

Clearfield Station Transit-Oriented Development General Update

June 1st, 2021

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What we'll cover tonight...

- Plan Design
- Schedule
- Budget and Costs
- Property Acquisitions
- Other Concerns or Questions



Plan Design

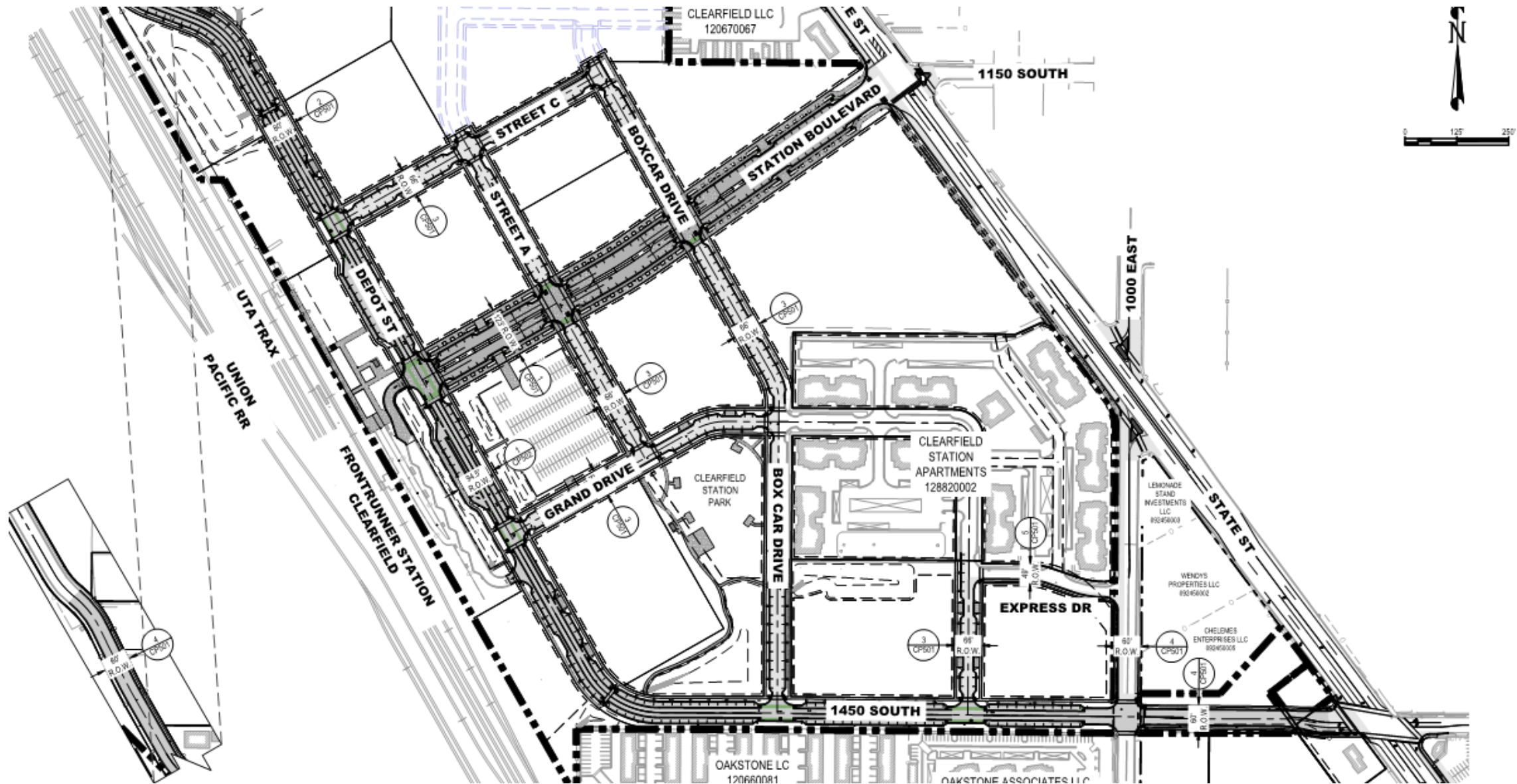
- Plans are nearing 100% completion for site engineering and landscape architecture including:
 - Roadways and intersections
 - Utilities (onsite and offsite)
 - Landscaping for parks, storm water flood control, storm water quality, and the UTA Plaza

Plan Design – Roadways and Intersections

- Roadways and Intersections
 - Intersection plans were submitted to UDOT in mid-March.
 - After addressing UDOT comments, approval came back requiring a deceleration lane in addition to some minor requirements.

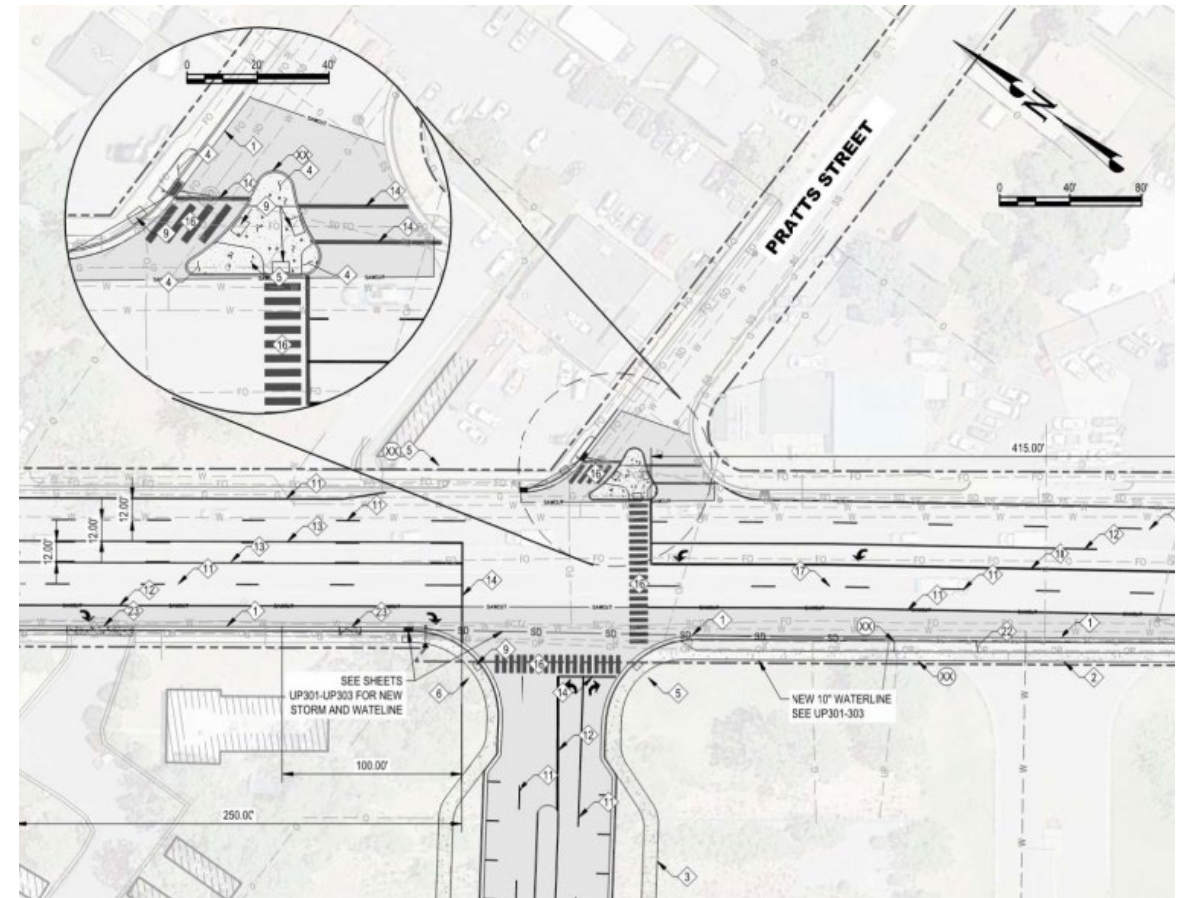
Plan Design – Roadways and Intersections

- Overall road plan is to connect Depot Street to 1450 South and provide a new signalized intersection for “Station Boulevard” and State Street.
- The intersection of 1000 East and State Street will change to a right-in, right-out off 1000 East.
- 1450 South will extend beyond State Street to the West for the connection.
- Streets will provide on-street parking
- Protected bike lanes will be included on Station Boulevard



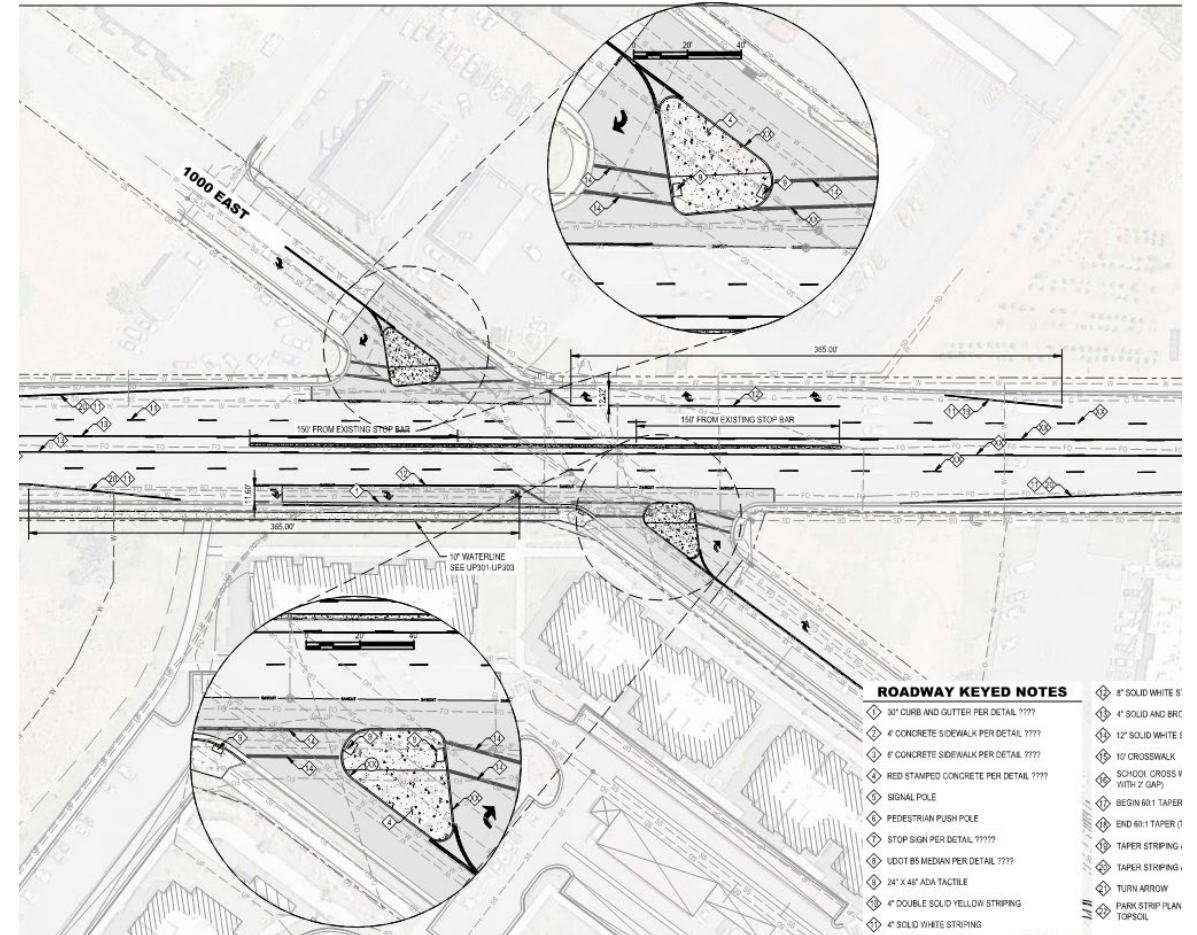
Plan Design – Roadways and Intersections

- Station Boulevard and State Street



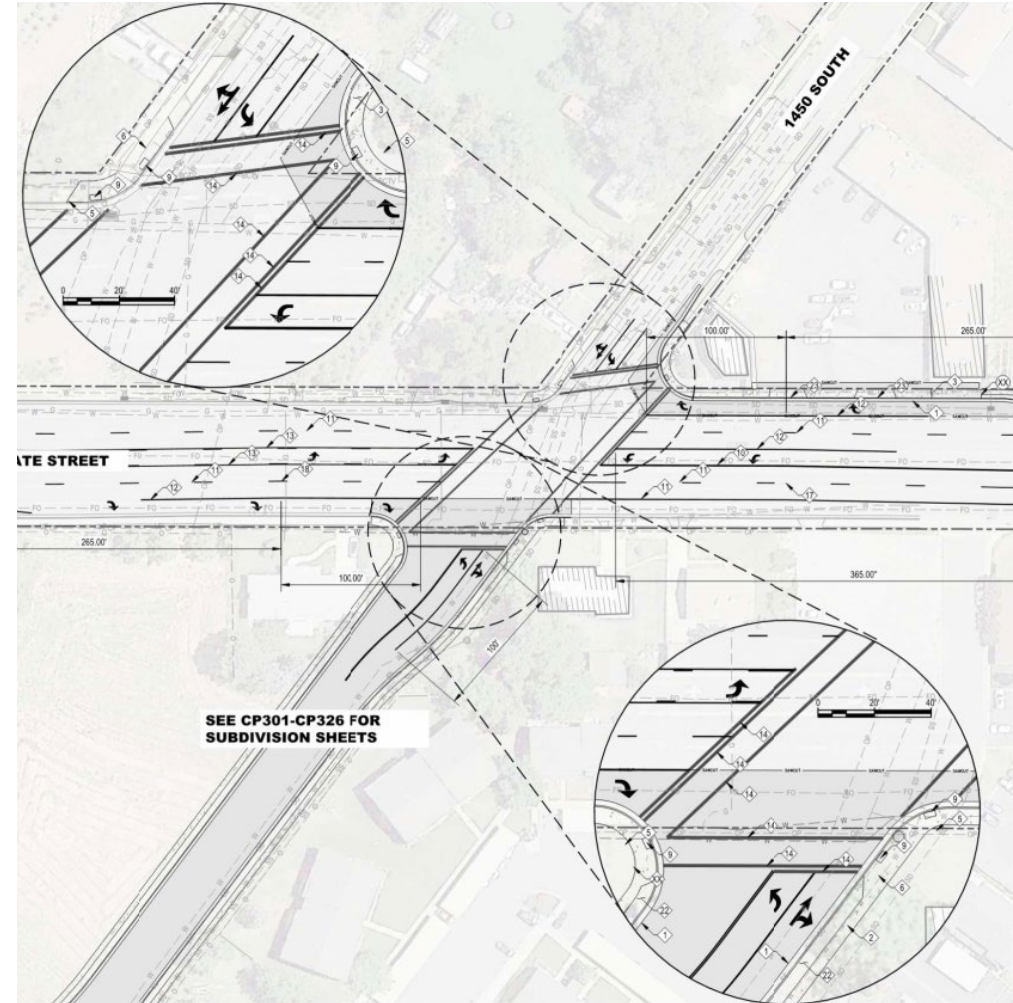
Plan Design – Roadways and Intersections

- 1000 East and State Street



Plan Design – Roadways and Intersections

- 1450 South and State Street



Plan Design – Roadways Features

- Station Boulevard Features:
 - On street parking
 - Protected and colored bike lanes
 - Colored concrete pedestrian crossings
 - Colored paver corners
 - Raised tree planters
 - Planted raised median utilized for stormwater retention
- Side Streets Feature:
 - On street parking
 - Sidewalk level tree planters and vegetated park strips



















Plan Design – Utilities Onsite and Offsite

- The onsite water and sewer plans have been completed and were no challenge.
- We are upsizing a 4” waterline on State Street to a 10” as part of this project.
 - Note that this is separate from our existing project on State Street.
- The sewer will flow behind the Oakstone Apartments, follow the north then west side of our regional pond, then tie into the sewer at 1000 East and Antelope Dr.

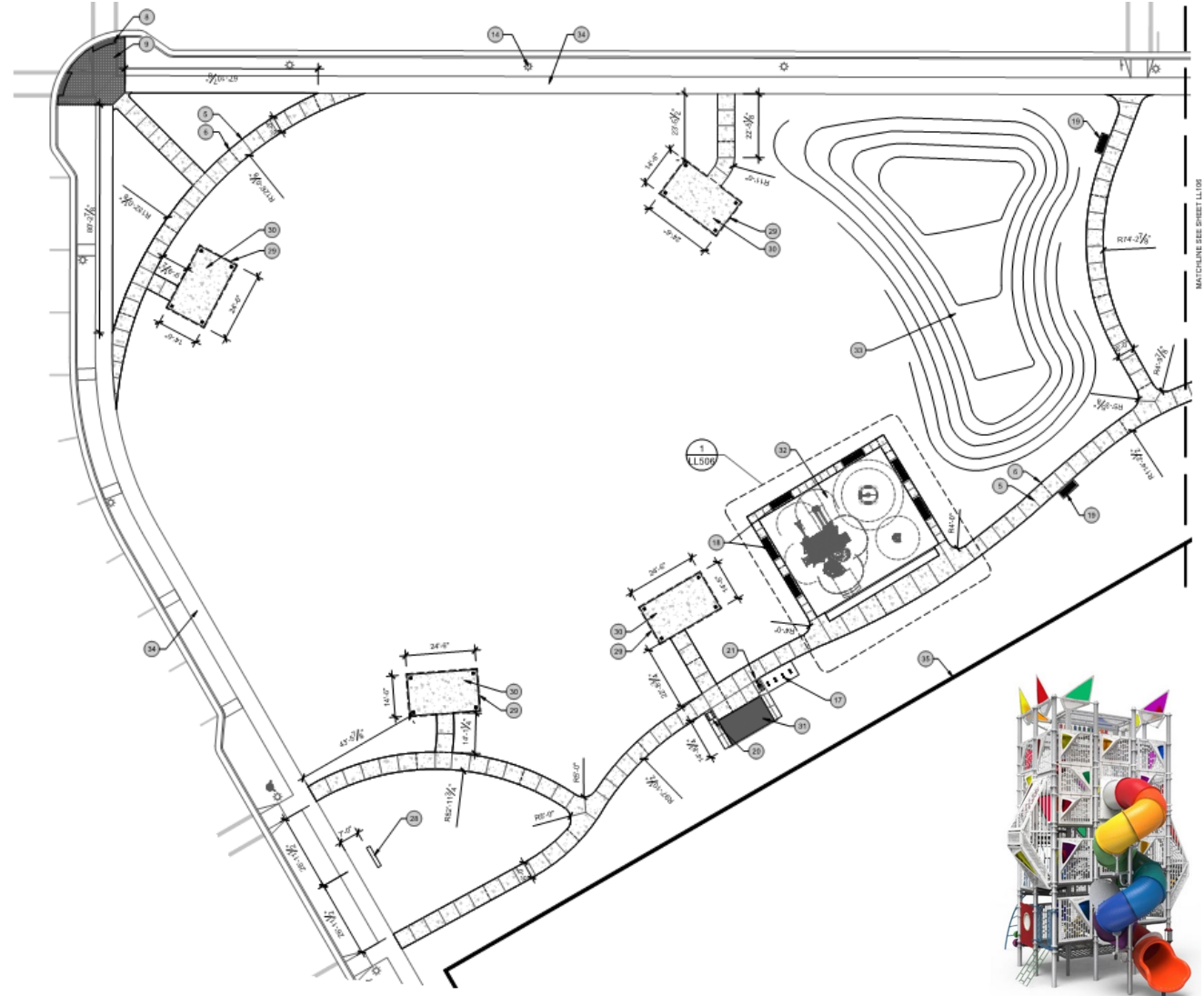
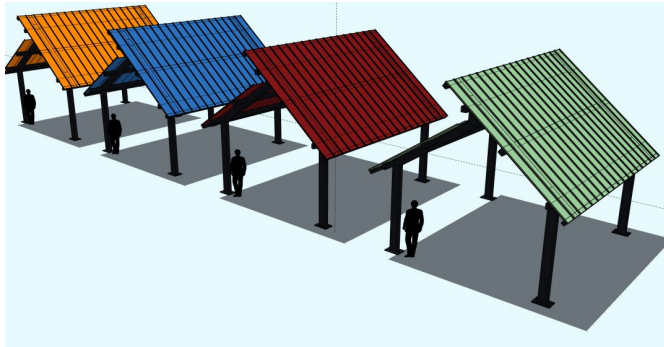
Plan Design –Offsite Waterline

- The upsizing of the 4" to a 10" is being included in our impact fee study being conducted currently.
- Begins at Station Boulevard and State Street, turns at 1000 East and ends at 1450 to tie into our new 16" waterline installed 2 years ago.



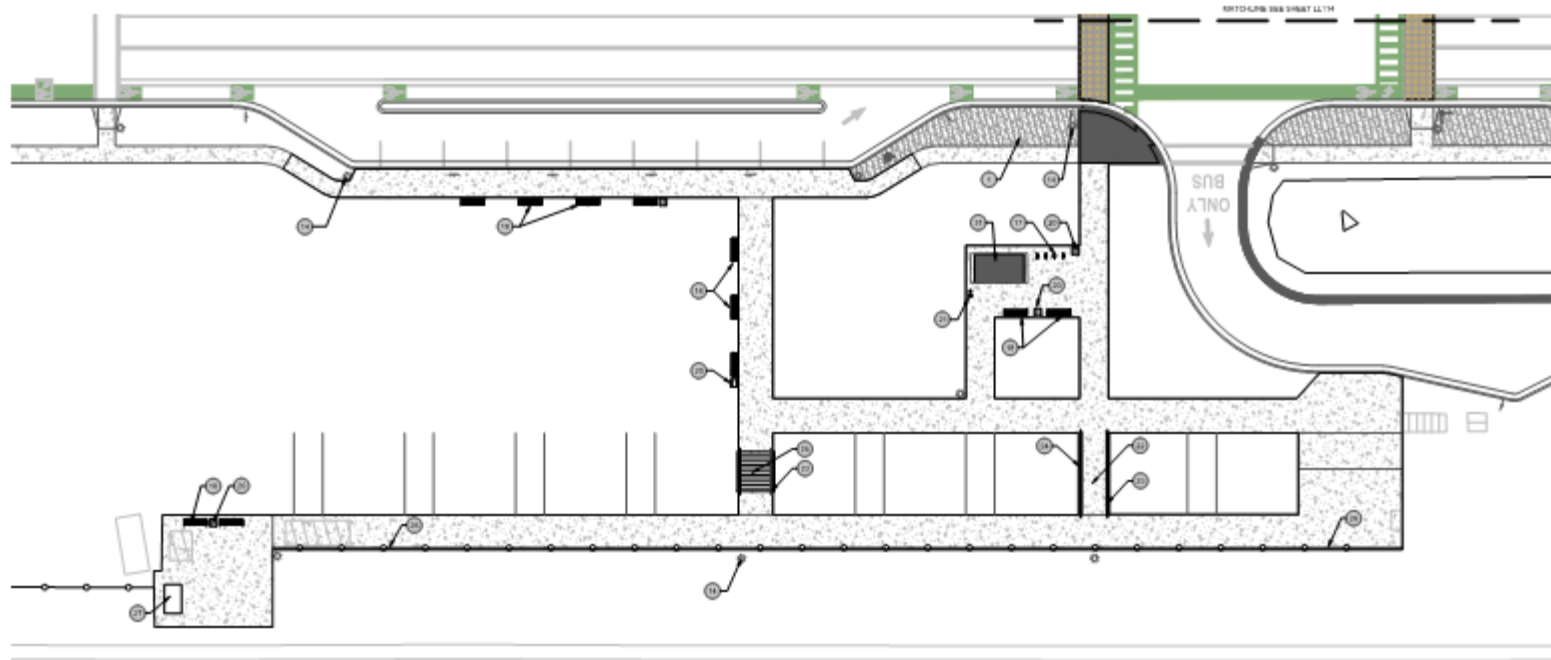
Plan Design –Parks and Stormwater Ponds

- A new 2-acre park will be included adjacent to the future parking structure
- Park will include :
 - 1 Large play structure
 - 4 covered pavilions
 - 1 restroom
 - 1 acre of open grass play area
 - 1 storm water detention pond



Plan Design –UTA Plaza

- The plaza is a simple layout with potential for upgrading in the future.



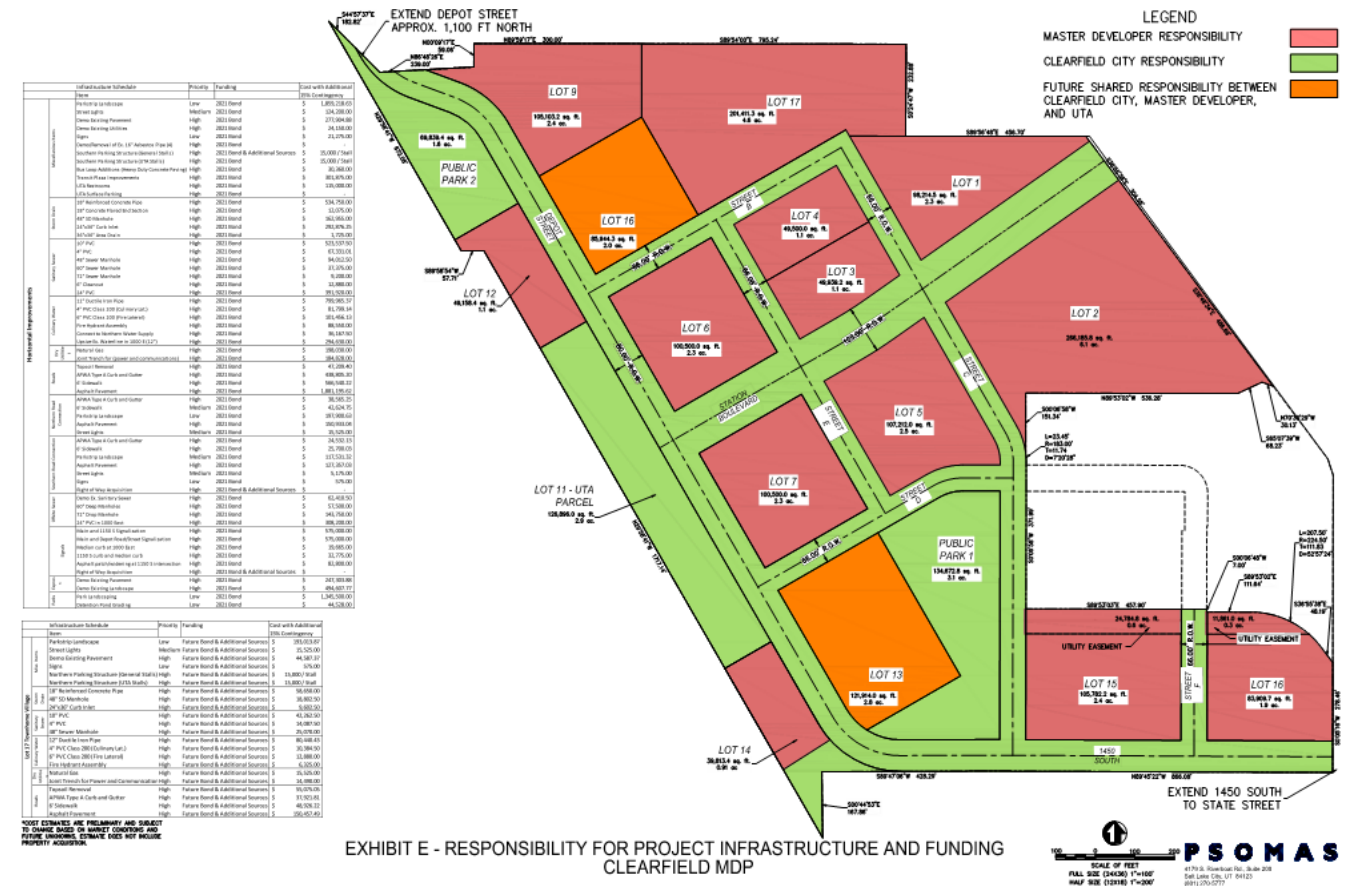
Schedule

- In theory, we could advertise as soon as this July, however:
 - We don't have design or schedules from other utilities
 - We'll have to phase the construction because the right-of-way acquisition discussions are just beginning. This can take a couple months or a couple of years.
 - Mid summer is usually not the best time to advertise.



Budget

- Initial estimate from Psomas was for **\$14.35 million**.
 - Does not include the property acquisition
 - Does not include parking structure
 - Estimate is nearly 2 years old



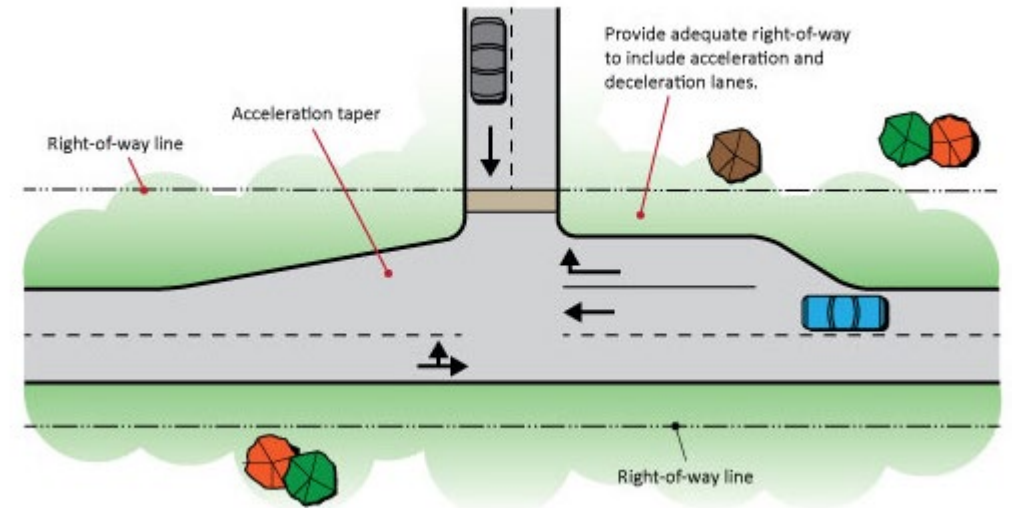
Budget

- Most recent estimate is **\$18.8 million** including:
 - Civil Improvements (\$10.8 million)
 - Design and Construction Management (\$1.3 million)
 - Property acquisition (\$1.8 million)
 - Dry utilities (\$660k)
 - Parks and Landscaping (\$4.4 million)
 - Does not include parking structure



Budget – Design and Construction Management

- Original CRS contract was for \$342,564
- Change Order = \$39,900
 - Deceleration lanes now included as required by UDOT
 - Reroute sewer behind Oakstone Apartments instead of 1000 East
- Construction Management is estimated at 6% of construction costs at \$648,000



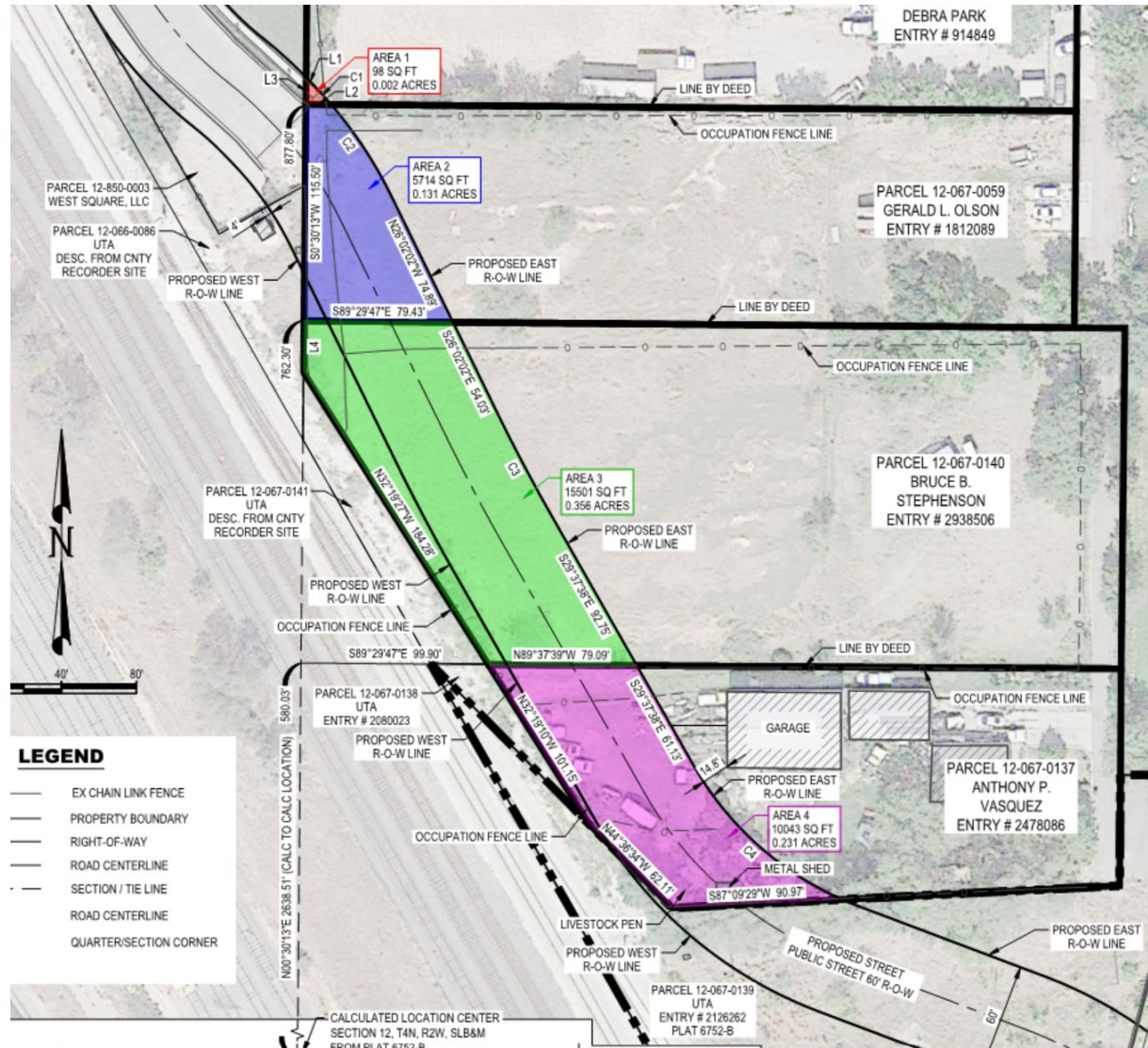
Budget – “Dry Utilities”

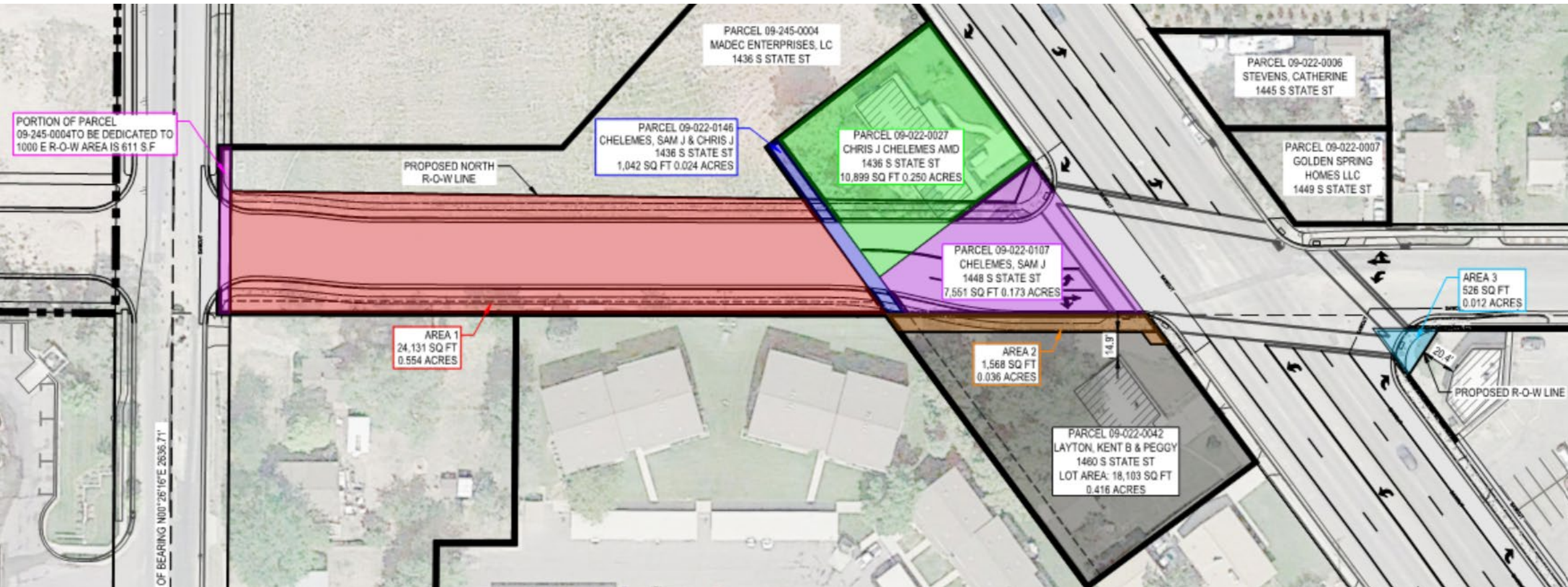
- We are responsible to install the utilities for:
 - Dominion
 - Rocky Mountain Power
 - CenturyLink
- Rocky Mountain Power will need to relocate 5 power poles
- We are waiting an estimate to bury the powerlines along State Street



Property Acquisition

- 1450 South Extension
 - 2 whole takings
 - 5 partial takings
- Depot Street Extension
 - 4 partial takings
- Initial Estimates are for 1450 whole takings only. The rest are estimates





Questions or Concerns?

