

# CITY OF WASHINGTON

## PLANNING & DEVELOPMENT DEPARTMENT

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### MEMORANDUM

TO: Public Works Committee  
FROM: Jon R. Oliphant, AICP, Planning & Development Director  
SUBJECT: Lakeshore Drive Right-of-Way Dedication Consideration  
DATE: June 28, 2019

The FY 19-20 budget has \$40,000 allocated for Phase 2 engineering associated with the construction of Lakeshore Drive. Of that total, \$15,000-20,000 is anticipated for work involved with the dedication of the right-of-way (ROW) leading to Freedom Parkway. This includes the necessary survey work and filing of the exhibits/plats to formally record the ROW.

The latest Surface Transportation Program – Urban (STU) call for projects is anticipated through the Tri-County Regional Planning Commission (TCRPC) soon, likely within the next month or two. These are federal funds that can only be spent within the planning area of urbanized areas with a population of more than 200,000. TCRPC receives a federal Highway Trust Fund allocation to be spent within the metro area. Funds are typically allocated during 2-3-year cycles and the next cycle will be for projects in 2023-24 with 2025 potentially being included. These funds must be used on Federal Aid Urban routes. Washington was last awarded an STU project in 2011 for Dallas Road Phase 1.

Staff would look to submit an STU application for the construction of the remainder of Freedom and Phase 1 of Lakeshore to approximately the rear property line of the Big R property. All of the ROW is dedicated for Freedom and water and sewer have been installed. Signals would likely be warranted at the Walmart/Menard's frontage road as well as N. Cummings Lane. A stoplight would be installed at the BR 24/Lake Shore intersection, which would then provide better ingress-egress for Big R and Cherry Tree customers from the west. Staff has been in contact with the three property owners between Freedom and Business 24 where the road would be constructed. It would be desirable to acquire the necessary ROW without any compensation beyond that required by federal acquisition guidelines, estimated at \$300 per parcel. While construction is not planned for Lakeshore north of the Big R property, staff would look to have all of the ROW in place in advance as was done with Freedom in 2004-2005.

Staff seeks feedback at the July 1 Public Works Committee meeting on proceeding with entering into a contract with a surveying firm to begin the work involved with the dedication. Showing progress towards having the ROW in place or actually having recorded the ROW prior to the STU submittal would only boost the City's chances of being selected for an STU award. This work would figure to take about 1-2 months depending on whether easements would be required as part of the acquisition negotiations.



Date: 4/10/2019



FREEDOM PKWY  
RIGHT-OF-WAY DEDICATED

LAKESHORE DR  
RIGHT-OF-WAY  
TO BE DEDICATED

Cherry Tree Shopping Center

IVP Plastics

Medical  
Facility  
and  
Assisted  
Living  
Facilities

To Be Constructed  
Right-of-Way

