



AGENDA STAFF REPORT

MEETING DATE: 11/18/2025

AGENDA SECTION: STUDY SESSION

SUBJECT:

Update and Presentation to the City Council for the East Lacey Corridor Project

RECOMMENDATION:

Recommendation:

Staff recommends that the City Council receive a project update and a summary of the public outreach for the East Lacey Corridor Improvement Project.

Recommended Motion:

That the City Council receive a project update and a summary of the public outreach for the East Lacey Corridor Improvement Project.

BACKGROUND:

As discussed during the August 5, 2025, City Council work session, staff committed to returning to Council with a summary of outreach efforts before advancing further design for the East Lacey Corridor Improvement Project. This report provides that update and outlines how public input and funding guidance are shaping the next phase of design.

Two Open House events were hosted on October 22 and 23, 2025, drawing residents, business owners, and property representatives. Feedback was supportive of the City's initiative to modernize East Lacey Boulevard and address long-standing issues with drainage, lighting, and safety. Participants appreciated the City's responsiveness and the opportunity to provide input and express their concerns before final design decisions are made. Based on feedback, the Project will look substantially different from the example Complete Streets Concept that was shown at the August 5, 2025, meeting.

Key themes from the outreach included:

- Broad support for sidewalks, streetlighting, drainage improvements, and overall corridor beautification.
- Positive feedback about the City's effort to improve safety, reduce "Racey Lacey" speeding behavior, and modernize the corridor.
- Concerns regarding access management, particularly the effect of raised medians on business deliveries, large vehicle movements, and driveway access.
- Questions about potential property or right-of-way impacts, especially for parcels close to the

existing curb line.

- Requests to preserve or relocate on-street parking and loading areas for businesses.
- Concerns about construction duration, noise, and staging, as well as maintaining clear communication with corridor tenants and property owners.
- Interest from several owners in coordinating private frontage or utility improvements concurrently with the City's project.

These comments reflected a high level of engagement and ownership among corridor stakeholders. Staff recognize that some concerns, particularly related to property access and median design, will require individualized follow-up and design refinement. To address this, staff will schedule one-on-one meetings during engineering design with business and property owners to better understand site-specific needs and explore design adjustments where feasible.

Community input reaffirmed priorities for safety, accessibility, and aesthetics, while underscoring the importance of balancing these goals with the functional needs of existing businesses.

PROJECT OPPORTUNITY & FUNDING SIGNIFICANCE

The East Lacey Corridor Improvement Project represents an extraordinary opportunity for the City of Hanford. Through collaborative advocacy, the City secured a \$7.3 million federal earmark, a rare and highly competitive achievement approved by the United States Congress.

Projects of this type seldom receive such direct federal funding, particularly for sidewalks and pedestrian improvements, which are typically the responsibility of private developers. This funding enables the City to deliver a comprehensive public improvement project that includes new sidewalks, bicycle and transit facilities, and other infrastructure enhancements that would otherwise be cost-prohibitive.

This earmark positions Hanford among a select few communities nationwide with the ability to deliver a corridor-wide Complete Streets transformation, enhancing safety, mobility, and economic vitality, without placing the financial burden on local developers or residents. The City will leverage this earmark with complementary grant funding, including applying for a transit infrastructure grant, to support the implementation of bus stop improvements and ADA-accessible features consistent with federal requirements.

DESIGN FRAMEWORK & COMPLETE STREETS ELEMENTS

The project incorporates two distinct Complete Streets design approaches that respond to the corridor's changing context, transitioning near 9½ Avenue, approximately at the railroad crossing.

- Urban Core Segment (West of 9½ Avenue): Focuses on walkability and business access. Features include widened sidewalks, enhanced pedestrian crossings, aesthetic medians where feasible, streetlighting upgrades, provisions for future landscaping and/or trees to provide shade canopy to enhance user comfort, and on-street parking to support adjacent commercial uses.
- Corridor Gateway Segment (East of 9½ Avenue): Emphasizes multimodal mobility and regional connectivity. Planned improvements include a separated Class IV bike path, transit-ready design with bus shelters and pullouts, and provisions for future landscaping and/or trees to provide shade canopy to enhance user comfort.

Both segments are unified by a consistent streetscape palette that emphasizes safety, accessibility, and

visual identity. The design prioritizes pedestrian safety, active transportation, and future transit integration, reflecting the City's commitment to Complete Streets principles as defined by the earmark and other grant funds supporting the project.

NEXT STEPS & PROJECT SCHEDULE

Staff are incorporating Council and community feedback into the next design milestone, anticipated for completion in early spring 2026. The following steps will occur concurrently:

- Continued one-on-one meetings with business and property owners to discuss site-specific access, parking, and frontage coordination opportunities.
- Coordination with utility providers and preparation of right-of-way verification maps.
- Development of the design and preliminary cost estimate.
- Continued coordination with KART, Caltrans, and regional partners to ensure transit and multimodal compatibility.
- Preparation of environmental documentation and grant readiness materials.

Final design completion is anticipated in summer 2027, positioning the City to obligate the funds for construction by the September 2027 deadline.

FISCAL IMPACT:

There is no immediate fiscal impact associated with this item. The East Lacey Corridor Improvement Project is funded through multiple sources, including a \$7.3 million federal earmark, state transportation funds, and local matching allocations. Staff will look for ways to decrease costs and maximize funding to stay within budget throughout design.

Staff are also collaborating with the Kings Area Rural Transit (KART) system on a joint grant application for transit infrastructure funding to complement this project. That application seeks to enhance bus stops, shelters, and ADA-accessible connections along the corridor, ensuring the project's design aligns with both roadway and public transit improvements. A resolution of support for this joint grant effort is included under the same Council agenda for consideration.

The design direction outlined in this report will strengthen the City's eligibility for future competitive funding opportunities.

Current Project Budget:

FUND	BUDGET	ACTUAL EXPENSES	AVAILABLE BUDGET
STORM DRAIN CAPITAL	\$ 792,230	\$ -	\$ 792,230
WASTEWATER CAPITAL	\$ 399,280	\$ -	\$ 399,280
TRANSPORTATION IMPACT FEES	\$ 2,499,507	\$ 177,275	\$ 2,322,232
GAS TAX RMRA	\$ 4,550,500	\$ -	\$ 4,550,500
TDA	\$ 1,356,500	\$ -	\$ 1,356,500

CMAQ	\$ 544,200	\$ 4,070	\$ 540,130
WATER CAPITAL	\$ 950,660	\$ -	\$ 950,660
FEDERAL EARMARK	\$ 7,315,245	\$ -	\$ 7,315,245
TOTAL	\$ 18,408,122	\$ 181,344	\$ 18,226,778

Staff will return with an estimate of project costs at its next design milestone following concurrence and/or direction received from City Council.

ATTACHMENTS:

None