



## CITY OF COMMERCE AGENDA REPORT

**TO:** Honorable City Council **Item No.** \_\_\_\_\_

**FROM:** Interim City Administrator

**SUBJECT:** CONSIDERATION OF A DECISION BY THE DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT SERVICES TO APPROVE A TRAFFIC SIGNAL ON WASHINGTON BOULEVARD FOR ACCESS AT ARCO GAS STATION AND COMMERCE SQUARE AREA EAST OF FIDELIA AVENUE

**MEETING DATE:** May 30, 2017

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### **RECOMMENDATION:**

The City Council will consider whether they agree with the Director approval of a traffic signal on Washington Boulevard for access at the ARCO Gas Station and the Commerce Square area, east of Fidelia Avenue.

### **BACKGROUND:**

The Washington Boulevard Widening and Reconstruction Project ("Project"), widened and reconstructed Washington Boulevard from the I-5 Freeway (on the east) to 350 feet west of Indiana Street (Commerce City Limit). The Project added an additional lane in each direction, rehabilitated existing pavement, increased turning radii, installed landscape medians and parkways, improved the railroad crossing (west of Commerce Way), upgraded traffic signals/street lighting, improved storm drain systems, installed new curb and gutters, repaired damaged sidewalks, installed ADA-compliant ramps at intersections, and installed new trees and directional signage. On May 4, 2010, the City Council certified and approved the Final EIR for the Project, which concluded that no significant unavoidable environmental impacts would occur with the implementation of the Project. On September 2, 2014, the City Council approved the Project plans

After the EIR was approved and the Project plans were in the final stages of completion, the owners of Arco Gas Station (ARCO) and Commerce Square, which includes the Commerce Square Office Building and Celluphone (the "Commerce Square") informed the City that they were concerned with the approved Washington Blvd improvements at their location which would restrict their access to right-in and right-out only movements. These concerns were raised quite late. In order to gain time to work out the access issues to ARCO on the south side and the Commerce Square on the north side, staff deferred the work for this segment of the Project to the last phase of the construction work.

On August 1, 2016, the City Council considered and approved revised plans for the Project to allow left-turn-in access to ARCO and the Commerce Square. To implement these improvements, adjustments were made to the street grades and alignment for Washington Boulevard as shown in Exhibit 1. The revisions as constructed were as follows:

The ARCO driveway was relocated to the westerly property creating a new access driveway to ARCO, which is aligned with the existing most westerly driveway access to Commerce Square on the north side. This access allowed eastbound traffic to turn left into ARCO and eastbound traffic to turn left into the Commerce Square sites. Left turn out from these driveways was not allowed. Traffic coming out of the Commerce Square site and wanting to go east can turn right onto Washington Blvd to go to the next signal at Fidelia, and then make a U-turn to go east on Washington. The signal at Fidelia has a left-turn phase for protected left and U-turns on Washington.

ARCO and Commerce Square agreed to the revised improvements, however, they requested that upon completion of the Project that they work with the City to place a traffic signal at the proposed new driveway location to provide their tenants and patrons with full access.

## **ANALYSIS**

The Commerce Square has proposed a new traffic signal to be located on Washington Boulevard, approximately 690 feet east of Fidelia Street and approximately 515 feet west of the I-5 (Santa Ana Freeway) southbound on/off-ramps. As stated above, the approved scope and funding of the Project did not include a new traffic signal or funding for it. The Commerce Square is proposing to implement and pay for the new traffic signal and additional landscaping after the completion of the Project. Staff requested that the Commerce Square conduct a traffic study and analyze the need for a traffic signal, assess delays and analyze queue lengths if a signal were to be installed at that location.

The Commerce Square retained a Consultant Traffic Engineer (Pirzadeh and Associates), who prepared a traffic signal study for the proposed signal. After review of the study, City staff provided comments. The Consultant Traffic Engineer has updated his study and provided a final copy to City, a copy of which is attached.

According to the Traffic Study, and based on current and projected traffic counts, a signal is warranted at the proposed location. The study further states that, the left turn queue movements can be accommodated in the proposed left turn pockets at the signal location. The Traffic Study also asserts that although the westbound and eastbound traffic through Washington Blvd will experience some delay, they will still operate at Level of Service A. Based on the report and staff conversations with Commerce Square, they have also agreed that after the signal installation, they would pay for additional raised median and landscaping of palm trees which will become available after the signal installation. They have also agreed to monitor and work with

the City if additional modifications to this intersection will be needed.

The Commerce Square has agreed to pay for all costs associated with the new signal and additional landscaping. They have also agreed to coordinate reviews and the approval process with City and other jurisdictional agencies, including Caltrans, as necessary. After obtaining all necessary approvals and permits, the Commerce Square will construct the signal and the additional landscaping. The final approved traffic signal plan will incorporate any necessary adjustments to the improvements that were implemented for the Project in this area.

The Director of Public Works and Development Services has the discretion to approve the installation of a traffic signal, if the traffic signal warrants justify the signal. The signal warrants in this case can support the installation of the signal. Nevertheless, the Director desires to give the Council the opportunity to review the proposed traffic signal and provide their comments regarding the matter.

#### **ALTERNATIVES:**

1. Advise whether the City Council agrees to the installation of the proposed traffic signal.
2. Advise whether the City Council objects to the installation of the proposed traffic signal.
3. Provide staff with further direction

#### **FISCAL IMPACT:**

The developer will be responsible for all costs for the installation of the proposed traffic signal and additional landscaping.

#### **RELATIONSHIP TO STRATEGIC GOALS:**

The issue before the Council is applicable to the following Council's strategic goal: "Improve and maintain infrastructure and beautify our community" as identified in the 2012 Strategic Plan.

Recommended by: Maryam Babaki, Director of Public Works & Development Services

Prepared by: Maryam Babaki, Director

Reviewed by: Vilko Domic, Finance Director

Approved as to form: Eduardo Olivo, City Attorney

Respectfully submitted: Matthew Rodriguez, Interim City Administrator

**ATTACHMENTS:**

Exhibit 1 – Commerce Square Proposed Traffic Signal Location

Exhibit 2 – Traffic Analysis