



## City of Sedro-Woolley Fruitdale Road Arterial Improvement Project

June 6, 2016

**Project Description:**

The Northern State campus is a 225-acre site, of a now closed mental hospital, that served Western Washington until the early 1970's. Located in the northeastern portion of the city of Sedro-Woolley, the campus, which is listed on the National Historic Register of Places, was designed by the Olmstead Brothers and includes numerous historic structures and a unique and scenic layout. Some of the buildings on the campus continue to be used by various organizations including Job Corps, the National Guard and psychiatric and substance abuse facilities, unfortunately however, due to decades of remaining vacant, several of the historic buildings have fallen into disrepair. In an unprecedented partnership between the Port of Skagit, Skagit County, the City of Sedro-Woolley, and the State, this property has been annexed into the city. Plans have recently been concluded to redevelop and revitalize this property as a Center for Innovation and Technology in the Pacific Northwest (the Center). The Center's first tenant is expected to be Janicki Bioenergy, which has plans to make the Center its global headquarters and research & development core. Their pipeline of projects includes the Omni Processor project, developing a waterless energy-less toilet, and a new water free home. Janicki Bioenergy's innovations will not only change the world, but will shape the future of Sedro-Woolley. It is anticipated that more than 1,000 jobs could be located at the Center within the next five years.

A Planned Action Environmental Impact Statement (EIS) prepared for the redevelopment of the site, was completed in 2015. The EIS addresses various impacts of the proposed redevelopment of the site including transportation impacts. The Transportation Analysis identifies traffic impacts associated with redevelopment due to increased vehicle trips to and from the site. The impacts will necessitate mitigation, including improvements to the site access and surrounding road network.

Fruitdale Road north of SR20 presently provides the sole access to the site. Fruitdale continues northwest from the campus entrance to Kalloch Road, and then on to SR9. Fruitdale Road is an Urban Major Collector from SR20 to McGarigle Road, and presently classified as Urban Local Access north of McGarigle to the city limits. Beyond the city limits Fruitdale is classified as a Rural Major Collector. Fruitdale north of the campus entrance has been closed since 2012 due to a slope failure.

The EIS has identified improvements to Fruitdale as being necessary to support redevelopment of the campus. These improvements include restoration of the closed section of Fruitdale to allow alternative access via SR9, upgrade of Fruitdale to arterial standards within the city, and improvement of the existing intersection of Fruitdale and Northern States Road. The project may also include upgrades to the county portions of the roadway including guardrails, shoulder construction, intersection improvements and signage.

**Project Status:** The Partnership has committed \$345,000 for design of the Fruitdale Road Arterial Improvement Project. Consultant selection has been completed, and design started in mid-January 2016. The goal is to complete design and permitting to the 100% level by August 2016. Funding applications will be submitted in August for the additional funding needed for the construction phase of the city portion of the project. Pending funding availability, the project would be advertised for bids in early 2017 and constructed in 2017. A \$500,000 Skagit County Economic Development submitted by the Partnership for the construction phase is pending.

TASK	START	COMPLETE
100% Design	1/19/2016	8/17/2016
Environmental	1/19/2016	8/15/2016
ROW Acquisition	1/19/2016	5/1/2017
Bid Package Prep	9/1/2016	12/1/2016
Construction	6/1/2017	12/31/2017

**Project Benefits:**

- Supports job growth
- Supports preservation and enhancement of Historic facility
- Provides secondary arterial access to the site from SR9
- Upgrades existing local access road to arterial standards
- Replaces substandard facility access intersection
- Completes pedestrian facility access from SR20 to site

**Funding Status:** The City has committed \$131,000 in Transportation funding and \$14,000 in Utility funding for design. Port of Skagit has committed \$100,000 for design. Skagit County has committed \$100,000 for design. Anticipated ROW Donations from the State total \$50,000. Construction funding is being sought. Funding for the county improvements is being sought separately.

Funding Source	Contributions (\$ thousands)
Port of Skagit PE Phase	100
Skagit County PE Phase	100
City of Sedro-Woolley PE Phase	131
City Utility PE Phase	14
ROW Donation Value	50
Seeking Funding for CN Phase – City Portion	2,420
<b>Total Funding/Estimated Cost – City portion</b>	<b>2,815</b>

**Project Lead:** City of Sedro-Woolley, WA