

TO: JAMES L. APP, CITY MANAGER
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TRAFFIC ANALYSIS OF THEATER DRIVE
DATE: DECEMBER 3, 2002

Needs: For the City Council to consider authorizing a traffic analysis of the width of Theater Drive and reallocating available funds to pay for the analysis.

Facts:

1. Theater Drive was annexed to the City of Paso Robles in 1986. A number of properties along the south end of Theater Drive developed in the County before Annexation, and installed street improvements pursuant to County standards. The County standard calls for two travel lanes (one in each direction) and parking on one side of the street, for a total right of way width of approximately 47 feet.
2. Since Annexation, there has been additional development, which has occurred to City street improvement standards. The standard that has been applied to Theater Drive is based on the approved plans for the Target Shopping Center frontage. The Target Shopping Center standard provides for two travel lanes (one in each direction), a center turn lane, and room for either a parking or deceleration lane on the west side of the street, for a total right of way width of 77 feet.
3. As a result of the different street standards, most of the northern section of Theater Drive is wider than the southern end of Theater Drive. In addition, in front of the Target Shopping Center and the Hampton Inn there are "deceleration lanes" that add additional width to the street.
4. At or before the City boundary, there is a need to transition from City street width standards to County street width standards.
5. The policy question is whether to transition from City to County street standards at the City boundary, or at a point further north. There would appear to be some compelling reasons to consider various options.
6. By creating a transition further north (such as just south of the Target Shopping Center), the City could avoid the substantial costs of acquiring 30 feet of right of way and removing / replacing existing curb, gutter and sidewalk for those properties that developed under county standards. In addition, there is an approximately 50 inch oak tree that would be eliminated by a further street widening at the south end of Theater Drive.
7. One of the property owners along Theater Drive, Ottmar Thomas of San Luis Bay Motors, has become aware of the discussion regarding street width options.

Mr. Thomas has indicated his opposition to consideration of less than the City standard street width.

8. In response to Mr. Thomas' concerns and in order to ensure that there is a thorough examination of the options, a proposal to analyze the alternative street widths has been requested from ATE. A copy is attached.

Analysis
and

Conclusion:

At an estimate cost of \$150 per lineal foot, it would cost either private property owners or the City of Paso Robles approximately \$145,000 to remove and relocate existing curb, gutter and sidewalk along the southern end of Theater Drive. Acquiring the 30 feet of right of way would be additional. Further, the 50 inch oak tree located at 2505 Theater Drive would need to be removed in conjunction with any street widening. Hence, widening Theater Drive where there is already existing street improvements would come at a relatively high cost.

Both the City and County road standards provide for two lanes of vehicle traffic. The difference in the street standards is that the City's Target Shopping Center standard provides for a center turn land and the option of a parking or deceleration lane on the west side of the street.

There will be a need to provide a transition from City to County standards at some point along Theater Drive. Traffic activity is clearly concentrated at the north end, where the Target Shopping Center is located.

The question before the City of Paso Robles is whether traffic demand and safety concerns warrant taking 30 feet off the front of existing development and installing new frontage improvements from Pete Johnston southward.

Ottmar Thomas raises questions of traffic safety as a reason to require Theater Drive to be widened to the City's frontage road standard. In order to provide for an objective analysis of the options, including an examination of Mr. Thomas' concerns, it is proposed that the City hire ATE to conduct the analysis described in the attached scope of work dated October 28, 2002. It should be noted that the attached scope of work includes analysis of the recently approved Durand annexation.

Policy

Reference:

City street design approvals, Target Shopping Center

Fiscal

Impact:

Funds allocated to the General Plan program that can be used pay for this traffic analysis.

Options:

- a. Authorize the City Manager to enter into an agreement with ATE, per the attached scope of work, and authorize use of \$8,600 from the General Plan Program for this purpose.
- b. Amend, modify or reject the foregoing option.