



MISSOURI FLAT MASTER CIRCULATION & FINANCING PLAN (MC&FP) PHASE II: PUBLIC WORKSHOP

PRESENTED BY EL DORADO COUNTY
LONG RANGE PLANNING

8/29/17

WORKSHOP OVERVIEW

Welcome and Introductions of County Staff

Review Agenda and Outcomes

Presentation: Overview of MC&FP and purpose for MC&FP Phase II

Outreach Plan for Project and Tools

Group Discussion/Question and Answer Session

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

PROJECT BACKGROUND

The MC&FP was divided into two phases after the November 1998 passage of Measure Y. The County approved the initial phase (Phase I) in December 1998.

Phase I

- Limits commercial development to 730,000 sq. ft. in Project Area.
- Excludes specific transportation improvements included in MC&FP.

Phase II

- Would allow for an additional 770,000 sq. ft. of commercial development (1.5 million sq. ft. in total).
- Requires updated evaluation of transportation improvements, including need for ultimate highway interchange solution at Missouri Flat.

Goals and Objectives

PHASE 1 OBJECTIVES

Alleviate existing traffic congestion

Establish a vital commercial center in El Dorado County

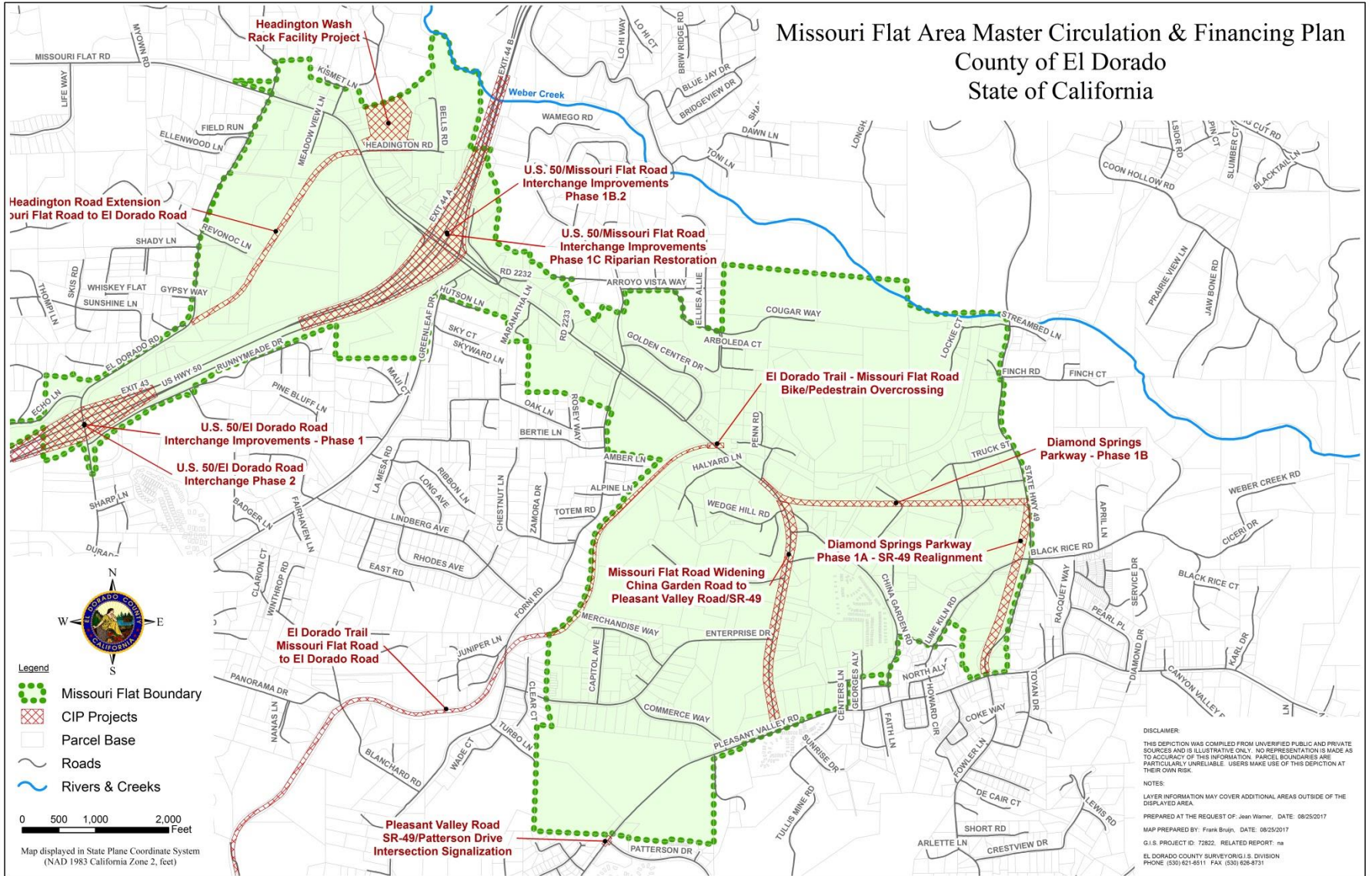
Improve the County's fiscal well-being

Establish the framework for revenue collection to fund specific improvements identified in the Missouri Flat area

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

MC&FP MAP

Missouri Flat Area Master Circulation & Financing Plan County of El Dorado State of California



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

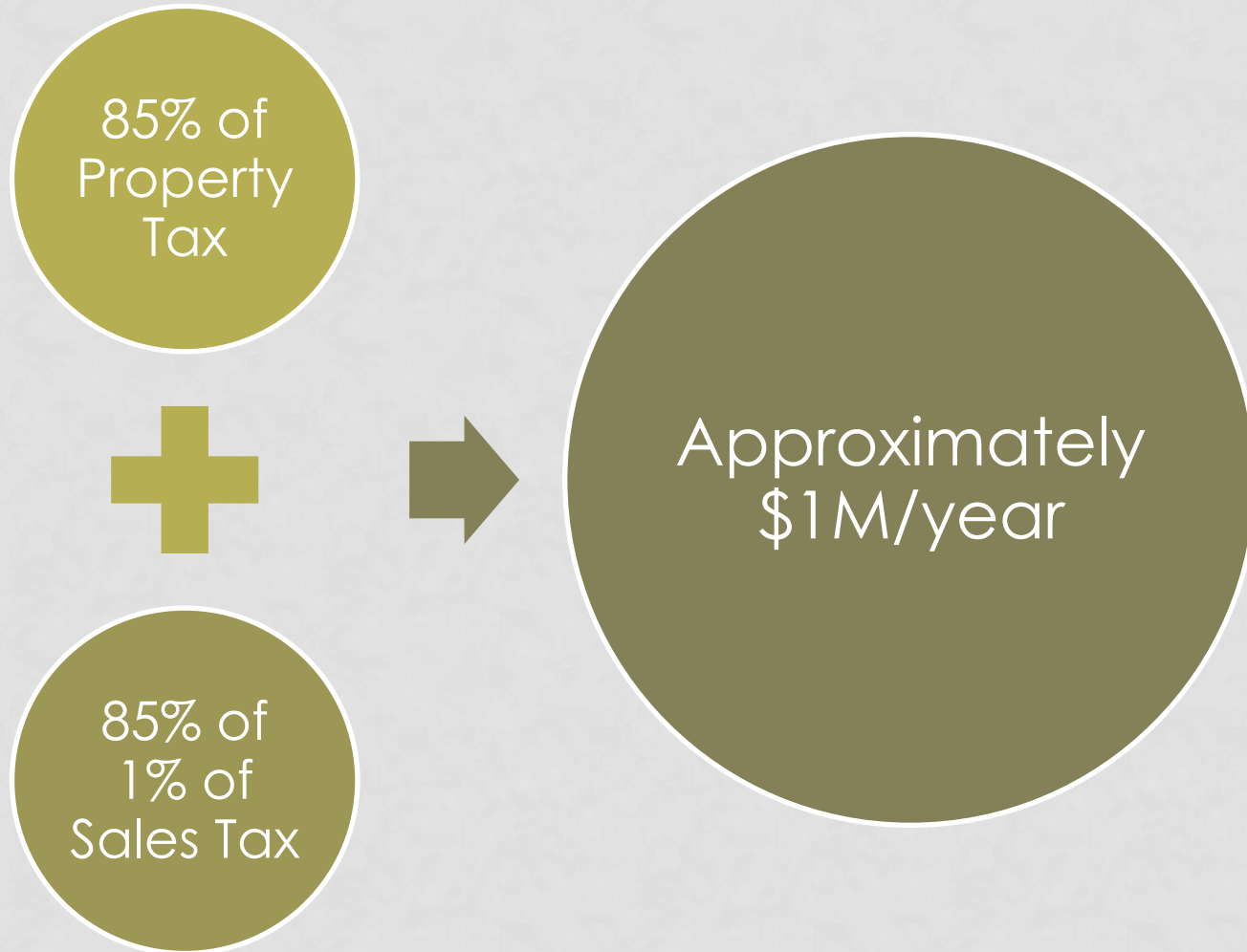
Missouri Flat Road/US 50 Interchange Improvements - Phase I: IN PROCESS (PHASE 1A and 1B COMPLETED, 1C IN PROCESS)

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: COMPLETED

How is MC&FP Funded?



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

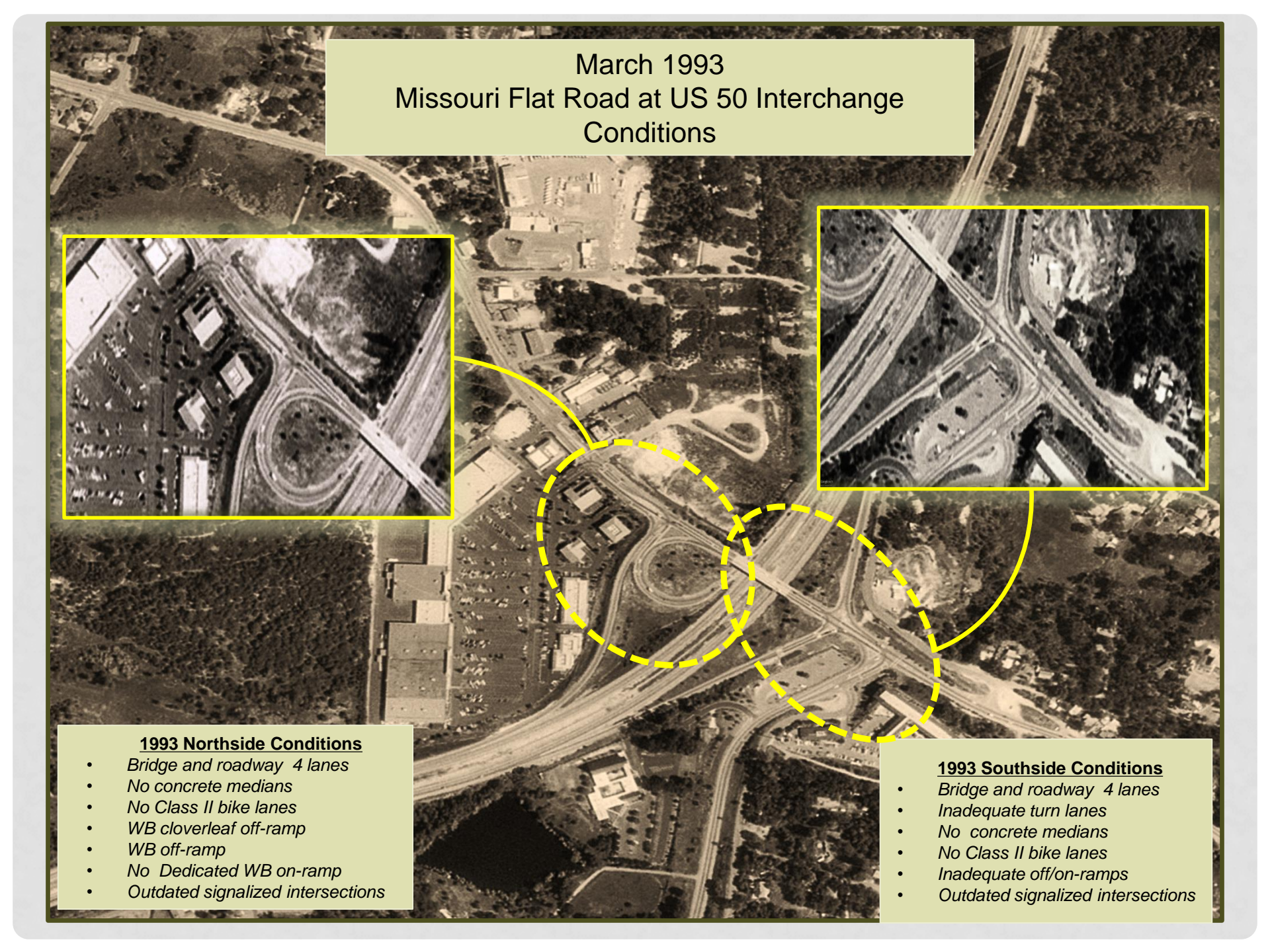
April 8, 2014: Board directed staff to issue RFP to create MC&FP Phase II

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.

March 28, 2017: Board authorized Master Circulation and Funding Plan (MC&FP) revenue for the completion of the MC&FP Phase II Study



March 1993
Missouri Flat Road at US 50 Interchange
Conditions

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 intersections*

March 2017

Missouri Flat Road at US 50 Interchange Improvement Projects

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



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

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
- Upgraded all signalized intersections

March 2017

Missouri Flat Road at US 50 Interchange Improvement Projects

- ✓ 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**

May of 1993
Pre - Development of 2003

FUTURE
US Social Security Admin.

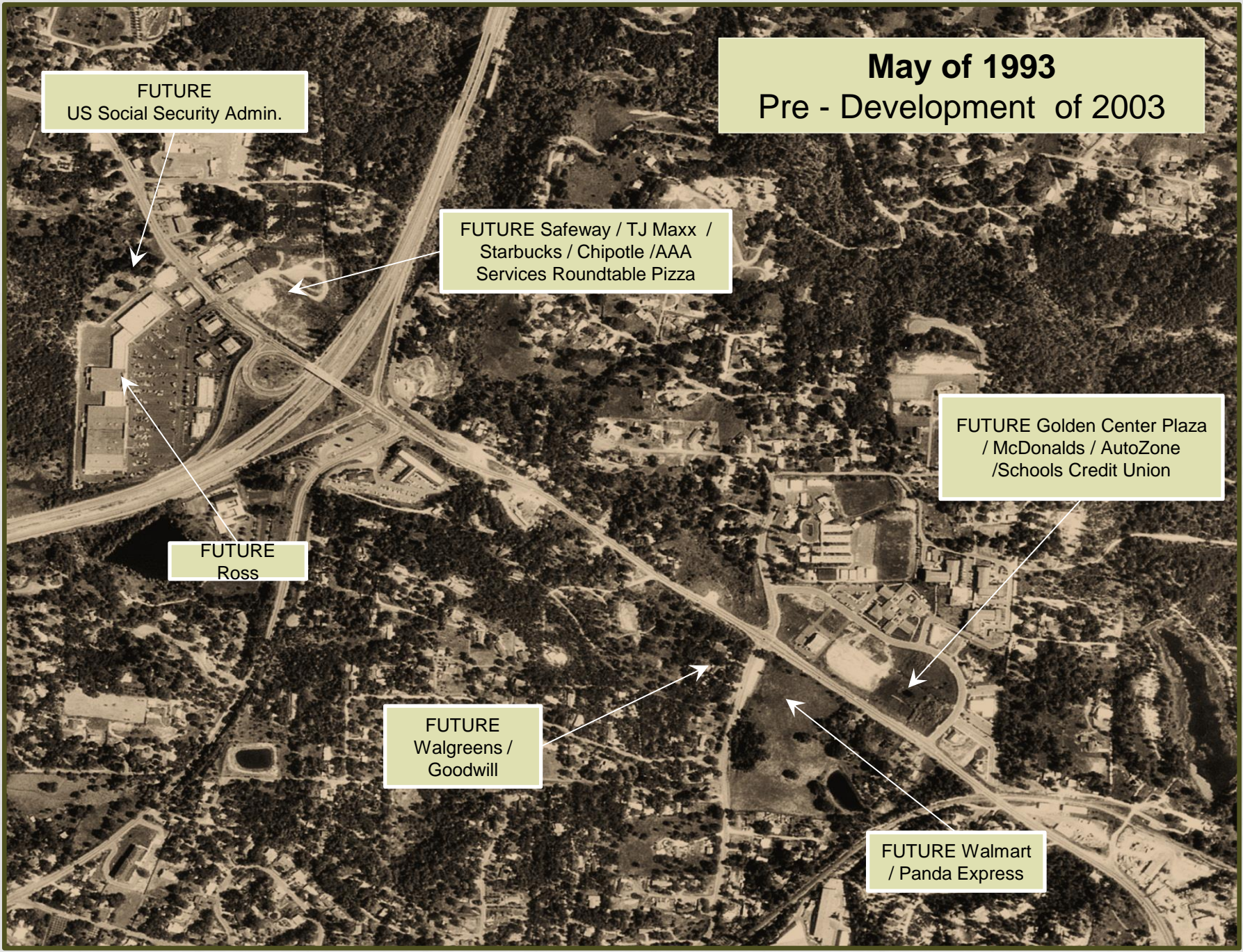
FUTURE Safeway / TJ Maxx /
Starbucks / Chipotle /AAA
Services Roundtable Pizza

FUTURE Golden Center Plaza
/ McDonalds / AutoZone
/Schools Credit Union

FUTURE
Ross

FUTURE
Walgreens /
Goodwill

FUTURE Walmart
/ Panda Express



March 2017
Development along Missouri Flat Road
Missouri Flat Road at US 50 Interchange Improvement
Projects

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

US Social Security
Administration Offices

Golden Center Plaza /
McDonalds / AutoZone
Schools Credit Union

Ross

Walgreens /
Goodwill

Walmart /
Panda Express



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.”

Why Phase II?

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

Why Phase II?

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

Why Phase II?

3. 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.

Why Phase II?

4. 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

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.**

Missouri Flat Interchange – Project of Many Phases



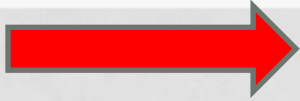
**Phase 1 - 4 Lane Tight
Diamond**

**Phase 2 - Single Point
Urban Interchange (SPUI)**





PROJECT ACTIVITIES



- Conduct Public Outreach
- Determine Required Infrastructure and Project Design - Traffic Analysis
- Missouri Flat Road/US 50 Interchange Ultimate Improvements
- Determination of Required Infrastructure and Preliminary Project Estimates
- Conduct CEQA Analysis
- Prepare Fiscal Impact Analysis
- Evaluate Potential Financing Mechanisms
- Prepare Cash Flow Analysis and Financing Strategy
- Coordinate TIM Fee and CIP Programming
- Prepare Financing Plan and Report

GOALS FOR PUBLIC OUTREACH

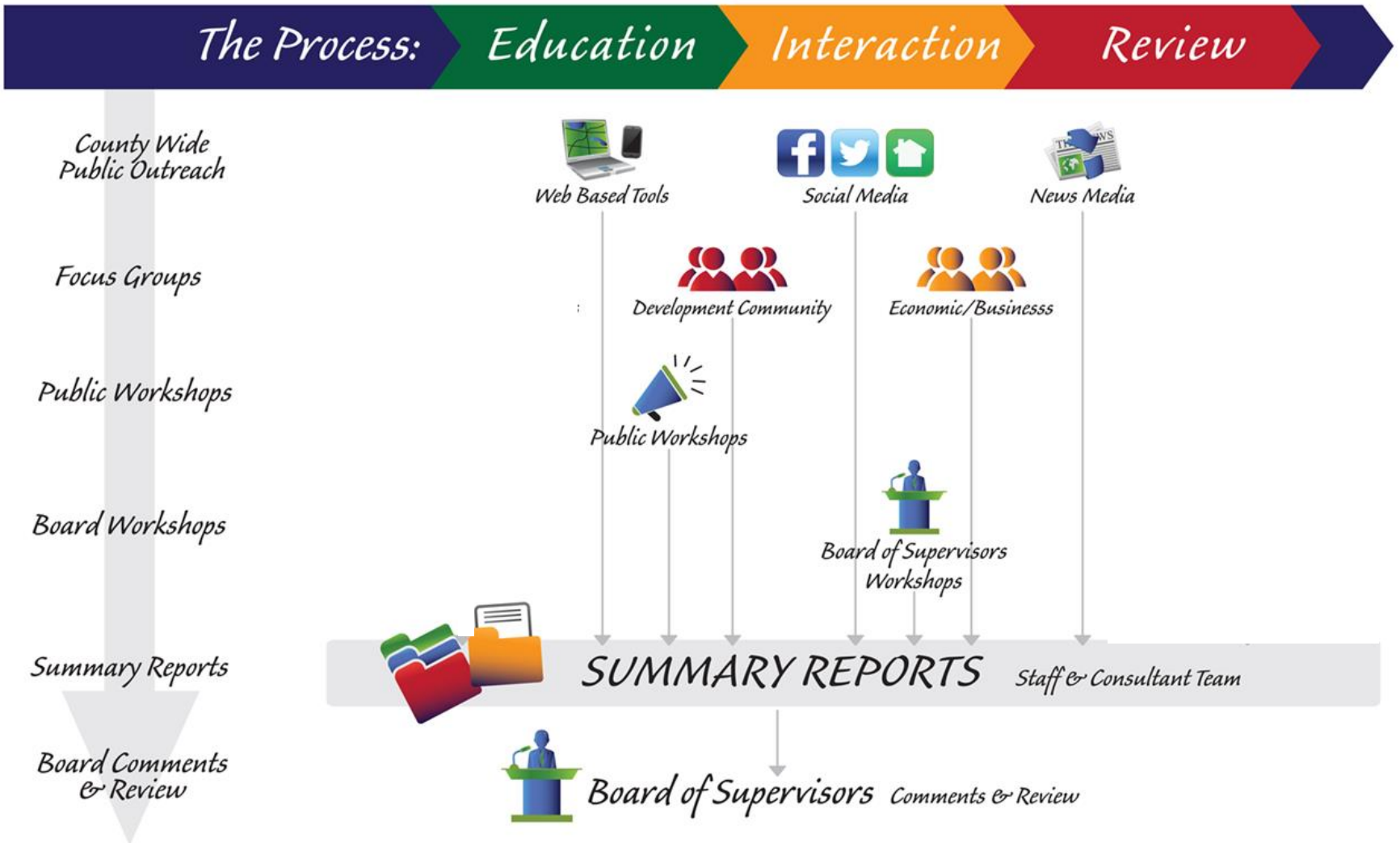


Opportunities for participation

Transparent and accessible process

Consideration of ideas and concerns

PUBLIC OUTREACH PROCESS




WEB-BASED COMMUNICATION

County MC&FP web site:
<https://www.edcgov.us/Government/longrangeplanning/DOT/Pages/missouriflatmcanandfp.aspx>

Project website:
<http://www.edcmisouriflatupdate.com/>

E-Blasts
promoting
meetings and
documents


8/22/2017 Edcgov.us Mail - County seeks input for Missouri Flat Area Master Circulation and Financing Plan Phase II

 Jean Warner <jean.warner@edcgov.us>

County seeks input for Missouri Flat Area Master Circulation and Financing Plan Phase II
5 messages

Kendall Flint <kflint@rgs.ca.gov> Tue, Aug 15, 2017 at 7:02 AM
Reply-To: Kendall Flint <kflint@rgs.ca.gov>
To: Jean <jean.warner@edcgov.us>

County seeks input for Missouri Flat Area Master Circulation and Financing Plan Phase II [View this email in your browser](#)



Missouri Flat Area Master Circulation and Financing Plan Phase II Workshop

Tuesday, August 29, 2017, 6:30-8:00 pm.
2850 Fairlane Court, Building C
Planning Commission Room

The County will hold its first informational public workshop for the Missouri Flat Area Master Circulation and Financing Plan (MC&FP) Phase II project later this month. County staff will provide an overview of the project and seek input from participants.

For more information about this project, please visit our website at www.edcmisouriflatupdate.com

County Seeks Participants for MC&FP Focus Groups

El Dorado County will hold a series of focus groups to discuss key issues and concerns related to the development of the MC&FP Phase II project. Participants

<https://mail.google.com/mail/u/0/?ui=2&ik=5601b2170&jsver=NG90xUauj60.en&view=pt&q=stlnt%40rgs.ca.gov&qs=true&search=query&th=15de697...> 1/7

FOCUS GROUPS

- Recruit 8-12 people to participate in 2 focus groups:
 - Local Businesses and Economic Development representatives
 - Real estate industry representatives
- Hold two rounds of two 2-Hour Sessions (4 total) in October and May



PUBLIC WORKSHOPS

- 2 workshops
 - October
 - May

EL DORADO COUNTY MISSOURI FLAT MASTER CIRCULATION AND FINANCING PLAN PHASE II

PROJECT OVERVIEW MEETINGS AND WORKSHOPS BACKGROUND INFORMATION PROJECT LIBRARY CONTACT



Please use the form to share any ideas, questions, comments or concerns you may have. We will respond to all inquiries within 48 hours and post comments as part of our outreach summary reports.

Contact information:
Claudia Wade, Project Manager
claudia.wade@edcgov.us
(530) 621-5977

Kendall Flint, Outreach Task Manager

Questions? Comments?
Name *

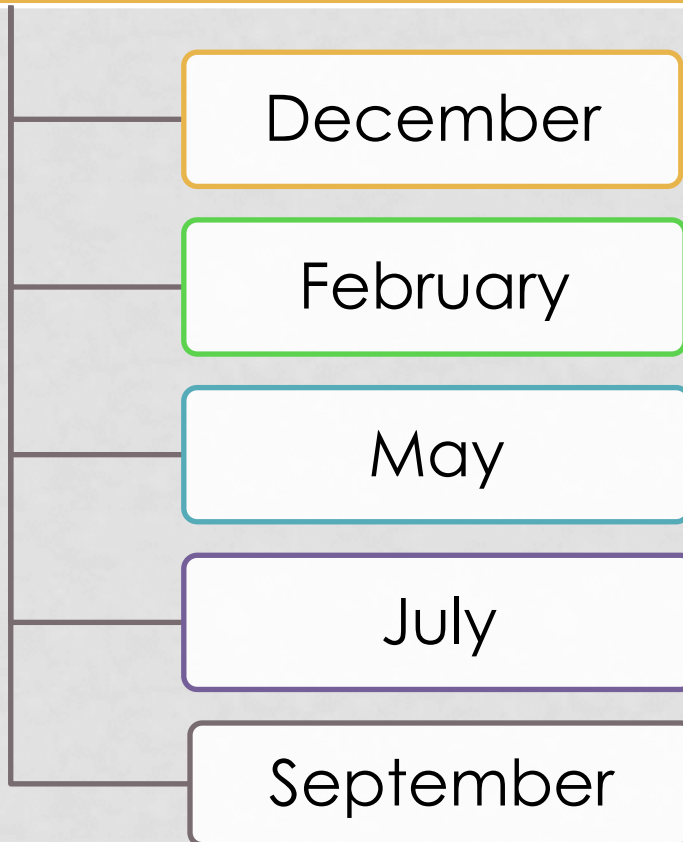
First Last
Email *

Comment *

Show all

BOARD PRESENTATIONS

Presentations and study sessions to update the Board:



NEXT STEPS

