

# MODOT PARTNERSHIP DEVELOPMENT APPLICATION

## HIGHWAY MM: CORRIDOR OF OPPORTUNITY J8S0836B

### COST SHARE APPLICATION – FULL ANSWERS



The Highway MM: *Corridor of Opportunity* creates mindful improvements to transportation infrastructure while creating a safe facility for freight and transportation. The overall purpose is to provide a **regionally significant project** that reduces safety risks for motorized, meet capacity demands from economic growth, provides connectivity to the City of Republic and surrounding rural areas, and provides transportation to new schools and job centers.



### SECTION B #2 LOCATION

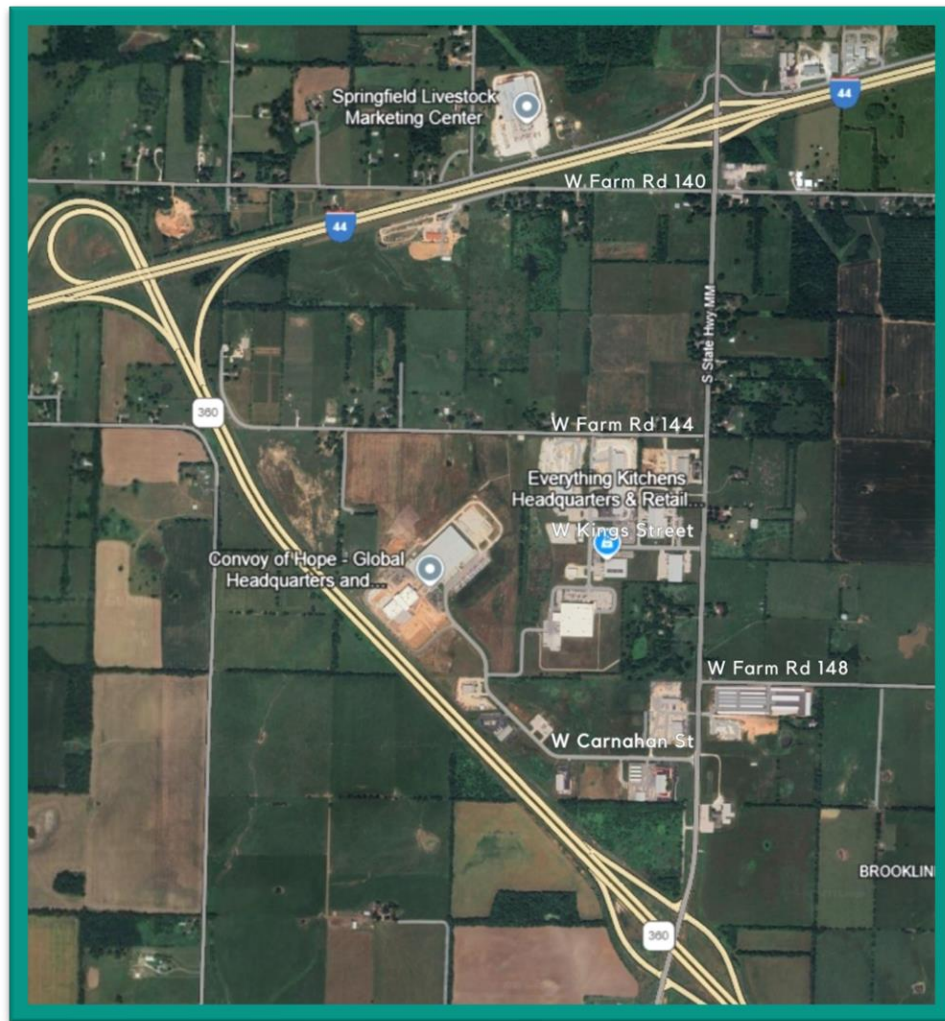


Figure 1 Highway MM (I-44 to MO 360)





Located in Republic, MO, the MM expansion project spans 1.6 miles from State Highway 360 to Interstate 44. The project is in the Missouri Department of Transportation (MoDOT) Southwest District, the Ozarks Transportation Organization planning area, and in the city limits of the City of Republic. Hwy MM Serves as a primary route to the Springfield-Branson National Airport as well as the Wilson's Creek National Battlefield.

Hwy MM connects I-44 and US 60, two major corridors. Interstate 44 has been identified as a critical Tier I high priority freight corridor in the State of Missouri. US 60 is a 2,655-mile (in total) east/west route which runs the entire length of Missouri connecting Oklahoma to Kentucky. US 60 is also a major east-west route connecting Southwestern Arizona to the Atlantic Ocean in Virginia. These key corridors transport vital products to the whole nation.



It is a major north/south connection for the region connecting Christian County and the west side of the City of Springfield to I-44. The Republic area serves several of the regional outlying communities as both a commercial and employment center. Because of its unique logistical advantages, the project corridor has experienced rapid and sustained economic development that continues to generate traffic, especially freight traffic, along the corridor.

Rail is available near the corridor with a BNSF Railroad running adjacent providing ideal sites for manufacturing.

See attached Exhibit 1- <https://www.ozarkstransportation.org/uploads/documents/Exhibit-I.pdf>



## SECTION B #3 DESCRIPTION

### Purpose and Need

The Highway MM Widening Project will enhance safety, reduce congestion, and add capacity to a rural route that has become the top regional transportation infrastructure project for the Springfield, Missouri Metropolitan Planning Organization. Hwy MM is a nexus of intermodal freight facilities, warehouse distributors, and entities reliant on the Magellan pipeline located along the corridor. The corridor is growing with companies that provide above average wages with manufacturing, construction, and warehouse employers.

The project location between I-44 and US 60, provides access to existing and future traffic generators, making it subject to elevated levels of future freight congestion. Development has accelerated along the corridor with new residential properties and commercial facilities such as Amazon STL3 Fulfillment Center (major warehouse employer), Walmart “Center Fill”





Pharmacy Facility, and Convoy of Hope World Headquarters (humanitarian aid distribution center). Additional commercial, retail, housing developments, and a 78-acre Republic School District campus with two new schools are currently being constructed along the corridor. The City of Republic is one of the fastest growing regions in the state of Missouri and projects population growth from 20,144 in 2023 to approximately 33,000 people by the year 2040 (City of Republic).

Adjacent to the corridor, 1,079 acres are presently under development (594 industrial, 37 manufacturing, 105 commercial, 217 nonprofit, 78 school and 47 retail). There are over 1,000 acres available for development along the corridor. To support this expected growth, additional capacity is needed on Hwy MM from MO 360 to I-44. The City of Republic and MoDOT are proposing widening from the existing two-lane section to a four-lane road with raised medians.

### **Project Design**

The existing roadway consists of two sections: 1) a 1.3-mile section from I-44 to Carnahan with two 12-foot lanes and a dedicated left turn lane at Kings St. 2) a two lane road with a two way left turn lane (TWLTL) from James River Freeway to Carnahan St. The pavement is in good condition and carries approximately 13,600 AADT with 12% truck traffic. With the potential developments, traffic is estimated to increase to 25,000 AADT by 2050. Expanding the capacity of Hwy MM will further encourage economic development along the corridor. The project will be designed for 31,600 AADT, Curb and Gutter, Operational (Posted) Speed of 45-miles per hour, 4-lane with medians, 130-ft Right-of-Way width, and Storm Water Facilities. Intersection improvements are proposed as part of the project. MoDOT Southwest District staff has reviewed the traffic study and determined that the outlined improvements are required. Two studies were completed by MoDOT.

### **Project Plans and Environmental**

The approved preliminary plans developed by MoDOT and Olsson in 2024 are attached, as well as the most recent request for environmental services. MoDOT environmental staff continue to work on obtaining the required clearances and approvals. All areas are cleared except Section 106, in which extraordinary measures have been requested including heavy equipment excavation of private property. It is anticipated that this project will require CE2.

See attached EXHIBIT II (Preliminary Plans, Request for Environmental Review) - <https://www.ozarkstransportation.org/uploads/documents/Exhibit-II.pdf>



## **SECTION B #4 SIGNIFICANCE AND NEED**

### **Regional Significance and Project Identification**

Improvements to Highway MM from I-44 to Route 360 were included in the Tier 1- Unfunded Needs list in 2021 at a cost of \$9.2 million. The project was previously submitted and approved



for MoDOT cost share approval in 2021 for \$10.2 million. Since that time, record inflation, including land prices, have impacted the project. In addition, the required 15-foot utility corridors and added clear zones have resulted in a larger project footprint. Intersections with dual turn lanes have been added at the request of MoDOT district staff pursuant to traffic studies conducted along the corridor. Roadway plan revisions, and record inflation, have raised the cost estimate to nearly \$20 million. The final roadway, when completed as revised, is ready to safely accommodate the growth currently under development and the planned growth of industry along the corridor. A new cost share agreement is being requested to split the increased costs between MoDOT and funded partners.

The region has recognized the important economic impact of the area. As such the Springfield Chamber of Commerce has listed the project as a top priority. The Ozarks Transportation Organization has also listed the project as a top priority and has taken action to certify the inclusion of the project if awarded in the Transportation Improvement Program. \$6 Million has been requested from the Missouri Legislature from General Revenue funds to ensure this corridor is completed. The Greene County Commission has pledged up to \$1.5 million to the project. The OTO has allocated up to \$2.3 million in surface transportation funds to the project. The City of Republic has placed the project in the Capital Improvement Program.

### **Transportation Impact**

The overall purpose is to provide a facility that addresses current and future needs, experiences near zero fatalities/serious injuries of motorized travelers, improves emergency response times, meets capacity demands from economic growth, provides connectivity to the City of Republic and surrounding rural areas, and provides transportation to new schools and job centers. Presently, there are 87 bus trips daily during the school year along Hwy MM, serving Republic High School's 1,500 students. The construction of an 800-student intermediate school along the new MM alignment will increase the number of students traveling daily along Hwy MM. The provision of four lanes will reduce the conflicts of freight, bus and passenger vehicles.

Hwy MM improvements will reduce response times and assist public safety staff responding to accidents on Interstate 44, MO 360, and US 60. According to targets set by the National Fire Protection Association, 90% of fire response calls should have a 5 minute and 20 second or less response time. To meet this response goal, Fire Department's enhance internal processes and strategically locate fire stations. By widening Hwy MM and further enhancing the route, Brookline Fire District, Republic Fire Station Two, and the Cox Ambulance District north of US 60 will have faster response times to industrial, commercial, retail, and residential developments along Hwy MM.





### Economic Development

The City of Republic, in partnership with Greene County and the Republic Area Chamber of Commerce, has established an Enhanced Enterprise Zone (EEZ) which offers the incentives of local property tax abatement and state tax credits to new and expanding businesses that qualify. The EEZ boundary includes the area adjacent to Hwy MM between Interstate 44 and US 60.

\*\*\*  
NUMBER OF FUTURE JOB POTENTIAL NEXT  
8-YEARS  
**UP TO 3,000**  
BASED ON ESTIMATED DEVELOPMENT  
\*\*\*

There are hundreds of acres of developable land that is suitable for industrial and commercial uses with the potential to employ thousands of workers across numerous rural counties in Southwest Missouri. Presently under development, adjacent to the corridor are 1,079 acres (594 industrial, 37 manufacturing, 105 commercial, 78 school, 217 non-profit (with warehousing and manufacturing) and 47 retail). There have been 3,371 jobs created along the corridor in the past 10 years.

City Utilities has invested approximately \$19.5 million in electric infrastructure along the corridor providing a new substation and transmission lines. The City of Republic is investing \$15 million in water and \$150 million in wastewater infrastructure in the next 5 years to ensure adequate capacity for development. The City of Republic is one of the fastest growing areas in Missouri a growth rate of 3.9%.

Highway MM Employers Past 10-Years	Industry	Local or Regional	Number of Employees
Amazon	Distribution	Regional	1,750
McLane Company	Grocery Distribution	Regional	500
	Food and Beverage		
Red Monkey	Manufacturing	Regional	350
Herman Lumber Company	Retail/Distribution	Regional	50
Convoy of Hope World Headquarters and Distribution Center	Humanitarian Aid and Distribution Center	Worldwide	250
Ashley Furniture Warehouse	Warehouse/Distribution	Regional	20
Mercy /ROI	Health Care	Regional	90
Magellan Midstream Partners LP	Fuel	Regional	12
Schwan's Home Services	Food Distribution	Regional	10
Heart of America Beverage Co.	Beverage Distribution	Regional	190
Watson Metal Masters	Industrial/Distribution	Regional	99
Everything Kitchens Headquarters	Industrial/Distribution	Regional	50
<b>Total Employment</b>			<b>3,371</b>

Table 1 Highway MM New Employment Past 10-Years



### **Is the Project Included in a Priority/Needs List? Additional Detail**

The City of Republic, Ozarks Transportation Organization, and Greene County support this project.

- 2021 Tier I High Priority Unfunded Needs List
- Inclusion of the project if awarded in the Transportation Improvement Program
- The original cost share project for Hwy MM (I-44 to MO 360) is included in the Missouri Statewide Transportation Improvement Program (STIP) and Ozarks Transportation Organization's Transportation Improvement Program (TIP)
- Included in the OTO's Long Range Transportation Plan Destination 2045
- Greene County Route MM/ZZ Corridor Study and Route MM/ZZ Corridor Study (James River Freeway to Route M) completed in 2022
- Springfield Regional Chamber of Commerce Priority
- Ozarks Transportation Organization 2025 Regional Priority
- Included in Republic's Capital Improvement Program

### **Does the Project meet a Safety Need?**

The Five-Year Crash History from 2019-2023 along Route MM (I-44 to MO 360) has 3 Serious Injury, 12 Minor Injury, and 37 Property Damage Only crashes.

The City of Republic is seeing both an increase in commercial/industrial uses and residential dwellings; therefore, there must be four lanes of traffic to accommodate truck and private vehicle use. An additional lane will allow traffic to proceed and create a secondary lane for semi-truck traffic generated from the Amazon Fulfillment Center, Convoy of Hope Worldwide Headquarters, McLane Ozark, and others that have built along the corridor in the past ten years. Large truck traffic will continue to increase. It is already difficult to turn south onto Hwy MM from Iron Grain Residential Development, Branco, First Baptist Church Brookline, and other developments on the east side of the road. Widening the road and the construction of a median will facilitate the safe coexistence of truck and residential traffic.

See attached EXHIBIT III (General Revenue Request, Springfield Regional Chamber Priorities, Greene County Commission Support) -

<https://www.ozarkstransportation.org/uploads/documents/Exhibit-III.pdf>



## **SECTION B #5 PRIVATE PARTICIPATION**

The project became a high priority in 2020 when the Convoy of Hope World Headquarters and Amazon STL3 Fulfillment Center were built. In 2021, Amazon constructed over \$4 million in transportation improvements to the Hwy MM corridor by upgrading a three-lane roadway from



MO 360 to Farm Road 160. Two public roadway intersections were improved including Farm Road 156, which serves commercial development, and Haile Street, which serves residences.

Finally, traffic signals were added to the northern interchange ramp of MO 360, Farm Road 156, and Haile Street. While Amazon made the improvements needed to facilitate the demands of traffic they caused, the remainder of the corridor is still experiencing congestion. Amazon has also contributed \$436,266 towards intersection improvements that are part of the Highway MM Project from US 60 to Haile Street.

The City of Republic is working with additional developers and property owners willing to invest in adjacent streets and intersections if the corridor were to be improved, including Farm Road 144, Farm Road 140, and Carnahan Street.



## SECTION B #6 TIMELINE

Significant work has already been completed on this project. The remaining major milestones are shown below:

- Obtain Hardship Early Acquisition Approval & Obligation - 3 months (2/21/2025-5/23/2025)
- Landowner Negotiations & Purchase - 2 months (6/28/2025-8/28/2025)
- Cultural Resource Study - 2 months (8/28/2025-10/28/2025)
- Draft & Submit CE2 to FHWA - 1 month (10/28/2025-11/27/2025)
- Obtain CE Concurrence from FHWA - 1 month (11/27/2025-12/28/2025)
- A-Date Approval - 1 month (12/28/2025-1/27/2026)
- ROW Acquisitions - 8 months (1/27/2026-9/28/2026)
- Final Plan Approval, Conditional ROW Clearance & Construction Obligation - 4 months (1/27/2026-5/29/2026)
- Letting - 1.5 months (5/29/2026-7/14/2026)
- Award - 1 month (7/14/2026-8/13/2026)
- Notice to Proceed - 1 month (8/13/2026-9/13/2026)

See attached EXHIBIT V (Schedule) -

<https://www.ozarkstransportation.org/uploads/documents/Exhibit-V.pdf>



## SECTION C – FINANCE PLAN

### Section C #1 – Estimated Project Cost A

Project Costs include all necessary facets of project delivery, no ineligible costs or activities are associated at this time. Costs include preliminary engineering, environmental assessment, right-of-way (ROW), ROW acquisition incidentals, utilities, construction contract and construction engineering. These costs are included in the attached bid estimates.

### Section C #2 – Estimated Project Cost B

The cost estimates were updated January 2025. The cost estimates were prepared by the City of Republic's consultant engineer Olsson and reviewed by MoDOT. The MoDOT cost estimates contain a 6% inflation factor for 1.5 years. This budget breakdown includes an additional 2% for construction contingency that are not included in the Bid Estimates. The Bid Estimates are included in the J8S0836B Project Update file. \$1,600,042 of the overall project cost of \$19,187,253 are dedicated to a MoDOT lead safety project (medians/lighting/signs/pavement markings) that will be programmed under separate project.

Project Cost Estimates	Hwy MM I-44 to MO 360 J8S0836B
Construction	\$ 11,696,330
Contingency @ 2%	\$ 233,927
Inflation	\$ 701,780
PE	\$ 998,390
CE	\$ 1,508,670
R/W	\$ 2,993,156
R/W Incidentals	\$ 270,000
MoDOT Oversight	\$ 280,000
Utilities	\$ 505,000
	\$ 19,187,253
Less Safety Project	1,600,042
<b>TOTAL BUDGET</b>	<b>17,587,211</b>

See attached EXHIBIT Project Estimates -

<https://www.ozarkstransportation.org/uploads/documents/Exhibit-Project-Estimates.pdf>

### Section C #2 – Estimated Project Cost C

The Highway MM Widening Project will include funds from the following sources:

MoDOT Safety Project - \$1,600,042

#### **Cost Share Funding:**

MoDOT Cost Share - \$10,816,135 (61.5%)

City of Republic - \$6,771,076 (\$6,000,000 million General Revenue, \$616,861 OTO Surface Transportation Block Urban, \$154,215 City of Republic/Greene County local).





There is a pending legislative request of \$6 million to cover the City of Republic portion of the Cost Share Agreement in the proposed FY 2026 Budget. The City of Republic is requesting

Department of Economic Development Set-Aside Funds in the amount of \$10,816,135 for an overall Cost Share Match of 61.5%. The City of Republic has previously been awarded \$4.2 million Missouri Transportation Finance Corporation (MTFC) loan for this project based on the 2022 Cost Share for the same project. Republic will continue to utilize the MTFC loan for this new Cost Share agreement.

<https://www.ozarkstransportation.org/uploads/documents/Exhibit-Finace-Plan-Documents.pdf>

**Cost Share Project with Department of Economic Development Set-Aside Funds 61.5% Cost Share**

Project Funds Table	
DED Set-Aside Funds/MoDOT Cost Share	\$ 10.816 Million
OTO Surface Transportation Block Grant (STBG)	\$ .617 Million
City of Republic/Greene County Local	\$ .154 Million
General Revenue	\$ 6.000 Million
Total Cost Share Funds	\$17.587 Million

**Cost Share Project without Department of Economic Development Set-Aside Funds 50% Cost Share**

Project Funds Table	
MoDOT Cost Share	\$ 8.794 Million
OTO Surface Transportation Block Grant (STBG)	\$ 2.234 Million
City of Republic/Greene County Local	\$ .559 Million
General Revenue	\$ 6.000 Million
Total Cost Share Funds	\$17.587 Million

See attached EXHIBIT FINANCE PLAN (TIP Certification, Republic Resolution, Greene County Letter, Republic CIP) -

<https://www.ozarkstransportation.org/uploads/documents/Exhibit-Finace-Plan-Documents.pdf>

