# City of Camas
# Community Development
# Application Form
# Impact Fee Credit

**Impact Fee Credit Applying for:**

- [x] Traffic Impact Fee
- [ ] Fire Impact Fee
- [ ] School Impact Fee
- [ ] Open Space Impact Fee
- [ ] Parks Impact Fee

Company Name: THE HILLS AT ROUND LAKE Work Phone: 360-892-0514
Contact Name: RIAN TUTTLE
Address: P.O. BOX 61426
City: VANCOUVER State: WA Zip: 98666 Fax:
E-mail Address: RIAN@HOOTGROUPINC.COM

**Associated Development Proposal:**

NORTH HILLS

Case Number: SUB 10-02 Parcel Number: 178423010
Site Address: 27639 SE 15TH ST CAMAS, WA 98607

**Location of Request:**

Address of Location: 27639 SE 15TH ST - WOODBURN DRIVE
Intersection from: N/A Intersection to:
Amount of Credit Requested: $165,141

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, error, and/or omissions may be sufficient cause for denial of the request.

**Applicant Signature:** Date: 6/17/16

For Office Use Only:

- [ ] Approved
- [ ] Disapproved Signature: Date:

## Curleigh (Jim) Carothers

**From:** Curleigh (Jim) Carothers
**Sent:** Friday, May 13, 2016 9:54 AM
**To:** Wes Heigh
**Cc:** Pam O'Brien; Robert Maul; Bob Cunningham; Cathy Huber Nickerson; Steve Wall; Kari Murphy
**Subject:** Woodburn Drive Transportation Impact Fee Credits Available
**Attachments:** HARL 1&2 & North Hills Credits.pdf

All,
I wanted to let you know that there are currently some unclaimed TIF credits for the segmented construction of Woodburn Drive.

The 2016 rate for Woodburn Drive TIF credits is as follows:

$3.8 Million(total TIF eligible cost for entire roadway in year 2011 dollars) x 1.211(annual adjustment growth factor) x 0.6(reduction factor) / 5200 LF(total length of roadway) = $531 per Lineal Foot

TIF Eligible Cost for frontage for The Hills at Round Lake Phases 1 and 2

1,165 LF x $531 per LF = $618,615

TIF Eligible Cost for frontage for North Hills

311 LF x $531 per LF = $165,141

Wes,
Can you please pass this information on to the developer(s) so that the application for credits can be made? Thank you.

James E. Carothers, P.E.
Engineering Manager/City Engineer
City of Camas WASHINGTON
616 NE 4th Avenue
Camas, WA 98607
360-817-7230
360-834-1535 FAX
jcarothers@cityofcamas.us

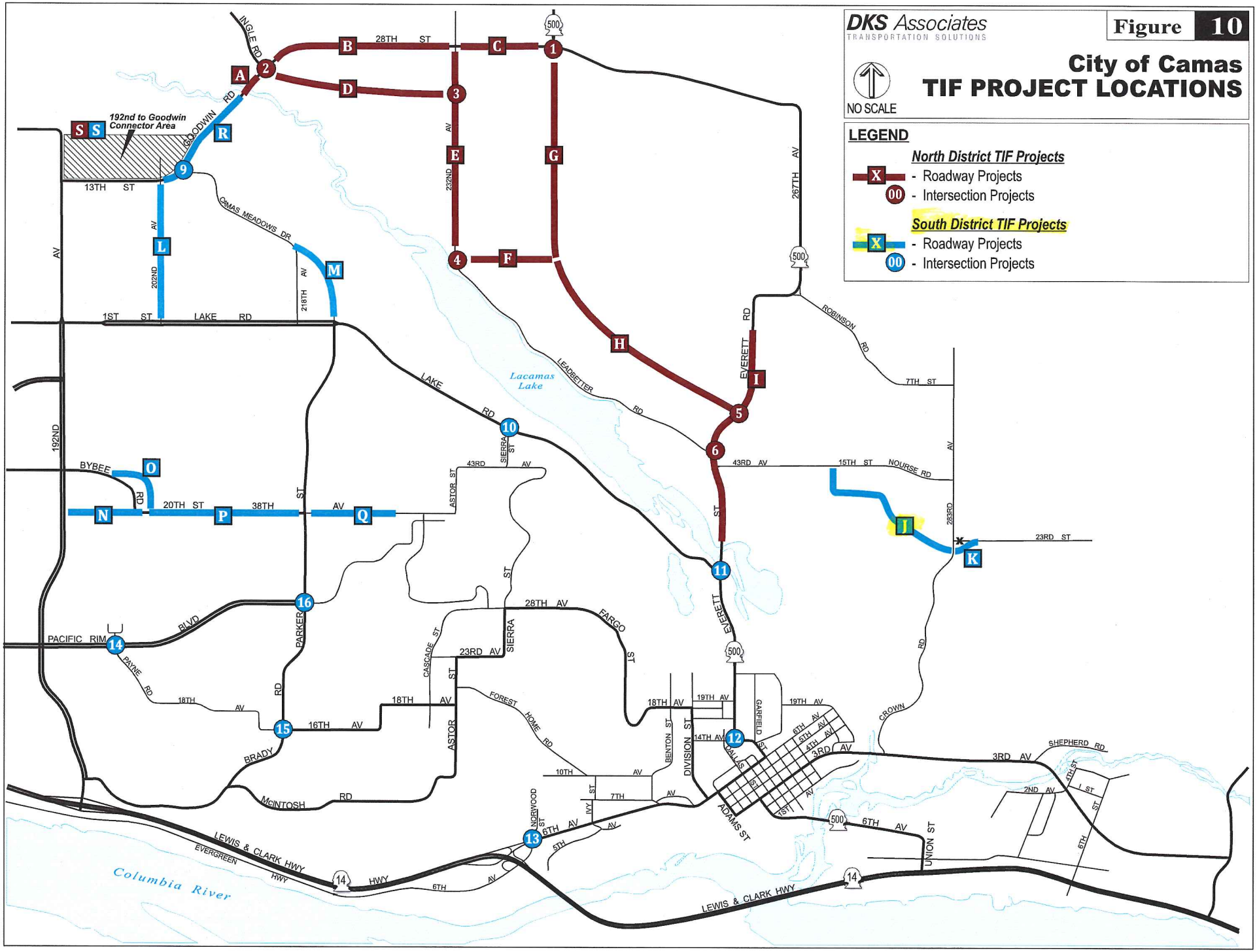
**From:** Pam O'Brien
**Sent:** Monday, April 25, 2016 11:23 AM
**To:** Robert Maul <RMaul@cityofcamas.us>; Bob Cunningham <BCunningham@cityofcamas.us>; Curleigh (Jim) Carothers <jcarothers@cityofcamas.us>; Cathy Huber Nickerson <chuber@cityofcamas.us>; Steve Wall <SWall@cityofcamas.us>; Kari Murphy <KMurphy@cityofcamas.us>
**Subject:** Impact Fees Report Summary.xlsx

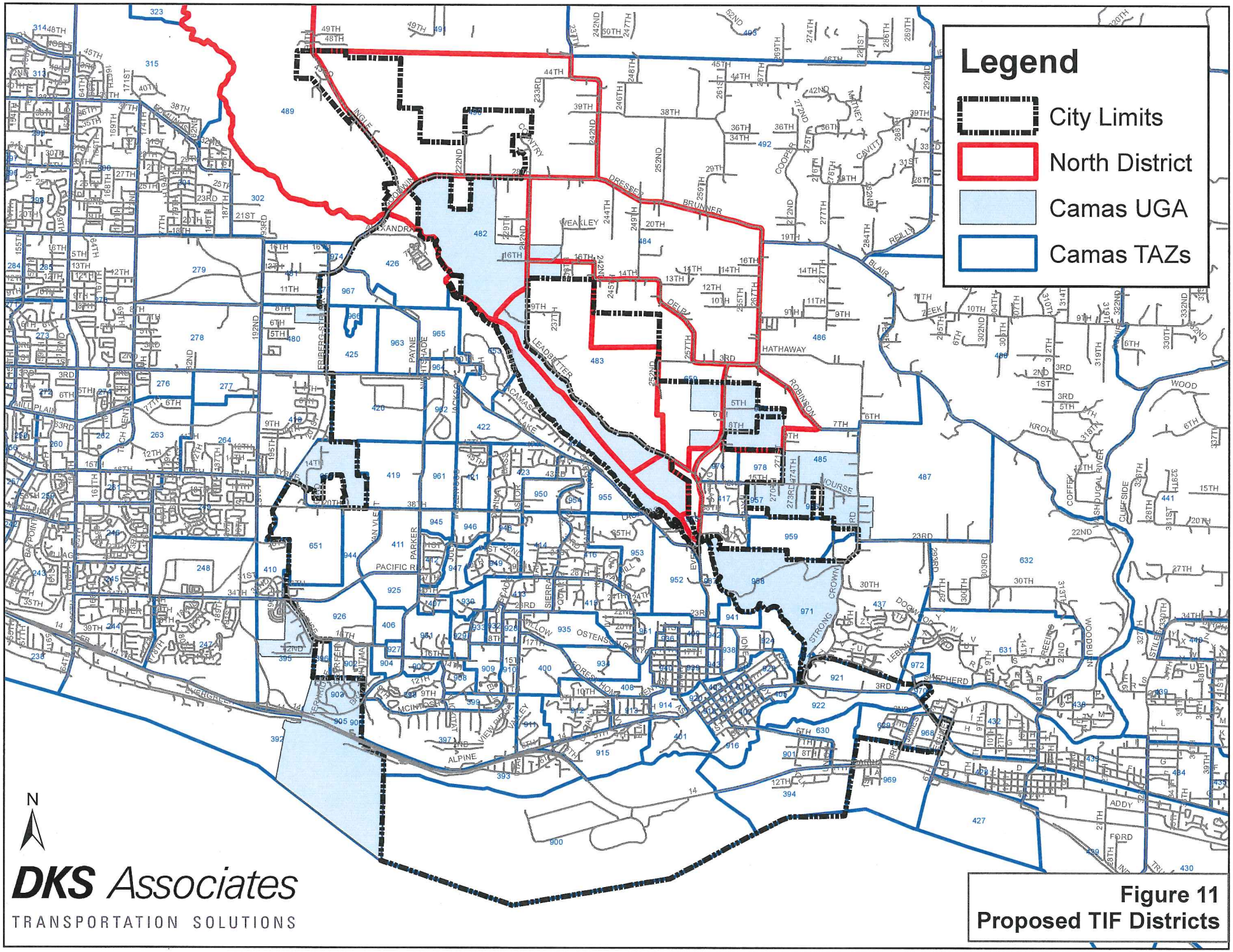
Good Morning,

DKS Associates
TRANSPORTATION SOLUTIONS

2012 TIF Study Update

| Element | Improvement Project | Improvement | Total Construction Project Cost (millions) | TIF Eligible Cost (millions) |
|---|---|---|---|---|
| J | Woodburn Drive (Greg Reservoir area) | New 2 lane roadway between 15th Street and 283rd Avenue. | $5.3 | $3.8 |
| K | 23rd Street Realignment | Realign 23rd Street east of 283rd Avenue to intersect with new East-West Collector | $0.6 | $0.5 |
| L | Friberg (1st Street to 13th Street) | Widen from 2 lanes to 3 lanes between 1st Street and 13th 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/1st/Parker | $3.8 | $2.9 |
| N | 38th Avenue Extension | New 3 lane roadway between 650 feet east of Bybee and 500 feet east of 192nd | $2.7 | $2.0 |
| O | Bybee Realignment | Realign Bybee between NW 199th and SE 20th | $1.2 | $1.0 |
| P | Widen 38th 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 38th 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 Road to Lacamas Creek) | Widen from 2 to5 lanes between Friberg Street and Ingle Road and Lacamas Creek | $5.9 | $4.8 |
| S | 192nd-Goodwin Connector | Camas share (39%) of potential connection between 192nd and Goodwin. Specific project and alignment to be determined. (South proportionate cost only) | $4.0 | $1.3 |
| **South Roadway Projects** | | | **$36.1** | **$26.1** |
| **Total Roadway Projects (North + South)** | | | **$98.0** | **$66.6** |


DKS Associates
TRANSPORTATION SOLUTIONS
Figure 10
City of Camas
TIF PROJECT LOCATIONS
NO SCALE
LEGEND
North District TIF Projects
X - Roadway Projects
00 - Intersection Projects
South District TIF Projects
X - Roadway Projects
00 - Intersection Projects
192nd to Goodwin Connector Area
INGLE RD
28TH ST
GOODWIN RD
13TH ST
CAMAS MEADOWS DR
202ND AV
216TH AV
232ND AV
267TH AV
1ST ST
LAKE RD
Lacamas Lake
LEADBETTER RD
EVERETT RD
ROBINSON RD
7TH ST
192ND
LAKE RD
BYBEE RD
20TH ST
38TH AV
43RD AV
SIERRA ST
ASTOR ST
15TH ST
NOURSE RD
283RD AV
23RD ST
PARKER RD
28TH AV
FARGO ST
PACIFIC RIM BLVD
PAYNE RD
18TH AV
16TH AV
CASCADE ST
23RD AV
FOREST HOME RD
BRADY RD
McINTOSH RD
19TH AV
14TH AV
GARFIELD ST
DALLAS ST
DIVISION ST
BENTON ST
10TH AV
7TH AV
6TH AV
5TH AV
4TH AV
3RD AV
CROWN RD
SHEPHERD RD
2ND AV
1ST ST
NORWOOD ST
ADAMS ST
UNION ST
LEWIS & CLARK HWY
EVERGREEN HWY
Columbia River


Legend
City Limits
North District
Camas UGA
Camas TAZs
N
DKS Associates
TRANSPORTATION SOLUTIONS
Figure 11
Proposed TIF Districts

# CHAPTER 3: TIF STRUCTURE

The current traffic impact fee calculation methodology has been utilized since 2003. The basis of the calculation is the assessment of PM peak hour vehicle trips from the Institute of Transportation Engineer's *Trip Generation: An ITE Informational Report* and a cost rate applied to each trip-end on a citywide basis. Chapter 5 of the previous TIF study provides background into the basis of the TIF. The following sections summarize the key components of the staff's recommended proposed TIF update:

- TIF will be collected based on PM peak hour trip generation rates
- Two TIF districts will be formed (see Figure 11) with project costs allocated either to the North district or the South district, with the exception of the 192nd/Goodwin connector project, which would be allocated between the districts proportionate to their use of the connector, based on growth.
- TIF will fund curb-to-curb plus storm sewer costs
- TIF will fund right-of-way outside the UGA proportionate to the expected Camas share of each project
- TIF will fund 20% of right-of-way inside the UGA
- TIF costs will be indexed at 3.9% per year, with new rates taking effect the first of each year

Table 10 summarizes staff's recommendation and the anticipated TIF fee associated with this recommendation, along with adjustments that would be made based upon a 60% reduction factor (as described previously).

**Table 10: Staff Recommended TIF Fee**

| TIF Fee Summary | North | South |
|---|---|---|
| Curb-to-Curb+Storm+ROW* | $10,619 | $4,042 |
| 60% reduction Factor | -$4,248 | -$1,617 |
| **2011 Net Rate** | **$6,371** | **$2,425** |
| 2012 Net Rate | $6,620 | $2,520 |
| 2013Net Rate | $6,878 | $2,618 |
| 2014 Net Rate | $7,146 | $2,720 |
| 2015 Net Rate | $7,425 | $2,826 |
| 2016 Net Rate | $7,715 | $2,936 |
| 2017 Net Rate | $8,015 | $3,051 |
| 2018 Net Rate | $8,328 | $3,170 |
| 2019 Net Rate | $8,653 | $3,294 |

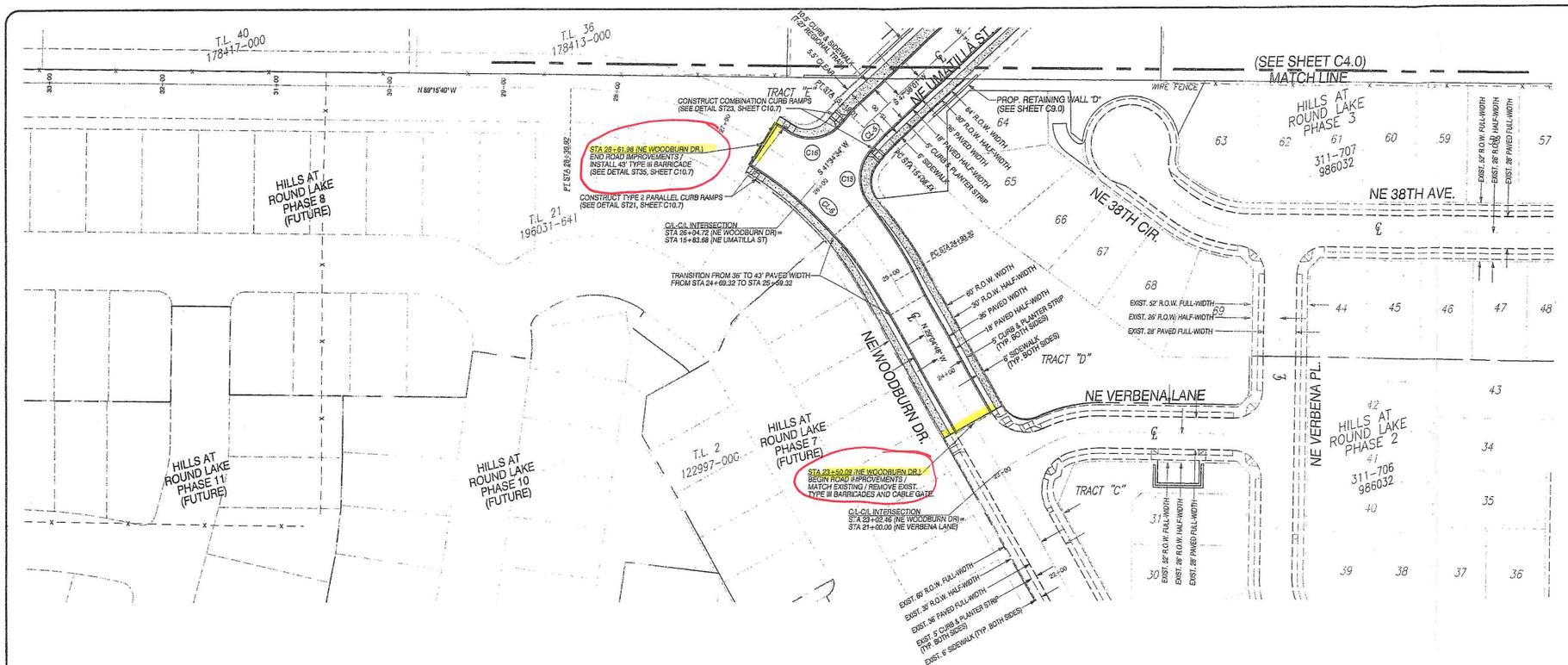
* Includes ROW outside the UGA + 20% of ROW inside UGA

26+62
23+51

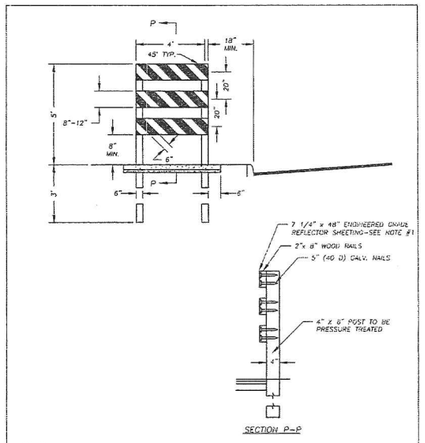
311 LF

36' W

1,244 SY




# RECORD DRAWING




SECTION P-P

NOTES:

1. ENGINEERED GRADE REFLECTOR SHEETING TO BE .032 GAUGE H38 ALLOY WITH ALODINE 1200 CONVERSION COATING. STRIPING SHALL BE ALTERNATING RED AND WHITE STRIPES 6" IN WIDTH AT A 45° ANGLE. REFLECTIVE SHEETING MUST BE SECURELY FASTENED TO THE 2x8 PLANKS USING GALVANIZED NAILS, SCREWS, OR 1" STAPLES.
2. THIS BARRICADE SHALL CONFORM TO SECTION 3F.01, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

| NO | REVISIONS | BY | DATE |
|---|---|---|---|

Department of Public Works
CLARK COUNTY
WASHINGTON
proud past, promising future

SIDEWALK BARRICADE

APPROVED
Public Works Director
5/23/08
DATE

STANDARD F23
DETAIL ST-20
SHEET 1 OF 1

## CENTERLINE CURVE DATA

(CL-3) PC STA 15+08.44 (NE UMATILLA ST.)
DELTA=06°03'29"
R=100.00'
L=10.57'
PT STA 15+19.01 (NE UMATILLA ST.)

(CL-6) PC STA 24+93.30 (NE WOODBURN DR.)
DELTA=60°10'52"
R=330.00'
L=346.62'
PT STA 28+39.92 (NE WOODBURN DR.)

## CURB RETURN DATA

| | | T/C ELEV. |
|---|---|---|
| C15 | BCR STA 25+59.32 (21.50' RT - NE WOODBURN DR.) | 410.93 (6') |
| | DELTA=82°07'06" 1/4 | 411.88 (6') |
| | R=35.00' 1/2 | 412.84 (6') |
| | L=50.16' 3/4 | 413.55 (6') |
| | ECR STA 15+30.83 (18.00' LT - NE UMATILLA ST.) | 413.66 (6') |
| C16 | BCR STA 15+30.83 (18.00' RT - NE UMATILLA ST.) | 413.66 (6') |
| | DELTA=82°02'45" 1/4 | 414.22 (6') |
| | R=35.00' 1/2 | 415.54 (6') |
| | L=50.12' 3/4 | 417.05 (6') |
| | ECR STA 26+50.11 (21.50' RT - NE WOODBURN DR.) | 418.19 (6') |

INDICATES SIDEWALK TO BE CONSTRUCTED WITH OTHER SUBDIVISION IMPROVEMENTS.

NOTES:

1) SEE SHEETS C4.4 AND C4.5 FOR TYPICAL STREET SECTIONS.
2) SEE CITY OF CAMAS STD. STREET NOTES AND DETAILS ON SHEETS C10.6 AND C10.7.
3) TRACTS A, B, C, D, E, F, G, & H TO BE OWNED AND MAINTAINED BY THE H.O.A.

APPROVED

The approval of the plans and specifications shall not prevent the City Engineer from thereafter requiring the correction of errors in said plans and specifications or from requiring changes in operations being carried on pursuant thereto in violation of applicable codes or any other ordinances of the City of Camas.

Camas Public Works Department Checked By: MGH Date: 7/27/15

SCALE: 1"=50'

-50 0 50 100

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M:\Microstation V8\pen tables\OCE table setup\OCE street_paving.tbl

Clark County, WA
Approved Construction Plans
JUL 23 2015
Page 11 of 57


CLIENT:
HILLS AT ROUND LAKE, LLC
P.O. BOX 87970
VANCOUVER, WA 98687-7970
PHONE: (360) 892-0514
FAX: (360) 892-1818


OFFSITE STREET PLAN (NE WOODBURN DR.) FOR:

# NORTH HILLS SUBDIVISION


OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-695-1385
503-289-9026


PETER A. TUCK
STATE OF WASHINGTON
21617
REGISTERED PROFESSIONAL ENGINEER
7/09/15

CHANGES / REVISIONS

| DESCRIPTION: | DATE: |
|---|---|

DESIGNED: RWP
DRAWN: RWP
CHECKED: PAT
DATE: JULY 2015
SCALE: H: 1"=50' V:
COPYRIGHT 2015, OLSON ENGINEERING, INC.
NORTH HILLS SUBDIVISION
7436.03.02

SHEET
C4.1