

Enka Commerce Park Access Road Funding

February 18, 2020



History

- In 2015 the County arranged funding and the construction of a bridge over Hominy Creek from Smokey Park Highway with the intent of connecting to interior access roads within Enka Commerce Park.
- However, due to funding constraints the **bridge was never connected to existing road infrastructure.**
- The **County has identified funding sources** working with partners (Appalachian Regional Commission, NCDOT, Fletcher Partners, Land of Sky Regional Council, and the Economic Development Coalition) to complete the road infrastructure project.



Bridge and Layout



Board Request

Request for Board Action:

Approve the resolution authorizing the following:

- Approve the agreement with Fletcher Partners defining the cost share for the \$1M additional costs.
- Approve the budget amendment allocating funding for the \$1M additional costs.
- Authorize the County Manager to enter into an agreement with DOT so that any unused funds/overruns will be directed to Buncombe County.



Project Description

- The project includes construction of Enka Heritage (0.20 miles) to **connect the existing Smokey Park Bridge to Walk Off Way.**
- Construction includes **two lane industrial access** (12' wide lanes) **with “Complete Streets” access** (5' bicycle lanes on each side, curb and gutter on one side, and an adjacent 5' wide sidewalk).
- **Walk Off Way construction is funded separately by NC DOT** as a \$1.3 million project related to Haakon Industries.
- **Upgraded signaling** at the intersection of US 19/23 and Enka Heritage.
- **NC DOT is managing the project, will accept the right of way, and maintain the road long term.**



Public Benefit

The completion of the road infrastructure provides a public purpose by:

- **Provides alternative access from Sand Hill Road (2 lane road) to Smokey Park Highway (5 lane road),**
- **Increases transportation access for Enka Intermediate School and the future Enka Fire Substation,**
- **Improves pedestrian accessibility** through the Commerce Park with sidewalks, bike lanes and Enka Heritage Trail,
- **Improves freight movement** for over-sized vehicles to Haakon Industries and current industries (10) at the Commerce Park (estimated 1,000 employees and 250 freight loads daily), and
- **Promotes future Economic Development** (jobs, capital investment) by providing access to 50+ acres of industrial sites.



Project Budget and Funding

Source	Amount	Percentage
Appalachian Regional Commission (ARC) Grant	\$2,000,000.00	44%
NCDOT Funding*	\$1,500,000.00	33%
Local Costs	\$1,000,000.00	23%
TOTAL	\$4,500,000.00	100%

Note: Includes economic development funding Walk Off Way construction due to Haakon Industries relocation.



Funding for Local Costs

- The **proposed cost share is:**
 - **County to provide 65%** (\$650,000) of the remaining “Local Costs”, and
 - **Fletcher Partners provide 35%** (\$350,000) toward the “Local Costs”.
- Unused funds/overruns will be directed to Buncombe County.
- **No additional funding will be authorized** without Board of Commissioner approval.



Agreements for Review

- If approved, Buncombe County will enter into two agreements to formalize funding sources.
 - **Agreement with Fletcher Partners:** Cost sharing agreement with Fletcher Partners defining the cost share for the \$1M additional costs. This agreement is available for review.
 - **Agreement with DOT:** Agreement with DOT so that any unused funds/overruns will be directed to Buncombe County. This agreement is under development.



Tentative Project Timeline

Below is the tentative project timeline. This timeline is subject to change based on procurement, weather, and other delays.

- **February 18, 2020:** Commissioner Agenda Item
- **April:** County/Fletcher Partners provide \$1M in project funding
- **Summer:** Construction begins for Phase 1, “Walk Off Way Portion”
- **Fall:** Construction begins for Phase 2, “Enka Heritage Portion”
- **Spring 2021:** Phase 1 and 2 anticipated completion



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- **Authorize the County Manager to enter into a agreement** with DOT so that any unused funds will be returned to Buncombe County and/or Fletcher Partners.



Questions



Appendix



Authority

- Pursuant to N.C. Gen. Stat. §153A-11, the County has the authority to enter into agreements with other entities.
- Pursuant to N.C. Gen. Stat. §153A-449 a county may contract with and appropriate money to any person, association, or corporation, in order to carry out any public purpose that the county is authorized by law to engage in.

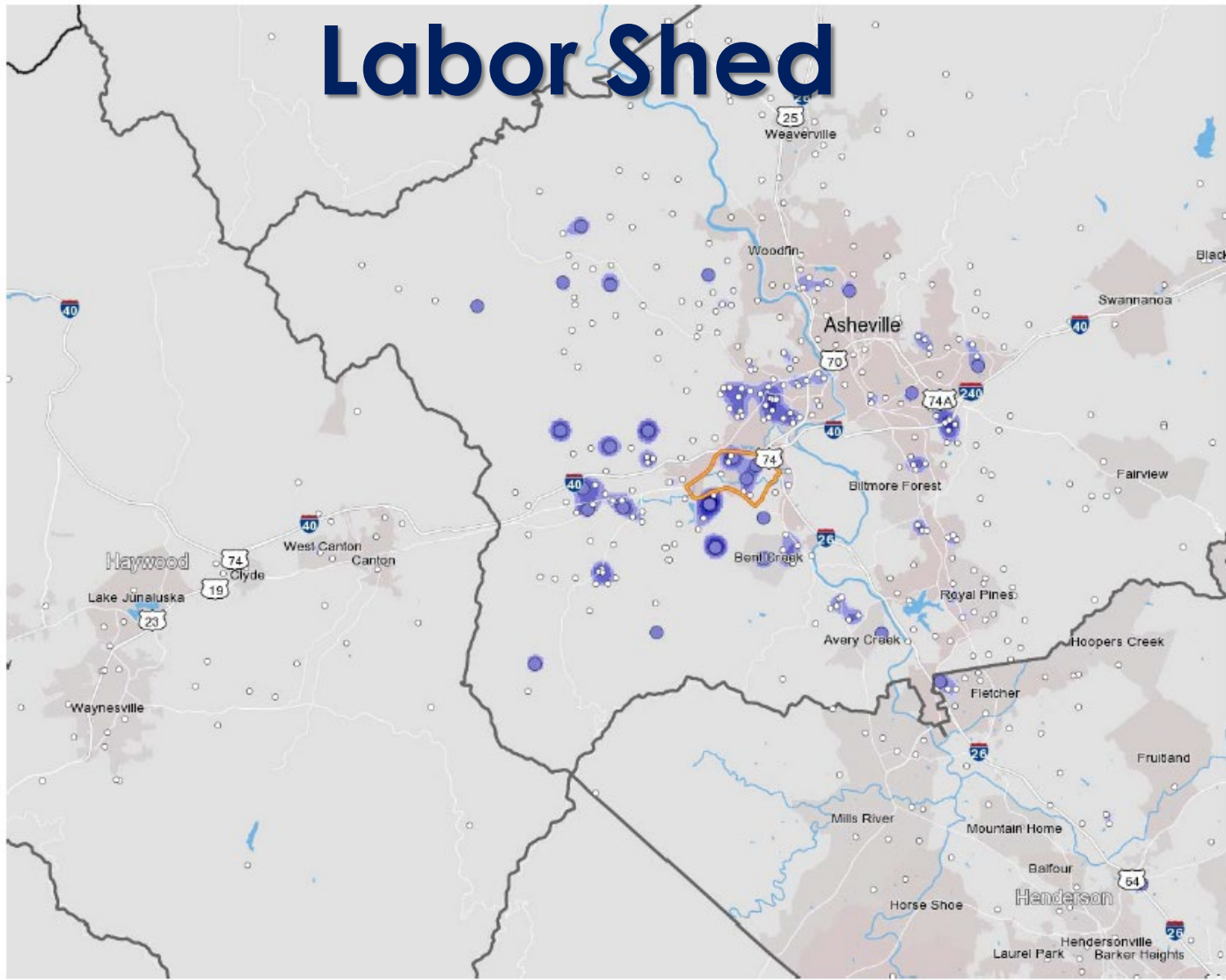


Additional Information

- At its peak, the Dutch rayon manufacturing campus once spanned 2,000 acres in west Buncombe County, employing over 4,000 residents.
- The location offers a rare opportunity for industrial lands (Brownfields) redevelopment in Buncombe County to bring manufacturing jobs back to the community.
- Offers easy access to the Asheville Regional Airport (within 9 miles) and major interstates 1-26 (2.3 miles) and 1-40 (1.7 miles).



Labor Shed



Site Layout

