



Staff Report

TO: City Council
FROM: Jeff Hart, Director of Public Works
DATE: August 3, 2021
SUBJECT: **Cooperative Agreement between the Beaumont Unified School District and the City of Beaumont Regarding Delayed Offside Improvements Associated with the Beaumont High School Expansion Project**

Background and Analysis:

The Beaumont Unified School District (District) has recently commenced construction of an expansion of the Beaumont High School located at 39139 Cherry Valley Boulevard. The high school currently has an enrollment of 2,990 students and capacity for 3,880 students. The District is expanding school capacity to 5,244 students. The expansion consists of the following new construction:

- Entry plaza and walkway along drop-off/pick-up zone,
- Lunch shelter,
- Two 25,000 sf two-story classroom buildings with 42 classrooms and up to 1,344 seats - with open courtyard between buildings:
 - The first building will have 18 classrooms (up to 576 students at 32 per classroom) and a room dedicated to teacher office space. Of the 18 classrooms, 11 will be for instruction for all six periods each day,
 - The second building will have 24 standard classrooms (up to 768 students) and administrative space,
- Reconfigured parking and circulation:
 - Lot E will be expanded to the south to provide an additional 225 spaces (total of 455 spaces). A new driveway along Cherry Valley Boulevard will provide a second access point for students and would relieve congestion at the main entry stop light,
 - Lot D will be moved north and increased by 15 spaces (total of 199 spaces). This lot will have the entry drive and the drop-off/pick-up zone around the outside,

- Driveway on Cherry Valley Boulevard (2-lane entry, 3-lane exit) will be extended to provide significantly more stacking and a longer drop-off/pick-up zone and lane configuration will be the same,
- Reconfigured athletic facilities:
 - Baseball and two softball practice fields,
 - Running track,
 - Two soccer fields, and
 - Eight basketball courts and eight tennis courts.

Due to the significant increase in future enrollment and the associated traffic congestion, City staff and the City's traffic engineer (Minagar and Associates) reviewed the environmental impact report as well as architectural and civil drawings and identified off-site improvements that needed to be constructed to help mitigate traffic congestion. The required improvements would ensure that the requested encroachment permit for a new drive access on Cherry Valley Boulevard is consistent with the level of service objectives in the City's general plan. The following are identified improvements:

Beaumont Avenue and Cherry Valley Blvd Intersection:

- Extend the length of the northbound left-turn lane by at least 30 feet:
 - This will require restriping of the existing painted yellow median on Beaumont Avenue south of the existing left-turn pocket,

Beaumont Avenue and Brookside Avenue Intersection:

- Extend the length of the northbound and southbound left-turn lane by at least 60 feet:
 - This will require restriping of the existing painted yellow median on Beaumont Avenue south of the existing left-turn pocket,
- Modify left-turn traffic signals for all directions from protected turns to protective-permissive turns,
- Install a right-turn overlap arrow phase for eastbound Brookside Avenue and adjust the traffic signal cycle length to 100 seconds,

Cherry Valley Blvd/School's North Driveway Intersection:

- Install a new access driveway on Cherry Valley Blvd at the northwest corner of the school site:
 - Using Option B (copy attached),
 - Designate this driveway as an inbound-only driveway with right-turn ingress from eastbound Cherry Valley Boulevard,
 - Install a "No Left Turn" sign on Cherry Valley Boulevard at the new access driveway to prevent left turns into the driveway from westbound Cherry Valley Boulevard.

The District has elected to phase construction of the expansion in two phases. The first phase has been awarded and is underway while the second phase is expected to be bid later this calendar year. The District has requested the aforementioned associated improvements be delayed to the second phase so that they may be competitively bid. The requested improvements were not part of the bid package for the first phase.

Though the construction of the new drive access along Cherry Valley Boulevard was bid with the first phase, it is not planned to be functional until completion of the second phase which is expected to be January of 2023. The District has requested that the City allow the construction of the driveway with the first phase improvements as bid, but delay the required offsite improvements to the second phase. City staff is able to support this request with the implementation of the associated Cooperative Agreement (Attachment A) and the mutual understanding that the new drive access will not be operational until the required offsite improvements have been completed.

Fiscal Impact:

The cost of preparing the staff report and associated agreement is estimated to be \$3,500.

Recommended Action:

Authorize the Mayor to execute a Cooperative Agreement between the Beaumont Unified School District and the City of Beaumont regarding delayed offsite improvements associated with the Beaumont High School Expansion Project.

Attachments:

- A. Cooperative Agreement