

Whitaker Park New Roadway Feasibility Study

Presented By



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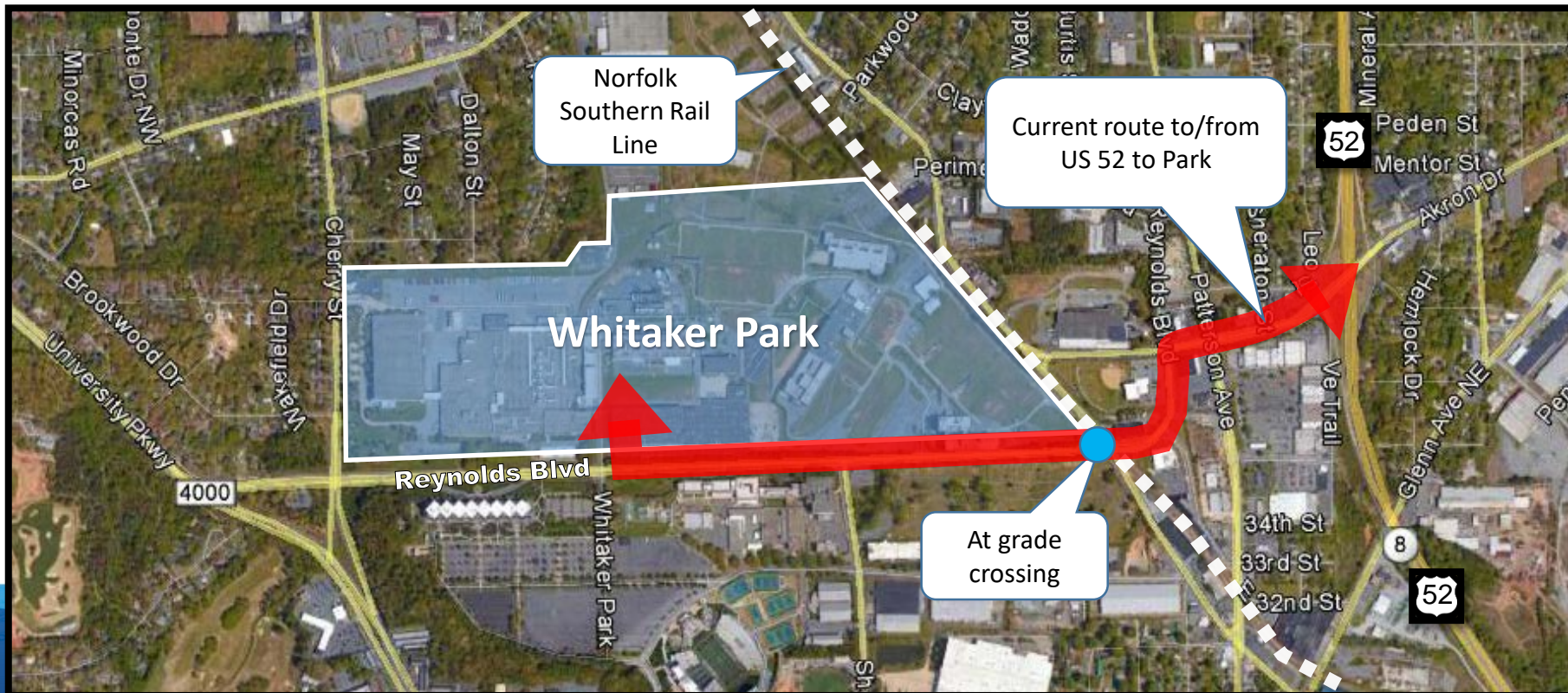
Project Description

At the request of the City of Winston-Salem, DAVENPORT has carried out a feasibility study to determine the best way to provide a direct route from US 52, via Akron Drive, into the site of the former RJR Whitaker Park Plant.



Purpose and Need

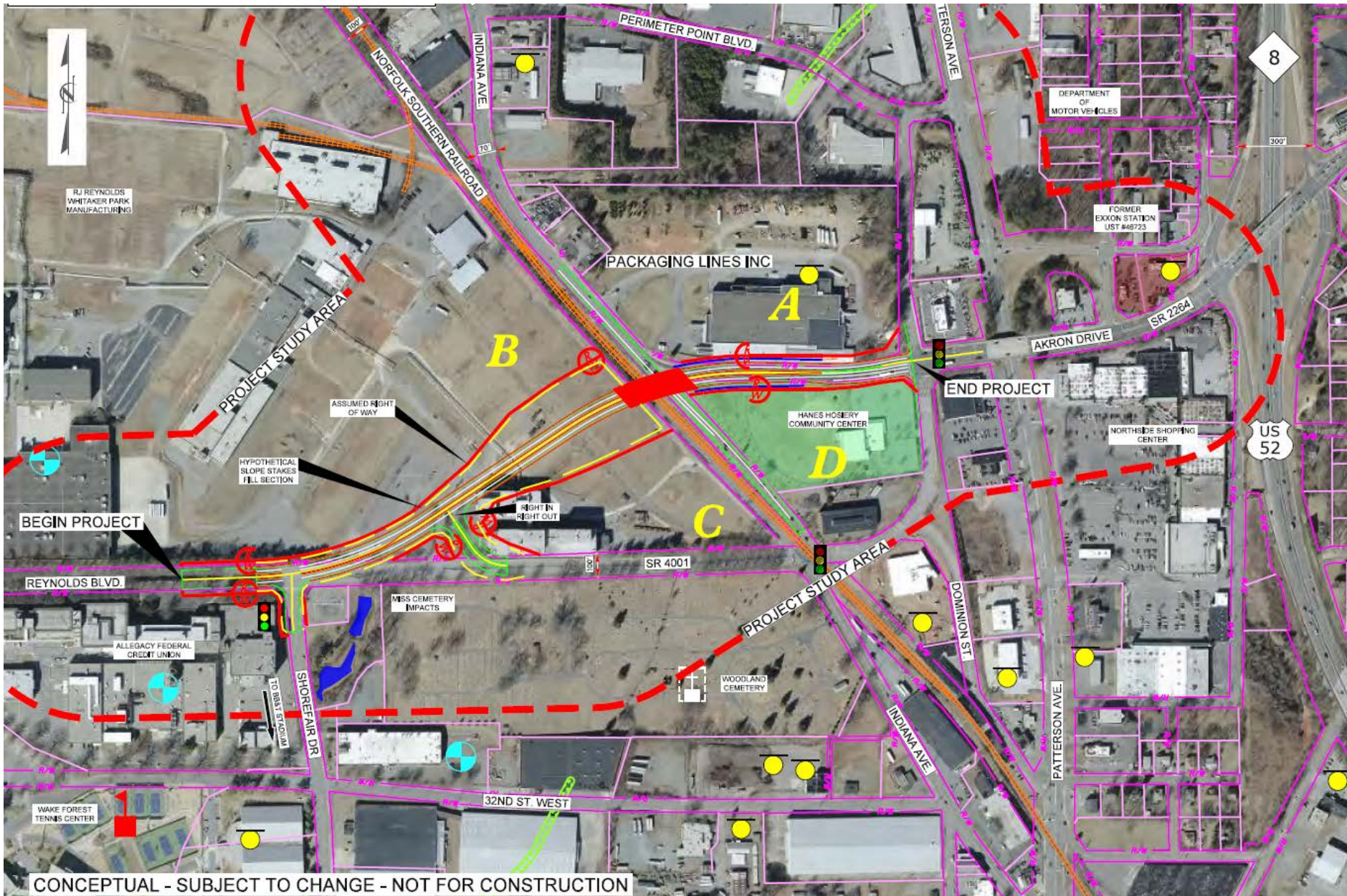
- The goal of this extension is to enhance development opportunities at the Whitaker Park site and the surrounding area through improved access and connectivity.
- Currently, access to the site from US 52 is indirect, and motorists must make turning movements and cross a railroad at grade.



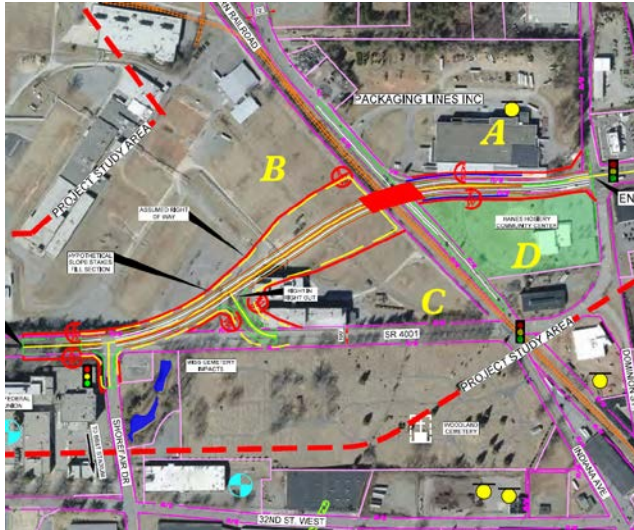
Study Process

- Through collaboration with City staff, a total of ten (10) alternatives were developed as conceptual sketches for the extension of Akron Drive.
- Four (4) alternatives were selected for presentation to the public and further review, including the development of cost estimates. These include:
 - Free Flow Connection to Reynolds Boulevard with Overpass
 - Direct Connection to Shorefair Drive with Overpass
 - Relocated Akron Drive with Overpass
 - Intersection Bridge of Akron Drive at Indiana Avenue

Free Flow Connection to Reynolds Boulevard with Overpass



Free Flow Connection to Reynolds Boulevard with Overpass



Construction Cost: \$22,183,000
Utility Relocation Cost: \$181,000
Right of Way Cost: \$1,806,000

Total Cost: \$24,170,000

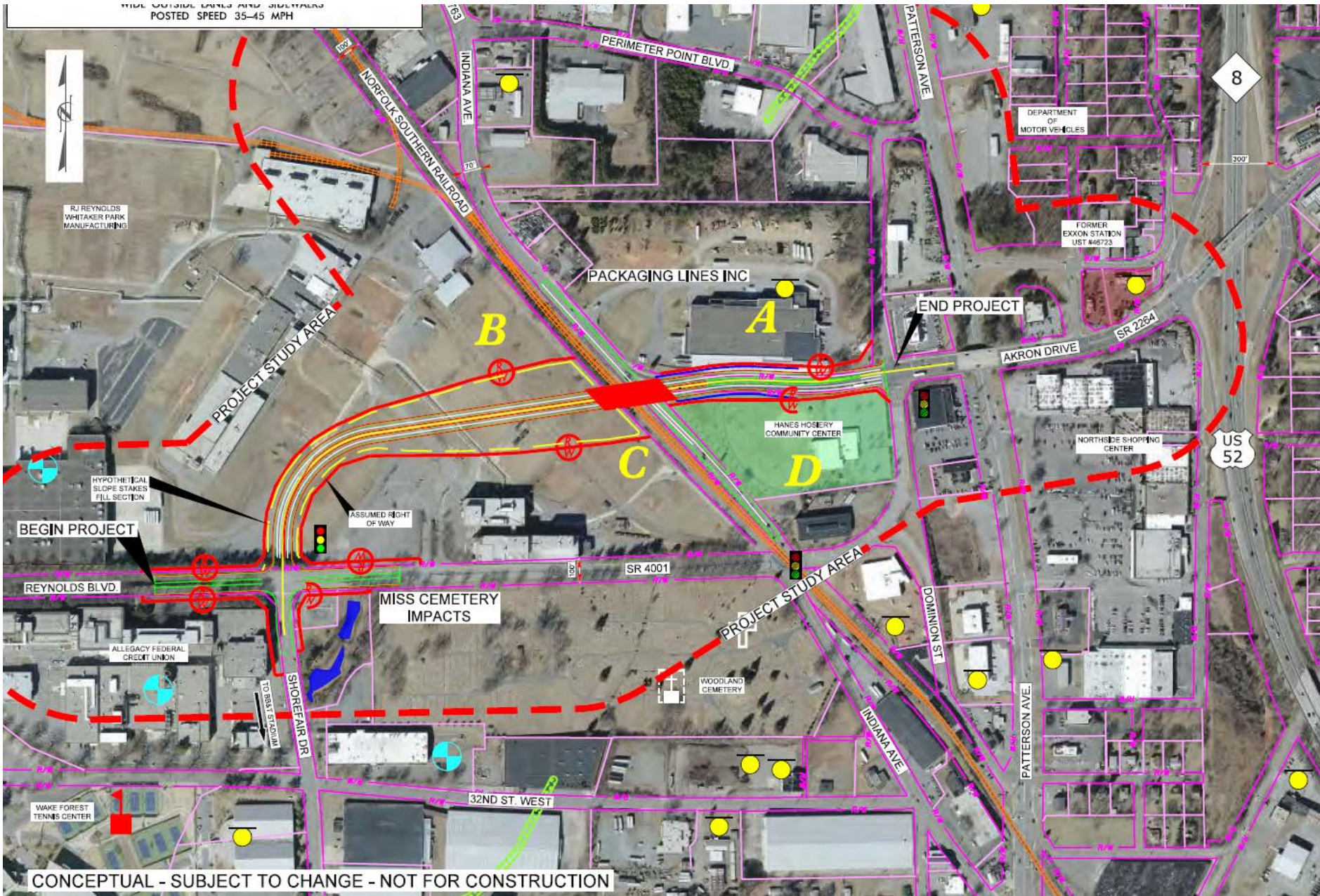
Advantages:

- Provides direct access from US 52 to Whitaker Park
- Reduces impacts to Packaging Lines, Inc. and Hanes Hosiery Community Center site
- Provides direct east/west connection from University Boulevard to US 52
- Low cost alternative

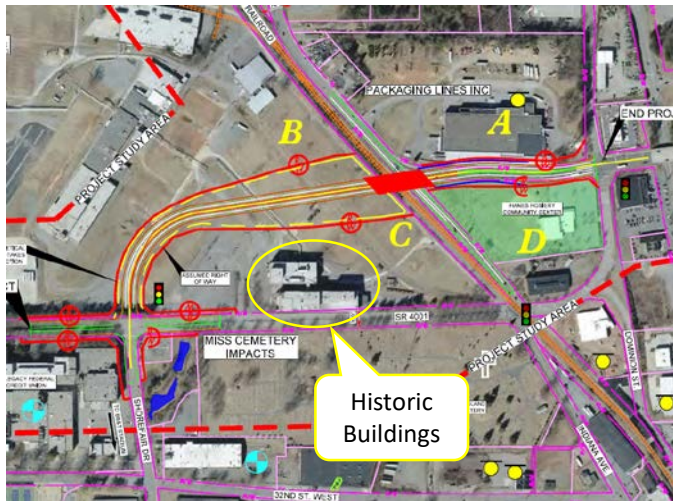
Disadvantages:

- Eliminates existing intersection of Akron Drive and Indiana Avenue, which will reroute traffic
- Impacts to historic building(s) north of Reynolds Boulevard opposite cemetery
- Right-in right-out connection of Reynolds Boulevard at Akron Drive Extension requires rerouting of traffic

Direct Connection to Shorefair Drive with Overpass



Direct Connection to Shorefair Drive with Overpass



Construction Cost: \$18,904,000
Utility Relocation Cost: \$210,000
Right of Way Cost: \$2,103,000

Total Cost: \$21,217,000

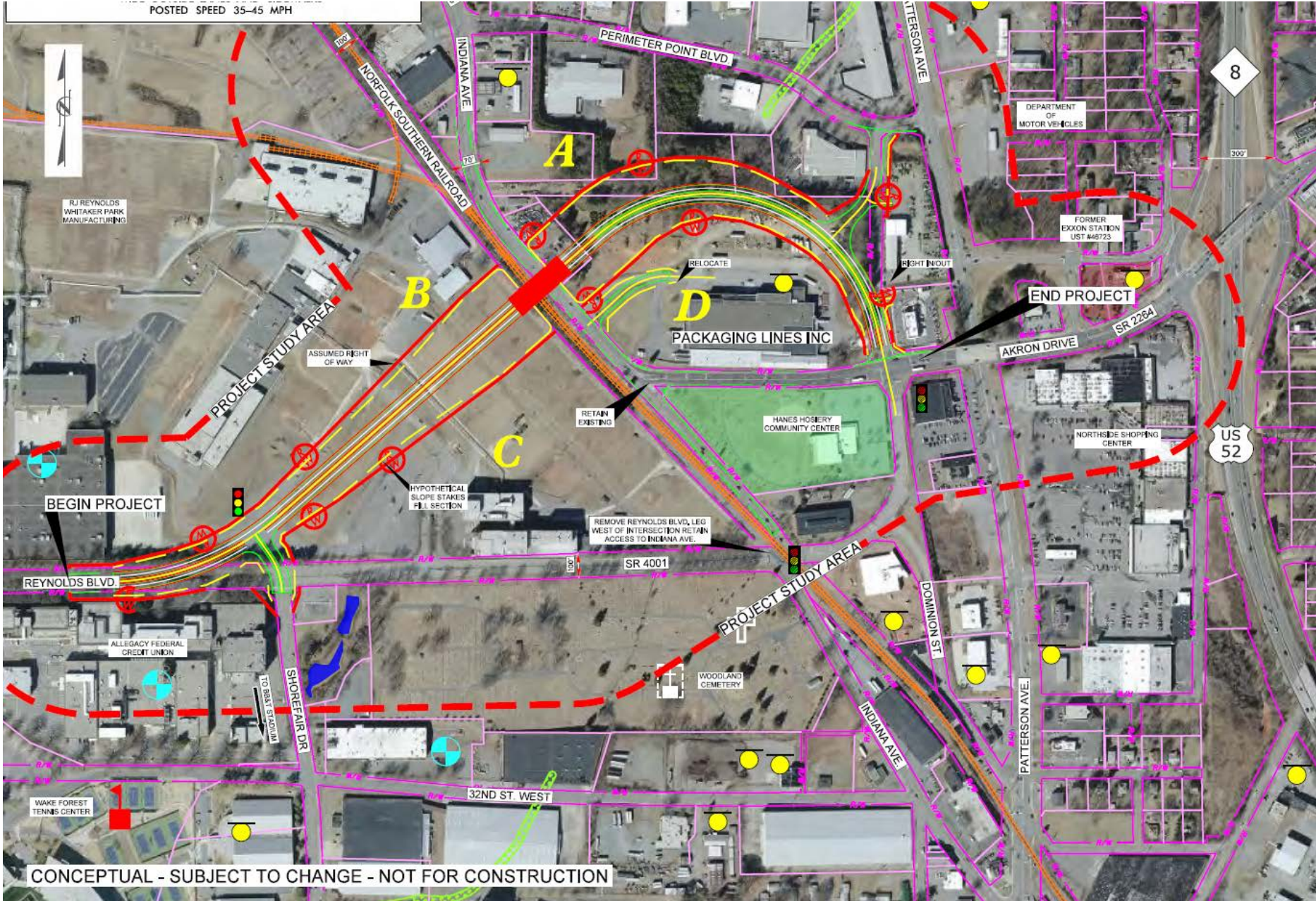
Advantages:

- Provides direct access from US 52 to Whitaker Park
- Provides direct access from US 52 to destinations on Shorefair Drive, including Winston-Salem Fairgrounds and Wake Forest University athletics
- Provides greater developable area compared to other alternatives
- Preserves historic buildings
- Reduces impacts to Packaging Lines, Inc. and Hanes Hosiery Community Center site
- Lowest cost alternative

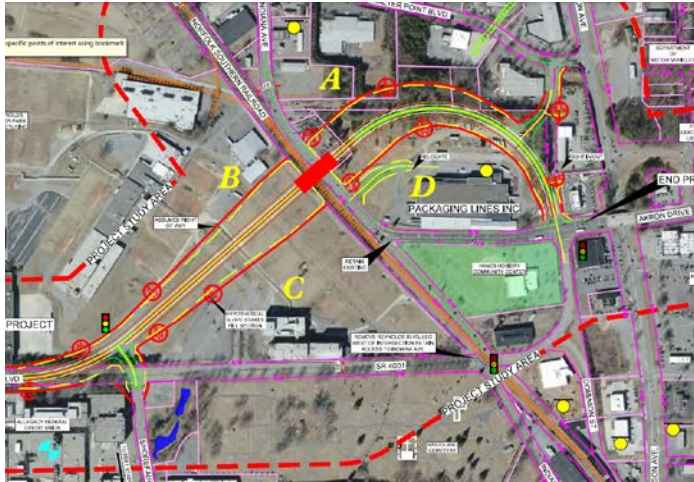
Disadvantages:

- Eliminates existing intersection of Akron Drive and Indiana Avenue, which will reroute traffic

Relocated Akron Drive with Overpass



Relocated Akron Drive with Overpass



Construction Cost: \$32,515,000
Utility Relocation Cost: \$646,000
Right of Way Cost: \$6,459,000

Total Cost: \$39,620,000

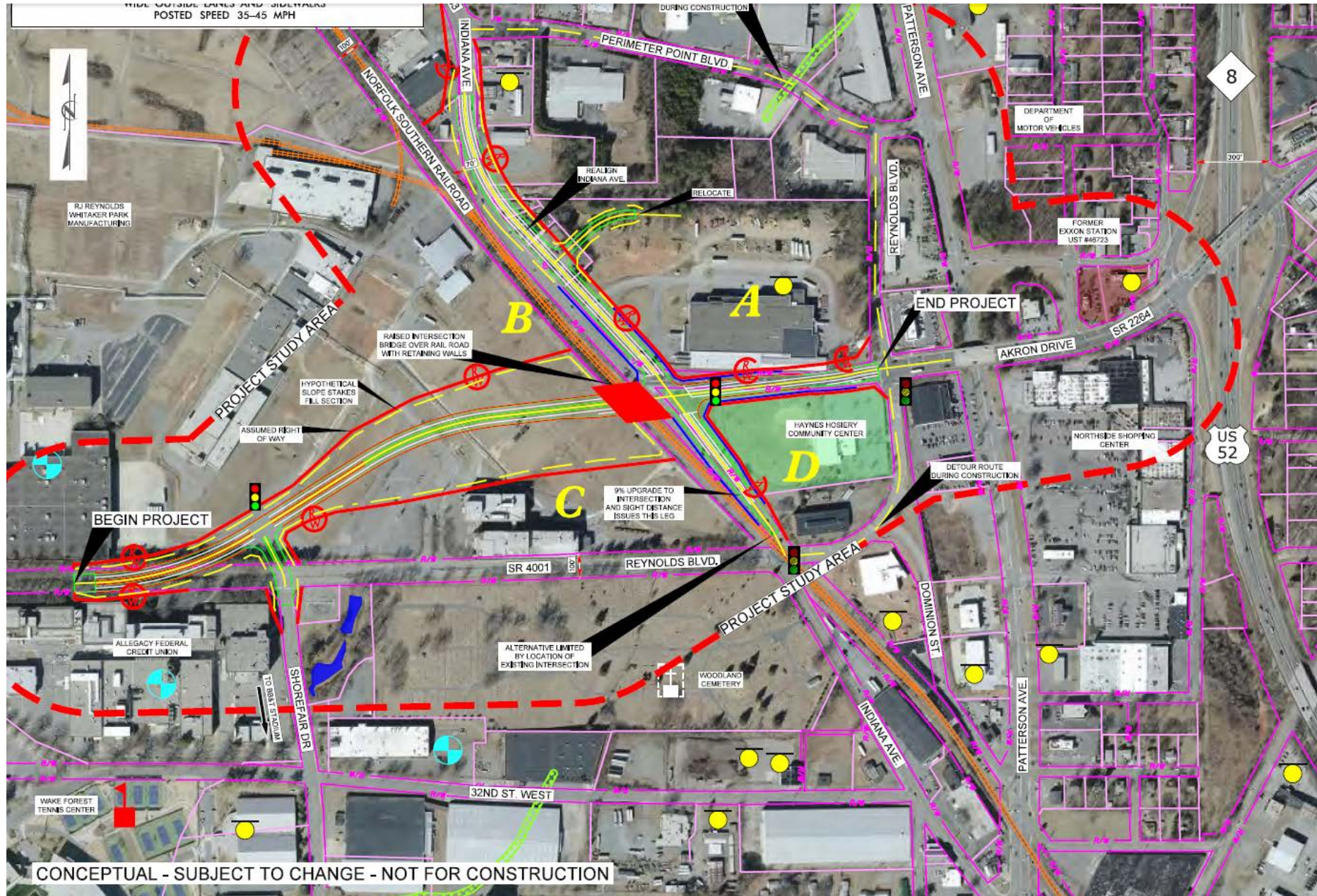
Advantages:

- Maintains existing intersection of Indiana Avenue and Akron Drive
- Reduces impacts to Packaging Lines, Inc. and Hanes Hosiery Community Center site
- Well-aligned in the event that a future interchange modification for US 52 / Akron Drive relocates Akron Drive

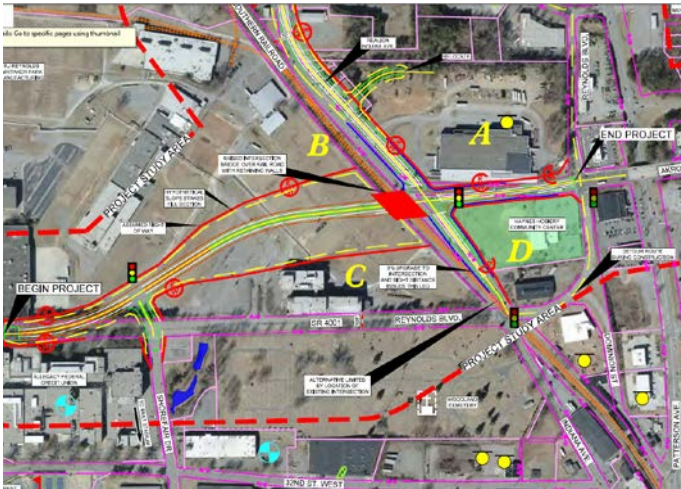
Disadvantages:

- Does not provide direct access from US 52 to Whitaker Park
- Negative impacts to development potential and east-west travel due to indirect access
- High cost alternative

Intersection Bridge of Akron Drive at Indiana Avenue



Intersection Bridge of Akron Drive at Indiana Avenue



Construction Cost: \$34,033,000
Utility Relocation Cost: \$526,000
Right of Way Cost: \$5,255,000

Total Cost: \$39,814,000

Advantages:

- Provides direct access from US 52 to Whitaker Park
- Provides direct east/west connection from University Boulevard to US 52
- Maintains existing intersection of Indiana Avenue and Akron Drive

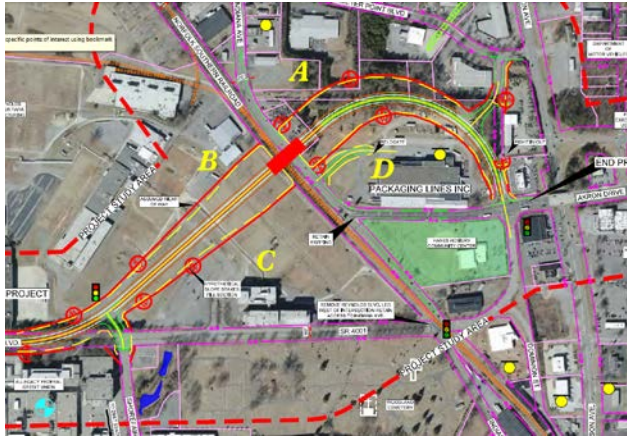
Disadvantages:

- Design issues due to steep grades
- Sight distance issues due to steep grades
- Highest cost alternative

Study Results and Recommendations

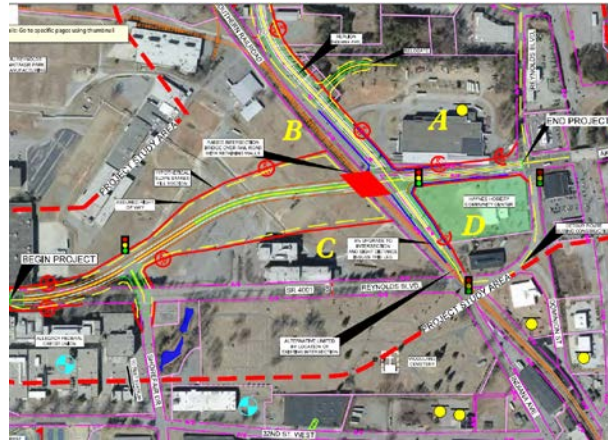
Whitaker Park New Roadway Feasibility Study

✘ Relocated Akron Drive with Overpass



- Higher cost (\$39,620,000)
- Indirect connection between Whitaker Park and US 52.

✘ Intersection Bridge of Akron Drive at Indiana Avenue



- Highest cost (\$39,814,000)
- Design concerns caused by the short spacing with adjacent intersections.

✘ Free Flow Connection to Reynolds Boulevard with Overpass

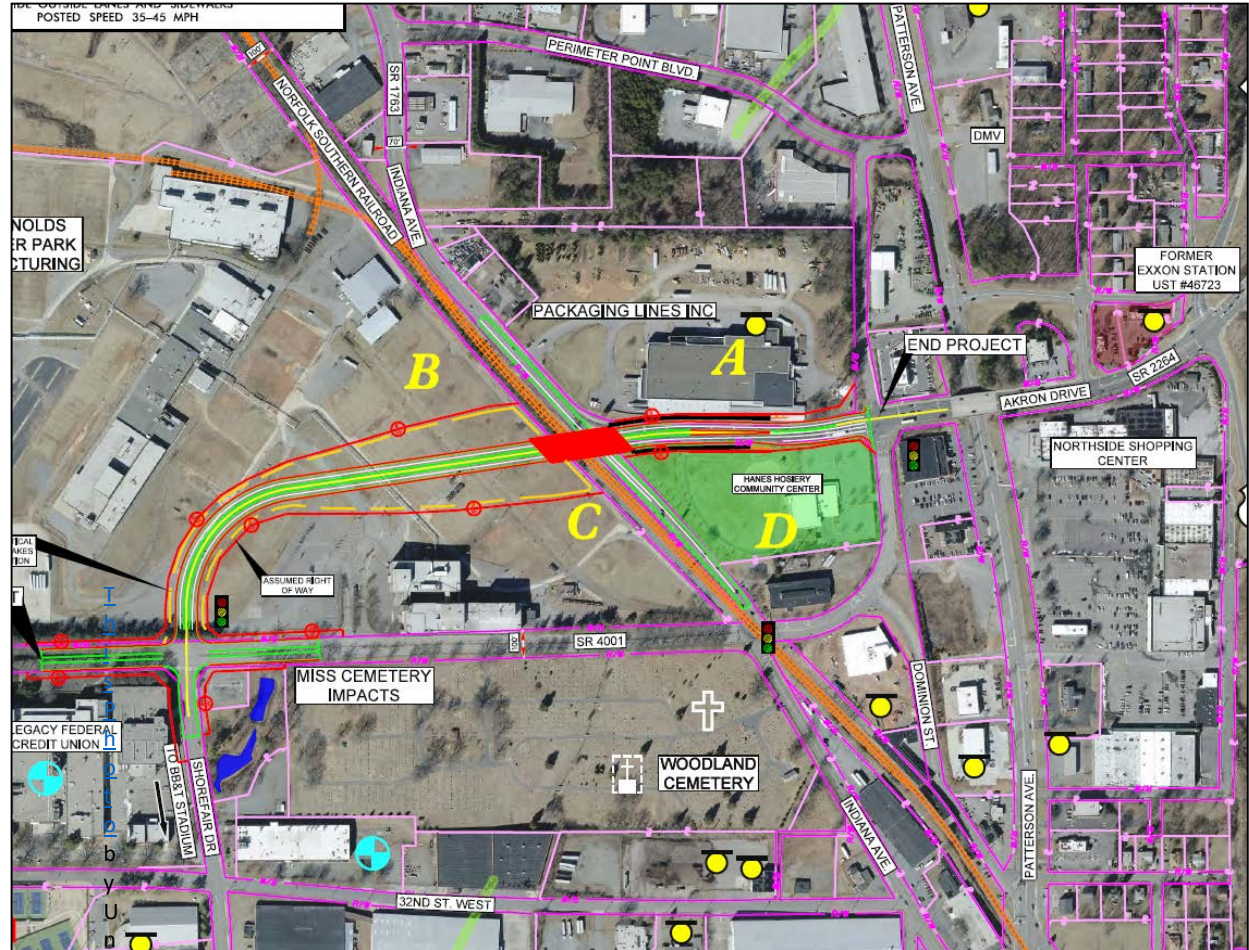


- Lower cost (\$24,170,000)
- Less developable area
- Impacts to historic buildings
- Restrictive right-in right-out condition at Reynolds Boulevard and Akron Drive Extension

Study Results and Recommendations

- Lowest cost (\$21,217,000)
- Highly preferred by stakeholders
- More developable area
- Historic buildings are preserved without impacts
- It provides direct access from US 52 to destinations on Shorefair Drive

 Direct Connection to Shorefair Drive with Overpass



Next Steps

The next steps include:

- Coordination with NCDOT and the Winston-Salem Metropolitan Planning Organization
- A full environmental study for the extension of Akron Drive
- A transportation impact analysis (TIA) for Whitaker Park
- Full design documents
- Additional public meetings