



## TOWN OF APPLE VALLEY TOWN COUNCIL STAFF REPORT

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**To:** Honorable Mayor and Town Council    **Date:** October 22, 2013

**From:** Brad Miller, Town Engineer                      **Item No:** 6  
Engineering

**Subject:** Agreement Between the Town of Apple Valley and Lewis Center for Educational Research, for Traffic Signal Design and Construction at the Intersection of Apple Valley Road and Tuscola Road

**T.M. Approval:** \_\_\_\_\_                      **Budgeted Item:**  Yes  No  N/A

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### RECOMMENDED ACTION:

That the Town Council approve and authorize the Town Manager to execute an Agreement with the Lewis Center for Educational Research for traffic signal design and construction at the intersection of Apple Valley Road and Tuscola Road.

### SUMMARY:

The Lewis Center for Educational Research is required as a Condition of Approval for the construction of a two-story multi-purpose gymnasium to design and construct to Town standards, a new traffic signal at the intersection of Apple Valley Road and Tuscola Road. This condition is in compliance with requirements of the Lewis Center for Educational Research Specific Plan. The Lewis Center for Educational Research project shall contribute toward the cost of the required traffic signal and intersection improvements on a fair share or “pro-rata” basis. The Town and Lewis Center for Educational Research both jointly agree to prepare a traffic signal and intersection design and to construct a new traffic signal and improve the intersection at Apple Valley Road and Tuscola Road. The Lewis Center for Educational Research shall be responsible for payment of all initial costs associated with the design and construction of a new traffic signal and associated roadway widening improvements at Apple Valley Road and Tuscola Road, and the Town of Apple Valley shall contribute toward the project costs by way of development fee credit and/or an actual reimbursement payment of all costs that are beyond the calculated “fair share” responsibility of the Lewis Center for Educational Research.

The “fair share” calculation shall be based upon a Trip Generation Analysis, prepared by a registered Traffic Engineer and approved by the Town Engineer that will determine the projected “build-out” volume of vehicle traffic that will ultimately utilize the improved intersection, and determine what percentage of that projected volume is generated by the Lewis Center for Educational Research activities. The percentage shall be determined assuming the “worst-case” combination of campus utilization that results in the highest theoretical total traffic volumes at this intersection, (ie: highest level of campus occupation possible prior to construction of the proposed direct connection of the campus to SR-18).

It is agreed that the proposed gymnasium may be completed and ready for occupancy prior to completion of the traffic signal, and because the gymnasium is calculated to actually reduce trip generation from the campus during peak hours, the Town will allow occupancy prior to completion of the signal improvements, subject to the terms and conditions of the proposed Agreement.

**FISCAL IMPACT:**

There is no immediate financial impact as the result of this Agreement. Town staff will request in a future budget cycle for the calculated “fair share” cost of construction, design, and right-of-way for the new traffic signal. The Town’s fair share of the proposed traffic signal will be funded from Traffic Impact Fees.

**ATTACHMENTS:**

None.

