

Chick-fil-A 220 Riggs Road NE

ANC 4B Meeting
February 24, 2020

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Land Use Attorney, Venable LLP



VENABLE LLP

GOROVE **SLADE**
Transportation Planners and Engineers

BOHLER //

220 Riggs Road NE – Aerial View



220 Riggs Road NE – Current Conditions



VENABLE LLP

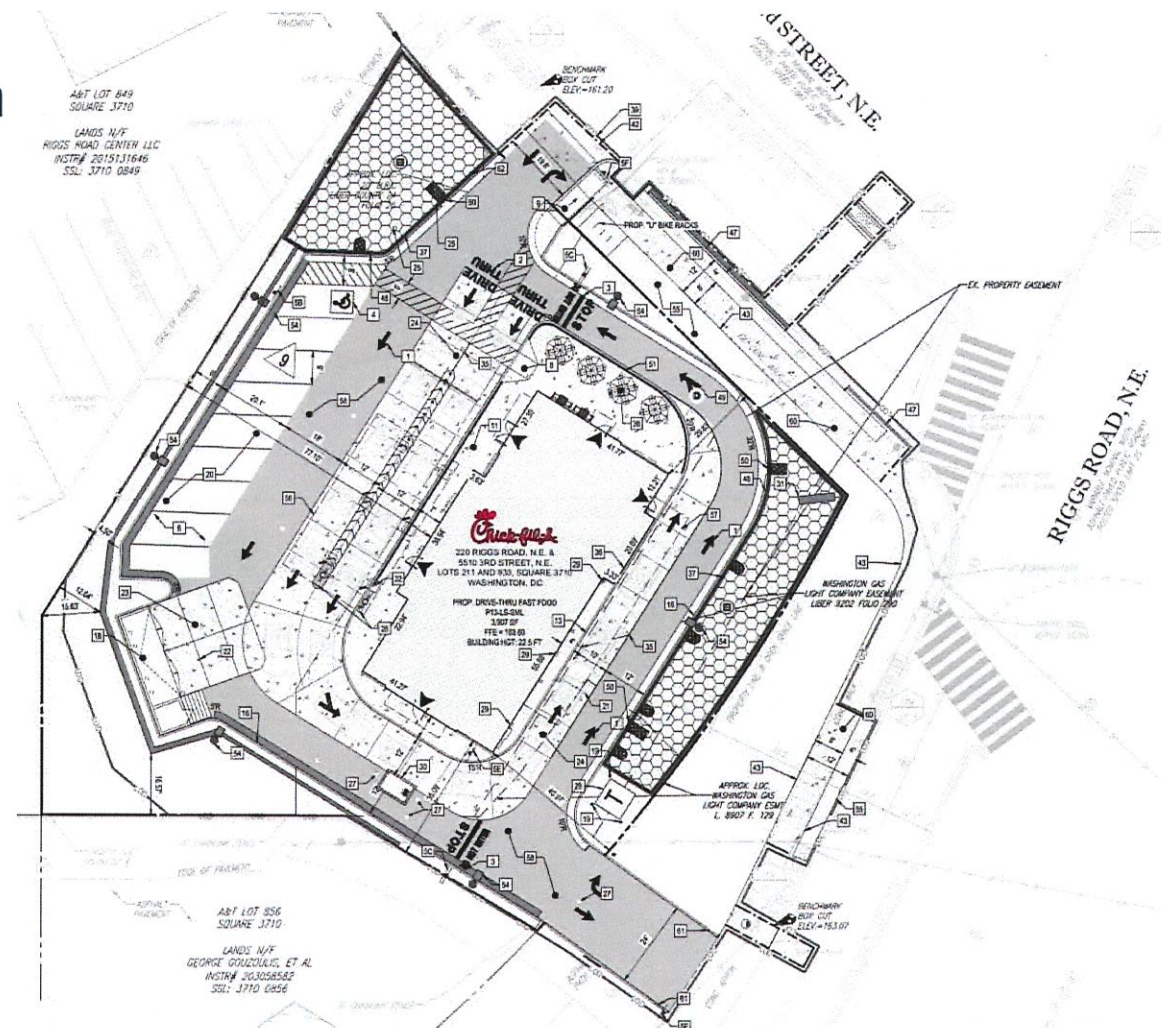
220 Riggs Road NE – Proposed Chick-fil-A



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- By-right project
- 3,907 s.f. building
- Seating: 42 interior/20 exterior
- Closing two curb cuts
- Demolishing KFC/Taco Bell
- Demolishing vacant liquor store
- New bioretention areas



Additional Elevations – Proposed Chick-fil-A



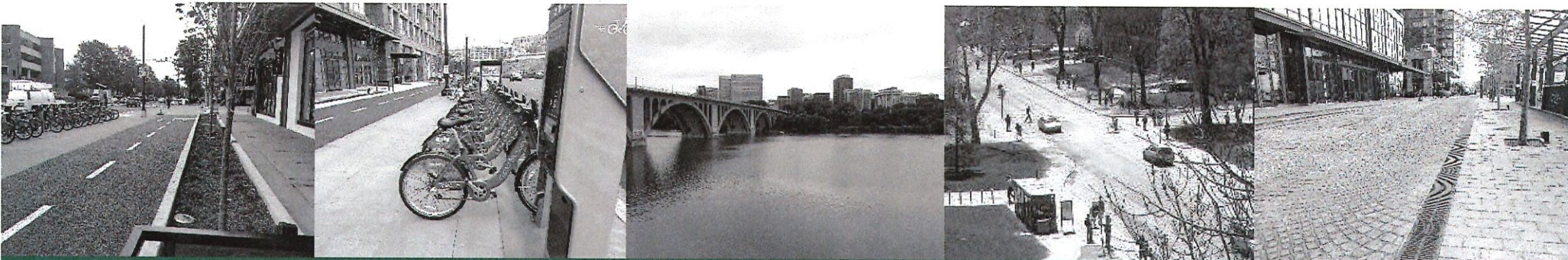
PERSPECTIVE VIEW - REAR LEFT



PERSPECTIVE VIEW - FRONT LEFT



PERSPECTIVE VIEW - REAR RIGHT



Transportation Presentation

220 Riggs Road NE

February 24, 2020



02/24/2020

Gorove Slade Associates

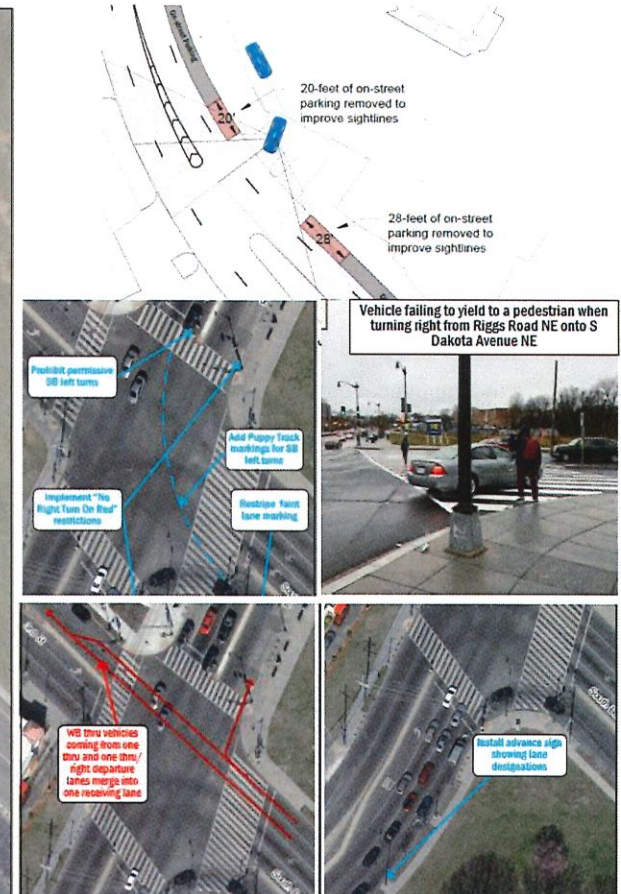
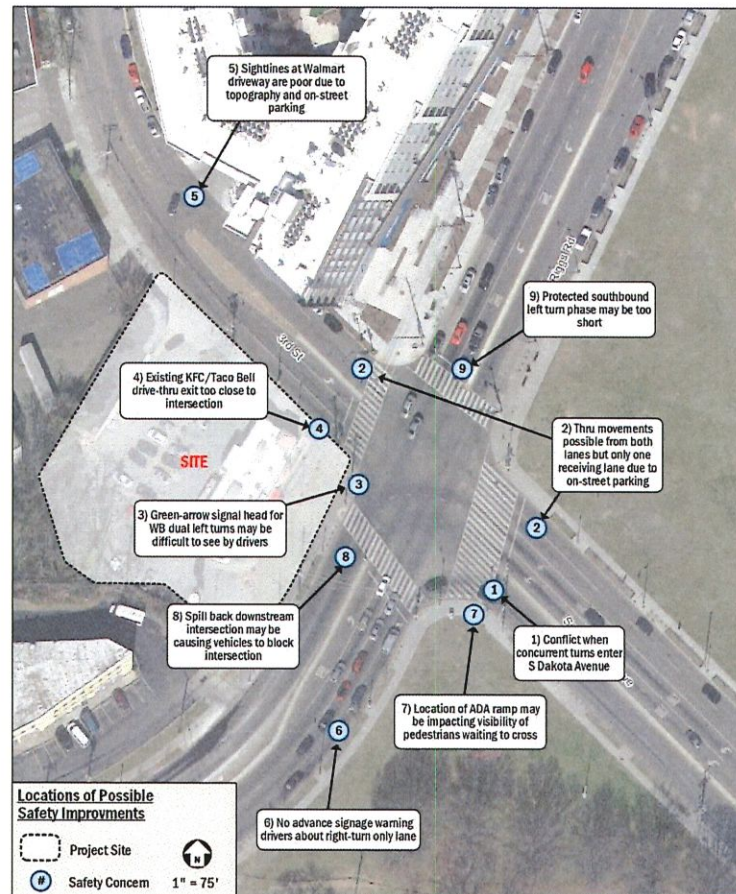
Safety Review

Qualitative safety review of adjacent roadways and intersection

1) Historical Crash Data Analysis

2) Recommendations for Improvements

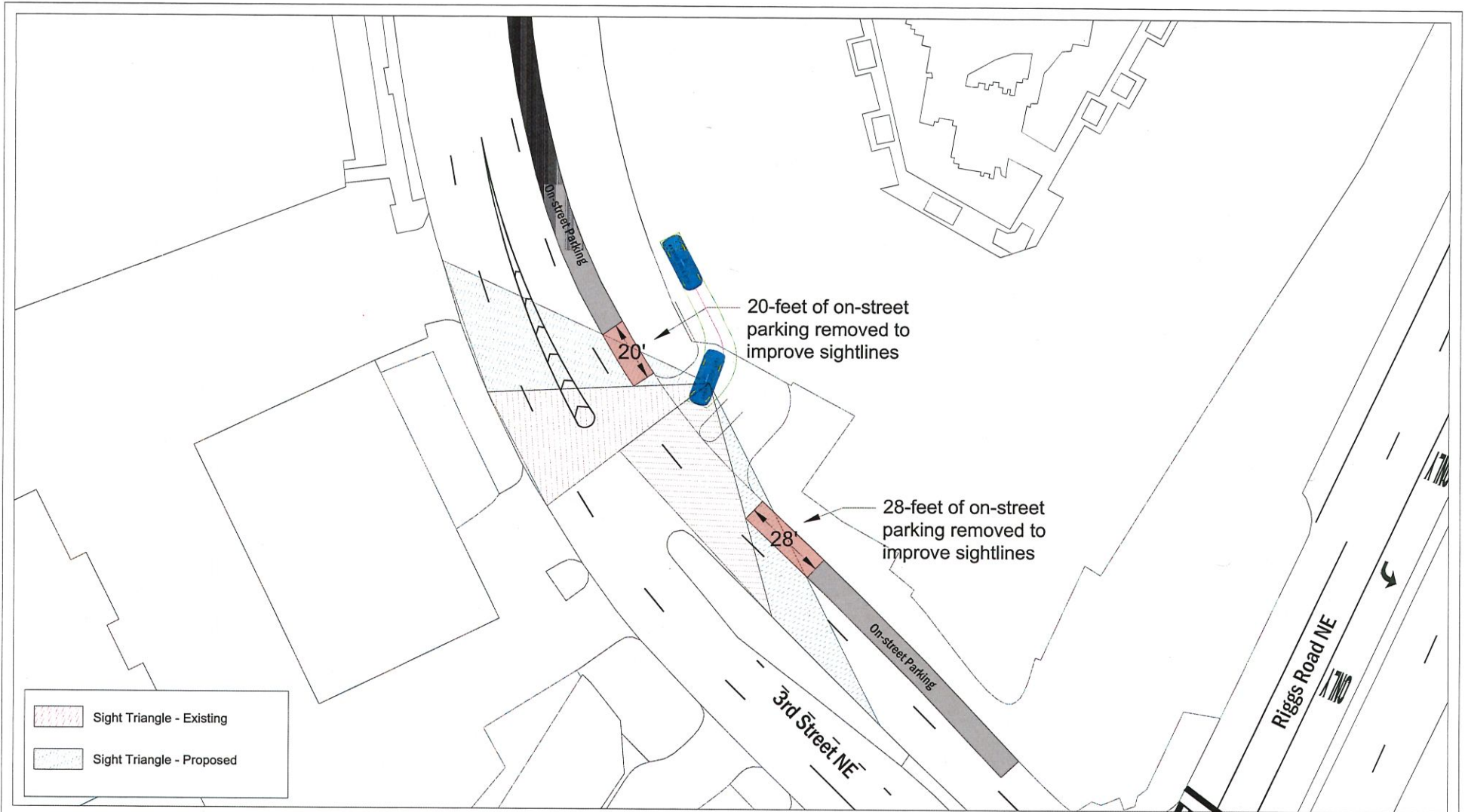
- Changes and reapplication of roadway striping
- Additional signage
- Additional enforcement by MPD
- Targeted removal of on-street parking
- Changes to signal phasing

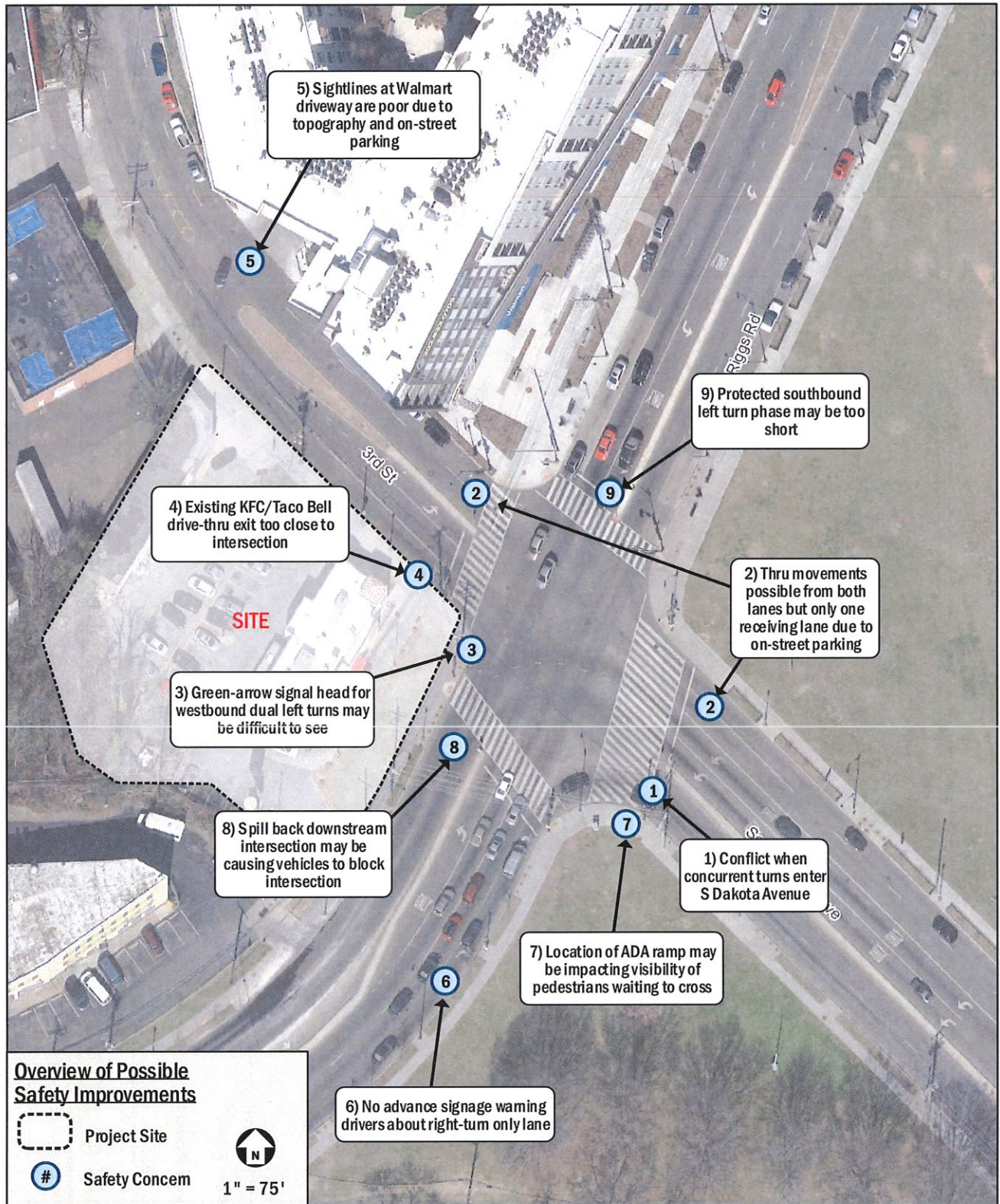


220 Riggs Road NE

Questions?





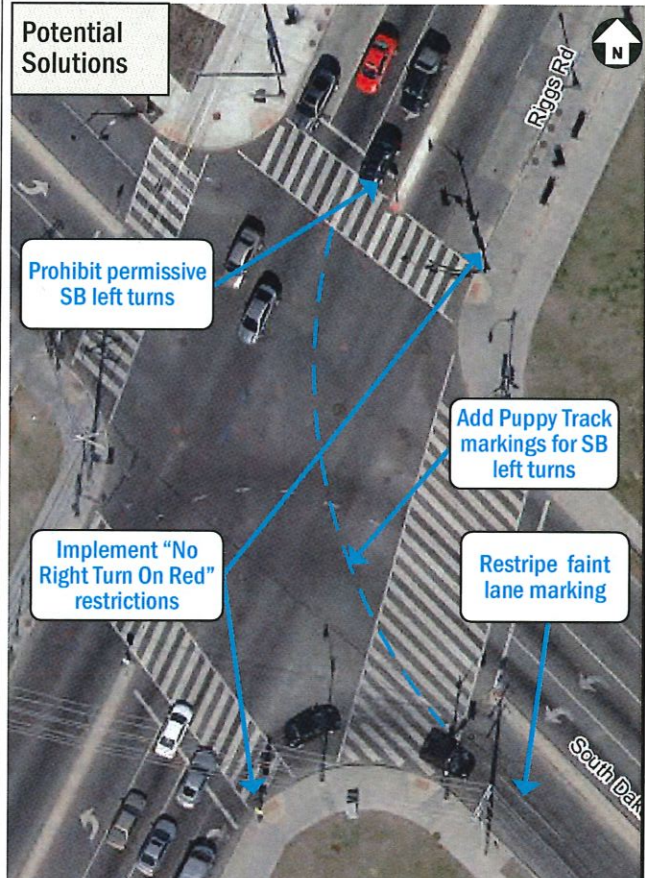


Possible Safety Improvements
 Concern #1 - Conflict due to Concurrent Turns

Identified Issue



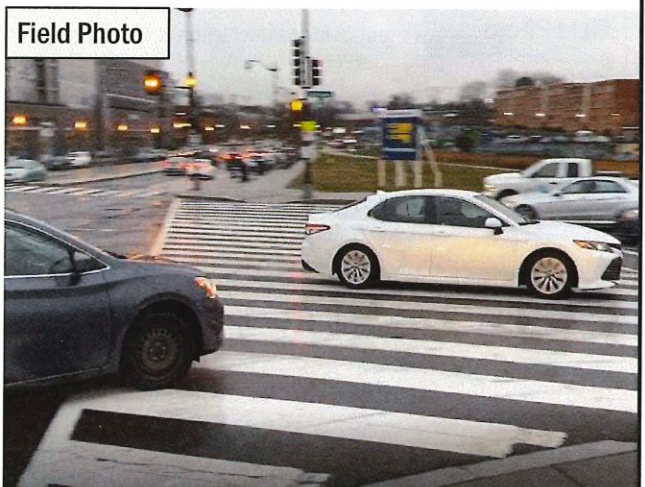
Potential Solutions



Field Photo



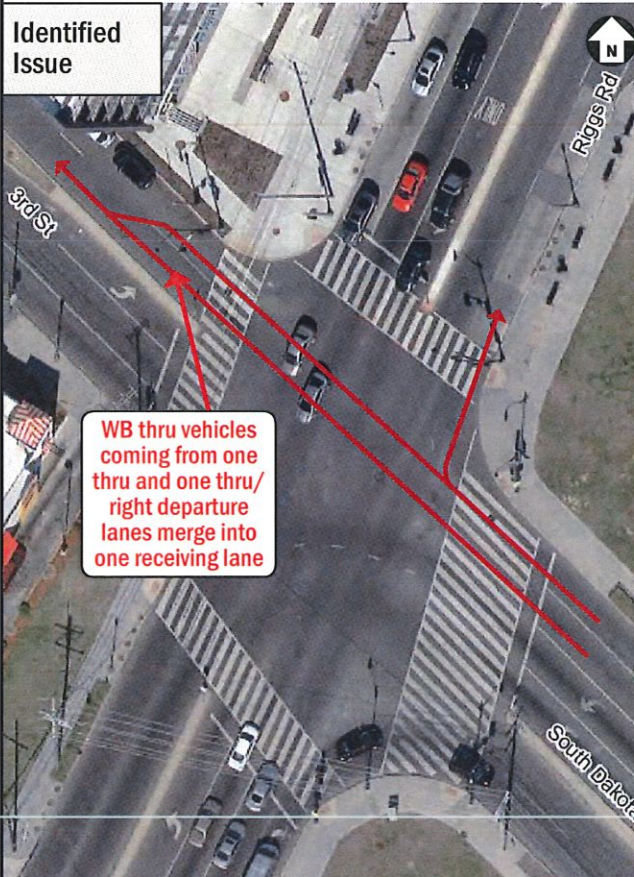
Field Photo



Possible Safety Improvements

Concern #2 – One Receiving Lane on 3rd Street NE

Identified Issue



Potential Solutions



Field Photo

Potential for conflict when vehicles attempt to merge after crossing intersection



Field Photo

Illegally parked vehicle further reduced merge area



Possible Safety Improvements

Concern #3 – Distance and Visibility of Signal Head

Identified Issue



Potential Solutions



Field Photo



Field Photo



Possible Safety Improvements

Concern #4 – Proximity of Drive-thru Exit to Intersection

Identified Issue



Existing KFC/Taco Bell drive-thru exit located extremely close to intersection (non-compliant under current standards). Exiting vehicles may attempt to quickly cross multiple lanes in order to make left turn

Potential Solutions



Proposed project will eliminate this curb cut. All planned curb cuts comply with DDOT standards including distance from intersections

Field Photo



Vehicles exiting drive-thru do not have enough space to properly align at intersection

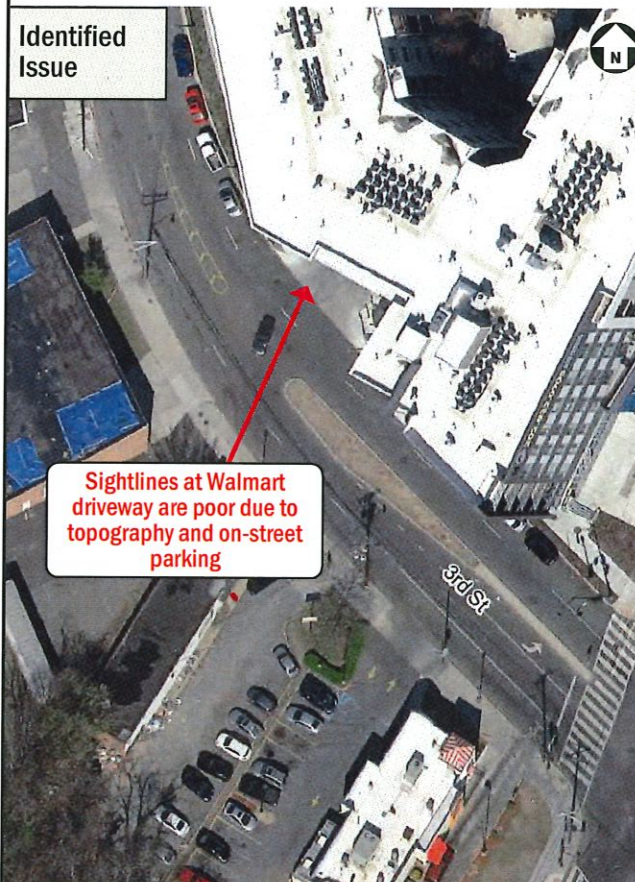
Field Photo



Vehicles exiting drive-thru attempt to quickly cross multiple lanes in order to make left turn

Possible Safety Improvements
Concern #5 - Walmart Driveway Sightlines

Identified Issue



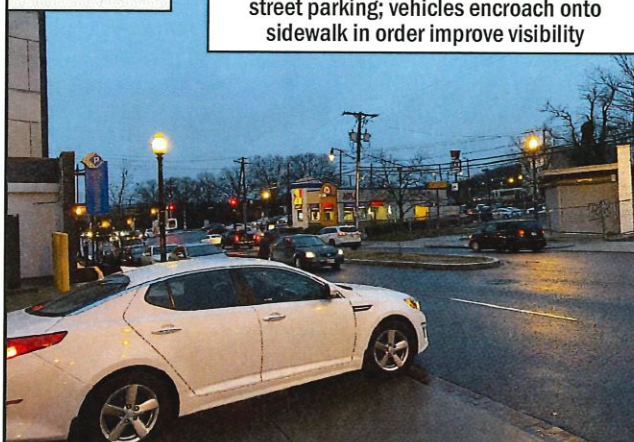
Sightlines at Walmart driveway are poor due to topography and on-street parking

Potential Solutions



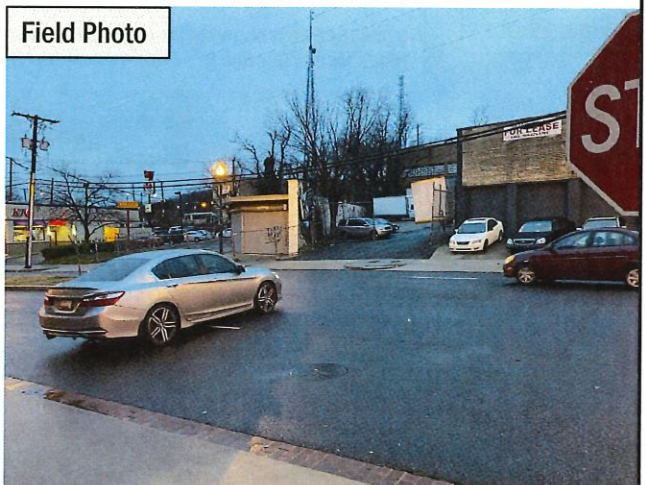
Removing 1 to 2 on-street parking spaces up- and downstream of driveway may improve sightlines

Field Photo



Poor sightlines for exiting vehicles due to on-street parking; vehicles encroach onto sidewalk in order improve visibility

Field Photo



Possible Safety Improvements

Concern #6 – No Advanced Signage showing Right Turn Lane

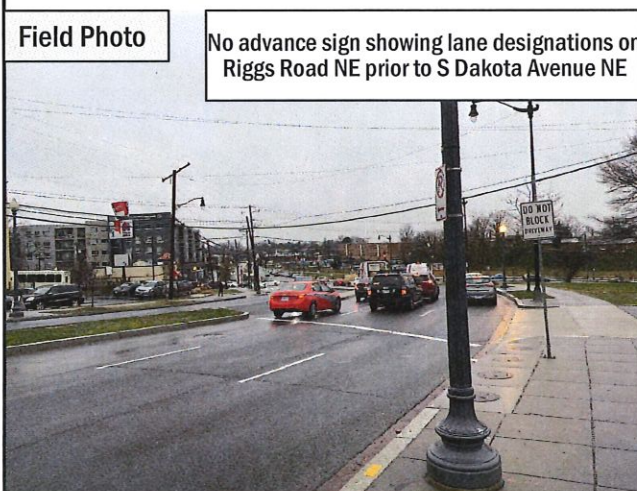
Identified Issue



Potential Solutions



Field Photo



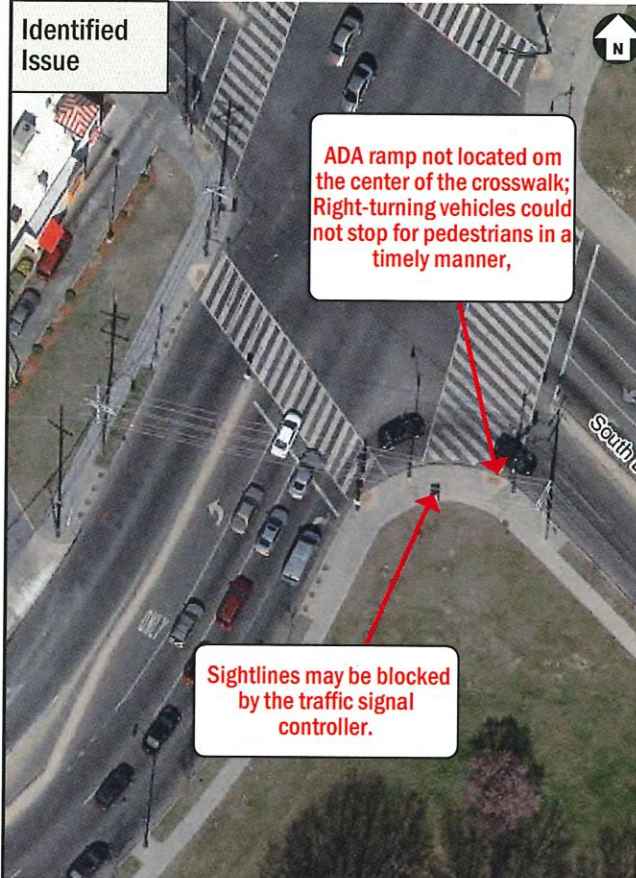
Field Photo



Possible Safety Improvements

Concern #7 – Pedestrian Visibility and location of ADA Ramp

Identified Issue



Potential Solutions



Field Photo

Vehicle failing to yield to a pedestrian when turning right from Riggs Road NE onto S Dakota Avenue NE



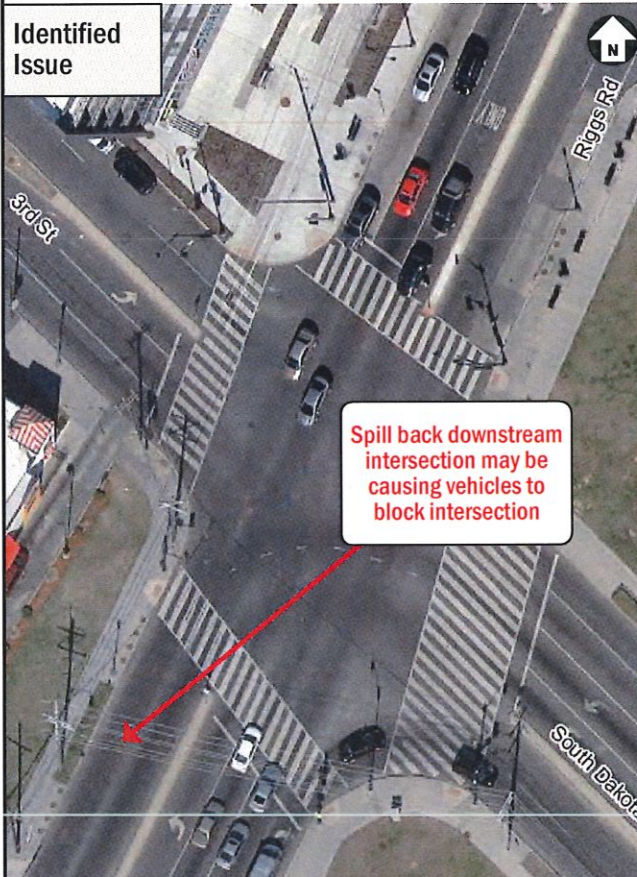
Field Photo



Possible Safety Improvements

Concern #8 – Spillback from Downstream Intersection

Identified Issue

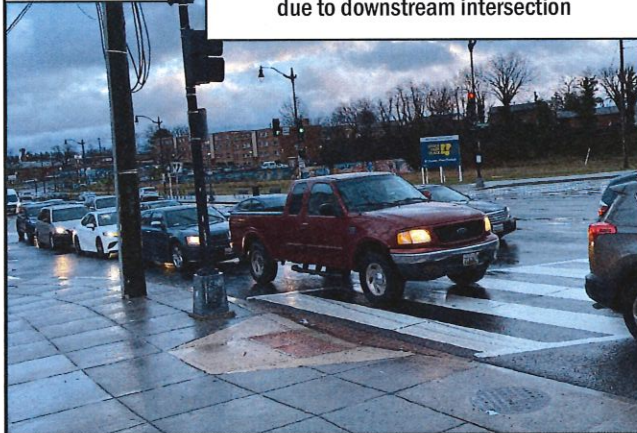


Potential Solutions



Field Photo

Vehicle queues spilling back into intersection due to downstream intersection



Field Photo



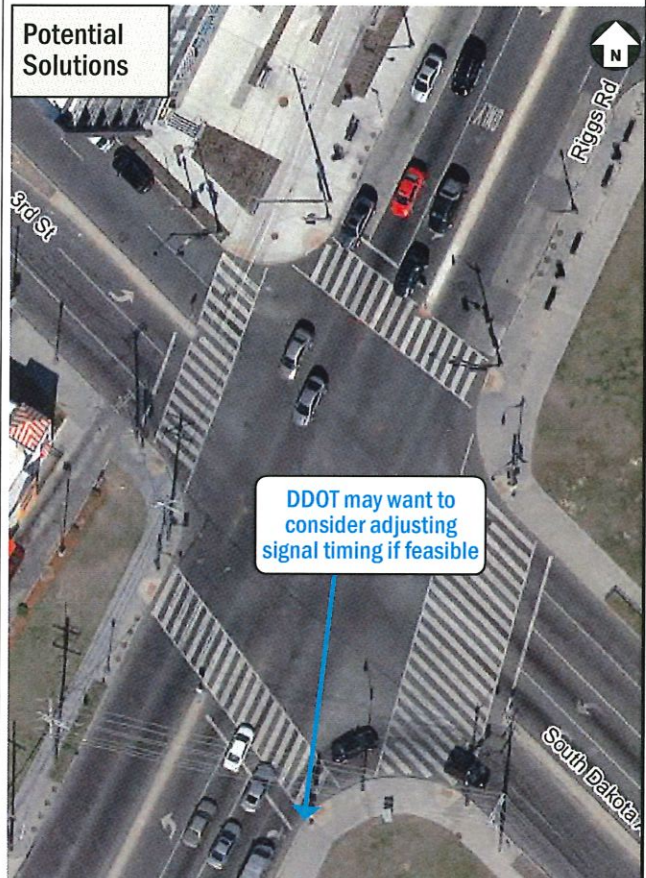
Possible Safety Improvements

Concern #9 - Southbound Left Turn Phasing Time

Identified Issue



Potential Solutions



Field Photo

Southbound left-turn vehicles receive limited time during protected phase



Field Photo



