

From: [Brian Litchfield](#)
To: [Mary Jane Nirdlinger](#)
Cc: [Roger Stancil](#)
Subject: Obey Creek - Transit
Date: Monday, June 08, 2015 12:47:37 PM
Attachments: [5B Obey Creek.pdf](#)
[image002.png](#)
[image003.png](#)

Hi Mary Jane – I'm sorry that I will not be at tonight's Council Meeting as I'm attending the North Carolina Public Transportation Association's Annual Meeting. The following is a brief summary of the information that has been provided to Council on Transit related to the proposed Obey Creek project:

- As noted in the staff memo to Council on May 18, 2015 – HNTB conducted a Traffic Impact Analysis for the project, which included projections on transit ridership (a very small % of the trips projected to be generated by the project):
<http://www.townofchapelhill.org/home/showdocument?id=26553>, at full build out. Based on this report the Town developed a Financial Analysis for Transit costs:
<http://www.townofchapelhill.org/home/showdocument?id=27775>.
 - The cost estimate, in today's dollars, represents the cost to increase service on existing routes in the area to meet the projected ridership demands of the service at full build out. The estimate includes the cost of leasing buses (estimated at ~\$60,000 a year per bus) and the cost to operate the service. This estimate does not assume late night or weekend service, as these services do not currently operate in this area or many other areas of Chapel Hill.
 - The developer has also proposed a contribution of an additional \$0.02 per square foot of completed heated building area to help fund transit service, which is projected at build out to generate around \$30,000 (the equivalent of half the cost of an annual bus lease). This is included in the current draft of the proposed Development Agreement.
 - The Financial Analysis developed by the Town indicates that projected revenues exceed the cost of extending services to the proposed development, indicating that future Councils could consider allocating additional revenues to expand and/or improve Transit in this area.
- The cost of new transit services is usually covered for at least the first year by the jurisdiction implementing the service.
 - As a partnership between the Town of Chapel Hill, Town of Carrboro and the University, a request for new service and/or an expansion of services is typically discussed by the Transit Partners Committee, which provides a recommendation to the jurisdiction(s) from which the request was generated.
 - If approved, the jurisdiction(s) in which the service originates is responsible for paying the full cost of the new service for at least one year. If the service

meets performance standards, the Partners Committee then discusses sharing the cost of the new service through the current Transit funding formula.

- The current draft of the proposed Development Agreement requires the developer to design and construct transit infrastructure consistent with Town standards.
- Rapid transit service is envisioned in the project area and the North South Corridor Study (<http://nscstudy.org/>) has been initiated in the Martin Luther King Jr. Boulevard – South Columbia – US 15-501 South Corridor (between the Eubanks Park and Ride and Southern Village Park and Ride). While local and regional plans envision rapid transit within this important transportation corridor this study represents the first phase of the federal process for funding.
 - The current draft of the proposed Development Agreement requires the developer to build transit facilities to accommodate a future rapid transit project.
- Similar information has been shared with the Transit Partners Committee (attached pdf).

BML



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5B. Obey Creek Development Update

Staff Resource: Mila Vega, Service Planner
Brian Litchfield, Director

Overview

- Staff will provide the Partners Committee with an update on the proposed Obey Creek Development project related to transit at the meeting on April 28, 2015.

Background

- Obey Creek is a proposed mixed-use development that, if approved, would be located across South 15-501 from Southern Village. The proposed Obey Creek development is using the new Development Agreement process approved by the Chapel Hill Town Council in March 2013. Additional information about the proposed concept for the Obey Creek, including a site plan, is available at the following link: <http://www.townofchapelhill.org/town-hall/departments-services/planning-and-sustainability/development/development-agreement-projects/obey-creek>.
- The Chapel Hill Town Council created a Council Sub-Committee on Transportation at Obey Creek that consists of Council Members Ed Harrison, Maria Palmer, and Lee Storrow. The purpose of the sub-committee is to provide the Council with a recommendation regarding transportation improvements for the Obey Creek development agreement.
- The following is a list of upcoming meetings in the Obey Creek development agreement process:
 - April 30, 2015 at 7:00pm - Special Meeting - Council conversation with the Board and Commission members about the Obey Creek development agreement
 - May 18, 2015 at 7:00pm - Public Hearing (tentative) - Opportunity for public comment on the draft development agreement, proposed LUMO text amendment, and proposed rezoning
 - June 8, 2015 at 7:00pm - Council Business Meeting (tentative) - Possible enactment of the draft development agreement, proposed LUMO text amendment, and proposed rezoning
 - Location Note: Unless otherwise noted, all of the following meetings will be held in the Council Chamber at Town Hall, 405 Martin Luther King Jr. Blvd., Chapel Hill, 27514.

Attachments

- Obey Creek Transit Capacity Technical Memorandum from HNTB.