by the Board on June 7, 2011 (Resolution and Order No. 11-35) after it was approved by North Bethany voters on May 17, 2011.

Attachment: Resolution and Order

DEPARTMENT'S REQUESTED ACTION:

Consider the proposed North Bethany Transportation Funding Strategy. After consideration, adopt the Funding Strategy and authorize the Chair to sign the Resolution and Order to memorialize the action.

COUNTY ADMINISTRATOR'S RECOMMENDATION:

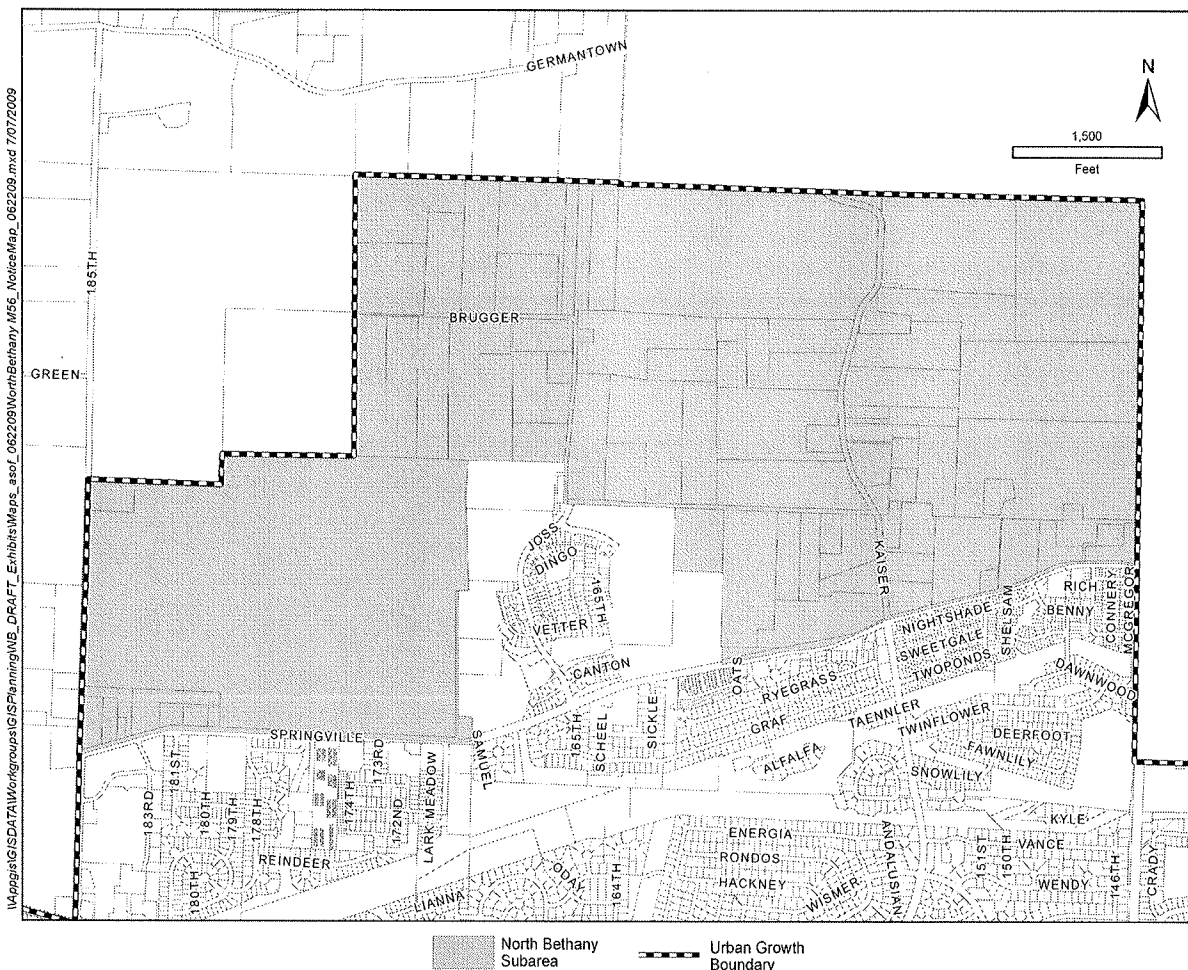
I concur with the requested action.

100-601000

RO 11-70

Agenda Item No.	<u>4.b.</u>
Date:	<u>10/25/11</u>

North Bethany Subarea



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1 IN THE BOARD OF COUNTY COMMISSIONERS

2 FOR WASHINGTON COUNTY, OREGON

3 In the Matter of Adopting the North Bethany) RESOLUTION AND ORDER
4 Transportation Funding Strategy)
5) No. 11-70
6)

6 This matter came before the Board at its meeting of October 25, 2011; and

7 It appearing to the Board that North Bethany Subarea (“North Bethany”) is planned and
8 designed to be a more complete community, with better provision and integration of urban
9 services and amenities than provided for under the 1983 Bethany Community Plan; and

10 It appearing to the Board that the Future Development 20 Acre District (FD-20) will be
11 removed through a legislative process concurrent with adoption of required transportation
12 funding mechanisms; and

13 It appearing to the Board that A-Engrossed Ordinance No. 739, the North Bethany
14 Subarea Plan and implementing regulations, specified road capital improvements that must exist
15 or be assured to obtain development approval; and

16 It appearing to the Board that a rigorous process, including the convening of a work
17 group consisting of County, developer, property owner and citizen interests has resulted in a
18 balanced and equitable funding approach in developing a transportation funding strategy; and

19 It appearing to the Board that the transportation funding mechanisms have been adopted
20 or enacted; now, therefore, it is

21 RESOLVED AND ORDERED that the Transportation Funding Strategy set forth in
22 Exhibit A hereby is adopted to fulfill the funding strategy requirements in the North Bethany
23 Subarea Plan; and it is further

1 RESOLVED AND ORDERED that this Resolution and Order shall take effect upon
2 execution.

3 DATED this 25th day of October, 2011.

4 BOARD OF COUNTY COMMISSIONERS
5 FOR WASHINGTON COUNTY, OREGON

6
7 *Andy Dyer*
CHAIR

	AYE	NAY	ABSENT
JUYCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SCHOUTEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MALINOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROGERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TERRY	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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9 *Barbara Hejmanek*
10 RECORDING SECRETARY

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12 Approved as to form:

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14 *Annita Kendall*
Senior Assistant County Counsel
15 For Washington County, Oregon

16 Date: *10/11/11*
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EXHIBIT A: NORTH BETHANY FUNDING STRATEGY

Project Number	Road	From	To	Project	Cost Estimate 8/27/09	ROW Estimate ¹	Total	MSTIP	TDT ²	Supplemental SDC ³	Existing T&A ⁴	CSD	Comments
1	Road A	Western Boundary	Joss	Build New Road	\$8,100,000	\$1,200,000	\$9,300,000	no	maybe	yes		yes	
2	Road A	Joss	Kaiser	Build New Road	\$6,900,000	\$1,900,000	\$8,800,000	no	maybe	yes		yes	
3	Springville	185th	Joss	Improve	\$10,500,000	\$600,000	\$11,100,000	yes	yes	yes	\$1,400,000	maybe	
4	Springville	Joss	Kaiser	Improve	\$3,200,000	\$400,000	\$3,600,000	yes	yes	yes		yes	Some Cost Increase for South Side of Roadway Expected
5	Springville	Kaiser	County Line	Improve	\$5,200,000	\$500,000	\$5,700,000						Not included in Total, Built thru incremental development
6	Kaiser	Road A	Springville	Improve	\$6,900,000	\$900,000	\$7,800,000	no	maybe	yes		yes	
7	185th	Springville	West Union	Improve	\$4,300,000	\$200,000	\$4,500,000	yes	yes	yes		maybe	
8	Road A	Kaiser	Springville	Build New Road	\$9,900,000	\$2,400,000	\$12,300,000						Not included in Total, Built thru incremental development
9	Road A	Bridge over Rock Creek		Build Bridge	\$7,000,000	\$300,000	\$7,300,000	no	maybe	yes		yes	final funding package relates to urban or rural reserve designation
10	185th	Intersection Improvement at Springville		Improve	\$900,000	\$0	\$900,000	yes	yes	yes		maybe	
11	Kaiser	Springville	Bethany	Improve	\$5,900,000	\$200,000	\$6,100,000	yes	yes	yes		maybe	
12	Brugger	Joss	Kaiser	Improve	\$3,100,000	\$100,000	\$3,200,000	no	no*	yes		yes	Joss / Brugger intersection traffic calming to be examined
13	Joss	Road A	Arbor Homes	Improve	\$3,800,000	\$300,000	\$4,100,000	no	maybe	yes		yes	
14	P15 (Oats)	Springville	Brugger	Improve	\$1,800,000	\$500,000	\$2,300,000	no	no*	yes		yes	
TOTAL**					\$62,400,000	\$6,600,000	\$69,000,000	\$10,000,000	\$21,778,574	\$22,466,756	\$1,400,000	\$13,354,670	

NOTES:

- "yes, no and maybe" describe the appropriateness of spending revenue from this source on a particular project.
- * Facilities below collector classification are not eligible for Transportation Development Tax (TDT) project list.
- ** In 2010 dollars, does not include projects 5 or 8.
- 1 Cardno/WRG Right-of-Way (ROW) Estimate 4/20/2010.
- 2 "maybe" means project would need to be added to TDT list; column is based on eligibility to spend revenue - credit eligibility determined separately.
- 3 Based on 4,188 units and \$4,800 / unit average charge = \$6,222 SFR, \$3,810 SFA, and \$4,369 MF (slight increase from 6/1/2010 in all rates to keep same average - due to change in mix of dwelling types assumed).
- 4 Only counting existing Trust and Agency (T&A), assumes: \$1,000,000 from Arbor, \$340,000 Saint Jual Diego Catholic Church and \$60,000 Tualatin Hills Park and Recreation District.
- 5 "maybe" means project is off-site.

Under this scenario Portland Community College to pay both TDT and proportional Supplemental System Development Charge (SDC) based on projected student enrollment (numbers assume 2,582 new students). Discussion at June 7, 2010 meeting included possibility of some revenue being used for preliminary engineering (PE) and/or alignment analysis of Road A and Kaiser Road.

Update: 7/26/10 confirmed non-residential land use, and removed K-8 school from TDT and Supplemental SDC calculations as school is already constructed.
 Update: 10/20/10 adjusted TDT to reflect 90% of maximum residential density rather than 100%.