



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): (A) 9870890971
 (B) 9871800325 Date: 9/27/2022
 (C) 9871809160

Section A: Project Information

Project Name: Town of Chapel Hill Transit Facility Expansion

Property Address: 6900 Millhouse Road Chapel Hill, NC Zip Code: 27516

Use Groups (A, B, and/or C): C Existing Zoning District: (A) MU-R-1
 (B) OI-1
 (C) MU-R-1

Project Description: Facility expansion for Town Transit. This will include surface parking, infrastructure for clean energy
 Vehicles, new operations center, and new access road.

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Katy Fontaine

Address: 6900 Millhouse Road

City: Chapel Hill State: NC Zip Code: 27516

Phone: 919-969-4957 Email: kfontaine@townofchapelhill.org

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Kathryn Fontaine Date: 9/27/2022

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Town of Chapel Hill

Address: 405 Martin Luther King Jr. Blvd

City: Chapel Hill State: NC Zip Code: 27514

Phone: 919-969-4957 Email: kfontaine@townofchapelhill.org

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Kathryn Fontaine Date: 9/27/2022



Concept Plan Overview

Site Description	
Project Name	Town of Chapel Hill Transit Facility Expansion
Address	6900 Millhouse Road Chapel Hill, NC 27516
Property Description	Transit Operations Facility
Existing Land Use	(A) Transit bus yard and operations facility (B) Undeveloped property (C) Transit bus yard and operations facility
Proposed Land Use	Transit bus yard and operations facility
Orange County Parcel Identifier Numbers	(A) 9870890971 (B) 9871800325 (C) 9871809160
Existing Zoning	(A) MU-R-1 (B) OI-1 (C) MU-R-1
Proposed Zoning	(A) MU-R-1 (B) OI-1 (C) MU-R-1
Application Process	SUP Modification
Comprehensive Plan Elements	
Overlay Districts	N/A

Regulatory Land Use Intensity

Design/LUMO Standards		Requirement	Proposal	Status
Sec. 3.7	Use/Density	Use Group C	Transit bus yard and operations facility	
Sec 3.8	Net Land Area	N/A	10.09 acres	
Sec 3.8	Gross Land Area	N/A	11.06 acres	
Sec. 3.8	Dimensional Standards	Street - 0 Interior - 0 Solar - 0		
Sec. 3.8	Floor area	.076		
Sec. 4.5.6	Modification to Regulations		UNK	



Sec. 5.5	Recreation Space	N/A		
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Site Design

	Design/LUMO Standards	Requirement	Proposal	Status	
Landscape	Sec. 5.6	East	B/C		
	Sec. 5.6	North	B/C		
	Sec. 5.6	South	B/C		
	Sec. 5.6	West	B/C		
	Sec. 5.7	Tree Canopy	30%	30%	
	Sec. 5.11	Lighting Plan (footcandles)	LUMO		
Environment	Sec. 3.6	Resource Conservation District	LUMO		
	Sec. 5.18	Jordan Riparian Buffer	LUMO		
	Sec. 5.3.2	Steep Slopes	LUMO	UNK	
	Sec. 5.4	Stormwater Management	LUMO		
		Land Disturbance	LUMO	UNK	
	Sec. 5.4	Impervious Surface	LUMO (70%)		
	Sec. 5.13	Solid Waste & Recycling	LUMO	UNK	
Housing		Affordable Housing Proposal, if applicable	N/A		



Design/LUMO Standards		Requirement	Proposal	Status	
Access & Circulation	Sec. 5.8	Street Standards	LUMO	LUMO	
	Sec. 5.8	Vehicular Access	LUMO	Addition of secondary access point	
	Sec. 5.8	Bicycle Improvements	LUMO	LUMO	
	Sec. 5.8	Pedestrian Improvements	LUMO	LUMO	
	Sec. 5.8	Distance from bus stop	LUMO	LUMO	
	Sec. 5.8	Transit Improvements	LUMO	LUMO	
	Sec. 5.9	Vehicular Parking Spaces	Min - 1 per 350 sq ft of floor area Max – N/A	Addition of a minimum of 23 vehicular parking spaces	
	Sec. 5.9	Bicycle Parking Spaces	Min – 8 2 additional spaces per every 4000 sq ft of floor area	Addition of a minimum of two (2) bicycle parking spaces	
	Sec. 5.9	Parking Lot Standards	LUMO	LUMO	
Other		Homeowners Association	N/A		
	Sec. 5.5	Recreation Space	LUMO		
	Sec. 5.12	Utilities			
	Sec. 5.16	School Adequate Public Facilities	N/A		

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time

Town of Chapel Hill Transit Facility Expansion

Over the last several years, Chapel Hill Transit has been working to improve the services we provide to the Town of Chapel Hill, Town of Carrboro, and University of North Carolina at Chapel Hill. The North South Bus Rapid Transit (NSBRT) project will allow for more frequent buses, shorter travel times, and more reliable service. Our Sustainable Transit initiative has led to the debut of our first three (3) battery electric buses and continued research to making our fleet zero-emissions. We also have eight (8) additional buses on order and are pursuing grant opportunities for further vehicles and other additional zero-emission opportunities, such as hydrogen fuel cells.

As we continue to grow and develop these projects, we have determined that our current facility and infrastructure do not meet our needs for the short or long term. Also, NSBRT will require an additional 16 electric articulated vehicles (60-foot) to operate, and our current lot does not have the space to accommodate them. The addition of more electric vehicles also requires charging infrastructure we do not currently have in place. As we finalize our solar feasibility study, new solar infrastructures and storage facilities may need to be installed. Additionally, with an increase in service, new vehicles, and changing technologies, space for running the operations, training, and maintenance functions will need to increase.

The Town currently owns a parcel to the west of our current bus yard, known as the Nunn property. This has long been identified as an expansion site for Transit. Our current Special Use Permit (SUP), which also includes the Public Works property/facility, would need to be modified to accommodate the potential changes to the site.

Currently, this property and the adjacent properties along Millhouse Road are being used for Town of Chapel Hill facilities:

- The Nunn property is mostly undeveloped land. The Town's Fire Department has been using a portion of the site as a temporary Live Fire Training Facility. There is also a storm water retention pond and stream on the property. Current plans do not have us disturbing either and we will comply with all stormwater and sedimentation/erosion control requirements.
- The property to the north of the project is the Town's Public Works Department facility and Town Operations Center.
- The properties to the east and south of the project are the Town's Transit Department facilities.

This project will be broken into several phases. Detailed plans and cost estimates will be developed with each phase and will depend on availability of federal and state grants.

Phase One:

Transit Bus Yard expansion including but not limited to the following:

- Fleet parking for approximately 30 65' buses and additional support vehicles. Potential room to expand parking if needed.

- Operator Skills Training Area for training new and current team members in a controlled environment. Will require approximately 100K square feet of space and can be combined with the fleet parking area.
- Infrastructure to support the electrification of the fleet, including charging locations.

Phase Two:

Transit Operations and Maintenance Center expansion including but not limited to the following:

- Operations Facility to include training rooms, Town meeting space, Transit Bus Simulator, fitness center, office space and storage.
- Maintenance Bays to include space for interior cleaning of vehicles, panel and decal replacement, and vehicle storage. This new space will allow for our current bays to remain available for repairs and preventative maintenance. Will require enough space for two to four 60' buses.
- Outdoor space for Team Members. As our Team Members spend many hours before, in between, and after shifts at our facility, having a designated space for them to gather and socialize would be beneficial to their overall wellness at work. This space could include greenspace, picnic tables, covered patio area, grilling appliances, and outdoor games.
- Connections to local greenways and trails. This would allow northbound access from the Transit Facility to the Public Works Facility, as well southbound towards the planned Carolina Donor Services connections and local trails.
- Storage area for power generated from on/off site solar.

Phase Three:

We are looking into the possibility of adding an access road with connections to Eubanks Park and Ride lot. Our current facility only has one (1) entrance and exit leading to Millhouse Road, which could cause issues if blocked or inaccessible for some reason. The access road would allow for a secondary entrance, which could additionally be used for BRT, deliveries, and local service to the Transit Facility (which currently does not exist), Carolina Donor Services, and Carolina Flex Park.

We are in the process of identifying federal funding sources to help with the cost of these efforts. Some of the work could also be included as part of the NSBRT project, as the current cost estimate includes some facility related costs.

Phase Four:

The Nunn Property is approximately 11.06 acres. The proposed Transit Facility expansion is estimated to use less than 4 acres of the property. As the Town owns the entire property, there is a potential to develop the western part into future public service facilities. Currently the property is being used as a temporary live fire training facility by the Orange County Fire Department. This property would include a facility and/or a parking lot.

We believe that this project will allow us to meet both short and long term needs. If our future needs change, this will provide us with the flexibility to make changes based on service updates and future technologies. The expansion plan has been reviewed and approved by the Chapel Hill Transit Partners committee.



CHAPEL HILL TRANSIT
Town of Chapel Hill
6900 Millhouse Road
Chapel Hill, NC 27514-2401

phone (919) 969-4900 fax (919) 968-2840
www.townofchapelhill.org/transit

TO: Town of Chapel Hill Planning Department
FROM: Katy Fontaine, Chapel Hill Transit Project Manager
RE: Statement of Compliance for Chapel Hill Transit Facility Expansion
DATE: 9/27/2022

Statement of Compliance with the Comprehensive Plan

Chapel Hill Transit's Facility Expansion will be built in compliance with the Town's Comprehensive Plan. It is applicable to all six themes outlined in Chapel Hill 2020.

A Place for Everyone

Chapel Hill is a place for everyone. One of the goals to achieve this is having a welcoming and friendly community that provides all people with access to opportunities. Chapel Hill Transit is able to provide that access with safe and reliable transportation. Expanding our current transit facility to provide infrastructure for new battery electric vehicles, space to train new and current staff members, and a secondary entrance and exit will allow us to continue to provide the Chapel Hill community with access to all opportunities.

Community Prosperity and Engagement

Chapel Hill strives to promote a safe, vibrant, and connected community. As our community continues to attract new people to area, Chapel Hill Transit works to connect these people to our local businesses and institutions for their continued success. With the additional vehicles in our fleet and the upcoming North South Bus Rapid Transit route that would be supported by our facility expansion, we'll be able to move more people around our community and continue to support the new entrepreneurs and start-up businesses that reside here.

Getting Around

The theme of getting around is the primary function of Chapel Hill Transit. Our goal as an organization is to provide safe and reasonable access to our community. The electrification of our fleet and the supporting infrastructure will help support the Town's goals of promoting air quality, sustainability, and energy conservation. The building of the new Operations and Maintenance Center will allow for increased support and resources for our transportation system.

Good Places, New Spaces

Chapel Hill Transit's facility expansion will follow the development process and strategy that is consistent with both the Chapel Hill 2020 comprehensive plan and Town/University interests. The addition of an access road with connections to Eubanks Road would allow for connections not only to Chapel Hill Transit, but the newly developed Carolina Donor Services and Carolina Flex Park. The road would include a multi-use path which would allow pedestrian access to these services and to the existing trails. As part of the facility expansion, Chapel Hill Transit is interested in creating outdoor space for our Team Members. This could be used for small gatherings and provide opportunities for staff to connect with each other.

Nurturing Our Community

One of the goals of nurturing our community is to reduce the carbon footprint of all Town-owned or managed services and properties. As part of our design process for the expanded Transit Facility, we will work to ensure that the new Transit and Operations Center meets development standards. Additionally, with the of installation of new infrastructure to support the electrification of our fleet, we will be able to continue our effort to produce zero-emissions and meet Town goals.

Town and Gown Collaboration

The partnership between the Town and the University has been critical in the success of Chapel Hill Transit. We strive to encourage the continued growth and success of those who live in and use the resources in our community. As Chapel Hill Transit continues to expand its services in the future, we will continue to be able to provide access to arts, culture, and intellectual pursuits, as well as access to health-care centers, public services, and active lifestyle opportunities.

Statement of Compliance with Design Guidelines

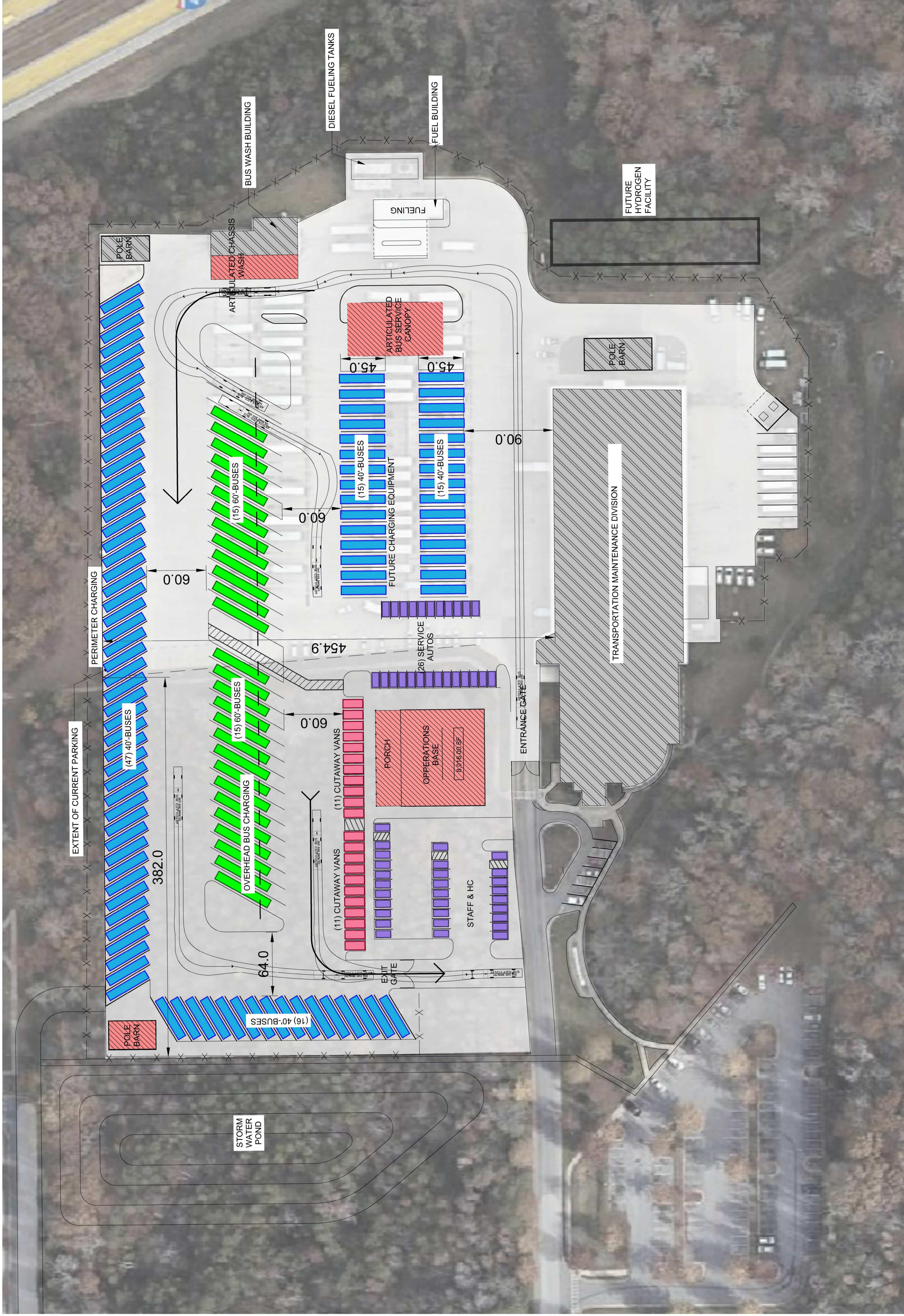
Chapel Hill Transit's Facility Expansion will be built in compliance with the Town's Design Guidelines. The expansion will be designed, arranged, and constructed in a safe, orderly, energy-efficient, and visually harmonious manner, and will reflect the basic character of the site and its immediate surroundings.

Landscape buffers will be designed in accordance with our design manual and with the use of best practices to provide appropriate transitions between the public service facilities and street scapes and adjacent land uses.

Vehicular connectivity will be provided via the new access road and a traffic circle will be constructed to avoid dead-ends. Pedestrian connections will be provided along the new road and connect to the existing trails.

Stormwater management facilities, water, sewer, and other utilities will be provided in accordance with the applicable guidelines, standards and regulations.

Name	Address 1	City, State, Zip
CAROLINA DONOR SERVICES	909 EAST ARLINGTON BLVD	GREENVILLE, NC 27858
CARRAWAY STORAGE LP	1420 E 7TH ST	CHARLOTTE, NC 28204
CHAPEL HILL TOWN OF	405 MARTIN LUTHER KING JR BLVD	CHAPEL HILL, NC 27514
CHAPEL HILL TOWN OF	405 MARTIN LUTHER KING JR BLVD	CHAPEL HILL, NC 27514
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CHIP ORANGE INC	405 JONES FERRY RD	CARRBORO, NC 27510
GBL PROPERTY LLC	6805 MILLHOUSE RD	CHAPEL HILL, NC 275164658
GREEN CUBE INVESTMENTS LLC	50051 GOVERNORS DR	CHAPEL HILL, NC 27517
HILLTOP MHP CHAPEL HILL NC LLC	75 W TOWNE RIDGE PKWY	SANDY, UT 84070
JAMES E NICHOLS AND CONNIE B NICHOLS TRUST	525 ETHEL JEAN LN	CHAPEL HILL, NC 27516
KIRSCHNER CORNELIUS GEORGE	2322 WAVERLY DR	WILMINGTON, NC 28403
MERRITT CP1 LLC	2066 LORD BALTIMORE DR	BALTIMORE, MD 21244
MORRIS JOHN B III TRUSTEE	194 FINLEY GOLF COURSE RD	CHAPEL HILL, NC 27517
NICHOLS JAMES TRUSTEE	525 ETHEL JEAN LN	CHAPEL HILL, NC 27516
NICHOLS JAMES TRUSTEE	525 ETHEL JEAN LN	CHAPEL HILL, NC 27516
NICHOLS TREY R	2107 CLYDE RD	CHAPEL HILL, NC 27516
NR EDGE APARTMENTS PROPERTY OWNER LLC	1819 WAZEE ST	DENVER, CO 80202
NR EDGE PROPERTY OWNER LLC	3015 CARRINGTON MILL BLVD	MORRISVILLE, NC 27560
NR EDGE PROPERTY OWNER LLC	3015 CARRINGTON MILL BLVD	MORRISVILLE, NC 27560
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NR EDGE PROPERTY OWNER LLC	3015 CARRINGTON MILL BLVD	MORRISVILLE, NC 27560
NR EDGE PROPERTY OWNER LLC	3015 CARRINGTON MILL BLVD	MORRISVILLE, NC 27560
OPTIMAL VENTURES LLC	194 FINLEY GOLF COURSE RD	CHAPEL HILL, NC 27517
ORANGE COUNTY	PO BOX 8181	HILLSBOROUGH, NC 27278
ORANGE COUNTY	PO BOX 8181	HILLSBOROUGH, NC 27278
ORANGE COUNTY	PO BOX 8181	HILLSBOROUGH, NC 27278
RALCAR CORP	55 GLENDALE PARKWAY NE	ATLANTA, GA 30328
SCHENLEY KATHLEEN S	6714 MILLHOUSE RD	CHAPEL HILL, NC 27516
TOWN OF CHAPEL HILL	405 MARTIN LUTHER KING JR BLVD	CHAPEL HILL, NC 27514
TRAN FAMILY TRUST	504 SPENCER CREST CT	CARY, NC 27513



LEGEND

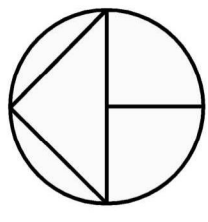
- ↑ DIRECTION OF CIRCULATION
- 60 FT ARTICULATED BUS
- 40 FT BUS
- CUTAWAY VAN
- SERVICE OR STAFF AUTO

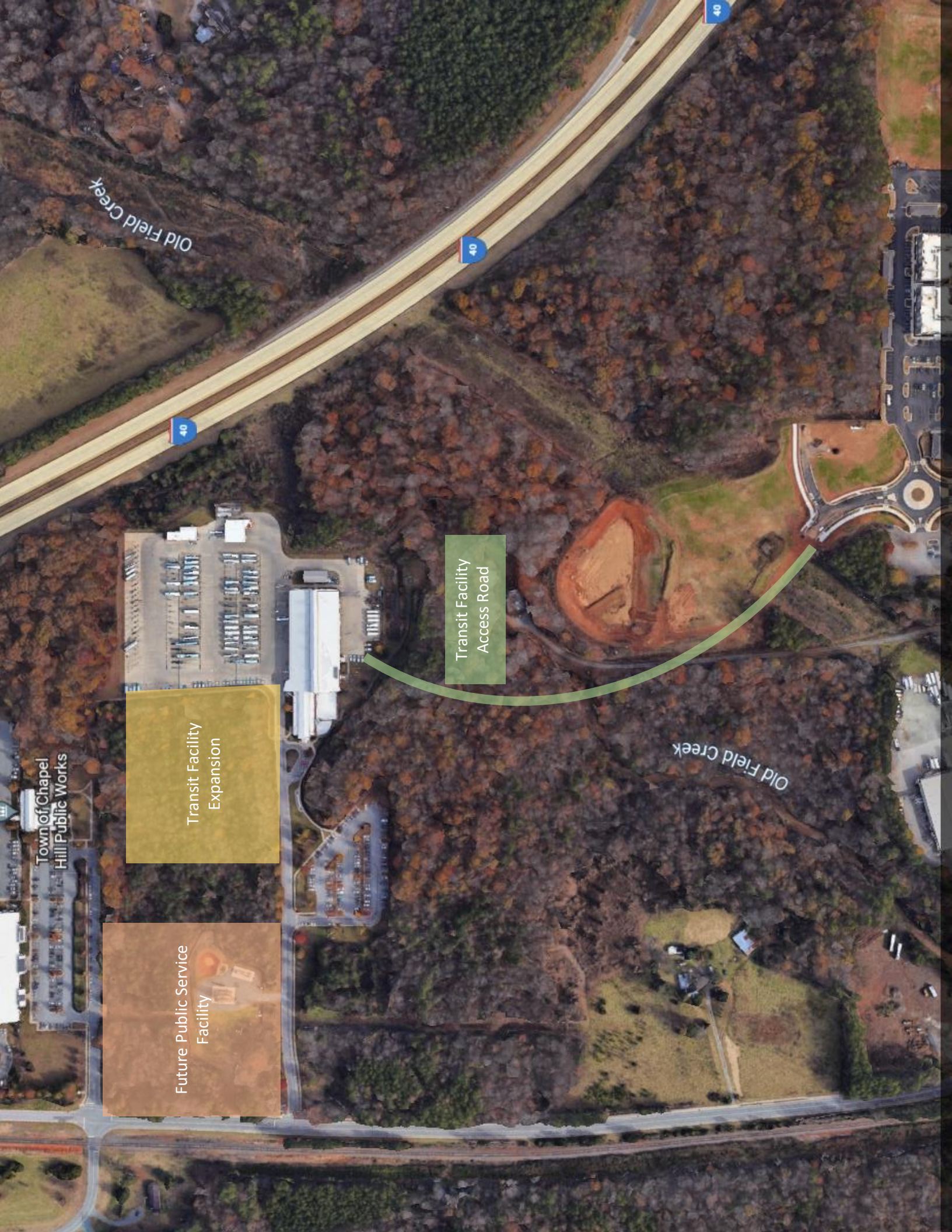
PARKING SUMMARY

40' BUSES	93
60' ARTICULATED BUSES	30
CUTAWAY BUSES	22
AUTOMOBILES (BEHIND GATES)	26

1 | EXPANSION CONCEPT PLAN

Scale: 1" = 60'-0"





Town of Chapel Hill Public Works

Future Public Service Facility

Transit Facility Expansion

Transit Facility Access Road

Old Field Creek

Old Field Creek

40

40

40

Find Street, Address or Pair

