Solano Transportation Authority

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SOLANO TRANSPORTATION AUTHORITY

Member Agencies:
Benicia ♦ Dixon ♦ Fairfield ♦ Rio Vista ♦ Suisun City ♦ Vacaville ♦ Vallejo ♦ Solano County

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REGIONAL TRANSPORTATION IMPACT FEE (RTIF) TECHNICAL WORKING GROUP

1:30 p.m. – 3:00 p.m.
Thursday, January 13, 2010

STA Main Conference Room
One Harbor Center, Suite 130,
Suisun City, CA 94585-2473

MEETING AGENDA

I. CALL TO ORDER/INTRODUCTIONS — Sam Shelton, STA
(1:30 –1:35 p.m.)

II. APPROVAL OF THE AGENDA
(1:35 – 1:40 p.m.)

III. CONSENT CALENDAR
(Note: Items under consent calendar may be removed for separate discussion.)
(1:40 – 1:45 p.m.)

A. RTIF Technical Working Group Meeting Minutes of November 18, 2010 — Jessica McCabe, STA
Recommendation:
Approve the RTIF Committee Meeting Minutes of November 18, 2010.

IV. ACTION ITEMS

A. Revised RTIF Project List — Sam Shelton, STA
Recommendation:
Forward a recommendation to the RTIF Policy Committee to approve the Revised RTIF Project List as shown in Attachment A.
(1:45 – 2:15 p.m.)

V. INFORMATION ITEMS

A. Maximum Nexus Modeling Process & Project Cost Estimates — Jason Moody, EPS
Informational
(2:15 – 2:25 p.m.)

COMMITTEE MEMBERS

City of Benicia	City of Dixon	City of Fairfield	City of Rio Vista	City of Suisun City	City of Vacaville	City of Vallejo	County of Solano
Charlie Knox	Royce Cunningham	George Hicks	Morrie Barr	Dan Kasperson	Rod Moresco	David Kleinschmidt	Bill Emlen
Mike Roberts	Dave Dowswell	Erin Beavers		April Wooden	Maureen Carson	Michelle Hightower	Paul Wiese

RTIF Committee packet information is available on STA's website: www.solanolinks.com

B. RTIF Implementation Options and Estimated Revenues Jason Moody, EPS
Informational
(2:25 – 2:50 p.m.)
Handouts at meeting

VI. NEXT POLICY COMMITEE MEETING TOPICS

A. Maximum Nexus Modeling Results & Revised RTIF Implementation Options Sam Shelton, STA

VII. CLOSING COMMENTS FROM COMMITTEE MEMBERS Committee Members

(2:50 – 3:00 p.m.)

VIII. ADJOURNMENT

The next Regional Transportation Impact Fee (RTIF) Technical Working Group Meeting will be on **Thursday, February 17, 2011 at 1:30 p.m. at the Solano Transportation Authority, Main Conference Room**.

SOLANO TRANSPORTATION AUTHORITY
Regional Transportation Impact Fee (RTIF)
Technical Working Group Meeting Minutes of
Thursday, November 18, 2010

I. CALL TO ORDER

The RTIF Technical Working Group was called to order at approximately 1:40 p.m. in the Solano Transportation Authority's Main Conference Room.

MEMBERS PRESENT:

Royce Cunningham	City of Dixon
George Hicks	City of Fairfield
John Kearns	City of Suisun City
Jeff Knowles	City of Vacaville
Paul Wiese	County of Solano
Mike Robert	City of Benicia
Emi Theriault	City of Rio Vista
Erin Beavers	City of Fairfield
MJ Lanni	City of Vallejo

MEMBERS ABSENT:

Charlie Knox	City of Benicia
Dave Doswell	City of Dixon
Gene Cortright	City of Fairfield
Morrie Barr	City of Rio Vista
Dan Kasperson	City of Suisun City
Gary Leach	City of Vallejo
Michelle Hightower	City of Vallejo
Jim Fiack	County of Solano
April Wooden	City of Suisun City

STAFF PRESENT:

Janet Adams	STA
Daryl Halls	STA
Robert Macaulay	STA
Sam Shelton	STA
Jessica McCabe	STA
Jason Moody	Economic Planning Systems

II. APPROVAL OF AGENDA

On a motion from George Hicks and a second from Mike Roberts, the STA RTIF Technical Working Group unanimously approved the agenda.

III. CONSENT CALENDAR

On a motion from Erin Beavers and a second from Mike Roberts, the STA RTIF Technical Working Group unanimously approved the Consent Calendar Item A.

A. RTIF Technical Working Group Meeting Minutes of December 10, 2009

Recommendation:
Approve the RTIF Committee Meeting Minutes of July 8, 2010.

IV. ACTION ITEMS

None.

V. INFORMATIONAL ITEMS

A. Revised RTIF Development Schedule

Sam Shelton explained that the RTIF Schedule was revised to reflect the meeting dates that the committees usually meet, along with the remaining scope of work development items. Mr. Shelton added that the revised schedule also indicates what work needs to be done before the next stakeholders committee meeting on January 20, 2011. Based on the schedule, the RTIF Working Group will meet almost monthly until June to review and recommend elements of the Nexus Study. Mike Roberts asked given the recent election results, what would be the impact of public sentiment on the RTIF schedule, if any, and when it gets taken to the Board. Mr. Shelton responded that he expected to hear more discussions about that at the next stakeholder and policy committee meetings.

B. RTIF Nexus Study Outline

Jason Moody reviewed the outlined, and explained that the Nexus Study will embody all of the major decisions and analysis in this review process. Mr. Moody explained that the preliminary working report (Nexus Report) is a working document that will continue to be refined, and the outline represents the standard structure of a Nexus report that will need to be populated with decisions and data as discussions continue. Paul Weise asked when comments from the working group are needed. Sam Shelton answered that comments will be needed by the end of the month, and after a brief discussion, it was decided that the deadline would be Friday, December 17.

C. Revised RTIF Project List

Sam Shelton discussed what was presented at the last RTIF Working Group meeting, which included the modeling results of the roadway projects on the adopted RTIF Project List. Mr. Shelton explained that the RTIF Working Group recommended reducing the number of projects on the list prior to drafting a maximum nexus of project costs and development impacts. Mr. Shelton explained that questions about how projects were scored could be answered and the group could discuss specific projects on the list. Bob Macaulay noted that a few projects, such as the Columbus Parkway Reliever Route and Manuel Campos Parkway, were scored as one project, rather than separately. Sam Shelton reviewed the project selection criteria how the projects were scored. Mike Roberts asked if the scores were based on the agency. Mr. Shelton answered that the scores were based on projects. Mr. Roberts asked if there was a project listed for each agency. Daryl Halls clarified that the master list attached showed everything that was shown at the previous meeting and that the revised project list is based on the criteria and analysis, which narrowed down the master list.

Royce Cunningham asked if the intention was to get a select group of projects and completely fund these projects through the RTIF. Daryl Halls answered that was not the intention. Mr. Cunningham clarified that, from his agencies perspective, they do not envision constructing all listed Dixon freeway interchanges from the RTIF; rather, the goal is to fund Project Study Reports (PSRs), so that the projects can be kept moving. Mr. Cunningham added that what he would like to have funded is not on the RTIF list. Mr. Halls explained that the consultant had just narrowed down the larger list based on the criteria in order to bring it down to a more countywide perspective and more manageable list of projects. He further explained that it did not necessarily have to be the list used and that agencies had the option of taking out projects or adding projects. Jason Moody explained the projects would be vetted up against the criteria so to develop a methodology. Mr. Cunningham stated that at the last few meetings, the group has focused on an all encompassing list of projects and what he was trying to encourage was a focus on each agency's individual needs and those needs being met through the RTIF. He added that the group should not take a "one need fits all" type of approach. Mr. Moody clarified that the list was just a first attempt at putting a list together, based on the initial input from the agencies.

Emi Theriault commented that one of the questions that will likely be asked by her agency will be how the fare share is determined and how the fee is determined for the city. Ms. Theriault noted that these questions are not specifically addressed in the preliminary working report. In response, Mr. Moody explained that the tables in the report have not been fully developed as yet, and the transportation model to calculate the cost will not be used until the project list is narrowed down. Ms. Theriault asked if the formula will be provided so that questions regarding how it was developed can be answered. Mr. Moody answered that the formula would be provided once the sub-set of the master list is determined. Ms. Theriault asked if the PSR for a bridge project be eligible for the RTIF funds. Daryl Halls answered that it was his understanding that any aspect of delivering a project would be eligible for RTIF funds. He added that, in most cases, the fee will provide enough to get a project shelf ready.

Royce Cunningham raised questions about the projects on the list. Daryl Halls explained that the CTP was used to describe the projects, but was not used as the basis for the RTIF project list. He further explained the RTIF submittal came from the jurisdictions. Mr. Cunningham explained that he did not agree with the projects on the list. Mr. Halls responded that the jurisdictions have the opportunity to modify the list of projects. Mr. Cunningham commented that the focus should be on the individual needs of each of the agencies. Mr. Moody asked Mr. Cunningham if he disagreed with the projects on the master list or the narrowed list. Mr. Cunningham answered that he didn't agree with the interchange projects being listed as construction. Sam Shelton clarified that this document is not like a programming document (i.e. – the TIP), where funding would go to one portion of the project, and explained that it is a project concept that could fund any part of a project. Mr. Moody added that a final project is needed for a nexus analysis.

Erin Beavers commented that he was concerned that there were Fairfield projects on the list that which are also in their AB 1600 fees. Mr. Beavers also suggested that the projects be focused down to indicate which segments are covered (where it begins and ends). Mr. Moody explained that it is not illegal to charge two fees for the same project. Mr. Moody explained that additional fees cannot be charged for projects where existing fees cover 100% of the project cost. Mr. Moody added that the issue will be sorted out in the development of the nexus study.

Sam Shelton asked when the discussion of fee calculations would occur. Jason Moody answered that the process will involve going through a few iterations in which the project list will be narrowed down, and once the list is agreed upon, a nexus calculation can occur. Daryl Halls noted that feedback is critical and each jurisdiction needs to be comfortable with what is put forward and eventually taken to the stakeholders. Royce Cunningham asked if the stakeholders included the developers. Mr. Halls responded that it did include the developers. Mr. Cunningham emphasized that the fee needed to be clear, when described to stakeholders, especially the development community. Mr. Cunningham also noted that, while the RTIF won't fund the vast majority of projects, the RTIF should be a vehicle to keep the projects moving. Mr. Cunningham made reference to the Jepson Parkway project on the list, and stressed that in order for Dixon to participate in an RTIF, Dixon needs to see some type of direct benefit. Mr. Moody asked Mr. Cunningham if he would change Dixon's projects on the list. Mr. Cunningham answered that he would send an email to Robert Macaulay or Sam Shelton specifying the projects recommended by Dixon and what components they are willing to fund to keep those projects moving.

Jeff Knowles commented that he agreed with the projects listed and supported a decentralized approach, in which jurisdictions get to choose the proportion of the RTIF they are collecting and the projects the fee goes towards. George Hicks added that, from his perspective, the multi-jurisdictional/regional projects are the best candidates. With respect to widening Peabody Road, Jeff Knowles expressed his concern about potential traffic impacts. Daryl Halls suggested that a separate discussion regarding Jepson Parkway and Peabody Road should take place at another time. Sam Shelton agreed and added that a separate meeting should be held to discuss multi-jurisdictional projects that have project scope definition problems.

Emi Theriault commented that Rio Vista was supportive of McCormack Road and SR 12/Church Road. Mike Roberts commented that, from his perspective, the goal is to pick out projects that are attractive versus picking projects out by necessity. Mr. Roberts explained that he would like to go back to his agency for feedback and then have internal conversations with other agencies before moving forward. MJ Lanni commented that Vallejo's citywide impact fee does overlap with projects on the RTIF list, and further analysis regarding this overlap would be required before moving forward. John Kearns commented that he didn't necessarily disagree with what was on the project list, but needed some clarity on the criteria ranking for Railroad Avenue. Daryl Halls explained that, with respect to the projects on the list, jurisdictions need to indicate whether or not they receive a benefit, since this would determine if they want to participate in an RTIF. Jason Moody added that jurisdictions should indicate if they disagree with how their project(s) were evaluated, so that changes can be made.

Sam Shelton explained that each jurisdiction should email STA staff as to which projects on the list require more definition. Mr. Shelton added that concerns about AB 1600 should also be emailed. Daryl Halls suggested the group meet again in January, so jurisdictions have time to conduct internal discussions and will be ready to move forward. Royce Cunningham suggested that comments on the project list be provided to Sam Shelton by December 17.

VI. NEXT POLICY COMMITTEE MEETING TOPICS

A. RTIF Implementation Options with Revised Project List

B. Recommendation of a Revised Project List

CLOSING COMMENTS FROM COMMITTEE MEMBERS
No closing comments from committee members.

VIII. ADJOURNMENT

The meeting was adjourned at 2:55 p.m. The next meeting of the STA RTIF Working Group meeting will be on **January 6, 2011 at 1:30 p.m.** at the **Solano Transportation Authority, Main Conference Room.**

Regional Transportation Impact Fee (RTIF) Revised Project List
REVISED DRAFT 01-10-2010

Listed below are the higher scoring projects, listed by agency, as suggested by STA and EPS staff using derivatives of the adopted RTIF Project selection and ranking criteria.

Regional Transportation Impact Fee (RTIF) Revised Project List

1	Multi-jurisdictional Project Keep Project	**Jepson Parkway**, Construct a 4-lane continuous expressway from SR 12, along Walters Road, Cement Hill Road, Vanden Road and Leisure Town Road to I-80. The project includes transit pull-outs and shelters, and *Class I bike/ped facilities (countywide bicycle project elements)*. (Fairfield's project cost share to be covered by local sources)
2	Multi-jurisdictional Project Keep Project	**North Connector** Construct a 4-lane roadway parallel to I-80, from Abernathy Road across the lower Suisun Valley, along Business Center Drive, connecting to SR 12. The East & Central Segments (Suisun Parkway) are complete. The West Segment will be a 2-lane roadway connecting Business Center Drive to SR 12 Jameson Canyon . *Includes countywide bicycle project elements*.
3	Multi-jurisdictional Project Keep Project	**SR 12 East improvements** from I-80 to Rio Vista, including the Rio Vista Bridge Widen SR 12 from 4 lanes to 6 lanes from I-80 through Suisun City. Widen SR 12 from 2 lanes to 4 lanes from Walters Road to Rio Vista.
4	Multi-jurisdictional Project Keep Project	**Columbus Parkway Reliever Route**, I-780 to SR 37 Widen Columbus Parkway from 2 to 4 lanes. Project complete from SR 37 to Springs Street. Springs St. to Benicia Road segment in Vallejo. Benicia Rd. to I-780 in Benicia.
5	Multi-jurisdictional Project Keep Project	**SR 12 and Red Top Road/ Business Center Drive Interchange** Construct a new interchange linking the North Connector, Red Top Road and SR 12
6	Multi-jurisdictional Project Keep Project (Fairfield requested deletion)	**SR 12 and Pennsylvania Avenue Interchange** Replace the existing SR 12/Pennsylvania at-grade intersection with a new grade-separated interchange
7	Multi-jurisdictional Project Keep Project	**McCormack Road** Improve McCormack Road, Canright Road and Azevedo Road from SR 113 to SR 12 to provide a parallel alternate to SR 12. Improve the roadways to County standard travel lanes and shoulders
8	Benicia Keep Project	**I-680/Lake Herman Road Interchange Install traffic signals and construct interchange improvements** at I-680/Lake Herman Road. This project will link a rail station to an intermodal transportation station.

9	Dixon Delete Project	**Parkway Blvd Overcrossing** Construct a new overcrossing of the UPRR tracks, connecting Parkway Boulevard and Pitt School Road, includes 2 travel lanes in each direction plus Class I bike/ped facility [to be funded by other means]
10a	Dixon Keep Project	**I-80/West A St. Interchange** Construct on/off ramp modifications [Project Cost limited to Project Initiation Documents, e.g., Project Study Report)
10b	Dixon Add Project	**I-80/Pitt School Road Interchange** Construct on/off ramp modifications [Project Cost limited to Project Initiation Documents, e.g., Project Study Report)
10c	Dixon Add Project	**I-80/West A St. Interchange** Construct overcrossing and ramp improvements [Project Cost limited to Project Initiation Documents, e.g., Project Study Report)
10d	Dixon Add Project	**Vaughn Road Railroad Bypass Project** Construct a four-lane bypass route of Vaughn Road to connect to Pedrick Road without crossing the UPRR tracks. [Project Cost limited to Project Initiation Documents, e.g., Project Study Report)
11	Fairfield Keep Project (Fairfield requested deletion)	**SR 12 and Beck Avenue Interchange** Replace the existing SR 12/Beck at-grade intersection with a new grade-separated interchange [partial funding through local AB1600 fees]
12	Fairfield Delete Project	**Manuel Campos Pkwy** from Mystic Drive to Cement Hill Rd. Construct/widen to 4 lane road. [to be funded through local AB1600 fees]
13	Fairfield Delete Project	**I-80/West Texas St Ramp Improvement** Reconfigure I-80 Eastbound Off Ramp to West Texas Street and Fairfield Transportation Center [to be funded through other unidentified sources]
14	Rio Vista Keep Project	**SR 12/Church Road and Amerada Intersections** Improve the SR 12 and Church Road intersection. *Construct 40 Space Park and Ride Lot at Church Road @ SR 12* (*see transit center project #28*) . The park-and-ride lot may be installed with development of a shopping center at this intersection.
15	Suisun City Keep Project	**Main Street Improvements** (Phase 2) Pavement, curb, sidewalk and utility enhancements along Main Street from Morgan Street to Highway 12.
16	Suisun City Keep Project	**Railroad Avenue Extension (West, Middle, & East Segments)** Extend Railroad Avenue from Marina Boulevard to Main Street/Highway 12 On-Ramp and make a signalized intersection at Main St/Hwy 12 On-Ramp. Widen and reconstruct Railroad Avenue from Sunset Avenue to Humphrey Drive to a 3-lane arterial with class 2 bike lanes. Realign and widen Railroad Avenue from Humphrey Drive to East Tabor Avenue with new intersection at East Tabor Avenue and Olive Street

17	Vacaville Keep Project	**I-505/Vaca Valley Pkwy Interchange**. Widen the existing overcrossing to 2 lanes in each direction with protected turn pockets. Modify existing spread diamond to provide partial cloverleaf design. New bridge to accommodate ped & Class 2 path.
18	Vacaville Keep Project	**I-80/California Drive Extension and Overcrossing** Extend California Drive as 4-lane arterial from Marshall Road to Pena Adobe Road. Construct new 4-lane overcrossing @ I-80 with no freeway connections
19	Vallejo	**SR 37 / Fairgrounds interchange & Roadway Improvements** Improve on/off ramp circulation to SR 37. Improve on/off ramp circulation from I-80. Increase capacity of roadway segment.
20	County of Solano Keep Project	**Widen Peabody Road** from 2 to 4 lanes Widen Peabody Road to 2 lanes in each direction, plus a Class 2 bike/ped facility
21	County of Solano (Fairfield requested deletion)	**North gate of Travis Air Force Base** Construct improvements to Petersen Road, Canon Road, and North Gate Road [incorporated into area specific plan and will be 100% covered by developer negotiations / local fees]
22a	County of Solano (Fairfield requested deletion)	**Cordelia Rd. from I-680 to SR 12** Widen Cordelia Road from 2 lanes to 4, plus Class 2 bike lanes, from Pennsylvania Avenue to Lopes Road [North Connector makes this project unnecessary]
22b	County of Solano Add Project	**Midway Road from I-80 to SR113** Improve the County Routes of Regional Significance to county roadway standards.
22c	County of Solano Add Project	**Pedrick Road from Dixon Avenue East to UPRR** Improve the County Routes of Regional Significance to county roadway standards.

23	Countywide Transit Centers Keep Project	**Benicia Industrial Park Multi-modal Transit project.** Construct new multi-modal transportation center in I-680/Lake Herman Road area. May include local and express bus bays and park-and-ride facilities. May provide short-range shuttle to future Capitol Corridor train station.
24	Countywide Transit Centers	**Dixon Multi-modal Transportation Center.** Construct a Capitol Corridor passenger train station in downtown Dixon. A ticket station/ passenger depot and parking lot have been constructed.
25	Countywide Transit Centers (Fairfield requested deletion)	**Fairfield/Vacaville Train Station.** Construct a local/regional bus, park-and-ride lot and Capitol Corridor train station at the intersection of Vanden and Peabody roads. Develop high-density mixed use development immediately adjacent to the station. Project in Design and targeted for completion by 2014. [to be funded through other unidentified sources]
26	Countywide Transit Centers (Fairfield requested deletion)	**Fairfield Transportation Center.** Construct expansion of existing parking garage at Beck and Cadenesso drives, with a net addition of 1,000 parking spaces. The site currently serves as a regional park-and-ride lot and bus station for express and local services. First phase of expansion to expand from 640 to approximately 1,000 spaces is environmentally cleared. [to be funded through other unidentified sources]
27	Countywide Transit Centers	**Suisun City Train Station Improvements.** Construct general enhancements to the Suisun-Fairfield Train Station including improvements to the facility, new additional bicycle lockers, corridor signage, traffic modifications, & rider experience improvements. Develop a station master plan consistent with the City's planned PDA for the area.
28	Countywide Transit Centers	**Rio Vista SR12 Park and Ride Facility.** Construct 40 Space Park and Ride Lot at Church Road @ SR 12. The park-and-ride lot may be installed with development of a shopping center at this intersection.
29	Countywide Transit Centers	**Vacaville Regional Transportation Center.** Phase 2 to include the construction of a three story, 400 car parking garage structure directly adjacent to bus transfer facility.
30	Countywide Transit Centers	**Vallejo Station.** Project consists of four parts: the bus transit facility, phase B of the ferry terminal parking structure, and the City Hall parking structure. Bus transit center permitted and ready to construct; ferry parking structure phase A is under construction; phase B is prelim design; City Hall parking is planned.
31	Countywide Transit Centers	**Curtola Park and Ride.** Construct a parking garage at the Lemon St. park-and-ride lot, with associated local and express bus facilities. Ultimately, construct a parking garage at the site. This is a phased project.
32	Bicycle Projects	**Bicycle Way finding Sign Program & Safe Routes to Transit Projects (TBD)**