



# MEMORANDUM

**DATE:** May 14, 2012  
**TO:** James E. Carothers, P.E., City Engineer, City of Camas  
**FROM:** Christopher S. Maciejewski, PE, PTOE and Julie Sosnovske, PE  
**SUBJECT:** Camas TIF Option #1

P#11057-000

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This memorandum summarizes a potential TIF rate option, as requested by the Camas City Council, to encourage economic development. This TIF rate option differs from the TIF rate documented in the May 2012 Camas TIF Update Report by funding a reduced project list, as shown in Table 9-1 (projects removed from the TIF eligible list are shown with \$0 in the "TIF Eligible Costs" column) and Figure 10-1.

Table 10-1 summarizes the TIF Fee associated with Option #1, including the adjustment that would be made based upon a 60% reduction factor and an index of 3.9% per year, as identified previously.

**Table 10-1: Staff Recommended TIF Fee (Option #1)**

TIF Fee Summary	North	South
Curb-to-Curb+Storm+ROW <sup>1</sup>	\$6,608	\$2,652
60% reduction Factor	-\$2,643	-\$1,061
2011 Net Rate	\$3,965	\$1,591
Current Net Rate	\$4,120	\$1,653

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<sup>1</sup> Includes Curb-to-Curb plus storm costs plus Camas' share of the right-of-way for projects outside the UGA and 20% of right-of-way costs inside the UGA.



**Table 9-1: Camas UGA TIF Improvements**

<b>Element</b>	<b>Improvement Project</b>	<b>Improvement</b>	<b>Total Construction Project Cost (millions)</b>	<b>TIF Eligible Cost (millions)</b>
A	Goodwin Road (Lacamas Creek to Ingle Road)	Widen from 2 to 5 lanes between Friberg Street and Ingle Road	\$4.9	\$0
B	Goodwin Road (Ingle Road to 232 <sup>nd</sup> Avenue)	Widen from 2 lanes to 3 lanes between Ingle Road and 232 <sup>nd</sup> Avenue	\$6.4	\$0
C	Goodwin Road (232 <sup>nd</sup> Avenue to 242 <sup>nd</sup> Avenue)	Widen from 2 lanes to 3 lanes between 232 <sup>nd</sup> Avenue and 242 <sup>nd</sup> Avenue	\$3.2	\$0
D	New East-West Collector (extend Ingle Road to 232 <sup>nd</sup> Avenue)	Extend Ingle Road south of Goodwin/28 <sup>th</sup> as a 3 lane road to 232 <sup>nd</sup> Avenue	\$7.4	\$0
E	Improve 232 <sup>nd</sup> Avenue	Improve 232 <sup>nd</sup> Avenue to 3 lane Collector from NE 28 <sup>th</sup> Street to 9 <sup>th</sup> Street. Includes 2 new roundabouts at intersection with new East-West Collector and at 9 <sup>th</sup> Street	\$7.8	\$4.7
F	Improve/Extend 9 <sup>th</sup> Street	Improve 9 <sup>th</sup> Street to 3 lane collector from 232 <sup>nd</sup> Avenue to existing terminus and extend to new 242 <sup>nd</sup> Avenue Extension	\$3.7	\$2.9
G	Extend 242 <sup>nd</sup> Avenue south to 9 <sup>th</sup> Street	Extend and widen to 3 lanes between 28 <sup>th</sup> to 9 <sup>th</sup> Street	\$9.5	\$4.5
H	New East-West Arterial	New 3 lane roadway between 9 <sup>th</sup> Street and SR 500/Everett Street	\$11.5	\$9.0
I	Widen NE Everett Street	Widen from 2 lanes to 3 lanes between 35 <sup>th</sup> Avenue and the new East-West Arterial	\$4.7	\$3.6
S	192 <sup>nd</sup> -Goodwin Connector	Camas share (39%) of potential connection between 192 <sup>nd</sup> and Goodwin. Specific project and alignment to be determined. (North proportionate cost only)	\$2.8	\$0
<b>North Roadway Projects</b>			<b>\$61.9</b>	<b>\$24.7</b>

Element	Improvement Project	Improvement	Total Construction Project Cost (millions)	TIF Eligible Cost (millions)
J	Woodburn Drive (Greg Reservoir area)	New 2 lane roadway between 15 <sup>th</sup> and 283 <sup>rd</sup> Avenue.	\$5.3	\$3.8
K	23 <sup>rd</sup> Street Realignment	Realign 23 <sup>rd</sup> Street east of 283 <sup>rd</sup> Avenue to intersect with new East-West Collector	\$0.6	<b>\$0</b>
L	Friberg (1 <sup>st</sup> Street to 13 <sup>th</sup> Street)	Widen from 2 lanes to 3 lanes between 1 <sup>st</sup> Street and 13 <sup>th</sup> Street	\$5.0	\$3.9
M	Extend Camas Meadows Drive	Extend Camas Meadows Drive from Payne Street to Lake Road as a three lane collector, includes signal modification at Lake/1 <sup>st</sup> /Parker	\$3.8	<b>\$0</b>
N	38 <sup>th</sup> Avenue Extension	New 3 lane roadway between 650 feet east of Bybee and 500 feet east of 192 <sup>nd</sup>	\$2.7	\$2.0
O	Bybee Realignment	Realign Bybee between NW 199 <sup>th</sup> and SE 20 <sup>th</sup>	\$1.2	\$1.0
P	Widen 38 <sup>th</sup> Avenue (West) (650 feet east of Bybee to Parker)	Widen from 2 lanes to 3 lanes between 650 feet east of Bybee and Parker Street	\$4.7	\$3.7
Q	Widen 38 <sup>th</sup> Avenue (East) (Parker Street to 800 feet west of Dahlia)	Widen from 2 lanes to 3 lanes between Parker Street and Astor Street	\$2.9	\$2.2
R	Goodwin Road (Friberg Street to <b>Camas Meadows Drive</b> )	Widen from 2 to 5 lanes between Friberg Street and <b>Camas Meadows Drive</b>	\$5.9	<b>\$1.0*</b>
S	192 <sup>nd</sup> -Goodwin Connector	Camas share (39%) of potential connection between 192 <sup>nd</sup> and Goodwin. Specific project and alignment to be determined. (South proportionate cost only)	\$4.0	<b>\$0</b>
<b>South Roadway Projects</b>			<b>\$36.1</b>	<b>\$17.6</b>
<b>Total Roadway Projects (North + South)</b>			<b>\$98.0</b>	<b>\$42.3</b>

\* TIF Eligible portion reduced from \$4.8 million to \$1.0 million.



Element	Improvement Project	Improvement	Total Construction Project Cost (millions)	TIF Eligible Cost (millions)
1	242 <sup>nd</sup> Avenue/Goodwin/28th	Install a traffic signal. Add SB left turn lane.	\$0.5	\$0.14
2	Ingle Road/28 <sup>th</sup> Street	Install a traffic signal.	\$0.25	\$0
3	232 <sup>nd</sup> Avenue/22 <sup>nd</sup> Street	Install roundabout	\$0.5	\$0
4	232 <sup>nd</sup> Avenue/9 <sup>th</sup> Street	Install roundabout	\$0.5	\$0.5
5	SR 500/New Road (242 <sup>nd</sup> Avenue Extension)	Install traffic signal	\$0.25	\$0.25
6	SR 500/Leadbetter	Install median, converting intersection to right-in/right-out only access	\$0.05	\$0.05
<b>North Intersection Projects</b>			<b>\$2.05</b>	<b>\$0.94</b>
9	Camas Meadows Drive/Goodwin Road	Install traffic signal.	\$0.25	\$0.25
10	Lake Road/Sierra Street	Install traffic signal.	\$0.25	\$0.25
11	Lake Road/Everett Street/ SR 500	Install roundabout with two approach lanes on west, east and south legs, and one approach lane on north leg due to bridge limitations to north.	\$2.0	\$0
12	14 <sup>th</sup> /Everett/SR 500	Install barrier restricting access to intersection from south and west approaches.	\$0.05	\$0
13	6 <sup>th</sup> Avenue/Norwood Street	Install traffic signal	\$0.25	\$0.25
14	Payne Road/ Pacific Rim Boulevard	Install Traffic Signal	\$0.25	\$0.25
15	Brady Road/16 <sup>th</sup> Avenue	Install Traffic Signal	\$0.25	\$0.25
16	Parker Street/ Pacific Rim Boulevard	Install Traffic Signal	\$0.25	\$0.25
<b>South Intersection Projects</b>			<b>\$3.55</b>	<b>\$1.50</b>
<b>Total Cost of Intersection Improvement Projects</b>			<b>\$5.6</b>	<b>\$2.4</b>
<b>Right-of-Way Costs</b>			<b>\$32.3</b>	<b>\$5.0</b>
<b>Total TIF Improvement Cost (Roadway + Intersection)</b>			<b>\$135.9</b>	<b>\$49.7</b>

