



# TOWN OF CHAPEL HILL

Town Hall  
405 Martin Luther King Jr.  
Boulevard  
Chapel Hill, NC 27514

## Legislation Details (With Text)

**File #:** [18-0357]      **Version:** 1      **Name:**  
**Type:** Discussion Item      **Status:** Passed  
**File created:** 4/3/2018      **In control:** Town Council  
**On agenda:** 4/25/2018      **Final action:** 4/25/2018  
**Title:** Consider Approving Proposed Modifications to Elliott Road Extension 25% Design and Authorizing the Town Manager to Proceed with Final Design and Construction.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Memorandum, 2. Draft Staff Presentation, 3. Transportation and Connectivity Advisory Board Recommendation, 4. Design Modification Request and Analysis, 5. The Park Apartments Overview, 6. The Park at Chapel Hill Concept Plan, 7. Staff Presentation, 8. Applicant Presentation, 9. Park Apartments Housing Proposal, 10. Council Questions with Staff response, 11. Emails from the Public, 12. Comments from Molly McConnell, 13. A RESOLUTION APPROVING THE PROPOSED MODIFICATIONS TO ELLIOTT ROAD EXTENSION 25% DESIGN AND AUTHORIZING THE TOWN MANAGER TO PROCEED WITH FINAL DESIGN AND CONSTRUCTION as Amended (2018-04-25/R-10)

Date	Ver.	Action By	Action	Result
4/25/2018	1	Town Council	adopted as amended	Pass

### Consider Approving Proposed Modifications to Elliott Road Extension 25% Design and Authorizing the Town Manager to Proceed with Final Design and Construction.

**Staff:**

Roger Stancil, Town Manager  
Lance Norris, Director  
Ben Hitchings, Director  
Bergen Watterson, Transportation Planning Manager

**Department:**

Manager's Office  
Public Works  
Planning and Development Services

**Overview:** In January 2017, Council approved the 25% plans for Elliott Road Extension. The Elliott Road Extension is part of the approved roadway network for the Blue Hill District, and is proposed to extend east from the intersection of Elliott Road and Fordham Blvd. and connect to Ephesus Church Road. Bluerock Real Estate, LLC, owners of the Park Apartments, have requested several modifications to the roadway design to provide better overall site access functionality. Staff is seeking Council approval of the proposed modifications and authorization for the Town Manager to proceed with final design and construction of Elliott Road Extension. See staff memorandum for background and additional information.



### Recommendation(s):

That the Council adopt the attached resolution approving the proposed modifications as described in the staff recommendation and authorizing the Town Manager to proceed with final design and construction of Elliott Road Extension.

**Decision Points:**

- Convert site driveways from right-in/right-out to full access?

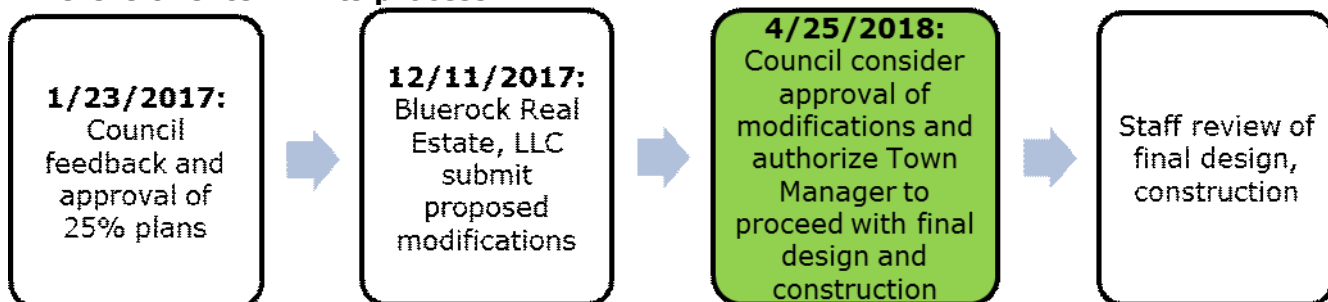
- Shift site driveways 29ft to the east?
- Lower speed limit from 35mph to 25mph on Elliott Road Extension?
- Authorize Town Manager to proceed with final design and construction of the roadway?

#### Key Issues:

- The Transportation and Connectivity Advisory Board does not recommend full access intersections due to bike and pedestrian safety concerns
- Staff recommends full access intersections with buffered/protected bike lanes to increase visibility and safety of bicyclists
- The developer has documented transportation, community, and affordable housing benefits in the project concept and overview

**Fiscal Impact/Resources:** The engineer's estimate to construct Elliott Road Extension is \$4.23 million. The modifications proposed by the developer would add approximately \$38,000 to the construction cost; the developer will pay the Town \$50,000 to cover the added expense. Other roadway modifications as requested may add cost to the project.

#### Where is this item in its process?



#### Council Goals:

<input type="checkbox"/>		Create a Place for Everyone	<input type="checkbox"/>		Develop Good Places, New Spaces
<input type="checkbox"/>		Support Community Prosperity	<input type="checkbox"/>		Nurture Our Community
<input checked="" type="checkbox"/>		Facilitate Getting Around	<input type="checkbox"/>		Grow Town and Gown Collaboration



#### Attachments:

- Resolution
- Draft Staff Presentation
- Staff Memorandum
- Transportation and Connectivity Advisory Board Recommendation
- Design Modification Request and Analysis
- Park Apartments Overview
- Park Apartments Concept Plan

**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 \$50,000 towards the increased cost of roadway design and construction resulting from their proposed modifications, and
- provide a \$1.5 million payment-in-lieu for affordable housing, and
- include 30 units available at 80% Area Median Income (AMI), 65 units at 100% AMI, and 60 units

at 120% AMI, and

- build necessary sidewalks, bike lanes, recreational/green space, and stormwater facilities as part of the development.

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 25<sup>th</sup> day of April, 2018.

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**The Agenda will reflect the text below and/or the motion text will be used during the meeting.**

PRESENTER: Roger L. Stancil, Town Manager  
Lance Norris, Director of Public Works

RECOMMENDATION: That the Council adopt the attached resolution approving the proposed modifications as described in the staff recommendation and authorizing the Town Manager to proceed with final design and construction of Elliott Road Extension.