Obey Creek Transportation Proposal

*Submitted by: East West Partners*

*Last revised: March 23, 2015*

*Improvements to be made prior to first Certificate of Occupancy:*

1. On-site roads and bike/pedestrian facilities between Market Street and Sumac will be constructed.
2. Improvements to Market Street and Sumac intersections completed (including traffic signals and turn lanes) per terms of the TIA and/or other design alternatives as required and approved by NCDOT.
3. Any other improvements along the 15-501 frontage required for any secondary entrances or exits between Market Street and Sumac completed.
4. Multi-Use Side Path will be constructed along entire property frontage and across the frontage of the Strata Solar building, provided it can be done within the 15-501 Right-of-Way.
5. Bus pull-out constructed between Sumac and Market Streets along the northbound lanes of 15-501, in a location to be agreed upon with Chapel Hill Transit.
6. TIA suggested improvements to the intersection of Mt. Carmel Church Road and 15-501 completed.

*Improvements to be made prior to first Certificate of Occupancy of any building south of Sumac Road:*

1. Slip Street to be constructed.
2. All remaining on-site roads and bike/pedestrian facilities to be completed.
3. All remaining frontage improvements along 15-501 not previously constructed, including turn lanes for any secondary entrances or exits, to be completed.

*Other Transportation Related Contributions and Timing:*

1. The project will make an annual contribution of $.02 per square foot of completed heated building area to help fund night and weekend transit service to the Obey Creek and Southern Village areas. This contribution shall be made for the term of the Development Agreement and shall be adjusted each year on July 1st for any new buildings completed in the past 12 months. The payment shall be made no later than September 1st of each year.
2. A contribution of $150,000 to the new southbound loop ramp at the James Taylor Bridge shall be made at the time of DOT funding for the project.
3. The pedestrian bridge over 15-501 shall be completed prior to the earlier of (i) the opening of any single retail tenant over 50,000 square feet, (ii) the issuance of a Certificate of Occupancy for the building that takes the development over 700,000 square feet of heated space, or (iii) Certificate of Occupancy for the 400th residential unit.
4. If desired by Chapel Hill Transit, a second bus pull-out along the northbound side of 15-501 shall be constructed near the southern boundary of the Property prior to the Certificate of Occupancy for the southern-most building in the project.