



## **Benchwood Station Improvements - Frequently Asked Questions**

### **Why was the Feasibility Study initiated for Miller Lane Improvements?**

Miller Lane is the backbone of Benchwood Station, the township's main business district. In addition to being a great amenity for residents, Benchwood is also an important revenue generator for the township, providing more than \$2.5 million in revenue. It is important that the township helps maintain this asset. The Feasibility Study was completed to investigate the safety, operation, infrastructure, and aesthetics of the Miller Lane corridor. The last corridor study was completed in 2013.

### **When did the Feasibility Study take place?**

In June, 2021, the Board of Trustees passed a resolution to enter into an agreement with LJB, Inc. for the Feasibility Study. A kickoff meeting was held on July 9, 2021.

### **What improvements were recommended by the Feasibility Study?**

(Detailed information can be found in the Feasibility Study.)

- Capacity Improvements
- Corridor Access Management
- Round-a-bout at Maxton & Miller
- Lighting
- Streetscape
- I-75 & Benchwood Overpass Improvements
- Pedestrian Connectivity

### **What funding strategies were identified by the Feasibility Study?**

A combination of Tax Increment Financing (TIF) District funding, Joint Economic Development Zone (JED-Z) funds, outside grants, partnerships, and loan programs were identified as potential funding strategies for the project.

### **What steps have been taken since the Feasibility Study was finalized?**

- In January 2022, the Board of Trustees passed a resolution to enter into a contract with the Transportation Improvement District (TID) to manage Phase I of the improvement project, including engineering, design, and construction management.
- In June & July 2022, 2 stakeholder meetings were hosted with the businesses in the Benchwood Station business district. An additional meeting was hosted by Phil Plummer & Singer Properties at the Drury Inn on July 12, 2022.
- In December 2022, the township trustees voted to move forward with a revised scope for the improvements, based on the feedback received during the stakeholder meetings.

### **What are the next steps?**

Based on continuing stakeholder input, the trustees have decided to move forward with a new, revised scope for improvements on Miller Lane and Benchwood Road. The township will continue moving forward, in 2023, with design of the following improvements:

- Lighting plans and lighting district implementation for the entire Miller Lane corridor
- Roundabout at Maxton and Miller for traffic calming and aesthetics.
- Full depth pavement repair and resurfacing of existing pavement on Miller Lane, from Benchwood Road to Little York Road
- Improvements on westbound Benchwood Road for dedicated right turn lane on Commerce Center Drive
- Consistent landscaping and streetscape enhancements along the entire corridor, including street trees, landscaping, and hardscape.
- Entryway/gateway signage at major intersections

The township approved a new agreement with the Montgomery County Transportation Improvement District (MCTID) to oversee the design and engineering for the revised Benchwood Station improvement project. It is anticipated that construction will begin in the first quarter of 2024.