



City Council Meeting October 2, 2023





Mayor Hooks

Call to Order





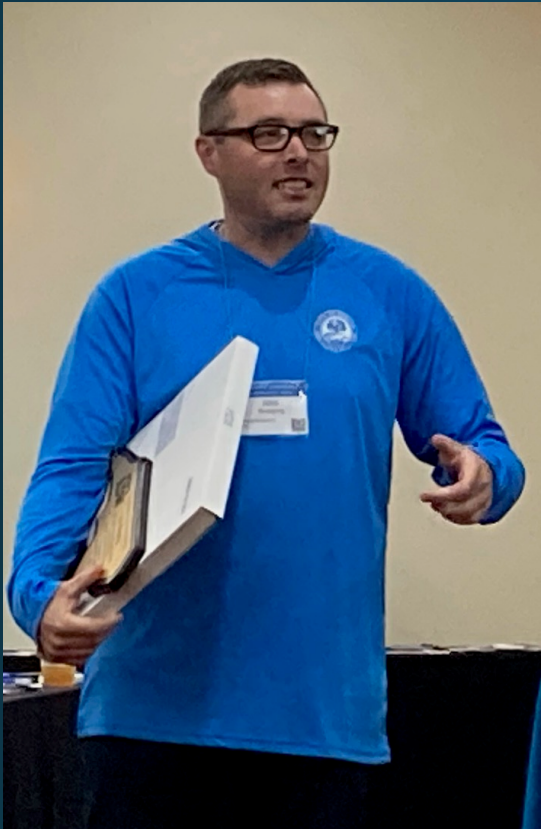
Pastor Sammy Ballard, FBC Mebane

Invocation



CONGRATULATIONS

Kris Kloepping



NCRPA



Athletic Director's Workshop

YOUNG PROFESSIONAL OF THE YEAR





Mayor Hooks

Public Comments





Mayor Hooks

Approval of Minutes-

September 5, 2023, Regular Meeting

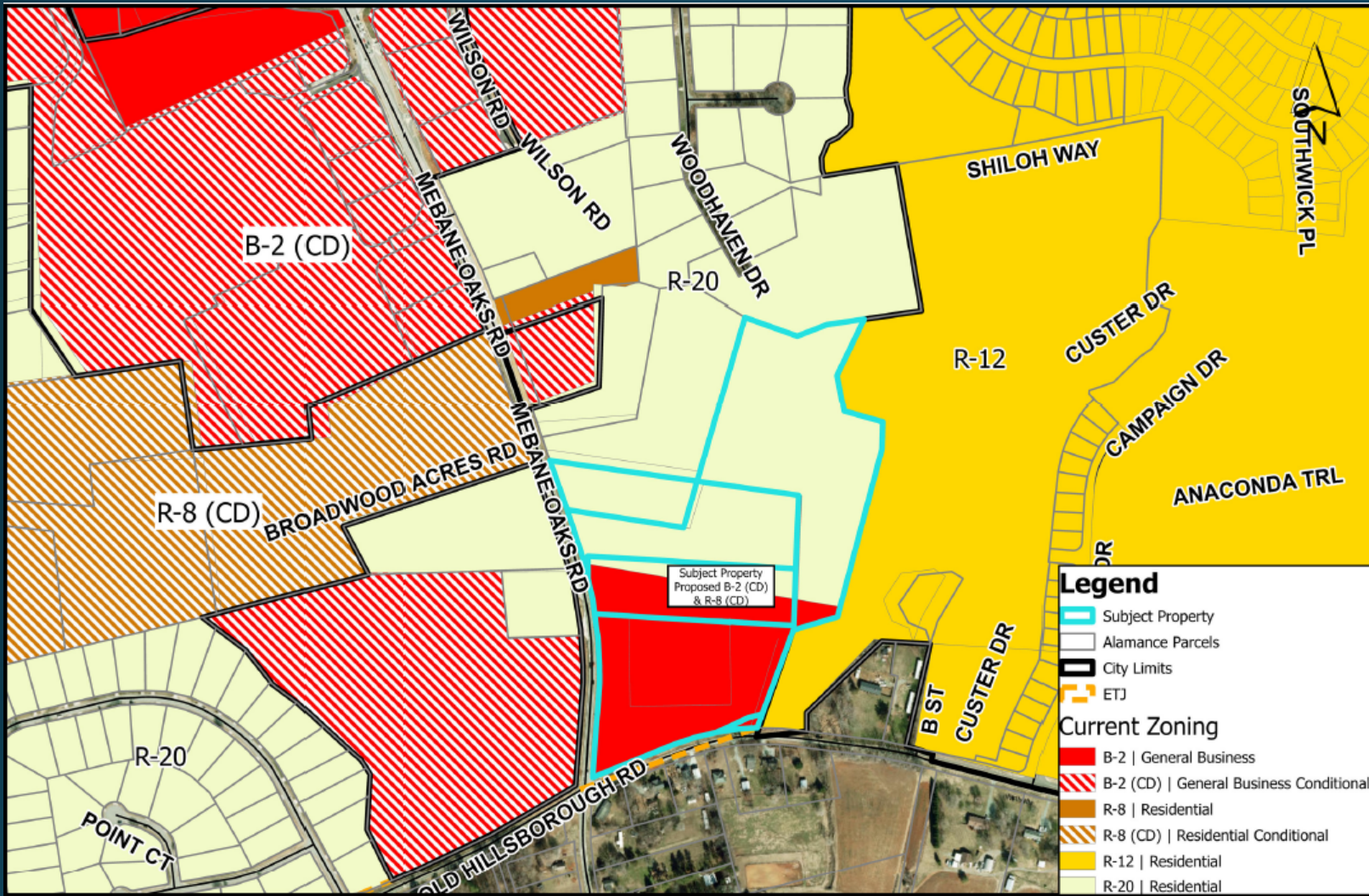




Ashley Ownbey, Development Director

Public Hearing: Rezoning Request: R-20 and B-2 to R-8 (CD) and B-2 (CD) by Deep River Partners





Legend

- Subject Property
- Alamance Parcels
- City Limits
- ETJ


Current Zoning

- B-2 | General Business
- B-2 (CD) | General Business Conditional
- R-8 | Residential
- R-8 (CD) | Residential Conditional
- R-12 | Residential
- R-20 | Residential

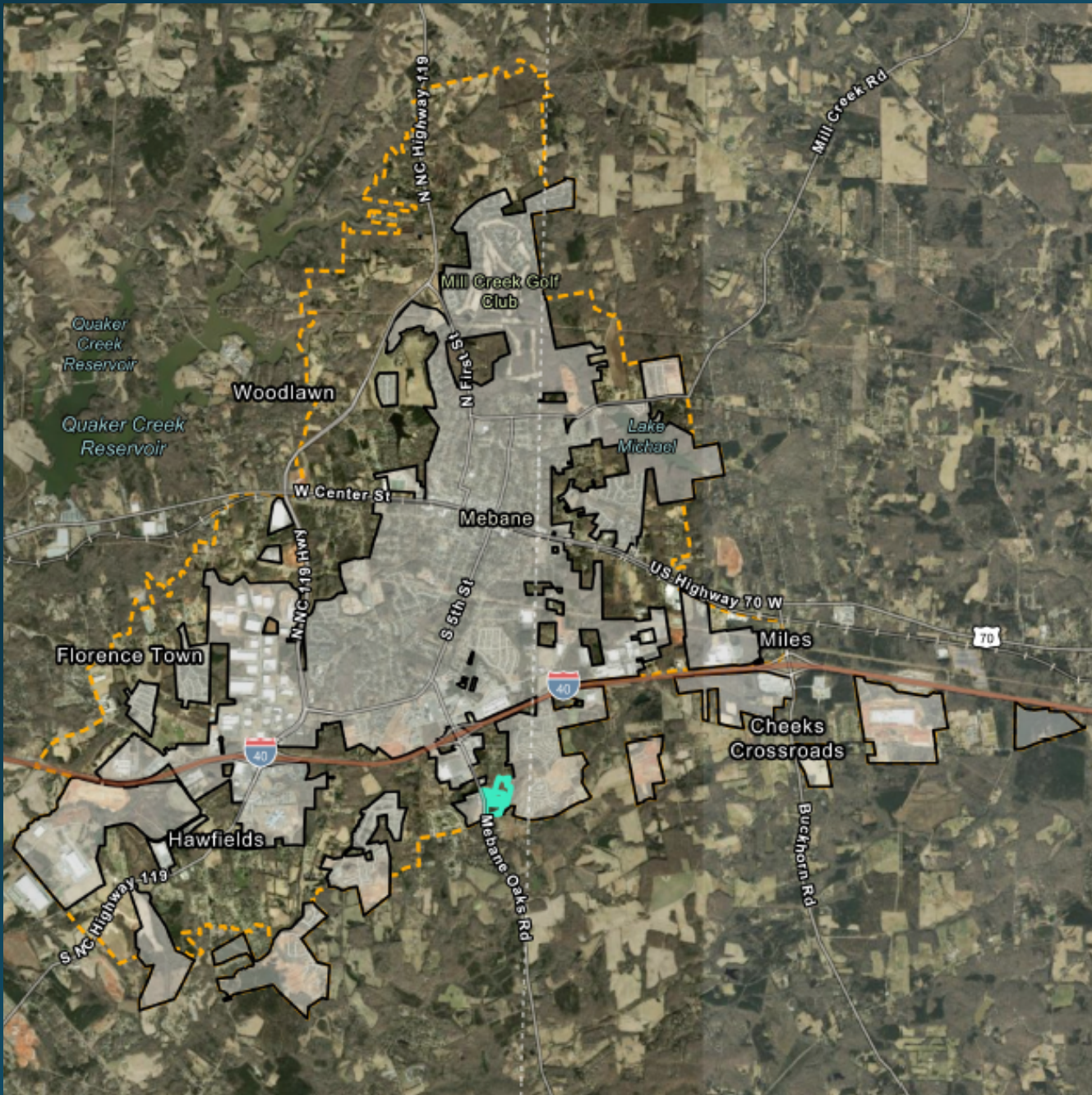
Deep River

Conditional Rezoning Request

- Request by Deep River Partners
- +/- 27.16 Acres
- Existing zoning: R-20 and B-2
- Requested zoning: R-8 (CD) and B-2 (CD)

| | | |
|---|--|---------------------|
|  <p>CITY OF MEBANE ZONING MAP</p> | <p>CONDITIONAL REZONING DEEP RIVER</p> <p><small>1 inch = 500 feet</small></p> | <p>DATE: 9/5/23</p> |
| | | <p>DRAWN BY: BP</p> |



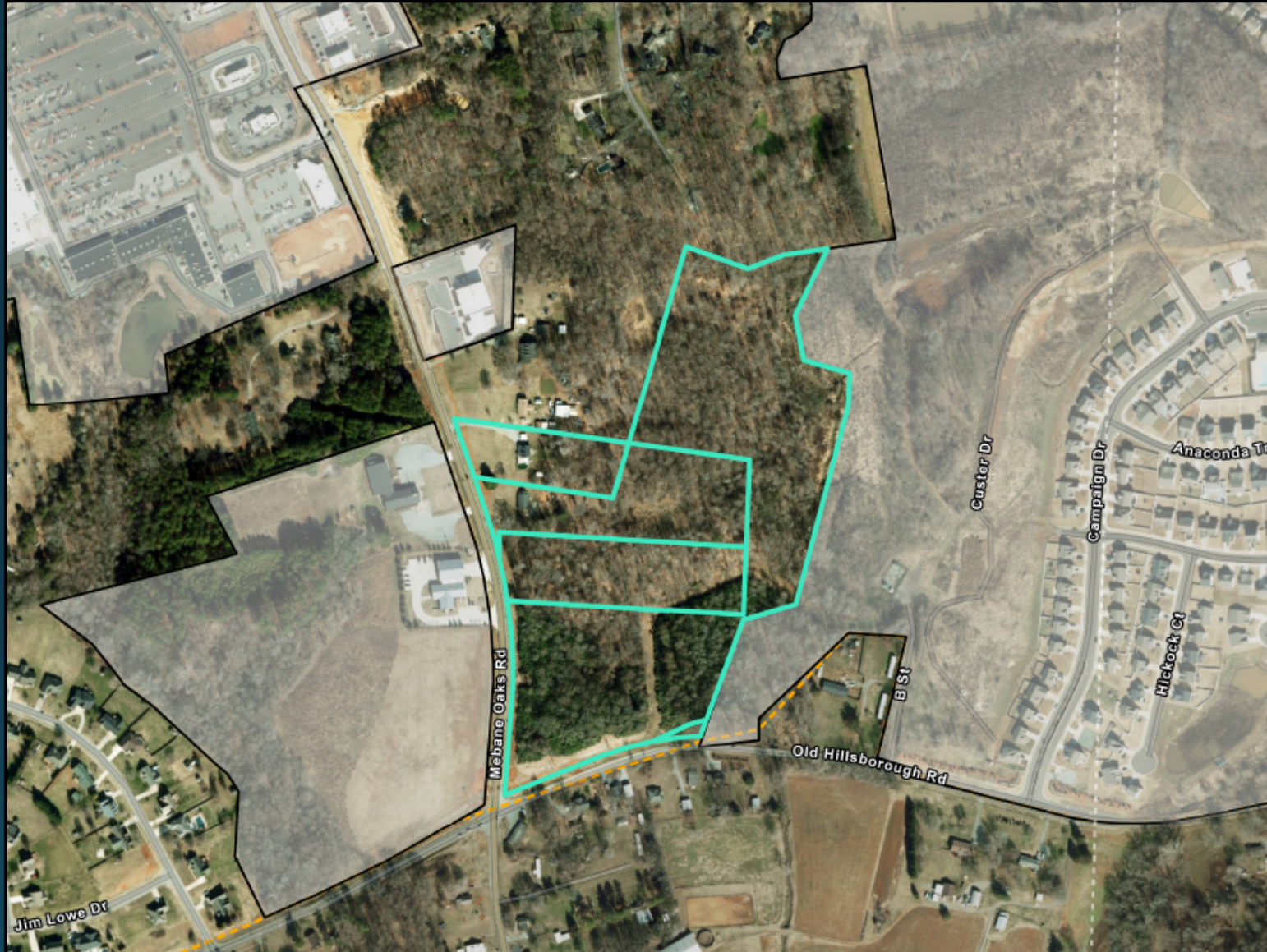


Deep River

Conditional Rezoning Request

- Alamance County, Mebane ETJ
- Petition for annexation is required before connection to City water and sewer





Deep River

Conditional Rezoning

- Single-Family Residential, Forested, Vacant
- Surrounding uses include:
 - Mebane Fire Station 3
 - Churches
 - Commercial
 - Single-family residential
 - The Meadows Subdivision



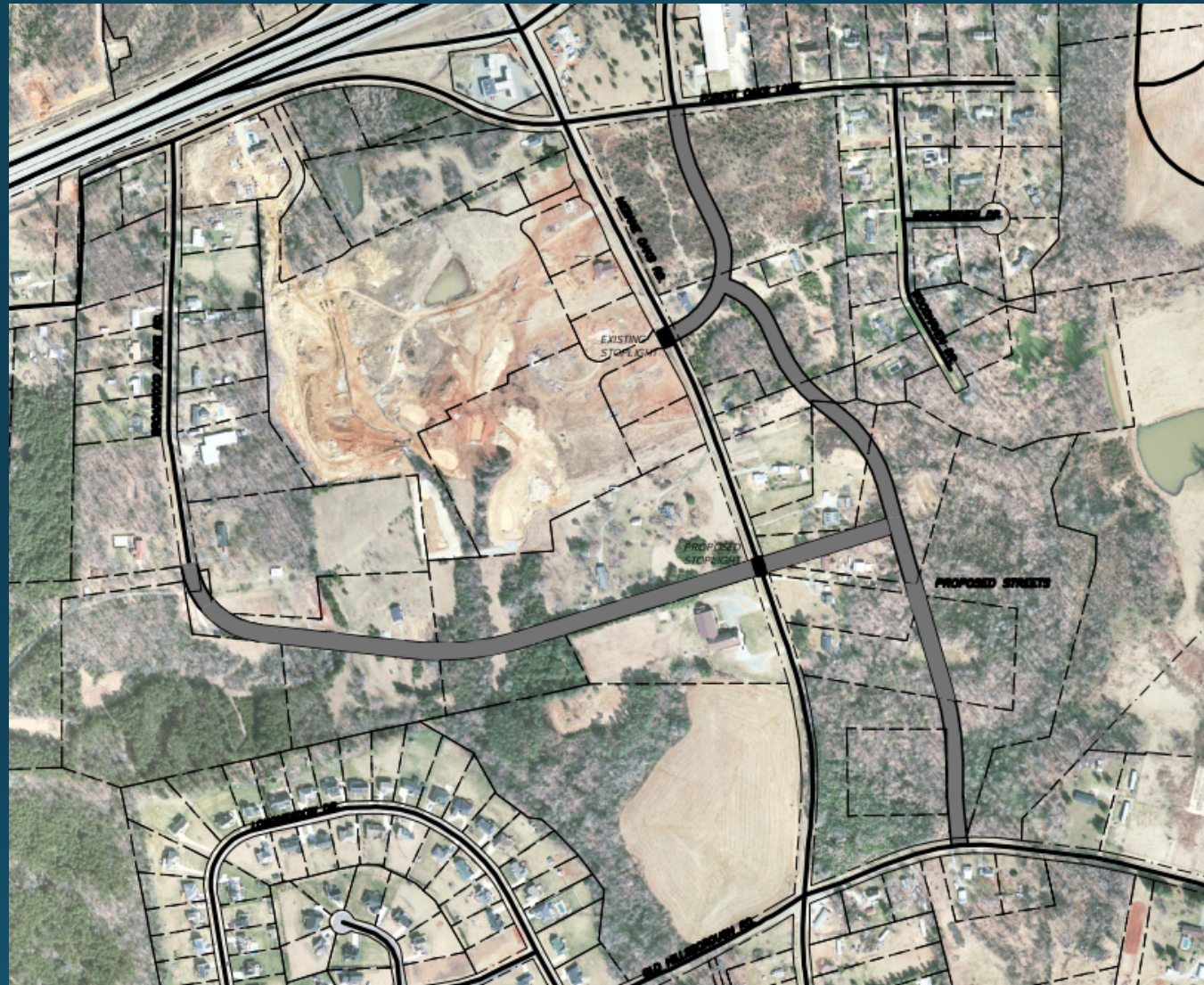


Deep River

Conditional Rezoning Request

- *Mebane By Design*: G-4 Secondary Growth Area; G-2 Jones Drive and South Mebane Oaks Residential Growth Area; Conservation Area



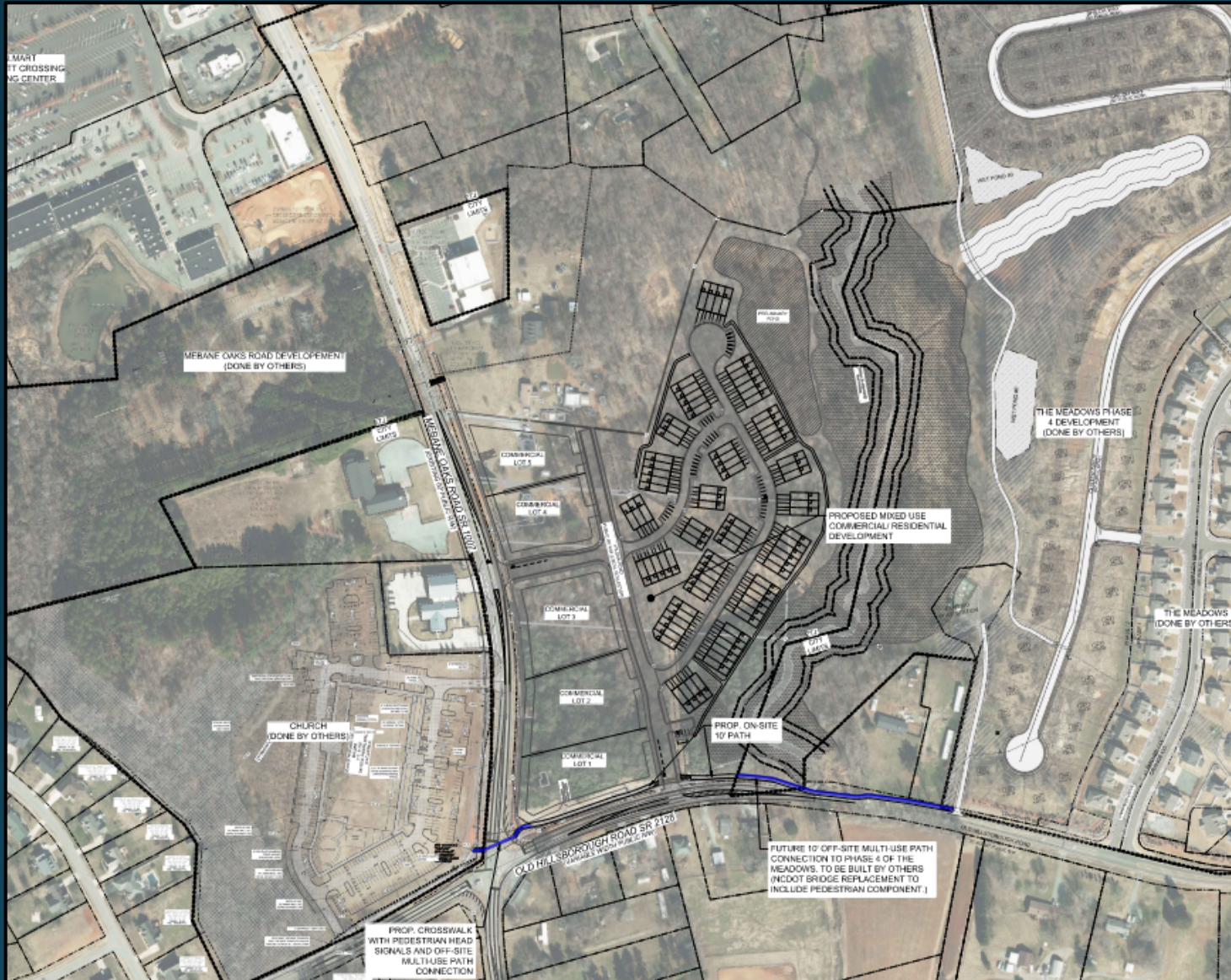


Deep River

Conditional Rezoning Request

- Mebane Oaks Road Small Area Plan, 2007





Deep River

Conditional Zoning Request

- R-8 (CD) and B-2 (CD) zoning requested to allow for a development of five commercial parcels and 90 townhomes
- 5' wide sidewalk along Mebane Oaks Road and a 10' multi-use path along Old Hillsborough Road.
- Public and private streets
- Private playground area, picnic area, dog park, exercise area, and walking trail for townhome community

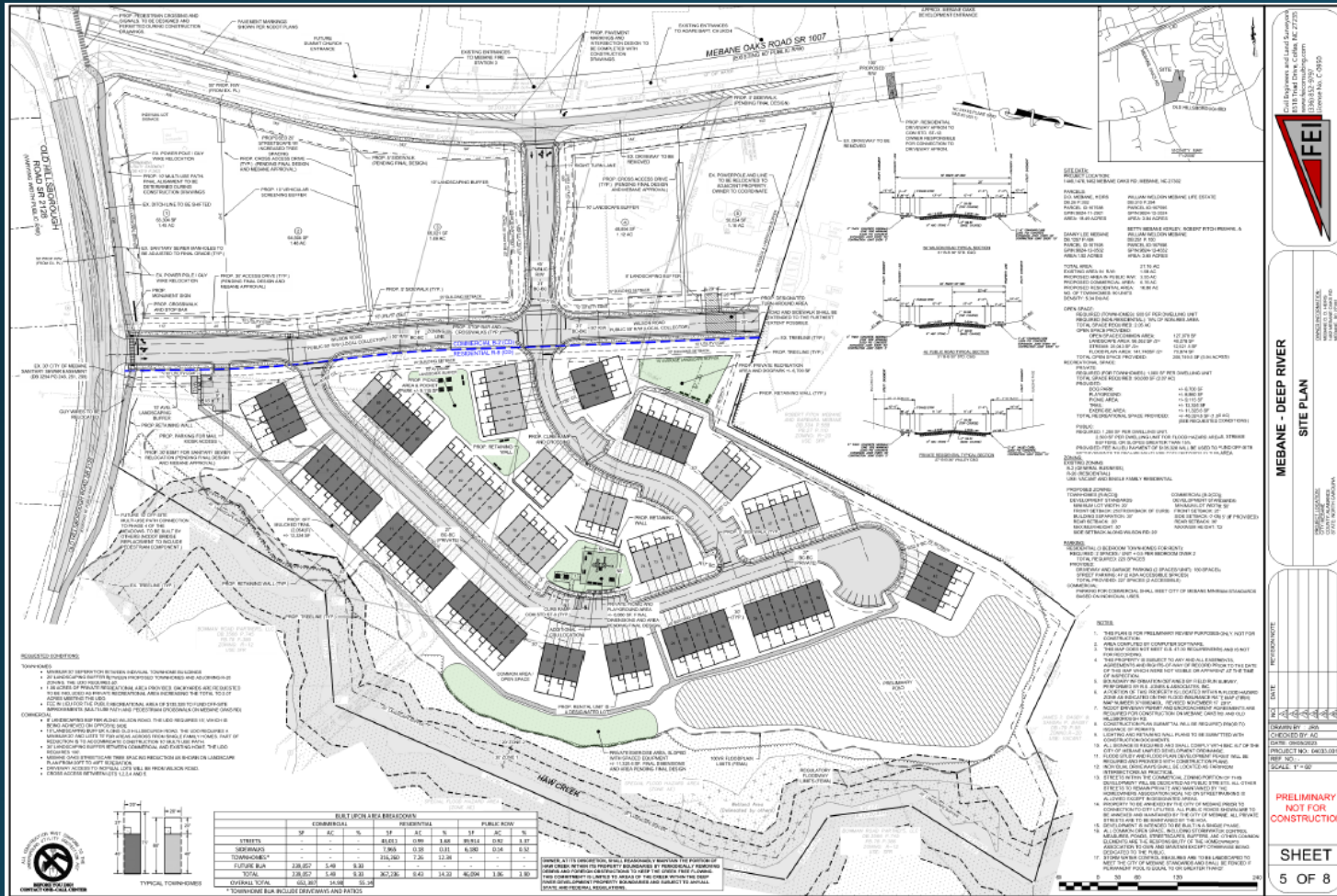


Deep River

Conditional Zoning Request

Conditions Requested:

- Minimum 30' building separation between townhome buildings, with no side yards.
- Alternative landscaping plan
- +/- 1.06 acres of common private recreation
 - Request to consider individual townhome backyards towards required 2.07 acres
- Payment in lieu of public recreation area to be used for off-site pedestrian improvements.
- Commercial lots developed with:
 - Driveway access from Wilson Road
 - Cross-access between lots
 - Restriction of uses



Deep River

Conditional Zoning Request

Multi-modal Improvements

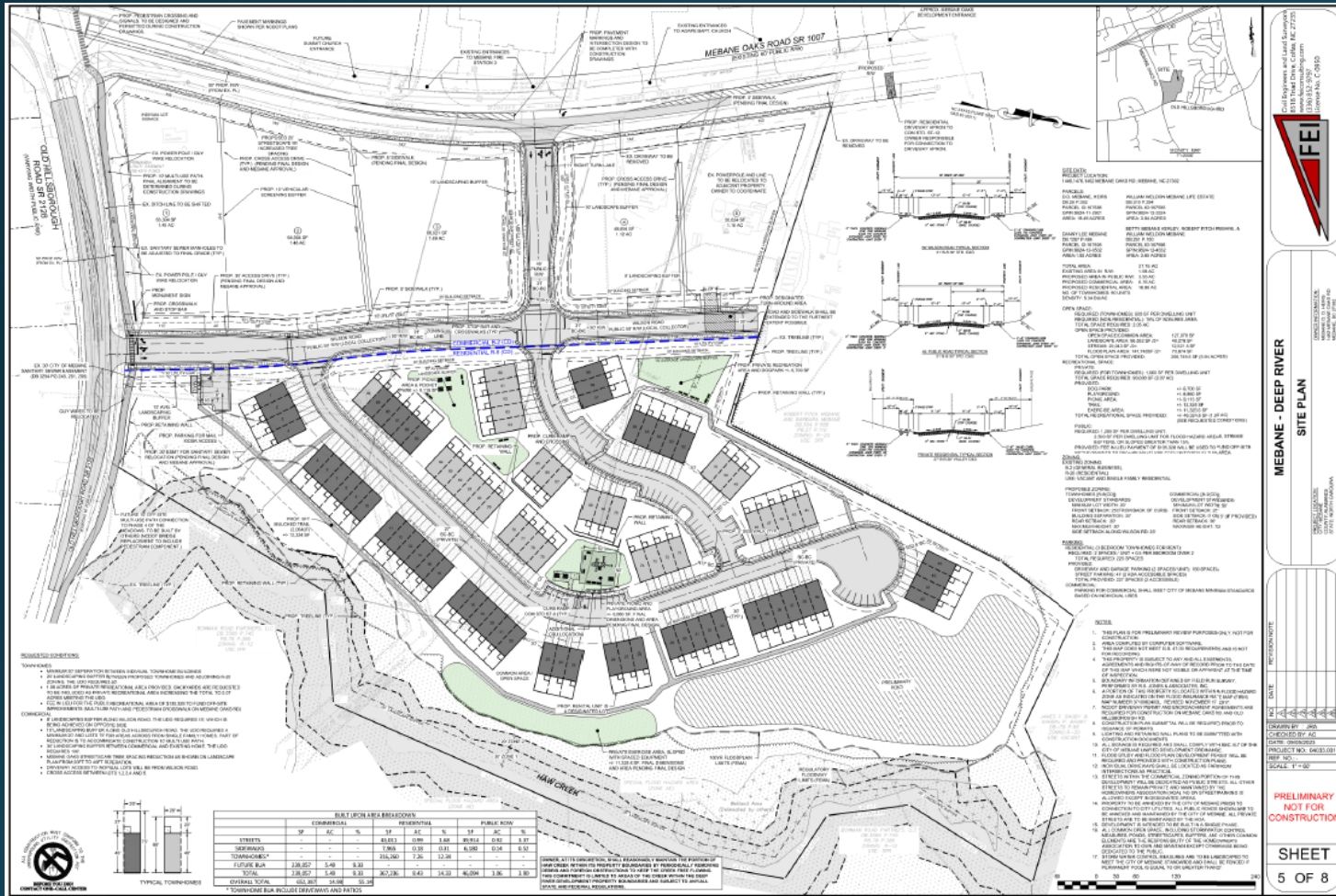
- 5' sidewalk along Mebane Oaks Road and 10' multi-use path along Old Hillsborough Road
- Internal sidewalk

Mebane Oaks Road (Site Access #1)

- Construct the full movement access, directly aligned with the existing northern fire station driveway, with one ingress lane and two egress lanes under stop control.
- Provide a minimum 100' internal protected stem.
- Provide an exclusive left-turn lane on Mebane Oaks Road with 100 feet of storage and appropriate transitions.

Old Hillsborough Road (Site Access #2)

- Construct the full movement access with one ingress lane and two egress lanes under stop control.
- Provide a minimum 100' internal protected stem.
- Provide an exclusive left-turn lane on Old Hillsborough Road with 100 feet of storage and appropriate transitions.



Call Engineers and Land Surveyors
1511 Third Street, Durham, NC 27701
919.483.2878
www.fei-engineers.com
License No. C-993

FEI

MEBANE - DEEP RIVER
SITE PLAN

DATE: _____
PREPARED BY: _____
CHECKED BY: _____
DATE: _____
PROJECT NO.: 2013-01
SHEET NO.: 5 OF 8

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET
5 OF 8





Applicant Presentation



Mebane Oaks at Old Hillsborough Road Project

City of Mebane City Council

October 2, 2023

Michael S. Fox
Tuggle Duggins P.A.

400 Bellemeade Street, Suite 800
Greensboro, NC 27401



The Project



Promotes a High-Quality Mixed-Use Development



Five Commercial Lots with Frontage on Mebane Oaks Road



Complimented by a Moderate Density Residential Community Behind



Pedestrian Friendly

Neighborhood Input

-
- Deep River representatives have had extensive conversations with neighbors.
 - Met individually with particular neighbors
 - Held a neighborhood meeting on August 30th
 - As a result, Deep River has committed to addressing the concerns raised by neighbors.
-



DEEP RIVER
PARTNERS

ABOUT OUR COMPANY

- Founded in 1985.
- Long term presence with property ownership throughout Triad
- Consistently develop high quality projects in the Triad and throughout Southeast
- Experienced commercial developers with extensive client and contact base
- Previous residential development in Alamance County

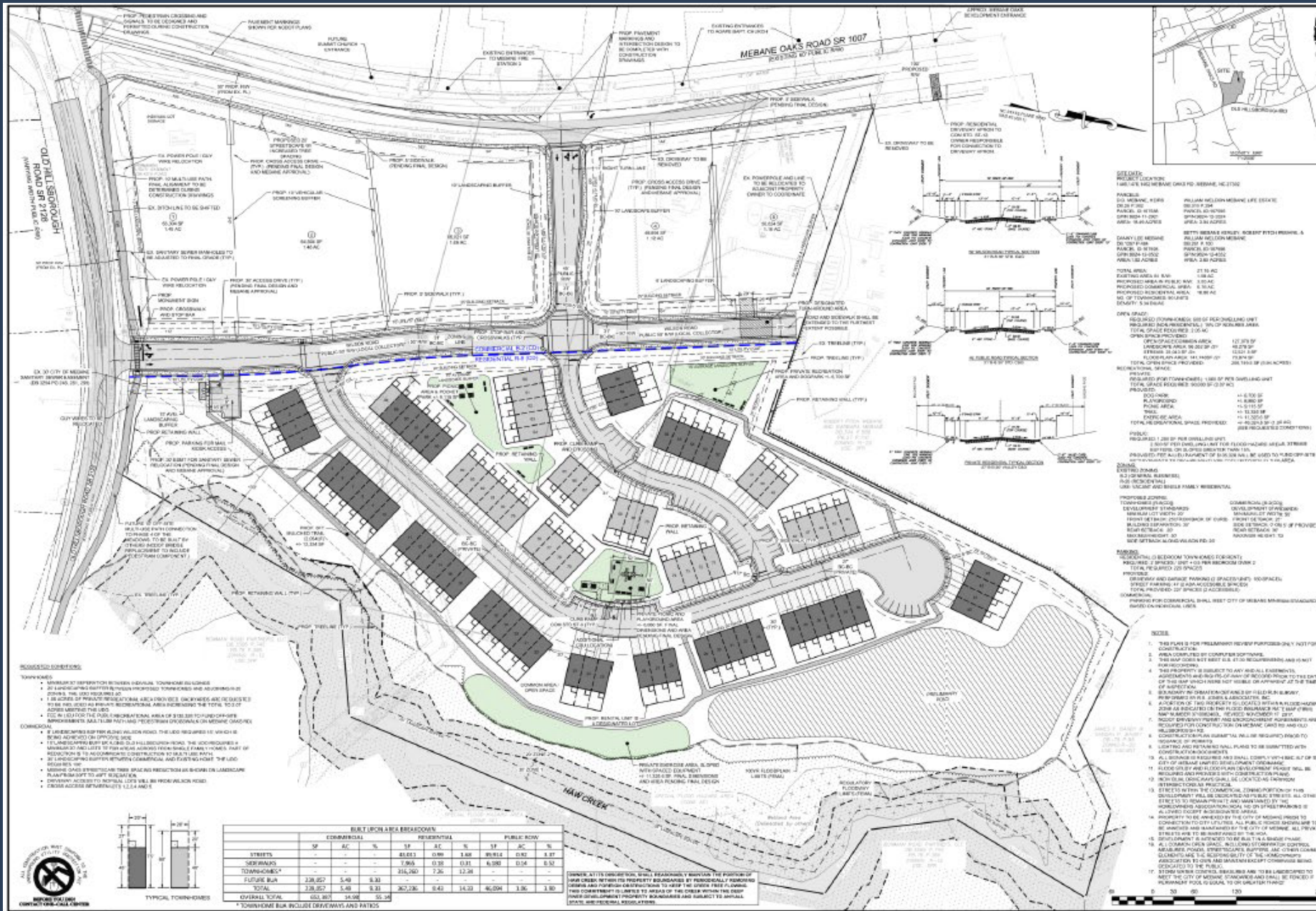
Representative Commercial Development



Representative Residential Development



Site Plan



Cell Engineers and Land Surveyors
 5018 Tread Drive, Colfax, NC 27225
 www.cellengineers.com
 License No. C-0192

MEBABE - DEEP RIVER

SITE PLAN

CONSULTANTS:
 CONSULTING ENGINEERS
 1000 S. W. 10TH AVENUE
 MIAMI, FL 33135

DATE: _____

SCALE: 1" = 50'

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

**SHEET
 5 OF 8**

NOTES TO CONDITIONS:

TOWNHOMES:

- 1. MINIMUM SETBACKS BETWEEN ADJACENT TOWNHOME BUILDINGS
- 2. SETBACKS MUST BE MAINTAINED THROUGHOUT THE DEVELOPMENT
- 3. THE AREA OF PRIVATE PROPERTY AREA OWNERS' ENCROACHMENTS TO BE MAINTAINED AS PRIVATE RECREATIONAL AREA IN ACCORDANCE WITH THE TERMS OF AGREEMENT WITH THE CITY
- 4. THE AREA OF THE PUBLIC HIGHWAY SHALL BE MAINTAINED AS PUBLIC HIGHWAY
- 5. THE AREA OF THE PUBLIC HIGHWAY SHALL BE MAINTAINED AS PUBLIC HIGHWAY

COMMON:

- 1. THE DEVELOPER SHALL MAINTAIN THE PUBLIC HIGHWAY AS A PUBLIC HIGHWAY
- 2. THE DEVELOPER SHALL MAINTAIN THE PUBLIC HIGHWAY AS A PUBLIC HIGHWAY
- 3. THE DEVELOPER SHALL MAINTAIN THE PUBLIC HIGHWAY AS A PUBLIC HIGHWAY
- 4. THE DEVELOPER SHALL MAINTAIN THE PUBLIC HIGHWAY AS A PUBLIC HIGHWAY
- 5. THE DEVELOPER SHALL MAINTAIN THE PUBLIC HIGHWAY AS A PUBLIC HIGHWAY

| | COMMERCIAL | | | RESIDENTIAL | | | PUBLIC ROAD | | |
|----------------|------------|-------|------|-------------|------|-------|-------------|------|------|
| | SF | AC | % | SF | AC | % | SF | AC | % |
| STREETS | - | - | - | 83,653 | 0.89 | 1.88 | 89,814 | 0.92 | 1.87 |
| TOWNHOMES | - | - | - | 1,868 | 0.19 | 0.31 | 6,393 | 0.54 | 0.52 |
| TOTAL | - | - | - | 315,760 | 7.26 | 13.28 | - | - | - |
| NET AREA | 238,857 | 5.49 | 0.33 | 302,236 | 0.43 | 14.23 | 46,004 | 1.96 | 1.80 |
| NET AREA TOTAL | 651,497 | 14.96 | 0.54 | - | - | - | - | - | - |

1. TOWNHOMES SHALL INCLUDE DRIVEWAYS AND PATIOS

OWNER, AT ITS SOLE RISK, SHALL MAINTAIN THE POSITION OF THE PUBLIC HIGHWAY AS A PUBLIC HIGHWAY. THE DEVELOPER SHALL MAINTAIN THE PUBLIC HIGHWAY AS A PUBLIC HIGHWAY. THE DEVELOPER SHALL MAINTAIN THE PUBLIC HIGHWAY AS A PUBLIC HIGHWAY. THE DEVELOPER SHALL MAINTAIN THE PUBLIC HIGHWAY AS A PUBLIC HIGHWAY.

DEVELOPER:
 PROJECT LOCATION:
 1000 S. W. 10TH AVENUE, MIAMI, FL 33135

PARCELS:
 1000 S. W. 10TH AVENUE, MIAMI, FL 33135
 1000 S. W. 10TH AVENUE, MIAMI, FL 33135
 1000 S. W. 10TH AVENUE, MIAMI, FL 33135

TOTAL AREA: 21.16 AC
 1000 S. W. 10TH AVENUE, MIAMI, FL 33135
 1000 S. W. 10TH AVENUE, MIAMI, FL 33135
 1000 S. W. 10TH AVENUE, MIAMI, FL 33135

OPEN SPACE:
 REQUIRED OPEN SPACE: 10% OF TOTAL AREA
 TOTAL OPEN SPACE PROVIDED: 2.116 AC

RECREATION:
 REQUIRED RECREATION: 10% OF TOTAL AREA
 TOTAL RECREATION PROVIDED: 2.116 AC

UTILITIES:
 REQUIRED UTILITIES: 10% OF TOTAL AREA
 TOTAL UTILITIES PROVIDED: 2.116 AC

CONSTRUCTION:
 REQUIRED CONSTRUCTION: 10% OF TOTAL AREA
 TOTAL CONSTRUCTION PROVIDED: 2.116 AC

Development & Design Considerations

-
- Thoughtful Placement of Proposed Commercial Development
 - Encourages Walkability & Access to Neighborhood-Scale Retail & Commercial Businesses
 - Provides Access from Wilson Road to Old Hillsborough Road Consistent with the Mebane Oaks Road Small Area Plan
 - Increase Pedestrian & Traffic Safety
 - Multi-Use Trail Connection
 - Accommodate Housing for the Workforce & Young Families
 - Private Recreation Amenities Including a Playground, Dog Park, Picnic Shelter, & Exercise Area
 - Assistance with Flood Prevention, Stream Preservation & Wildlife Management
-

Illustrative Townhomes



Architectural Commitments

-
- Facade elevations feature 25% or more stone or brick
 - Slab on grade construction
 - Single car garages on all units
 - 30-year architectural shingles
 - Projected Eaves (side, back & front)
 - Minimum 1,400 square feet
 - Where Vinyl Siding is used, there will be elevation differentiation and variety of textures and muted colors.
-

THANK YOU
QUESTIONS?



Greg Payne

Informational Item- Mebane Community Fund



Mebane Community Fund

managed by the
Alamance Community Foundation

What will funds be used for?

Physical, tangible improvements visible to the public – outdoors or in a public building

Examples:

- Public art
- Improvements to parks & recreation areas
- Improvements to trails & greenways
- Making the downtown more attractive
- Amenities for new facilities like a permanent farmers' market structure

Who will be eligible to receive a grant?

Governments and non-profit organizations

Who will make grant decisions?

A Mebane Advisory Board will be created to make recommendations on grant requests, with the final decision made by the Alamance Community Foundation's board.

What is the amount required to establish the Mebane Community Fund?

An initial amount of \$25,000 has been raised to start the fund at the ACF.

The next step will be for individuals and businesses to make pledges for donations to grow the fund to \$100,000, then \$250,000 and beyond.



Mark Reich, AWCK, Inc.

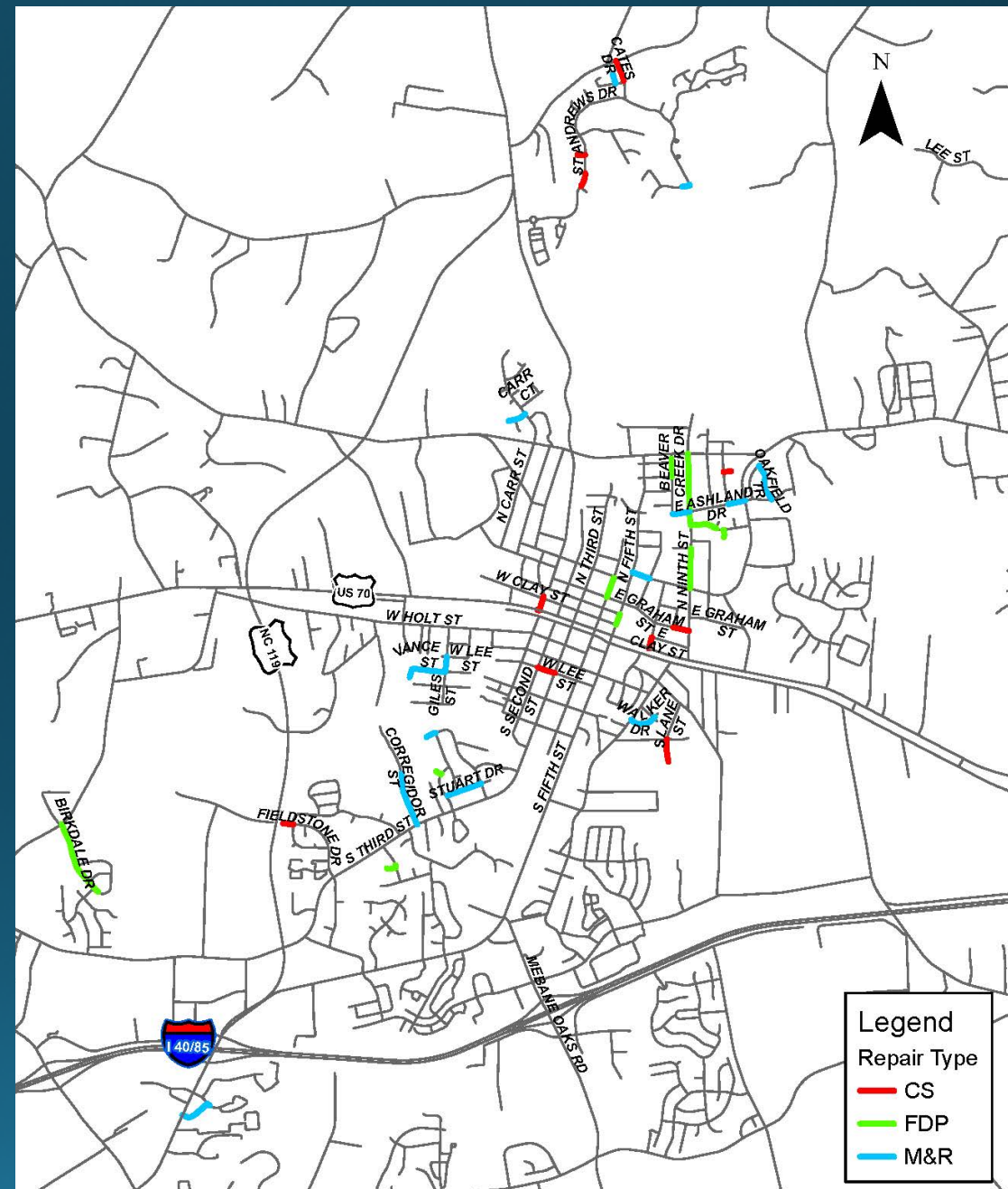
Charles Smith, Public Works Director

FY 2023-24 Street Repair Contract



Change Order for 2023-24 Street Repair and Resurfacing

- Street Repair and Resurfacing \$675,000
 - Patching and Resurfacing 2.26 miles of 20 streets.
 - Crack Sealing 0.58 miles of 7 streets
 - Milling and Resurfacing Recreation Museum Parking Lot.
 - Crack Sealing City Hall and Inspection Dept. Parking Lots.
- Public Works Parking Lot \$50,000
 - Patching and Resurfacing 2,380 sy of pavement at Public Works parking lot.



Proposed Street Resurfacing List FY 2023-24

| Street Name | From | To |
|---------------------------|---------------------------|-------------------|
| Forestwood Dr. (1) | N. Carr St. | Dead End |
| Great Smokey Mountain Dr. | Everglades Dr. | Mt. Rainer Dr. |
| E. Ashland Dr. | N. Ninth St. | Overland Dr. |
| Mt. Rainer Dr. | Great Smokey Mountain Dr. | Everglades Dr. |
| St. Andrews Dr. | Great Smokey Mountain Dr. | Bay Hill Ct. |
| Harbour Town Ct. | St. Andrews Dr. | Cul-De-Sac |
| Buckingham Dr. | Eighth St. | Dead End |
| Everglades Dr. | Mt. Rainer Dr. | Cul-De-Sac |
| S. Second St. | Austin St. | Roosevelt St. |
| W. Mckinley St. | S. Third St. | S. Fourth St. |
| Sawgrass Ct. | St. Andrews Dr. | Cul-De-Sac |
| Welsford Ct. | New Castle Rd. | Cul-De-Sac |
| N. Wilba Rd. | Crawford St. | Vine St. |
| S. Fourth St. | Roosevelt St. | Pavement Change |
| Cornwallis Dr. (1) | N. Carr St. | Dead End |
| S. First St. | Lee St. | Mckinley St. |
| Madison St. | Holt St. | Jackson St. |
| McPherson Dr. | Fifth St. | Eighth St. |
| Roosevelt St. | Giles St. | NCDOT maintenance |

Proposed Street Patching and Crack Sealing List FY 2023-24

| Street Name | From | To |
|--------------------------|--------------|-----------------|
| W. Mckinley St. | Giles St. | Dead End |
| Deerfield Trace | NC 119 | Millstead Dr. |
| Gregory Poole Ln. | Maple Ln. | Pavement Change |
| W. Brown St. | N. Third St. | N. Fourth St. |
| E. Graham St. | S. Fifth St. | S. Sixth St. |

Proposed Street Crack Sealing List FY 2023-24

| Street Name | From | To |
|------------------------|---------------------------|------------------|
| St. Andrews Dr. | Winged Foot Ct. | Clubhouse Drive |
| S. Fourth | Jackson St. | Lee St. |
| Drake Ln. | N. Fifth St. | Beaver Creek Dr. |
| Edwards Ct. | N. Third St. | Cul-De-Sac |
| Lowes Blvd. | Compass Dr. | Dead End |
| Big Bend Dr. | Great Smokey Mountain Dr. | Redwood Ct. |
| Redwood Ct. | Big Bend Dr. | Cul-De-Sac |





Daphna Schwartz, Finance Director

Revenue Bonds for Elevated Water Tank-

Bond Order and Series Resolution

Capital Project Ordinance Amendment





Mebane

Positively Charming

ELEVATED WATER STORAGE TANK REVENUE BONDS

October 2, 2023



BACKGROUND

- Current water tank meets regulatory requirements but is too small to equalize projected water demands and sustain fire flows.
- The City purchased property at 1500 S. Third Street to build a new water storage tank.
- On August 1, 2022, the City Council awarded Hazen & Sawyer the engineering contract for the project and approved the creation of a capital project ordinance.
- On August 7, 2023, the City Council adopted a resolution stating the intention to issue revenue bonds to provide funding for the elevated water tank project and to use Capital One to finance the debt for 20 years at a rate of 4.46% with average annual payments of approximately \$348,195.
- Construction bids were received on August 29, 2023.
- The current estimated cost of the project is \$8,425,000.
- The City was awarded \$2,652,990 in grant funding.
- The estimated amount to finance is \$5,772,010.



BOND ORDER AND SERIES RESOLUTION


Once approved, the Bond Order and Series Resolution will formally authorize the issuance of City revenue bonds for the elevated water tank project, approve substantially final financing documents and other financing details, and authorize City staff to complete the bond closing.

This is dependent on Local Government Commission approval which is expected on October 3. If approved, the closing will take place on October 12.



CAPITAL PROJECT ORDINANCE AMENDMENT 1

- The Capital Project Ordinance requires an amendment due to the increase in the budget for the project.



SECOND SUPPLEMENTAL TRUST AGREEMENT

- This document sets out the details of the bond issue. By approving the Bond Order and Series Resolution, the Council approves this document.

QUESTIONS?





Lawson Brown, City Attorney

Resolution of Intent for Street Closings- Jackson Street and Short Street



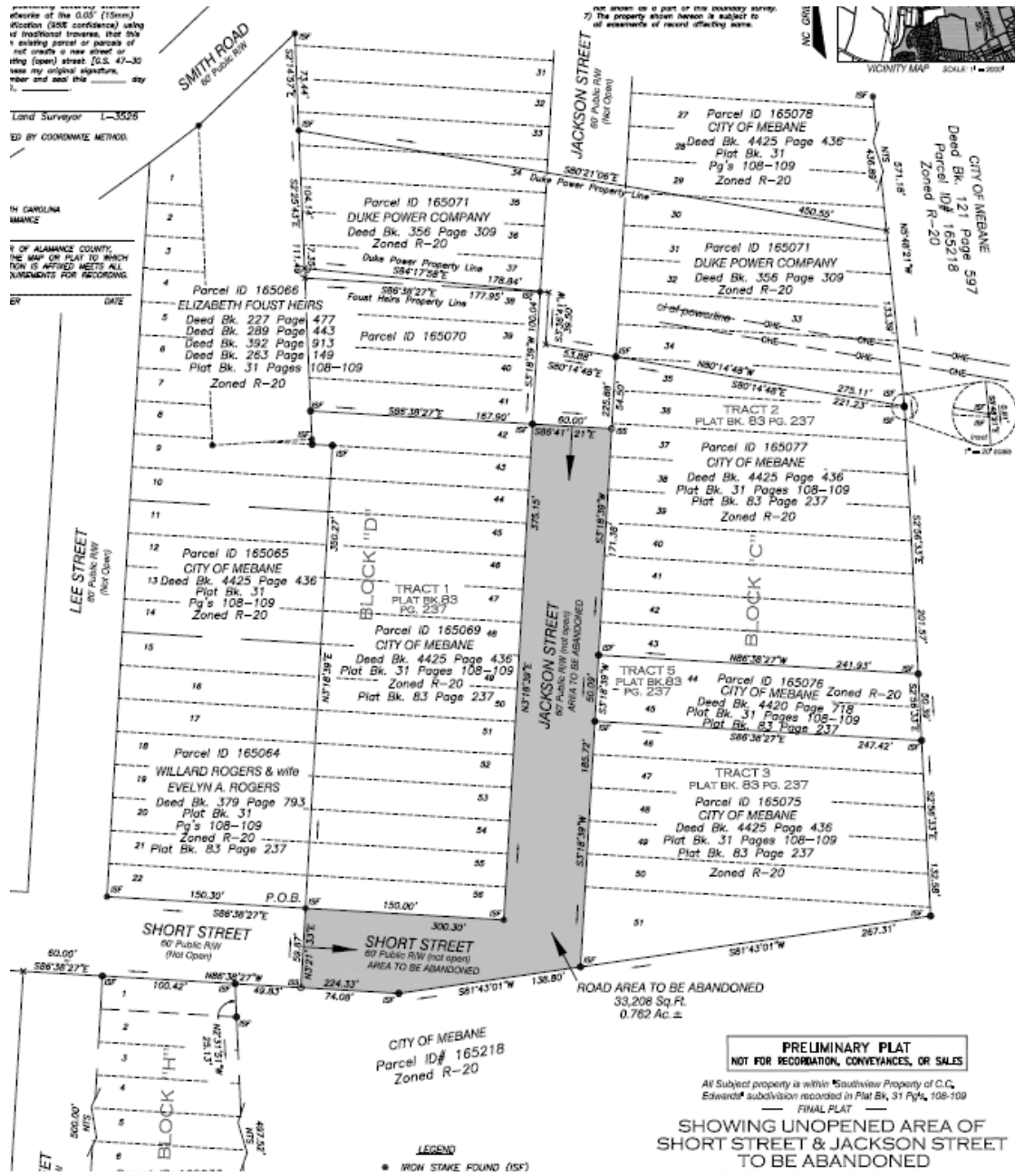
Accuracy of the 0.05' (15mm) location (±5% confidence) using traditional traverse, that this is existing parcel or parcels of not create a new street or utility (open) street [G.S. 47-30 use my neighbor's signature, ruler and seal the _____ day _____, _____]

Land Surveyor L-3526
ED BY COORDINATE METHOD.

IN CAROLINA
BY EXAMINE

OF ALABAMA COUNTY:
THE MAP OR PLAN TO WHICH
THIS IS AFFIXED MEETS ALL
REQUIREMENTS FOR RECORDING.

BY DATE



PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

All Subject property is within *Southview Property of C.C. Edwards' subdivision recorded in Plat Bk. 31, Pg's 108-109

FINAL PLAT

SHOWING UNOPENED AREA OF
SHORT STREET & JACKSON STREET
TO BE ABANDONED

LEGEND
● IRON STAKE FOUND (ISF)



Planning to provide map





Ms. Ownbey

Informational Item-

US 70 Multimodal Corridor Plan Study





ORANGE COUNTY
NORTH CAROLINA

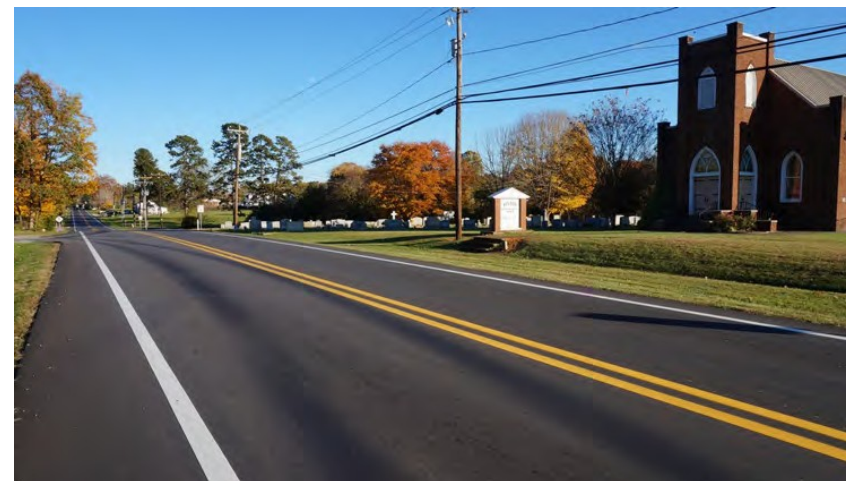
US 70 Multimodal Corridor Plan

Mebane



US 70 Study Overview

- In-depth review of US 70 Corridor
 - NC 119 in Mebane to Orange/Durham County line (NC 751)
 - US 70 Business from NC 86 (Churton Street) to US 70
- Develop long-term vision for:
 - US 70 roadway itself
 - Surrounding communities and natural areas
- Focus is on preserving/enhancing:
 - Safety
 - Multi-modal options (access & connectivity)
 - Environmental features
 - Economic opportunities
- Project Study Team
 - City of Mebane & Town of Hillsborough
 - BGMPO & DCHC MPO
 - Alamance and Orange Counties
 - NCDOT
 - Consultant Team (VHB and Rose & Associates)



US 70 Multimodal Corridor Study

US 70 Study Background

- US 70 Corridor
 - ~19 miles: US 70 (minor arterial)
 - 3 miles: US 70 Bus (major collector/other arterial)
 - Links Durham, Hillsborough & Mebane
 - I-85 and I-40 handle bulk of traffic
 - Alternate route during I-85 incidents
 - Crucial northern access via NC 86 & NC 57
- Land Use Context
 - Significant natural & cultural constraints
 - Rural/Suburban/Urban: Varies by segment
 - Economic potential



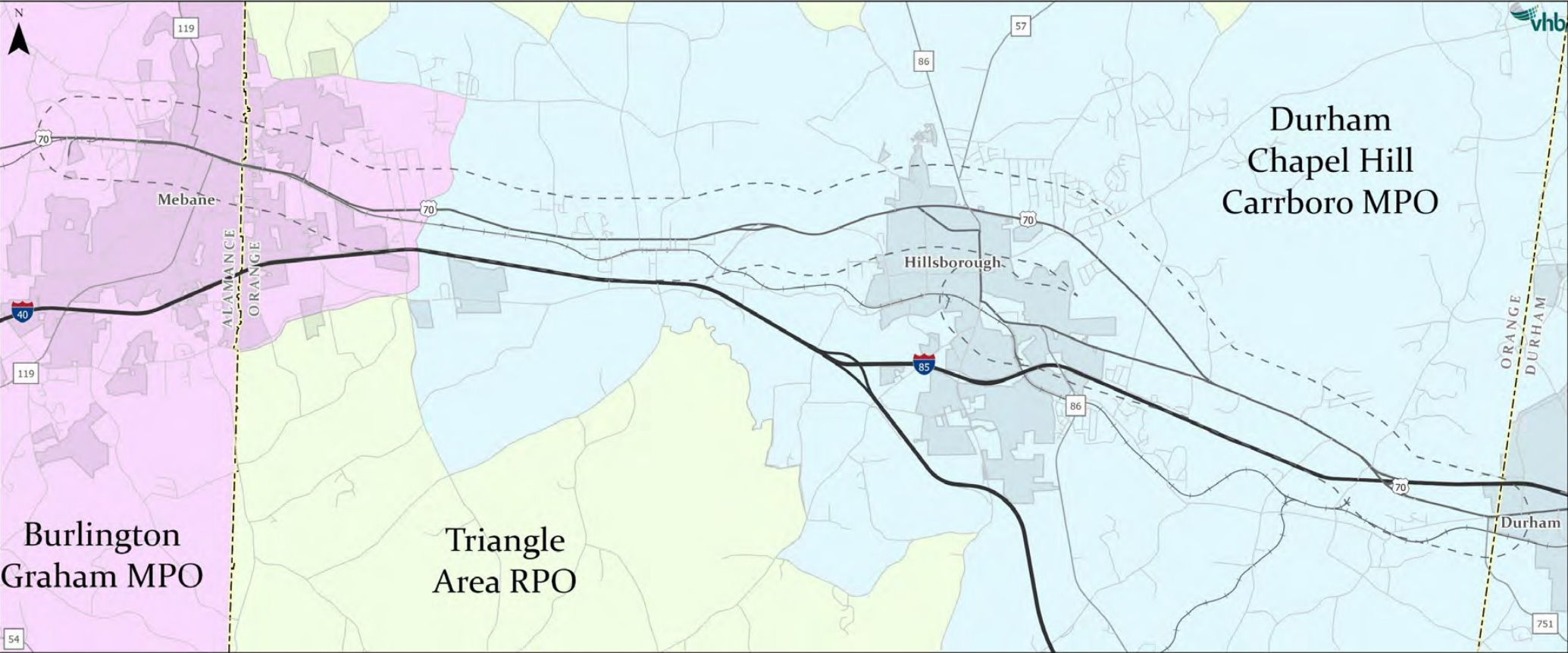
US 70 Study Background

- Roadway Characteristics
 - Primarily 2-lane with 4' paved shoulders
 - 120' ROW (RR constraints in Mebane)
 - 13 traffic signals
 - Primarily 45-mph speed limit
 - Rolling terrain & curvature in segments; limited passing
 - No bicycle facilities; limited pedestrian facilities
- Need better multi-modal access & functionality
 - **Safety!**
 - Transit options and access
 - Preserve & enhance environment
 - Provide economic opportunities
 - Balance desired improvements with long-term maintenance
 - Municipal/County/State



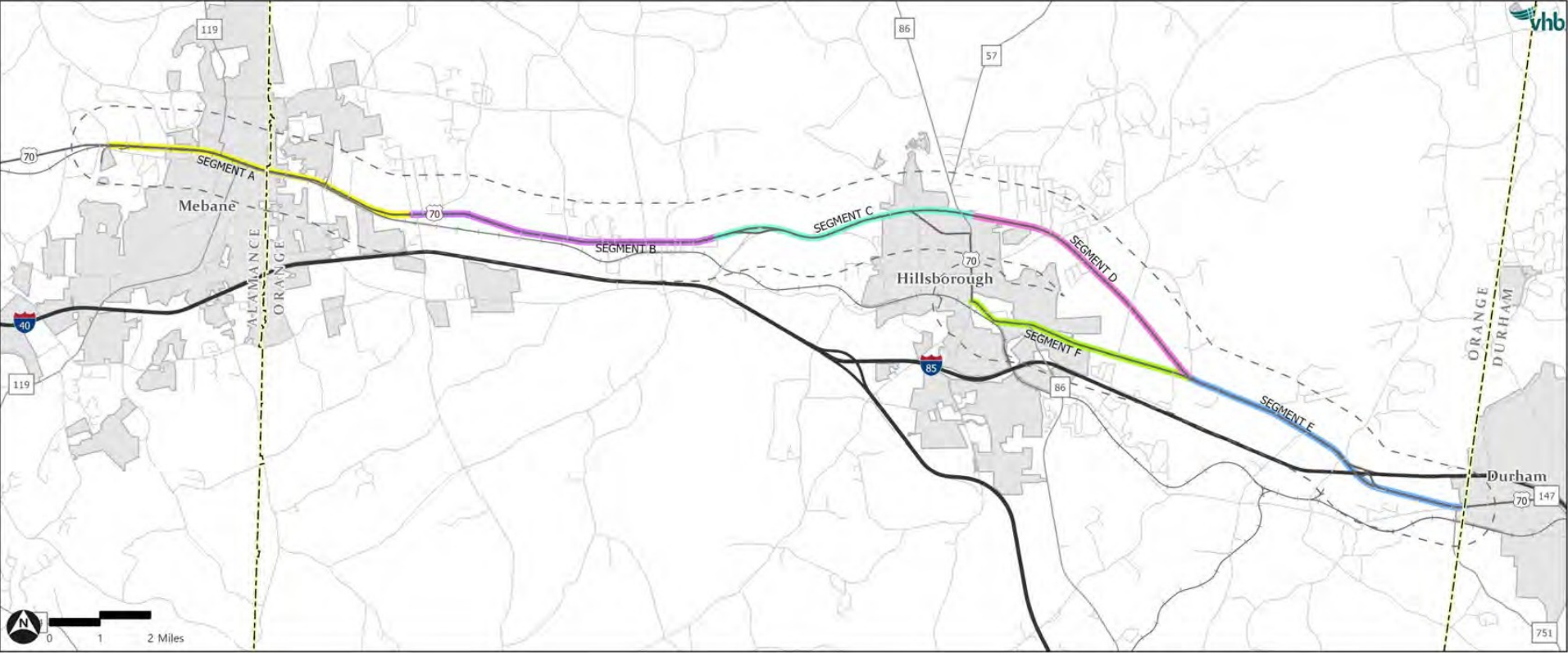
US 70 Multimodal Corridor Study

Corridor Location & Planning Jurisdictions



- Legend
- US 70 Corridor Study Buffer
 - County Boundary
 - Municipal Boundary
 - Railroad Track
 - Burlington Graham MPO
 - Durham Chapel Hill Carrboro MPO
 - Triangle Area RPO

Corridor Segments

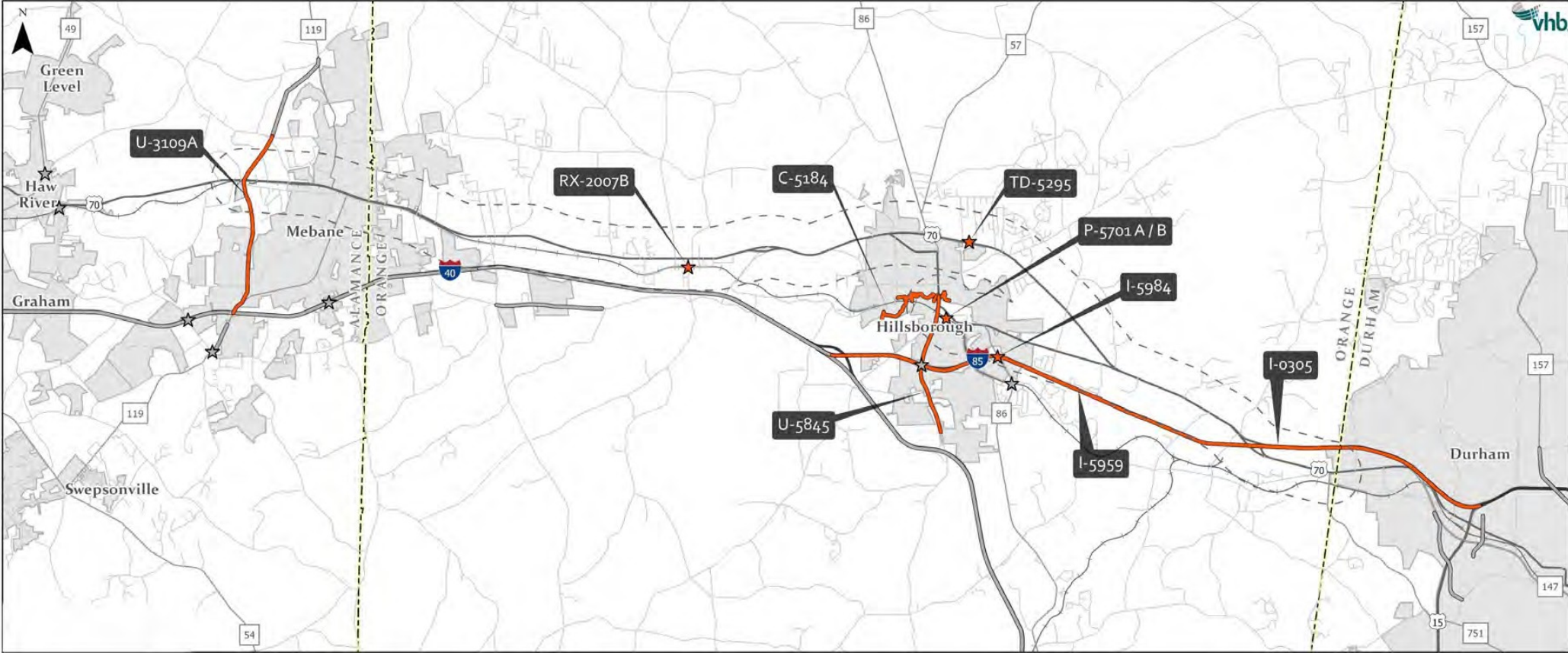


Legend

- Segment A
- Segment D
- US 70 Corridor Study Buffer
- Railroad Track
- Segment B
- Segment E
- County Boundary
- Municipal Boundary
- Segment C
- Segment F

- Segment A - US 70 from NC 119 to Mace Road
- Segment B - US 70 from Mace Road to Lloyds Dairy Road
- Segment C - US 70 from Lloyds Dairy Road to east of NC 86 (Churton Street)
- Segment D - US 70 from east of NC 86 (Churton Street) to US 70 Business
- Segment E - US 70 from US 70 Business to the Orange / Durham County Line
- Segment F - US 70 Business from NC 86 (Churton Street) to US 70

Current 2020-2029 NCDOT STIP Projects



- Legend
- US 70 Corridor Study Buffer
 - Municipal Boundary
 - ★ STIP Points within Project Area
 - STIP Lines within Project Area
 - County Boundary
 - Railroad Track
 - ★ Other STIP Projects
 - Other STIP Projects

US 70 Multimodal Corridor Study

Project Website

- General project information
- www.us70west.com
- Interactive map/comment opportunity
- Public Meeting details

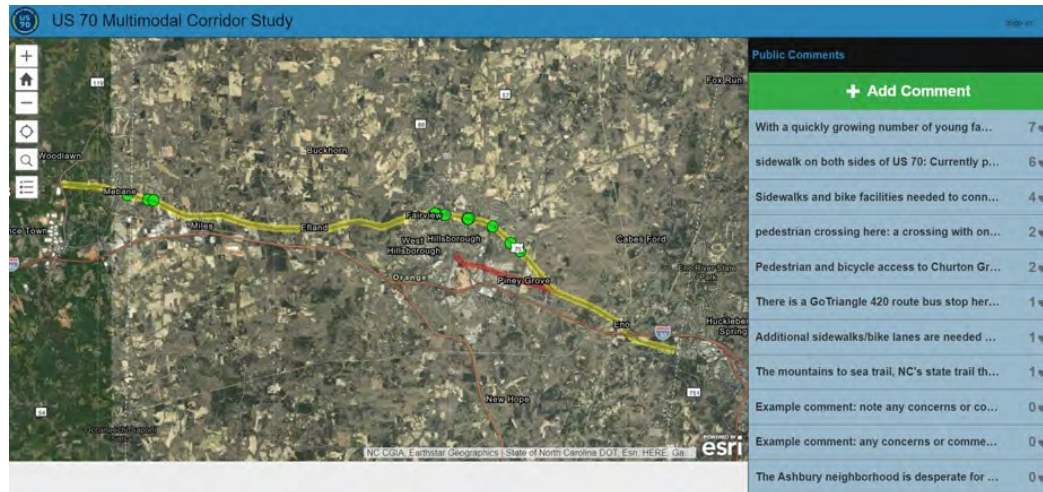


Welcome to the US 70 Multimodal Corridor Study

The Durham Chapel Hill Carboro Metropolitan Planning Organization (DC/HC-MPO) is conducting a study of **U.S. 70 West, from NC 119 in Mebane to U.S. 751 in Orange County**. The Corridor Study ("the Study") will provide recommendations for future development of the transportation corridor.

A corridor study for a transportation corridor defines policies and actions that will guide how a corridor should be maintained or changed. This is a process that is community-led and relies on significant community involvement. This website will serve as the announcement board for events pertaining to the study and various activities the study will be undertaking.

The US 70 West Corridor has experienced and will continue to experience an explosion of residential and employment growth. Planning transportation use of the corridor moving forward will be integral to maintaining the community vision and character of the area, while celebrating growth and development.



Project Newsletter

Learn more at www.us70west.com

NEWSLETTER | FEBRUARY 2023 1



US 70 Multimodal Corridor Study

The Durham Chapel Hill Carrboro Metropolitan Planning Organization (DCHC-MPO) is conducting a study of **U.S. 70 West, from NC 119 in Mebane to U.S. 751 in Orange County**. The Study will provide recommendations for future development of the transportation corridor with specific focus on multimodal facilities.

A corridor study for a transportation corridor defines policies and actions that will guide how a corridor should be maintained or changed. This is a process that is community-led and relies on significant community involvement. The project website (www.us70west.com) is a convenient resource for tracking the progress of the study, providing feedback, and checking the schedule and location of outreach activities.

Planning for the transportation use of the corridor moving forward is integral to maintaining the community vision and character of the area, while supporting growth and development.

Corridor Study Status

The study is expected to take approximately fifteen months, culminating with a published report in Fall 2023. The study team has analyzed the existing corridor with respect to traffic speeds and volumes, crashes, pedestrian and bicycle travel, transit service, and the character and condition of the roadway itself. Initial findings related to existing conditions will be available at the first round of community meetings. The team understands that the corridor is made up of many unique segments that will require tailored recommendations, and we need your input to help identify and prioritize both problems and potential solutions.



Learn more at www.us70west.com

NEWSLETTER | FEBRUARY 2023 2

Project Schedule



Community Meetings Round #1

★ **MARCH 7 | 5:00 - 7:00 PM**
Passmore Center
103 Meadowlands Dr
Hillsborough, NC 27278

★ **MARCH 9 | 5:00 - 7:00 PM**
Mebane Arts and Community Center
633 Corregidor Street
Mebane, NC 27302

★ **MARCH 14 | 5:00 - 7:00 PM**
Town Hall Annex
105 E Corbin Street
Hillsborough, NC 27278

Your Input is Needed!

Please visit the project website (www.us70west.com) to sign up for project updates. The website includes an online map to virtually provide your comments and concerns regarding the U.S. 70 West Corridor. We would like to hear where you might also like to see improvements including bicycle and pedestrian connections, and enhancements to local and regional bus service and facilities.

The meeting will be an open house informational meeting with a short presentation at 5:00 and 6:00 PM. There will also be an opportunity for interactive activities to express your thoughts as well as speak directly with study team members.

Other Ways to Get Involved

Visit the project website to sign-up for email updates (www.us70west.com), provide more comments, and review project materials.

PROJECT CONTACT

Nishith Trivedi
Project Manager, Orange
County Public Transportation
(919) 245-2007
ntrivedi@orangecountync.gov

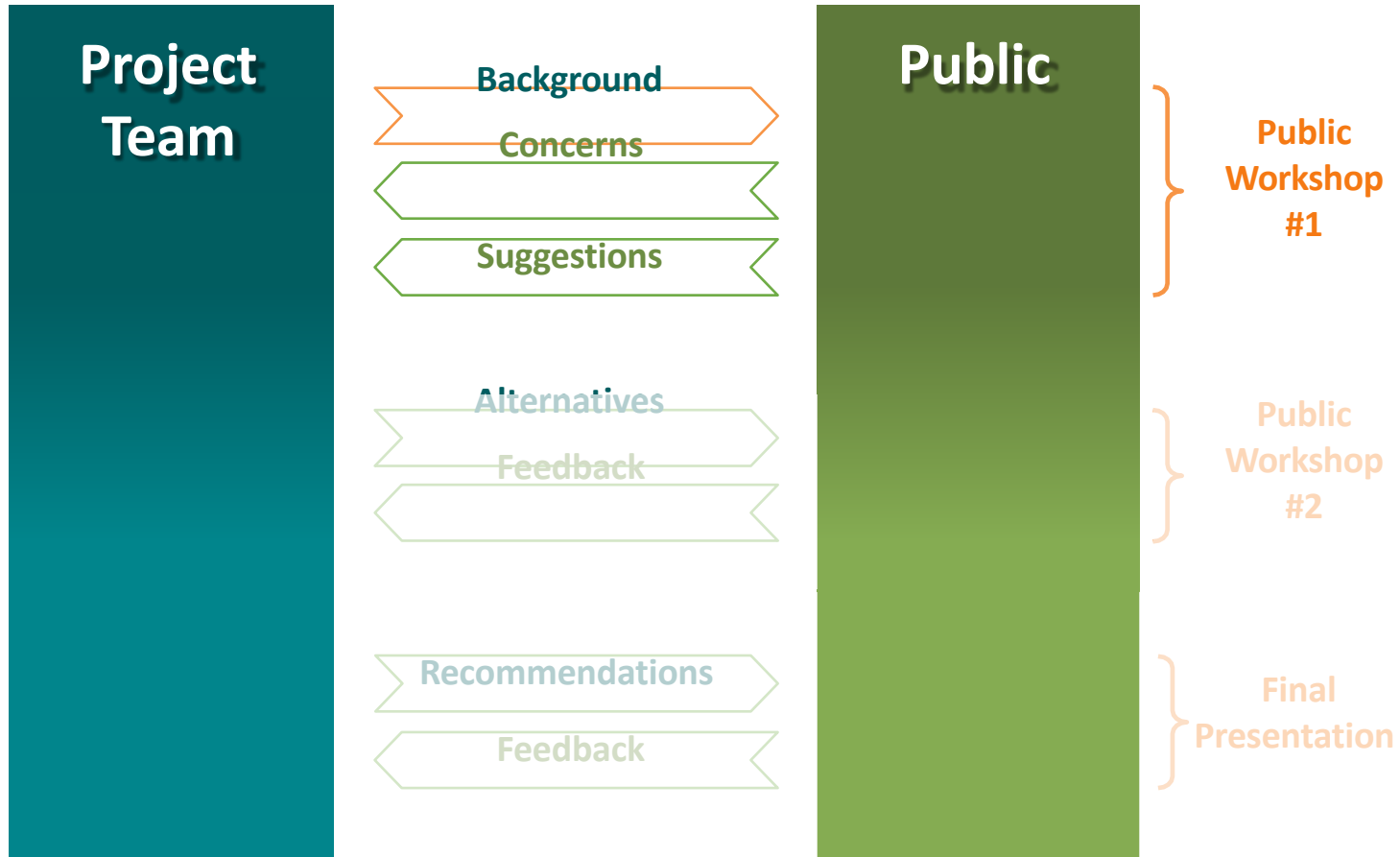




Community Meetings Round #1

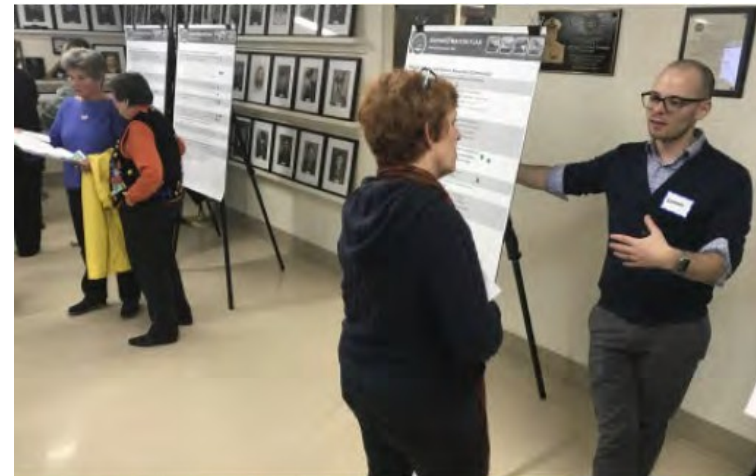
- ★ **MARCH 7 | 5:00-7:00 PM**
Passmore Center
103 Meadowlands Dr, Hillsborough, NC 27278
- ★ **MARCH 9 | 5:00-7:00 PM**
Mebane Arts and Community Center
633 Corregidor Street, Mebane, NC 27302
- ★ **MARCH 14 | 5:00-7:00 PM**
Town Hall Annex
105 E Corbin Street, Hillsborough, NC 27278

Public Participation – Round 1



Workshop Format

- Technical presentation at 5pm and 6pm
- Information boards with team members to have 1:1 discussions
- Interactive Activities
 - Sticker activity for problem identification
 - Bead voting activity to identify local priorities for improvements

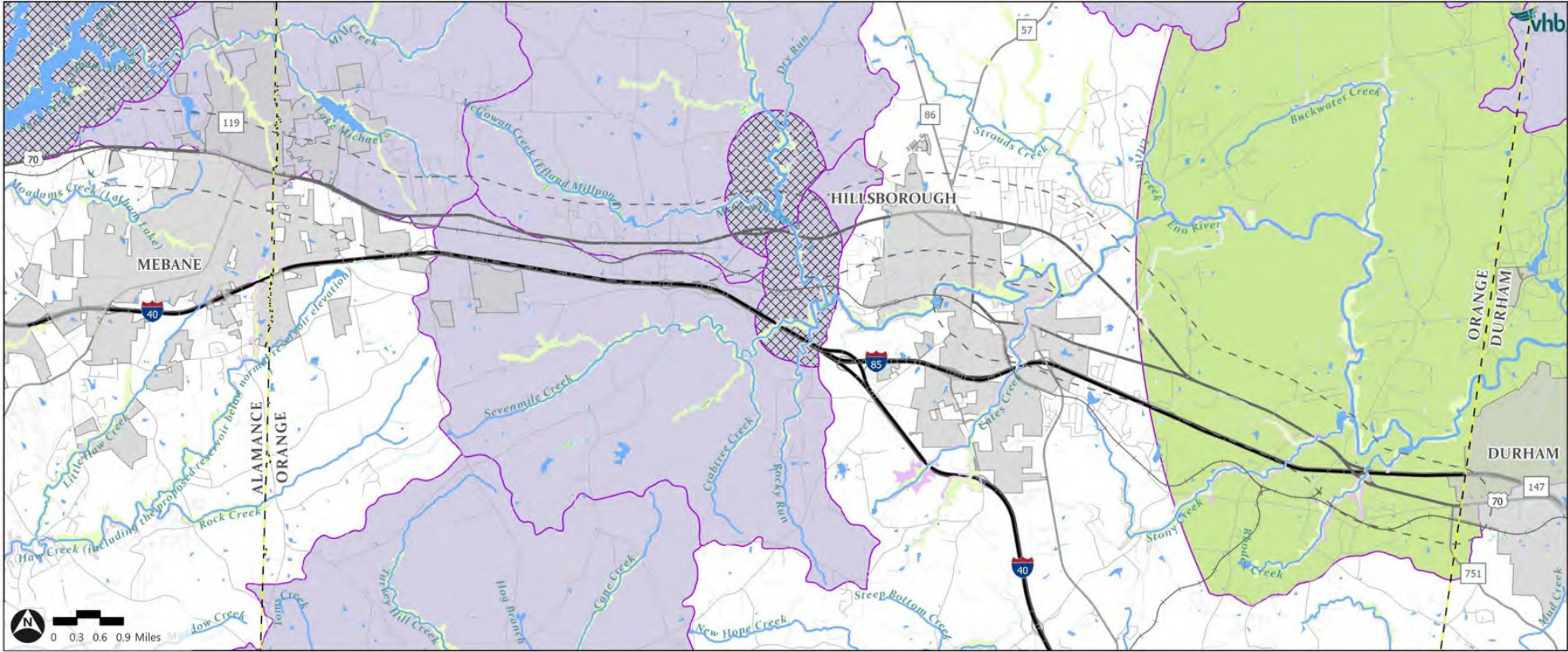


US 70 Multimodal Corridor Study



Environmental Context

Water Quality, Sources, & Watersheds

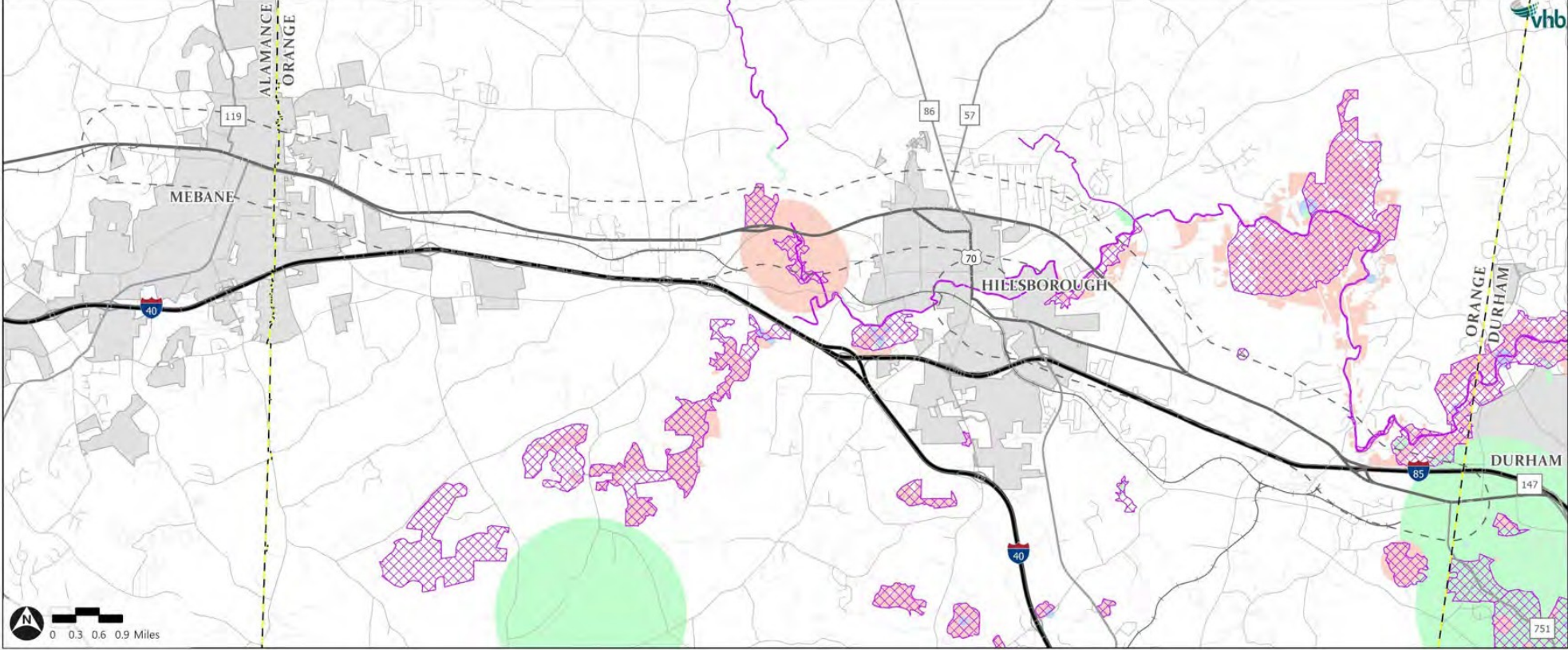


Natural Features



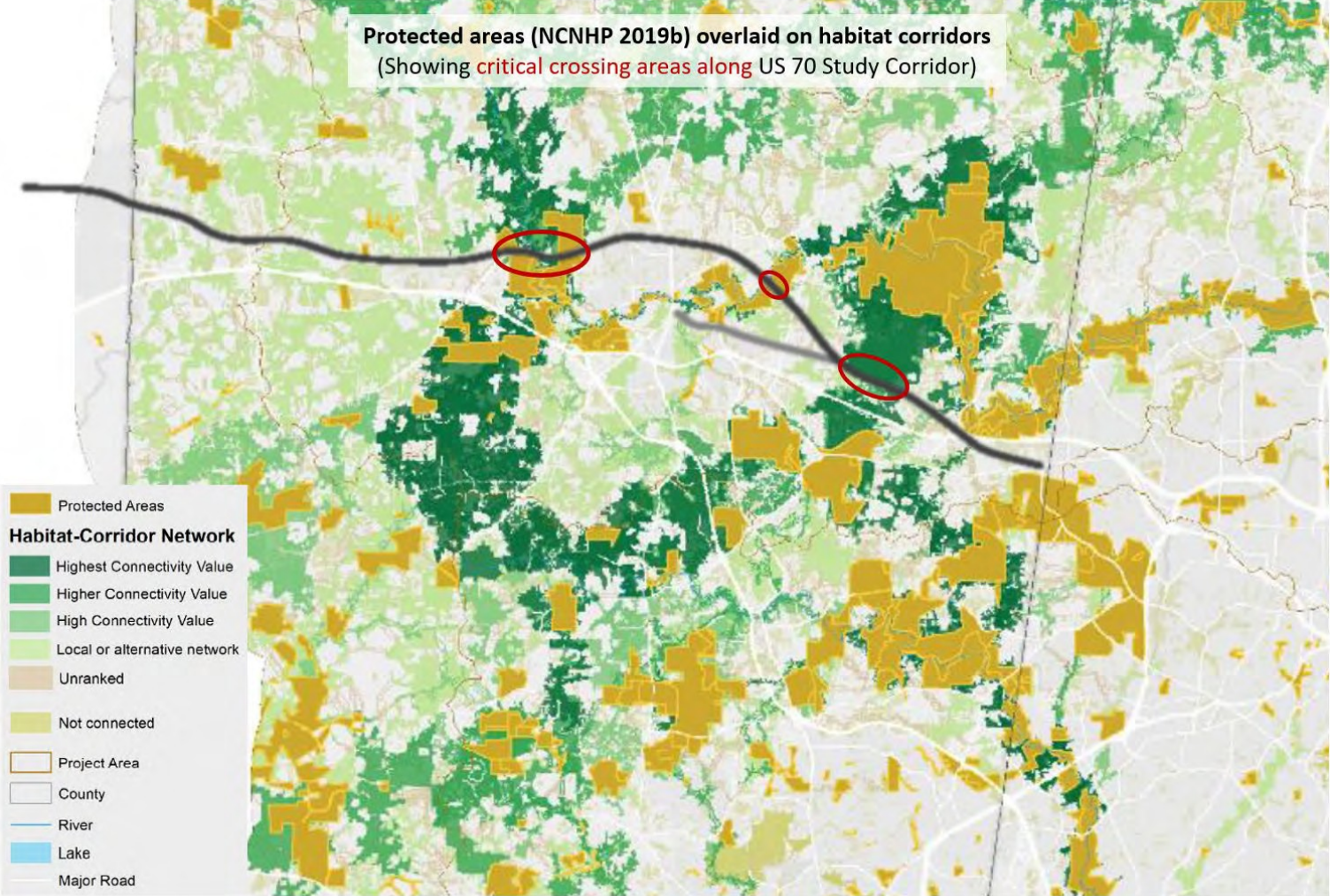
- Legend
- US 70 Corridor Study Buffer
 - Railroad Track
 - Conservation Tax Credit Property
 - Parks and Open Space
 - County Boundary
 - Managed Area
 - VAD
 - Orange County Park
 - Municipal Boundary
 - Land Trust Conservation Property
 - State Owned Land
 - Other Open Space

Wildlife Resources



- Legend
- US 70 Corridor Study Buffer
 - Municipal Boundary
 - County Boundary
 - Railroad Track
 - Natural Heritage Natural Area (NHNA)
 - Animal
 - Natural Community
 - Plant
- Natural Heritage Elements Occurrences (NHEO)

Major Wildlife Corridors & Critical US 70 Crossing Areas

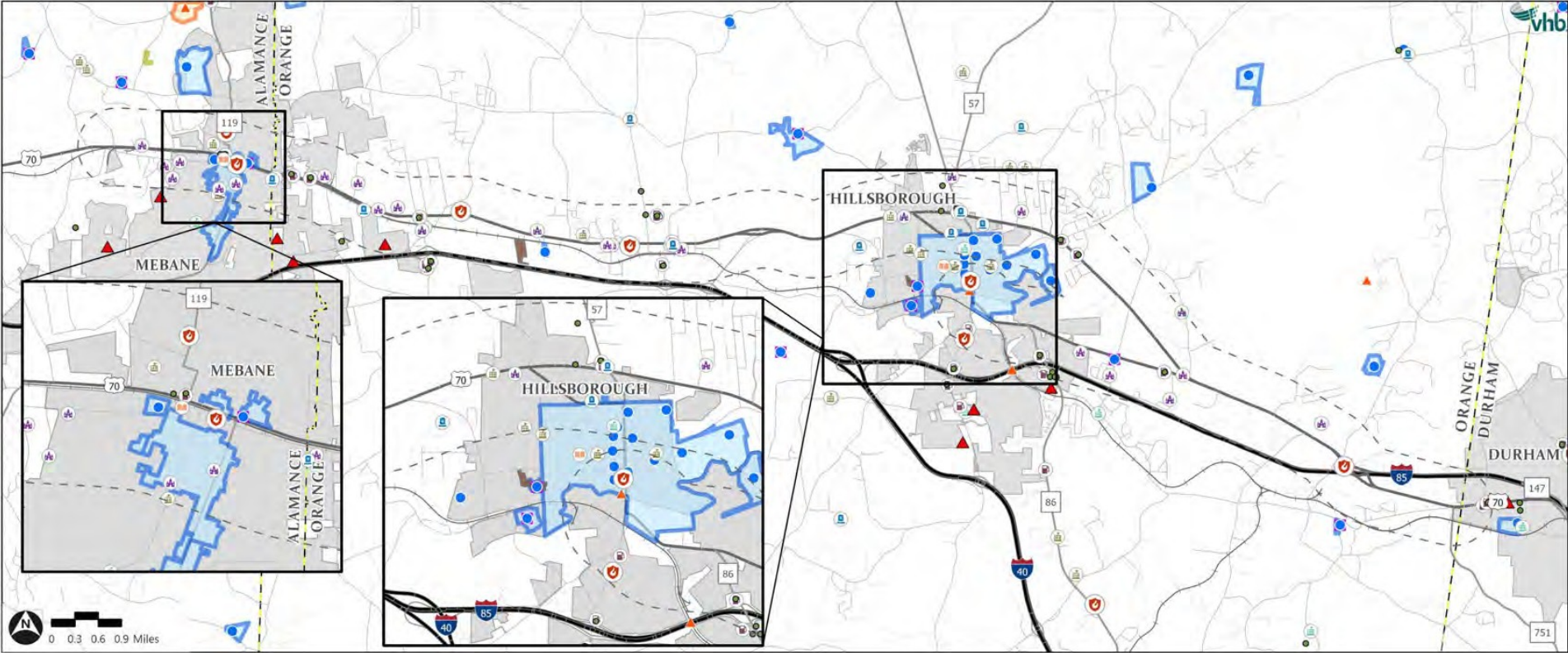


Adapted from A Landscape Plan for Wildlife Habitat Connectivity, 2019



US 70 Multimodal Corridor Study

Places of Interest



- Legend
- US 70 Corridor Study Buffer
 - County Boundary
 - Municipal Boundary
 - Railroad Track
 - ✈ Airport
 - ☠ Cemetery
 - 📖 Public Library
 - 🚒 Fire Station
 - ⛽ Gas Station
 - Underground Storage Tank
 - ⚠ Hazardous Waste Site
 - 🕌 Places of Worship
 - 🎓 Public School
 - 🎓 Private School
 - Brownfield Boundary
 - Historic District
 - National Register individual listing
 - NR and Local Landmark
 - Determined Eligible - DOE
 - SLDOE
 - DOE

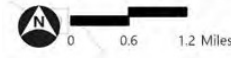


Transportation

Existing Pedestrian & Bicycle Networks



- Legend
- US 70 Corridor Study Buffer
 - Municipal Boundary
 - County Boundary
 - Railroad Track
 - Existing Shared Use Path
 - Existing Sidewalk
 - Existing Bike Lane
 - Urban
 - NC Bike Route System
 - County



Existing Transit Routes



- Legend
- US 70 Corridor Study Buffer
 - County Boundary
 - Municipal Boundary
 - Go Triangle Transit Stops
 - Go Triangle Transit Routes
 - Hillsborough Circulator
 - PART Transit Stops
 - PART Transit Routes
 - Go Durham Transit Routes
 - Go Durham Transit Stops

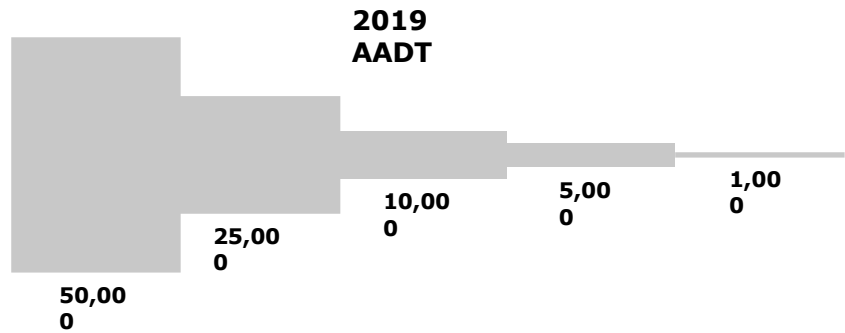
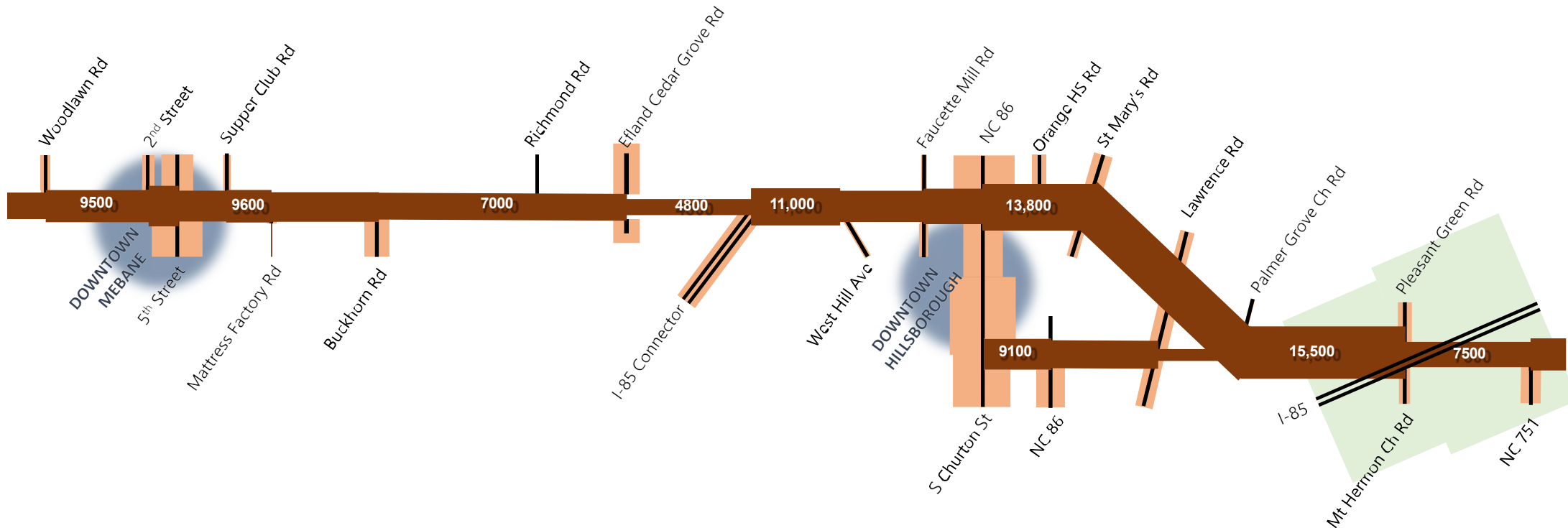


Regional Hiking & Biking Routes



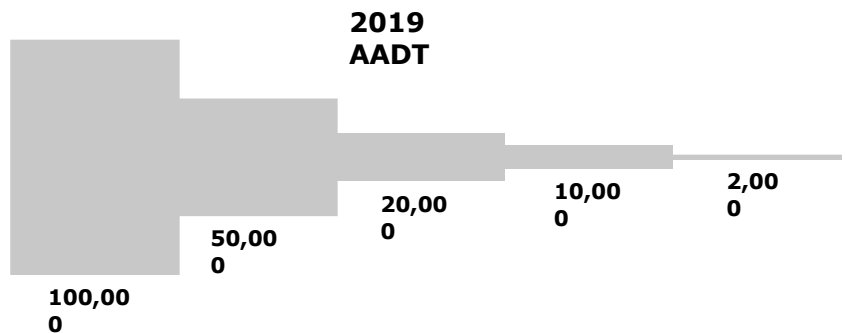
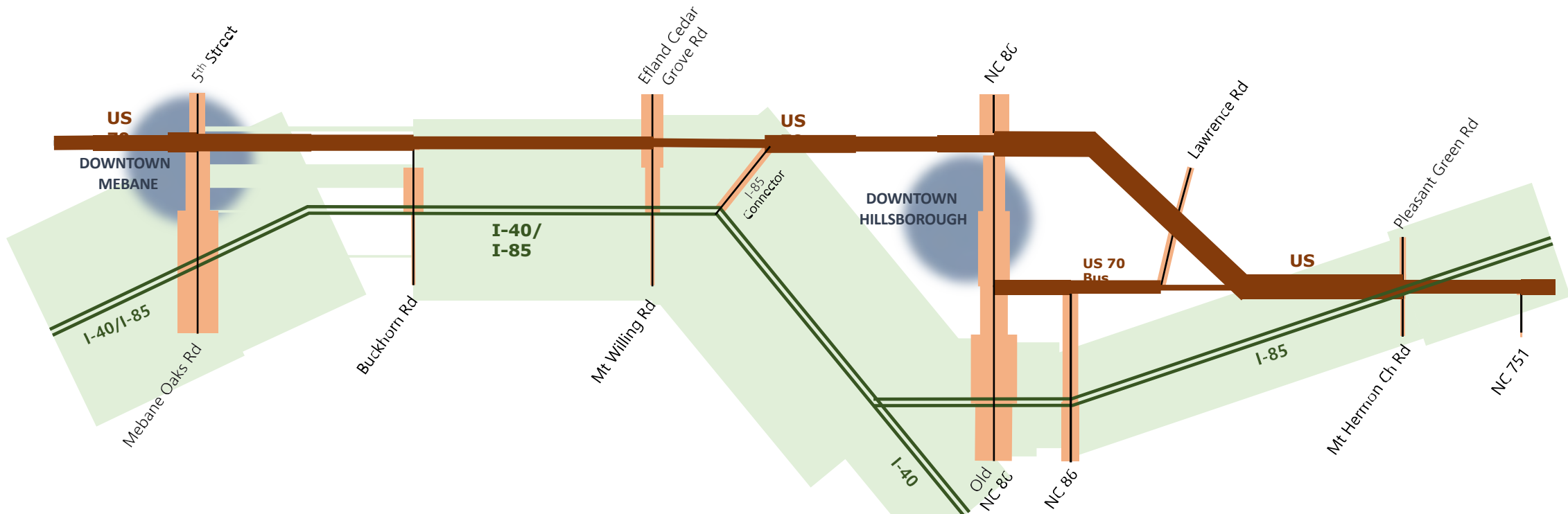
- Legend**
- US 70 Corridor Study Buffer
 - Municipal Boundary
 - County Boundary
 - Railroad Track
 - Mountains to Sea Trail
 - Roads
 - Trails
 - Alternate Routes
 - NC Bike Route System
 - County
 - Urban

Relative 2019 Traffic Volumes in Study Area



- Study Corridor
- Major Intersecting Roads
- Interstates

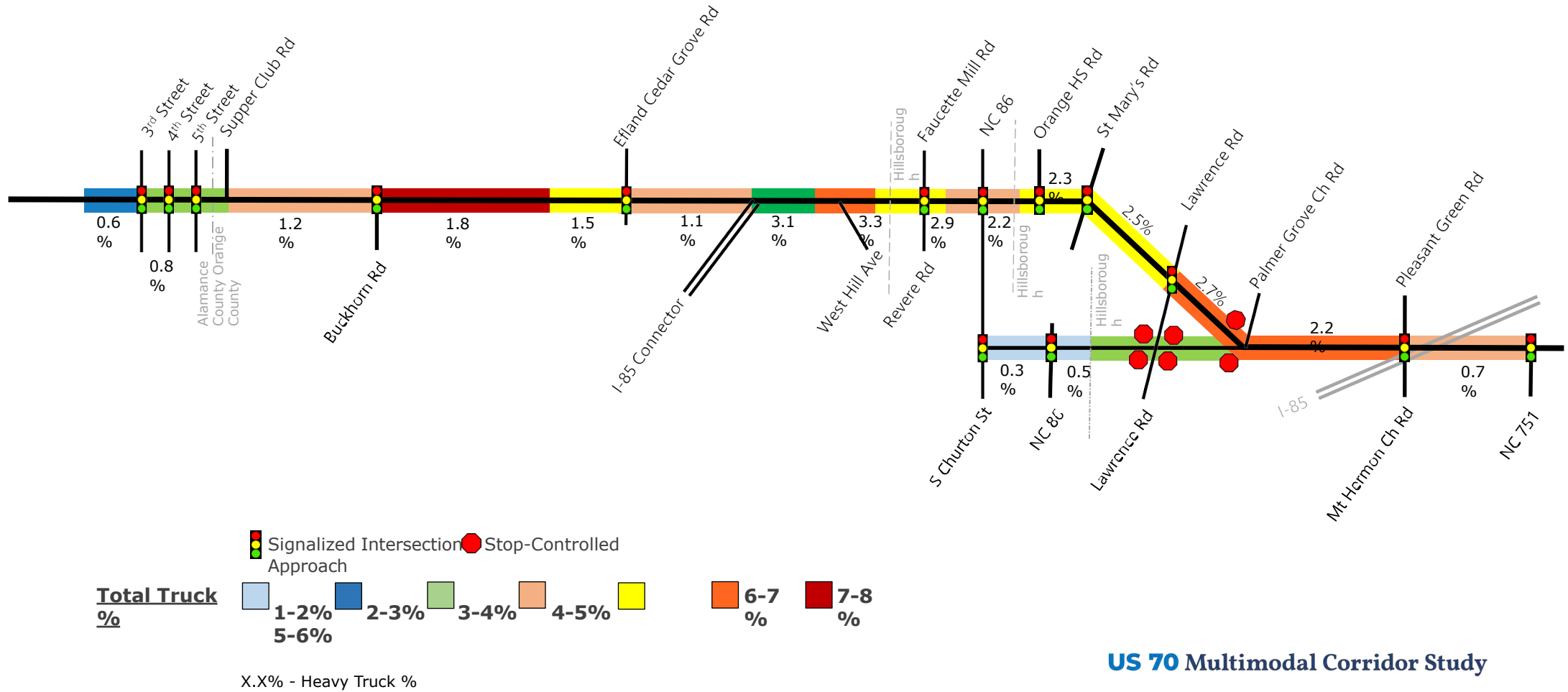
Relative 2019 Traffic Volumes in Study Area



- Study Corridor
- Major Intersecting Roads
- Interstates

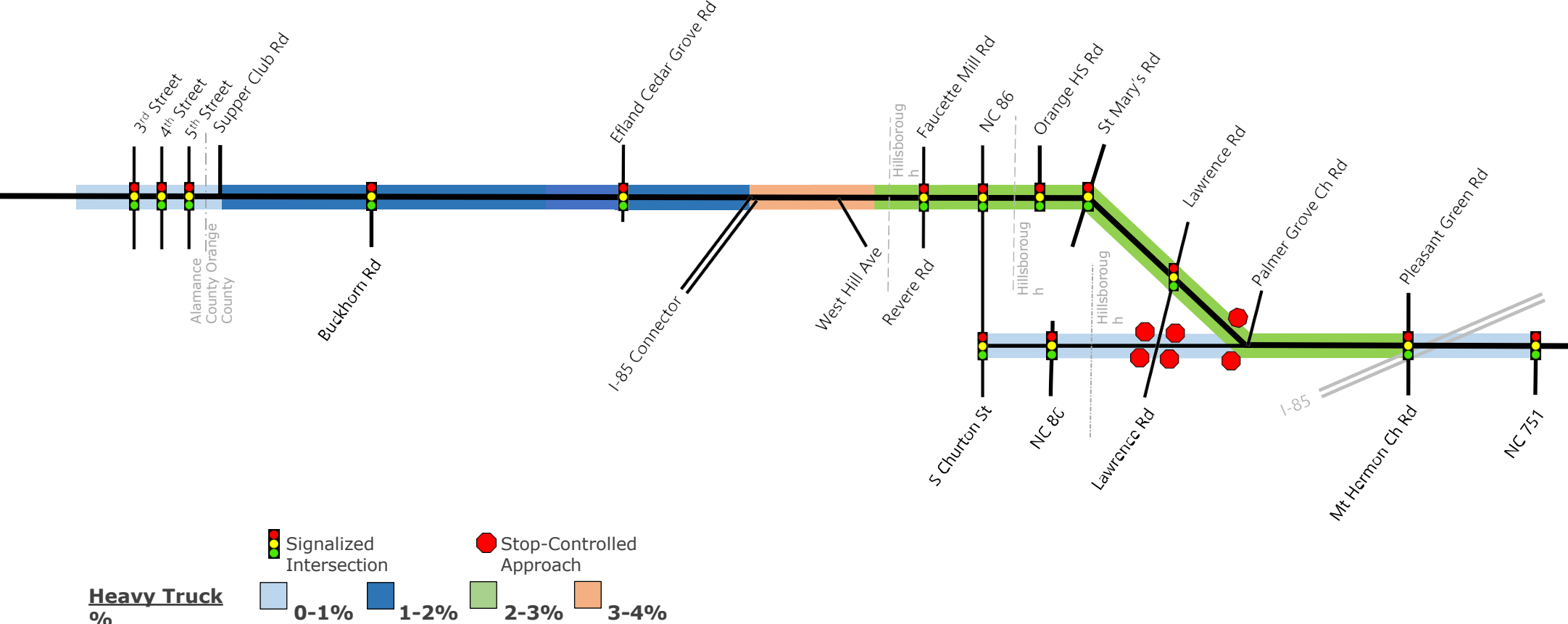
Total Truck Percentages

Estimated from 2019 Location-Based Services

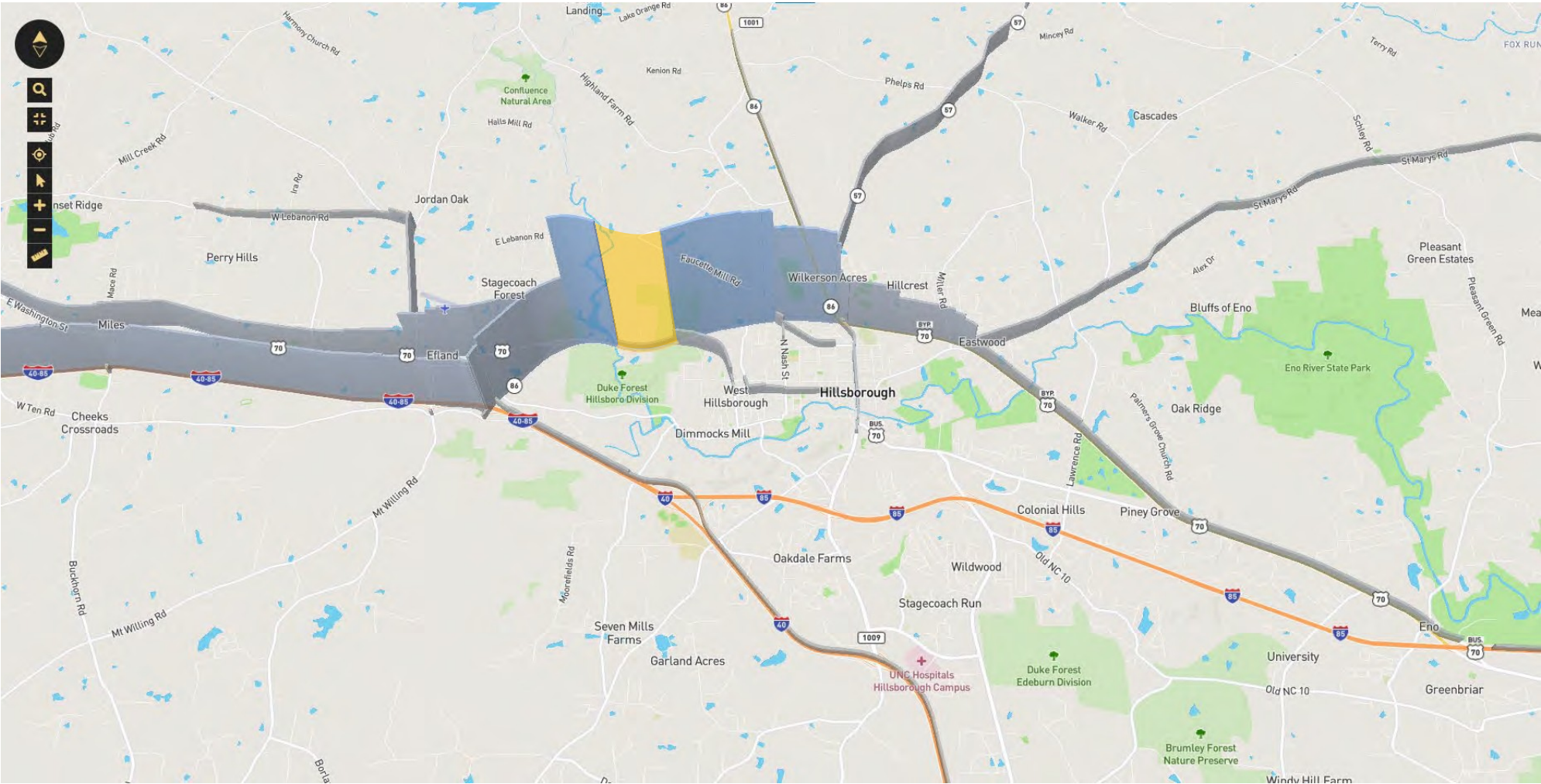


Heavy Truck Percentages

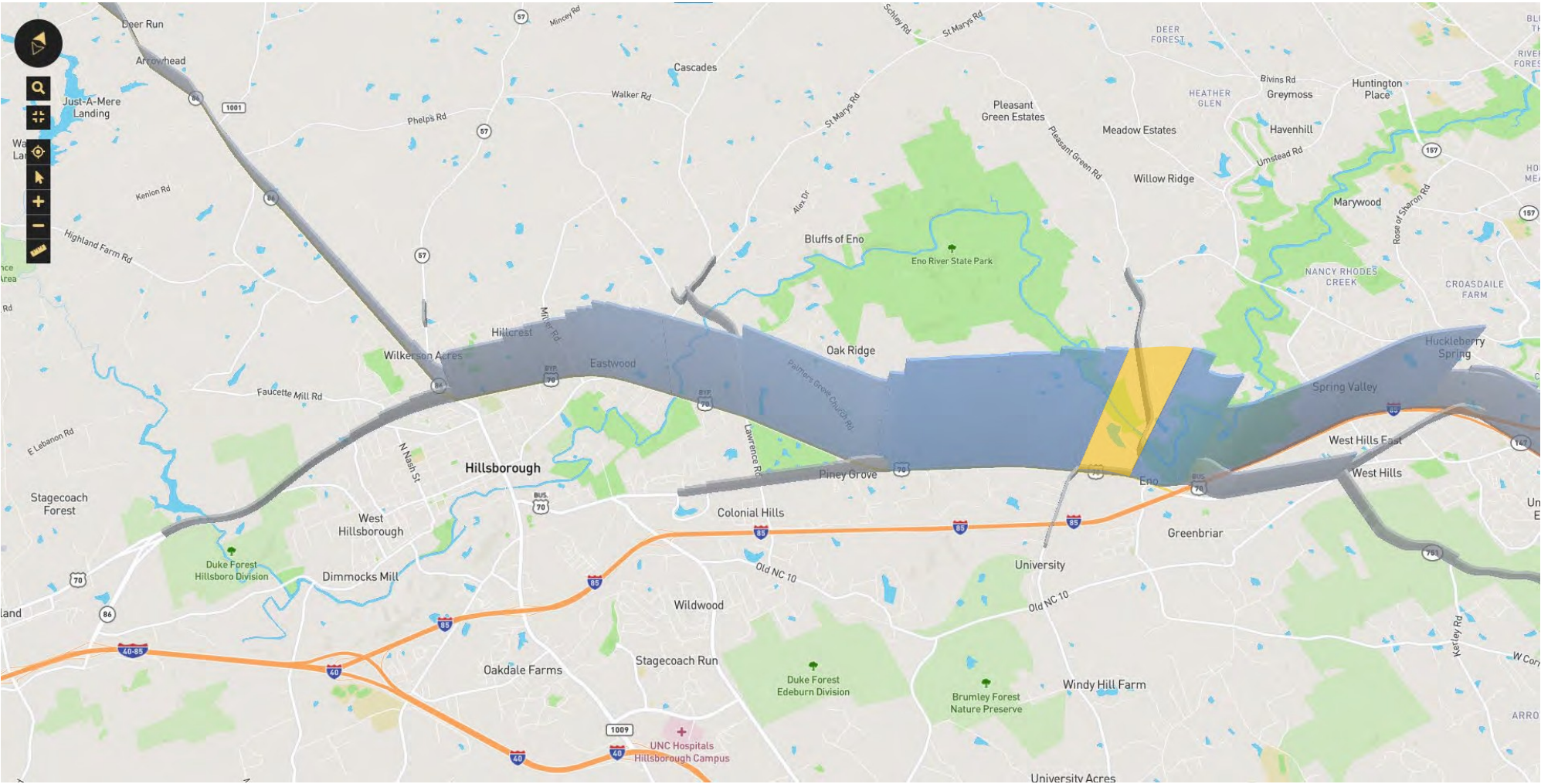
Estimated from 2019 Location-Based Services



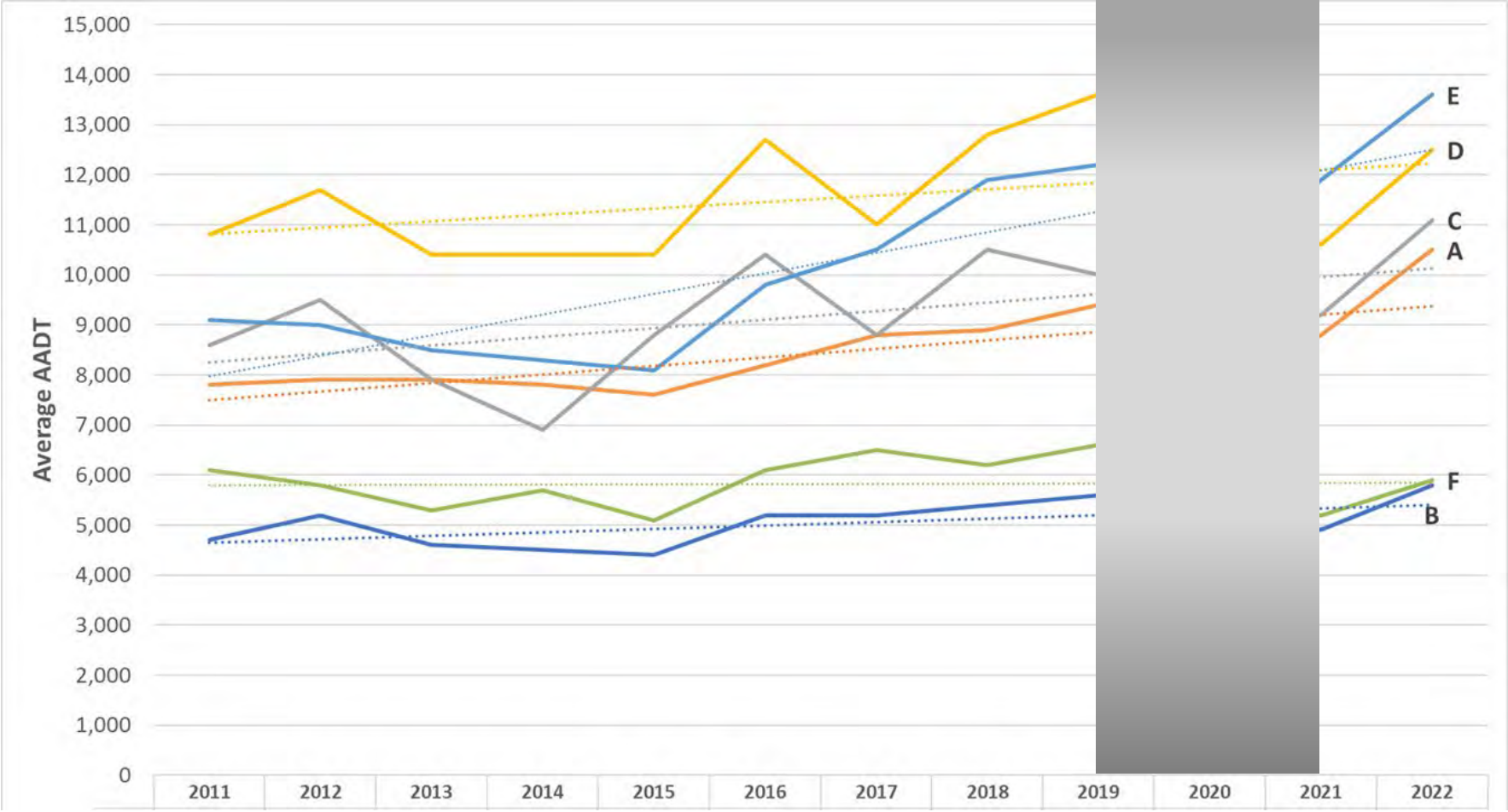
Distribution of US 70 trips for point west of West Hill St (2019 StreetLight LBS Data)



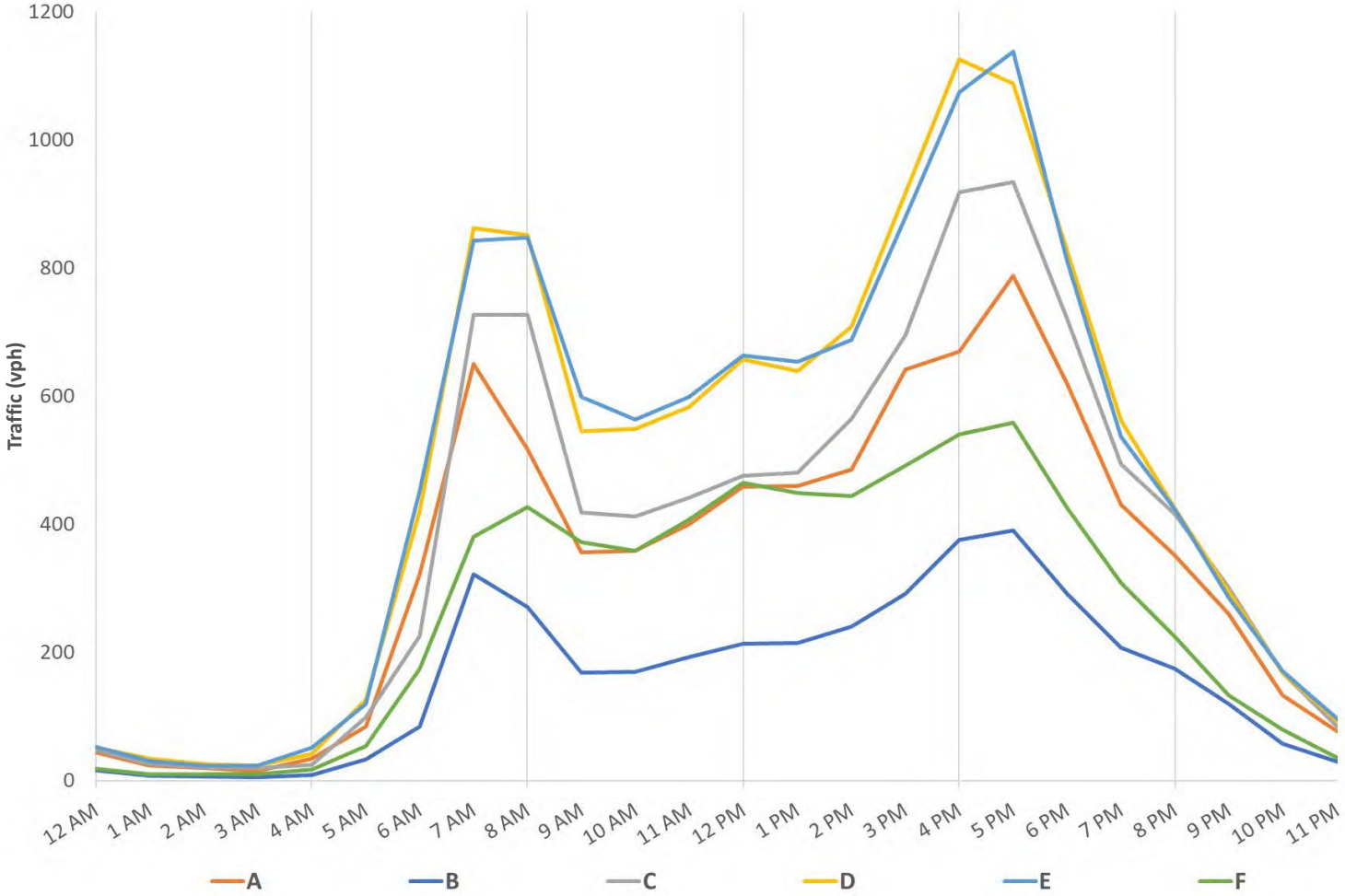
Distribution of US 70 trips for point west of Pleasant Green Rd (2019 StreetLight LBS Data)



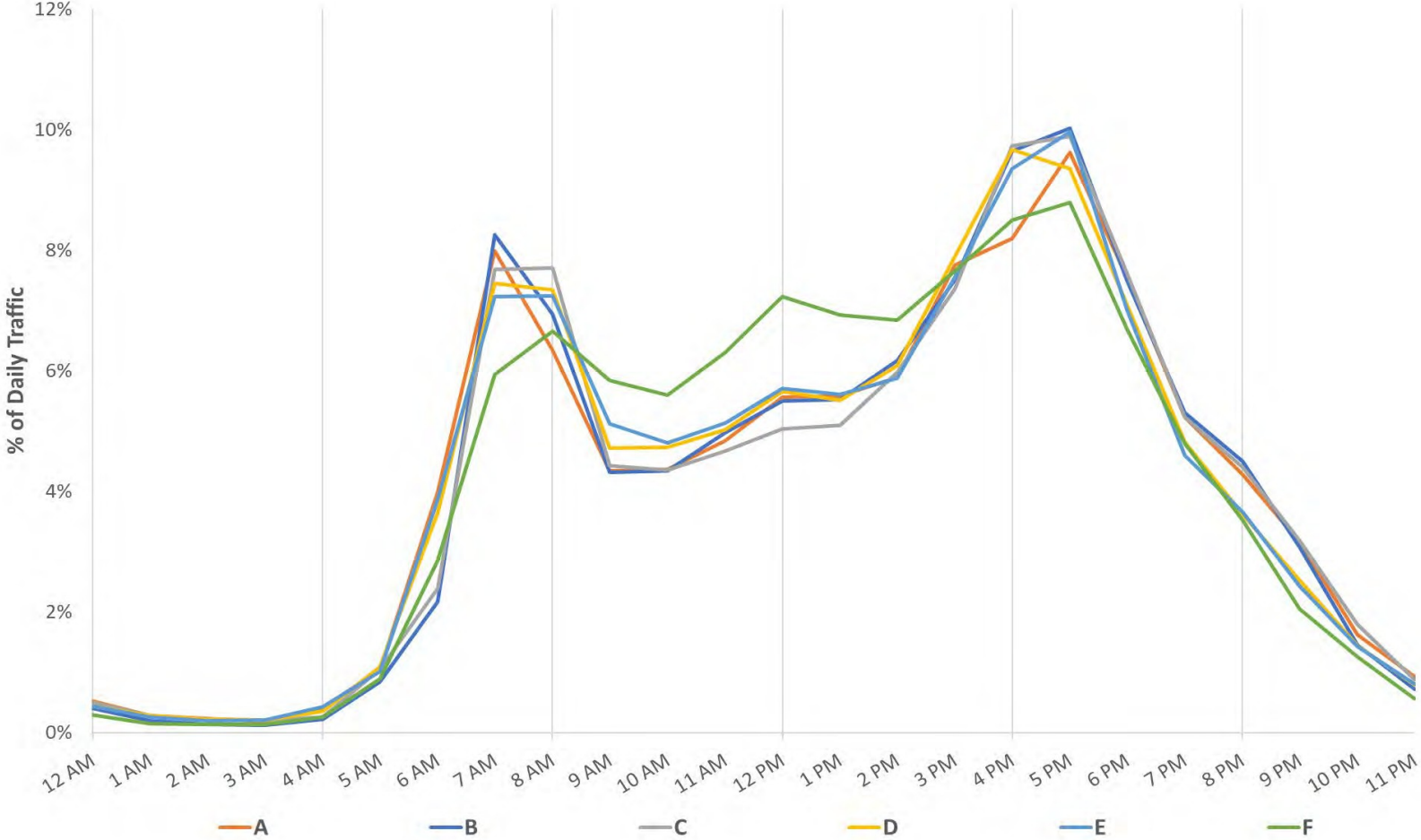
Historic Traffic Volume Trends by Study Segment



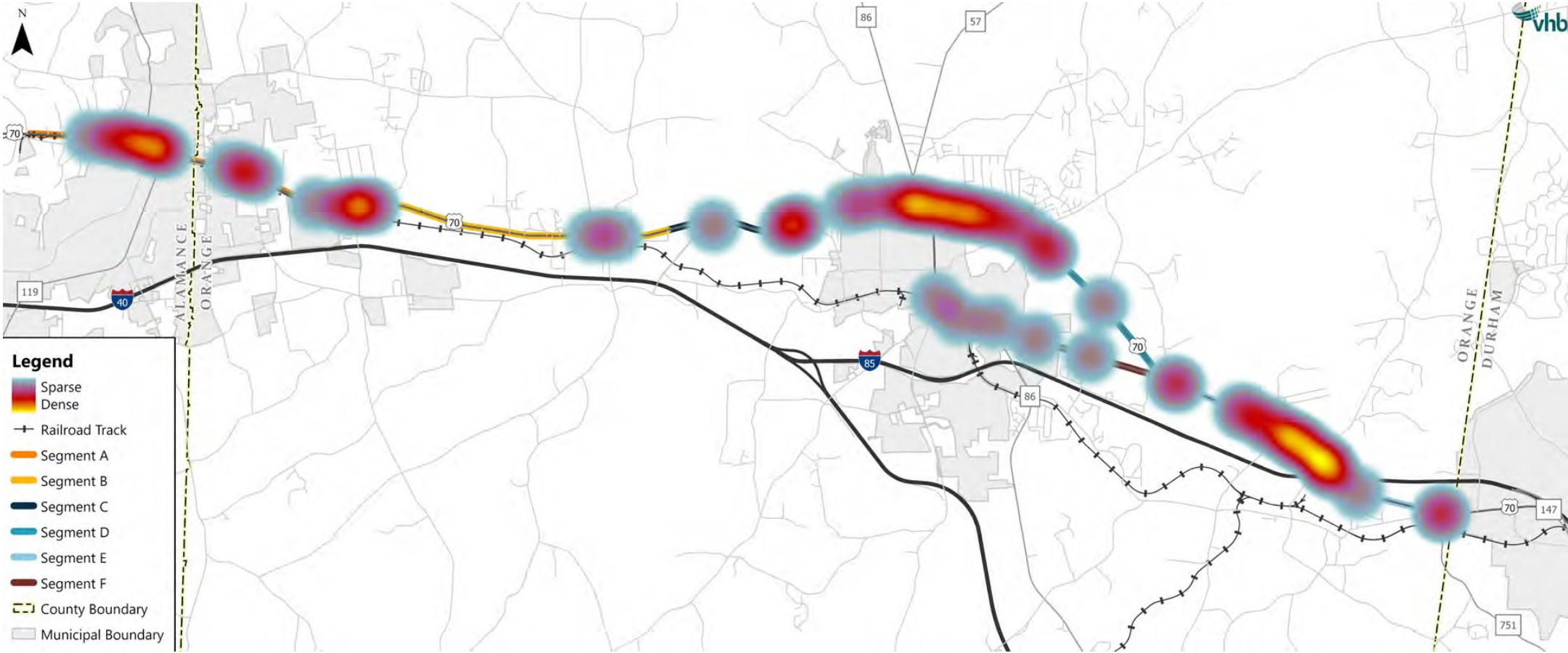
Hourly Traffic Volume by Time-of-Day (by Segment)



% of Daily Traffic by Time-of-Day (by Segment)

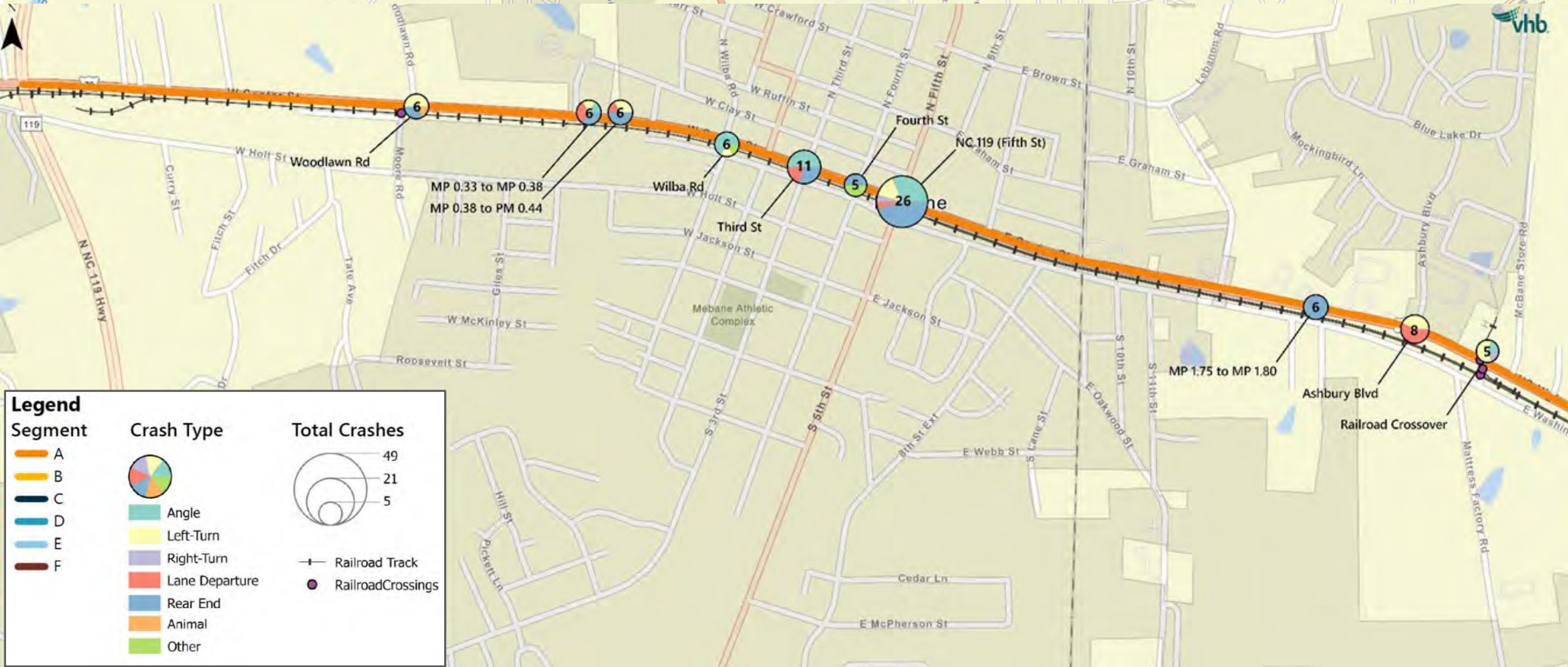


Crash Density

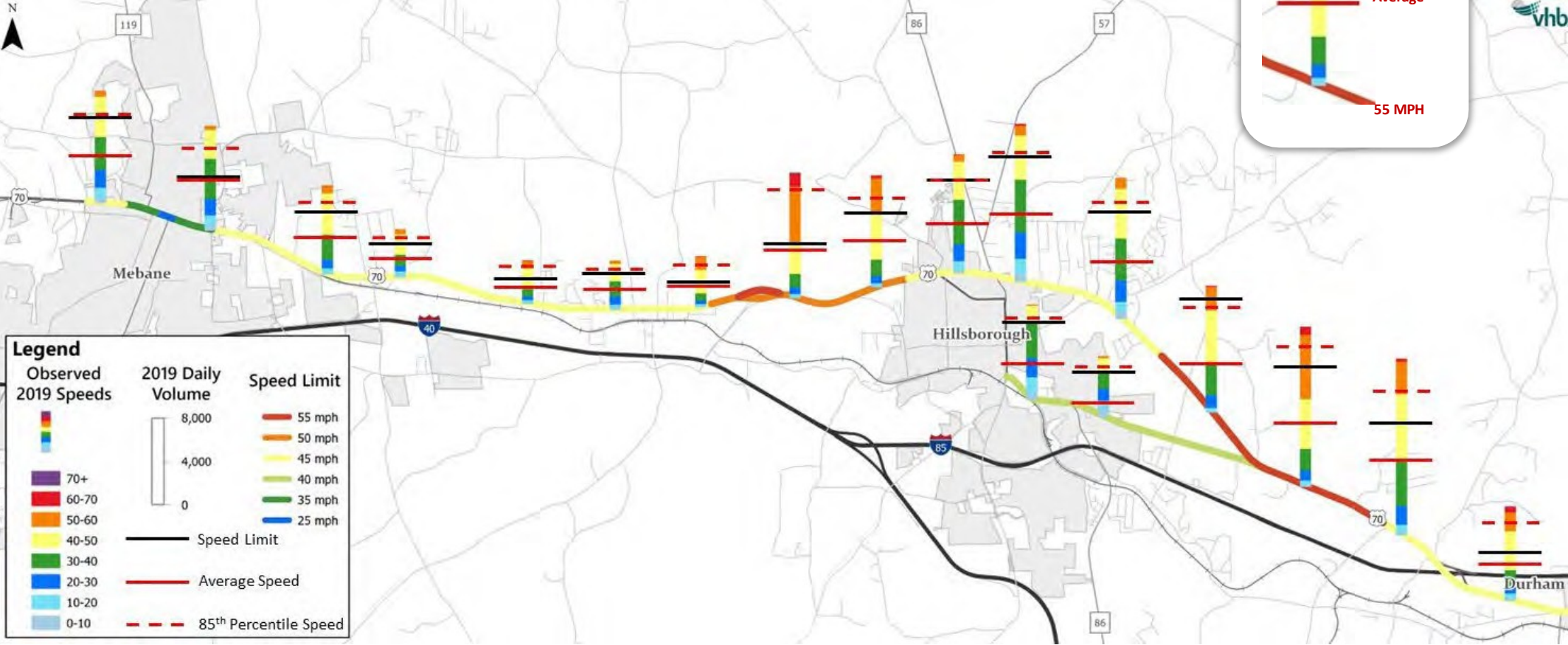


US 70 Multimodal Corridor Study

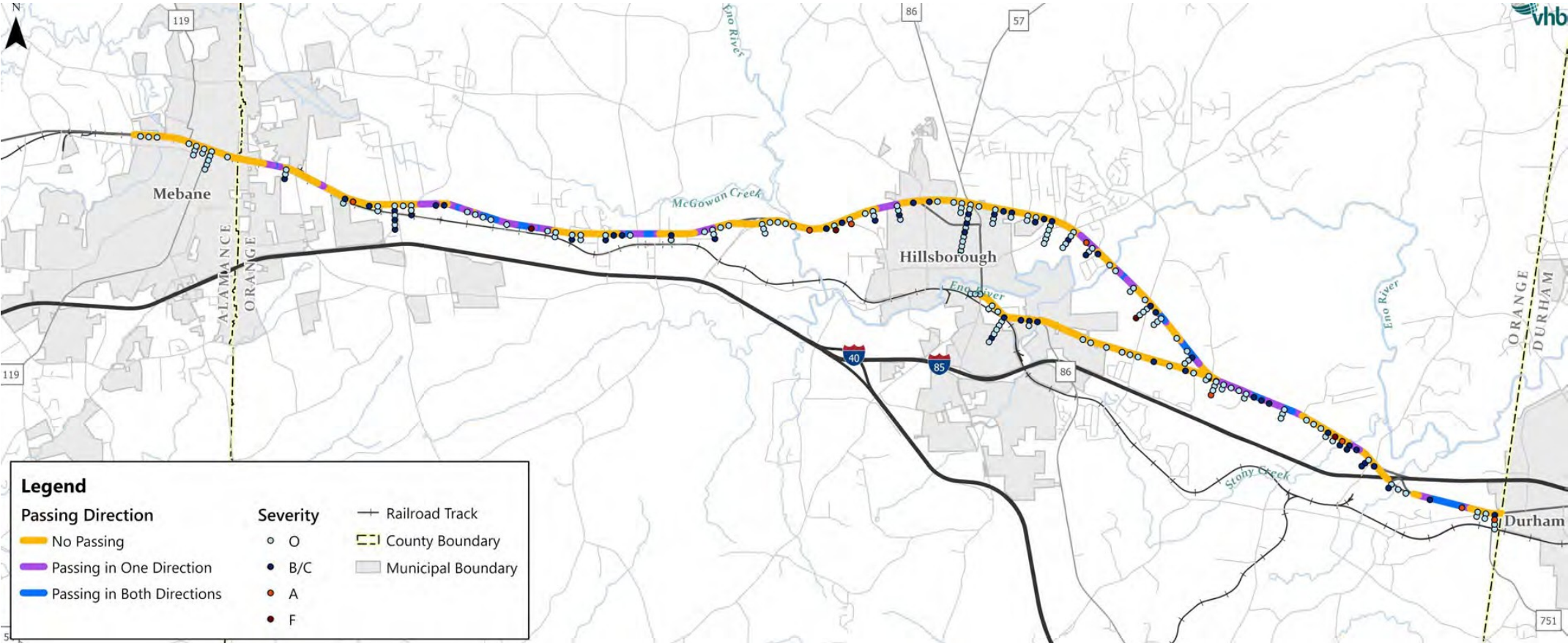
Detailed Crash Totals by Type & Location



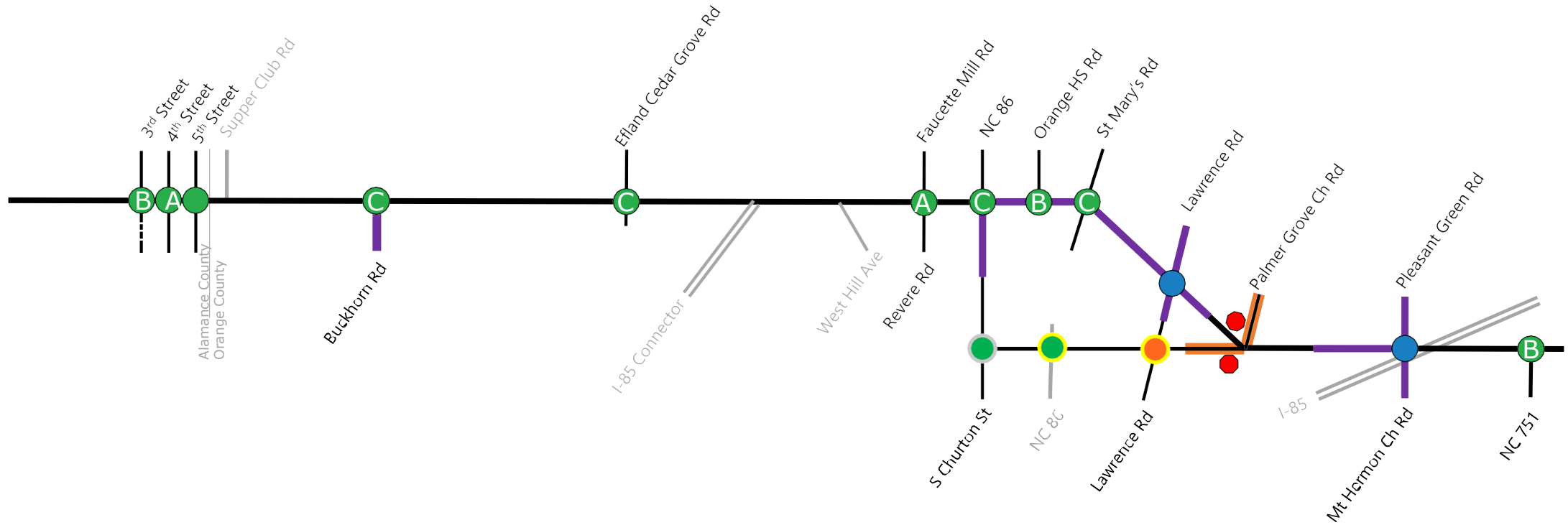
Speed Data with Statutory Limits



Run-Off Road Crashes with Severities & Passing Zones



Intersection Level-of-Service (LOS)



LOS *

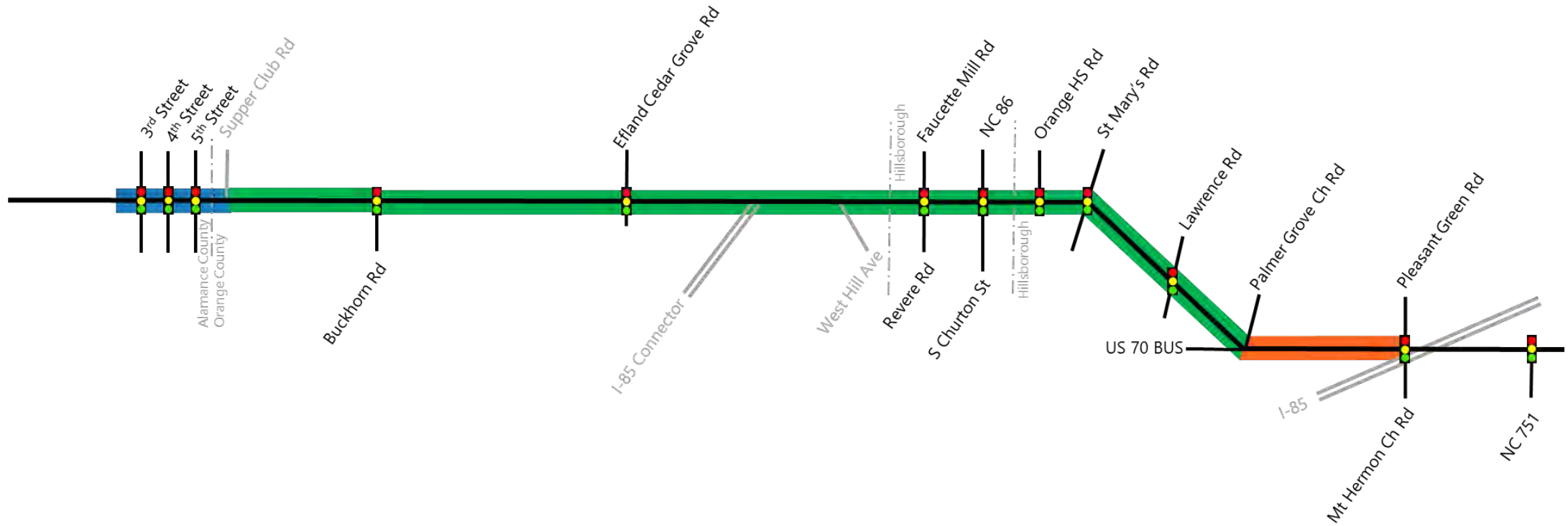
- Signalized Intersection
- A-C
- D
- E-
- Stop-Controlled Approach
- From Lawrence Road Development TIA
- From NC 86 Connector Study
- Potential Queuing Problems





* Worst case from AM and PM peaks

QUALITY OF TRAFFIC FLOW DECREASES →

| Considered an acceptable LOS | | | | Considered an unacceptable LOS | |
|---|---|---|--|--|--|
| LOS A | LOS B | LOS C | LOS D | LOS E | LOS F |
| <ul style="list-style-type: none"> Light traffic Free flow speeds | <ul style="list-style-type: none"> Slightly increased traffic levels Still free flow speeds | <ul style="list-style-type: none"> Approaching moderate congestion levels Speeds near free flow | <ul style="list-style-type: none"> Speeds reduced Lane changes restricted due to traffic | <ul style="list-style-type: none"> Congestion Irregular traffic flow | <ul style="list-style-type: none"> Road at capacity Gridlock with frequent stops |

Level-of-Service (LOS) by Corridor Segment



 Signalized Intersection
LOS*  A-C  D  E-F
 * Worst case from AM and PM peaks

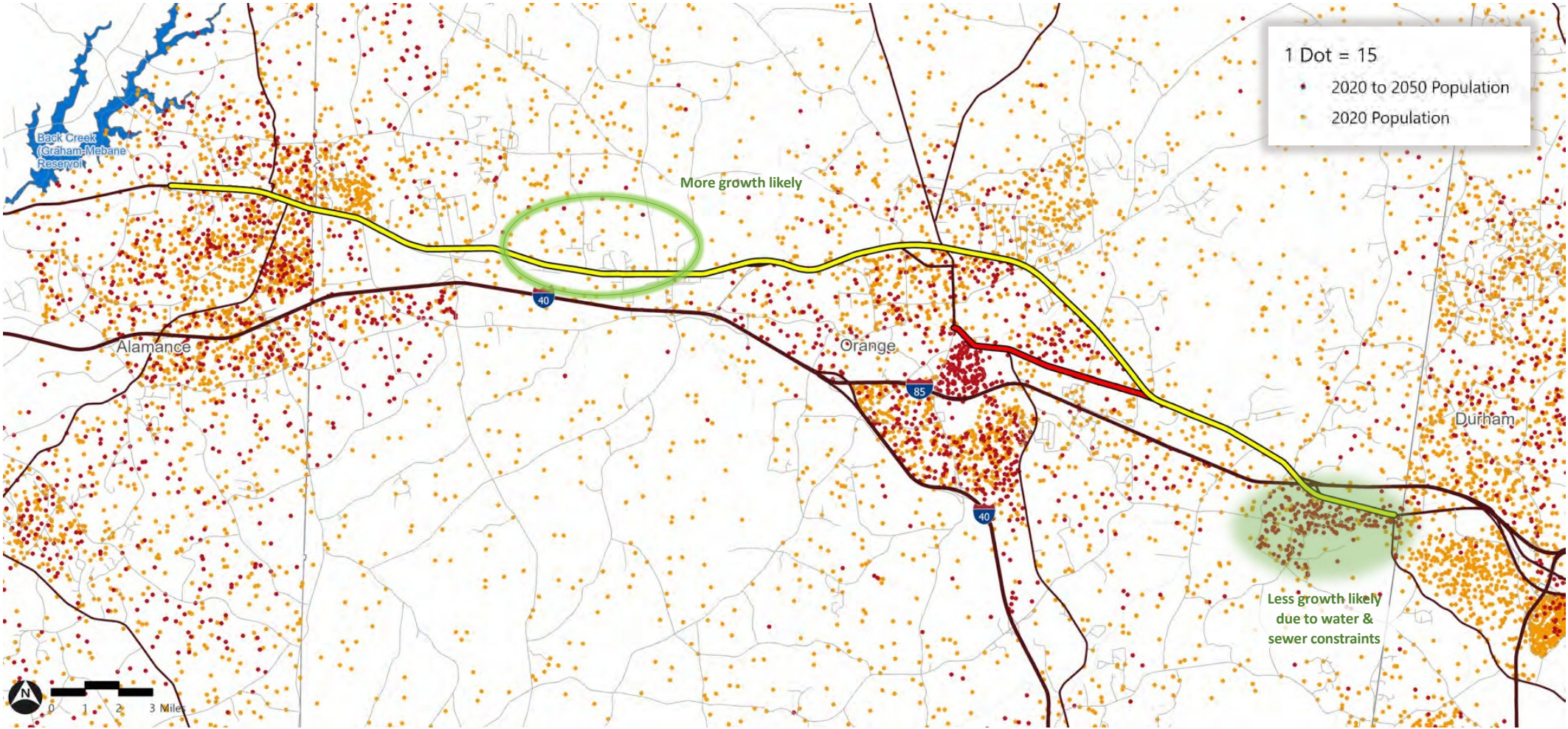
QUALITY OF TRAFFIC FLOW DECREASES →

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Growth

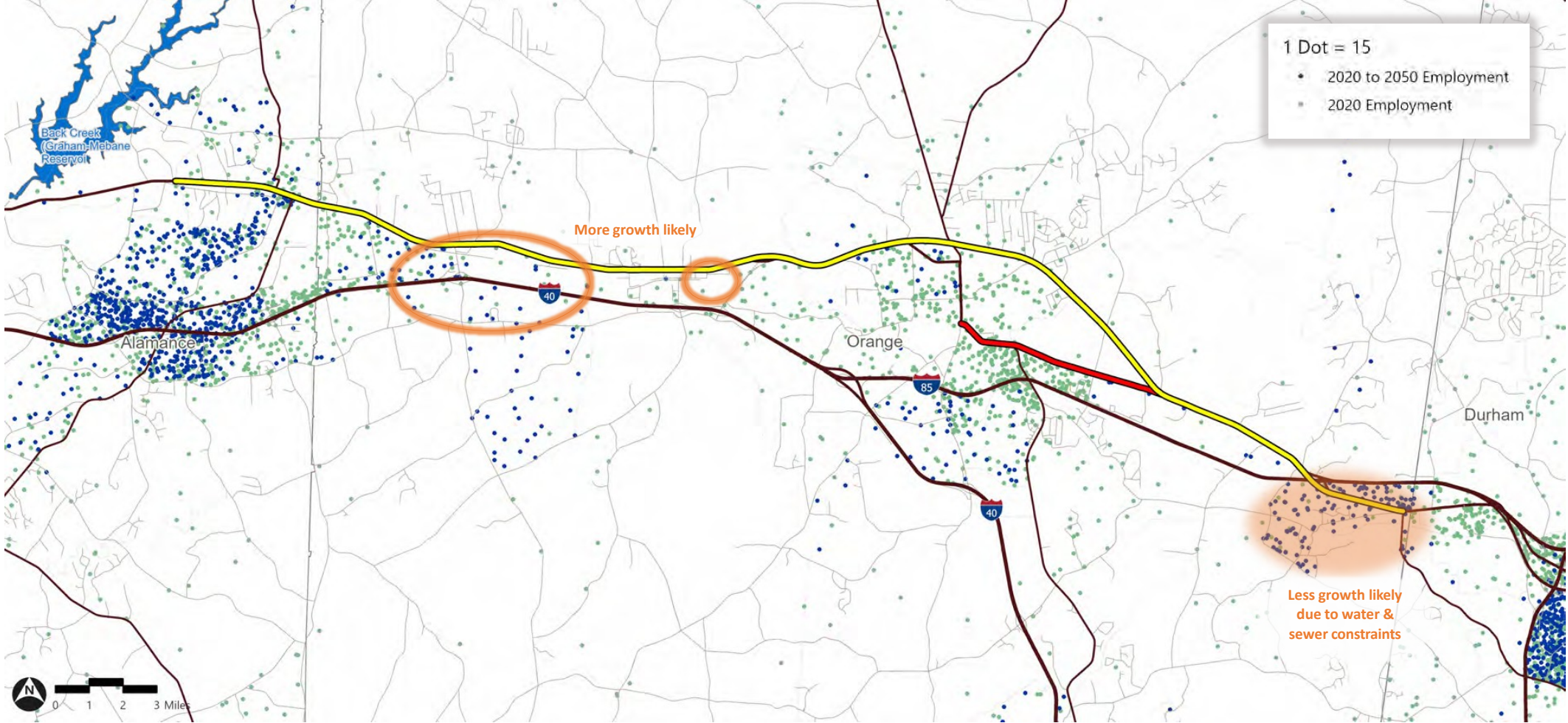


Population Growth, 2020 to 2050



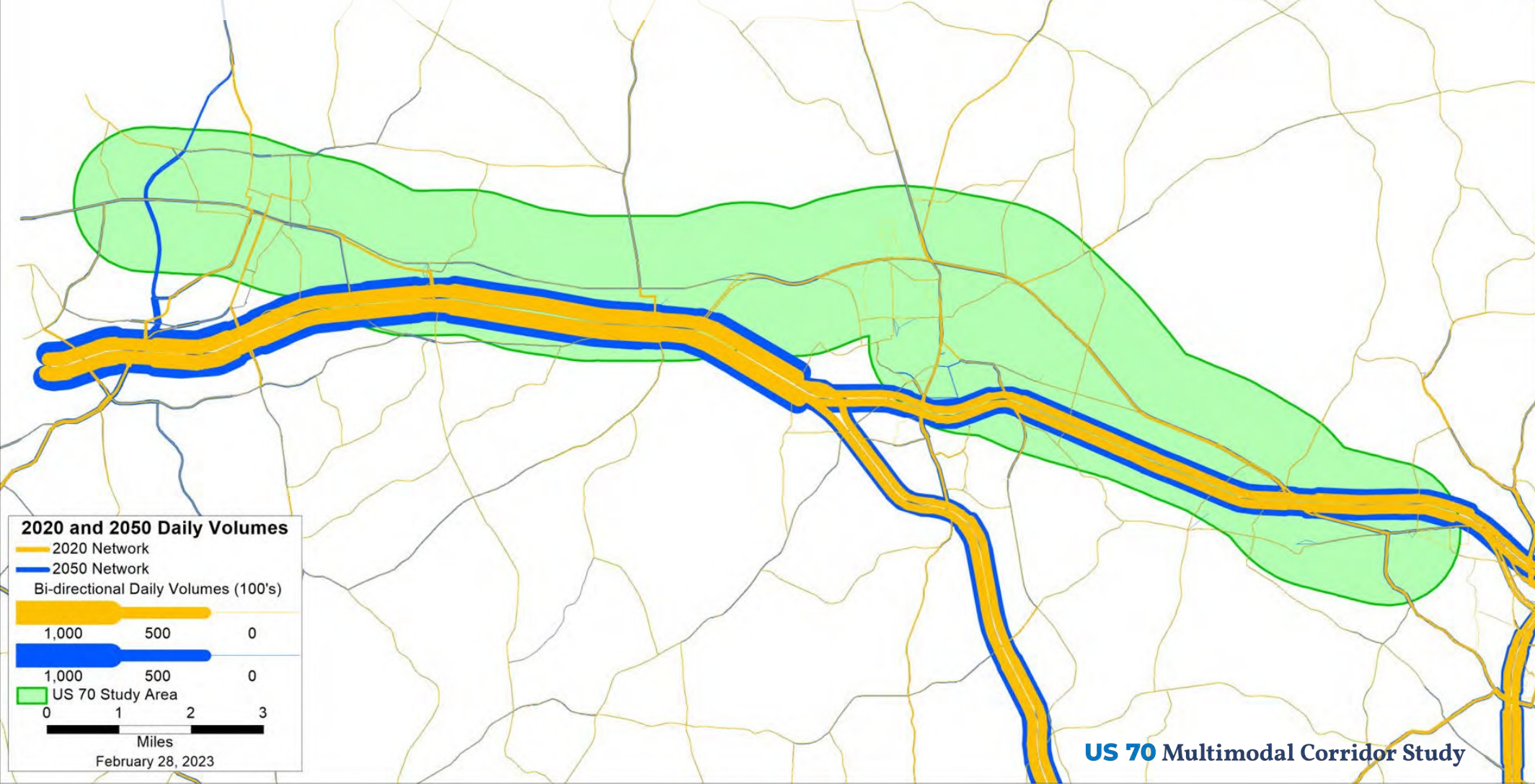
US 70 Multimodal Corridor Study

Employment Growth, 2020 to 2050



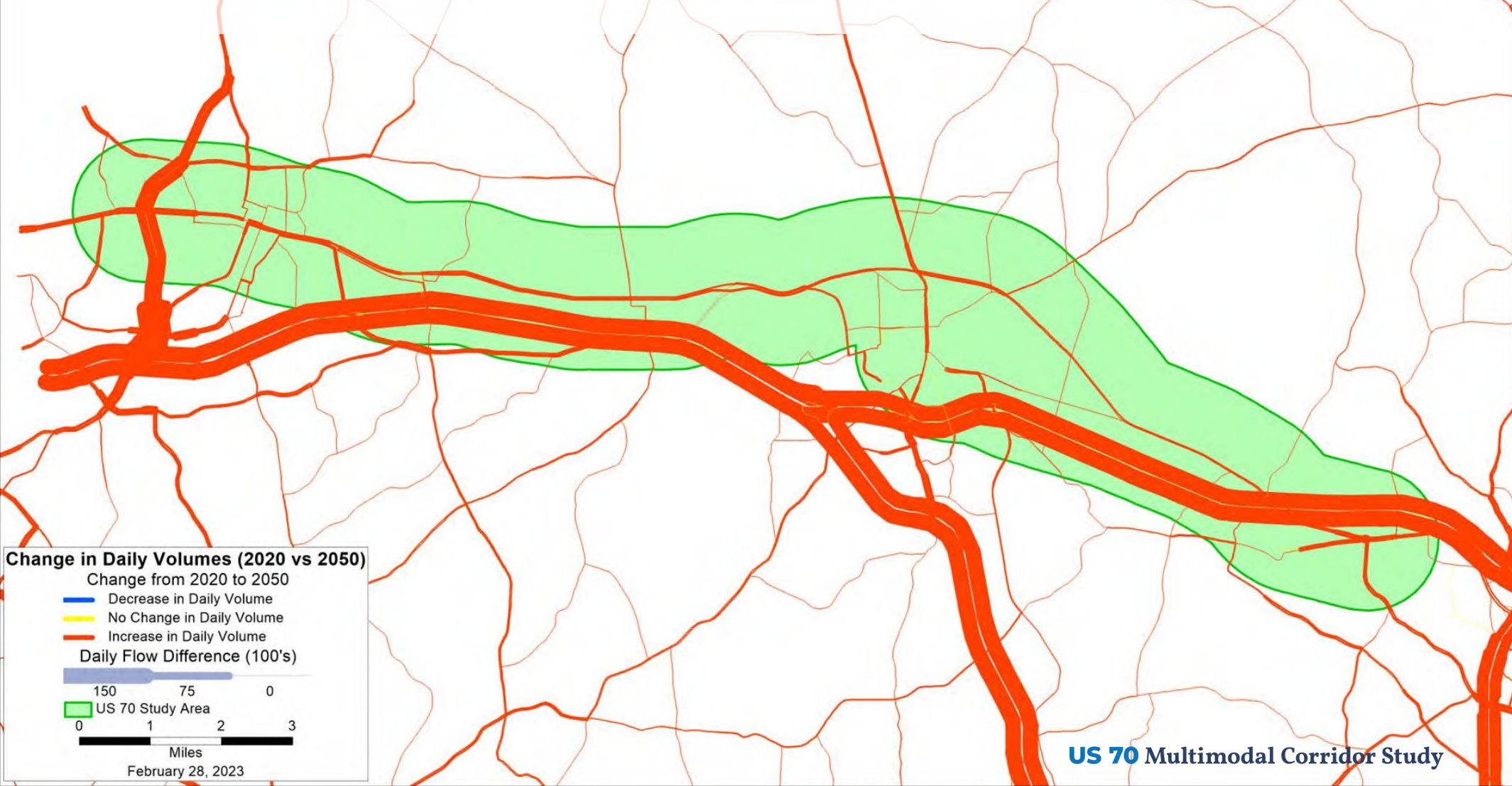
Estimated Daily Traffic Volumes, 2020 vs 2050

(Triangle Regional Travel Model)



Estimated Change in Daily Traffic Volumes, 2020 to 2050

(Triangle Regional Travel Model)





Next Steps

Findings to Date

- ✓ Traffic has returned to pre-COVID levels
 - Higher speeds
 - More trucks
- ✓ High crash rates & speeds in some locations
- ✓ Need pedestrian & bicycle improvements
 - *Safety – Health – Economy – Transit*
- ✓ Anticipate moderate, localized traffic growth
- ✓ Rail ROW constrains parts of western corridor
- ✓ I-85 improvements critical to US 70 traffic
- ✓ Full access needed at I-85 Connector
- ✓ NC 86 & NC 57 access via US 70 is important

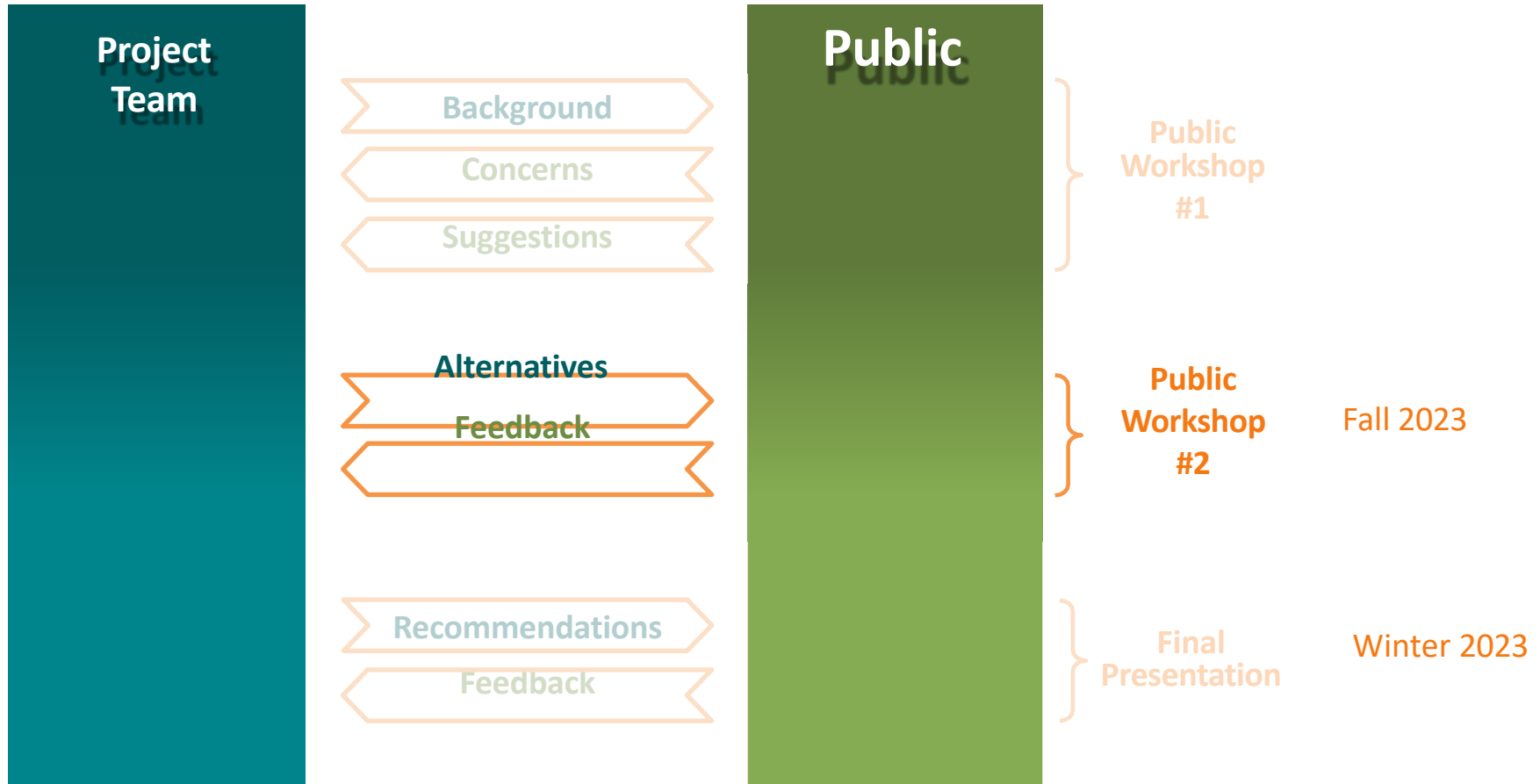


Develop & Test Solutions

- ✓ Safety
- ✓ Walk & bike connections
 - Crossing/along US 70
- ✓ Intersection operations
 - RR interactions
- ✓ Transit service
- ✓ Roadway cross-sections
- ✓ Environmental protection
- ✓ Supportive land uses & policies
- ✓ Project priorities & phasing



Public Participation – Round 2





Mr. Brown

Ordinance Amendment- Deletion of Inconsistent Code Provision- Section 34-134 Riding on Sidewalks Prohibited





Mr. Brown

2004 Plat Revision- Removal of No Build Line from Creekside Subdivision Plat







Ms. Ownbey

Bicycle and Pedestrian Advisory Commission (BPAC)

Appointment



Announcements

- Mebanite Citizen Academy. Next Class is October 12th
To register: <https://secure.rec1.com/.../ae68bbc347224ae37eecfe5b47dbcc88>
- Racial Equity Advisory Committee (REAC)- 3 Open Positions
To apply: cityofmebanenc.gov/react Due by- Wednesday, October 25th

Cycle NC – Mountains to Coast Ride

LOOK OUT

FOR CYCLISTS OCT. 3 & 4

Cycle NC's Mountains to Coast Ride will be traveling through Mebane on Tuesday, Oct. 3 and Wednesday, Oct. 4

Be mindful of participating cyclists and share our roadways



The Mebane Trail Rangers Scavenger Hunt



The Mebane Trail Rangers will be hiding pink tags with a picture of a Dogwood flower on Mebane's trails and in our parks. Once you find the tag, text the number on the back and a hand-made clay ornament of a Dogwood flower will be delivered to you by Ranger Sherri in exchange for the tag. So make sure to give the tag to Ranger Sherri! Only ONE ornament per family.

WHERE ARE THE TAGS HIDDEN? The pink tags are hidden by Ranger Christopher, our expert geocacher. You can find the tags at Cates Farm Park, Holt Street Park, Mebane Community Park / Clay Street (Mountains-to-Sea Trail) and Lake Michael.

Happy Hiking & Searching

Upcoming *Mebane* Special Events

OCT.

7



DOWNTOWN MEBANE - 10 A.M. - 5 P.M.

OCT.

27

Destination Downtown Mebane's
Chili Cook Off
Downtown Mebane from 5 - 7 P.M.



OCT.

28



DOWNTOWN MEBANE HALLOWEEN SPOOKTACULAR & **JEEPERS CREEPERS**
11 A.M. - 2 P.M. - DOWNTOWN MEBANE

NOV.

18

SANTA'S ARRIVAL IN MEBANE
11 AM. - 3 P.M AT THE MACC



Destination Downtown Mebane's
Hometown Holiday Celebration
 featuring Movie & Tree Lighting
 3 - 8 P.M. in Downtown Mebane

NOV.

25

Shop Small Saturday
IN DOWNTOWN MEBANE



DEC.

1

It's Snowing in Mebane
 11 A.M. - 2 P.M. at the
 Downtown Mebane
 Pocket Park



Mebane CHRISTMAS Parade
 7 P.M. IN DOWNTOWN MEBANE

DEC.

2

It's Snowing in Mebane
 11 A.M. - 2 P.M. at the
 Downtown Mebane
 Pocket Park

DEC.

9

It's Snowing in Mebane
 11 A.M. - 2 P.M. at the
 Downtown Mebane
 Pocket Park

DEC.

16



REINDEER RUN 5K
 8 A.M. - Downtown Mebane



It's Snowing in Mebane
 11 A.M. - 2 P.M. at the
 Downtown Mebane
 Pocket Park



Mayor Hooks

Adjournment

