



Legislation Text

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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 Resolution 2016-61, A Resolution Funding the Design, Right-of-Way Acquisition and Construction for the Mallory Lane, North Royal Oaks Blvd and Liberty Pike Intersection Project.

Purpose

The purpose of this memorandum is to provide information to the Board of Mayor and Aldermen (BOMA) for the consideration of a resolution to fund improvements to the intersection of Liberty Pike, Mallory Lane and North Royal Oaks Blvd.

Background

In July of 2016, City staff held preliminary meetings to discuss three major developments within the Cool Springs Area. These developments included the McEwen Town Center PUD Subdivision, Mallory Green (Ranco Farms Subdivision) and Spring Creek Subdivision (See Exhibit A). The city partnered with these developments to prepare a joint transportation impact analysis and utilizing Volkert, Inc., the City's on call traffic engineer. The developments are all located within the TIF District (See Exhibit B) and include the following overall density: 580 residential units, 1,250,400 SF of office space, 4,000 SF conference center, 630 hotel rooms, 114,600 SF retail and 17,054 SF of restaurant.

The traffic impact study recommended the following offsite improvements:

- 1) Multiple individual site access and internal intersection upgrades. These upgrades will be assigned to the individual development responsible for making the necessary upgrades. These are site access issues and would not be considered improvements to the arterial roadway network.
- 2) Major upgrades to Jordan Road from Aspen Grove Drive to Mallory Lane. McEwen Town Center and Mallory Green will be required to improve Jordan Road along their frontage per the approved Jordan Road Construction Plans. (See Exhibit C)
- 3) Minor upgrades are needed to the intersection of Cool Springs Boulevard and Mallory Lane (See Exhibit D). City Staff is proposing to make these upgrades as part of a larger city capital project.
- 4) Major upgrades are needed at the intersection of Mallory Lane, North Royal Oaks Blvd and Liberty Pike (See Exhibit E). This signalized intersection currently operates at an overall LOS C in the AM peak hour and LOS F at both the MD and PM peak hours. With the addition of projected development traffic, the intersection is expected to operate with an increasingly poor LOS. Therefore, extensive improvements will be necessary to mitigate this delay. City Staff is proposing to make these upgrades as part of a

larger city capital project.

Failure at Mallory Lane and Liberty Pike is a direct result of multiple developments. In addition to the proposed development, the background traffic includes projections from Carothers Crossing, Columbia State Community College and the Standard at Cool Springs. With no improvements, the overall intersection will have a LOS C (28.9s delay) in the AM, LOS F (113.0s delay) MD and LOS F (199.7s delay) in the PM. The overall delay at this intersection will be twice as long as the current delay you experience at the intersections of Mack Hatcher/South Royal Oaks and Mack Hatcher/Lewisburg Pike. Without a commitment to fund the necessary infrastructure upgrades, city staff would not recommend approval of these projects. City staff feels that this project should be strongly considered as part of the FY2017-2026 CIP process. City staff ranked this project as a 3 star priority project and estimated the cost at \$4,440,000. This project received 3 out of 9 votes during the prioritization process and was ranked number 16. The design, right-of-way and construction phase of this project will take approximately 4-5 years.

Financial Impact

The estimated project cost is \$4,440,000. Below is a summary of the anticipated Road Impact Fees that would be generated by each development.

Estimated Road Impact Fees - McEwen Town Center PUD Subdivision

Multifamily	580	Units	\$3,112.00	\$1,804,960.00
Office Space	750,400	SF	\$4,632.00	\$3,475,852.80
Hotel	150	Rooms	\$2,567.00	\$385,050.00
Retail	99,600	SF	\$6,484.00	\$645,806.40
Total				\$6,311,669.20

Estimated Road Impact Fees - Mallory Green (Ranco Farms Subdivision)

Office Space	350,000	SF	\$4,632.00	\$1,621,200.00
Hotel	130	Rooms	\$2,567.00	\$333,710.00
Total				\$1,954,910.00

Estimated Road Impact Fees - Spring Creek Subdivision (McEwen at Mallory)

Office Space	150,000	SF	\$4,632.00	\$694,800.00
Hotel	350	Rooms	\$2,567.00	\$898,450.00
Retail	15,000	SF	\$6,484.00	\$97,260.00
Conference Center	4,000	SF	\$4,632.00	\$18,528.00
Restaurant (Quick Service)	8,527	SF	\$12,069.00	\$102,912.36
Restaurant (Fast Casual)	8,527	SF	\$17,442.00	\$148,727.93
Total				\$1,960,678.30

In addition to funds generated through road impact fees, other funding source could be explored including "County" Facilities tax dollars (Centennial High School is adjacent to Mallory-Liberty intersection) and general capital funding. A specific funding plan would be developed as a part of the 2017-26 Capital Investment Plan (CIP).

Recommendation

Staff recommends approval of COF 2016-61 to direct staff to development, design and incorporate these improvements into the City's 2017-26 CIP.