

I, Amy T. Harvey, Deputy Town Clerk of the Town of Chapel Hill, North Carolina, hereby certify that the attached is a true and correct copy of (2018-04-25/R-10) adopted, as amended, by the Chapel Hill Town Council on April 25, 2018.

This the 26th day of April, 2018.

Amy T. Harvey

**Amy T. Harvey
Deputy Town Clerk**



A RESOLUTION APPROVING THE PROPOSED MODIFICATIONS TO ELLIOTT ROAD EXTENSION 25% DESIGN AND AUTHORIZING THE TOWN MANAGER TO PROCEED WITH FINAL DESIGN AND CONSTRUCTION (2018-04-25/R-10)

WHEREAS, the Ephesus-Fordham Small Area Plan recommends extending S. Elliott Road east from Fordham Blvd. to Ephesus Church Road; and

WHEREAS, this new roadway, in combination with the other transportation projects recommended in the Small Area Plan, are designed to improve mobility and better distribute vehicle trips throughout the Blue Hill District; and

WHEREAS, Council approved the 25% plans for Elliott Road Extension in January 2017; and

WHEREAS, Bluerock Real Estate, LLC, the owners of the Park Apartments, will provide significant right of way for this new roadway when they submit their Form District Permit application; and

WHEREAS, Bluerock is requesting modifications to the roadway 25% plans to provide better overall site access functionality; and

WHEREAS, Town staff recommends approval of the proposed modifications with several conditions.

NOW, THEREFORE BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council approves the proposed modifications and conditions as described in the staff recommendation found in the Staff Memorandum included in these agenda materials for the April 25, 2018 Council meeting.

BE IT FURTHER RESOLVED that the Council authorizes the Town Manager to proceed with final design and construction of Elliott Road Extension, provided that Bluerock Real Estate, LLC meet the following provisions at no cost to the Town:

- dedicate the required right-of-way to accommodate the roadway in its final design, valued at approximately \$3 million, and
- pay the greater of \$38,000 or the actual increased cost of the roadway design and construction resulting from their proposed modifications , as modified by Council on April 25, 2018, which will include markings and signage for bicycles and pedestrians at the internal road crossing and
- provide a \$1.5 million payment-in-lieu for affordable housing at issuance of building permits, and
- build necessary sidewalks, protected bike lanes, recreational/green space, and stormwater facilities as part of the development. Stormwater plans will be reviewed by staff for conformance with requirement of the LUMO as now provided;
- The project will be reviewed for conformance with the requirements of LUMO as now provided and the design guidelines scheduled for approval by the Town Council this spring; Council will be updated on the status of the stormwater plans and an update will be provided at the 70% review stage and other points based on a schedule to be adopted based on critical steps in the project review.

BE IT FURTHER RESOLVED that the Council authorizes the Town Manager to continue to work with Bluerock Real Estate, LLC to refine a plan for provision of rental units to serve households earning between 80% and 120% of the Area Median Income as proposed.

The Council also authorizes the Town Manager to make minor changes to these stated provisions given that any revisions meet the same purpose and intent.

This the 25th day of April, 2018.