



Kimley-Horn
and Associates, Inc.

March 19, 2012

■
P.O. Box 33068
Raleigh, North Carolina
27636-3068

Mr. Lee Bowman
Newland Communities
16 Windy Knoll Circle
Chapel Hill, North Carolina 27516

Re: Briar Chapel CUP Amendment
Chatham County, North Carolina

Dear Mr. Bowman:

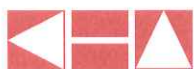
Kimley-Horn and Associates, Inc. has reviewed the traffic generation potential of the proposed changes to the Conditional Use Permit (CUP) for the Briar Chapel development in Chatham County, North Carolina. It is our understanding that the proposed changes would allow for more flexibility in the mix of uses in the Village Center [called the "Traditional Neighborhood" in the *Briar Chapel Transportation Impact Assessment* (TIA) dated June 2004] as well as in the Village Market [a.k.a. "North Garden"] and the Town Center [a.k.a. "Southern Mixed-Use Village"] on US 15-501.

Village Center

While the June 2004 TIA included 12,000 square feet (SF) of specialty retail space in this neighborhood, the existing Briar Chapel CUP actually only allows for up to 10,000 square feet of retail space. Table 1 shows the trip generation potential of the Briar Chapel development from the June 2004 TIA and the updated trip generation with only 10,000 SF of retail space in the Traditional Neighborhood.

It is our understanding that with the amended CUP, little to none of the permitted retail space in the Traditional Neighborhood may actually be developed. Table 1 also shows the trip generation potential of the site if none of this retail space is constructed.

Table 1 shows that the land uses in the existing CUP generate approximately 62 fewer net new external daily trips, 10 fewer net new external AM peak hour trips (5 fewer in, 5 fewer out), and 3 fewer net new external PM peak hour trips (1 fewer in, 2 fewer out) than what was analyzed in the June 2004 TIA. It also shows that if none of the approved Traditional Neighborhood retail space is constructed, the trip generation potential of Briar Chapel would be reduced by 400 net new external daily trips, 175 net new external AM peak hour trips (84



fewer in, 91 fewer out), and 36 net new external PM peak hour trips (15 fewer in, 21 fewer out). Therefore, the anticipated trip generation for the Village Center with the proposed CUP amendment would be the same or less than the trips generated for the same area in the June 2004 TIA. Detailed trip generation spreadsheets are attached.

Table 1 ITE Trip Generation Comparison							
Scenario	Daily Total	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
June 2004 TIA - Total Net New External Trips	31,491	3,317	1,523	1,794	3,191	1,704	1,488
Approved CUP (10,000 SF Retail in Village Center)	31,429	3,307	1,518	1,789	3,188	1,703	1,486
Difference vs. June 2004 TIA	-62	-10	-5	-5	-3	-1	-2
With No Retail in Village Center	31,091	3,142	1,439	1,703	3,155	1,689	1,467
Difference vs. June 2004 TIA	-400	-175	-84	-91	-36	-15	-21

Village Market and Town Center

The June 2004 TIA included 240,000 SF of retail space (200,000 SF of general retail and 40,000 SF of specialty retail) and 270,000 SF of office space between the Village Market at US 15-501 and Briar Chapel Parkway and the Town Center at US 15-501 and Taylor Road. Table 2 shows the trip generation potential of the commercial land uses assumed for these parcels in the June 2004 TIA.

Table 2 Village Market & Town Center Trip Generation Comparison								
Land Use	Size	Daily Total	AM			PM		
			Total	In	Out	Total	In	Out
June 2004 TIA								
General Office	270,000 s.f.	2,866	415	365	50	381	65	316
Specialty Retail	40,000 s.f.	1,749	312	150	162	117	52	65
General Retail	200,000 s.f.	10,656	237	145	92	989	475	514
Subtotal		15,271	964	660	304	1,487	592	895

As shown in the attached Exhibits D1 and D2, the proposed CUP amendment caps the commercial land uses for the Village Market and Town Center, which are referred to as SD-North, SD-West, and SD-East, at the same levels as in the June 2004 TIA. Therefore, the commercial trip generation potential in these zones is effectively capped to not exceed the level presented in the June 2004 TIA.



Total Residential Units

While the proposed CUP will also allow more flexibility in the location of residential density, per Section II of the Application for Amendment and Section 6.2 of the Amended Ordinance Compliance Response the total residential unit count will not increase from the approved 2,389 units.

Conclusions

Based on the analyses presented herein, none of the proposed changes to the Briar Chapel CUP are expected to result in an increase in the trip generation potential or overall traffic impact from the approved June 2004 TIA.

If you have any questions concerning our analysis, please do not hesitate to contact me at (919) 677-2131 or Travis Fluitt at (919) 653-2948.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Richard Adams, P.E.
Vice President

RCA/tf

