



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 #2

P#11057-000

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 only Curb-to-Curb costs (i.e., removing storm and right-of-way costs) for the full project list, except for the removal of Project S, as shown in Table 9-2 and Figure 10-2.

Table 10-2 summarizes the TIF Fee associated with Option #2, 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 10-2: Staff Recommended TIF Fee (Option #2)

TIF Fee Summary	North	South
Curb-to-Curb ¹	\$7,846	\$3,099
60% reduction Factor	-\$3,139	-\$1,239
2011 Net Rate	\$4,708	\$1,859
Current Net Rate	\$4,891	\$1,932

¹ Storm and right-of-way costs are removed and ineligible for TIF repayment.



Table 9-2: Camas UGA TIF Improvements

Element	Improvement Project	Improvement	Total Construction Project Cost (millions)	TIF Eligible Cost (millions)
A	Goodwin Road (Lacamas Creek to Ingle Road)	Widen from 2 to 5 lanes between Friberg Street and Ingle Road	\$4.9	\$4.3
B	Goodwin Road (Ingle Road to 232 nd Avenue)	Widen from 2 lanes to 3 lanes between Ingle Road and 232 nd Avenue	\$6.4	\$3.7
C	Goodwin Road (232 nd Avenue to 242 nd Avenue)	Widen from 2 lanes to 3 lanes between 232 nd Avenue and 242 nd Avenue	\$3.2	\$0.6
D	New East-West Collector (extend Ingle Road to 232 nd Avenue)	Extend Ingle Road south of Goodwin/28 th as a 3 lane road to 232 nd Avenue	\$7.4	\$4.3
E	Improve 232 nd Avenue	Improve 232 nd Avenue to 3 lane Collector from NE 28 th Street to 9 th Street. Includes 2 new roundabouts at intersection with new East-West Collector and at 9 th Street	\$7.8	\$4.0
F	Improve/Extend 9 th Street	Improve 9 th Street to 3 lane collector from 232 nd Avenue to existing terminus and extend to new 242 nd Avenue Extension	\$3.7	\$2.4
G	Extend 242 nd Avenue south to 9 th Street	Extend and widen to 3 lanes between 28 th to 9 th Street	\$9.5	\$3.3
H	New East-West Arterial	New 3 lane roadway between 9 th Street and SR 500/Everett Street	\$11.5	\$7.5
I	Widen NE Everett Street	Widen from 2 lanes to 3 lanes between 35 th Avenue and the new East-West Arterial	\$4.7	\$3.0
S	192 nd -Goodwin Connector	Camas share (39%) of potential connection between 192 nd and Goodwin. Specific project and alignment to be determined. (North proportionate cost only)	\$2.8	\$0.0
North Roadway Projects			\$61.9	\$33.1

Element	Improvement Project	Improvement	Total Construction Project Cost (millions)	TIF Eligible Cost (millions)
J	Woodburn Drive (Greg Reservoir area)	New 2 lane roadway between Windust and 283 rd Avenue.	\$5.3	\$3.0
K	23 rd Street Realignment	Realign 23 rd Street east of 283 rd Avenue to intersect with new East-West Collector	\$0.6	\$0.4
L	Friberg (1 st Street to 13 th Street)	Widen from 2 lanes to 3 lanes between 1 st Street and 13 th Street	\$5.0	\$3.3
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 st /Parker	\$3.8	\$2.5
N	38 th Avenue Extension	New 3 lane roadway between 650 feet east of Bybee and 500 feet east of 192 nd	\$2.7	\$1.7
O	Bybee Realignment	Realign Bybee between NW 199 th and SE 20 th	\$1.2	\$0.8
P	Widen 38 th 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	\$3.1
Q	Widen 38 th 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	\$1.8
R	Goodwin Road (Friberg Road to Lacamas Creek)	Widen from 2 to 5 lanes between Friberg Street and Ingle Road and Lacamas Creek	\$5.9	\$4.3
S	192 nd -Goodwin Connector	Camas share (39%) of potential connection between 192 nd and Goodwin. Specific project and alignment to be determined. (South proportionate cost only)	\$4.0	\$0
South Roadway Projects			\$36.1	\$20.9
Total Roadway Projects (North + South)			\$98.0	\$54.0



Element	Improvement Project	Improvement	Total Construction Project Cost (millions)	TIF Eligible Cost (millions)
1	242 nd Avenue/Goodwin/28th	Install a traffic signal. Add SB left turn lane.	\$0.5	\$0.14
2	Ingle Road/28 th Street	Install a traffic signal.	\$0.25	\$0.25
3	232 nd Avenue/22 nd Street	Install roundabout	\$0.5	\$0.27
4	232 nd Avenue/9 th Street	Install roundabout	\$0.5	\$0.50
5	SR 500/New Road (242 nd 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
North Intersection Projects			\$2.05	\$1.46
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.	\$2.00	\$2.00
12	14 th /Everett/SR 500	Install barrier restricting access to intersection from south and west approaches.	\$0.05	\$0.05
13	6 th 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 th Avenue	Install Traffic Signal	\$0.25	\$0.25
16	Parker Street/ Pacific Rim Boulevard	Install Traffic Signal	\$0.25	\$0.25
South Intersection Projects			\$3.55	\$3.55
Total Cost of Intersection Improvement Projects			\$5.6	\$5.0
Right-of-Way Costs			\$32.3	\$0
Total TIF Improvement Cost (Roadway + Intersection)			\$135.9	\$59.0

City of Camas TIF PROJECT LOCATIONS



NO SCALE

LEGEND

North District TIF Projects

- Roadway Projects
- Intersection Projects

South District TIF Projects

- Roadway Projects
- Intersection Projects

