



Apex Peakway Southwest Connector

Summary of Comments and Responses from Preliminary Design Review Open House

On December 15, 2016 an open house was held to gather public input on the preliminary design of the Apex Peakway Southwest Connector Project. Comments received during and after the open house are summarized below along with responses.

Project Justification

- Some residents commented about their excitement for this project and the benefit it will bring to this area of Apex.

The Town appreciates the positive feedback and support of this important link in the local infrastructure network.

- Can't the Town consider an at-grade crossing of the railroad, rather than a bridge over it?

An at-grade crossing of the Apex Peakway and the railroad is not allowable. The Town currently has a Master Agreement with CSX Railroad that outlines the number and type of allowable railroad crossings within the Town. Similar agreements are in place across many jurisdictions with a number of railroad companies to work toward eliminating at-grade crossings for safety reasons. In these agreements, the general rule of thumb is "to open one new crossing, you must close three." Within the Town of Apex and CSX agreement, a grade-separation is specified for the future crossing along Apex Peakway. As part of the feasibility study for this project and ongoing project coordination with CSX, it has been determined that the only feasible crossing alternative for this location is a bridge over the railroad.

- Can the Town keep the Tingen Road crossing open, and improve it?

The Town's agreement with CSX Railroad specifies that the new crossing for the Apex Peakway project requires the closure of the at-grade crossing at Tingen Road as well as best efforts to close the three private crossings in the area at the time when those private crossings are all serving an assembled property. At this time, that outcome is not negotiable with CSX.

Property Impacts

- Some residents stated concern about the effect of the project on their property values. How will the Town compensate appropriately?

There are properties adjacent to the project that will have direct impacts to their properties. The Town is committed to providing fair market value for direct acquisitions of property required for the project, following standard NCDOT practice for the acquisitions process. The right-of-way acquisition and negotiations process is expected to occur around Fall 2017. The Town will make contacts with property owners and appraise and negotiate any property impacts. All property contacts, appraisals, and negotiations will be conducted individually with each of the property owners. In addition to real property acquisitions, the Town is also committed to working with



Apex Peakway Southwest Connector

the landowners individually to negotiate keeping as much existing landscaping as possible and replacing landscaping that must be removed.

- Will the project cause noise impacts to those living adjacent to the project?

The noise analysis is in progress and will be reviewed and approved by NCDOT. However, preliminary results from that technical study indicate that the project will not cause notable noise impacts requiring mitigation per NCDOT guidelines. Additional information related to noise impacts can be obtained from the Town once the traffic noise analysis is approved.

Traffic and Pedestrian Safety

- Can the Town extend the sidewalks from the bridge to connect into the Salem Village network? Are there bike amenities on the project?

The project design is being updated to include sidewalks into Salem Village from the bridge to Yateley Lane. The current design includes wide outside lanes to accommodate cyclists.

- What is being done to address speed and safety along Apex Peakway, specifically in Salem Village?

There are current plans to install a High Visibility Crosswalk at Padstone Drive. There are no other specific safety measures or traffic calming planned for implementation along the Peakway. Consideration was given to a roundabout intersection at James Street; however, this was determined to not be a feasible intersection treatment due to traffic volumes and the steep terrain at this location.

- Some residents stated concerns about increased cut-through traffic resulting from the project. Will the Town consider the permanent closure of the Towhee Drive access into Whitehall Manor neighborhood?

Due to emergency access considerations and general access needs, the Town is not pursuing the permanent closure of this entrance at this time. The Town will collect traffic counts along Applethorn Drive before and after construction. This data can guide the Town and neighborhood on any potential next steps toward traffic calming in accordance with the Town's [Traffic Calming Program](#).

- Some residents are concerned about the increased traffic this project will draw to the Peakway, specifically through Salem Village and toward NC 540.

The Apex Peakway facility has been a vision and plan of the Town's for many years, and has been included in Town planning efforts. The intent of the Peakway is to complete a full loop around Apex; this vision is nearly complete and after the completion of this project only one segment will remain to make the complete loop. The intention of a facility such as this is to increase mobility and access throughout Apex. When a new connection like this is established, additional traffic will begin to use that route. Based on the forecast completed for this project, approximately



Apex Peakway Southwest Connector

18,000 vehicles per day are expected to use the new connection in 2040. Without the connection, future traffic on Apex Peakway in this area is expected to be approximately 6,000 vehicles per day. To address the expected increase in traffic, the Apex Peakway has been constructed to allow for widening once warranted to avoid overly congested conditions.

Aesthetics

- Can the Town provide public art space in the loop to help beautify the project?

The Town is beginning coordination to incorporate an art display into the loop area. If the art cannot be installed at the time of the project, it is anticipated that provisions will be made to facilitate a future art installation (concrete pad poured, conduits and necessary utilities incorporated into design).

Overall, the Town is committed to providing a high quality, thoughtful and effective project for the residents of Apex. Best management practices for construction times, erosion control, stormwater management and other aspects of the project will be maintained to meet this goal.