



Project Concept Report

This is a conceptual report. The project features and layouts will be further refined through planning and design phases.

Project: Ardenwood Drive - Lobdell
Boulevard Connector (BRCC)

Date: November 12, 2019



Image above represents broad outline of the project area as shown in 2018 MOVEBR tax plan proposition

PROJECT: Ardenwood Drive - Lobdell Boulevard Connector (BRCC)

MOVEBR Program ID: 19
Project Length (miles): 0.3
Estimated Cost: \$3,000,000
Funded from Proposition: \$3,000,000

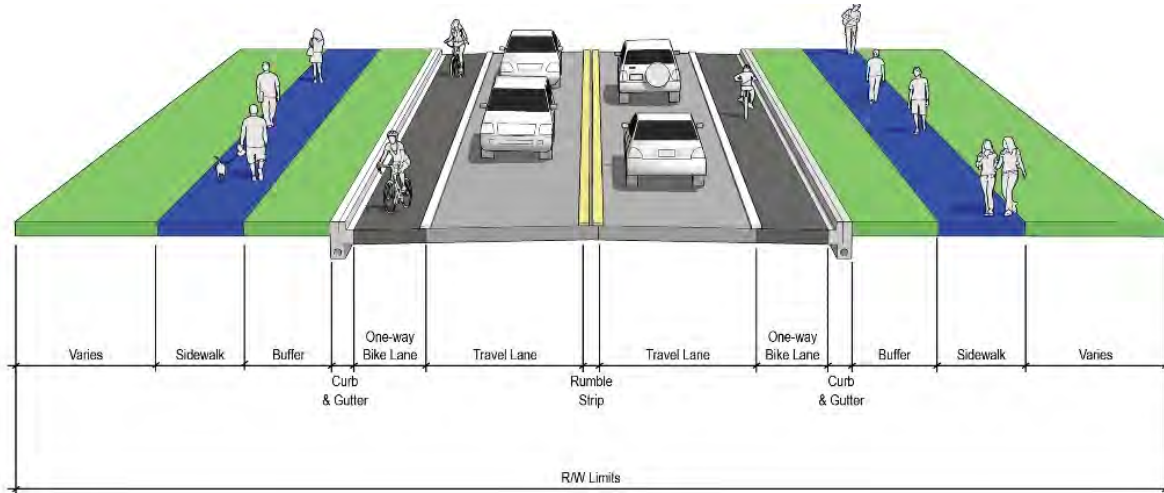
PROJECT OVERVIEW

The Ardenwood Drive – Lobdell Boulevard connector will be a new road within the proposed Ardenwood development as provided by the scope of work in the proposition. The proposed section is a two-lane subdivision type street with pedestrian accommodations within the right of way.



TYPICAL SECTION

The graphic below provides a conceptual view of the potential proposed improvements that will be considered for the project.



PROJECT STATUS

This project is currently in the planning phase.

COMPLETE STREETS

The MOVEBR Program has developed design guidelines that aim to institutionalize the Complete Streets policy by accommodating people walking, biking or accessing transit, regardless of age and ability. Examples of complete streets policy elements are on-street bike lanes, wide shoulders, one-way cycle tracks, sidewalks, shared use paths, bus stop platforms, and crosswalks.

DRAINAGE AND GREEN INFRASTRUCTURE CONSIDERATIONS

Fill mitigation, which serves to maintain overall floodplain storage, will occur on this project. Stormwater detention areas tying to the drainage system are being developed in conjunction with each new MOVEBR project.

Among the drainage considerations for this specific project are the following:

This project is located entirely in flood zone X, which is outside of the Special Flood Hazard Area (SFHA).



This project location is NOT in an area identified as an “estimated inundation area” from the 2016 floods. This map can be viewed at <https://www.arcgis.com/home/webmap/viewer.html?webmap=cb332217bdab4572b4930e02d6655f84>

Existing drainage for this project area utilizes an open (ditch) system, and the proposed drainage will utilize a closed (sub-surfaced) system.

Each project budget includes funding for green infrastructure to improve water quality and mitigate impacts of stormwater runoff. Examples of green infrastructure include but are not limited to porous pavement, creation or maintenance of a tree canopy, bioswales, planter boxes, rain gardens, and land conservation efforts.

ENVIRONMENTAL CONSIDERATIONS

Initial reviews support the following:

No environmental considerations are known at this time.

**Note that this is not exhaustive of possible future environmental considerations.*

TRAFFIC & SIGNALIZATION INTERSECTIONS

The Projected Average Daily Traffic (ADT) for year 2042 is 3,000 vehicles per day.

The current concept supports turn lanes at major intersections for budget purposes. Future traffic studies will identify locations for turn lanes, median openings and connections (driveways, side streets etc.).

Signal systems will be upgraded as a part of future projects if required due to future configurations.

UTILITIES CONSIDERATIONS

A preliminary assessment of the project area provides for the utilities listed below. Potential utility relocation costs will be included in the project budget if the infrastructure is located within the utility's own servitude.

Possible Utilities	Existing	Adjust/Relocate
Underground Electric	No	No
Overhead Electric	Yes	Yes
Overhead Electric Transmission	Yes	No
Water	Yes	No
Sanitary Sewer	Yes	Yes
Communication	Yes	Yes
CATV	Yes	Yes
Gas Distribution	Yes	No
Pipeline	No	No

RIGHT OF WAY CONSIDERATIONS

Minimal residential or commercial right of way acquisitions are anticipated at this time.

PROJECT CONCEPT PLANS

The following pages provide a potential solution for the proposed project. The initial project features and layouts, shown within the concept plans, will be further refined through planning and design phases of the project.





ARDENWOOD - LOBDELL CONNECTOR (BRCC)



Sheet No.

1 of 2

11/06/2019



LEGEND

- Center Striping
 - Right-of-Way
 - Curb
- Parcels
 - Pavement and Lane Striping
 - Shared Use Path

**ARDENWOOD - LOBDELL CONNECTOR
(BRCC)**



Sheet No.

2 of 2

11/06/2019