



Proposed Modifications to Elliott Road Extension 25% Design

**Town Council
April 25, 2018**

Agenda

- Background/Purpose
- Community Benefits of The Park Apartments
- Blue Hill Roadway Projects and Financial Plan
- Elliott Road Extension Proposed Modifications

Background

- Council approved original 25% design in May 2016
- Received request from Bluerock to modify road design
- Key issues discussed with applicant
 - Affordable housing
 - Right-of-way improvements
 - Bike and pedestrian improvements
 - Stormwater improvements
- **Action requested tonight**
 - **Consider approval of modifications and authorize the Town Manager to proceed with final road design and construction**

Process

*Council
review and
approve
25% plans*



*Bluerock Real
Estate, LLC
submit
request for
modifications*



**Council consider
approval of
modifications and
authorize Town
Manager to
proceed with final
design and
construction**



*Staff review
of final
design,
construction*

Park Apartments – Community Benefits



- ~700 multifamily units
- Sidewalks, bike lanes, recreation/green space, stormwater improvements
- \$3 million right-of-way contribution
- \$50,000 payment for design and construction costs
- \$1.5 million voluntary contribution to affordable housing

Park Apartments – Community Benefits

Affordable Housing Proposal

- **\$1.5 million voluntary contribution to affordable housing**
 - Provide subsidy for ~60 affordable units

AND

- **155 units serving:**
 - 30 units affordable to households at 80% AMI
 - 65 units affordable to households at 100% AMI
 - 60 units affordable to households at 120% AMI
 - Estimated monthly rent of ~\$1,000-\$1,800

Small Area Plan Committed Roadway Projects

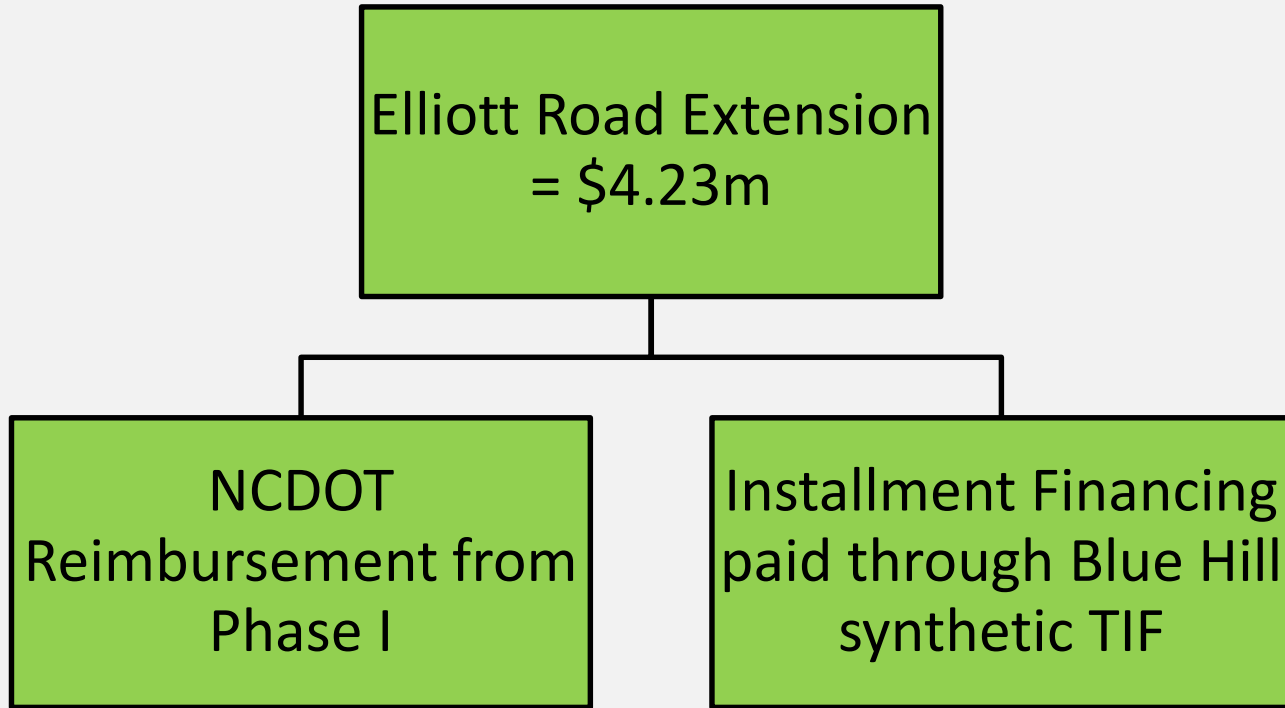
Ephesus Church/Fordham Intersection (Phase I)

Elliott Road Extension (Phase II)

Legion Road Extension (Phase III)



Financial Plan – Elliott Road Extension



Transportation Overview

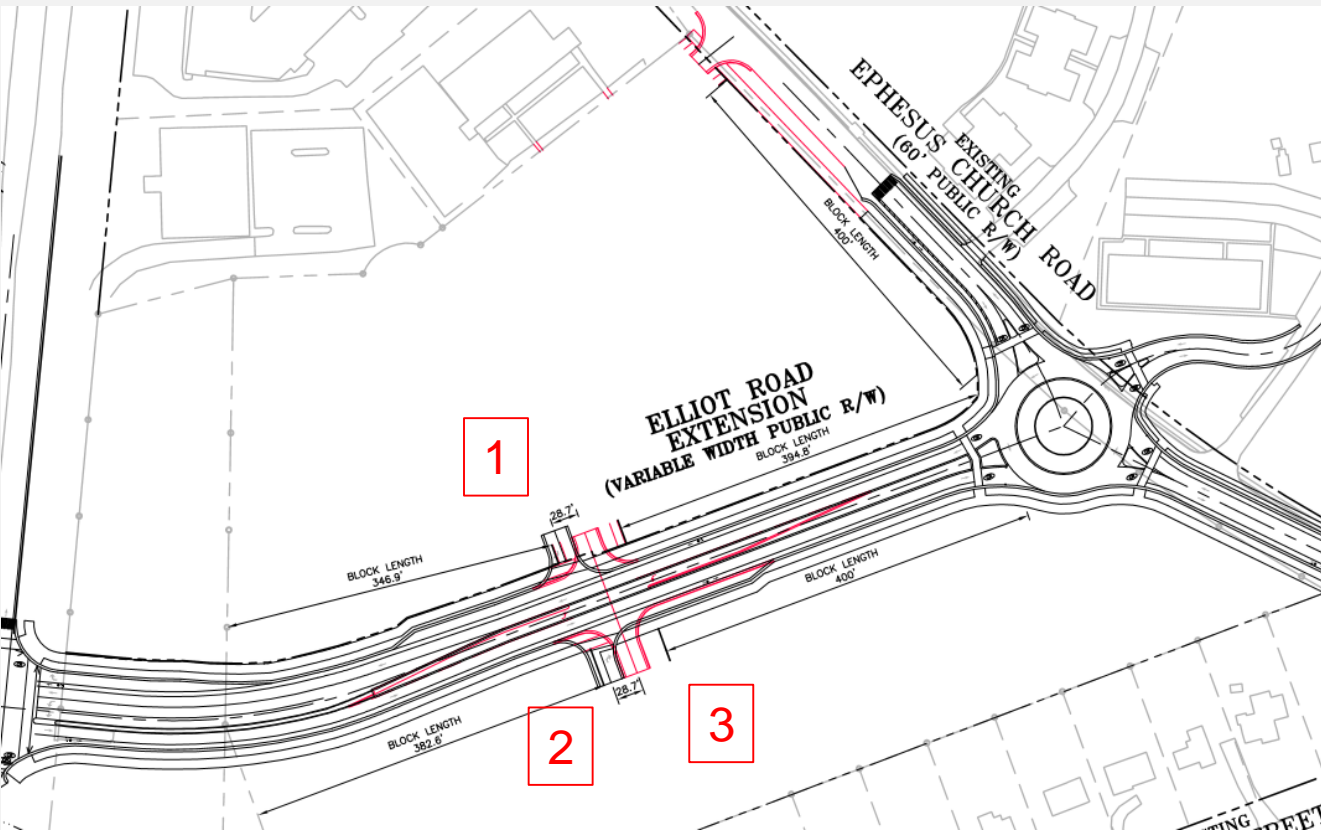


- Ephesus-Fordham Small Area Plan
- Part of larger transportation network
- Negotiations with NCDOT
- Important for trip distribution
- Properties acquired for ROW
- Right of Way required from developer

Overview – Elliott Road Extension



Proposed Modifications – Elliott Road Extension

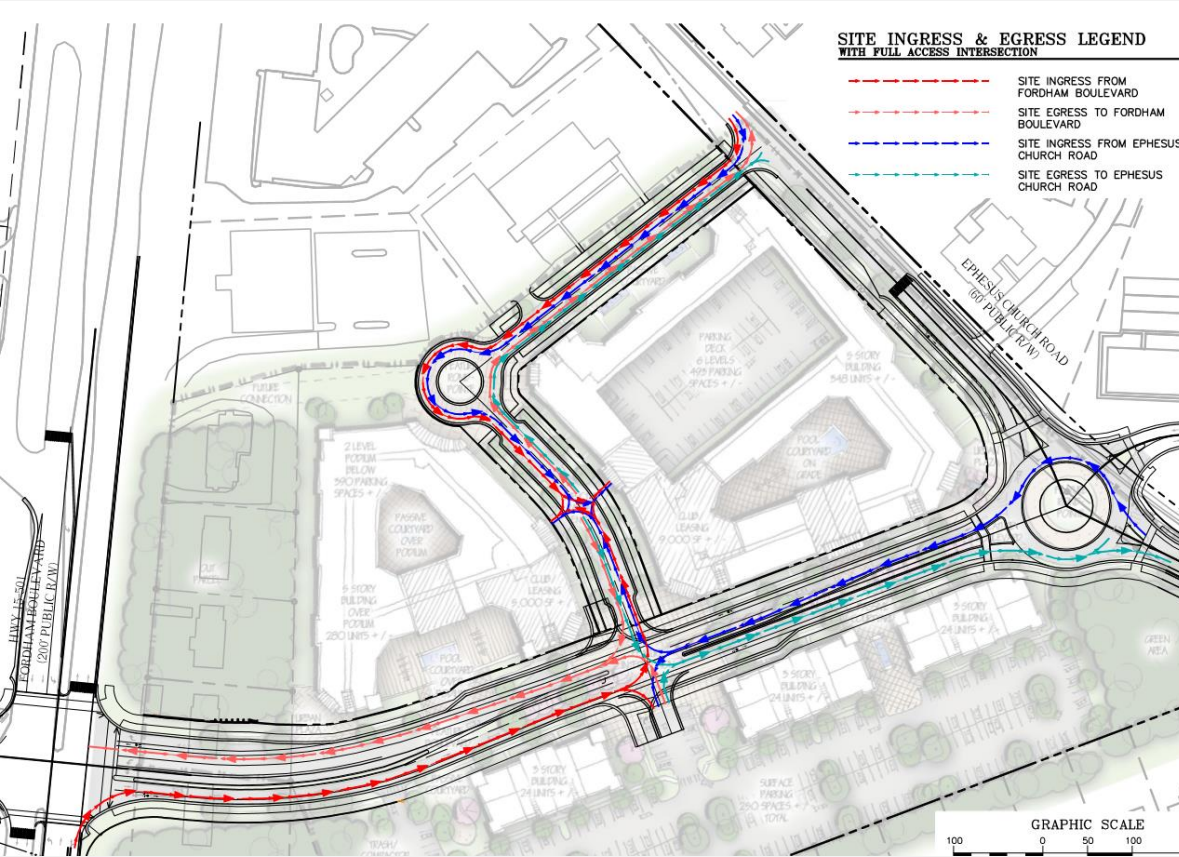


1) Full Access
Right-in/ right-out
access → full access

2) Driveway Location
Shift site driveways 29'
east

3) Speed Limit
Lower speed limit from
35mph to 25mph

Engineering Analysis– Elliott Road Extension



Impacts of proposed modifications:

- HNTB (Traffic Impact Analysis): no negative impacts to traffic flow; all intersections in proximity will function adequately
- Full access driveways will require 100' turn lanes
 - No changes to 25% plans
- Kimley-Horn (Project Engineer): proposed modifications will increase construction cost by ~\$38,000

TACAB Recommendations – Elliott Road Extension

Transportation and Connectivity Advisory Board Recommendations

- 1) **Full Access:** Does **NOT** recommend full access driveways due to concerns about potential vehicle conflicts with bicyclists and pedestrians if left turns are allowed
- 2) **Driveway Location:** Approval of request to shift driveways 29' to the east
- 3) **Speed Limit:** Approval of request to lower speed limit from 35mph to 25mph
- 4) **Raised Bike Lanes:** Include a raised bike lane to ensure traffic calming in the interest of bicycle and pedestrian safety.

Staff Recommendations – Elliott Road Extension

Staff Bike-Ped Committee Recommendations

- 1) **Full Access:** Approval of full access driveways, with the following conditions:
 - a) buffered or protected bike lanes to enhance visibility and safety of bicyclists; and
 - b) adequate crossing opportunities for pedestrians at this intersection.
- 2) **Driveway Location:** Approval of driveway location change
- 3) **Speed Limit:** Approval of speed limit reduction to 25 mph
- 4) **Raised Bike Lanes:** Staff will evaluate including raised bike lanes

Recommendation – Elliott Road Extension

That the Council:

1. Adopt Resolution R-10 to approve the proposed modifications and conditions as described in the staff memorandum;
2. Authorize the Town Manager to proceed with final design and construction providing the applicant:
 - Dedicate right-of-way to accommodate the roadway in its final design (approx. \$3 million);
 - Pay \$50,000 towards the increased cost of roadway design and construction of the proposed modifications;
 - Provide \$1.5 million voluntary contribution to affordable housing; and
 - Build necessary sidewalks, bike lanes, recreational green space, and stormwater facilities as part of the development.