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#18
AUG 13 2015

MEMORANDUM Transportation & Development Department - Memo No. CP16-024

DATE: AUGUST 13, 2015

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, ACTING CITY MANAGER *MR*
NACHIE MARQUEZ, ASSISTANT CITY MANAGER
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
DANIEL W. COOK, CITY ENGINEER *DW*

FROM: ROBERT FORTIER, CAPITAL PROJECTS MANAGER *RF*

SUBJECT: QUEEN CREEK ROAD IMPROVEMENTS ALTERNATIVE B ALIGNMENT
FOR QUEEN CREEK ROAD AND COOPER ROAD IMPROVEMENTS

RECOMMENDATION: Staff recommends City Council approve Queen Creek Road Improvements Alternative B alignment for Queen Creek Road and Cooper Road Improvements.

BACKGROUND AND DISCUSSION: The purpose of this project is to provide capacity for increasing traffic demands south of the San Tan Loop 202 Freeway. The proposed improvements will widen Queen Creek Road from McQueen Road to Gilbert Road to six (6) thru lanes. The west half of Cooper Road from Queen Creek Road to Appleby Road will also be improved to four (4) thru lanes. These improvements include raised medians, bike lanes, turn lanes, sidewalks, curbs, gutters, storm drains, street lighting, traffic signals, landscaping, irrigation, and utility relocations.

Without these improvements Queen Creek Road's Level of Service, as defined by the Highway Capacity Manual, will become more congested and downgrade from a Level C to a Level F roadway. The City's standard is to design arterial streets to a Level of Service of D or higher. See Table 1 Traffic Volumes for 2014 versus 2030.

The attached exhibit shows the Alternative A alignment of Queen Creek Road. Alternative A is the City of Chandler typical design for a major arterial street centered on the section line. The second attachment is the recommended Alternative B alignment of Queen Creek Road. The recommended alignment shifts the roadway centerline 21 feet north from the section line from about Adams Avenue and approximately 1,300 feet west of Cooper Road to reduce the project impact on the residential property known as Twin Acres. This proposed alignment has a reduced right-of-way (ROW) section from 65 feet to 54 feet to minimize the impact to the adjacent properties.

The proposed alignment for Cooper Road south of Queen Creek Road is to be widened from one (1) to two (2) southbound lanes to match the City standard 55 feet ROW for a minor arterial.

Improvements include dual left turns for northbound to westbound traffic at the Queen Creek Road intersection.

Adjacent parcels within the project limits consist of a mixture of developed residential, developed commercial, airport, undeveloped residential, undeveloped park, and undeveloped commercial and church properties. Partial new ROW acquisition, Temporary Construction Easements (TCE), and Temporary Drainage Easements (TDE) are requested with this alignment approval, as listed in Table 2 Preliminary Proposed Acquisitions for Alternative B. The existing commercial development on the northwest corner of Queen Creek and Gilbert roads and undeveloped commercial parcel on the southwest corner of Queen Creek and Cooper roads will not require additional acquisitions.

A public meeting was held July 22, 2015. City staff presented and solicited public input for the proposed Queen Creek Road Improvements Project, Project No. ST1306, Federal No. CHN0(228), TRACs No. SZ105 03D. Staff presented project information, responded to questions, and received additional input from business owners and residents. Approximately 28 citizens attended the meeting. Overall there was support for the project. Several residents had requested a merging lane on Queen Creek Road along Twin Acres. City staff will review modifications to the median as the project progresses into design. Attendees were invited to attend the Transportation Commission and Council Meeting for additional project information and input.

Design Engineering and Right-of-Way acquisition will continue through 2016 with an anticipated construction start in mid-2017.

FINANCIAL IMPLICATIONS: The City has received \$1.514 million in Surface Transportation Program (STP) Maricopa Association of Governments (MAG) federal funding for design. The City may receive an additional \$1.5 million for real estate acquisitions in Fiscal Year (FY) 2016 and will receive \$4.433 million for construction in FY 2020 and FY 2021. The funds to be received in future years will offset local funds used to construct the project in 2017.

TRANSPORTATION COMMISSION: The Transportation Commission reviewed the proposed alignment on July 30, 2015, and was recommended for approval by a vote of 6-0 with one absentee (Commissioner Rivers).

PROPOSED MOTION: Move City Council approve Queen Creek Road Improvements Alternative B alignment for Queen Creek Road and Cooper Road Improvements.

Attachments:

Table 1 Traffic Volumes for 2014 versus 2030;

Table 2 Preliminary Proposed Acquisition for Alternative B;

Location Map;

Exhibit Queen Creek Road Improvements Alternate A – On Section Line;

Exhibit Queen Creek Road Improvements Alternative B – 21' Shift from Section Line.

Table 1 Traffic Volumes for 2014 Versus 2030

Year	Average Daily Traffic (ADT)	Location
2014	15,700	Queen Creek Rd – McQueen to Cooper
	14,600	Queen Creek Rd – Cooper to Gilbert
	9,400	Cooper Rd – Queen Creek to Ocotillo
2030*	35,000	Queen Creek Rd – McQueen to Cooper
	27,000	Queen Creek Rd – Cooper to Gilbert
	11,000	Cooper Rd – Queen Creek to Ocotillo

*Per City of Chandler Transportation Master Plan Update Final Report, Prepared by Parsons Brinkerhoff, April 2010

Table 2 Preliminary Proposed Acquisitions for Alternative B

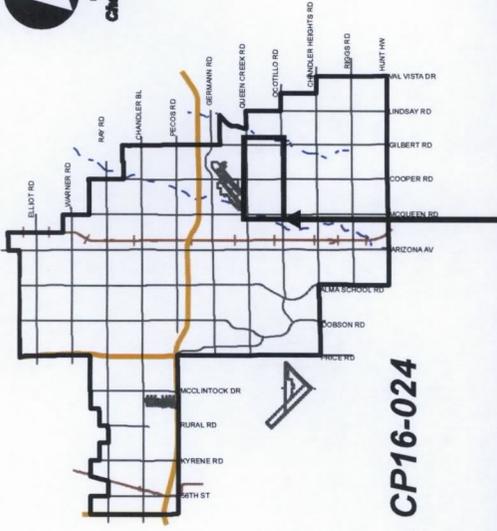
No.	APN	Description	New Right Of Way (ROW)	Temporary Construction Easement (TCE)	Temporary Drainage Easement (TDE)
Queen Creek Rd Parcels					
1	303-43-977	Community Association		12,871	
2	303-43-968	Community Association		5,970	
3	303-42-025A	Single Family	327	6,153	
4	303-42-024D	Single Family		5,464	
5	303-42-035	Single Family		5,464	
6	303-43-529	Single Family		5,924	
7	303-43-537	Community Association		9,849	
8	303-43-538	Community Association		5,731	
9	303-46-981	Single Family		1,582	
10	303-42-004T*	Single Family	468	5,420	
Residential			795	64,428	-
1	303-32-009E	Chandler Airpark Business Center LLC	9,958	5,076	18,527
2	303-32-009F	Chandler Airpark Business Center LLC	6,439	6,302	994
3	303-31-001K	CMB McQueen LLC	85,943	85,640	31,065
4	303-31-001F	CMB McQueen LLC	4,900	1,800	
Commercial			107,240	98,818	50,586
1	303-32-012Q	City of Chandler (Airport)	751	3,240	
2	303-32-009C	City of Chandler (Airport)	22,715	11,698	
3	303-42-022C	City of Chandler (Lantana Park)	37,755	2,000	
4	303-42-019B	City of Chandler (Lantana Park)	62,215	6,488	
City Owned			123,436	23,426	-
Total for Queen Creek Rd (18 Parcels)			231,471	186,672	50,586
Cooper Rd Parcels					
1	303-42-001J	Single Family	3,630	2,475	
2	303-42-001K	Single Family	25,455	302	11,962
3	303-43-001D	Single Family	3,636	2,479	
4	303-43-001C	Single Family	3,635	3,793	
5	303-42-003P*	Single Family	3,636	2,479	
6	303-42-003J*	Single Family	3,636	2,479	
7	303-42-003N*	Single Family	3,636	2,479	
Residential			47,264	16,486	11,962
1	303-42-982	St. Mary Roman Catholic Parish	836	1,751	
2	303-42-018C	St. Mary Roman Catholic Parish	13,708	5,270	9,117
Church			14,544	7,021	9,117
1	303-42-003Q	City of Chandler	3,637	1,100	7,535

No.	APN	Description	New Right Of Way (ROW)	Temporary Construction Easement (TCE)	Temporary Drainage Easement (TDE)
		City Owned	3,637	1,100	7,535
		Total for Cooper Rd (10 Parcels)	65,445	24,607	28,614
		Project Total	296,916	211,279	79,200

*Maricopa County Parcels



QUEEN CREEK RD IMPROVEMENTS (McQUEEN RD TO GILBERT RD) PROJECT NO. ST1306.201



MEMO NO. CP16-024

PROJECT AREA



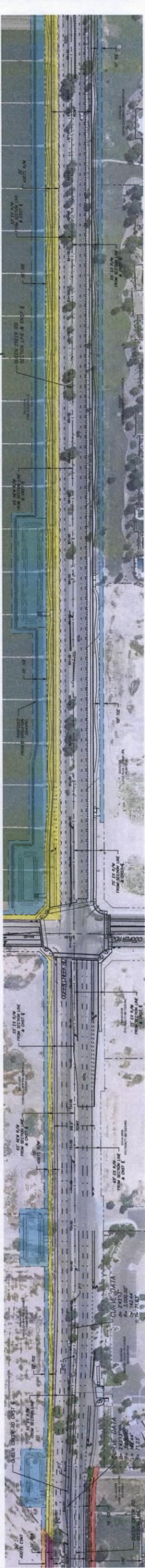
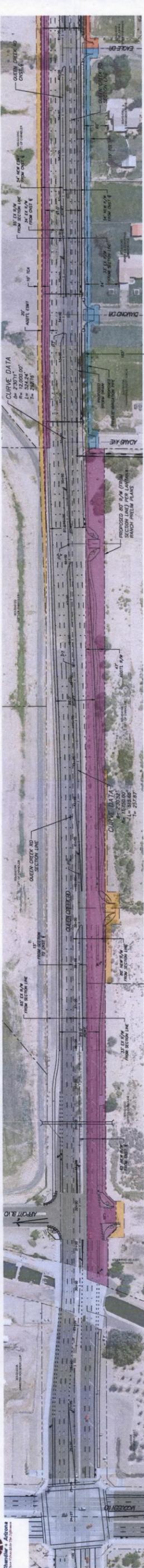


Kimley-Horn

Queen Creek Road Improvements

Alternative B - 21' Shift from Section Line

RECOMMENDED



MEMO NO. CP16-024



Cooper Road Improvements



- R/W ACQUISITION - PRIVATE PROPERTY OWNED
- R/W OR EASEMENT ACQUISITION - CITY OWNED (COUNTY PARCEL)
- R/W ACQUISITION - PRIVATE PROPERTY OWNED (COUNTY PARCEL)
- TEMPORARY CONSTRUCTION EASEMENT (TCE) (PRIVATE PROPERTY OWNED)
- TEMPORARY CONSTRUCTION AREA (TCA) (CITY OWNED)
- TEMPORARY CONSTRUCTION EASEMENT (TCE) (COUNTY PARCEL)