



## Board Report

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**File #: 13-0635, Version: 1**

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Consider options for opening Intergarrison Road to vehicular traffic east of Schoonover Road in the former Fort Ord and authorize the Director of Public Works to open Intergarrison Road to vehicular access after approved traffic controls are in place.

**RECOMMENDATION:**

It is recommended that the Board of Supervisors adopt a resolution to:

- a. Approve Option B: Authorize the Director of Public Works to open Intergarrison Road to vehicular access after approved traffic controls are in place (stop signs, parking restrictions on Intergarrison Road);
- b. Direct the Director of Public Works to draft an ordinance for stop controls at the intersection of Intergarrison Road/Schoonover Road and parking restrictions on the north side of Intergarrison Road in the former Fort Ord area.

**SUMMARY:**

Developers within East Garrison are preparing to open Manzanita court (affordable housing project) and begin construction of homes. Staff received a request from the East Garrison developer to open Intergarrison Road. County has activated the traffic signals on Reservation Road and is now considering when/if to open Intergarrison Road to vehicular traffic consistent with the long-term circulation plans for Fort Ord (Eastside Parkway, 8<sup>th</sup> Street).

Staff prepared an Engineering Concept Report to provide a review of six options for Intergarrison (**Exhibit A**):

- A. No Change, Intergarrison remains closed.
- B. Open Intergarrison without trailhead improvement (no parking restriction).
- C. Open Intergarrison without trailhead improvement (prohibit parking).
- D. Open Intergarrison, construct temporary parking area on Parcel L5.7 fronting on Intergarrison Road and abutting the easterly property line.
- E. Open Intergarrison, construct temporary parking area on Parcel L5.7 fronting on Intergarrison Road westerly of Schoonover Road.
- F. Open Intergarrison, construct temporary parking area on Parcel L5.7 abutting the easterly property line and the northerly side of the existing PG&E high-pressure gas transmission pipeline easement.

The Concept Report provides very rough cost estimates. County has not yet received title to Parcel L5.7.

At the Fort Ord Committee meeting on May 13, 2013, staff recommended Option B to open Intergarrison with no actions respecting parking (people are using the degraded area on FORA's Parcel L20.2.1 to park for access to the Jerry Smith Trail). Staff noted that options D-F would require appropriations by the Board of Supervisors (see Finance discussion below). The Committee was split 1-1 between opening Intergarrison to vehicles and keeping it closed to vehicles at this time, so agreed for staff to bring this question forward to the full Board for consideration. Over the past year, staff has been in communication with representatives of California State University Monterey Bay (CSUMB), Bureau of Land Management (BLM), Fort Ord Reuse Authority (FORA), and City of Marina.

**DISCUSSION:**

Intergarrison Road is planned as a major road within the circulation plan for the former Fort Ord. On September 26, 2006, the Board of Supervisors accepted ownership and dedicated as public right-of-way a portion of Intergarrison Road, including the portion at issue. (Resolution No. 06-274.) In 2009, the Board of Supervisors restricted vehicular access to Intergarrison Road by authorizing the Director of Public Works to lock the existing steel gate approximately 350 feet east of Schoonover Road to reduce illegal dumping that was occurring between the gate and the construction fencing around the East Garrison development. When the East Garrison Specific Plan was approved, environmental review (EIR) for the project anticipated traffic using Intergarrison Road. As such, this action to provide vehicular access to this portion of Intergarrison Road is part of the Specific Plan approvals and no further environmental review would be required for opening Intergarrison Road.

The following are issues related to opening Intergarrison:

- 1) Eastside Parkway. Eastside Parkway is designed to connect to Intergarrison east of Schoonover and in a manner that traffic would be routed south to Eucalyptus. While Eastside Parkway is about 90% designed, progress stalled due to legal challenges and funding that is contingent on developer fees. This is a top priority for FORA so the CIP schedules funding for construction in 2015 -16. However, this timing is subject to receiving enough developer fees to complete this project.
- 2) 8<sup>th</sup> Street. 8<sup>th</sup> Street is scheduled to connect to 2<sup>nd</sup> Avenue, which would provide a route for traffic around CSUMB. FORA and the City of Marina entered into an agreement for the City to assume lead to complete capital projects within the City, and then FOR A would reimburse the City. 8<sup>th</sup> Street is one of these projects. Funding in the FORA CIP is spread out anticipating construction around 2017-18.
- 3) CSUMB. Last summer, County staff indicated that Intergarrison was ready to be opened. In response to concerns raised by CSUMB, County agreed to delay opening and worked with CSUMB on interim solutions for mitigating traffic that could cut through the campus if Intergarrison is opened before Eastside Parkway is constructed. During Winter break this year, CSUMB installed a number of traffic calming measures in preparation for opening Intergarrison.
- 4) Trailhead. A trailhead is planned as part of the Eastside Parkway project when it is constructed. Meanwhile, an informal trailhead has emerged on the degraded area of Parcel L20.2.1, to which FORA has title, and in the County's right-of-way. .
- 5) Traffic Controls. Staff is recommending traffic control consisting of:
  - 3-way stop at Schoonover/Intergarrison.
  - Parking restrictions. Prohibiting parking on the north side of Intergarrison near the informal parking area would reduce the number of pedestrian crossings.

Board direction could include for staff to evaluate/pursue other possible traffic controls, including but not limited to:

- Roundabout at Schoonover/Intergarrison. A roundabout would calm traffic, it would be a temporary improvement. The Board would need to allocate funding for design and construction, and the improvement would be removed with construction of Eastside Parkway. Because of the temporary nature, staff does not recommend pursuing this option.
- 3-way stop at Abrams/Intergarrison. This part of Intergarrison is owned by CSUMB. In a meeting with CSUMB, the group acknowledged this could be an improvement made by the university.
- Traffic Speed. Staff finds that maintaining Intergarrison as a 2-lane facility would provide some level of traffic calming. Without a survey supporting a reduced speed limit, traffic speeds are not enforceable.

Without knowing what actual problems may occur, staff recommends that the County open Intergarrison to vehicular access with the recommended improvements (stop controls, parking

restrictions on Intergarrison Road) and then monitor conditions. The County could consider other options after opening the road and evaluating what happens.

OTHER AGENCY INVOLVEMENT:

County staff has worked with CSUMB to identify and address issues with opening Intergarrison. Staff has also coordinated with FORA and City of Marina staff to understand the timing of land transfers and other capital improvements relative to opening Intergarrison (Eastside Parkway, 8<sup>th</sup> Street). An agreement between FORA and the City of Marina assigns the City as lead agency for completing infrastructure projects within the City (e.g. 8<sup>th</sup> Street), subject to reimbursement from FORA. Per direction of the Fort Ord Committee, staff met with representatives from Marina, CSUMB, and BLM on May 31 to discuss actions if Intergarrison were opened.

FINANCING:

Costs associated with Option A-C could be absorbed as part of the FY 2013-14 operating budget for the Road Fund 002-3000-8195 RMA012. Options D-F would require appropriation by the Board of Supervisors to develop a detailed engineering design and cost estimate. Further appropriation would be required for construction, and the improvements would be temporary meaning they would be removed when Eastside Parkway is constructed.

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Approved by: Benny J. Young, Director, Resource Management Agency

Attachments:

- A. Engineering Concept Report (dated 4/30/13)
- B. FOC, Minutes, 5/13/13
- C. Resolution

cc: Counter Copy; Board of Supervisor's (16); County Counsel; Nick Chiulos; Carlos Urrutia; RMA-Planning; RMA-Public Works; Economic Development, County Parks; FORA (M. Houlemard, S. Endsley, J. Garcia); CSUMB (K. Saunders); BLM (E. Morgan); City of Marina (D. Platt)