

Missouri Flat Area Master Circulation and Funding Plan Phase II Study

EL DORADO COUNTY COMMUNITY DEVELOPMENT AGENCY LONG RANGE PLANNING DIVISION

March 28, 2017

Legistar #15-0048

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Topics for Today's Discussion

1. Background of Missouri Flat Area Master Circulation and Funding Plan (MC&FP) Goals and Objectives

- MC&FP Phase I Road Improvements
- Board actions to date
- 2. Discussion
 - Why Phase II
 - Study put on hold with passing of Measure E
 - Measure J allows the County to continue with MC&FP Phase II
- 3. Recommendations and Alternatives



Background – MC&FP

In late 1990's, County was processing several large retail development applications

Due to existing traffic congestion County adopted urgency ordinances limiting new commercial development in the area for two years between April 16, 1996 and April 15, 1998

MC&FP created to provide funding mechanisms to address existing road deficiencies within corridor.

Measure Y passed in November 1998 - prevented approval of Phase II of the MC&FP, which included improvements needed as a result of future development

Phase I was approved on December 15, 1998



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Goals and Objectives

The Board acted upon these goals and objectives for Phase I of the MC&FP

Alleviate existing traffic congestion

Establish a vital commercial center in El Dorado County

Improve the County's fiscal well-being Establish the framework for revenue collection that will fund specific improvements identified in the Missouri Flat area

Allow for discretionary approvals of commercial development in the Missouri Flat area



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MC&FP Phase I Roadways

Missouri Flat Road Widening - Phase A: Mother Lode Drive to Forni Road: COMPLETED

Missouri Flat Road Widening - Phase B: Forni Road to Diamond Springs Parkway: COMPLETED

Missouri Flat Road/US 50 Interchange Improvements - Phase I: IN PROCESS (PHASE 1A COMPLETED, 1B & 1C IN PROCESS)

Diamond Springs Parkway: Missouri Flat Road to Hwy 49/Fowler Lane intersection: IN PROCESS

Missouri Flat Road at Headington Road: Intersection and Signalization Improvements: NOT CONSTRUCTED

Missouri Flat Road at El Dorado Road: Intersection and Signalization Improvements: NOT CONSTRUCTED



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What Does MC&FP Cost the General Fund?





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Board Actions to Date

Dec. 15, 1998: Board established MC&FP Phase I

May 22, 2012: Board directed staff to initiate MC&FP Phase II & prioritize improvements and funding for U.S. 50 Interchange at Missouri Flat Road and Diamond Springs Parkway

April 8, 2014: Board directed staff to issue RFP to create MC&FP Phase II

February 10, 2015: Board directed staff to hold Board workshop on MC&FP

March 30, 2015: Board initiated the contract for MC&FP Phase II

December 7, 2015: Board gave staff direction to finalize contract after receipt of Initial Financial Feasibility Analysis demonstrating its need.



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1993 Northside Conditions

- Bridge and roadway 4 lanes
- No concrete medians
- No Class II bike lanes
- WB cloverleaf off-ramp
- WB off-ramp
- No Dedicated WB on-ramp
- Outdated signalized intersections

1993 Southside Conditions

- Bridge and roadway 4 lanes
- Inadequate turn lanes
- No concrete medians
- No Class II bike lanes
- Inadequate off/on-ramps
- Outdated signalized intes-04855D 9 of 26

March 2017 Missouri Flat Road at US 50 Interchange Improvement Projects

Northside Lane Improvements

- Bridge and roadway widened to 6
 lanes
- Added concrete medians
- Upgraded Class II bike lanes
- Removal of WB cloverleaf off-ramp
- Created dedicated WB off-ramp
- Added Dedicated WB on-ramp
- Upgraded all signalized intersections

Safeway / TJ Maxx / Starbucks / Chipotle /AAA Services / Roundtable Pizza

Southside Lane Improvements

- Bridge and roadway widened to 6 lanes
- Added turn lanes
- Added concrete medians
- Upgraded Class II bike lanes
- Added Dedicated EB on-ramp
- Improved EB off/on-ramps
- Upgrad 5-004 895 Di 70 of 26 intersections



- ✓ Missouri Flat Widening Phase B: Forni Road to Pleasant Valley Connector (Diamond Springs Parkway) Status: Completed 1998
- ✓ Missouri Flat Widening Phase A: Mother Lode Dr. to Forni Road Status: Completed 1999
- ✓ Missouri Flat Road/US 50 Interchange Improvements Phase 1 (split into 2 phases) Phase 1A Status: Completed 2009
- ✓ Phase 1B Status: Majority of the construction completed in 2013, with the final portion scheduled for construction in 2016
- ✓ *Phase 1B* (4 lane road) Status: **In Progress**
- ✓ Missouri Flat Rd at El Dorado Rd Intersection Improvements & Signalization Status: Completed
- ✓ Missouri Flat Rd at Headington Rd –Intersection Improvements and Signalization Status: Not Complete





MC&FP Phase II Study Would Provide the Following:

A mechanism to finance roadway infrastructure improvements as a result of further commercial growth. A determination of when a fix is needed at the interchange, and an analysis of other alternatives to help reduce the cost.

Information related to total infrastructure required in the MC&FP area.

Board Policy J-2:

"all departments provide priority treatment for commercial and industrial projects being processed in El Dorado County to assure that the future tax base of the County is provided in a timely manner."



1. Reduce additional constraints to build out of area:

500,000 sq/ft of commercial constructed to date with additional 400,000 sq/ft pending – total would exceed the 732,278 sq/ft anticipated in Phase I.

Identify and fund additional improvements to the Highway 50/Missouri Flat Road Interchange and adjacent roads to relieve congestion and create additional capacity for planned commercial development

> Build much-needed road improvements without increasing taxes or TIM Fees



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2. Facilitate additional commercial development to:

Expand retail shopping opportunities for residents and visitors Keep more sales tax revenue in the County reduce sales tax leakage to neighboring jurisdictions

Increase job and business opportunities in the County



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3. Address Caltrans concern about Missouri Flat Interchange

Caltrans expressed need for County to include ~\$35M Interchange Phase II in Capital Improvement Program (CIP and Traffic Impact Mitigation (TIM) Fee Program & construct within next 10-20 years

 Not currently in CIP or TIM Fee Program; adding it will increase TIM Fees (primarily in TIM Fee Zones 2 and 3)

MC&FP Phase II will evaluate options:

- Staff wants to evaluate interchange alternatives to see if there are less expensive ways to achieve desired result
- Staff also not convinced that Interchange Phase II is needed that soon, given historic growth trends and updated growth forecast



4. Fits into the County's Strategic Plan

Infrastructure: Improve existing infrastructure and fund needed road improvements necessary to maintain Level of Service Standards

Economic Development: Provide capacity for additional commercial development, capture sales currently leaking out of County, increase jobs, etc.



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Single Point Urban Interchange (SPUI)

2003 EIR for Hwy 50/Missouri Flat Interchange and Supplemental EIR for MC&FP analyzed need for Phase 2 of the interchange by 2030

2010 EIR for Diamond Springs Parkway analyzed need for Phase 2 of the interchange by 2030

Revised growth projections and future forecasts suggest that SPUI may not be needed before 2035 – however, staff needs to verify with operational analysis

The SPUI is not part of the MC&FP Phase I, CIP or TIM Fee Program; MC&FP Phase II would look at alternatives, funding options, timing options, etc.



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Missouri Flat Interchange – Project of Many Phases



Phase 1 - 4 Lane Tight Diamond

Phase 2 - <u>Single Point</u> <u>Urban Interchange</u> (SPUI)





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Single Point Urban Interchange Video

MC&FP Phase II Halted with Passage of Measure E

Adopted 2016 Capital Improvement Program

EL DORADO COUNTY Community Development Agency



On December 6, 2016, the Board adopted the Major Capital Improvement Program (CIP), which removed MC&FP funding from the Diamond Springs Parkway Project and from the MC&FP Phase II Study.



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Measure J Discussed on January 24, 2017

Counsel stated that Measure J, a previous voter initiative passed in November 2000, allows the Board the discretion to continue using MC&FP funding as currently designated, including the continuance of the MC&FP Phase II Study.



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Recommendation

Staff recommends directing MC&FP revenue towards the completion of the MC&FP Phase II Study as originally directed by the Board on May 22, 2012, and then authorized on March 30, 2015.



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Alternatives

CONTINUE WITH MC&FP PHASE II STUDY:

• Using funding source other than MC&FP revenue (i.e. general fund)

DO NOT CONTINUE WITH MC&FP PHASE II STUDY:

- Continue with required traffic analysis for high priority areas using MC&FP funds
- Continue with required traffic analysis of high priority areas using an alternative funding source (i.e. general fund, road fund, etc.)



Next Steps

If the Board authorizes proceeding with MC&FP Phase II, staff will complete the tasks described in the existing contract

If the Board decides not to proceed with the MC&FP Phase II Study, staff will hire a consultant to assist staff in completing a traffic analysis of the areas of concern along the Missouri Flat corridor.



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