



**EXEMPTION FORM
ENGINEERING DEPARTMENT**

Request for exemption received from: Ballentine Associates, 221 Providence Rd,
Eastowne Office Park, Chapel Hill, NC 27514; Telephone: (919)929-0481

Date: August 30, 2017

Type of exemption requested: TRAFFIC IMPACT ANALYSIS (TIA)

Type of justification submitted: a) Written Request with Trip Analysis
b) Site Plan

Key reasons why we support this exemption:

- a) The proposed Affordable Housing is expected to generate 291 daily vehicular trips.
- b) NCDOT in agreement with Town for issuing TIA Exemption.
- c) Meets the Town TIA Guidelines for an Exemption.

Based upon the attached request for exemption and supporting information, we recommend that the Town Manager approve an exemption for:

Merritt Mill Affordable Housing

Signed:  8/30/17
Traffic Engineer Date

Approved:  8/30/17
Public Works Director Date

Attachment(s): a) Written request from the Applicant/Developer
b) Site Plan and Fee



Ballentine Associates, P.A.

221 Providence Road
Eastowne Office Park
Chapel Hill, NC 27514

919/929-0481 Chapel Hill
919/489-4789 Durham
919/489-2803 Fax

2 May 2017

Mr. Kumar Neppalli
Town of Chapel Hill
Public Works - Traffic Engineering
6850 Millhouse Rd
Chapel Hill, NC 27516

RE: Merritt Mill Affordable Housing
Request for Traffic Impact Analysis Exemption
BA Project #116031.00

Enclosed Fee: \$350

Dear Kumar,

We are requesting that the Town grant a Traffic Impact Analysis Exemption for the proposed Merritt Mill Affordable Housing project to be constructed at 800, 802 & 806 South Merritt Mill Road. This project will include construction of 4 two-story apartment buildings with a total of 60 dwelling units, and 48 proposed parking spaces. The site is located on the northern side of Merritt Mill Road, approximately 900 feet west of the existing Lincoln Center (refer to the enclosed Area Map and Preliminary Site Plan).

Based on the Town's Traffic Impact Analysis Guidelines Section II-B: The requirement to prepare a full traffic impact analysis may be waived by the Town Manager if all of the following conditions are met:

- Daily trip generation is less than 500 (or, for a change to an existing property that does not require rezoning, difference in daily trip generation is less than 500)

Based on data found in the Institute of Transportation Engineers (ITE) manual under Land Use 220 – Apartment, it is confirmed that this project will generate less than 500 daily trips.

Table 1.1 Average Daily Trip Generation Per Vehicle – Apartment (220)

Avg. trip rate per vehicle	Vehicles	Peak avg. daily trips
5.10	*48	245

*48 proposed parking spaces (66 parking spaces are allowed per Town of Chapel Hill LUMO) therefore we are proposing 73% of allowable parking (see affordable factor under Table 1.2).

Table 1.2 Average Daily Trip Generation Per Unit – Apartment (220)

Avg. trip rate per unit	**Affordable factor	Units	Peak avg. daily trips
6.65	0.73	60	291

** Based on the parking reduction noted in table 1.1 above, we are proposing to reduce the peak trips per unit by a rate of 73%.

Distribution: Jess Brandes, CASA NC
Kumar Nepalli, Chapel Hill Traffic Engineering

Enclosures: as noted

Dave Ballentine



Yours very truly,
BALLENTINE ASSOCIATES, PA

Please review this information and feel free to call should you have any questions or require additional information.

- The Town Manager concurs with the request.

Please consider this our formal request, and for reference, please see the attached Area Map & Preliminary Site Plan.

- The applicant submits a written request for a Traffic Impact Analysis waiver with appropriate supporting documentation including pedestrian/bicycle analysis, if applicable.

N/A – there are no unpaved roads adjacent to our site.

- The total traffic, including background traffic and additional traffic from proposed new site or redeveloped property does not exceed an average of 150 vehicles per day on any unpaved road

As noted above under Table 1.1, a conservative estimate shows that an increase of no more than 250 vehicle trips per day will be accessing the site by way of an existing collector or local road as result of this project. Also as noted above, we anticipate that many trips to and from the site will be by foot, bicycle, and/or public transit.

- No more than 250 vehicles per day (or, for a change to an existing property that does not require rezoning, no more than 250 vehicles per day in difference) access an existing collector or local road

As an affordable housing project, with less vehicular ownership and travel anticipated than would be assumed with typical apartments, the data in the tables above should be considered conservative. In addition, with the location of the project in close proximity to downtown Chapel Hill and Carrboro, as well as to nearby public transit facilities, we anticipate that many trips to and from the site will be by foot, bicycle, and/or public transit, further indicating that the above data should be considered to be conservative.



DATE	REVISIONS

OWNER INFORMATION
 CHAPEL HILL AFFORDABLE HOUSING
 624 W. JONES STREET
 CHAPEL HILL, NC 27514
 919.487.1100
 www.chapelhillaffordablehousing.com

ISSUED	DATE

MERRITT MILL AFFORDABLE HOUSING
 CHAPEL HILL/CARRBORO, ORANGE COUNTY, NORTH CAROLINA
 SCHEMATIC DRAWINGS

SHEET
C1000

JOB NUMBER: 110231.000
 17 APR 17
 SCALE: AS SHOWN
 DRAWN BY: Z.J.E.
 REVIEWED BY: G.J.P.

SITE DATA TABLE - EAST

PROJECT NAME:	MERRITT MILL EAST
PROPERTY ADDRESSES:	SOUTH MERRITT MILL RD.
PROPERTY PIN NUMBERS:	97763253 & 97763108
CURRENT PROPERTY ZONING:	R-3 & CD-4
PROPOSED PROPERTY ZONING:	R-3-C
CURRENT LAND USE:	HIGHWAYS
AREA OF TRACT:	1.1 ACRES
TOTAL UNITS:	24 (12 UNITS PER BUILDING)

SITE DATA TABLE - WEST

PROJECT NAME:	MERRITT MILL WEST
PROPERTY ADDRESSES:	SOUTH MERRITT MILL RD.
PROPERTY PIN NUMBERS:	97763253 & 97763143
CURRENT PROPERTY ZONING:	R-3
PROPOSED PROPERTY ZONING:	R-2
AREA OF TRACT:	2.04 ACRES
OPEN SPACE REQUIRED (R-2 ZONING AND AFFORDABLE HOUSING):	0.066 SF
OPEN SPACE PROVIDED:	0.066 SF
TOTAL UNITS:	36 UNITS (18 UNITS PER BUILDING)

PARKING SUMMARY:

4 INDIVIDUAL SPACES	48 SPACES TOTAL
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DRAWING LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	SETBACK LINE



PRELIMINARY SITE PLAN OPTION B



REVIEW DRAWING NOT FOR CONSTRUCTION



