



Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: November 5, 2018

Re: Authorizing the Acquisition of Easements for Construction of the Nifong Boulevard Corridor Improvement Project

Executive Summary

Authorize the acquisition of necessary easements for construction of the Nifong Boulevard Corridor Improvement Project (Providence to Forum/Willowcreek). A Targeted Outreach meeting with the commercial businesses between Providence Road and Peachtree Drive was held on July 27, 2017, to discuss access management along that section of the Nifong Boulevard corridor. The Interested Parties (IP) meeting for the entire corridor proposed for improvement was held on October 26, 2017. The Public Hearing was held on January 16, 2018.

Discussion

The section of Nifong Boulevard, between Providence Road and Willowcreek Lane, consists of mostly commercial properties between Providence Road and Peachtree Drive, and a mix of commercial and residential properties between Peachtree Drive and Willowcreek Lane. The Nifong Boulevard project corridor is very dynamic, with many existing businesses, several developing sites, and potential for property to still develop. The current road is two lanes with some left and right turn lanes throughout most of the corridor. A site location map is included as Exhibit A.

Engineering Surveys & Services is the primary design consultant for this project. As part of developing the preliminary plans, the firm analyzed intersection improvements and geometric layout of the roadway with the additional through lanes, turn lanes, bike lanes, and sidewalks. The firm has also completed the topographic survey, geotechnical investigation, and pavement analysis. In addition, a sub-consultant, EFK Moen Consulting Engineers, completed a traffic study for the corridor in early 2017.

The existing conditions, proposed improvement options, traffic movements, safety, and the traffic study forecast/modeling were all considered in designing the improvements along the corridor. The corridor improvements include the following:

- Construction of ¾-access (right-in, right-out, left-in) at most intersections between Providence and Bethel.
- Installation of a traffic signal at Nifong with Monterey.
- Incorporation of a traffic signal at Nifong with proposed Aurora Drive.
- Construction of intersection improvements to the existing signalized intersections at Nifong with Bethel and Nifong with Forum.



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- Installation of pedestrian crosswalks and pedestrian signal heads at all signalized intersections.
- Construction of an additional driving lane for eastbound and westbound traffic.
- Construction of bike lanes.
- Construction of sidewalks.
- Construction of stormwater improvements including water quality improvements.
- Planting of low maintenance landscape that will enhance the change in the roadway from commercial to residential.

With this project, improvements along the Forum Boulevard corridor between Nifong Boulevard and Green Meadows Road are also being proposed. This section of Forum Boulevard is a mix of commercial properties and residential properties and the existing road narrows down to two lanes through this section. With the upcoming improvements at both the Forum/Green Meadows intersection and the Forum/Nifong intersection, improving Forum Boulevard between the two intersections will aid in the traffic flow through the intersections.

The right of way plans attached as Exhibit B show the design of the improvements and easement needs for the project. Twenty-four permanent street easements, 11 permanent utility easements, two permanent drainage easements, one permanent intersection control easement, and 67 temporary construction easements are needed from 68 parcels for the construction of the project.

The estimated total project cost for the improvements (includes design, easement acquisition, utility relocation, and construction) is \$12,300,000, and will be funded with the 0.25% Capital Improvement Sales Tax. Construction is planned to begin during the fall of 2019.

Fiscal Impact

Short-Term Impact: The estimated total project cost for the proposed improvements is \$12,300,000 (design, right of way, utilities, and construction). Funding for the project will be from the 0.25% Capital Improvement Sales Tax.

Long-Term Impact: Routine maintenance for this improvement along Nifong is estimated as \$10,100 per year.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Tertiary



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Legislative History

| Date | Action |
|------------|--|
| 08/06/2018 | B167-18-Authorizing an agreement with Forum Boulevard Christian Church to partially vacate an access restriction to Nifong Blvd and impose new limited access to Nifong Blvd. |
| 01/16/2018 | PH2-18- Public hearing for the proposed construction of the Nifong Boulevard corridor improvement project between Providence Road and Forum Boulevard/Willowcreek Lane |
| 12/18/2017 | R173-17-Setting a public hearing for the proposed construction of the Nifong Boulevard corridor improvement project between Providence Road and Forum Boulevard/Willowcreek Lane |
| 10/26/2017 | Interested Parties Meeting |
| 07/27/2017 | Targeted Outreach Meeting |
| 11/07/2016 | R166-16-Authorizing an agreement for professional engineering services with Engineering Surveys and Services for design services relating to improvements to Nifong Boulevard between Providence Road and Forum Boulevard. |

Suggested Council Action

Authorize the acquisition of easements for the construction of the Nifong Boulevard Corridor Improvement Project.