



WVDOT Planning Conference | October 8, 2014

New I-79 Morgantown Interchange

Planning Infrastructure to Support Growth

Presented by: Matt Lewellyn, PE - Burgess & Niple, Inc
Jason Donahue - FEOH Realty, LLC



Morgantown EXITS	
Westover	2 1/2
Univ Town Ctr Dr	3 1/2
WV University	4 3/4



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Overview of Presentation

- **The Vision for Growth**
 - Development Plan
 - TIF Funding
- **Planning a New Interchange**
 - Early Collaboration
 - Schedule
 - What is an “IJR”?
 - Environmental Impacts
- **Project Challenges**
- **Virtual Tour**
- **Questions and Answers**



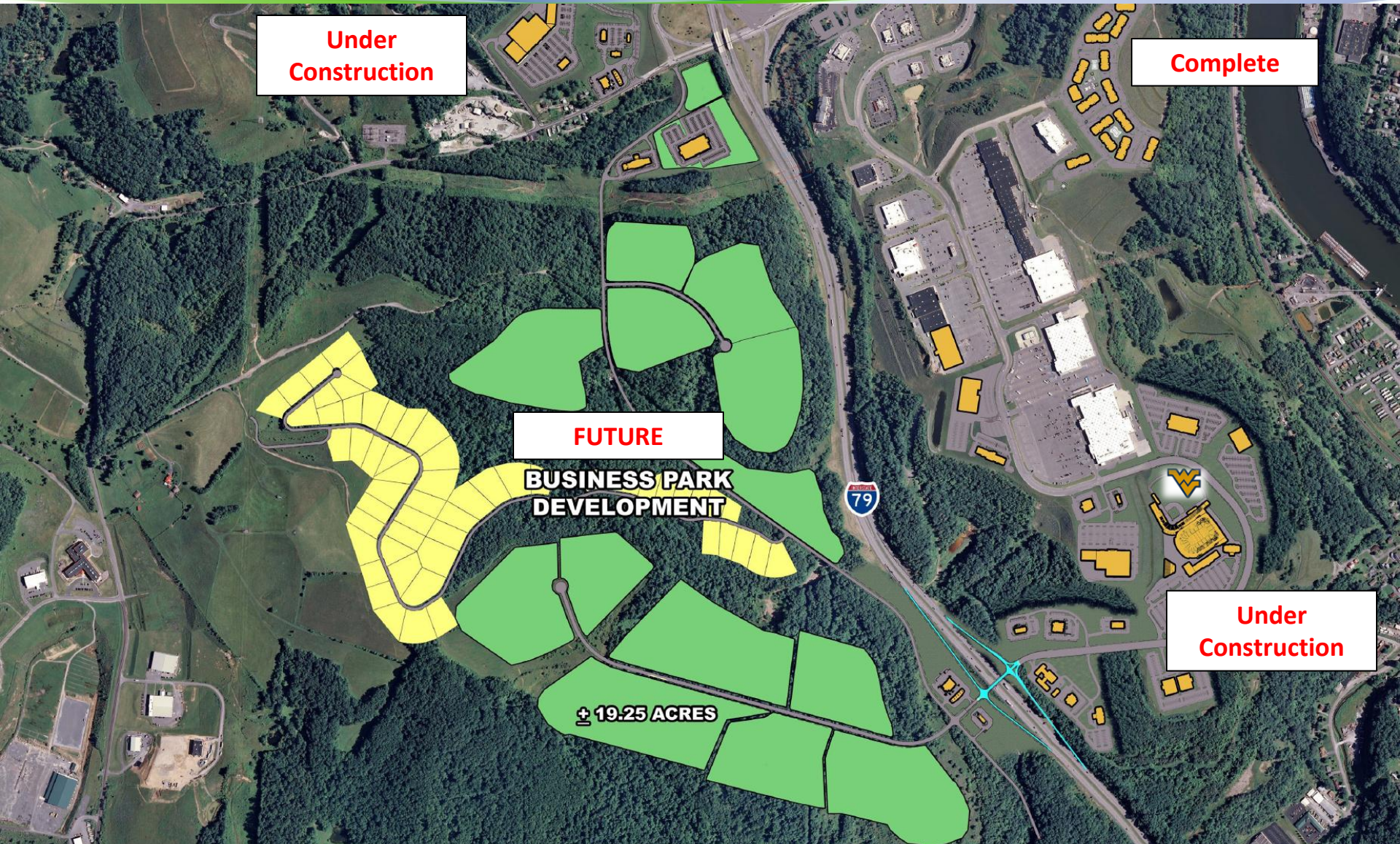
2012 Existing Conditions

Jason Donahue representing Mon-View, LLC



The Vision for Growth

Jason Donahue representing Mon-View, LLC



Under Construction

Complete

FUTURE

BUSINESS PARK DEVELOPMENT

± 19.25 ACRES

Under Construction

Converting Vision into Action

■ Vision Benefits

- New Sports Complex
- Regional Economic Boost
- Job Creation
- Improved Infrastructure

■ Finding Key Supporters

- WVU Baseball
 - *Oliver Luck...“Let’s Play Ball!”*
- Westover, Granville, Monongalia Co.
 - *Unanimous Vote on Dec. 12, 2012*
- MMMPO & Chamber



University Town Centre Drive Development

- Existing Retail
- Community Ballpark
- Hospital
- Gas Stations
- Offices
- Restaurants



View of Morgantown from Development



Development Facilitated by New Interchange

- August 2014
- 56 Acres
- 8 Pads

Future Interchange

An aerial photograph showing a large, cleared, brownish-yellow area of land, likely a construction site, adjacent to a multi-lane highway. The land is divided into several irregular shapes, possibly pads. A red arrow points from a blue box labeled 'Future Interchange' to a specific location on the highway. The surrounding area includes green trees and some residential or commercial buildings in the distance.

Development Facilitated by New Interchange



Development Facilitated by New Interchange



Development at Star City Exit 155

The Gateway Development

- Hotel
- Retail
- Office
- Restaurants



Funding the Needed Infrastructure

- **What is a TIF?**
- **Tax Increment Financing is....**
“A method to use future gains in taxes to subsidize current improvements, which are projected to create the conditions for gains above the routine yearly increases.”
- **Sales and Real Estate Taxes**
- **Bond Debt**

TIF versus P3 (Public-Private Partnership)

	I-79 Interchange WVDOT	Portsmouth Bypass Ohio DOT
Features	New Interchange	16 Miles of 4 lane Highway
Funding Type	TIF	P3 - DBFOM
Initial Financing	County Issued Bonds backed by Private Investment Only	Private Investors - Portsmouth Gateway Group
Repayment	30 year Sales and Real Estate Tax	35 year loan paid by State
Project Delivery	Design/Build	Design/Build
Operation and Maintenance	WVDOT	Private
Project Cost	\$28M	\$429M

TIF District for this Project



- **\$25M for Interchange**
- **\$20M for Ballpark**
- **1400 Acres of Development**
- **Land Donation for Highways**

Teaming with WVDOT

- **A Partnership is Formed**
 - Advertisement for Engineer Services in December 2012
 - Interviews Held February 12, 2013
 - B&N Selected February 21, 2013

- **Waiting Game for Legislature to Approve TIF**



Ready, Set,..... GO!

- **April 17, 2013 – TIF passes in Special Session – Senate Bill (SB 1001)**
- **Funding Contingency ~ FONSI by Year End**
 - Scope of Work Meeting: May 1, 2013
 - Proposal Deadline: May 6, 2013 (!!)
 - Notice to Proceed: May 6, 2013 (!!!)
 - Every Two Week Coordination Meetings
 - June 26 Meeting with Environmental Agencies and FHWA – Everyone was on-board!



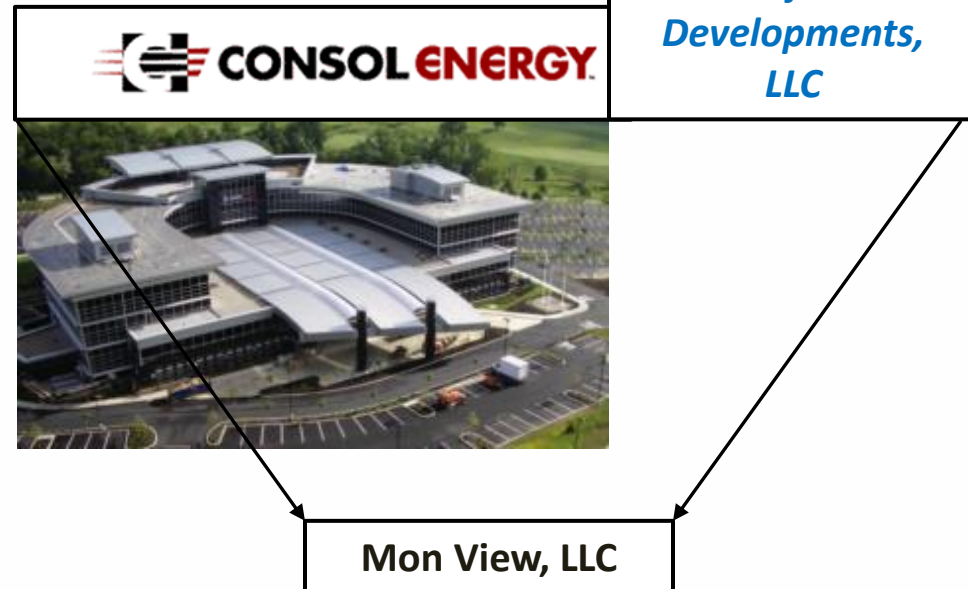
Planning a New Interchange

Early Collaboration

- May & June, 2013
- Meeting on CONSOL
- Review of site mapping/mining
- Discussed alignment options



Jason Donahue, Realtor



30% Complete Plans in 6 months

August 27, 2013	B&N Submits Design Study
September 5, 2013	Design Study Field Review
September 24, 2013	B&N Submits Design Study Office Review with RW1&2's for preferred alternative
October 1, 2013	Design Study Office Review
December 2013	B&N Submits RW3's B&N Submits PFR 30% Plans /Span Arrangements
January 2014	Preliminary Field Review Meeting
February 2014	Obtain Core Borings & Submit Geotech Report
March 2014	Advertise Design/Build RFP

NEPA Clearance in 6 months

August 2013

B&N Submits Environmental Study Documents

September 2013

B&N Submits Draft Environmental Assessment (EA)

October 2013

EA Approval by FHWA

November 2013

**Final EA & Draft FONSI Submitted FHWA
Second Public Meeting**

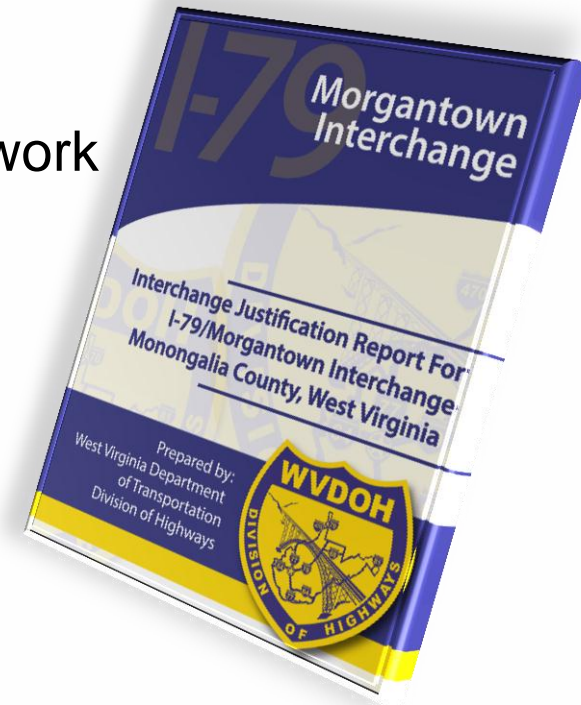
December 2013

**Public & Agency Comments Due
Environmental Decision Document Approval
Environmental NEPA Clearance**



Justification of a New Interchange

- **What is an IJR?**
 - **“Interchange Justification Report”**
 - **Prepared by WVDOT and Approved by FHWA**
 - **Includes:**
 - Background
 - Purpose and Need
 - Planned Land Use and Transportation Network
 - Existing Conditions & Crash Data
 - Traffic Analysis
 - Review of the Preferred Alternative



Location of New Interchange



I-79/MORGANTOWN INTERCHANGE
JUSTIFICATION REPORT

PROPOSED INTERCHANGE (I/C)

FIGURE 2

Justification of a New Interchange

■ Purpose and Need

- Provide access to local roads
- Accommodate the growth
- Stimulate economic growth
- Alleviate traffic congestion
- Accommodate land use
- Enhance safety
- Maintain consistency



Star City Connection

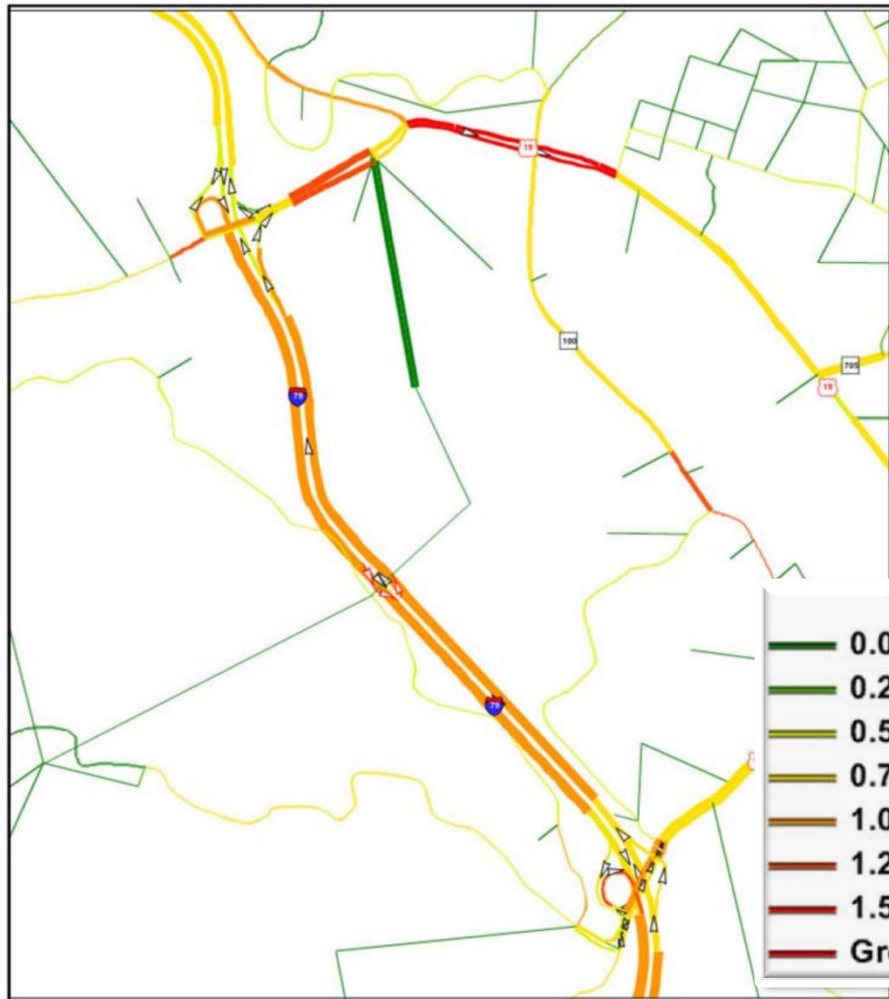
Traffic Analysis

- **System Wide Analysis – MMMPO's Model**
 - Measured by V/C = Volume to Capacity
- **Micro-simulation Analysis**
 - LOS = Level of Service
- **Scenarios**
 - Existing Conditions (2012)
 - No Build versus Initial Build (2015)
 - No Build versus Full Build (2035)

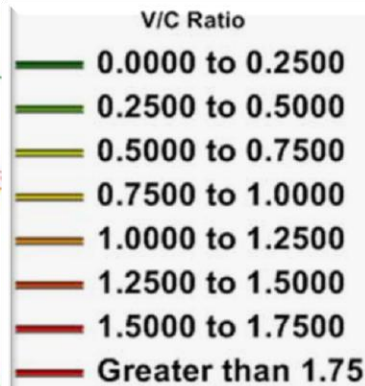
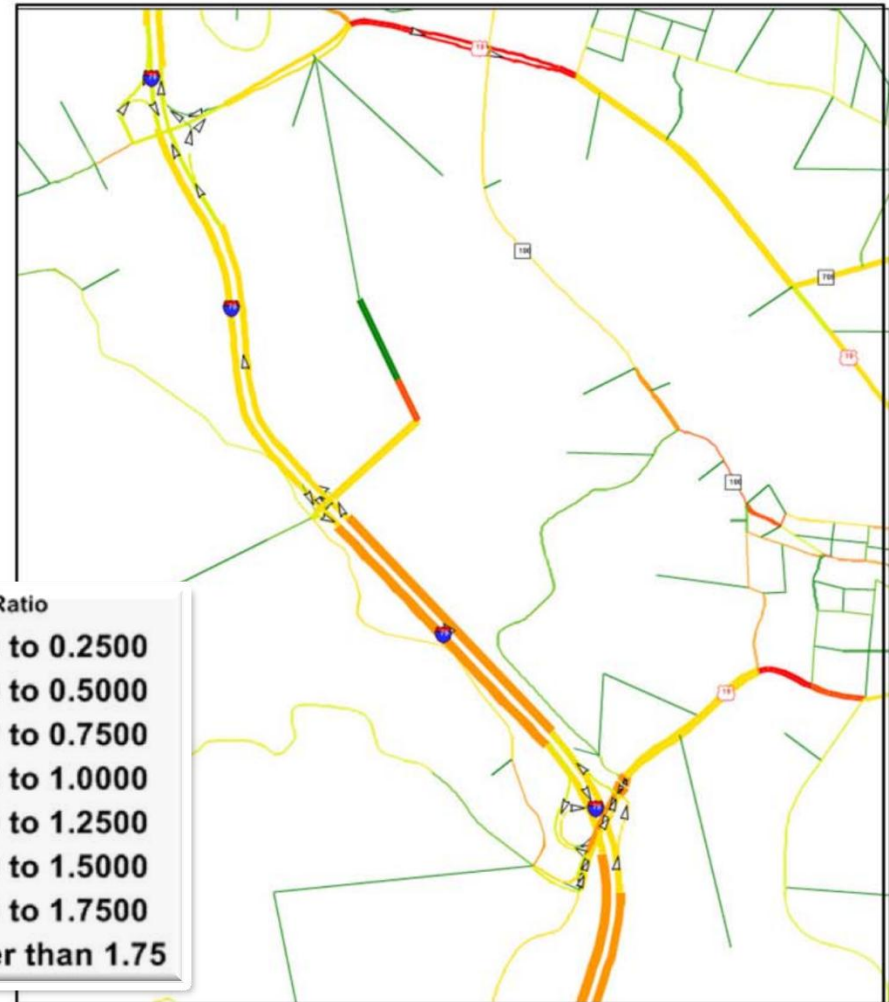


Interchange Relieves Congestion

No Build

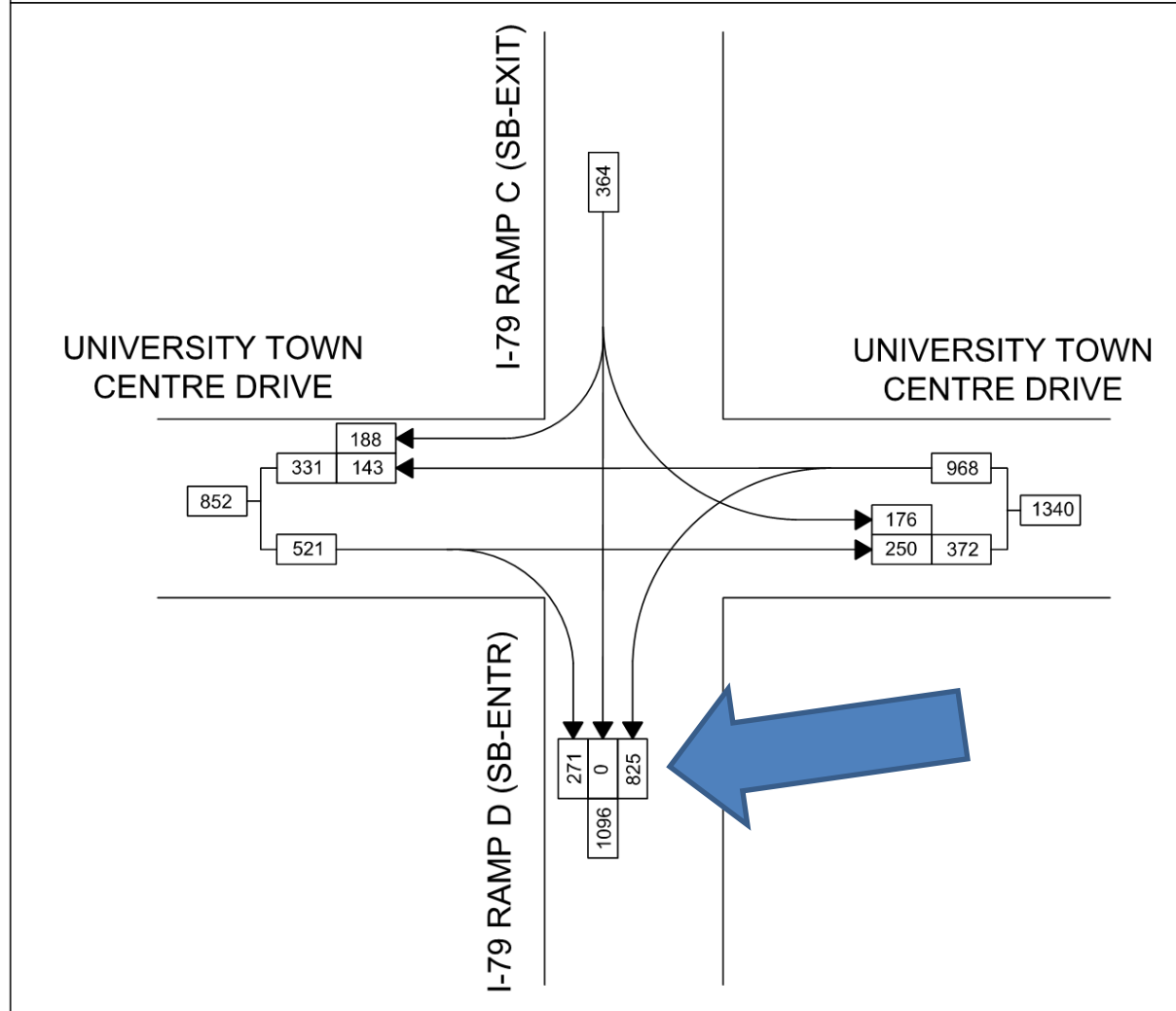


With Interchange



High Left Turn Volumes on SB Entrance

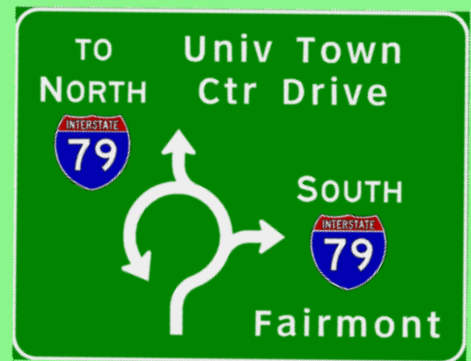
2025 FULL BUILD SCENARIO - PEAK HOUR VOLUMES
100% EAST DEVELOPMENT - 100% WEST DEVELOPMENT



Synchro Model: Tight Diamond with Roundabout



- Better Traffic Flow
- Reduce Length
- Less Bridge Width
- Increase Safety



Environmental Assessment

- **Field Investigations**

- Streams and Wetlands
- Hazardous Materials Assessment
- Noise
- Bats
- Cultural Resources

- **Purpose and Need**

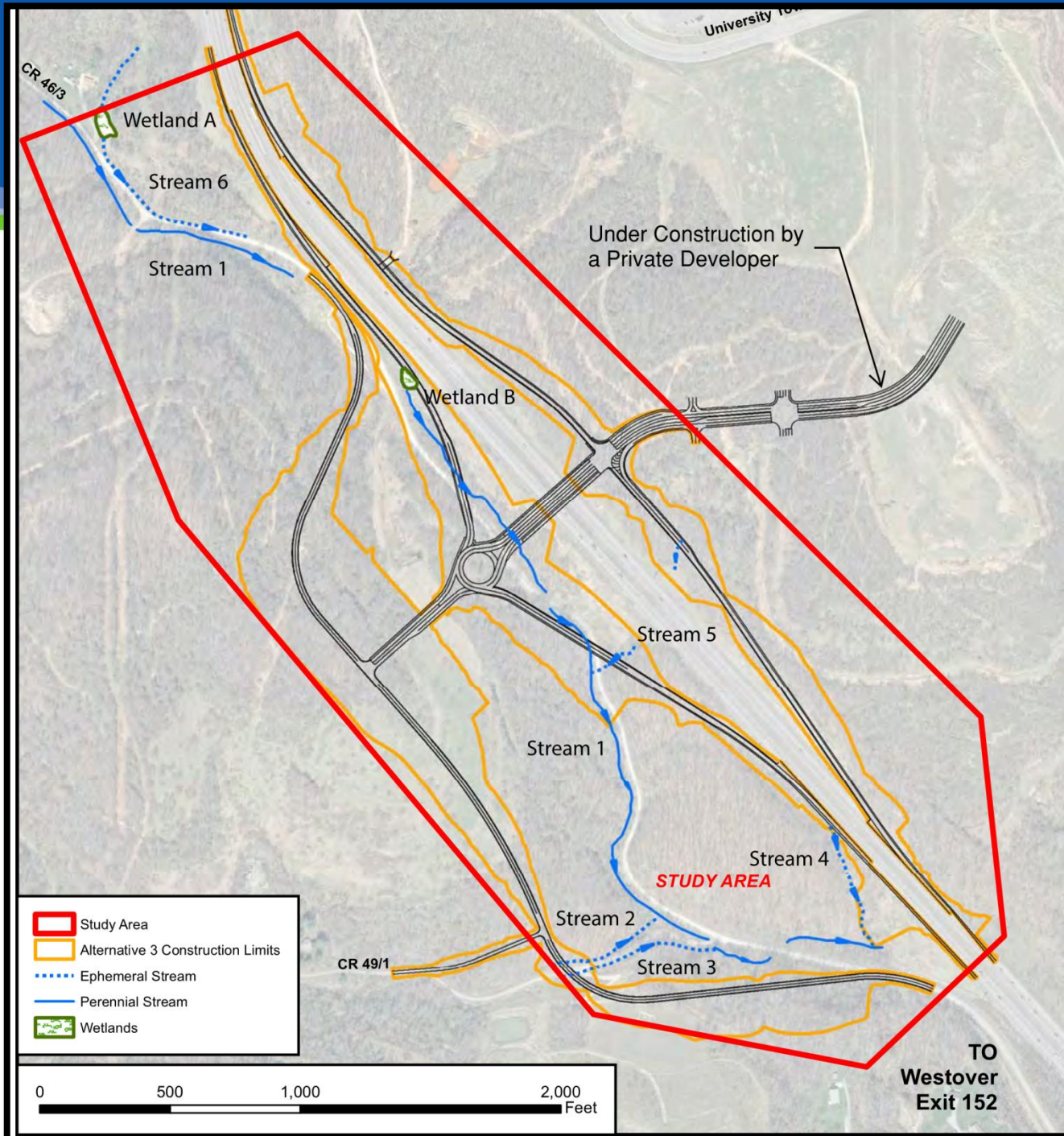
- **Alternatives**

- **Affected Environment and Mitigation**



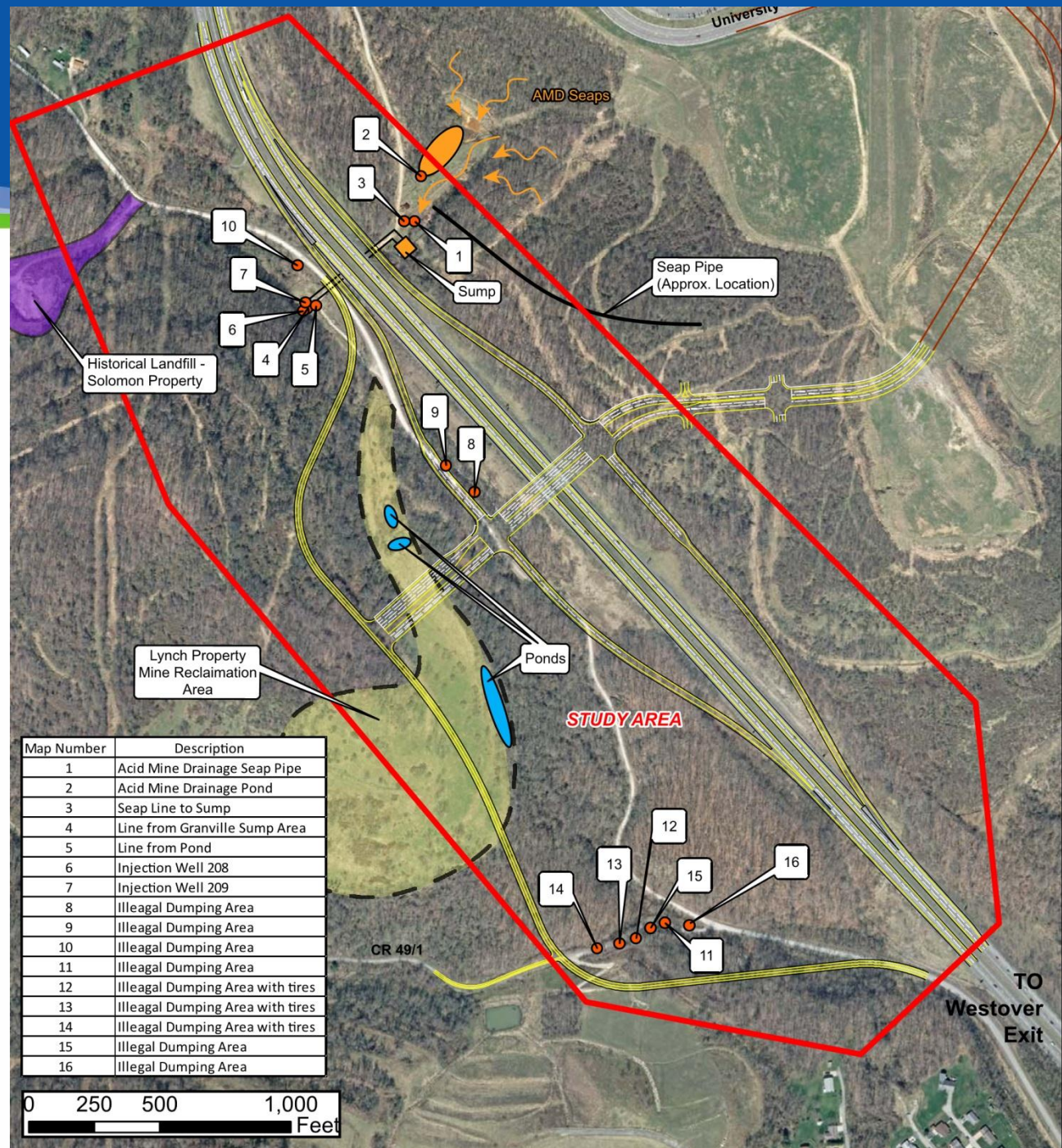
Aquatic Resources

- 6 Streams
- 2 Wetlands
- Section 404/401 Permit



Hazardous Materials

- Landfill
- Illegal Dumping
- Acid Mine Drainage
- AMD Sumps
- Mine Reclamation



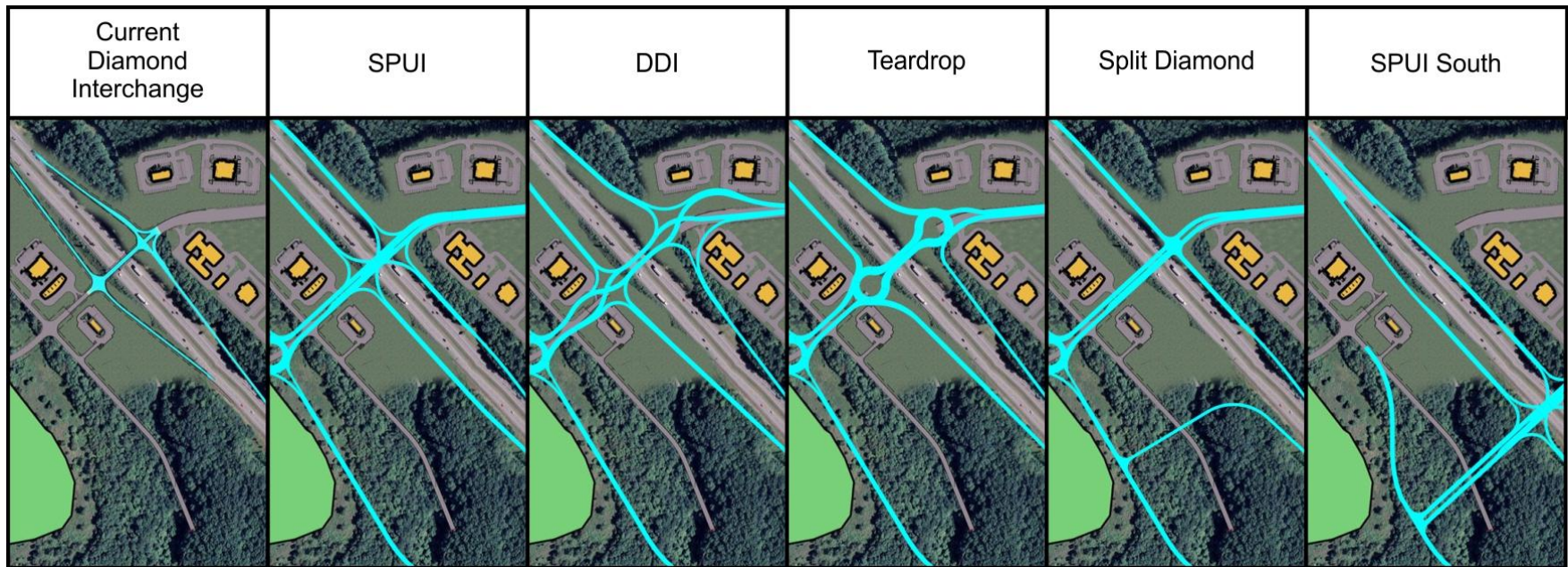
Public Meeting

- **Held at Coliseum**
 - Location
 - Timeline
 - Collected Comments
- **General Public Support**

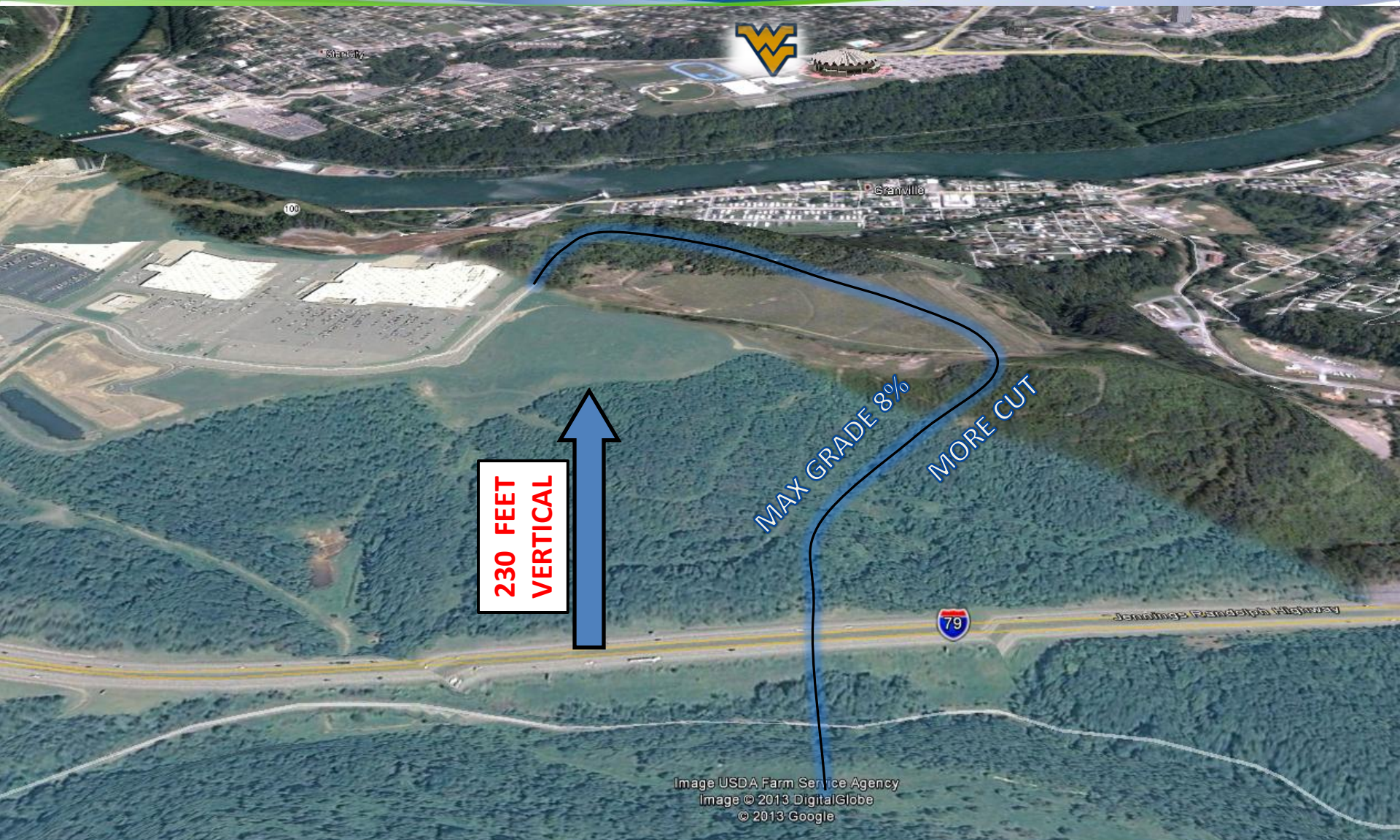


Determine “Best” Option

- **Analysis of a variety of interchange area layouts**



Getting over the "Hump"





Interchange Location Evaluation: Equidistant Alignment (preferred)



CURVE TO NORTH



MINE ENTRANCE



TWIN 60" CULVERTS



CUT SLOPE



36" CULVERT

SUMP AREA

**University
Town Centre
Drive**

Ramp B

Ramp A

**TRANSITION
TO FILL**

Ramp C

Ramp D

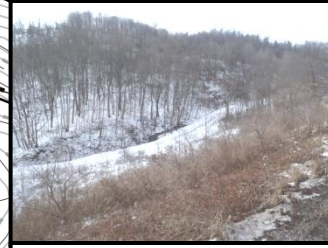


**BOX CULVERT
TUNNEL**



COUNTY ROUTE 46/3

**Relocated
CR 46/3**



FILL SLOPE/HOLLOW



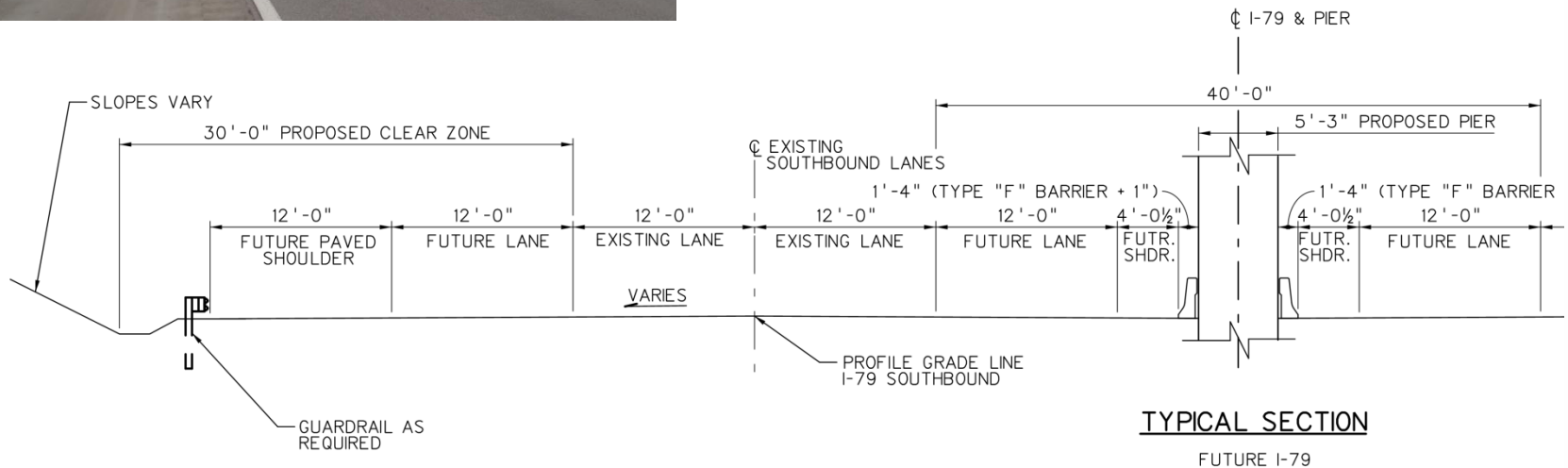
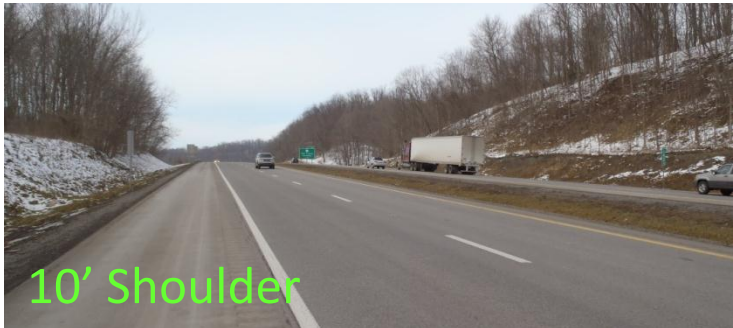
6' WIDE STREAM

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A Plan for Future Widening

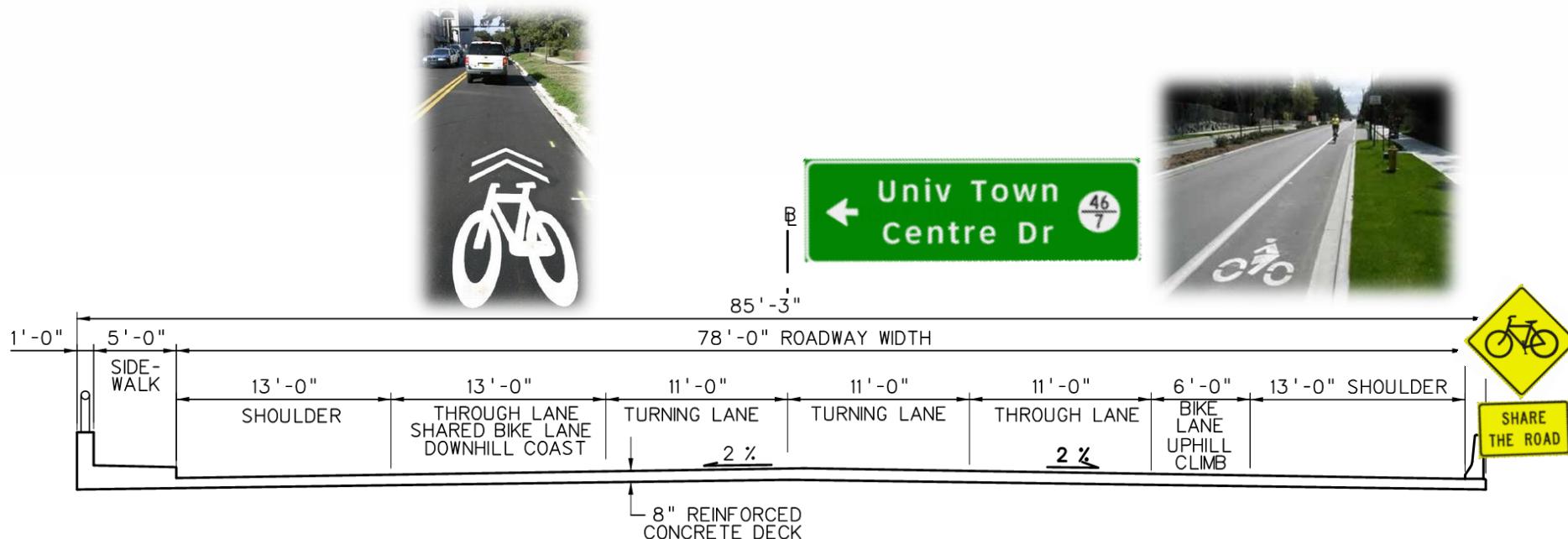


- 36' Open Median
- Tangent Alignment
- Vertical Crest Curve



Typical Section – Accommodates Bicycles

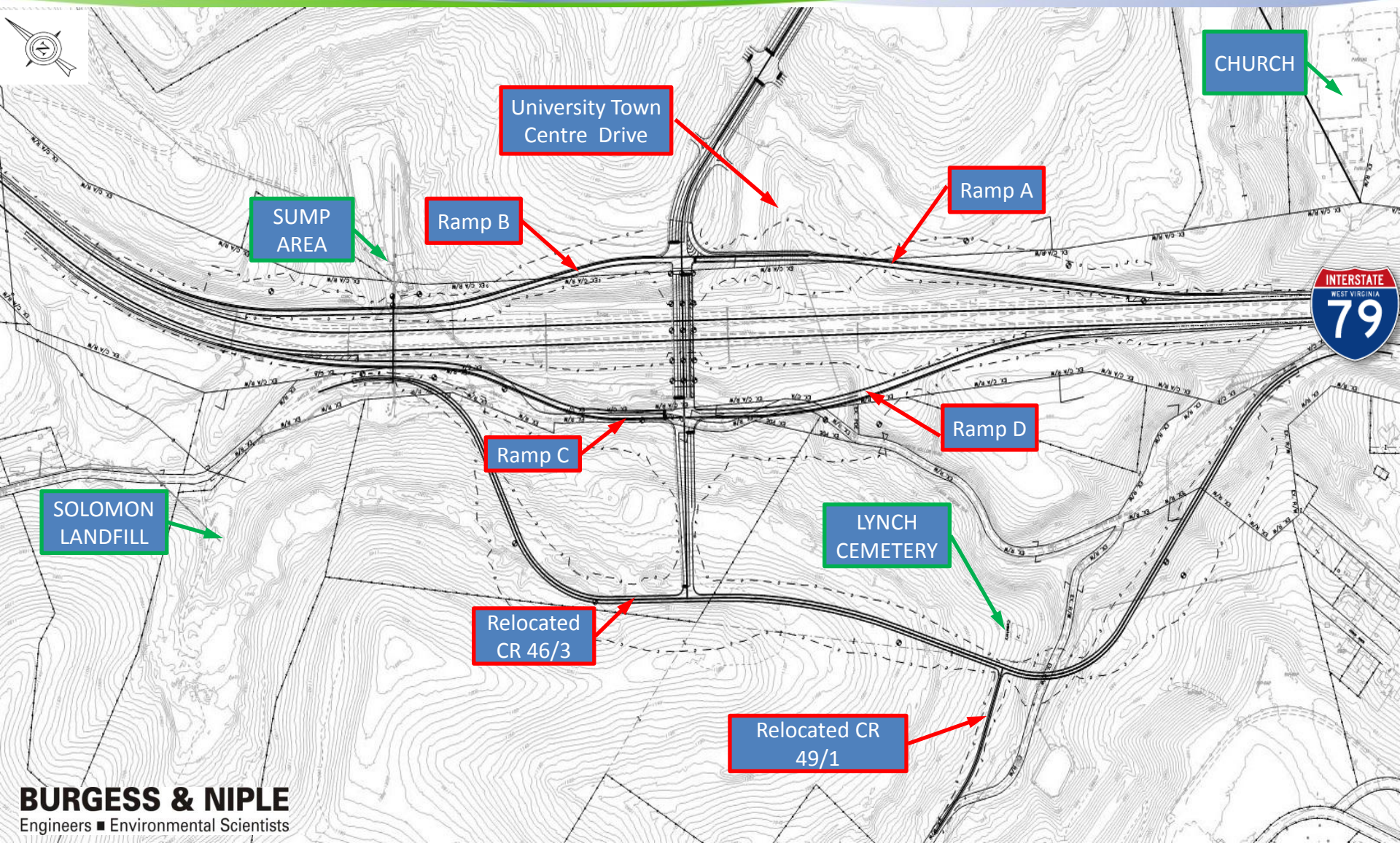
- Sidewalk
- Shared Downhill versus Bike Lane Uphill
- Future Lanes



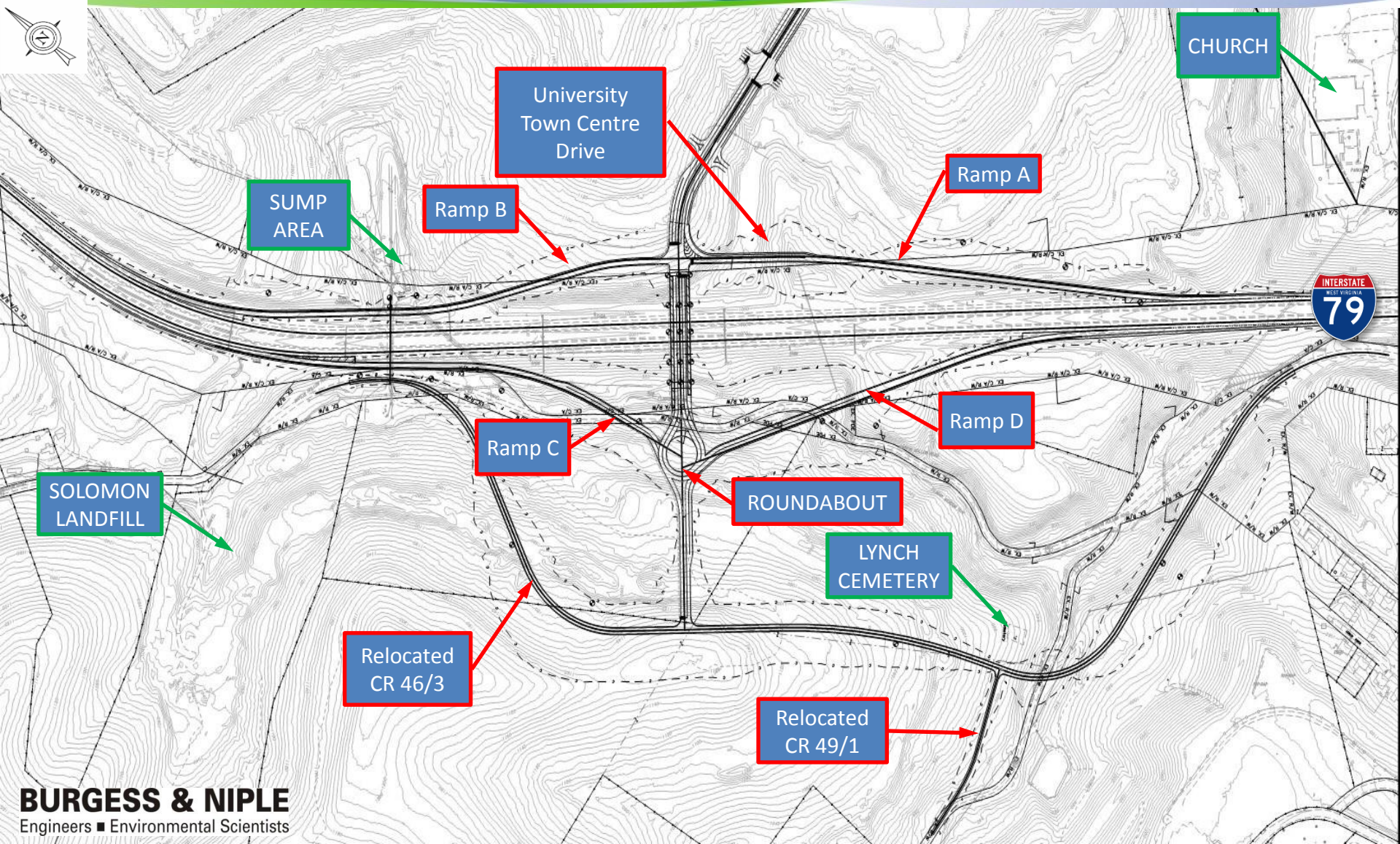
BRIDGE TYPICAL SECTION

UNIVERSITY TOWN CENTRE DRIVE
STA. 107+49.83 TO STA. 110+26.83

Tight Diamond Alternative



Diamond with Roundabout Alternative (preferred)



Virtual Tour

New I-79 Morgantown Interchange



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Current Status

- **Letting on 9/16/14**
 - 7 Design/Build Proposers
 - Low Bid of \$22,382,461.75
 - Bids up to \$29.8 Million
 - Engineer's Estimate \$23.0 Million
- **Award of Design/Build Contract Pending**
 - Winning Team:
Mountaineer Contractors, Inc. and AECOM
Scheduled to be Complete by June 28, 2016
- **Ballpark** – *Complete by March 2015*
- **WVUH Ambulatory Care Facility** – *June 2015*
- **Development in Progress**

Key Factors for Success

- **Shared Vision**
 - Everybody was On-Board
- **Creative Financing**
- **Stakeholder Collaboration**
 - Sharing of Information
 - Constant Communication
- **Over-the-Shoulder Reviews**



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QUESTIONS?



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