

El Dorado Hills Business Park Community Transportation Study

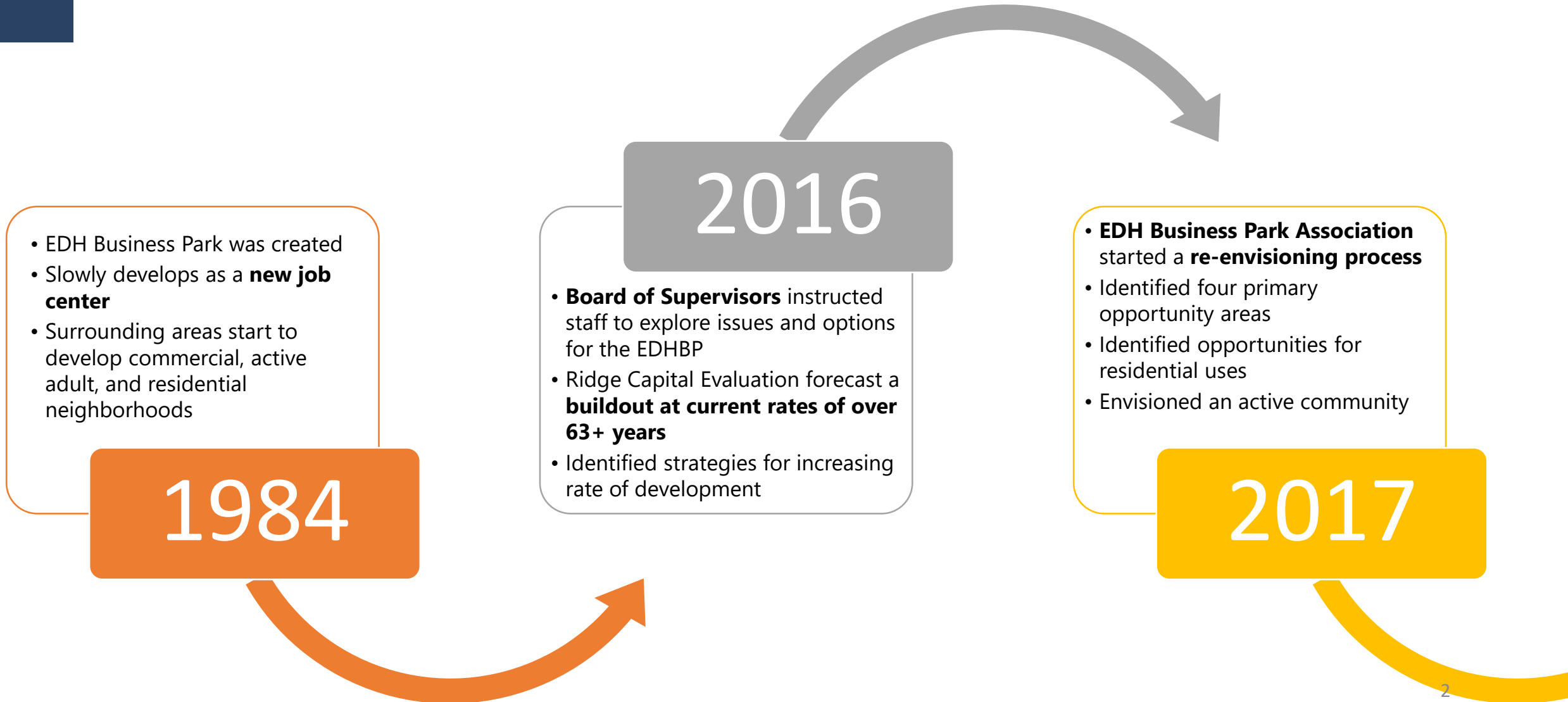
Commission Presentation



September 2nd, 2021



El Dorado Hills Business Park Timeline



El Dorado Hills Business Park Timeline

2016

- **Board of Supervisors** instructed staff to explore issues and options for the EDHBP
- Ridge Capital Evaluation forecast a **buildout at current rates of over 63+ years**
- Identified strategies for increasing rate of development

- **EDH Business Park Association** started a **re-envisioning process**
- Identified four primary opportunity areas
- Identified opportunities for residential uses
- Envisioned an active community

2017

2019

- EDCTC received a Caltrans grant to conduct the **Community Transportation Study** of the EDHBP mixed zoning vision and increased transportation options

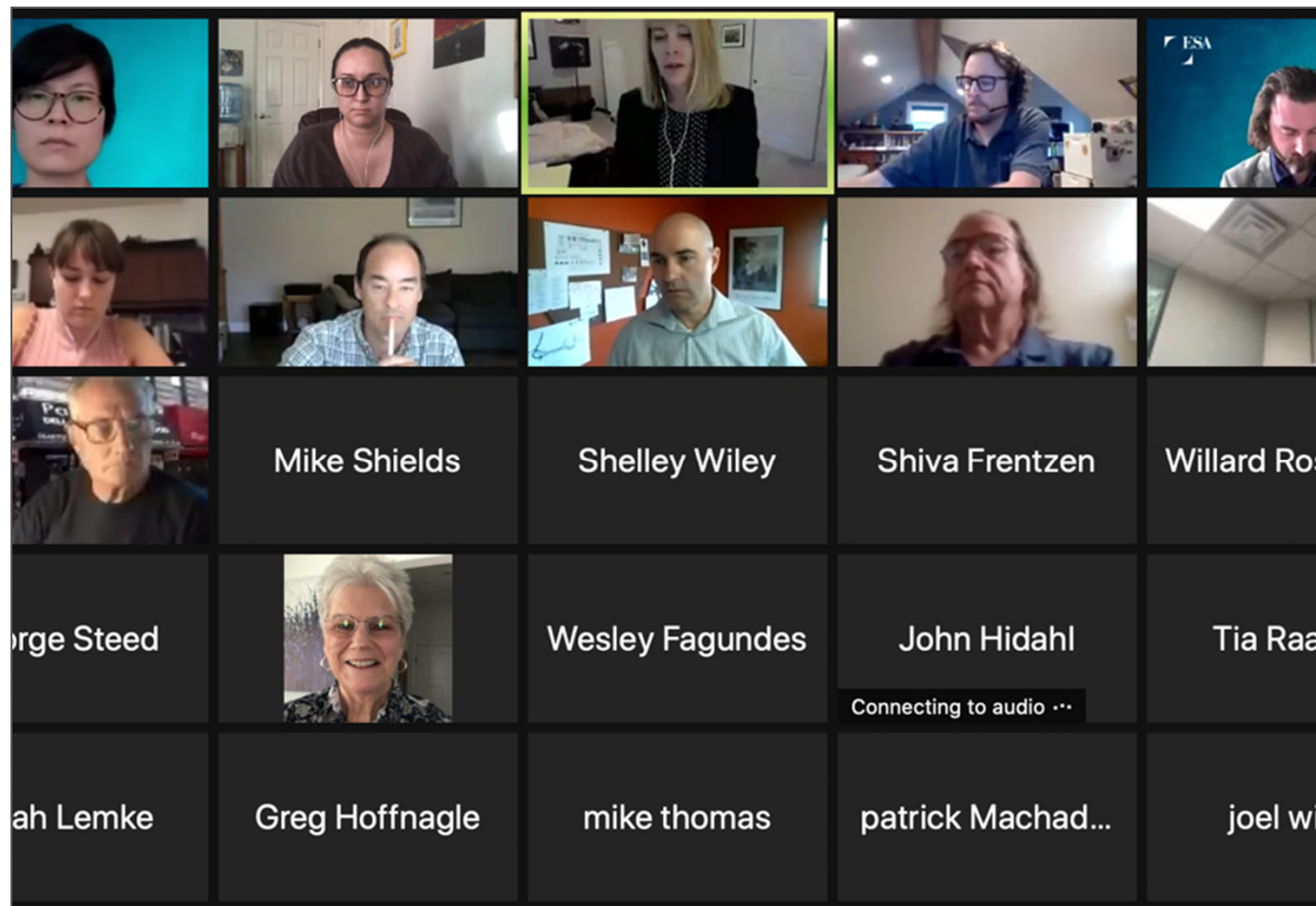
Scope of the Study

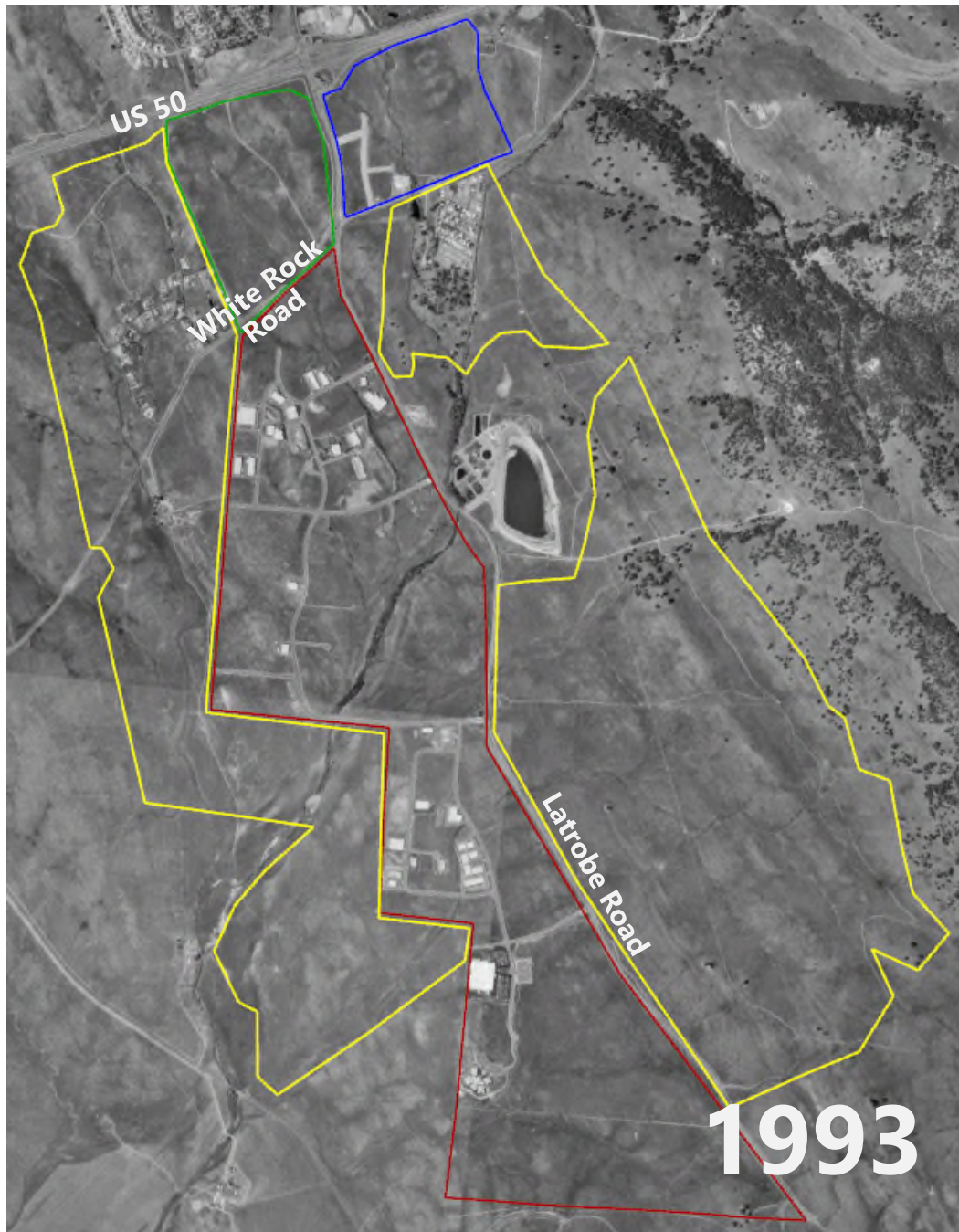
- **Understand the unique characteristics of El Dorado Hills Business Park**
- **Evaluate 3 conceptual development scenarios**
- **Recommend transportation improvements**
- **Community and Stakeholder Engagement**



Community Engagement

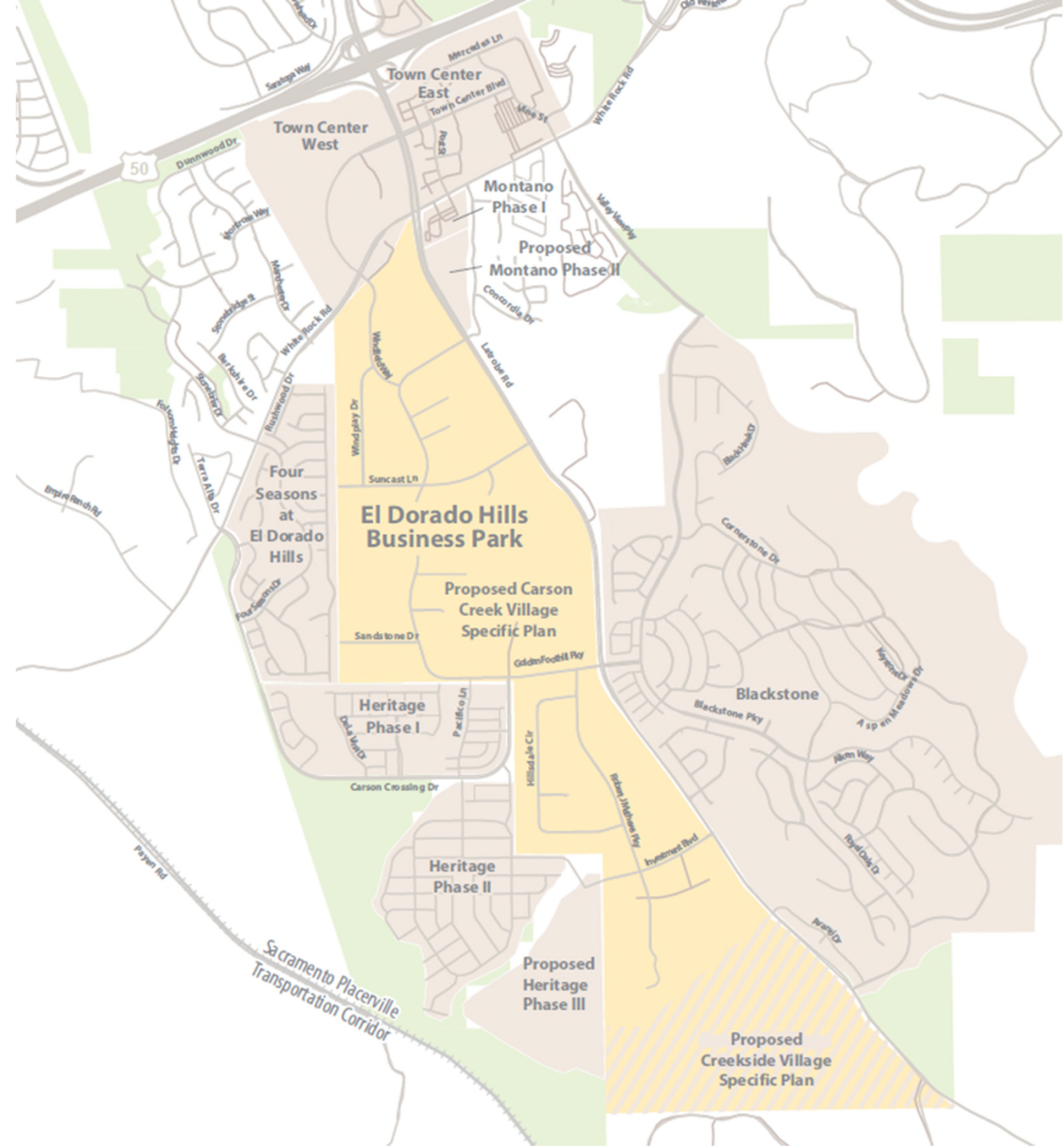
- **Business Park Owner & Employer Survey**
 - 200 surveys mailed
 - Emailed to BP Owners
 - Hand delivered to businesses
- **3-Part Series Educational Videos**
 - Improving EDHBP Competitiveness
 - The EDHBP Today
 - Planned Transportation Networks around the EDBHP
- **Virtual Workshop**
 - 1000+ invited
 - 2500+ social media impressions
 - 30+ community members attended





El Dorado Hills Business Park Today

- Town Center, Heritage, and Montano have current projects underway
- Southern end of the Business Park was deannexed for a proposed residential development and park
- Creekside Village Specific Plan in planning stages
- Carson Creek Village Specific Plan in planning stages



Employment Paradigm Shift

- **The Old Way.**
Companies decide where they want to locate, and employees follow.
- **The New Way.**
Employees (in particular Millennials) decide where they want to live first and then find jobs. Companies follow the talent.



What attracts the new workforce?

- Engaging places to live that are full of social experiences with their peers
- Access to events
- Connections to nature and outdoor activity
- Diverse creative economy.



Transportation Outcomes



**Live and Work in
the Same Area**



**Decrease
Congestion**



**Improve Quality
of Life**

Housing Disparity

Median
household
income
\$80,100



Median single-
family home
affordability
\$480,000



Median single-
family home
\$660,000



Residential Density



Low Density



Medium Density



High Density

Overview of Conceptual Scenarios



Scenario 1

Base Case
(No Residential)



Scenario 2

R&D Reduction/
Add Residential and
Associated Services/Amenities

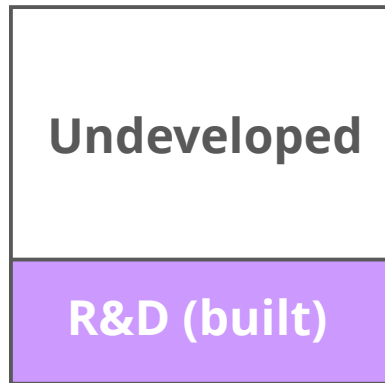


Scenario 3

Intensified R&D/
Add Residential and
Associated Services/Amenities

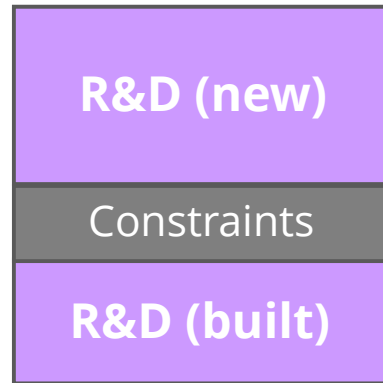
Economic and Employment Comparison of Scenarios

Existing Conditions



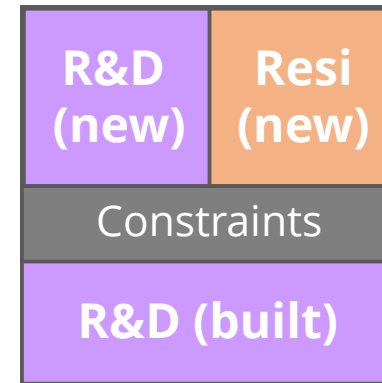
Employees: 6,000

Scenario 1 Base Case (No Residential)



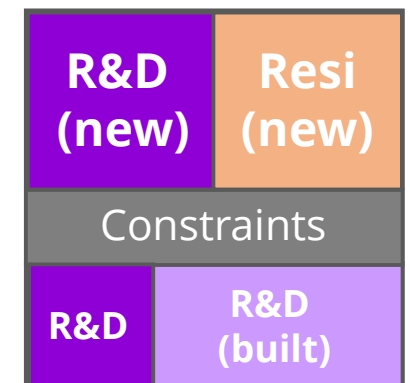
New Employees:
6,000

Scenario 2 R&D Reduction/ Add Residential and Assoc. Services/Amenities



New Employees: 3,000

Scenario 3 Intensified R&D/ Add Residential and Assoc. Services/Amenities



New Employees: 6,000

Changes from Scenario 1 Baseline

Through 2050, percent change of Job-Years:

25% Increase

72% Increase

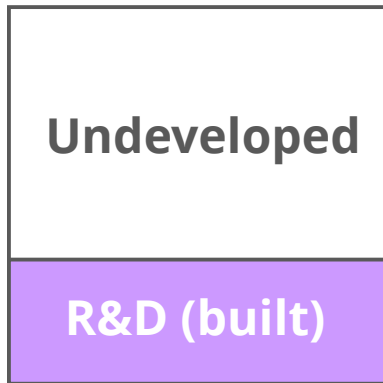
Estimated Total Developed Land Value:

34% Increase

84% Increase

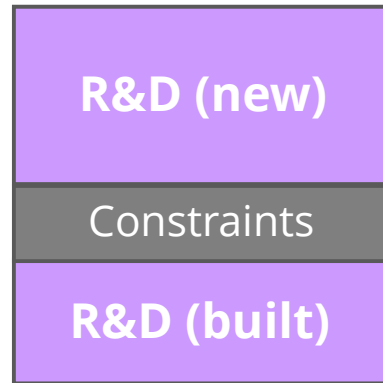
Transportation Comparison of Scenarios

Existing Conditions



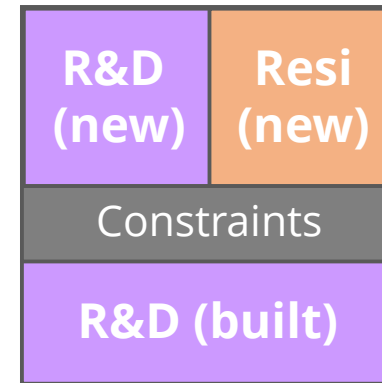
Employees: 6,000

Scenario 1 Base Case (No Residential)



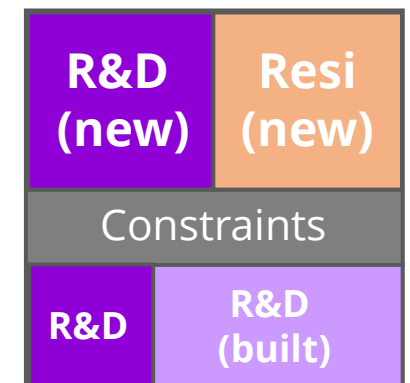
Employees: 12,000

Scenario 2 R&D Reduction/ Add Residential and Assoc. Services/Amenities



Employees: 9000
New residents: 5,400

Scenario 3 Intensified R&D/ Add Residential and Assoc. Services/Amenities



Employees: 12,000
New residents: 5,400

Vehicle miles
traveled (VMT):
144,000

23.6 per person

Vehicle miles
traveled (VMT):
283,000

22.2 per person

Vehicle miles
traveled (VMT):
269,500

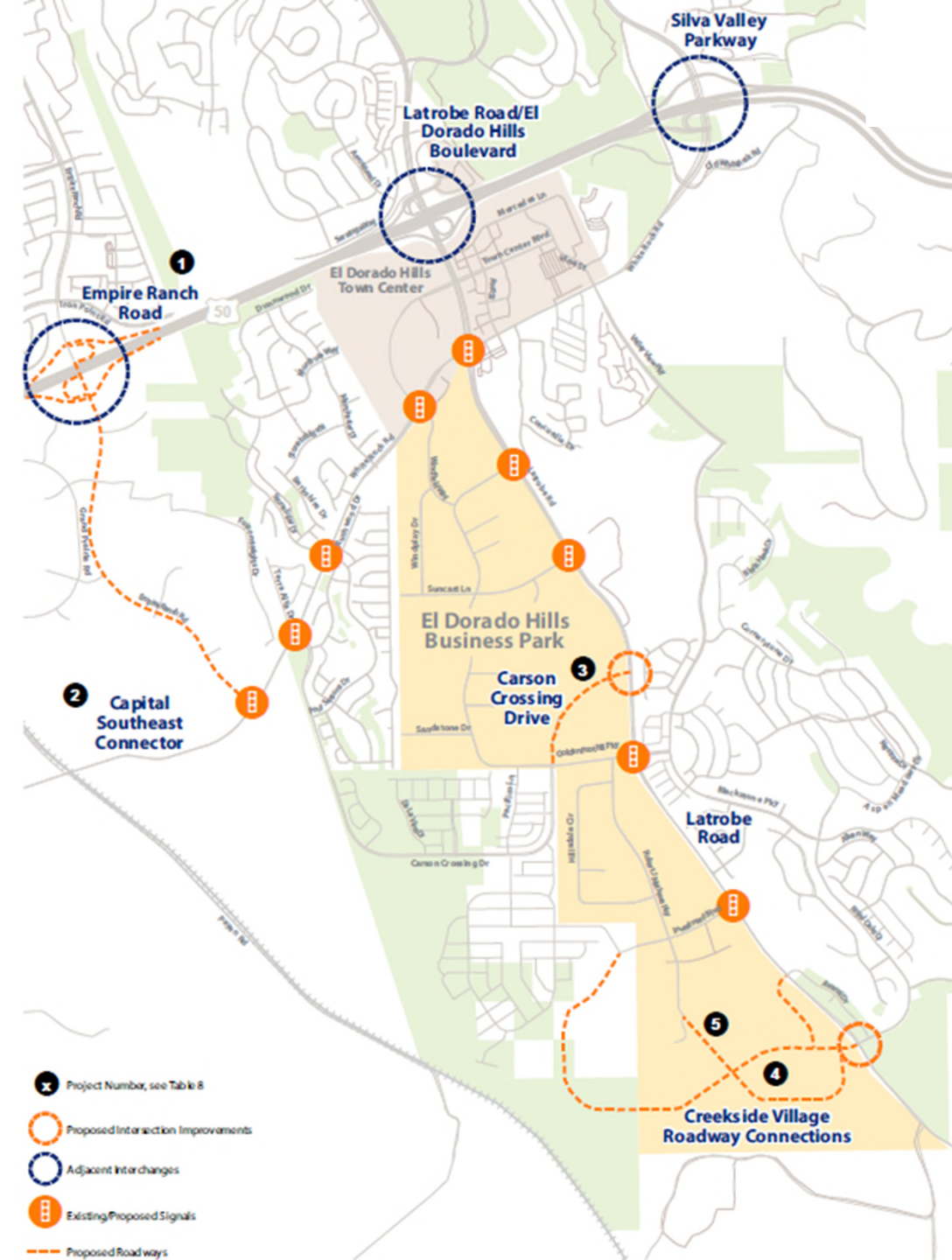
17.9 per person

Vehicle miles
traveled (VMT):
327,500

17.8 per person

Planned and Proposed Roadway Projects

- Empire Ranch Road Interchange by the City of Folsom
- Capital SouthEast Connector by JPA
- Carson Crossing Drive identified by developer at J-6 hearing
- Extension of Robert J. Matthews Parkway and Royal Oaks Drive by developer as part of Creekside Village Specific Plan

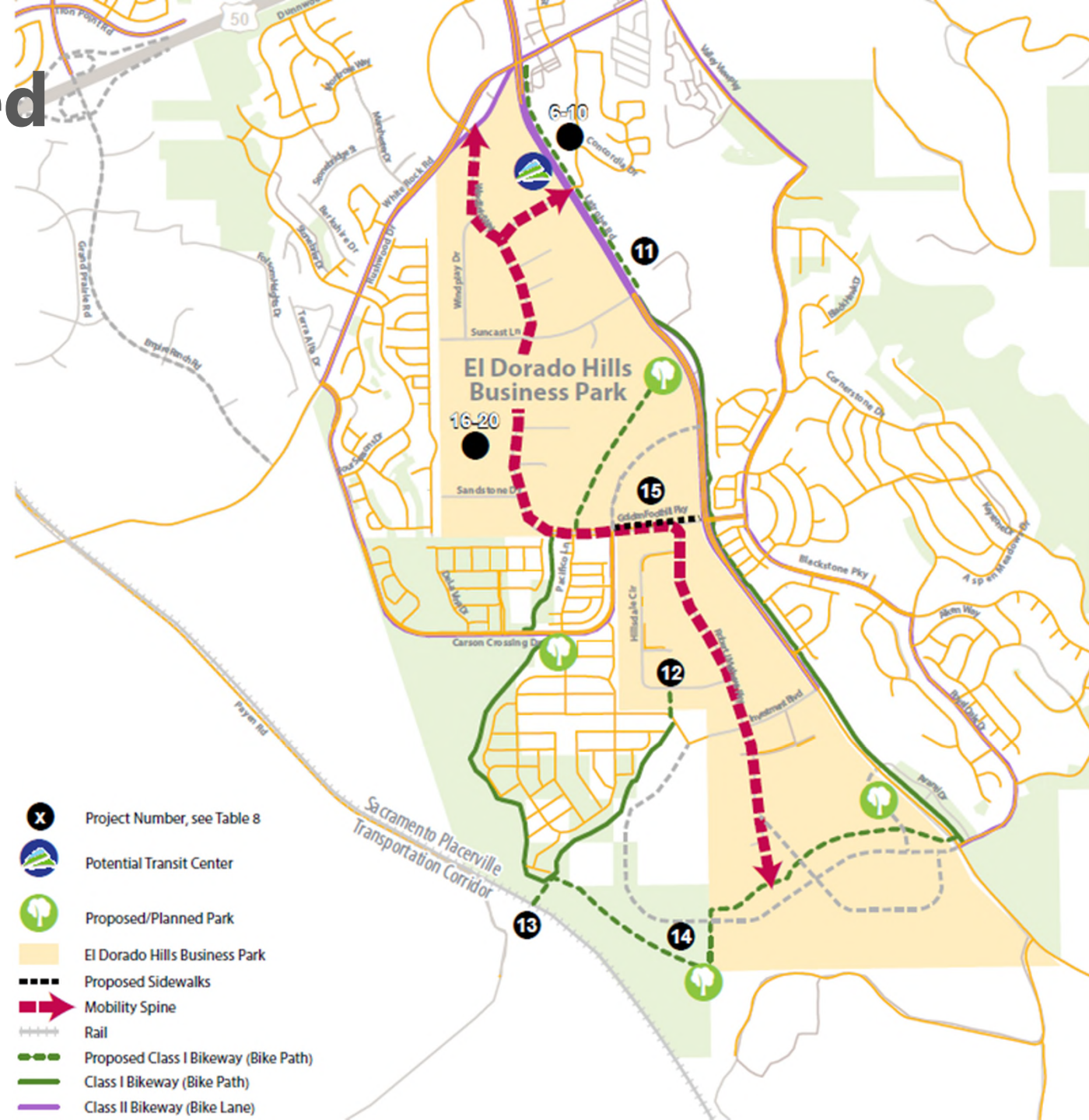


Multimodal Use at the EDHBP



Planned and Proposed Multimodal Projects

- **El Dorado Transit**
 - Transit Center
 - Mobility Hub
 - Micro-transit
 - Possible EDHBP Shuttle
- **Extend Latrobe Shared Use Path to create stronger connection to Town Center and surrounding community**
- **Connect existing Heritage Trails to Business Park and SPTC Trail**
- **Extend trails along southern end to create improved access and an off-street loop**
- **Establish the Mobility Spine**





Intended outcomes

- People living closer to their work and **driving shorter distances**
- People being able to **walk, bike or take transit** to work
- Have a wider **variety of services** closer to people's home or workplace

El Dorado Hills Business Park Community Transportation Study

Questions and Answers



Mobility Spine Elements

- **Near Term**
 - Improve Shoulder for Walking
 - Shared-lane markings and bike route signs
 - Restrict on-street parking
- **Future Term**
 - Complete sidewalks
 - Add dedicated bike lanes
 - Improve curbside pickup and drop and drop off or on-street parking
 - Add transit or shuttle stops

Typical EDHBP Roadway Cross Section



Mobility Spine with improved shoulders for walking and bike routes



Mobility Spine with sidewalks, bike lanes, transit stops

