



University Drive Extension
(Lee Highway to Eaton Place)

Conceptual Plan & Estimate

City Council Work Session

September 8, 2015

Scope & Intent of Study

- Preliminary Plan & Estimate Developed to Support Funding Application to VDOT
- Preliminary Traffic Analysis to Determine Effects of Constructing University Drive Extension
- Preliminary Plan Development to Evaluate Impacts & Enable Project Estimate Preparation

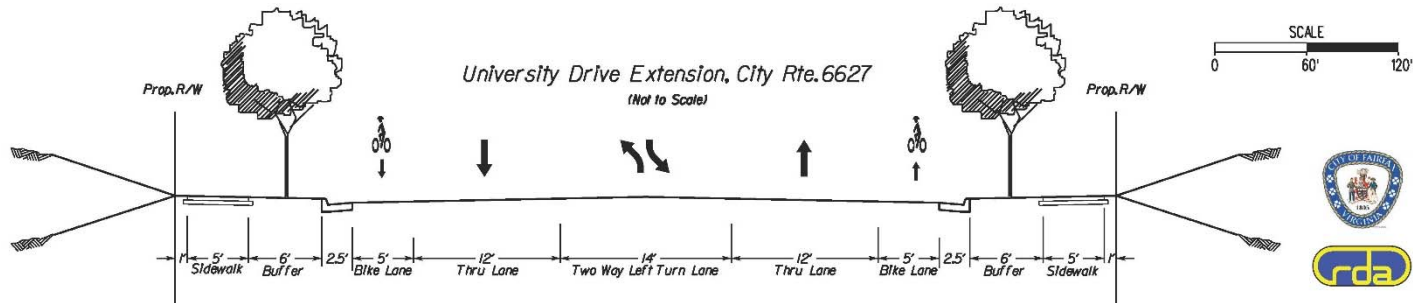
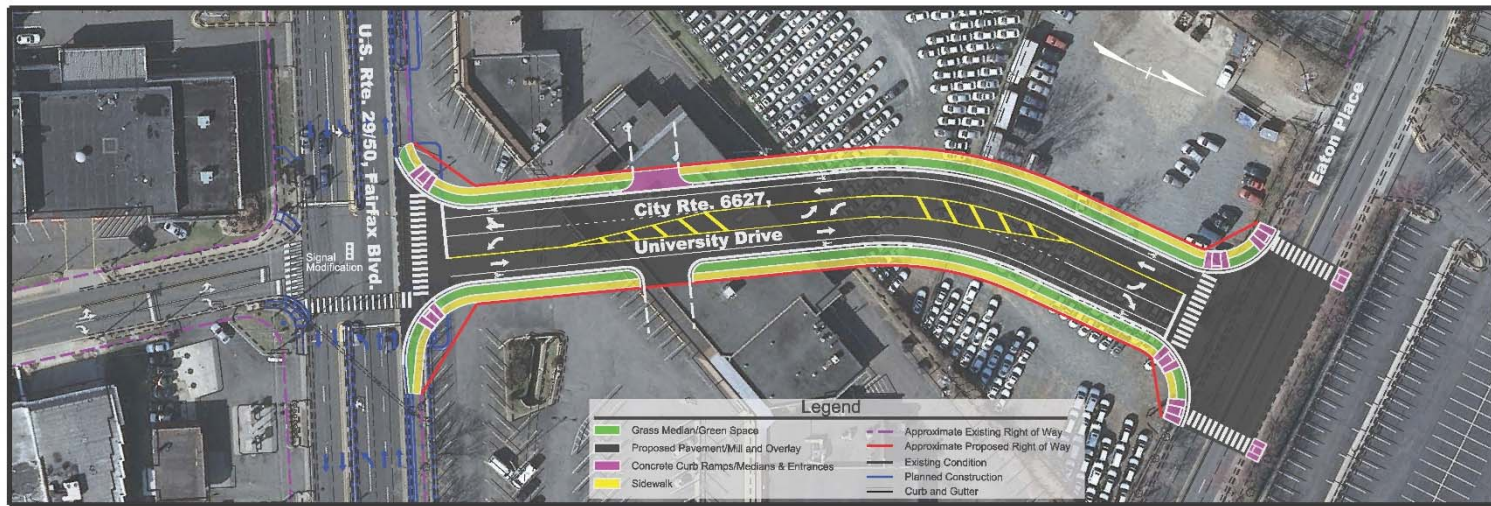
Project Location



Conceptual Design

University Drive Extension

September 2015



Project Description

■ Project Scope

- Construct Extension of University Drive from Lee Highway to Eaton Place
- One Northbound & One Southbound Lane
- Right and Left Turn Lanes onto Lee Highway and Eaton Place
- Shared Left Turn Lane to Future Site Entrances
- Sidewalk, Pedestrian Crossings, On-Road Bike Lanes, Lighting & Landscaping
- Traffic Signal Reconstruction at University Drive/Lee Highway

Project Description

■ Project Impacts

- Significant Right of Way Acquisition from Two Parcels
 - Regency Shopping Center
 - Right of Way & Easements; Building Demolition
 - Ruffini Property (Car Dealer Storage)
 - Right of Way & Easements; Uneconomic Remnant

Preliminary Traffic Analysis



Project Description

■ Traffic Impacts

- University Drive Extension Creates Roadway Grid within Northfax Area
- Facilitates Redevelopment of Northfax Area
- Provides Alternative Route for North-South Travel
- Minor Redistribution of Traffic Anticipated
- Additional Traffic Distributed to Eaton Place Further Degrades Operations at Eaton Place/Chain Bridge Road (Route 123) Intersection
 - Minor Improvement at FFX Blvd/Route 123 (Reduction in Right Turns)

Project Cost Estimate

Preliminary Project Estimate:

Engineering (PE) : \$300,000

R/W & Utilities (RW): \$7,500,000

Construction (CN): \$2,200,000

Project Total: \$10,000,000

Questions & Comments

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