

Cooper Road Improvements 3,500 feet North of Chandler Heights Road to Riggs Road

ST1503.201, CHN0235, SZ18103D

Public Meeting No. 2
March 28, 2017



- **City roads are classified as:**
 - Locals
 - Collectors
 - Arterials

- **Why four lanes?**
 - Allows traffic to go around vehicles slowing to make left or right turns. This improves safety and reduces delays.
 - A 4 lane road will allow traffic to spread out over two lanes in each direction. When waiting on a side street, gaps are much harder to come by when traffic is squeezed into one lane.

- Speeds on the existing 2-lane Cooper Road (Riggs to Chandler Heights) are nearly identical to the speeds on the existing 4-lane Cooper Road (south of Riggs)
- We do not anticipate any change to the average speeds following the widening of Cooper Road

Proposed Improvements

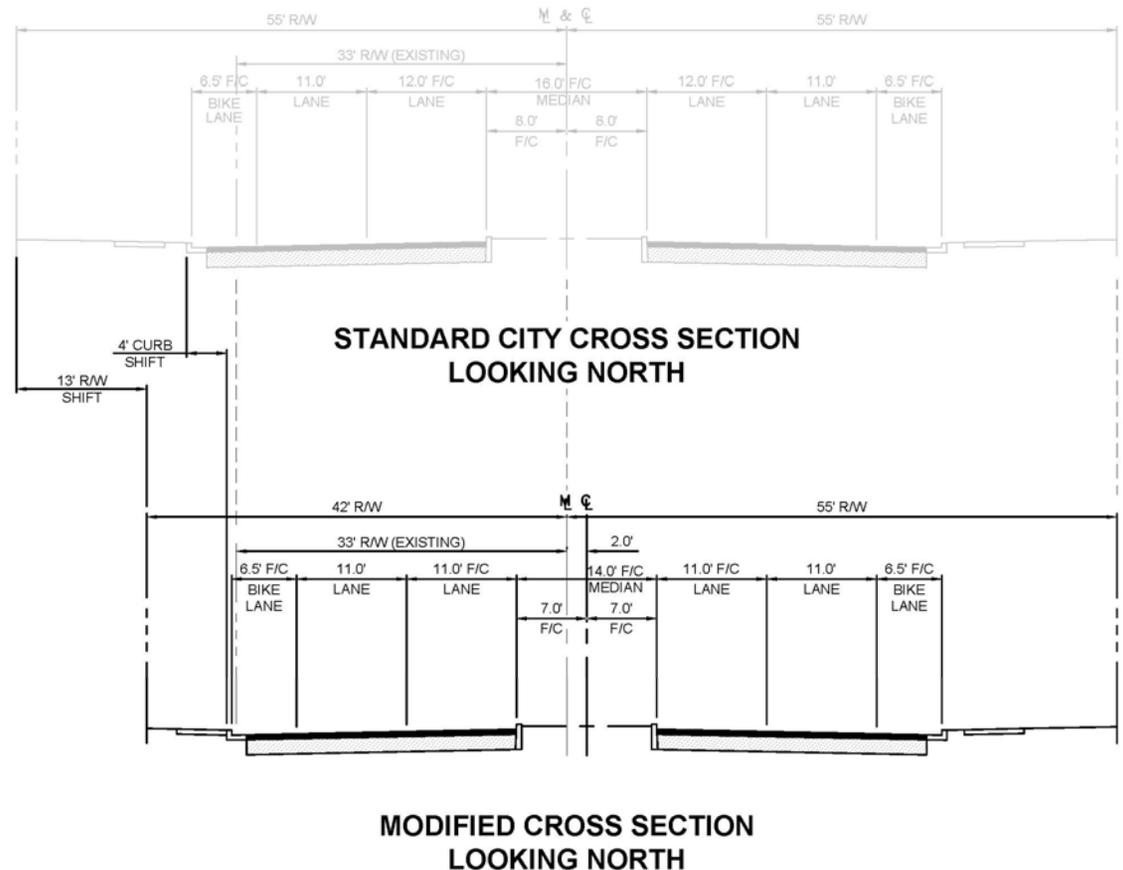


- Four vehicle lanes with on-street bicycle lanes
- Raised and flush medians
- Curb and gutter and sidewalks
- Traffic signal upgrades at Chandler Heights Road
- Street lighting
- Drainage improvements
- Landscaping

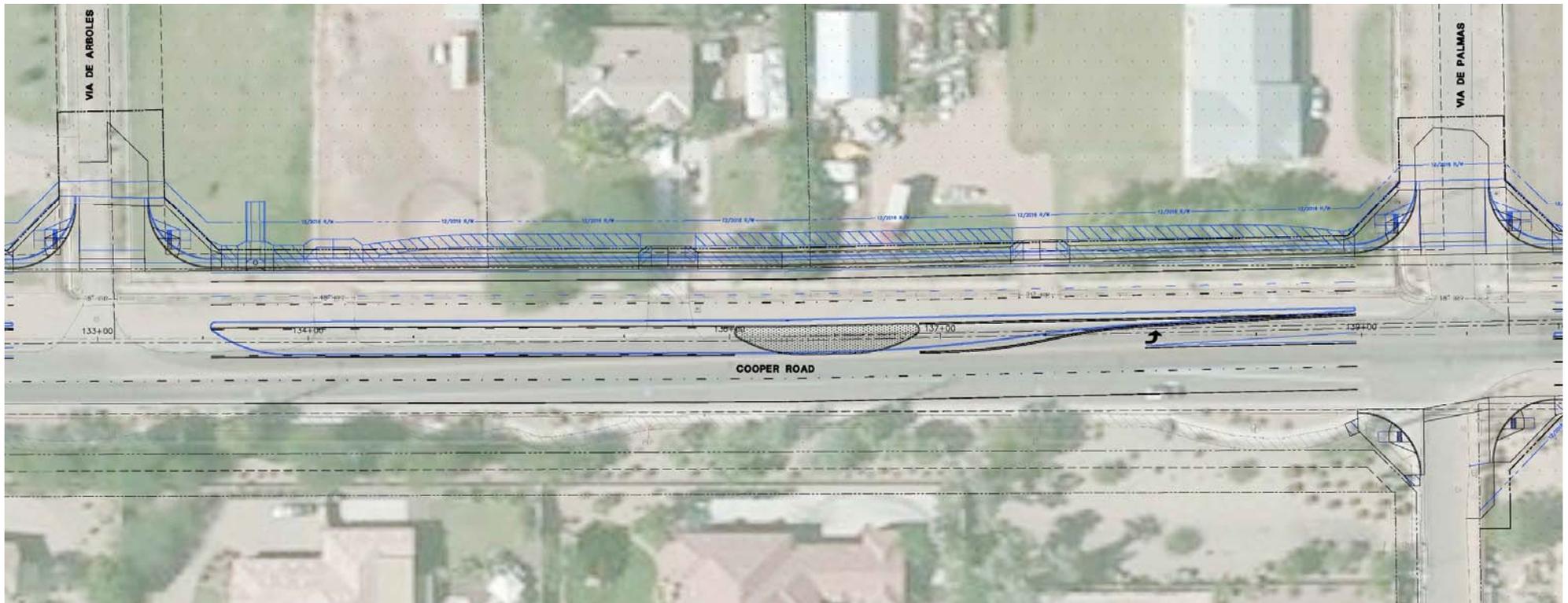
Updated Improvements – Roadway Alignment



- **Original Alignment Based on City Standards**
- **Evaluated Options to Further Reduce Impacts**
 - Areas along HOA frontages are combination of right-of-way, public utility easements and dedicated Tracts for landscape and storm water retention
 - Reduced the roadway cross section

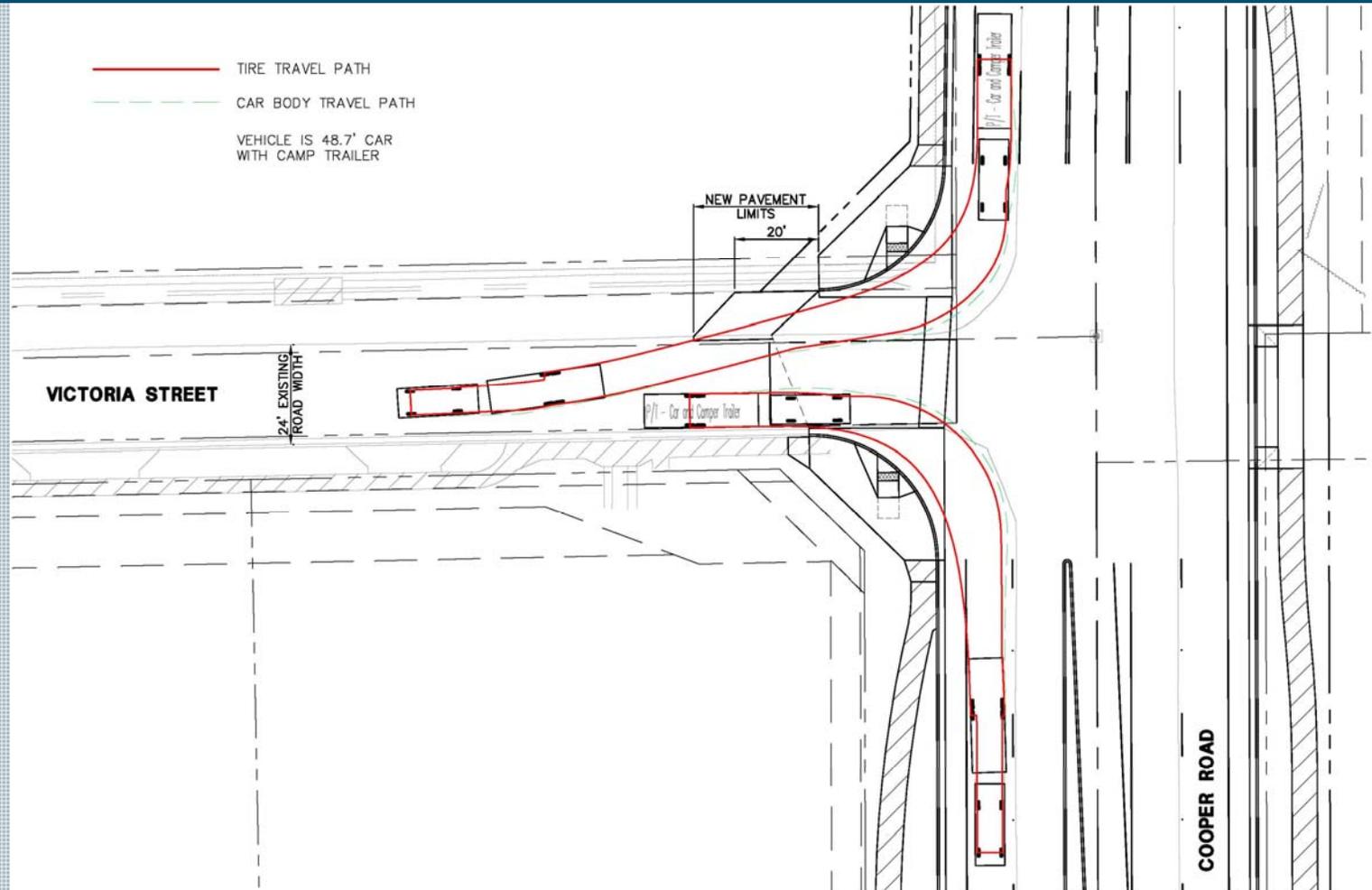


Updated Improvements – Raised Medians



Updated Improvements – Side Street Access

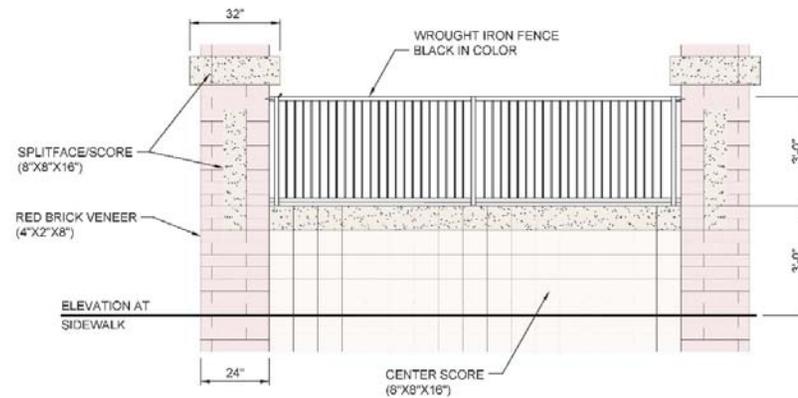
- Side streets are not City-owned roads
- Improvements extend approximately 20 feet further



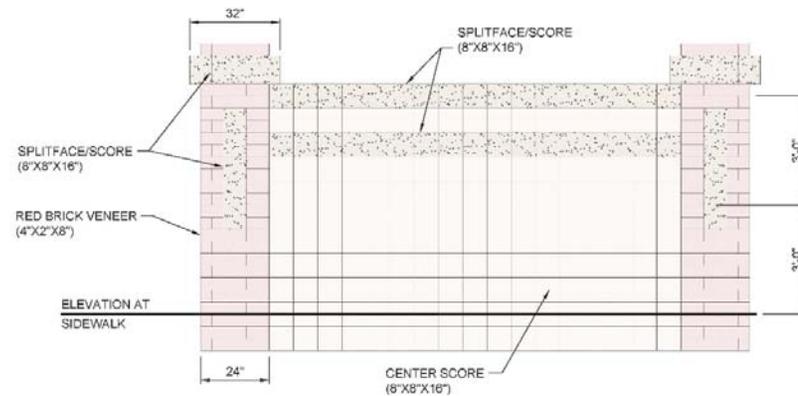
- **City standard requires new development to retain drainage from their property and half street frontage**
- **Evaluated additional drainage options:**
 - Reduced the number of retention basins and install storm drain
 - Evaluating options to divert some of the storm water to existing retention basins

Updated Improvements – Walls

- Walls can be installed
- Two options
- Examples from other projects



OPTION 1



OPTION 2

Updated Improvements – Walls



- **All new right-of-way and easements will be purchased**
- **Impacts on overall lot size – MC Zoning Ordinance 1306**
- **City right-of-way acquisition process**
 - Acquisition limits are identified and confirmed
 - Title reports are obtained
 - Legal descriptions and exhibits are prepared
 - Appraisals are completed
 - Offers are presented and discussed with owners
 - Real estate transaction

Next Steps



- **City Transportation Commission:**
April 12, 2017
- **Project Assessment/Environmental Process:**
Complete Late 2017
- **Right-of-Way Acquisition Process:**
Starts Early 2018
- **Construction:**
Starts Late 2018