



Legislation Details (With Text)

File #: 19-0515 **Version:** 1 **Name:**

Type: Contract/Agreement **Status:** Passed

File created: 5/7/2019 **In control:** Board of Mayor & Aldermen

On agenda: 6/11/2019 **Final action:** 6/11/2019

Title: Consideration of Road Impact Fee Offset Agreement (COF Contract No 2019-0178) for the Aureum PUD Subdivision with SouthStar, LLC. for Arterial Roadway Improvements to McEwen Drive and Carothers Parkway (05/14/19 WS)

Sponsors: Paul Holzen

Indexes:

Code sections:

Attachments: 1. 2019-0178 Road Impact Offset Agreement_Southstar_Aureum PUD Subdivision_with Exhibit.Law Approved.pdf

Date	Ver.	Action By	Action	Result
6/11/2019	1	Board of Mayor & Aldermen	approved	Pass
5/14/2019	1	Work Session	referred as an Old Business Item	

DATE: May 8, 2019

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering/City Engineer
Jimmy Wiseman, Assistant Director of Engineering

SUBJECT:
Consideration of Road Impact Fee Offset Agreement (COF Contract No 2019-0178) for the Aureum PUD Subdivision with SouthStar, LLC. for Arterial Roadway Improvements to McEwen Drive and Carothers Parkway (05/14/19 WS)

Purpose

The purpose of this memorandum is to provide information to the Board of Mayor and Aldermen (BOMA) to consider a Road Impact Fee Offset Agreement between the City of Franklin and SouthStar, LLC.

Background

SouthStar, LLC submitted a Traffic Impact Study in April of 2019 as part of the Aureum Development. Staff is recommending approval of the development with the requirement of building offsite improvements to our transportation network as identified in our Comprehensive Transportation Network Plan and the Integrated Growth Plan. These improvements would qualify for a road impact fee offset and include the following:

Phase I - Widen East McEwen Drive to provide three (3) travel lanes for eastbound through movements from the I-65 interchange to the Carothers Parkway Intersection.

Phase II - Widen the eastbound approach of East McEwen Drive to provide two (2) right turn lanes from eastbound East McEwen Drive to southbound Carothers Parkway.

Phase III - Widen Carothers Parkway to provide three (3) travel lanes for southbound through movements.

The estimated cost of these arterial improvements (Engineering, Right-of-Way and Construction) is \$5,980,000 and the estimated arterial road impact fee is \$7,628,758. Even with these improvements and the full build out of the Integrated Growth Plan it is important to note that the developments traffic impact study shows the following intersections will not meet our standard level of service (LOS D) requirements:

Intersection	Overall Signalized Intersection			
	AM		PM	
	Level of Service	Avg. Delay / W/IGP	Level of Service	Avg. Delay / Vehicle
McEwen Drive at Interstate 65 Interchange	D	46.9s	F	106.6 sec
East McEwen Drive at Tower Circle	A	5.6s	E	76.6 sec
East McEwen Drive at Carothers Parkway	D	48.7s	E	57.5 sec
Carothers Parkway at Ovation Parkway	B	17.7s	E	55.8

Financial Impact

Below is an estimated project cost:

\$1,880,000 - Phase I (Engineering, Right-of-Way and Construction)
\$2,600,000 - Phase II (Engineering, Right-of-Way and Construction)
\$1,500,000 - Phase III (Engineering, Right-of-Way and Construction)
\$5,980,000 - Total Estimated Cost

The Developer will be required to pay all road impact fees and the City will reimburse the developer based on actual cost of the project.

Recommendation

Approval of COF Contract No 2019-0178, a Road Impact Fee Offset Agreement for the Aureum PUD Subdivision with SouthStar, LLC.