



**TRAFFIC IMPACT ANALYSIS
EXEMPTION FORM
PUBLIC WORKS DEPARTMENT**

Request for exemption received from: TMTLA Associates, Civil Consultants, 5011 Southpark Dr, Suite 200 Durham, NC 27713; Telephone: (919)484-8880

Date: January 4, 2021

Type of exemption requested: TRAFFIC IMPACT ANALYSIS (TIA)

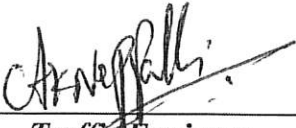
Type of justification submitted: a) Written Request with Trip Analysis
b) Site Plan

Key reasons why we support this exemption:

- a) The proposed offices generates less number of trips compared to the existing movie theaters. Applicant submitted a trip generation comparison study.
- b) 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:

Timberlyne Offices (120 Banks Drive)

Signed:  1/4/21
Traffic Engineer Date

Approved:  1/5/2021
Public Works Director Date

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



December 14, 2020

Mr. Kumar Neppalli
Transportation Engineering Manager
Town of Chapel Hill
6850 Millhouse Road
Chapel Hill, NC 27516

Subject: Timberlyne Offices Exemption from Traffic Impact Analysis

Dear Mr. Neppalli,

This letter is regarding the Traffic Impact Analysis (TIA) requirements for the Timberlyne Offices project located at 120 Banks Drive. TMTLA Associates is the applicant for the Special Use Permit (SUP) Modification for the aforementioned project. Our SUP Modification is a request to change the use from a movie theater (existing) to a medical office (proposed). As part of our SUP Modification request we are also releasing this site from the shared parking agreement with the Timberlyne Shopping Center as all of the required parking for the new use will be contained entirely on site.

One of the submittal requirements for a SUP Modification is a Traffic Impact Analysis.

Based on the requirements set forth in the Town of Chapel Hill Document *Guidelines for Traffic Impact Analysis* we believe our project would qualify for an exemption of the TIA requirement. Per the document *Guidelines for Traffic Impact Analysis* we are required to meet the following conditions to be considered exempt:

1. 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); and
2. 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; and
3. 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
4. The applicant submits a written request for a Traffic Impact Analysis waiver with appropriate supporting documentation including pedestrian/bicycle analysis, if applicable; and
5. The Town Manager concurs with the request.



With this letter and attachments we hereby request the requirement for a TIA be waived for this project. We have included a copy of the site plan that was submitted as part of the SUP Modification we recently submitted to the Town.

The current use is a movie theater. The following trip generation information applies to the existing use. Note that a movie theater does not have the same peak AM and PM trips as a medical office so for the sake of our request we are using PM numbers to make it comparable:

Friday 4-6 PM category:

151 in – 124 out = 275 total for that time period – using 6 screens

For a weekday PM peak hour of the theater itself (later in the evening):

118 in – 109 out = 227 total – using 6 screens

The following trip generation information is for medical offices and this is based on our proposed building size of 19,930 s.f.:

Medical Office Building – ITE LUC 720 – using NCDOT recommended 1000 SF/adjacent peak/rate-based methodology:

Weekday – 694 trips total

AM Peak – 43 in – 12 out = 55 total

PM Peak – 19 in – 50 out = 69 total

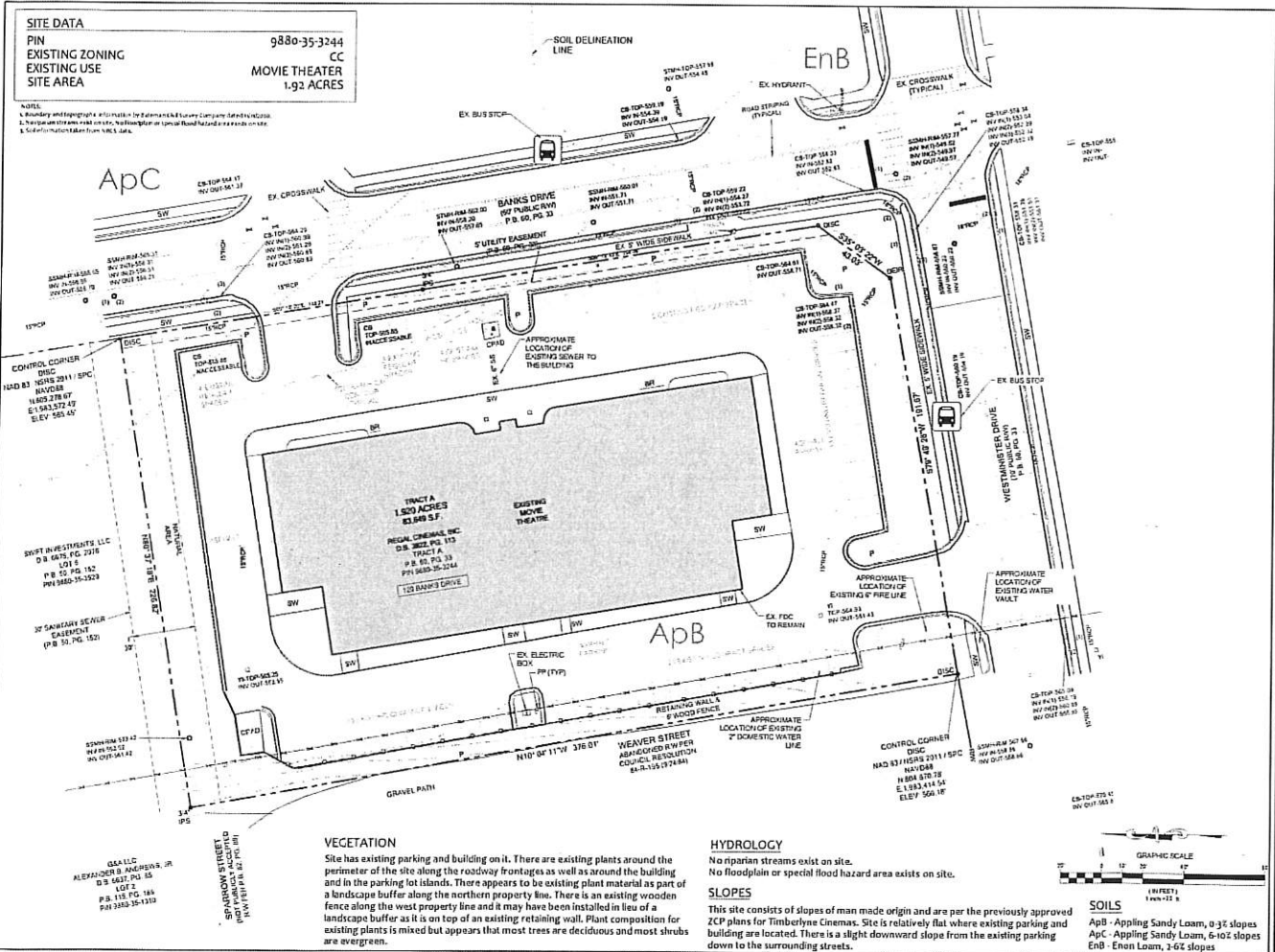
The difference in daily trips for the new use compared to the existing use is less than 500 and the difference in peak hour trips is less than 250 for the new use compared to the existing use. We do not have frontage on any unpaved roads and we are using existing entrances for the site. No new entrances are proposed.

Based on our review of the trip generation counts for the existing use and the new use we believe our project qualifies for an exemption of the TIA requirement. Thank you for your consideration of this correspondence and please let me know if you have any questions regarding our request.

Thank you,
Pamela Porter, PLA

SITE DATA
 PIN 9880-35-3244
 EXISTING ZONING CC
 EXISTING USE MOVIE THEATER
 SITE AREA 1.92 ACRES

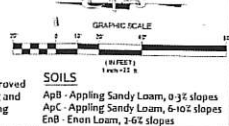
NOTES
 1. Boundary and topographic information is based on the 8-foot contour lines shown on the site plan.
 2. Topographic data was collected on 10/15/10. All elevations are in feet above sea level.
 3. Soil information taken from NRCS data.



VEGETATION
 Site has existing parking and building on it. There are existing plants around the perimeter of the site along the roadway frontages as well as around the building and in the parking lot islands. There appears to be existing plant material as part of a landscape buffer along the northern property line. There is an existing wooden fence along the west property line and it may have been installed in lieu of a landscape buffer as it is on top of an existing retaining wall. Plant composition for existing plants is mixed but appears that most trees are deciduous and most shrubs are evergreen.

HYDROLOGY
 No riparian streams exist on site.
 No floodplain or special flood hazard area exists on site.

SLOPES
 This site consists of slopes of man made origin and are per the previously approved ZCP plans for Timberlyne Cinemas. Site is relatively flat where existing parking and building are located. There is a slight downward slope from the existing parking down to the surrounding streets.



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 Fax: (770) 426-4401
 www.timblyne.com

PRELIMINARY NOT FOR CONSTRUCTION

811
 Know what's below.
 Call before you dig.

REVISIONS:

EXISTING CONDITIONS
TIMBLYN OFFICES
 Original NE North Carolina

SCALE
 1" = 20'

DRAWN BY
 PMP

PROJECT #
 2010-08

DATE
 10/15/10

SHEET
 L-1
 OF

SITE DATA

PIN 9880-35-3244

EXISTING ZONING CC

SITE AREA 1.92 ACRES

PROPOSED USE MEDICAL OFFICE

PROPOSED BUILDING AREA 19,930 S.F.

PARKING REQUIRED 88 TO 100 SPACES

PARKING PROPOSED 91 SPACES (18 NEW/73 EX.)

COMPACT SPACES: 33 (EXISTING - 37% TOTAL PARKING PROVIDED)

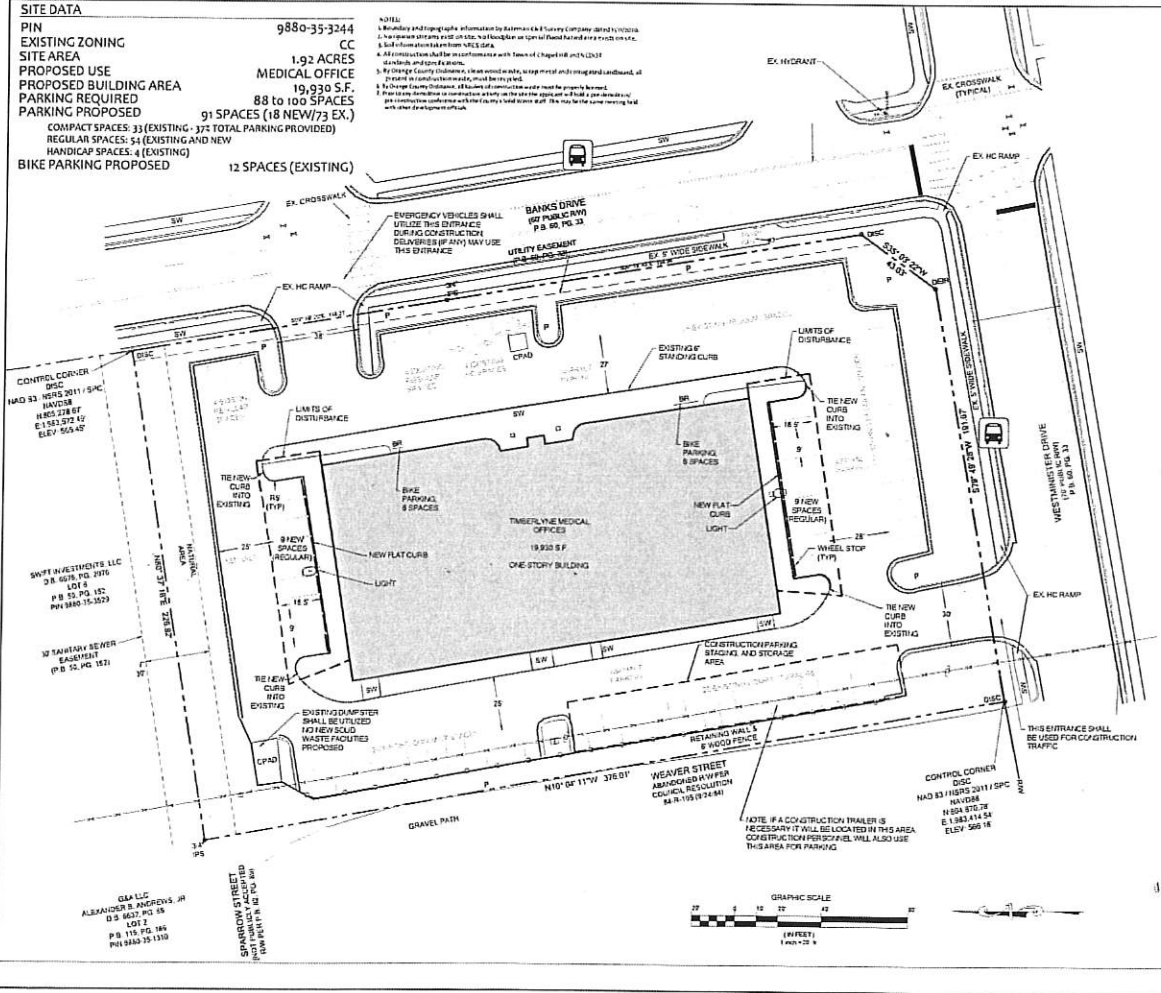
REGULAR SPACES: 54 (EXISTING AND NEW)

HANDICAP SPACES: 4 (EXISTING)

BIKE PARKING PROPOSED 12 SPACES (EXISTING)

NOTES

1. Boundary and topographic information by Statewide Survey Company dated 10/10/10.
2. The proposed driveway shall be 10' wide and shall be 10' wide from the curb to the centerline.
3. All utility easements shall be in accordance with the latest approved utility easement and shall be 10' wide.
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5. The proposed driveway shall be 10' wide and shall be 10' wide from the curb to the centerline.
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REVISIONS:

DETAILED SITE PLAN
TIMBERLYNE OFFICES
Chapter 166, North Carolina

SCALE: 1" = 20'

PROJECT # 22519

DATE: 10/20/2020

SHEET: L-2