

Hitting the Target

The rapid delivery of
the Frankfort
Paddocks Project



2024
PARTNERING
CONFERENCE
— acec-ky —
kytc • fhwa

First Up: Planning



Wait ... y'all use excavators in planning? Cool.



THE Paddock^ocks OF FRANKFORT

US 127 & I-64, Frankfort, KY 40601

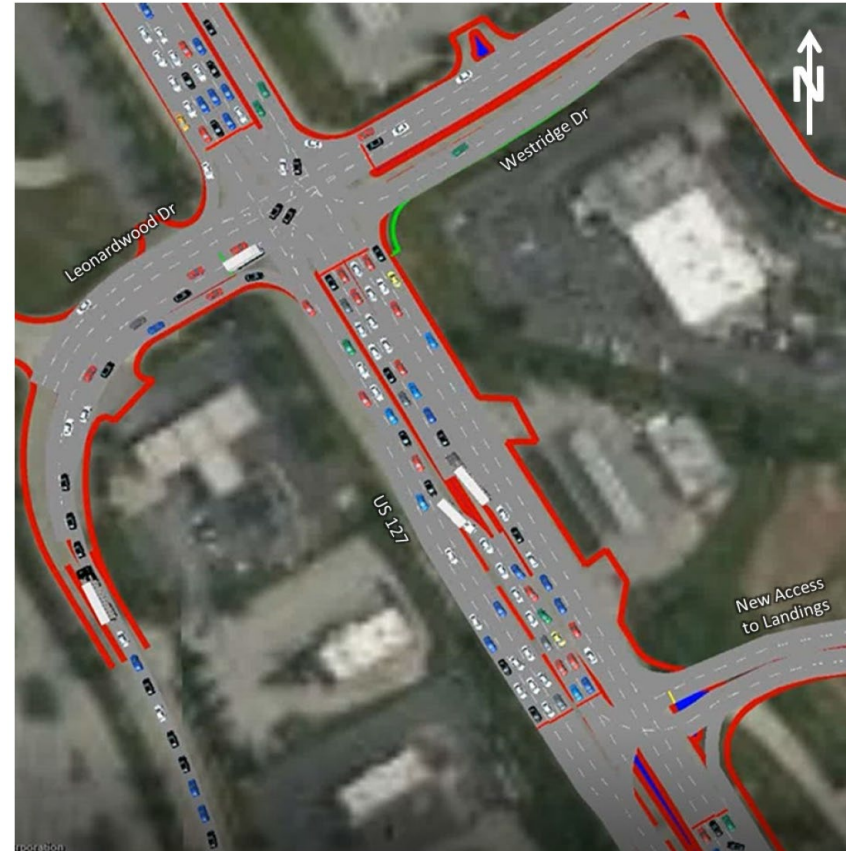
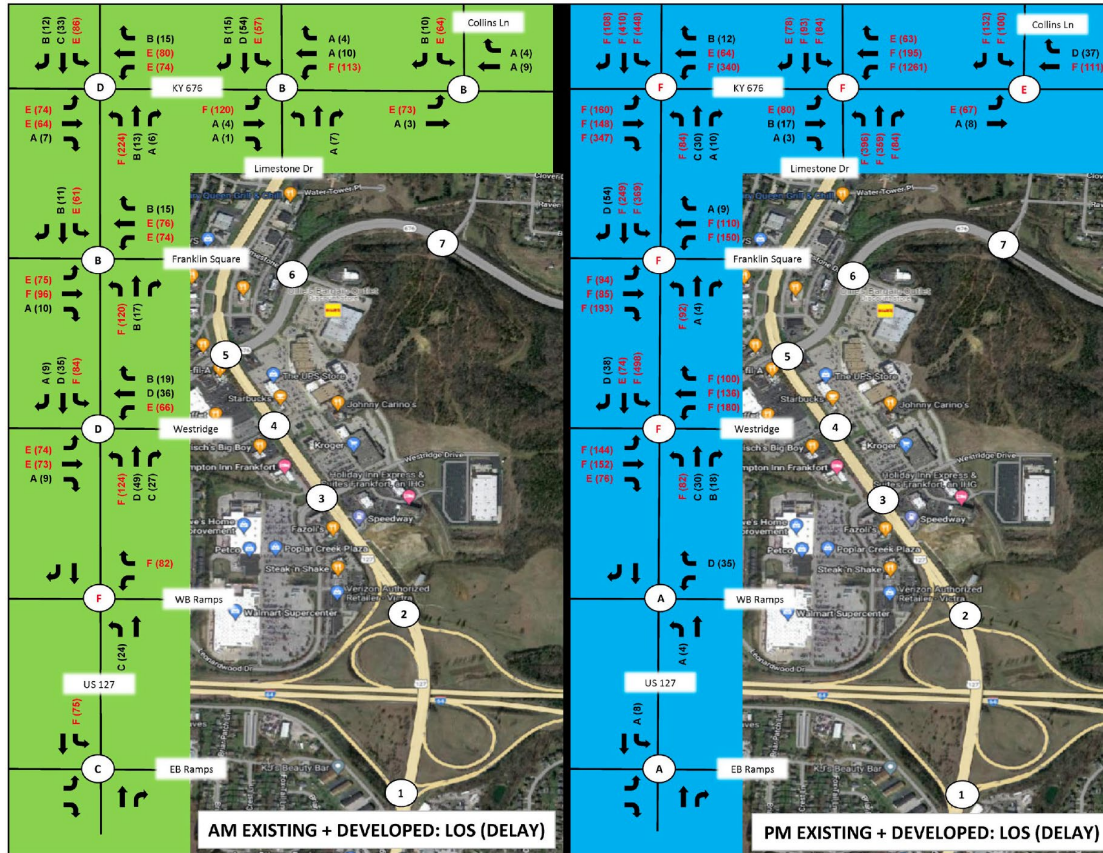


Table 1: Trip Generation Rates

ITE Use				Daily Trips		AM Peak		PM Peak	
Code	Desc.	Size	Unit	In	Out	In	Out	In	Out
820	Shopping Center	467.4	1000 SF	9,033	9,033	253	156	822	891
220	Multi-family Housing	300	Units	999	999	28	88	94	56
944	Gas/Service Station	14	Pumps	1,204	1,204	72	72	97	98
930	Fast Casual Restaurant	2.56	1000 SF	124	124	2	2	18	14
932	Sit-Down Restaurant	9.85	1000 SF	528	528	52	43	54	35
934	Fast Food Restaurant/Drive Thru	2.56	1000 SF	598	598	58	56	44	41
TOTAL				12,486	12,486	465	417	1,129	1,135

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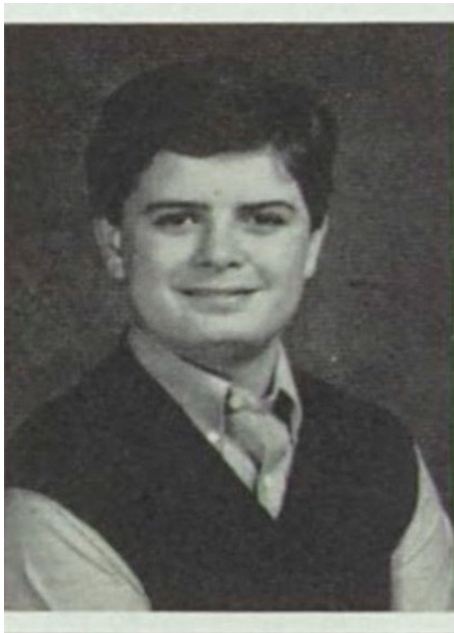
The Goal: Make 127 Not Suck



Ran AM & PM Microsimulation Models for 10 Build Scenarios over 10 weeks



The Lucky Winner



2 Projects
1 Solution



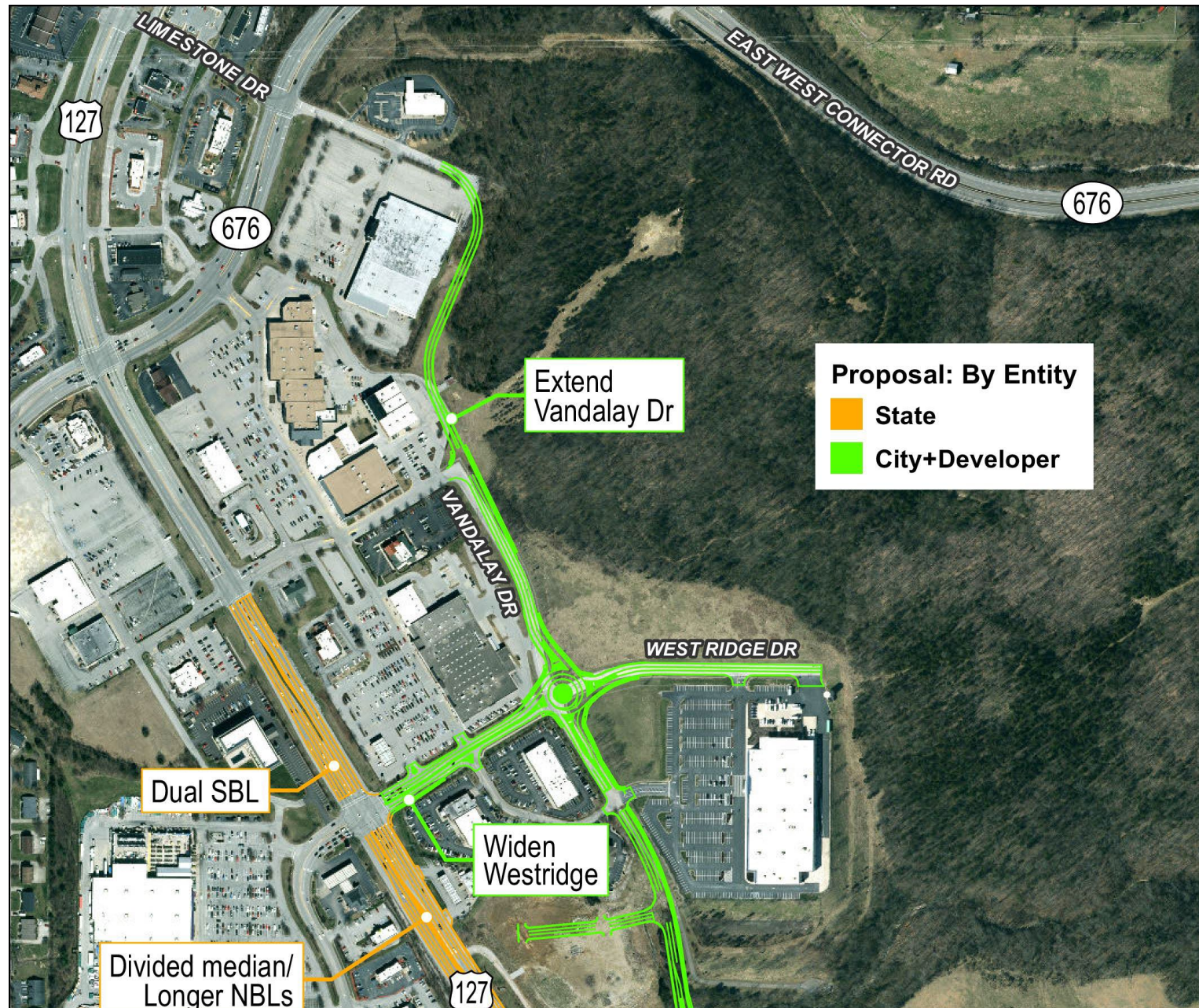
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The Lucky Winner



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The Lucky Winner



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Biggest Challenge: Schedule

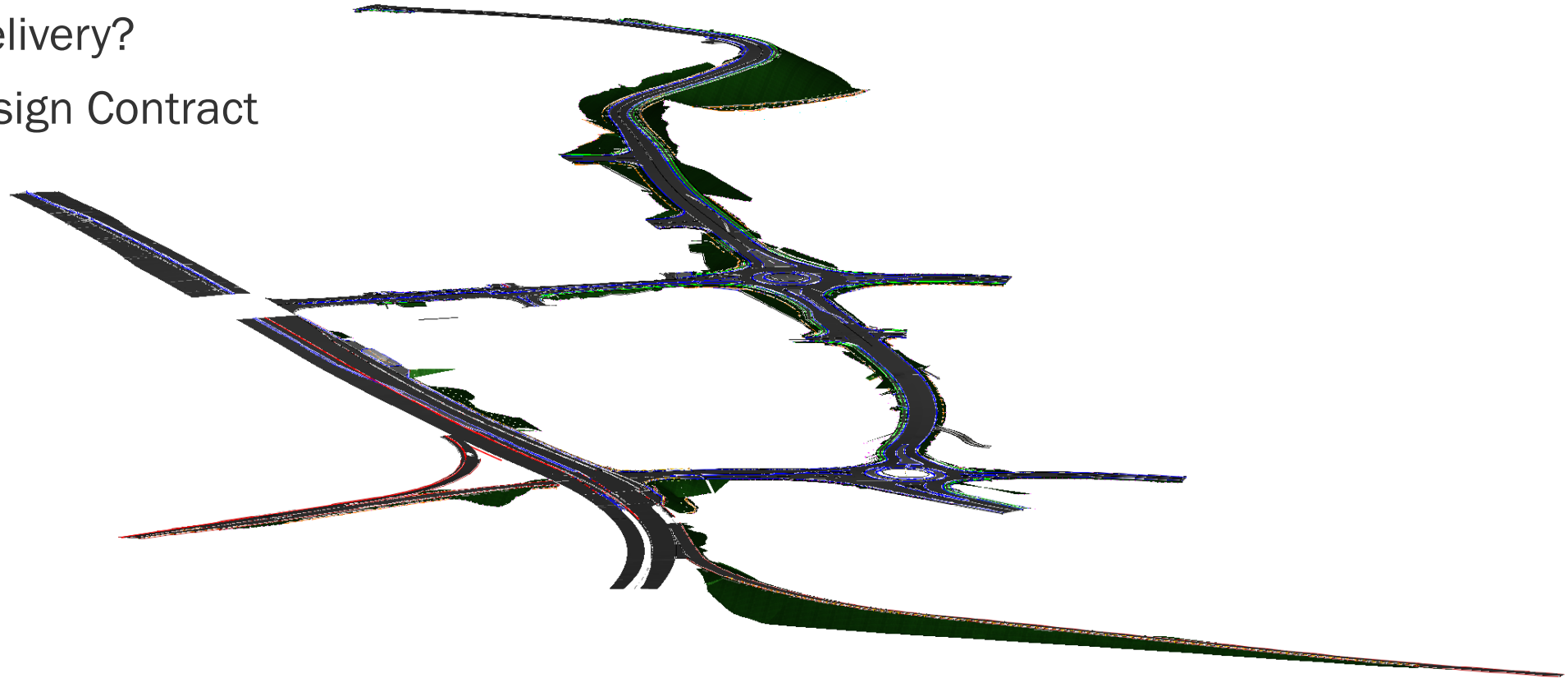
Week	Milestone
June 2022	1 Scoping/Kickoff/Hit the Ground Running
	2 Vissim Models built and calibrated
	3 First Build Concept developed
	4
July 2022	1 Initial draft of planning report submitted (one Build)
	2
	3 More coordination, more Build options identified, more modeling
	4
August 2022	1 Up to seven Build options
	2
	3 More coordination, more Build options identified, more modeling
	4
	5 Up to ten Build options, with Tech Memo substantially complete

Weekly Calls for Core Team



Transition to Design

- Planning Study → Roadway Construction – 12 Months
 - Roadway schedule dependent on Paddocks development schedule
 - Access to Target is critical
- Alternative Delivery?
- Statewide Design Contract



Skipping/ Combining Steps

- Scoping meeting coupled with Preliminary Line & Grade meeting
 - 5-80212 – January 2023
 - 5-586 – March 2023
- Abbreviated Survey
- Right of way plans needed as soon as possible
- Utility/developer coordination during design phase
 - Weekly meetings



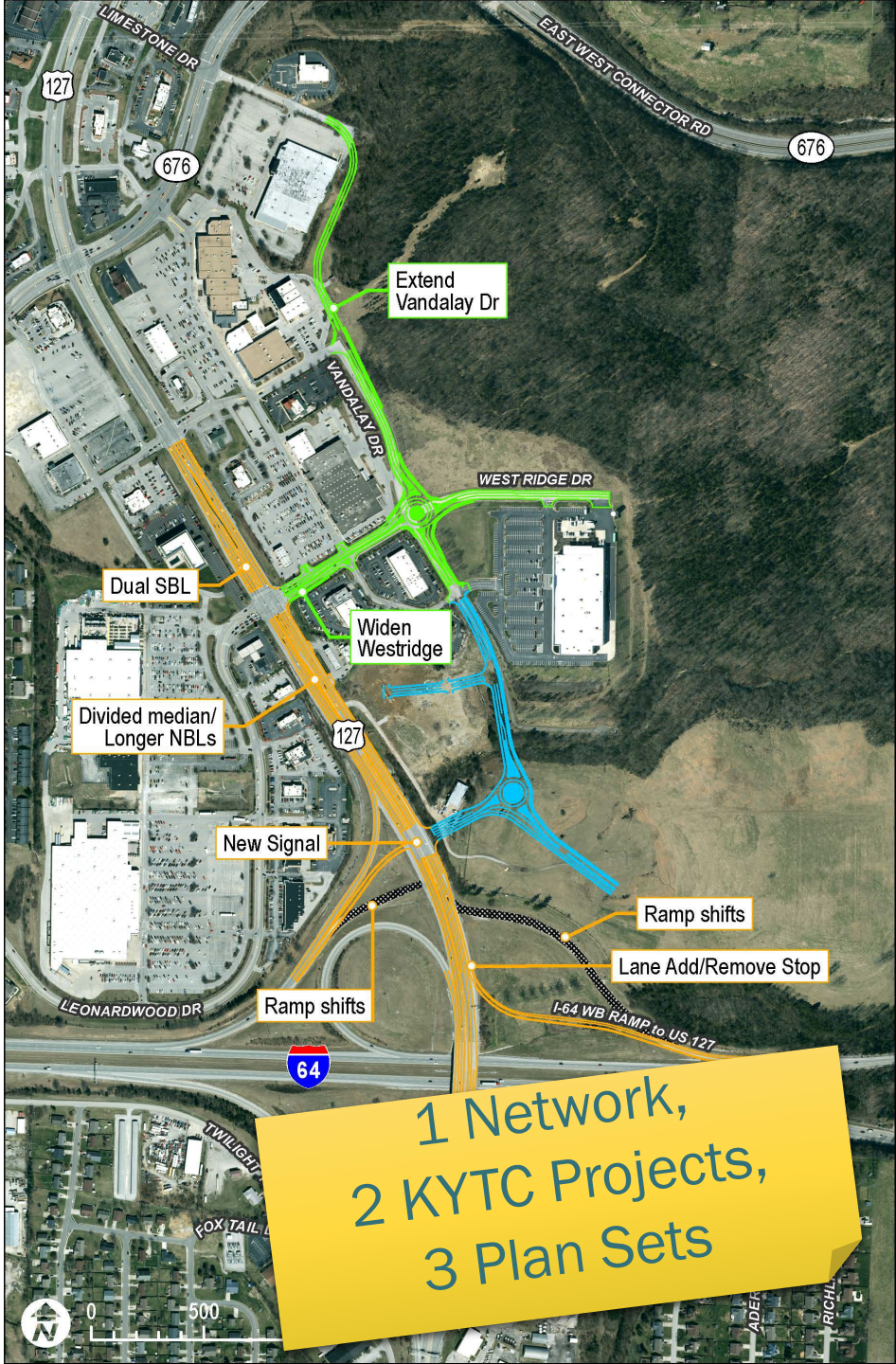
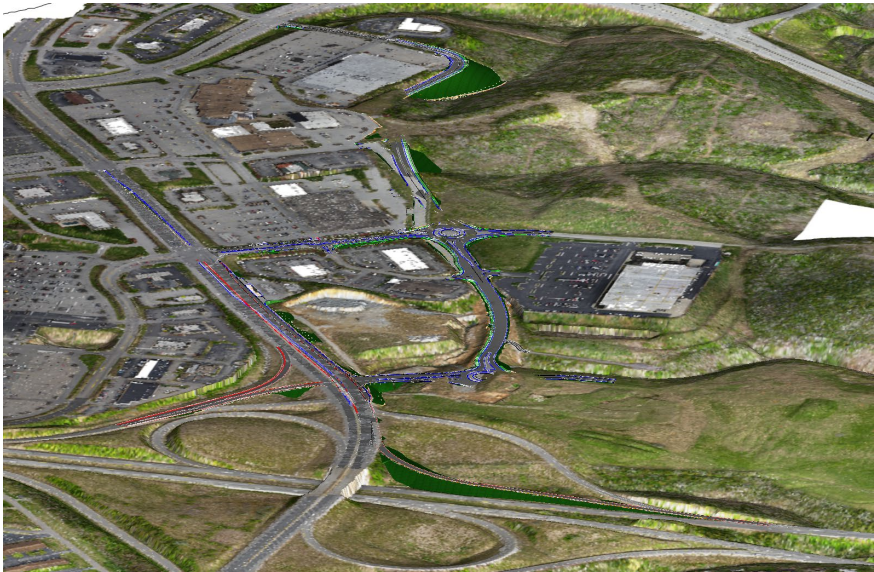
Spring 2023: Let's add an IMR

- PLENTY of Vissim models for corridor operations leftover from Planning
- Forecasts and capacity analyses on I-64 and its ramp
 - 63,400 vpd by 2045 with six lanes
 - WB-to-NB off-ramp changes to free-flow with added third NB lane to eliminate delay and queuing concerns
 - New signal at LOS B-C with Leonardwood/Westridge still at LOS D in peaks
- IHSDM Model to quantify safety impacts
 - 24% fewer crashes, mostly from losing stop on WB-to-NB off-ramp
 - Fewer US 127 fatal/injury crashes than No-Build scenario

IMR work began early March
Draft to FHWA by mid April
E&O approval by early July



Major Pivot – June 2023



1 Network,
2 KYTC Projects,
3 Plan Sets



5-80212 - Federal Project



5-80212 – Federal Project

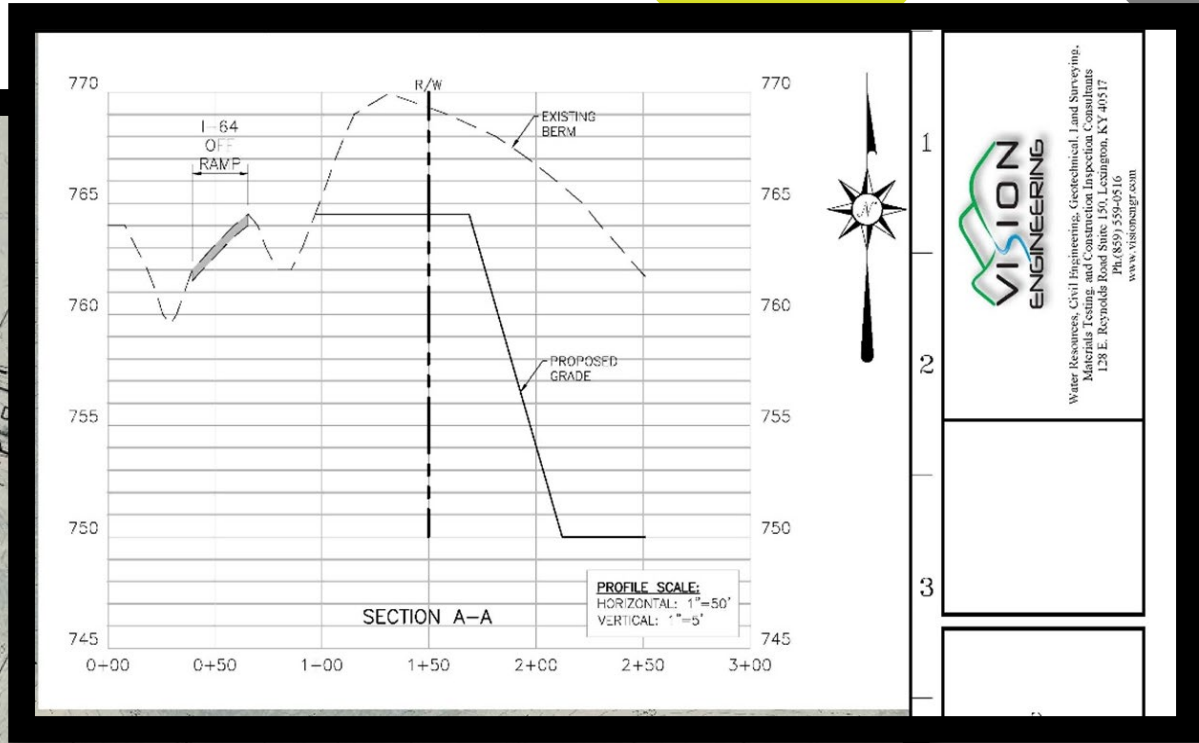
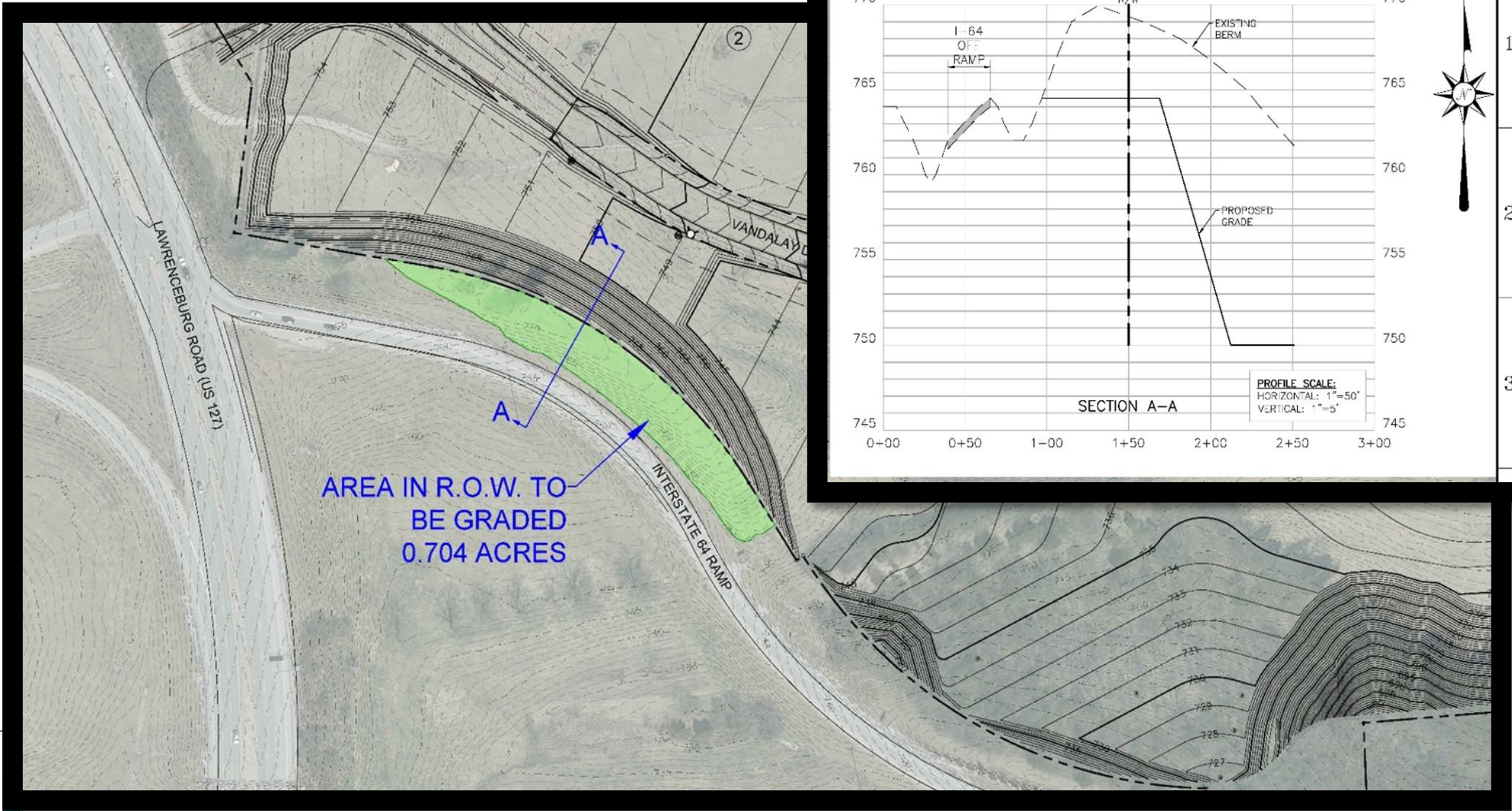
NO, BUT I CAN SAVE YOU FROM HAVING TO BUILD A RETAINING WALL...

DO YOU HAVE 47,000 CY TO BUILD RAMP G

I'M INTRIGUED, TELL ME MORE!



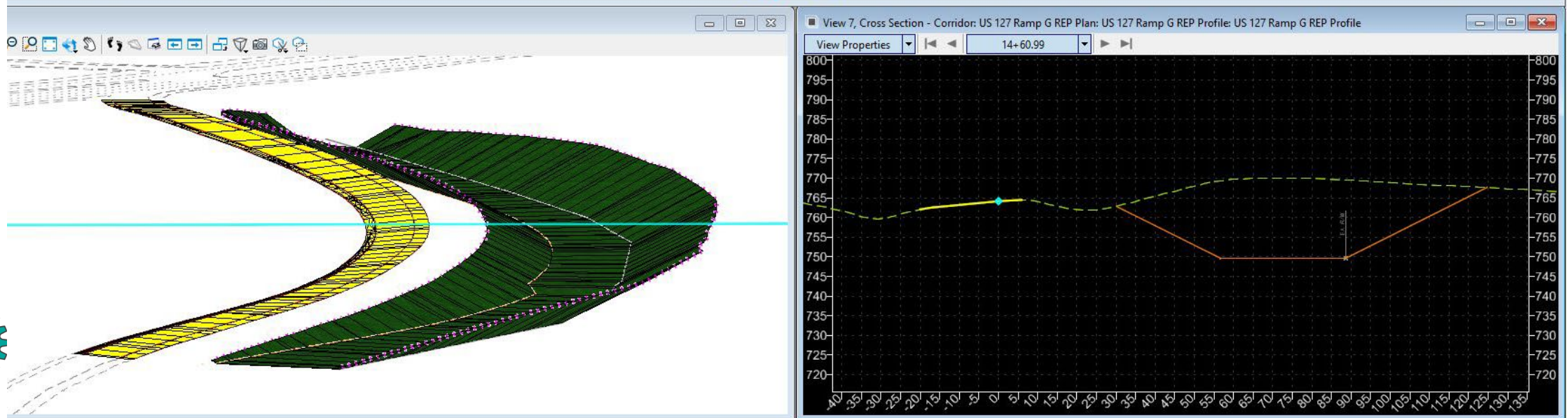
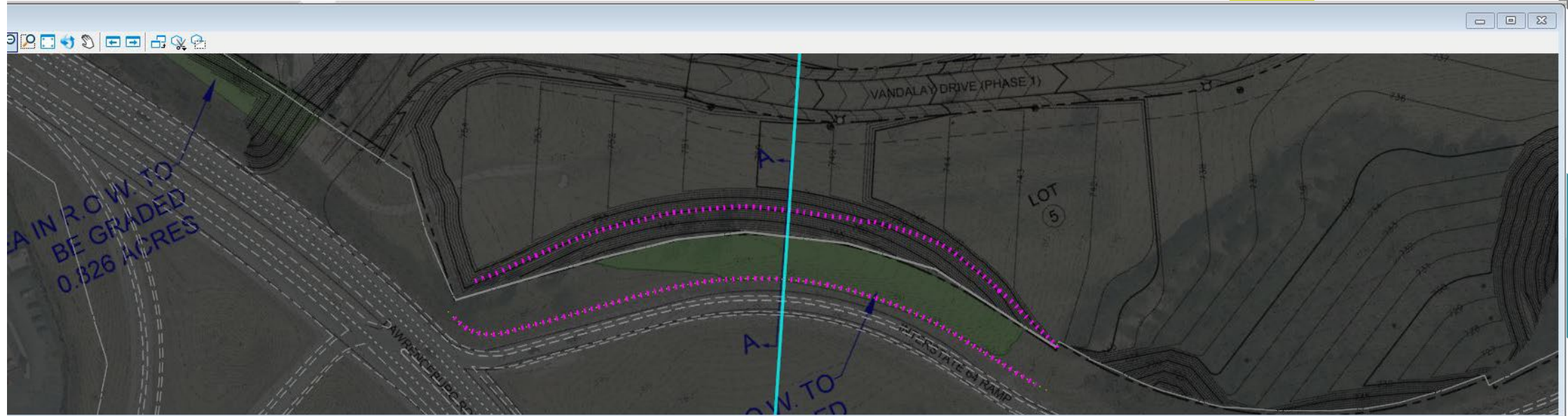
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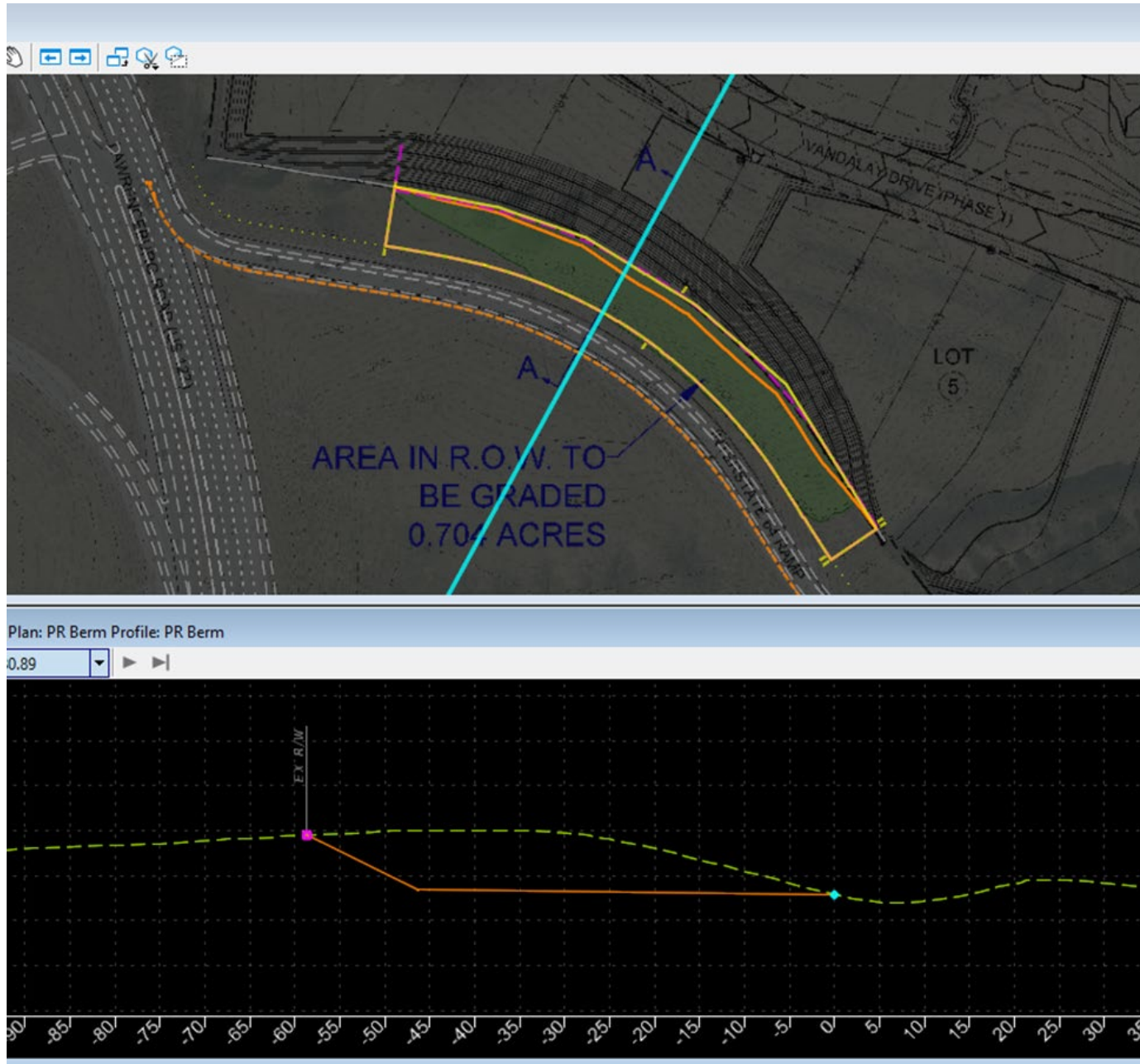
Wider Resources, Civil Engineering, Geotechnical, Land Surveying,
Materials Testing and Construction Inspection Consultants
128 E. Reynolds Road Suite 150, Lexington, KY 40517
Ph: (859) 559-0516
www.visionengr.com



MAINTAIN CLEARZONE



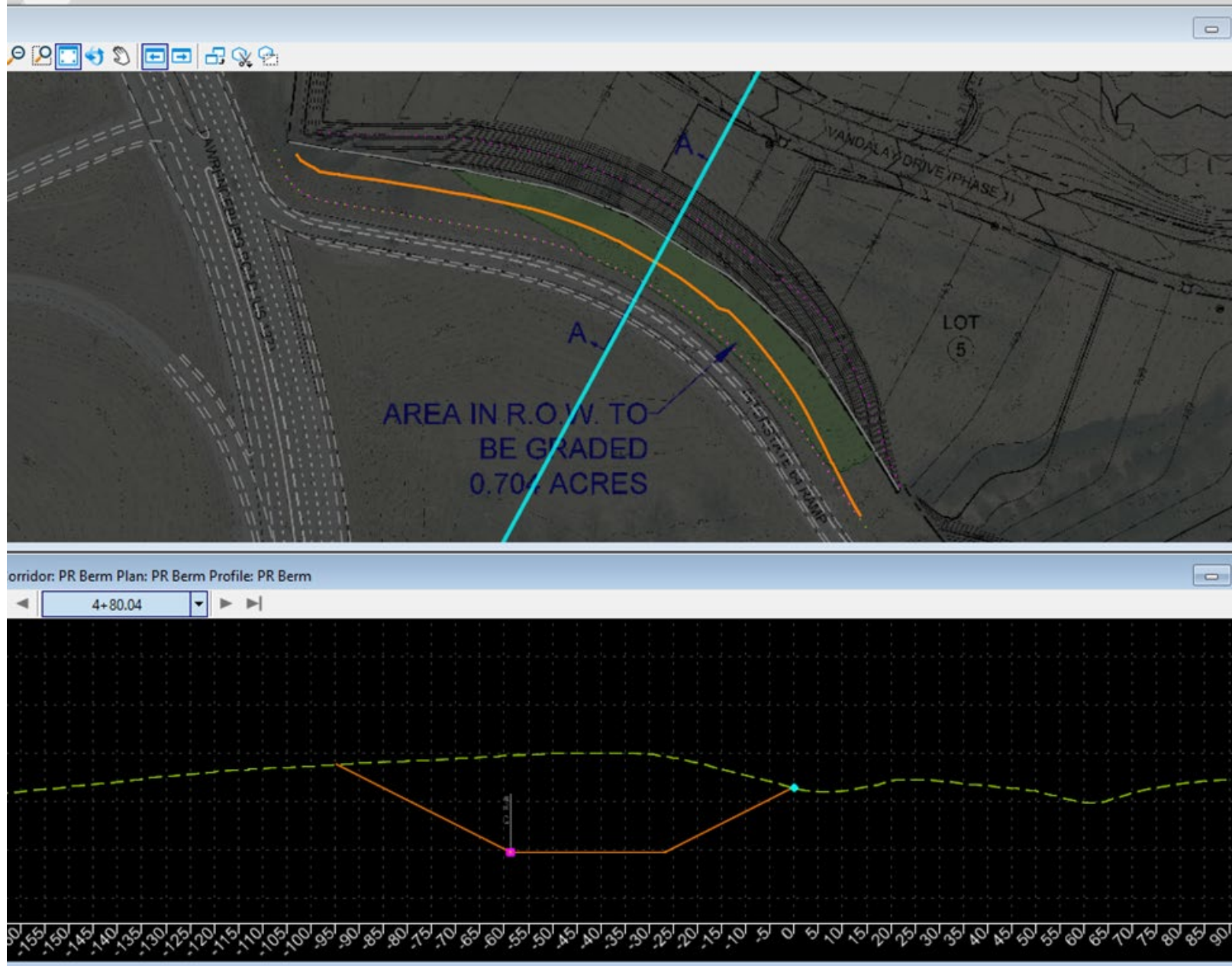
BERM REMOVAL TO EXISTING ROW FENCE



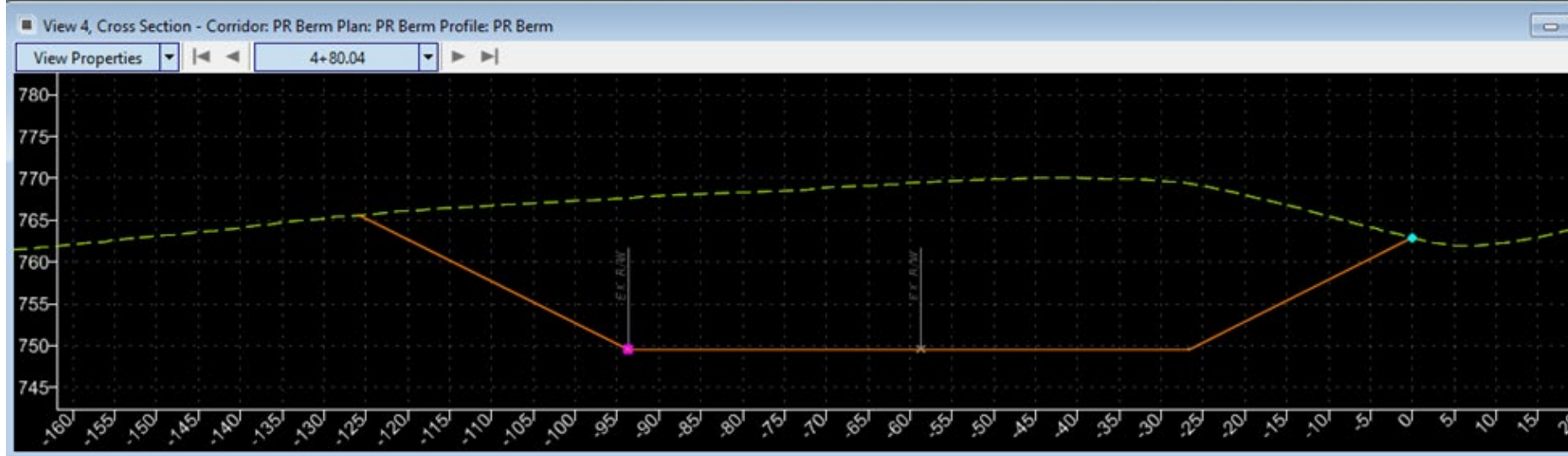
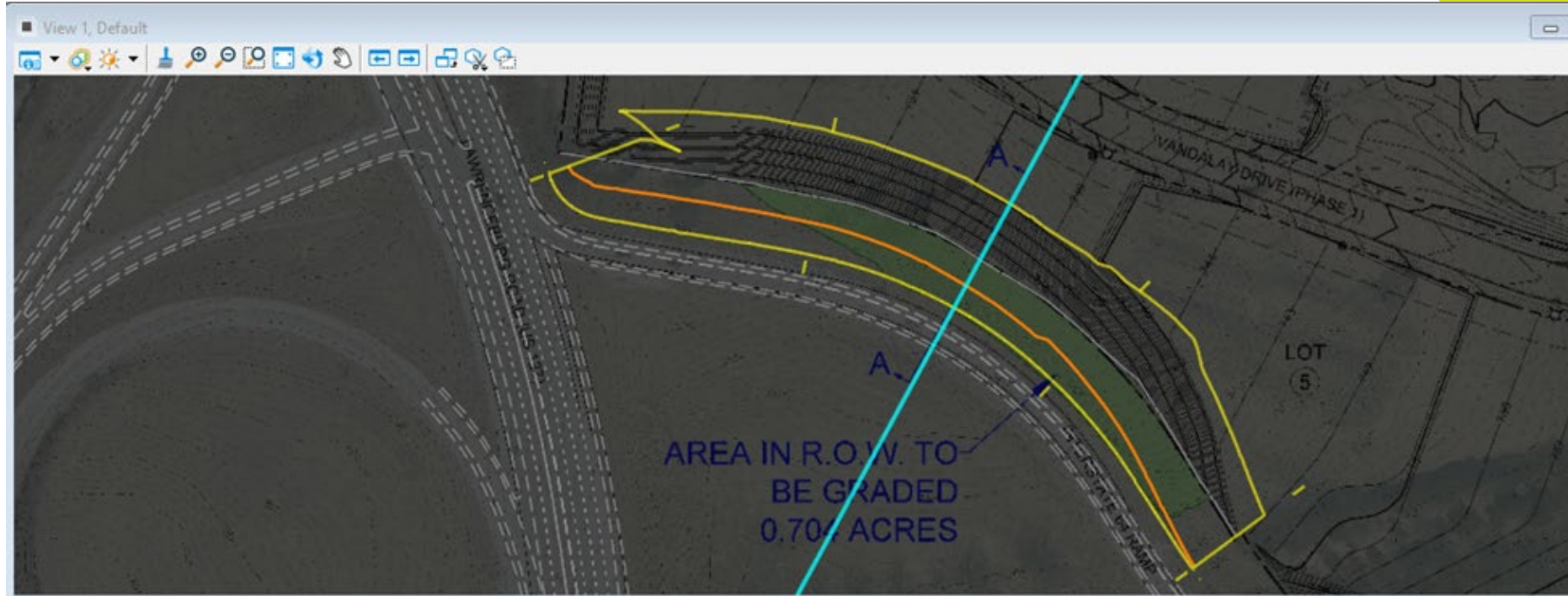
4,700 CY



BERM REMOVAL TO PAD ELEVATION @ ROW



BERM REMOVAL TO PAD ELEVATION @ 35 FT BEYOND ROW



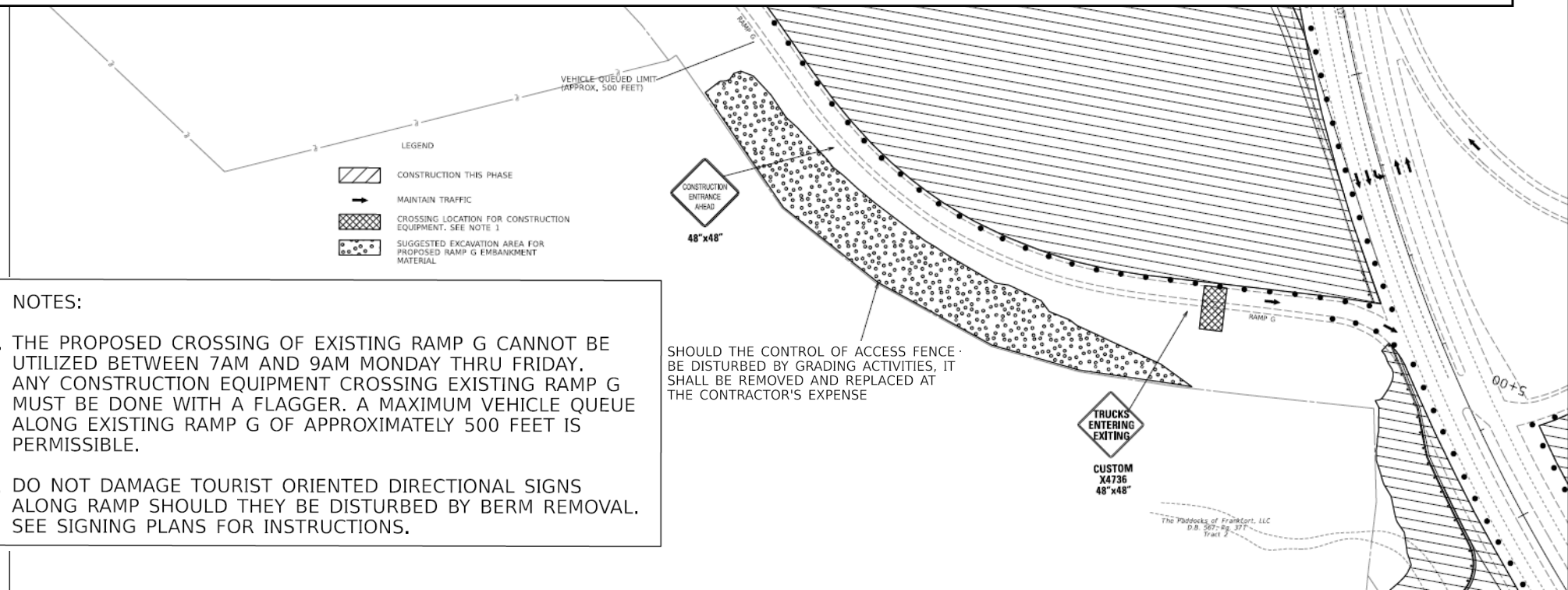
47,000 CY



RIGHT SHOULDER
W21-5aR
48"x48"

164

DUE TO PLANNED GRADING ACTIVITIES BY THE ADJACENT PROPERTY OWNER ALONG THE RIGHT-OF-WAY LINE FOLLOWING EXISTING RAMP G, THE CONTRACTOR IS ENCOURAGED TO EXPLORE THE POTENTIAL OF OBTAINING ADDITIONAL EMBANKMENT MATERIAL FROM THEIR PROPERTY. THE LIMITS OF THIS MATERIAL WITHIN THE EXISTING RIGHT-OF-WAY ARE SHOWN IN PHASE 1. ALL COORDINATION AND PERMITTING NECESSARY TO OBTAIN MATERIAL BEYOND THE EXISTING RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE HANDLED IN ACCORDANCE WITH KYTC'S CONSTRUCTION SPECIFICATIONS.



- NOTES:
1. THE PROPOSED CROSSING OF EXISTING RAMP G CANNOT BE UTILIZED BETWEEN 7AM AND 9AM MONDAY THRU FRIDAY. ANY CONSTRUCTION EQUIPMENT CROSSING EXISTING RAMP G MUST BE DONE WITH A FLAGGER. A MAXIMUM VEHICLE QUEUE ALONG EXISTING RAMP G OF APPROXIMATELY 500 FEET IS PERMISSIBLE.
 2. DO NOT DAMAGE TOURIST ORIENTED DIRECTIONAL SIGNS ALONG RAMP SHOULD THEY BE DISTURBED BY BERM REMOVAL. SEE SIGNING PLANS FOR INSTRUCTIONS.





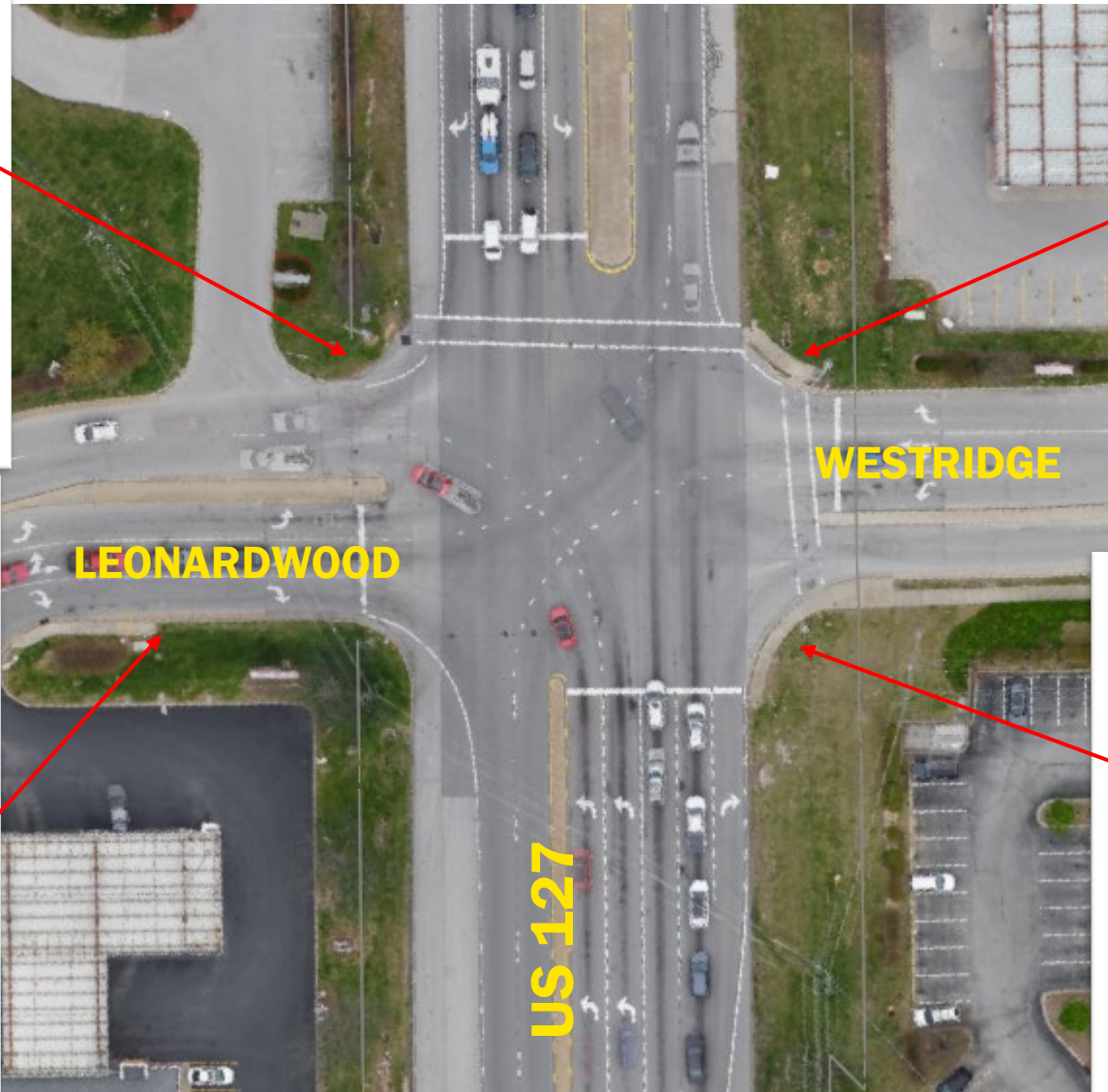
System Connectivity for Pedestrians

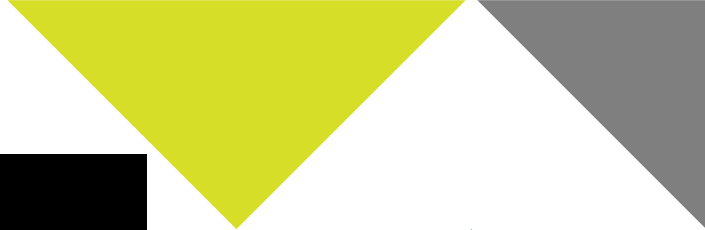
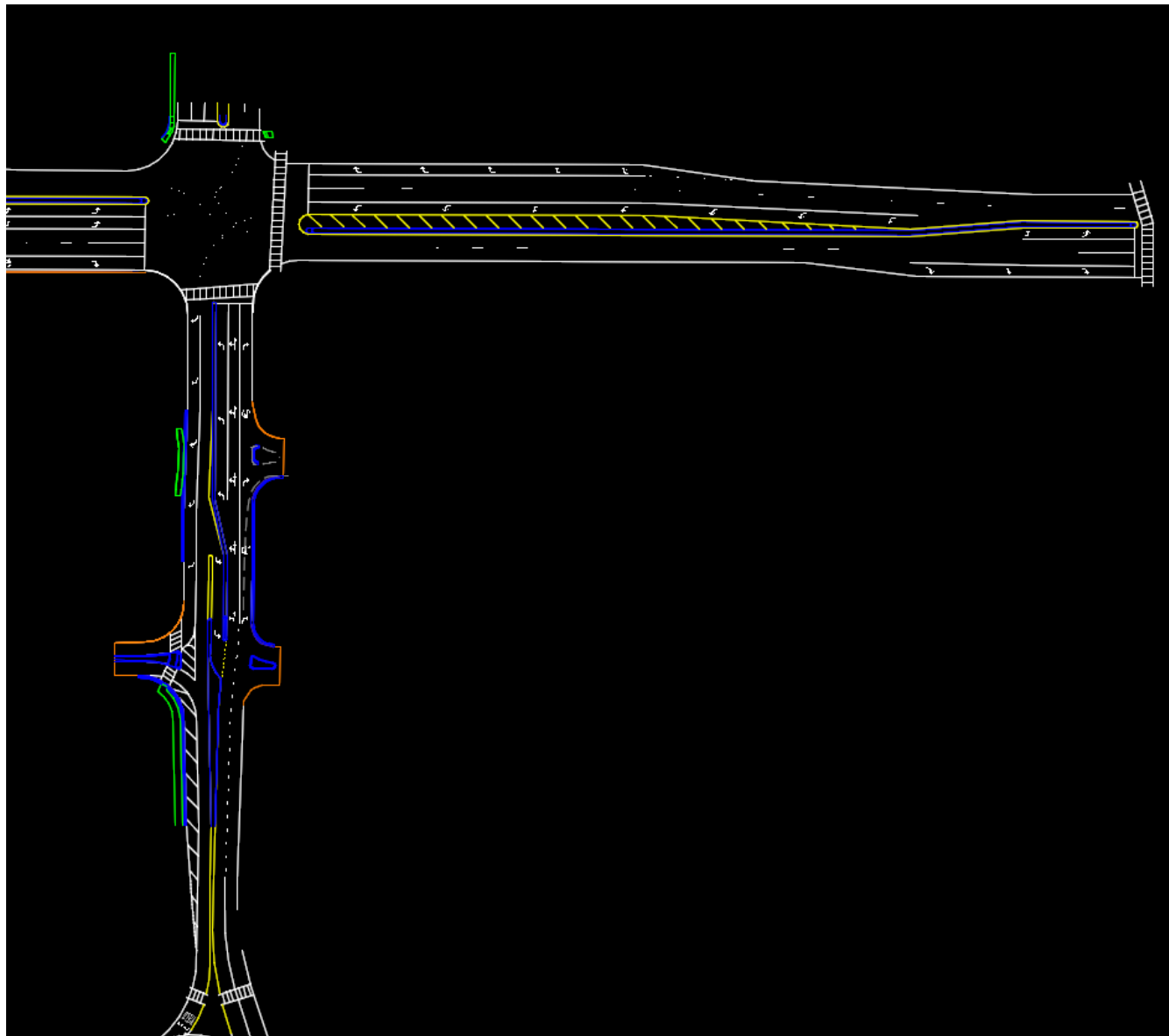


— EXISTING SIDEWALK
— PROPOSED SIDEWALK



PEDESTRIAN CONNECTIVITY



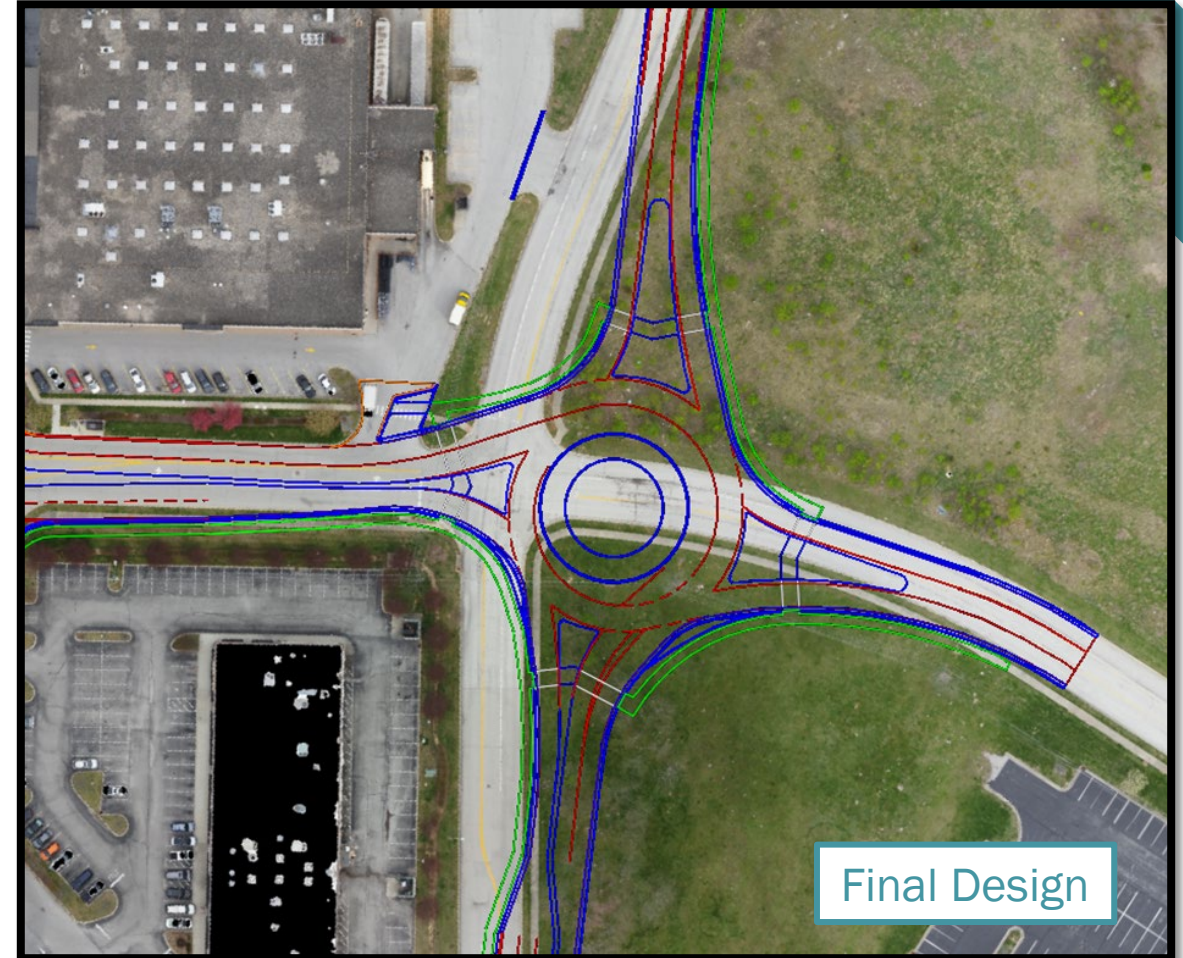
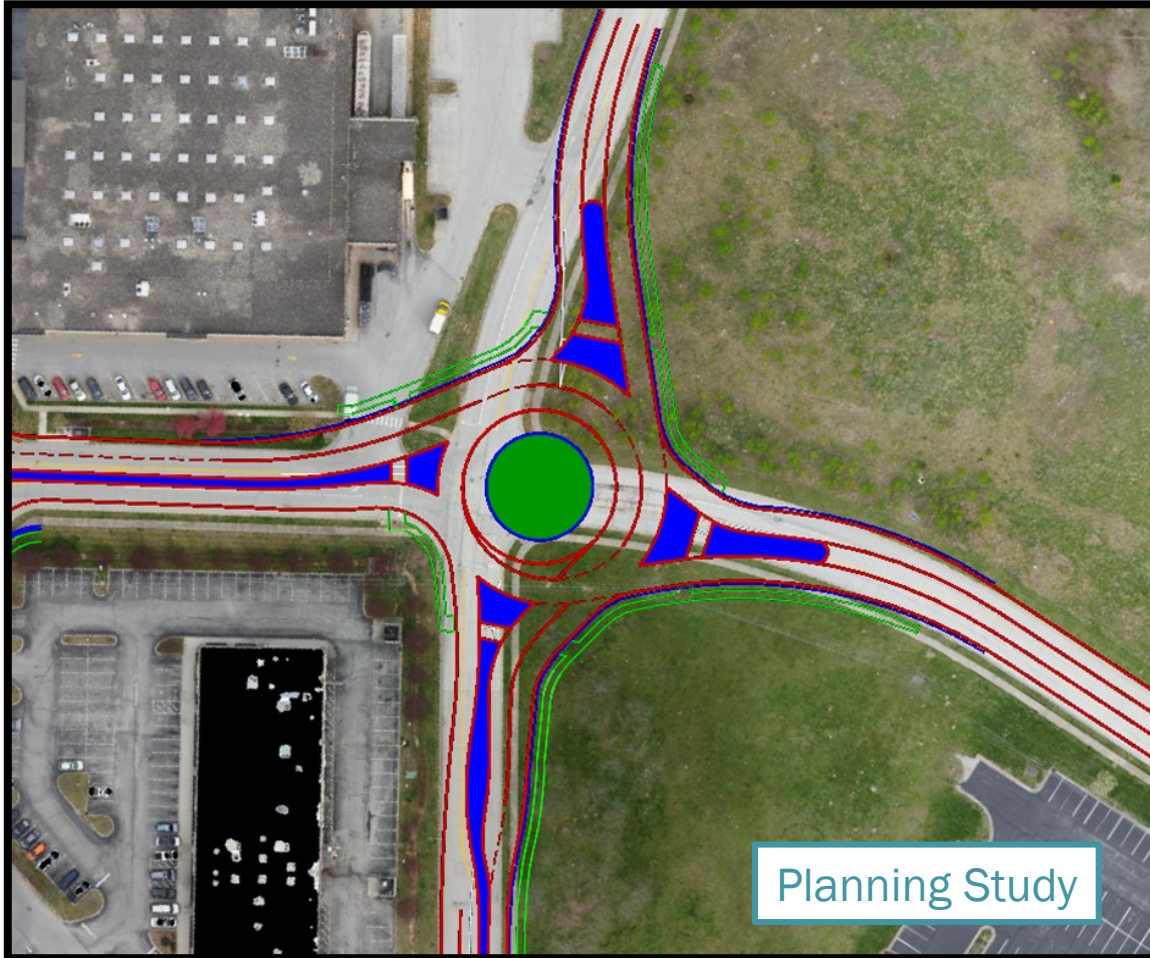


5-586 – North and South



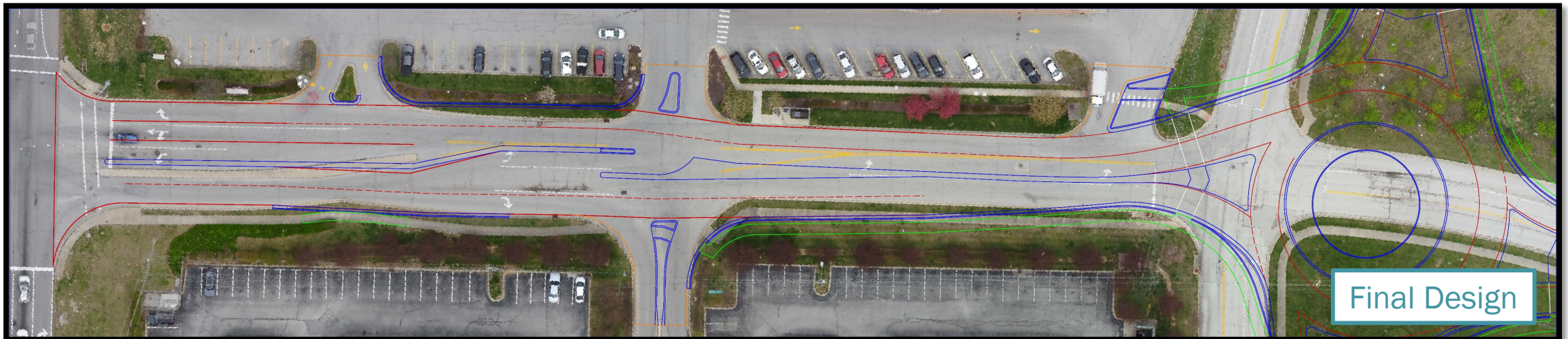
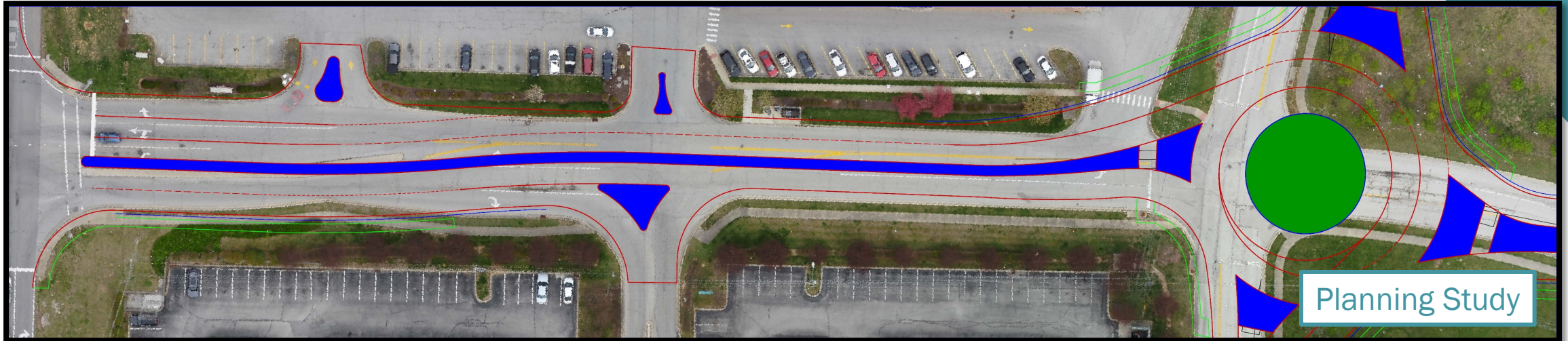
5-586 Design Challenges

- Shifted Westridge/ Vandalay roundabout



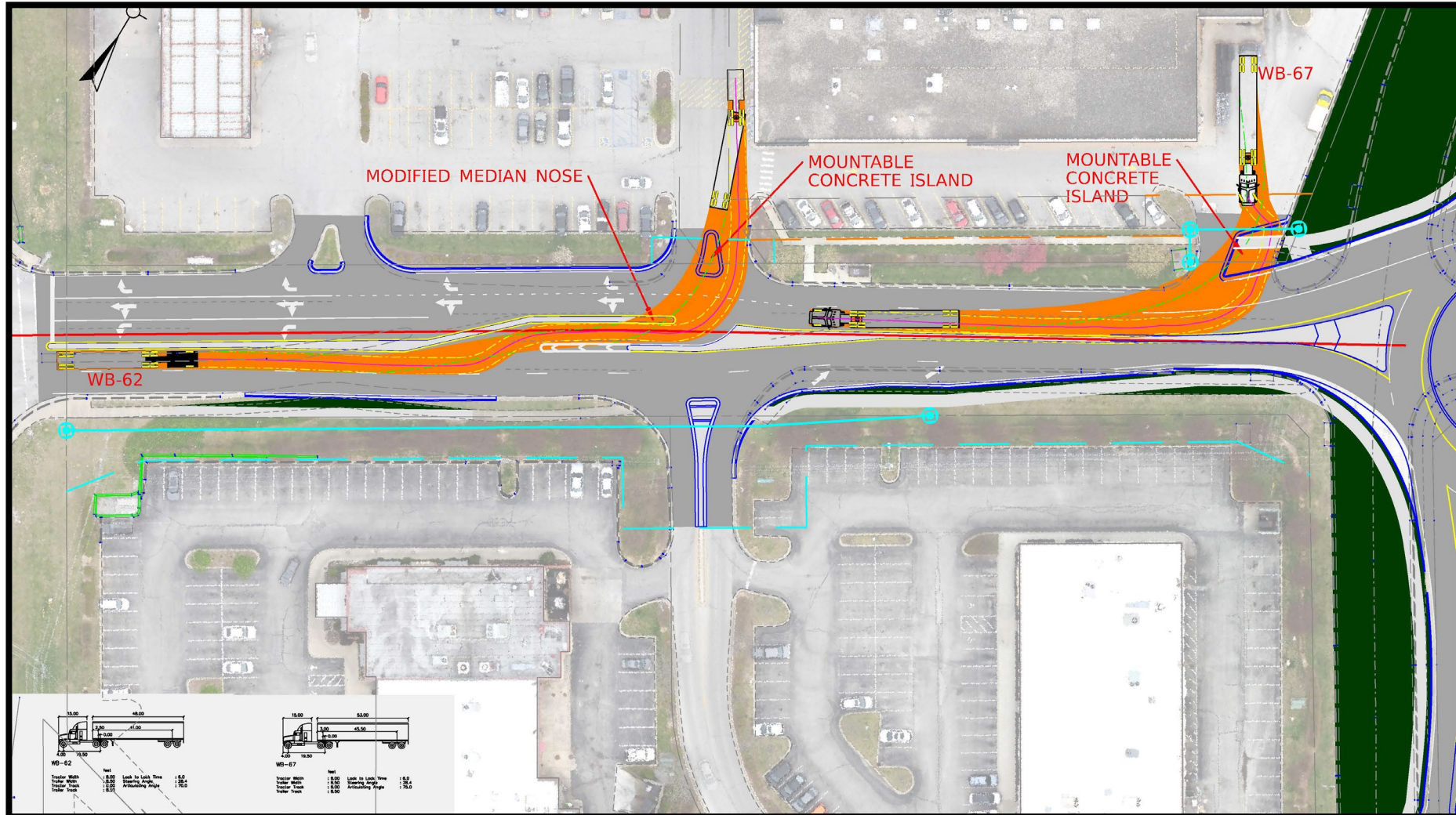
5-586 Design Challenges

- Westridge Dr. roundabout approach



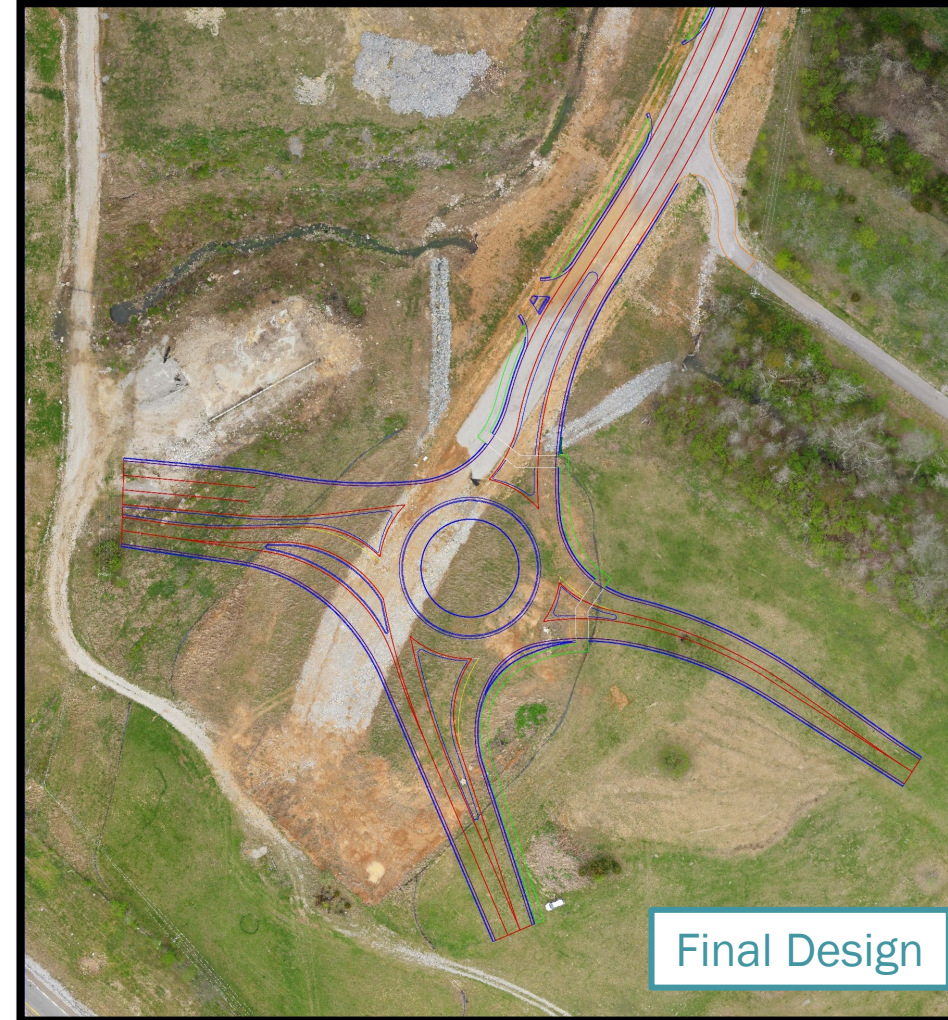
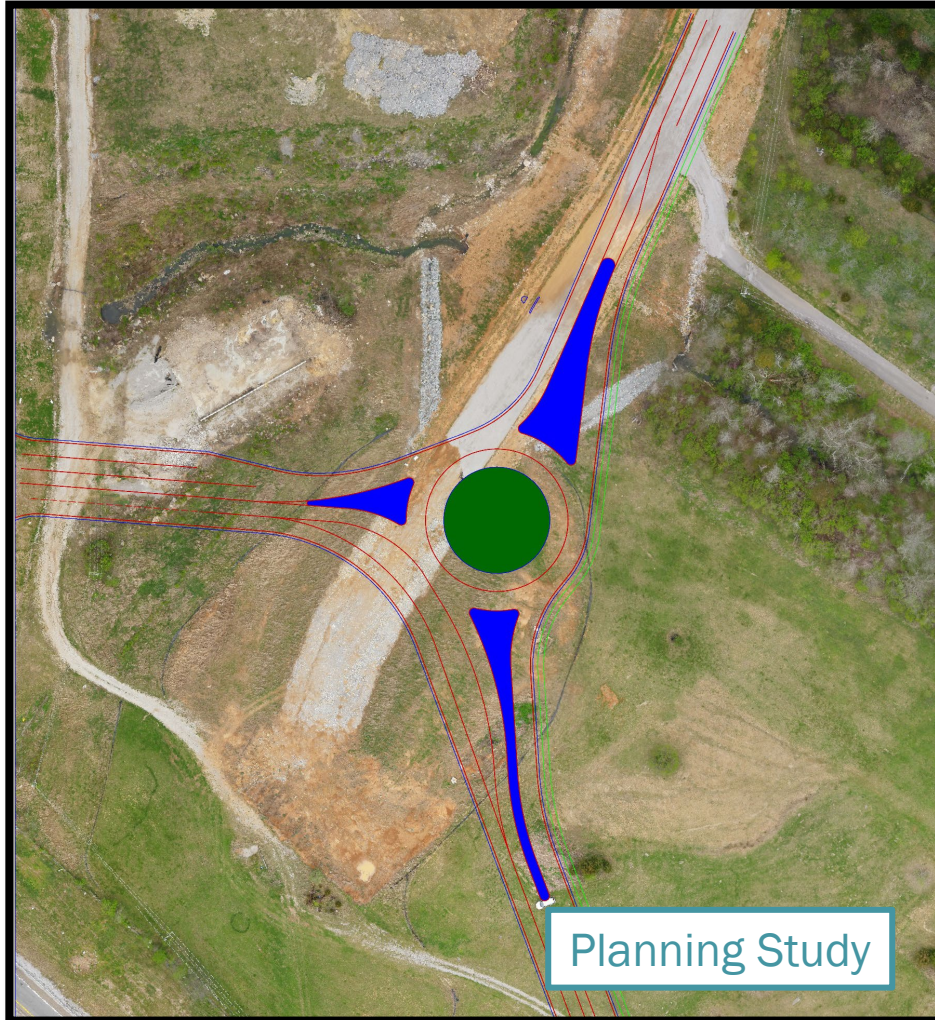
5-586 Design Challenges

- Westridge delivery and fuel truck accommodations



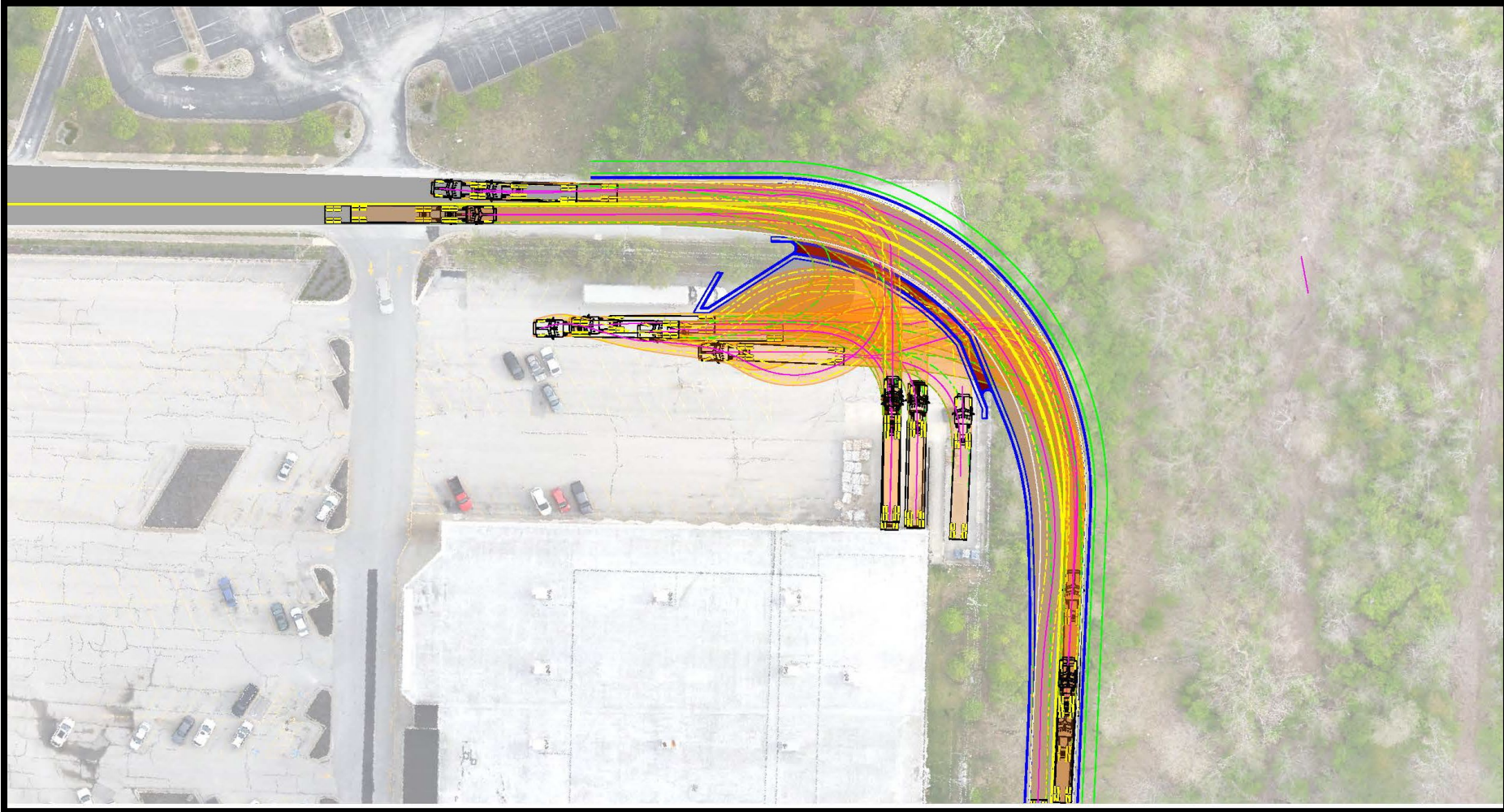
5-586 Design Challenges

- Paddocks Roundabout Improvements



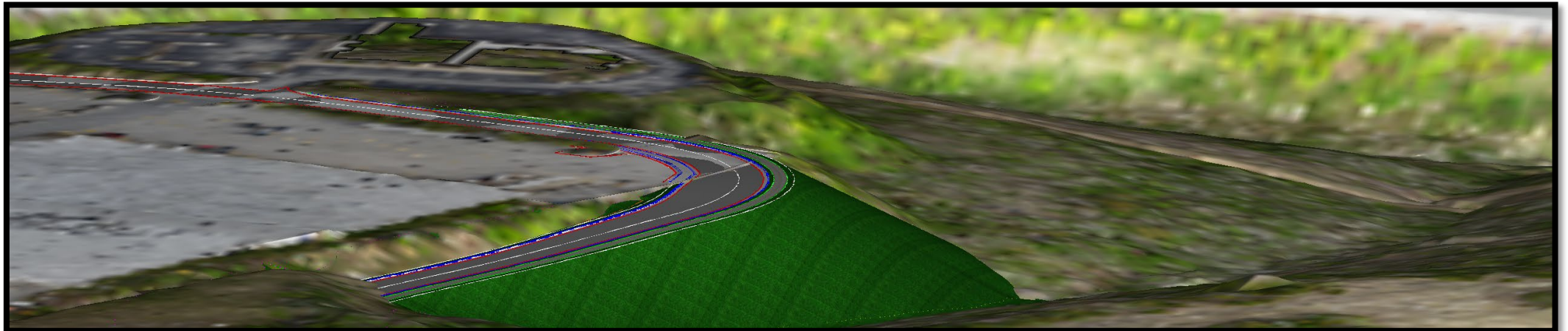
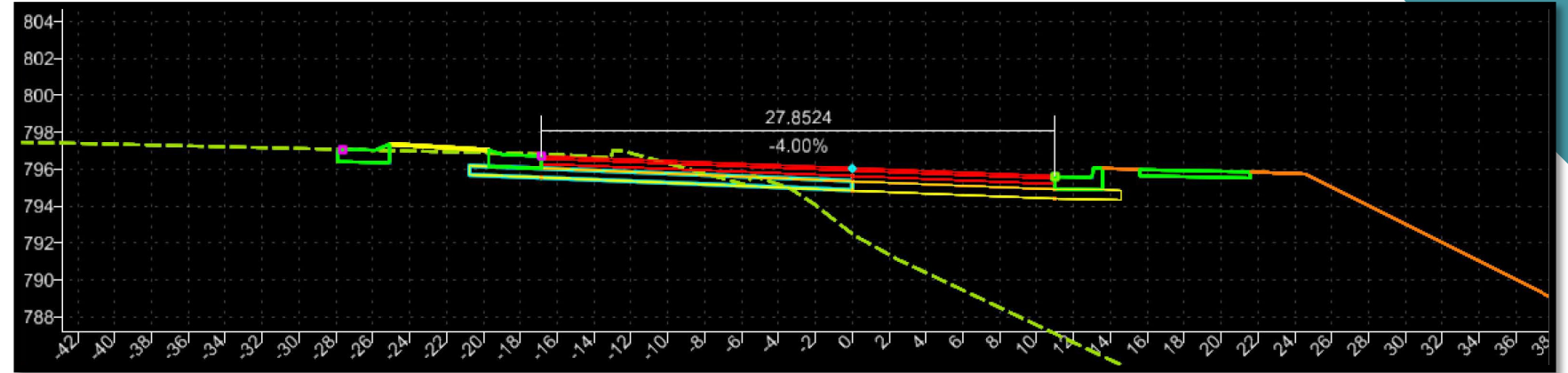
5-586 Design Challenges

- Special truck entrance – Ollies Bargain Outlet

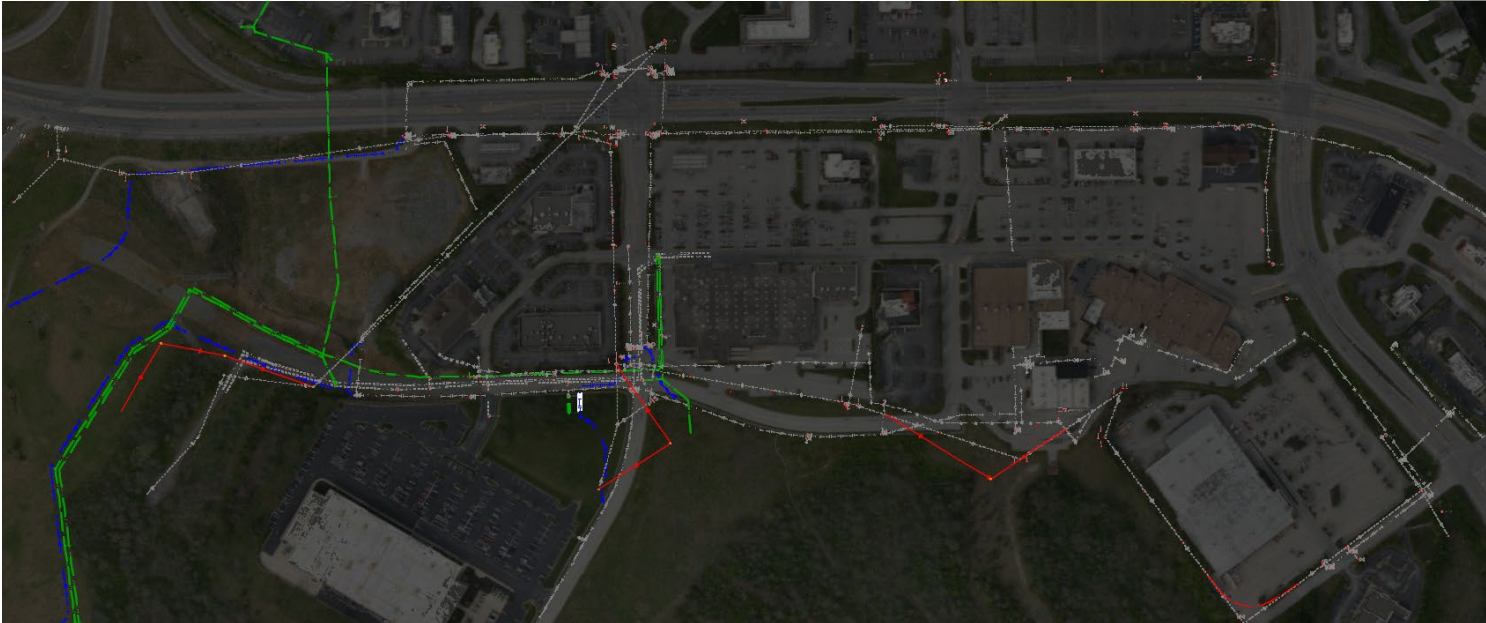


5-586 Design Challenges

- Special truck entrance – Ollies Bargain Outlet



Utilities



Right of Way

- 10 Parcels – Lots of Hurdles

FRANKLIN COUNTY
D542 PG590

SPECIAL WARRANTY DEED

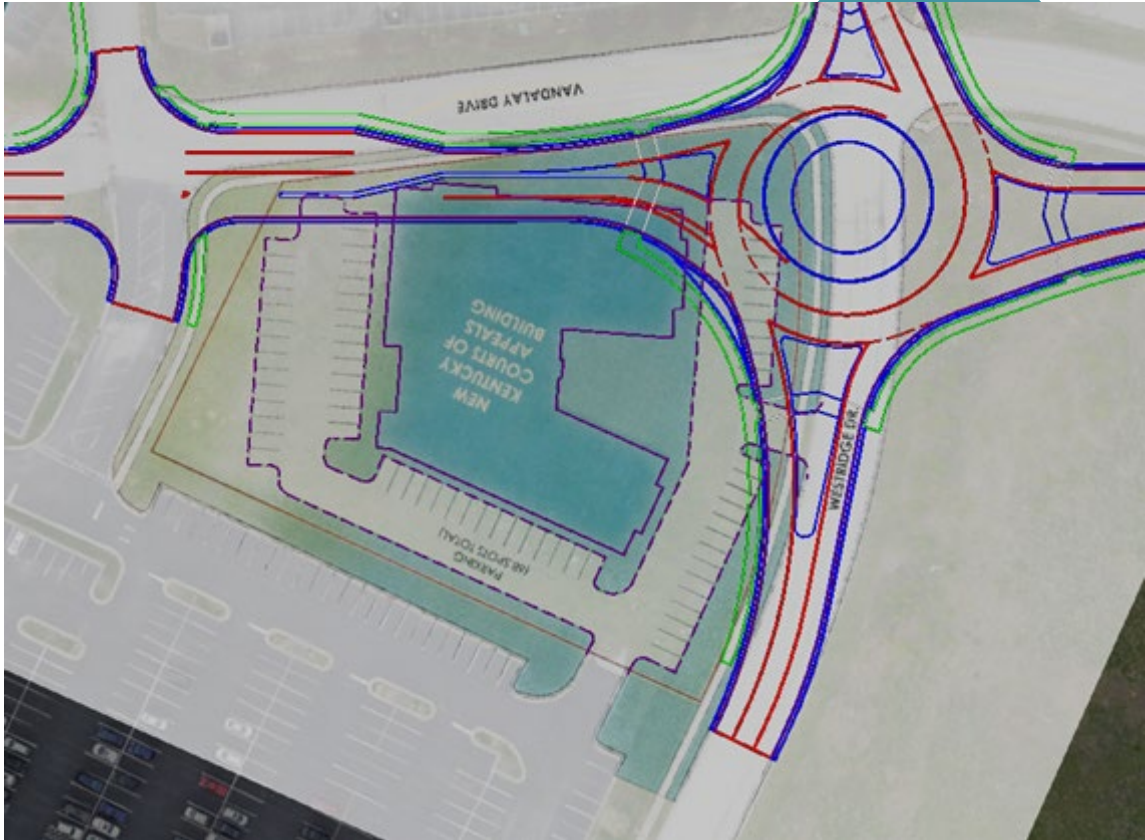
This DEED is made and entered into on this 26th day of September, 2013, by and between

HD DEVELOPMENT PROPERTIES, L.P.
2455 Paces Ferry Road
Atlanta, Georgia 30339

("Grantor")

and

**THE COMMONWEALTH OF KENTUCKY
ADMINISTRATIVE OFFICE OF THE COURTS**
100 Millcreek Park
Frankfort, Kentucky 40601



Paddocks Development

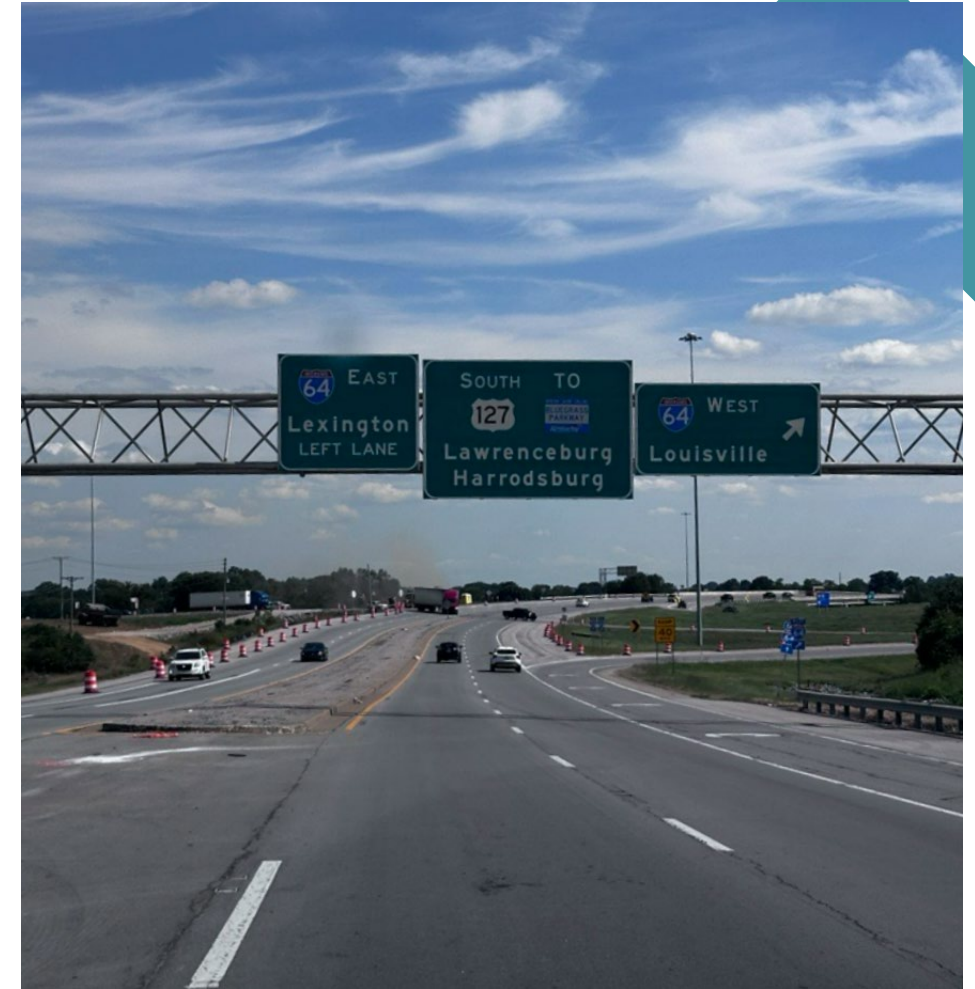
- March 2024 - Construction Plan Delivery
- April 2024 - Development Property Closure
- June 2024 - Groundbreaking Ceremony

Overall Project – Largest Investment in Frankfort History – \$150M



5-80212 Construction Underway!

- May 2024 Letting



5-586 Construction 2025

- Letting *Targeted* For Late 2024





Be proactive when managing your projects!

- Control the schedule, don't let the schedule control you.
- Identify critical items early
- Of the things I can control, what is that next step? How can I make the process more efficient to keep things moving forward?
- Communication is key



Critical Items Identified During Design

- IMR on 5-80212 & coordination with FHWA. What additional info is needed to complement what was completed in the planning study?
- Clearing Environmental (for Final IMR approval on 5-80212)
- Signal approval on 5-80212
- Coordination with utilities on 5-586 for needed easements
- Coordination with the City & Developer (Site Development)



Questions?



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PDH QR Code (AM)



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