



TIA EXEMPTION FORM
PUBLIC WORKS DEPARTMENT

Request for exemption received from: Coulter Jewell Thames, 111 W. Main St, Durham, NC 27701.

Date: October 2, 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:

- The proposed expansion expected to generate a total of **280** vehicular trips per day and **27 new** vehicle trips per day
- 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:

Sloop Dental Building

Signed: _____

Aknepp
Traffic Engineer

Date

10/2/17

Approved: _____

Jan P. Allen
Public Works Director

Date

10/2/17

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

RETURN TO ENGINEERING DEPARTMENT WHEN SIGNED



Memorandum

To: Kumar Neppalli
Traffic Engineering Manager
Town of Chapel Hill

Date: September 19, 2017

Project #: 83244.17

From: Baohong Wan, PhD, PE

Re: Sloop Dental TIA Exemption

There are plans to redevelop 202 Henderson Street in Chapel Hill, NC. The project is located on the northwest corner of the E Rosemary Street and Henderson Street intersection. The site currently provides 35 parking spaces, with 14 spaces associated with 1,200 square feet (SF) of dental space, and 21 parking spaces for public rental uses. The proposed redevelopment will construct 6,282 SF of medical-dental office with 8 multi-family dwelling units. After build-out, a total of 24 parking spaces will be provided on-site. This memorandum provides a summary of trip generation results calculated for this redevelopment.

Project Land Uses

A site plan is still under development at this time. Based on a preliminary site plan (dated May 11, 2017) and latest information collected by the project team, the proposed redevelopment will result in the following land uses (Table 1):

Table 1: Land Use Breakdown

Land Use	Existing	Proposed
Medical-Dental Office	-	6,282 sf
Parking Spaces associated with the Dental Office	14 spaces	12 spaces
Apartments	-	8 d.u.
Parking Spaces associated with the Apartments	-	12 spaces
Public Rental Parking Spaces	21 spaces	-

Trip Generation

Trip generation was conducted using methods published in *the ITE Trip Generation Manual, 9th Edition*. Due to the lower density of the proposed uses, internal capture between different uses is considered negligible, and is skipped in the trip generation calculations to be conservative. For public rental parking spaces, daily and peak hour turnover rates were estimated based on average rates of adjacent uses to the project site. Table 2 on the next page summarizes the daily and peak hour trip generation results due to the proposed redevelopment.

Venture I
940 Main Campus Drive, Suite 500
Raleigh, NC 27606
P 919.829.0328

Table 2: Trip Generation Results

Land Use Code ¹	Land Use	Unit	ADT	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Total Site Trips for Future Uses									
720	Medical-Dental Office Building	6,282 sf	227	12	3	15	6	16	22
220	Apartments	8 du	53	1	3	4	3	2	5
<i>Future Uses Total</i>			<i>280</i>	<i>13</i>	<i>6</i>	<i>19</i>	<i>9</i>	<i>18</i>	<i>27</i>
Total Site Trips for Existing Uses									
720	Medical-Dental Office Parking (14 spaces, servicing 1,200 SF of dental space)	1,200 sf	43	2	1	3	1	3	4
-	Public Rental Spaces ²	21 spaces	210	11	10	21	12	13	25
<i>Existing Uses Total</i>			<i>253</i>	<i>13</i>	<i>11</i>	<i>24</i>	<i>13</i>	<i>16</i>	<i>29</i>
Net Increases of Site Trips									
-	Future Total Trips - Existing Total Trips		27	0	-5	-5	-4	2	-2
<i>Project Trip Net Increases</i>			<i>27</i>	<i>0</i>	<i>-5</i>	<i>-5</i>	<i>-4</i>	<i>2</i>	<i>-2</i>

Notes:

1. Land Use Code and trip generation rates are determined based on *ITE Trip Generation, 9th Edition*
2. ITE rates are not available; 10 daily trips, 1 AM peak hour trip, and 1.2 PM peak hour trips per space are assumed.

As shown in Table 2, the proposed development is projected to generate approximately 280 daily trips with 19 trips occurring in the AM peak hour (13 entering, 6 exiting), and 27 occurring in the PM peak hour (9 entering, 18 exiting). Compared to the site trips generated by the existing uses, the proposed redevelopment is expected to result in 27 more daily trips with 5 less AM peak hour trips and 2 less PM peak hours.

Conclusions

The trip generation results are compared against the Town of Chapel Hill Guidelines of Traffic Impact Analysis (effective date October 1, 2001). As listed under Section II of the Guidelines, Requirements for Traffic Impact Analysis, Item B, "the requirement to prepare a full traffic impact analysis may be waived by the Town Manager only 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 requiring rezoning, difference in daily trip generation is less than 500); and
- No more than 250 vehicles per day (or, for a change to an existing property that does not requiring rezoning, no more than 250 vehicles per day in difference) access an existing collector or local road; and
- 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; and

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

Since this redevelopment project is projected to result in an increase of 27 daily trips, it meets the requirements listed under Section II of the Guidelines for a TIA exemption.



MISCELLANEOUS PAYMENT RECPT#: 574785
TOWN OF CHAPEL HILL
405 MARTIN LUTHER KING JR BLVD
CHAPEL HILL NC 27514

DATE: 10/03/17 TIME: 09:44
CLERK: swarther DEPT:
CUSTOMER#: 1811
ENGINEERING DEPT
PARCEL:

CHG: TIAX TRAFFIC IMPACT 350.00

REVENUE:
1 10046 46403 350.00
TRAFFIC IMPACT EXEMPT PERMITS
REF1: SLOOP REF2: DENTAL

CASH:
01000 10003 350.00
CENTRAL DEP CASH - S

AMOUNT PAID: 350.00

PAID BY: CELESTE H. SLOOP DDS
CHECKNT METH:
16325
REFERENCE:

AMT TENDERED: 350.00
AMT APPLIED: 350.00
CHANGE: .00