



Legislation Details (With Text)

File #: 18-0062 **Version:** 1 **Name:**

Type: Report **Status:** Agenda Ready

File created: 1/10/2018 **In control:** Work Session

On agenda: 2/13/2018 **Final action:**

Title: Discussion Concerning A DRAFT Road Impact Fee Offset Agreement (COF Contract No. 2017-0120) With Westhaven Partners, LLC For Intersection Improvements At SR-96W And Westhaven Boulevard/Old Charlotte Pike (Continued from 01/23/18 Work Session)

Sponsors: Paul Holzen, Jonathan Marston

Indexes:

Code sections:

Attachments: 1. Westhaven BOMA Options.pdf

Date	Ver.	Action By	Action	Result
2/13/2018	1	Work Session	acknowledged	
1/23/2018	1	Work Session	referred	

DATE: January 18, 2018

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Paul Holzen, City Engineer/Director of Engineering
Jonathan Marston, Assistant Director of Engineering

SUBJECT:
Discussion Concerning A **DRAFT** Road Impact Fee Offset Agreement (COF Contract No. 2017-0120) With Westhaven Partners, LLC For Intersection Improvements At SR-96W And Westhaven Boulevard/Old Charlotte Pike (Continued from 01/23/18 Work Session)

Purpose

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a draft Road Impact Fee Offset Agreement with Westhaven Partners, LLC for Intersection Improvements at SR-96W at Westhaven Boulevard/Old Charlotte Pike.

Background

As part of the Westhaven Development, the City has required the developer to make improvements to the intersection of SR-96W and Westhaven Boulevard/Old Charlotte Pike. These improvements are identified in the City's Compressive Transportation Network Plan (e.g. Multimodal Major Thoroughfare Plan) and would qualify for arterial and collector road impact fee offset. The project includes the installation of a new traffic signal and an additional left turn lane on Westhaven Boulevard. Below is a summary of options.

Option 1 - Remove the median on Westhaven Blvd to install a left turn lane.

Option 2 - Keep the median on Westhaven Blvd. and realign Old Charlotte Pike to include a 4-foot minimum shoulder and dedicated left turn lanes.

Option 3 - Keep the median on Westhave Blvd. and realign Old Charlotte Pike to include curb and gutter per city standards and dedicated left turn lanes.

Financial Impact

The project will be paid out of both Arterial and Collector Impact Fees generated by the development. Below is a summary of the cost:

Option 1 - \$400,000

Option 2 - \$780,000

Option 3 - \$1,130,000

Recommendation

Staff recommends either option 1 or 3. Westhaven Partners, LLC is adamantly against the removal of the existing median (e.g. Option 1) on Westhaven Blvd. Looking at future development potential to the north and the impending construction of the Mack Hatcher Parkway Northwest Quadrant, staff favors Option 3. While this option is the most expensive, it will limit future disruption within the intersection and will build the intersection to full capacity to accommodate future growth within the City.