



## Legislation Text

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

### **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.