

City Council agenda report for July 13, 2016; Proposed Cobble Creek Townhomes street access and traffic issues.

Background: Cobble Creek Townhomes is a proposed 87 unit townhome project proposed on 9.93 acres on the north side of the proposed extension of Tuscany Drive, and west of Gubler Public Park. The project proposes public streets within the project with two access points proposed on Tuscany Drive. At the Planning Commission public hearing on June 14, 2016 there were questions raised about the street access(es) proposed to serve the project and the impact on surrounding residential neighborhoods.

City staff met with developers of the proposed Cobble Creek project and with Paradise Village @ Zion developers and engineers, and also with School District staff on 6/28/16 for 1.5 hours to discuss traffic issues surrounding the proposed project. The group consensus is included at the end of this report.

Project Generated Traffic: The 87 townhome units are estimated to generate a total of 510 trips per day, assuming a per unit rate of 5.86 trips / day / unit. An outbound trip and return trip counts as two trips. Therefore it is assumed there will be a maximum of 255 outbound trips and 255 inbound trips for the project at buildout, assuming that all units are occupied.

Trip Dispersal: The most directly impacted streets in order of the greatest impact are;

- 1 Tuscany Drive (50' R of Way) would have two ingress / egress points to the project. The proposed western most access street serving Cobble Creek TH's would be approximately 720' from the intersection with 400 East Street, which is a proposed arterial street, according to the Santa Clara Road Master Plan.
- 2 Patricia Drive (50' R of Way) would also be impacted because of its connection with Pioneer Parkway to the south. Patricia Drive needs to be completed between Tuscany Drive and its present termination just north of Nicholas Drive.
- 3 Jacob Drive (smaller R of Way) primarily provides access to Gubler Park parking areas, and as a limited use emergency access route to the park and also to the proposed Cobble Creek TH's. **The planned speed limit for Jacob Drive is 10 mph, which along with the narrow street width and speed tables or speed bumps will discourage through traffic.**
- 4 **The public street connecting Cobble Creek TH's with North Town Road through Paradise Village @ Zion. The proposal is to at least initially have this public street connection open to through-traffic, but after 2 years or so re-evaluate the need and safety of this connection to determine if making this connection an emergency access only (gated) street adequately accommodates the traffic circulation needs.**

Street Improvement Scenario: The above mentioned four public streets require improvements in order to serve the proposed Cobble Creek TH project, as well as serve the future elementary school and adjacent properties. The necessary improvements can be provided as follows;

1. Project Developer: 1) install 28' of asphalt on Tuscany Drive along their frontage which would connect Tuscany Drive to Jacob Drive, and allow for 2 traffic lanes. Also provide the normal curb, gutter and sidewalk along their project frontage. 2)

- Participate in the widening of Patricia Drive between Tuscany Drive and the temporary end point just north of Nicholas Drive. This could be as much as 28' of asphalt to make the connection function for 2-way traffic. 3) Revise their street layout plan to connect to the public street in Paradise Village @ Zion in order to provide a through-street to North Town Road. Note that the 87 proposed dwelling units will result in a revenue of \$187,485 in street impact fees based on the current fee schedule (\$2,155 / unit). These impact fees will be paid at the time of building permit application and can be used for system-wide street improvements.
2. Paradise Village @ Zion developer to improve the public street through the wash to their south property line so the Cobble Creek project can connect to this public street and on to North Town Road.
 3. Santa Clara City: The city will complete the north portion of Jacob Drive (from Tuscany Drive northward for improved parking at Gubler Park. Also **in the future**, improve the south portion of Jacob Drive. This could be a joint effort with the Washington County School District, depending on the school's need for an improved street on their eastern property line. (Note that the proposed elementary school is not on the District's building schedule.) When the streets are completed the city will provide on-going maintenance of these public streets.
 4. Washington County School District: The School District owns approximately ten acres for a future elementary school just south of the proposed townhome project, and will dedicate the street right-of-way for their share of Tuscany Drive. The right of way for Patricia Drive is already dedicated. Also the School District has been requested to install curb & gutter, along their frontage with Tuscany and Patricia Drives. The timing of the curb & gutter improvement is dependent on available funds. The School District may be asked to also participate in the improvement to Jacob Drive, concurrent with the construction of the elementary school, depending on whether Jacob Drive is a park-only access way, or a regular public street.

Consensus on needed street improvements from Traffic Meeting on 6/28/16:

1. **Townhomes should front on Tuscany Drive, rather than back against the street which would require a block privacy wall along Tuscany Drive, which is planned as a local street (50' R of Way). School District representatives indicated that the proposed 12 driveways along the north side of Tuscany drive, across from the proposed elementary school would not pose a safety or traffic problem for the school.**
2. **Make the public street connection with Paradise Village @ Zion so the two projects can have traffic moving north or south to either North Town Road or to Tuscany Drive. After some time period (1-2 years) re-evaluate the need for this open street and if determined by the City Council to be not needed as a through street allow Paradise Village @ Zion to make the access way an emergency-only access way, rather than a through street.**
3. **Improve Patricia Drive with 28' of asphalt to Tuscany Drive in order to accommodate 2-way traffic on Patricia Drive south of Tuscany Drive. The asphalt would be installed by project developer, with the possibility of some assistance by**

- the city. The School District has been requested to install the curb & gutter along both Patricia Drive and Tuscany Drive.**
- 4. Jacob Drive to be improved by the City from the connection with Tuscany Drive northward to a public parking area for Gubler Park. The south portion of Jacob Drive will remain for now as a gravel road for primarily park access and as an emergency access connection to Tuscany Drive. Jacob Drive planned for a 10 mph speed limit to discourage through traffic on this street.**

Assuming the completion of the above mentioned street improvements by the four parties, staff believes the anticipated traffic generated by the proposed project can be accommodated in a safe and efficient manner.