



Proposed Modifications to Elliott Road Extension 25% Design

**Town Council
April 25, 2018**

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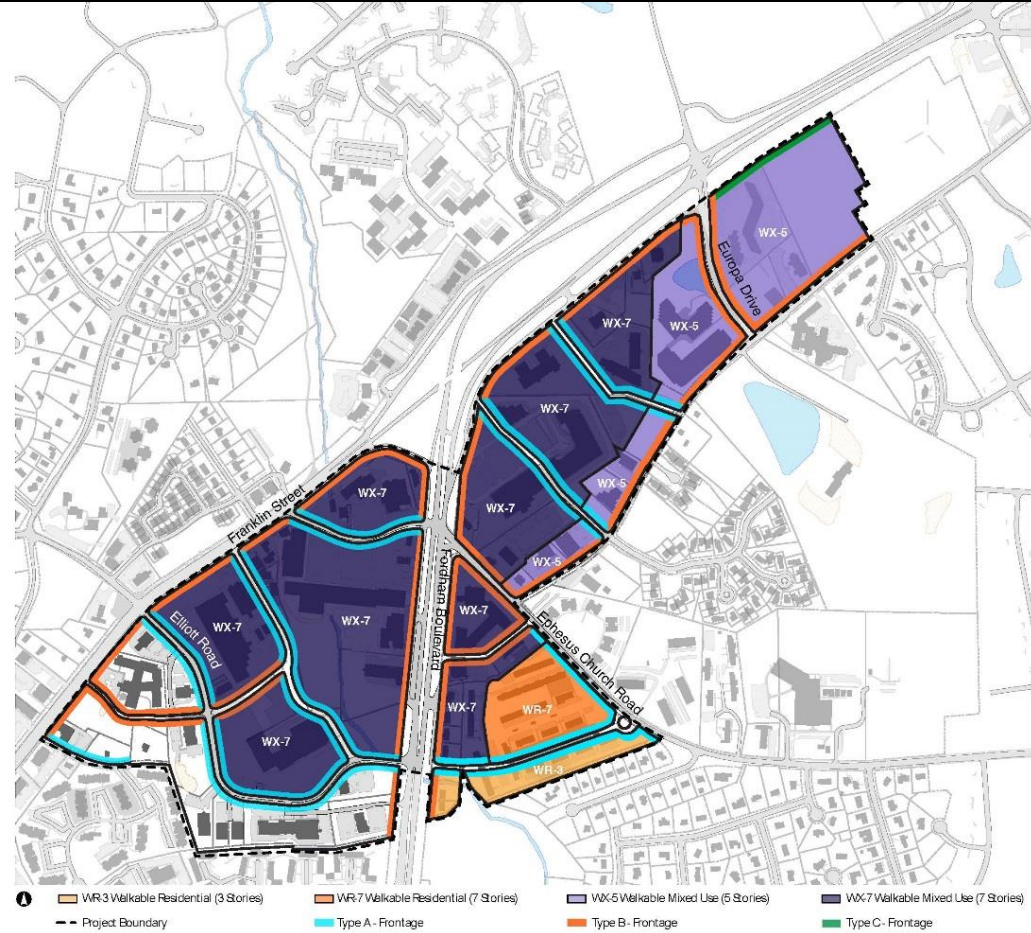
Agenda

Tonight's Agenda:

- Why we're here
- Blue Hill transportation overview
- Park Apartments community benefits
- Affordable housing
- Process
- Blue Hill roadway projects
- Financial plan
- Elliott Road Extension proposed modifications

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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

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Introduction

- Council approved original 25% design in May 2016
- Received request to modify road design
- Bringing request forward for your consideration
- Know there's interest in other issues with this site (e.g. affordable housing)
- Have discussed other issues preliminarily with applicant

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Park Apartments – Community Benefits



- ~700 multifamily units at build out
- Sidewalks, bike lanes, recreation/green space, stormwater improvements
- \$3 million right of way contribution
- \$50,000 payment for design and construction costs

Park Apartments – Community Benefits

Affordable Housing Proposal

- **155 onsite income restricted units**
 - 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
- **\$1.5 Million voluntary affordable housing contribution**
 - Provide subsidy for ~60 affordable units

- ✓ Supports Council's goal of creating a spectrum of housing options & housing with a mix of incomes
- ✓ Provides resources to support other affordable housing projects

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Process

*Council
review and
approve
25% plans*

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graph LR; A[Council review and approve 25% plans] --> B[Bluerock Real Estate, LLC submit request for modifications]; B --> C[Council consider approval of modifications and authorize Town Manager to proceed with final design and construction]; C --> D[Staff review of final design, construction];
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*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*

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Small Area Plan Committed Roadway Projects

Ephesus Church/Fordham Intersection (Phase I)

Europa/Erwin superstreet (Phase I)

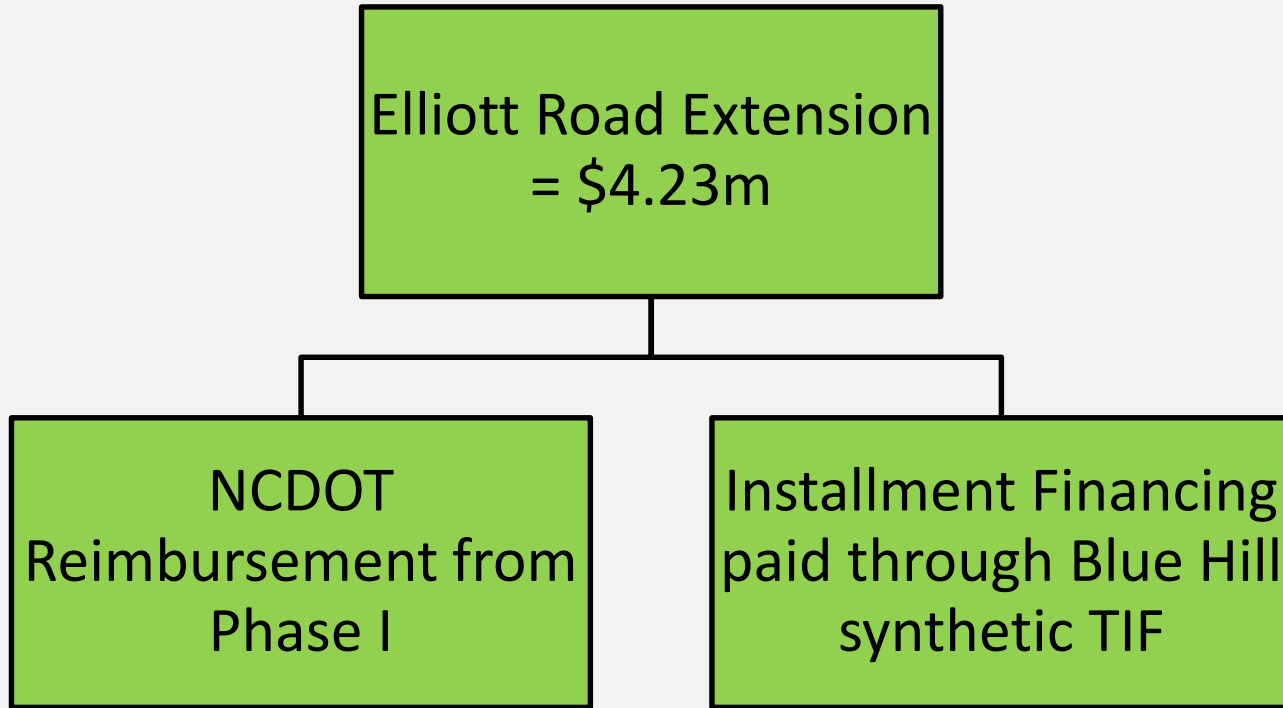
Elliott Road Extension (Phase II)

Legion Road Extension (Phase III)



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Financial Plan – Elliott Road Extension



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That the Council:

- Consider approval of Resolution _____

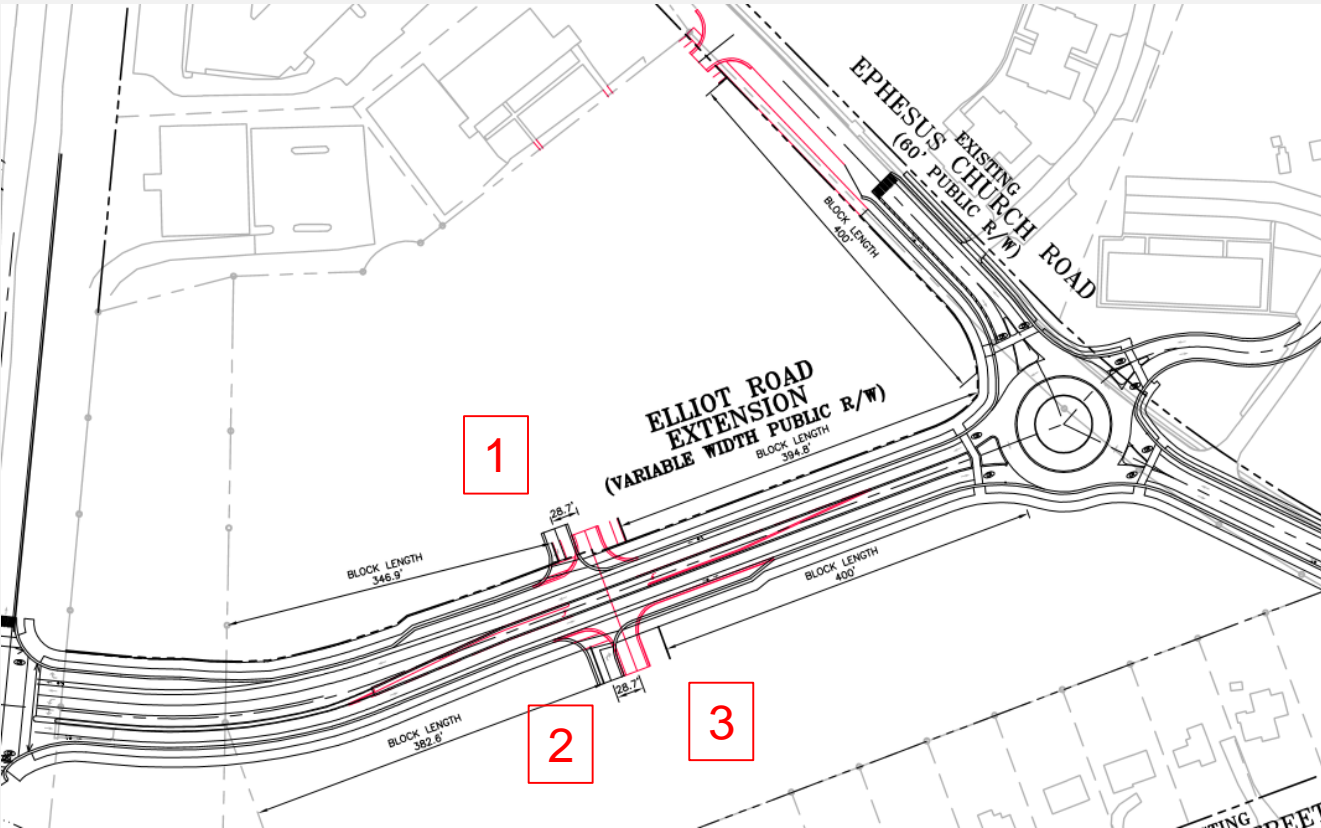
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Overview – Elliott Road Extension



- Included in E-F Small Area Plan
- 7,800 vehicles per day
- Estimated to cost \$4.23m
- Park Apartments providing most ROW
- Construction anticipated in 2019

Proposed Modifications – Elliott Road Extension



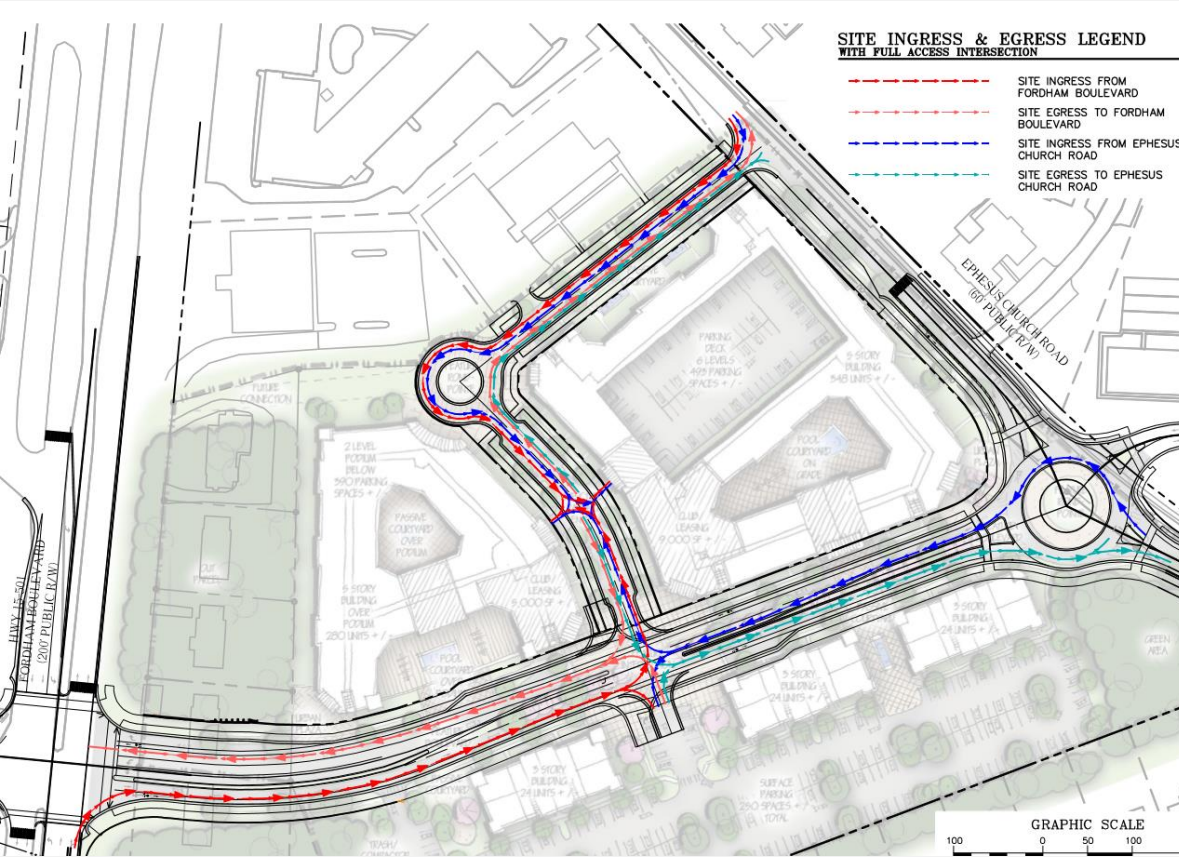
1) Full Access
Right-in/ right-out
access → full access

2) Driveway Location
Shift site driveways 29'
east

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

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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

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Staff Recommendations – Elliott Road Extension

Staff Recommendations (from Bike-Ped Committee)

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
- 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 with roadway design changes

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That the Council:

- Consider approval of Resolution _____

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