

Discovery Bay AOB Workshop

4/18/17

4:00pm

Discovery Bay Community Center

Goal of this Workshop

- To recommend fee rates that can be proposed to Supervisor Burgis for consideration

Talking Points

- Regardless of Discovery Bay West, changes can only be made within Discovery Bay AOB boundary
- Two prior workshops have already been held to determine project list, priority of this workshop should be to discuss fee rates
- Removal of projects from AOB project list would reduce flexibility of funding for those projects in the future
- Calculated Nexus fee rates are absolute max, actual new fee rates will likely be much less
- Proposed fee rates should consider balance between growth and sufficient collection of funds

Discovery Bay AOB Project List

Roadway	Project	Location	Recommended Project	Basis for Recommendation
Discovery Bay Boulevard	1	Intersection with Clipper Drive	Intersection improvement	Contra Costa County General Plan LOS Standards
SR-4	2.1	Between Bixler Road and Discovery Bay Boulevard	Widening and bicycle improvements	Contra Costa County General Plan LOS Standards, Countywide Bicycle and Pedestrian Plan
	2.2	Between Bixler Road and Discovery Bay Boulevard	Rebuild bridge to accommodate four lanes	Contra Costa County General Plan LOS Standards
	2.3	Intersection with Newport Drive	Intersection improvement	Contra Costa County General Plan LOS Standards
	2.4	Between Byron Highway and Bixler Road	Widen roadway	Contra Costa County General Plan LOS Standards
Byron Highway	3	Intersection with Byer Road	School safety improvements	Safety Improvement
Clipper Drive	4	Between Newport Drive and Discovery Bay Boulevard	Add traffic calming measures	CSD Meeting Feedback
Bixler Road	5	Between SR-4 and Byer Road	Widening and bicycle improvements	CSD Meeting Feedback
Byer Road	6	Between Bixler Road and Byron Highway	Widening and bicycle improvements	CSD Meeting Feedback
Source: DKS Associates, 2016				

East County AOB Project List

ID	Project	Description	Total Cost
1	Vasco Road / Camino Diablo Intersection Improvements	Install an exclusive right turn lane on northbound Vasco Road, dual left turn lanes on westbound Camino Diablo, dual right turn lanes on eastbound Camino Diablo, and lengthen the 4-lane section on Vasco Road near the intersection to provide more room for merging.	\$ 3,837,000
2	Marsh Creek Road Improvements (City of Clayton to City of Brentwood)	Various roadway and intersection improvements along Marsh Creek Road to bring to County standards and include shoulder width to enhance bicycle use.	\$ 56,819,000
3	Chestnut Street Widening (Sellers Ave. to Byron Hwy.)	Widen roadway to County standard and include shoulder width to enhance bicycle use.	\$ 11,836,000
4	Delta Road Widening (Byron Hwy. to Holland Tract Rd.)	Widen roadway to County standard and include shoulder width to enhance bicycle use.	\$ 10,079,000
5	Knightsen Avenue / Eden Plains Road Widening (Delta Rd. to Chestnut St.)	Widen roadway to County standard and include shoulder width to enhance bicycle use.	\$ 11,650,000
6	Sunset Road Widening (Sellers Ave. to Byron Hwy.)	Widen roadway to County standard and include shoulder width to enhance bicycle use.	\$ 12,150,000
7	Byron Highway Widening (Camino Diablo to the Alameda County line)	Widen roadway to County standard and include shoulder width to enhance bicycle use.	\$ 27,943,000

East County AOB Project List Cont.

ID	Project	Description	Total Cost
8	Byron Highway Two Way Left Turn Lane at Byron Elementary School	Widen the existing pavement to accommodate a two-way left turn lane along the frontage of the school district and Byron Elementary School.	\$ 1,296,000
9	SR4/Byron Highway South Intersection Widening (Phase 2)	Widen the existing pavement to provide two lanes in each direction along SR4.	\$ 2,325,000
10	Knightsen Avenue Widening (East Cypress Rd. to Delta Rd.)	Widen roadway to County standard and include shoulder width to enhance bicycle use.	\$ 6,037,000
11	Delta Road Widening (Sellers Ave. to Byron Hwy.)	Widen roadway to County standard and include shoulder width to enhance bicycle use.	\$ 9,044,000
12	Sellers Avenue Widening (Delta Rd. to Chestnut St.)	Widen roadway to County standard and include shoulder width to enhance bicycle use.	\$ 8,890,000
13	Sellers Avenue Widening (Main Canal to Marsh Creek)	Widen roadway to County standard and include shoulder width to enhance bicycle use.	\$ 5,390,000
14a ¹	Byron Highway Widening (Delta Rd. to Chestnut St.)	Widen roadway to County standard and include shoulder width to enhance bicycle use.	\$ 11,561,000
14b ¹	Byron Highway Widening (Chestnut St. to SR4)	Widen roadway to County standard and include shoulder width to enhance bicycle use.	\$ 11,217,000
14c ¹	Byron Highway Widening (SR4 to Camino Diablo)	Widen roadway to County standard and include shoulder width to enhance bicycle use.	\$ 8,220,000
15	Camino Diablo Widening (Vasco Rd. to Byron Hwy.)	Widen roadway to County standard and include shoulder width to enhance bicycle use.	\$ 10,431,000
16	Knightsen Avenue / Delta Road Intersection Improvements	Signalize intersection and provide an exclusive left turn lane at all four approaches.	\$ 1,594,000
17	Byron Highway / Camino Diablo Intersection Improvements	Install traffic signal and construct railroad crossing.	\$ 3,499,000
18	Byron Highway / SR 4 / Point of Timber Intersection Improvements	Install traffic signal; coordinate with nearby signal at SR4 and Byron Highway. Install exclusive left-turn lane at eastbound approach and exclusive right-turn lane at westbound approach on SR4.	\$ 2,271,000
19	Sellers Avenue / Marsh Creek Road Intersection Improvements	Install traffic signal.	\$ 657,000
20	Balfour Road / Byron Highway Intersection Improvements	Install traffic signal and exclusive left-turn lane at all four intersection approaches.	\$ 1,019,000

East County AOB Project List Cont.

ID	Project	Description	Total Cost
21	Sellers Avenue / Sunset Road Intersection Improvements	Install traffic signal and exclusive left-turn lane at all four intersection approaches.	\$ 1,146,000
22	Sellers Avenue / Chestnut Street Intersection Improvements	Install traffic signal and exclusive left-turn lane at all four intersection approaches.	\$ 1,180,000
23	Sellers Avenue / Balfour Road Intersection Improvements	Install traffic signal and exclusive left-turn lane at all four intersection approaches.	\$ 980,000
Total			\$ 221,071,000

Discovery Bay West Mitigation Project List

	Project	Description	Cost
1	Newport Drive/SR4 Intersection	Signalize	\$352,400
2	Fairview Ave/Balfour Rd Intersection	Signalize	Completed
3	Byron Hwy at Camino Diablo	Signalize/Lane configuration	\$2,350,000
4	SR4/Byron Hwy (North) Intersection	Signalize	\$2,154,400
5	SR4/Sellers Ave Intersection	Signalize	Completed
6	SR4/Balfour Rd Intersection	Signalize	Completed
7	Byron Hwy/Point of Timber intersection	Signalize	\$401,000
8	Byron Hwy/Balfour Rd Intersection	Signalize/Left turn lane	\$1,262,000
9	Byron Hwy (South)/SR4 Intersection	2 nd NB to WB left turn	\$603,000
10	Sellers Ave/Balfour Rd Intersection	Signalize/Left turn lane	\$1,027,000
11	O'Hara Ave/Sand Creek Rd Intersection	Additional turn capacity	\$500,000
12	Empire Ave/Lone Tree Way Intersection	Additional turn capacity	\$791,000
13	Balfour Rd from Bixler Rd to Sellers Ave	Widen Roadway	\$6,278,000

Fee Rates

	Current Discovery Bay	Current East County	Current Discovery Bay West Mitigation	Current Discovery Bay West TOTAL	Calculated Discovery Bay Nexus Rate
Single-Family	\$1,594	\$9,305	\$12,876	\$22,181	\$29,368
Multi-Family	\$974	\$5,344	\$12,876	\$18,220	\$18,028
Commercial	\$2.27/sf	\$9.38/sf	Other	Other	\$41.68/sf
Office	\$1.84/sf	\$6.50/sf	Other	Other	\$33.71/sf
Industrial	\$1.45/sf	\$3.24/sf	Other	Other	\$26.74/sf

Other: Fee determined based upon trip generation

*All above also include additional ECCRFFA fees