



MEBANE PARK AND RIDE FEASIBILITY STUDY

FINAL REPORT

MARCH 2022

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Introduction

To create an accessible space for all users, ensure existing and future connectivity, support multimodal connections, and facilitate opportunities to coordinate with the larger community through surrounding land use development, a planning effort was launched to investigate potential new locations for a permanent or leased park and ride facility in Mebane, NC. The study focused on investigating potential locations that would minimize travel delays, encourage operational efficiency, and increase capacity.

The study included a technical effort, as well as intentional stakeholder engagement, to identify site features that should be prioritized and incorporated into a new park and ride site. A pool of potential parcels was identified, evaluated for viability, and narrowed based on their ability to meet the study goals and objectives identified by GoTriangle and key stakeholders. At the completion of this study, GoTriangle will be positioned to effectively coordinate with partner agencies, project stakeholders, and governing bodies, to move forward with the approval, funding, and design of a new park and ride site.

Stakeholder Coordination

Stakeholders were given the opportunity to participate in the parcel search process during three stakeholder meetings held throughout the study. Key stakeholders represented a diverse range of public agencies, organizations, and municipalities including the Burlington-Graham MPO, the City of Mebane, the City of Durham, NCDOT, Orange County Transportation, and PART Transit. The meetings were held at key decision points during the study related to site search criteria, site evaluations, and the development of concept designs. Stakeholders were given updates on study progress and were asked to provide feedback through discussion and during guided interactive polling activities.

Stakeholder Meeting #1

Stakeholders had the opportunity to discuss location parameters and prioritize site amenities. Using Mentimeter's interactive polling features, participants identified employment as a priority commercial use, the new park and ride should accommodate a minimum of 200 parking spaces and indicated shelters, seating, pedestrian infrastructure, and passenger/operator restrooms were priorities, as it applied to site identification and design.

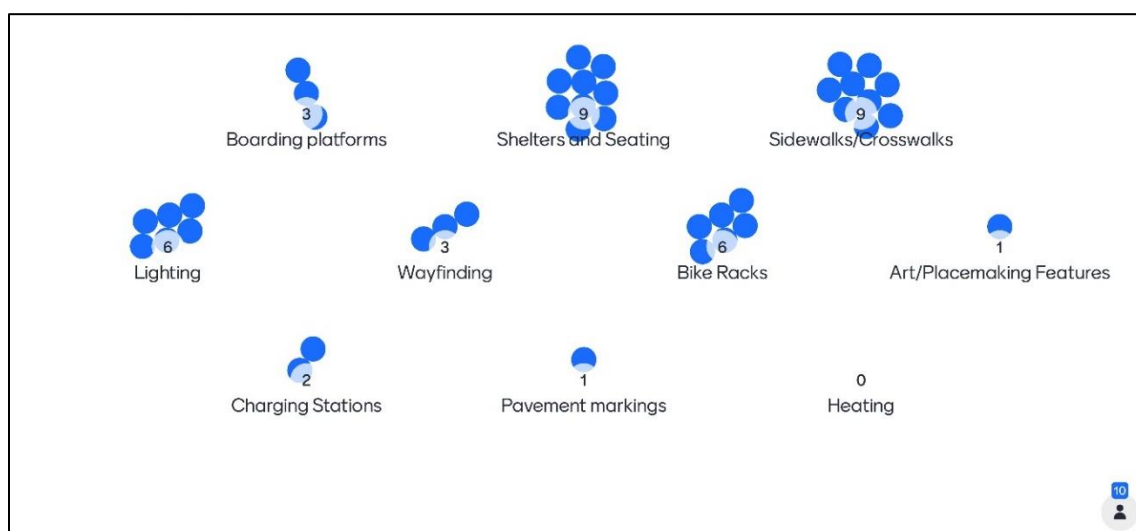


Figure 1: Priority Amenities to be Included in new Park and Ride Design

Stakeholder Meeting #2

Stakeholders were given an overview of the results from the applied search process parameters and were asked to approve draft goals and criteria to be included in the potential site evaluation matrix.

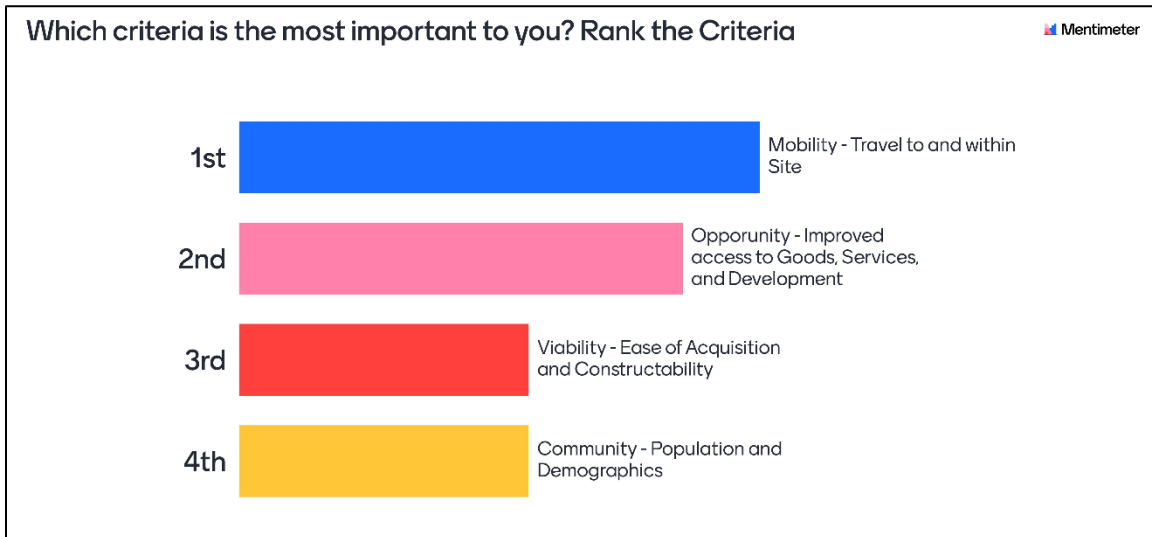


Figure 2: Prioritized Site Evaluation Criteria

Stakeholder Meeting #3

Participants were given the opportunity to provide feedback on the draft concept design of the preferred purchase parcel at the third and final meeting.

The City of Mebane staff were also intentionally included at two additional, separate touchpoints during the study in order to source local knowledge of future land use development and existing parcel conditions. The results from the stakeholder coordination and collaboration with the City of Mebane enabled the parcel search process to capture the existing and future needs when identifying the preferred purchase and lease site options.

Park and Ride Site Search Criteria

Using feedback received from GoTriangle staff and stakeholders, site location and operational requirements for a potential new park and ride site were developed. The minimum site search criteria established a preferred geographic search area, acceptable drive time to/from major interchanges and corridors, suitable zoning conditions, parcel size, ease of access, and maximum assessed property value.

Parcel Search Process

To create a manageable pool of eligible parcels to assess and evaluate, search criteria were used to eliminate parcels during three rounds of GIS-based geospatial searches, a manual Google Maps-based search to assess site access, and a final meeting with City of Mebane staff to include any local knowledge into a potential site filtering exercise. These searches were conducted in the areas adjacent to the I-40/I-85 interchanges with Buckhorn Road and Mebane Oaks Road. A summary of each step in the parcel search process is shown below. For more detailed information see the Parcel Search Process and Evaluation Memo included in Appendix A.

Purchase Parcel Search

Round 1

Parcels remained based on the following criteria:

- Parcels located near I-40/I-85 between Buckhorn Rd and Mebane Oaks Rd
- Parcels within 0.5 miles driving distance from I-40/I-85

Parcels = 323

Round 2

In addition to the criteria used in Round 1 the following criteria was added to the site search:

- Parcels at least 3.6 acres in size
- Parcels that already permitted the intended use of a park and ride or could be permitted through a conditional zoning process

Parcels = 22

Round 3

In addition to the criteria in Rounds 1 and 2, the following criteria was added to the site search:

- Parcels with no major structures existing on site
- Parcels with no major environmental issues

Parcels = 16

Round 4

The fourth round involved a manual examination (using Google Maps) of the remaining parcels and an assessment of their accessibility via fixed route bus, after Round 3.

Parcels = 7

Round 5

The fifth search round involved a coordination meeting with City of Mebane and GoTriangle staff to discuss the remaining parcels after Round 4 and to document any additional knowledge of the sites, future land use/development plans, etc.

Parcels = 4

Lease Parcel Search

Round 1

Parcels remained based on the following criteria:

- Parcels located near I-40/I-85 between Buckhorn Rd and Mebane Oaks Rd
- Parcels within 0.5 miles driving distance from I-40/I-85

Parcels = 323

Round 2

In addition to the criteria used in Round 1 the following criteria were added to the site search:

- Parcels at least 1.2 acres in size
- Parcels that have an existing parking lot that could accommodate at least 200 vehicles

Parcels = 15

Round 3

The third round involved a manual examination (using Google Maps) of the remaining parcels and an assessment of their accessibility via fixed route bus, after Round 2.

Parcels = 4

Round 4

The fourth round involved a coordination meeting with City of Mebane and GoTriangle staff to discuss the remaining parcels after Round 3 and document any additional information on the sites, future land use/development plans, etc.

Parcels = 3 (and the existing Mebane Cone Health park and ride site was added back into the final pool of potential lease parcels)

A map of the final pool of potential purchase and lease parcels is shown in Figure 1.

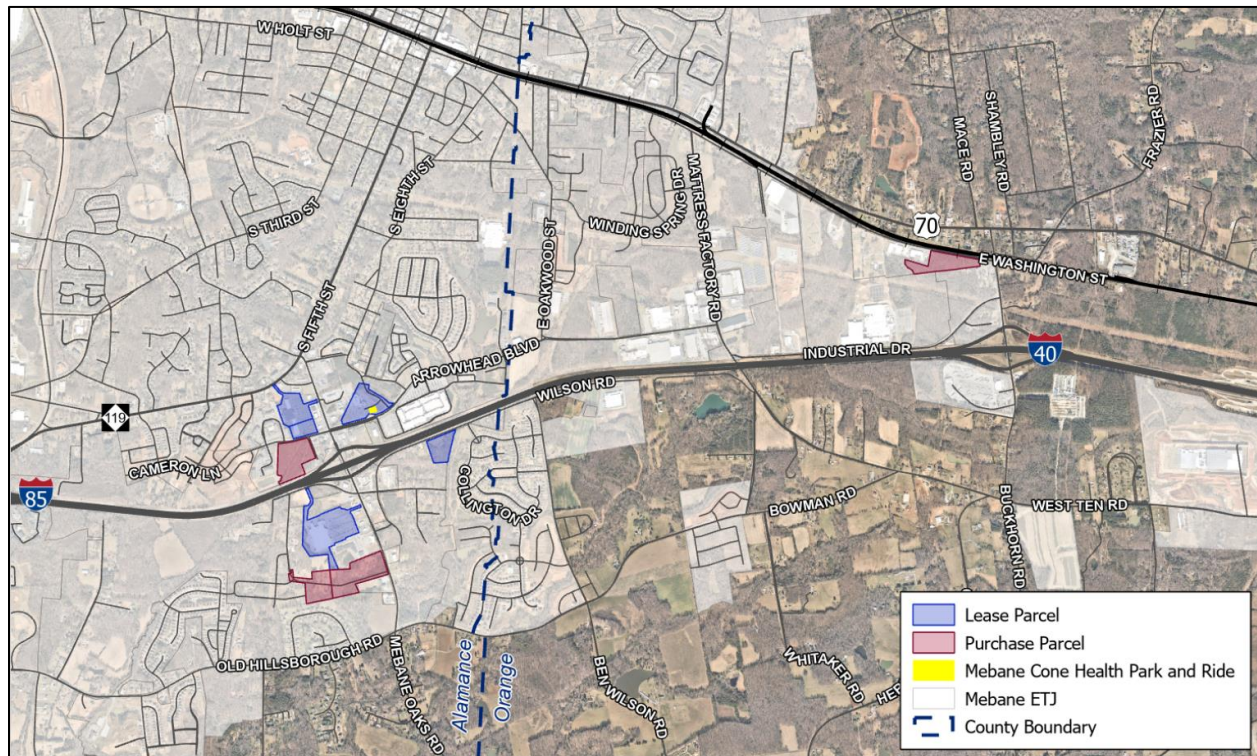


Figure 3: Final Pool of Potential Purchase and Lease Parcels

Site Evaluation Matrix Development

Evaluation metrics for each category were developed in order to compare the final park and ride sites to one another and identify which were the most viable. Metrics were driven by the overarching goals of the study, and for the purposes of site evaluation, were modified to be quantifiable. The effort to evaluate and score each potential site allowed for a data-driven, measurable comparison between sites.

Scoring

The goals – Mobility, Opportunity, Community, and Viability—described in more detail in the Parcel Search Process and Evaluation Memo included in Appendix A, were broken into unique criteria. Each criterion was given a score of 1 to 5, with 1 being the lowest and 5 being the highest. Within each goal, the criteria scores were summed to populate the total score of the parcel. Goals were not assigned weights as all four carry even importance across the parcel search. Table 1 shows the full matrix scoring framework and final site evaluation results.

Matrix Framework - [Purchase/Lease] Parcels		Parcels							
		Purchase Parcels				Lease Parcels			
		Parcel No. 1	Parcel No. 2	Parcel No. 3	Parcel No. 4	Parcel No. 1	Parcel No. 2	Parcel No. 3	Mebane Cone Health
Goals	Criteria	9834292604	9814846908	9824020553	9814921385	9814934523	9814865075 & 9814857683	9824157325	9824061200
Mobility	Travel time to I-40/I-85 eastbound	5	4	5	4	5	5	5	4
	Travel time to I-40/I-85 westbound	5	5	4	5	5	5	4	5
	Travel time to Downtown Mebane Bus Stop	3	3	1	1	1	3	3	3
	Ease of bus access to site from interstate	1	5	5	3	5	1	3	5
	Internal site navigability (lease only)	N/A	N/A	N/A	N/A	3	3	3	5
Opportunity	Land use within 1 mile	1	5	1	1	5	3	1	5
	Parcel Zoning	5	5	5	1	3	5	5	5
	Potential for new future development nearby	3	5	1	1	5	5	1	5
Viability	Existing structures (purchase only)	5	5	1	1	N/A	N/A	N/A	N/A
	Estimated market cost per acre	5	4	3	5	2	2	4	1
	Listed for sale (purchase only)	1	1	1	1	N/A	N/A	N/A	N/A
Community	Total population within 1 miles	1	5	3	3	3	5	4	4
	Minority population within .25 miles	3	3	1	1	3	5	3	4
	Hispanic/Latino population within .25 miles	5	3	1	1	3	4	3	3
	Low-income population in parcel block group	3	5	5	5	5	5	5	3
	Zero vehicle households in parcel block group	3	5	5	5	5	5	5	1
Mobility Score	Score	14	17	15	13	19	17	18	22
	Total Possible	20				25			
Opportunity Score	Score	9	15	7	3	13	13	7	15
	Total Possible	15				15			
Viability Score	Score	11	10	5	7	2	2	4	1
	Total Possible	15				5			
Community Score	Score	15	21	15	15	19	24	20	15
	Total Possible	25				25			
Total Score	Total Score	49	63	42	38	53	56	49	53
	Total Possible	75				70			

Table 1: Scoring Matrix

Final Preferred Sites

Two parallel searches were conducted during the site search process in order to identify a preferred purchase parcel that would move forward into concept design, and a final pool of potential lease parcels.

Purchase Parcels

Parcels were evaluated with the results of the scoring matrix shown in Table 1. With a total score of 63 out of a possible 75, Purchase Parcel #2 was the highest scoring site. However, an additional qualitative assessment was performed based on City of Mebane staff knowledge of local development trends and future plans, as well as the relative ease of acquisition of the final pool of parcels, and it was determined, that Parcel #1 (Figure 4) was the top preferred purchase parcel and should advance into the concept development phase.

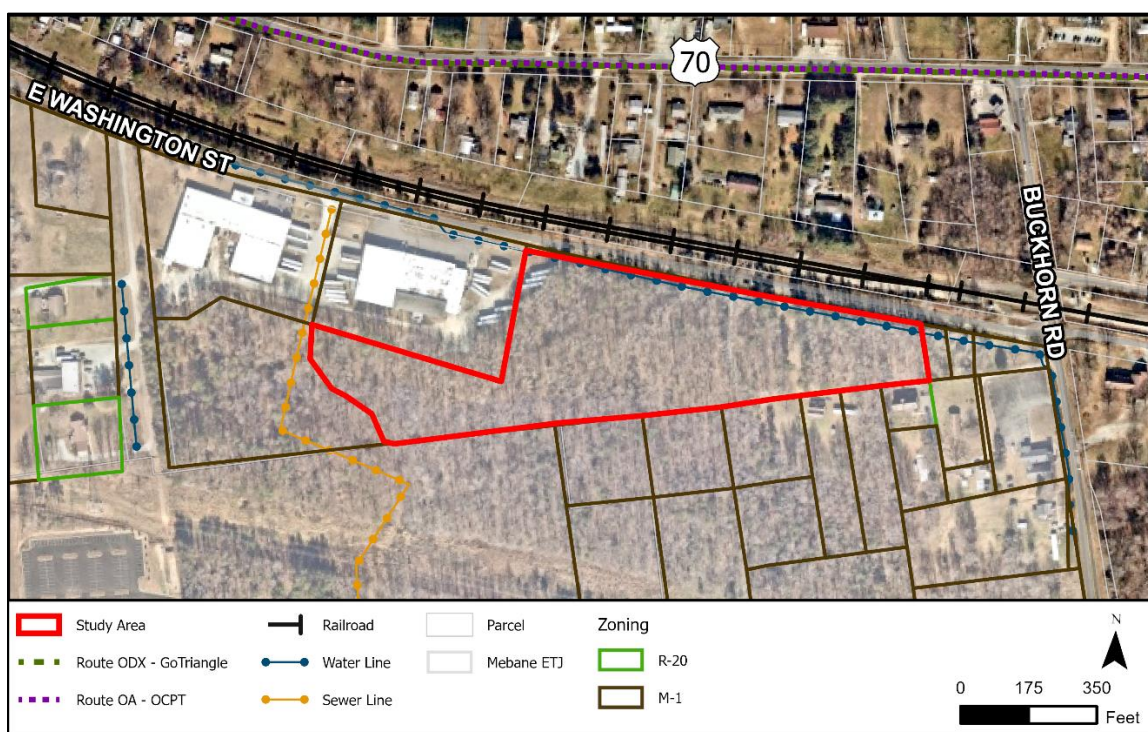


Figure 4: Purchase Parcel #2

Lease Parcels

Through the site search process, three alternative sites were identified as options for a new potential leased Mebane Park and Ride site, including the existing park and ride site located at the Mebane Cone Health Center (Figures 5-8). All final potential lease parcels will be documented for GoTriangle and the City of Mebane if a future opportunity presents itself for a park and ride use negotiation with parcel owners interested in expansion or redevelopment of a site. The existing conditions for the identified lease candidate parcels can be found in Appendix B.

An additional qualitative analysis performed based on City of Mebane staff knowledge of local development trends and future plans identified the current Mebane Cone Health park and ride lot as the preferred final lease parcel option. The Mebane Cone Health site provides efficient access for transit

service, an existing relationship with parcel owners and has existing on-site amenities. A potential renegotiation of the agreement between Mebane Cone Health and GoTriangle/the City of Mebane is preferred to a relocating a leased park and ride, if possible. It was noted that another contract with Mebane Cone Health would be pending future coordination with the parcel owners if/when future expansion is pursued by parcel owners. A renegotiation with Mebane Cone Health site owners would include the request for additional spaces for park and ride users beyond the current 50.

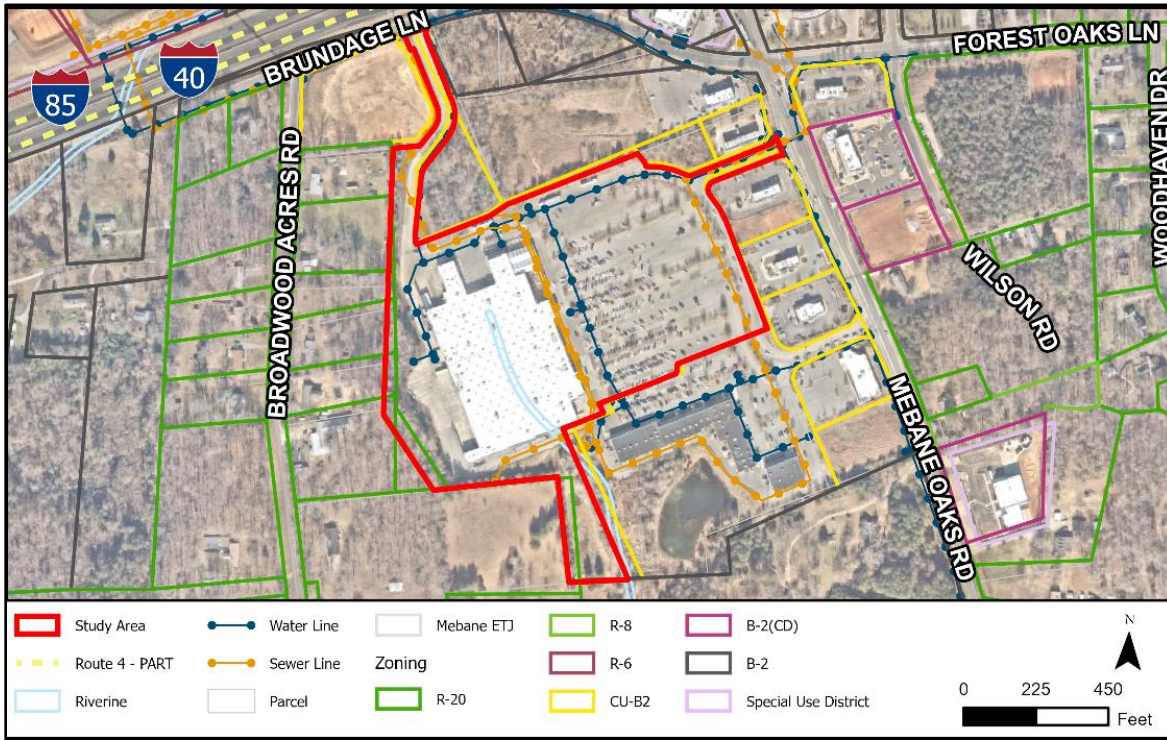


Figure 5: Lease Parcel #1

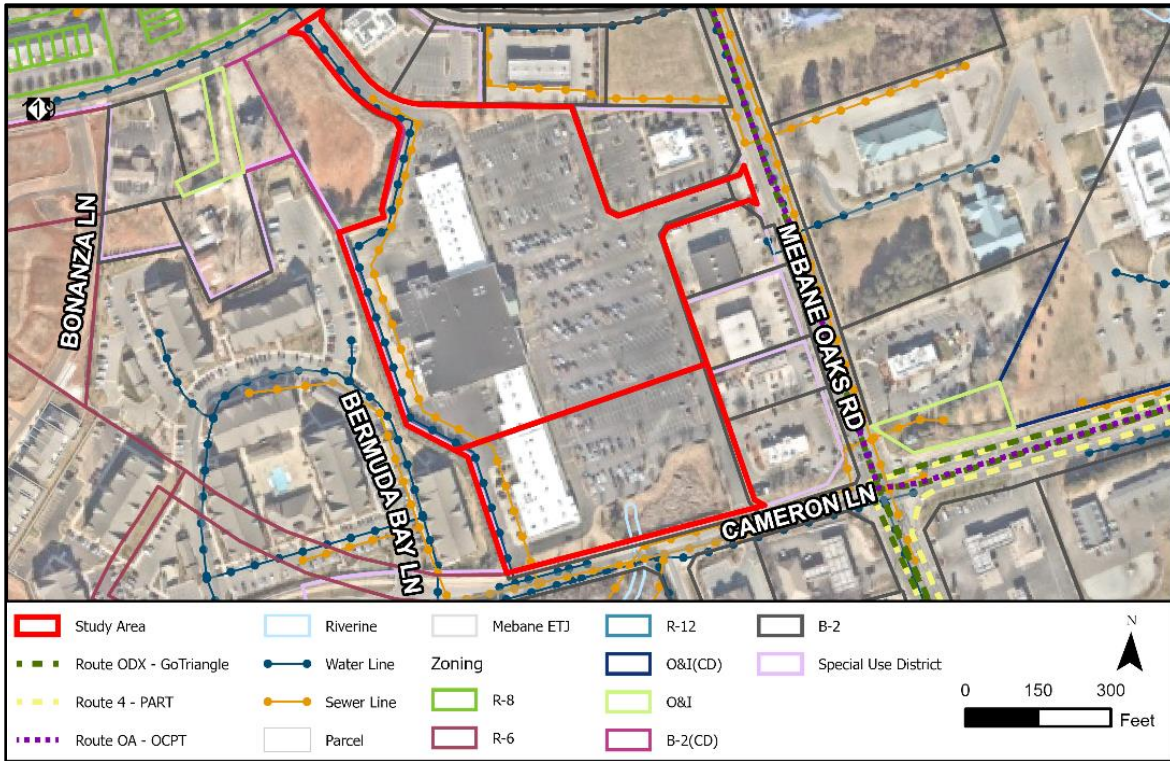


Figure 6: Lease Parcel #2

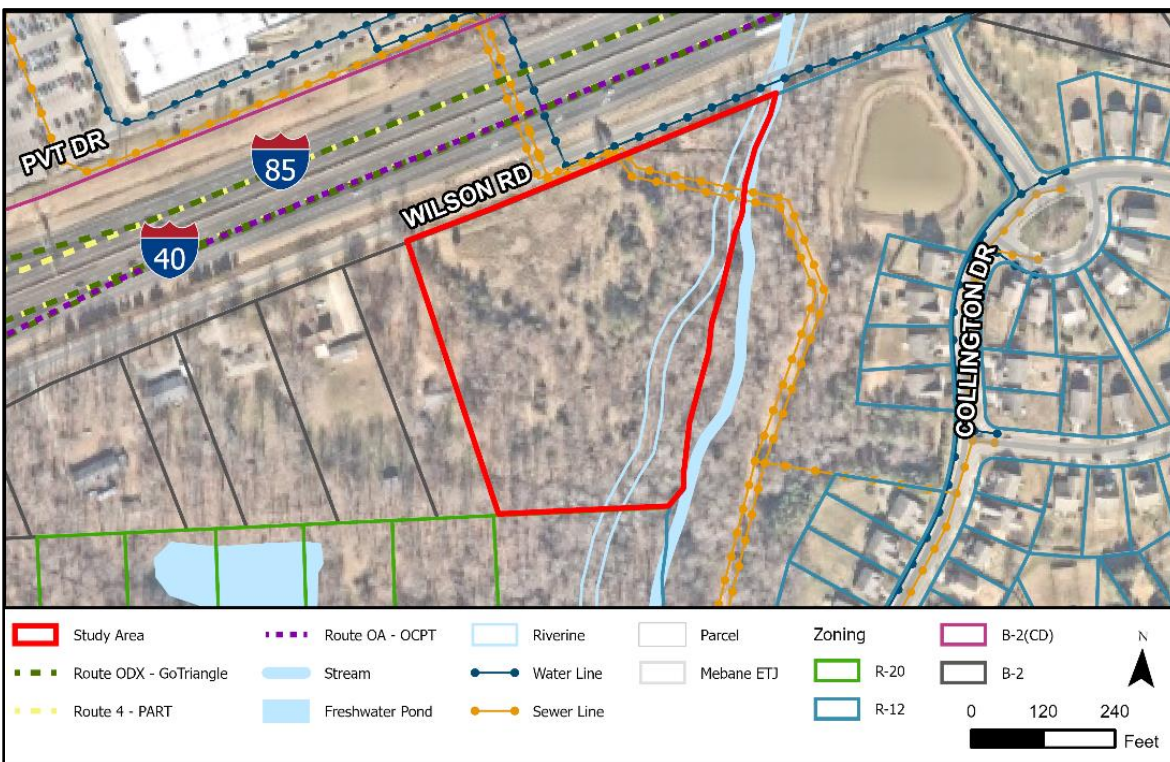


Figure 7: Lease Parcel #3



Figure 8: Mebane Cone Health Center

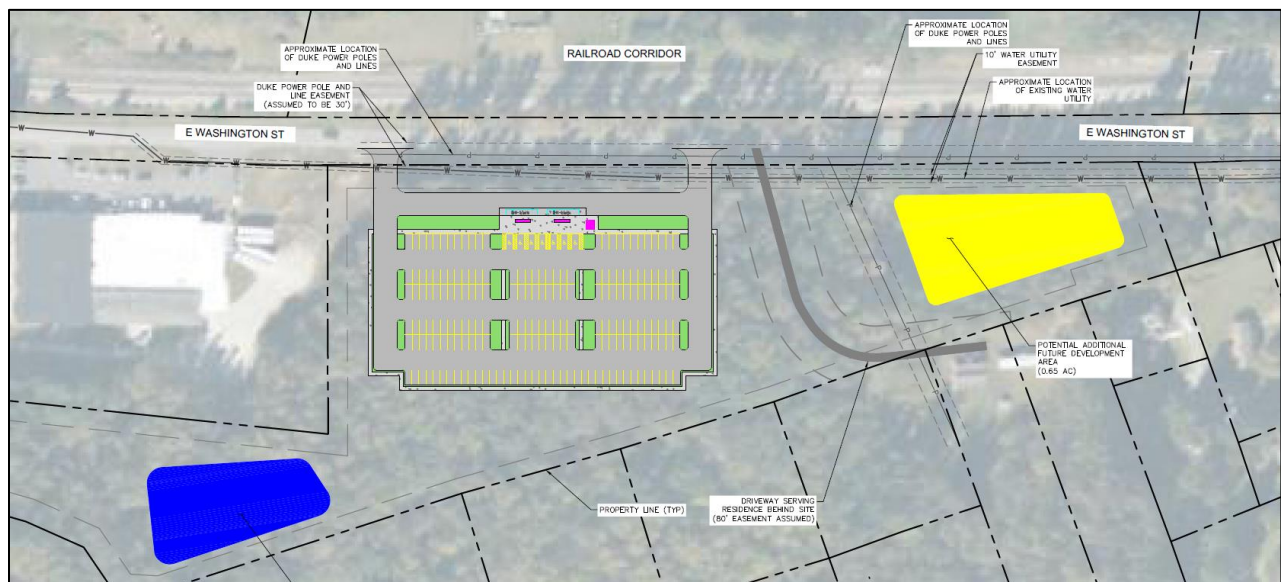
Concept Development

Three conceptual facility designs for the proposed park and ride location were developed using operational and site requirements established through coordination with GoTriangle and key project stakeholders.

Conceptual Facility Program:

The following is a descriptive list of park and ride elements and amenities illustrated in the conceptual facility design.

- (2) 40' boarding platform
- (1) 60' boarding platform
- Two passenger shelters
- (1) Public restroom
- (1) Operator restroom
- Electric bus charging
- Electric vehicle charging
- 200 parking stalls
- 2 Parking stalls dedicated to ridesharing
- Stormwater BMP



The conceptual facility program and final concept design were used to develop a planning-level cost estimate, which can be found in Appendix C.

Potential Next Steps

If GoTriangle and/or the City of Mebane decide to move forward with the development of a permanent or expanded leased park and ride lot, the resulting final sites scored in the evaluation matrix and initial concept designs are recommended as starting points for coordination conversations with landowners and key stakeholders.

APPENDIX A

Parcel Search Process and Evaluation Memo



MEMORANDUM

To: Bonnie Guo, GoTriangle
From: Mary Kate Morookian
Kimley-Horn and Associates, Inc.
Date: November 24, 2021
Subject: Mebane Park and Ride Site Screening and Evaluation Matrix Screening

This memo summarizes the process for identifying potential alternative sites for a potential future Mebane Park and Ride lot, purchased or leased, and describes the methodology used to evaluate/score the site alternatives and make recommendations.

BACKGROUND

To create an accessible space for all users, ensure existing and future connectivity, support multimodal connections, facilitate opportunities to coordinate with the larger community through surrounding land use development, a planning effort was launched to investigate potential new locations for a permanent or leased park and ride facility in Mebane, NC. Programming and operational requirements were documented and used in the development of site search criteria for an alternative site location.

GoTriangle staff and stakeholders met on September 23, 2021 in a kickoff meeting to confirm study goals and help frame the basis for alternative site selection within a defined search area. The following study goals were used when developing evaluation metrics for potential sites:

1. Mobility
2. Opportunity
3. Viability
4. Community



Figure 1: Current Mebane Cone Health Park and Ride Site

PARCEL SEARCH & INITIAL SCREENING PROCESS

Search Criteria

Conversations with GoTriangle staff and identified stakeholders resulted in a set of operational site requirements to guide the development of search criteria. A Site Search Requirements Memo was provided to GoTriangle for their review and was refined to ensure the search criteria used would identify sites that best achieved the goals of the Mebane Park and Ride Study and meet needs identified by staff and stakeholders for a potential new site to be purchase or to be leased. The Criteria were adjusted to help narrow the list of potential sites and identify potential lease and purchase parcels for further evaluation. The following describes the search criteria and methodology used to identify a preferred purchase parcels and a pool of potential lease parcels.

PURCHASE PARCEL SEARCH

Round 1

Parcels remained based on the following criteria:

- Parcels located near I-40/I-85 between Buckhorn Rd and Mebane Oaks Rd
- Parcels within 0.5 miles driving distance from I-40/I-85

Parcels = 323

Round 2

In addition to the criteria used in Round 1 the following criteria was added to the site search:

- Parcels at least 3.6 acres in size
- Parcels that already permitted the intended use of a park and ride or could permit it through a conditional zoning process.

Parcels = 22

Round 3

In addition to the criteria in Rounds 1 and 2, the following criteria was added to the site search:

- Parcels with no major structures existing on site
- Parcels with no major environmental issues

Parcels = 16

Round 4

The fourth round involved a manual examination (using Google Maps) of the remaining parcels and an assessment of their accessibility via fixed route bus, after Round 3.

Parcels = 7

Round 5

The fifth search round involved a coordination meeting with City of Mebane and GoTriangle staff to discuss the remaining parcels after Round 4 and document any additional intel on the sites, future land use/development plans, etc.

Parcels = 4

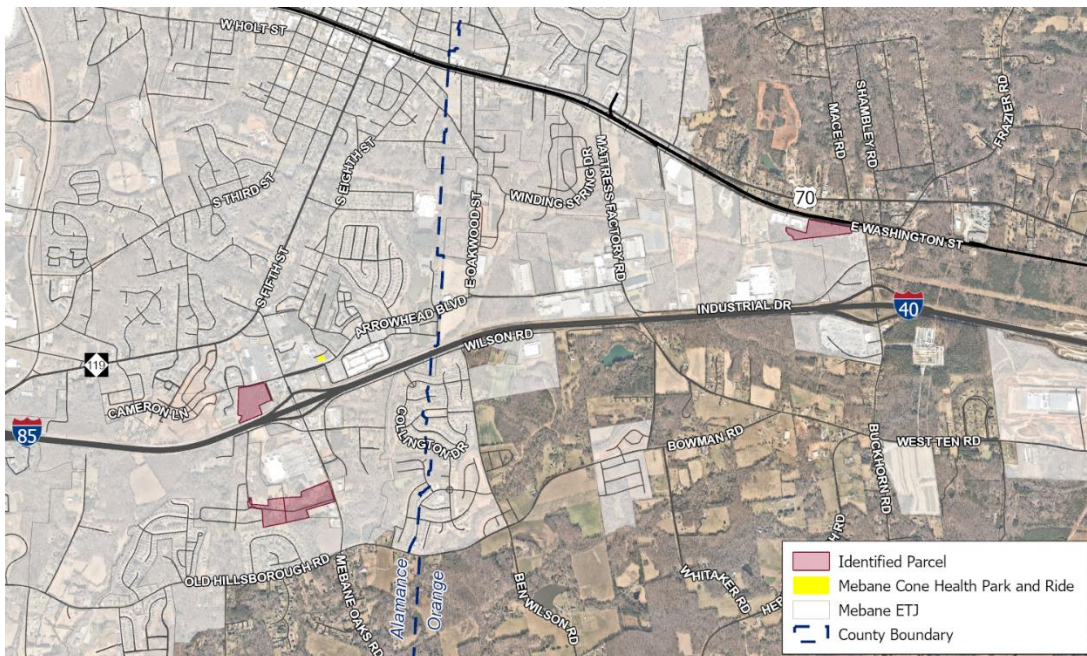


Figure 2: Round 5 Purchase Parcel Search

LEASE PARCEL SEARCH

Round 1

Parcels remained based on the following criteria:

- Parcels located near I-40/I-85 between Buckhorn Rd and Mebane Oaks Rd
- Parcels within 0.5 miles driving distance from I-40/I-85

Parcels = 323

Round 2

In addition to the criteria used in Round 1 the following criteria was added to the site search:

- Parcels at least 1.2 acres in size
- Parcels that have an existing parking lot that could accommodate at least 200 vehicles

Parcels = 15

Round 3

The fourth round involved a manual examination (using Google Maps) of the remaining parcels and an assessment of their accessibility via fixed route bus, after Round 2.

Parcels = 4

Round 4

The fourth round involved a coordination meeting with City of Mebane and GoTriangle staff to discuss the remaining parcels after Round 3 and document any additional intel on the sites, future land use/development plans, etc.

Parcels = 3 (and the existing Mebane Cone Health park and ride site was added back into the final pool of potential lease parcels)

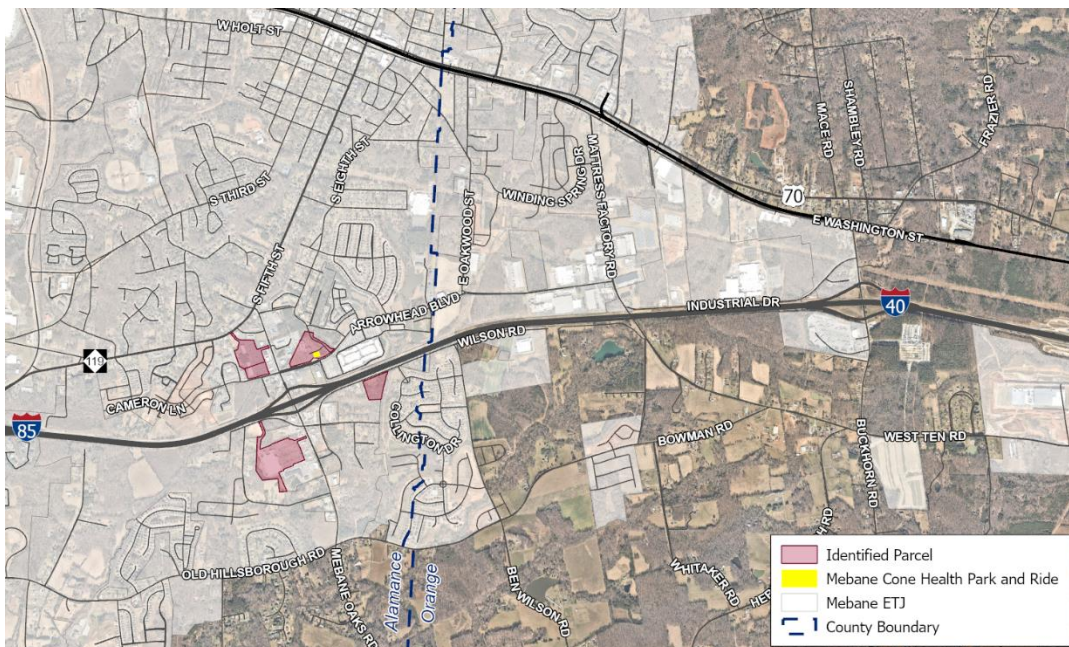


Figure 3: Round 4 Lease Parcel Search

Site Evaluation Process

Evaluation metrics for each category were developed to compare potential purchase and/or lease sites to one another and identify which are the most viable. The metrics were driven by the overarching goals of the study. The effort to evaluate and score each potential site allowed for a data-driven, quantifiable comparison between sites.

Scoring

The categories, described below, were broken into individual indicators. Each indicator was given a score of 1 to 5, with 1 being the best and 5 being the worst, meaning, a potential site may have a low score of 1, and a high score of 5. Categories were not assigned weights to indicate relative importance over another category.

Mobility – Reduce Travel time to and from I-40/I-85

The Mebane Park and Ride provides transit service connections for passengers traveling to and from Durham, Orange Counties, and Alamance Counties with regional and express routes. Reducing time spent by buses traveling to-and-from the park and ride improves service reliability, operational efficiency, and the overall customer experience. A new site location should reduce delay caused by conflicts with non-transit vehicles and minimize inefficient routings.

In order to achieve the goal of reduced travel time to and from I-40/I-85, the expected travel time was calculated for each potential site, compared to the other sites, and assigned a score with 5 being the best (lowest travel time) and 1 being the worst (highest travel time).

Opportunity – Improved Access to Goods, Services, and Potential Development

Sites were evaluated based on the surrounding land uses (within 1 mile) of each site and the potential for/existing plans for transit-oriented or transit-compatible development. Improving the ability of transit users to access nearby businesses and developments encourages transit use. Each potential site was given a score with 5 providing the highest potential for future land use compatibility and 1 providing the lowest potential for future surrounding land use compatibility.

Viability – Ease of Acquisition and Constructability

The evaluation for this category considers current market status of the property (only relevant for potential purchase parcels), the estimated value, and whether there is an existing major structure on the site (only relevant for potential purchase parcels). Each potential site was given a score with 5 being the best (most easily acquired and constructible) and 1 being the worst (least easily acquired and constructible).

Community – Community Partnership

The evaluation of this category considers the surrounding population (total population within a one-mile radius of the site) and the density of racial and ethnic minorities, low-income households, and zero-vehicle households within a .25-mile radius of the site. Each potential site was given a score with 5 being the best (most opportunity for community partnership) and 1 being the worst (least opportunity for community partnership). Table 1 shows the final results of the lease and purchase parcel scoring process.

Matrix Framework - [Purchase/Lease] Parcels		Parcels							
Goals	Criteria	Purchase Parcels				Lease Parcels			
		Parcel No. 1	Parcel No. 2	Parcel No. 3	Parcel No. 4	Parcel No. 1	Parcel No. 2	Parcel No. 3	Mebane Cone Health
		9834292604	9814846908	9824020553	9814921385	9814934523	9814865075 & 9814857683	9824157325	9824061200
Mobility	Travel time to I-40/I-85 eastbound	5	4	5	4	5	5	5	4
	Travel time to I-40/I-85 westbound	5	5	4	5	5	5	4	5
	Travel time to Downtown Mebane Bus Stop	3	3	1	1	1	3	3	3
	Ease of bus access to site from interstate	1	5	5	3	5	1	3	5
	Internal site navigability (lease only)	N/A	N/A	N/A	N/A	3	3	3	5
Opportunity	Land use within 1 mile	1	5	1	1	5	3	1	5
	Parcel Zoning	5	5	5	1	3	5	5	5
	Potential for new future development nearby	3	5	1	1	5	5	1	5
Viability	Existing structures (purchase only)	5	5	1	1	N/A	N/A	N/A	N/A
	Estimated market cost per acre	5	4	3	5	2	2	4	1
	Listed for sale (purchase only)	1	1	1	1	N/A	N/A	N/A	N/A
Community	Total population within 1 miles	1	5	3	3	3	5	4	4
	Minority population within .25 miles	3	3	1	1	3	5	3	4
	Hispanic/Latino population within .25 miles	5	3	1	1	3	4	3	3
	Low-income population in parcel block group	3	5	5	5	5	5	5	3
	Zero vehicle households in parcel block group	3	5	5	5	5	5	5	1
Mobility Score	Score	14	17	15	13	19	17	18	22
	Total Possible	20				25			
Opportunity Score	Score	9	15	7	3	13	13	7	15
	Total Possible	15				15			
Viability Score	Score	11	10	5	7	2	2	4	1
	Total Possible	15				5			
Community Score	Score	15	21	15	15	19	24	20	15
	Total Possible	25				25			
Total Score	Total Score	49	63	42	38	53	56	49	53
	Total Possible	75				70			

Table 1: Mebane Park and Ride Site Evaluation Matrix

Final Purchase Parcel

Based on the results of the scoring matrix, Parcel No. 2 best meets the study goals identified with a total score of 63 out of a possible 75. However, based on local knowledge City of Mebane staff does not find it likely that the site would be available for purchase at a reasonable purchase price or within a reasonable time frame. In light of this information, Parcel No. 1 is the next highest scoring site, with a total score of 49 out of a potential 75 and is recommended to move forward into concept development for future consideration as a permanent Mebane Park and Ride site.



Figure 4: Purchase Parcel No. 2

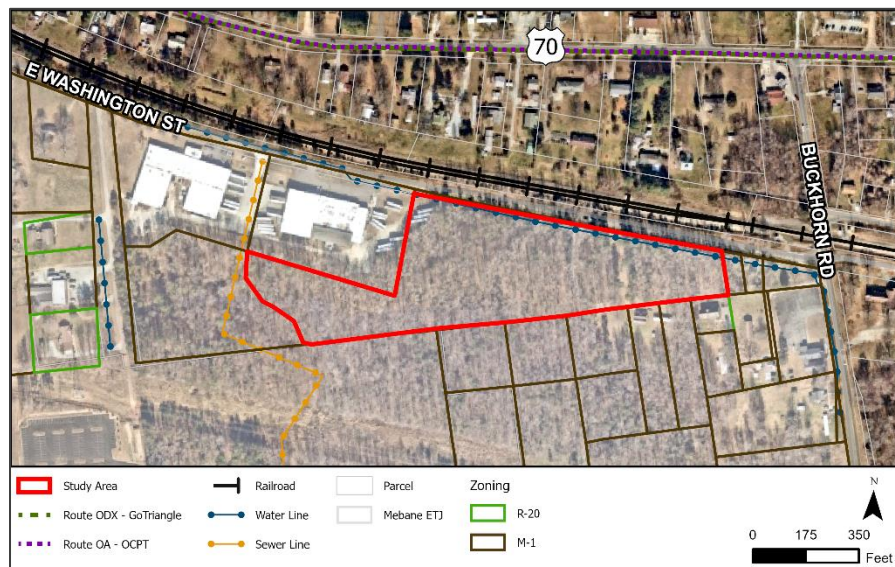


Figure 5: Purchase Parcel No. 1

Potential Lease Parcels

Through the site search process, three alternative sites were identified as options for a new potential leased Mebane Park and Ride site. The existing park and ride site located at the Mebane Cone Health Center will also continue to be considered as an option for continued use as a park and ride site (as its location provides favorable and efficient access for transit service), pending future coordination between the City of Mebane and parcel owners related to expanding the parking capacity for park and ride users and transit agencies.

Below are the final pool of parcels to be considered for a park and ride relocation by City of Mebane, GoTriangle, and other participating stakeholders.

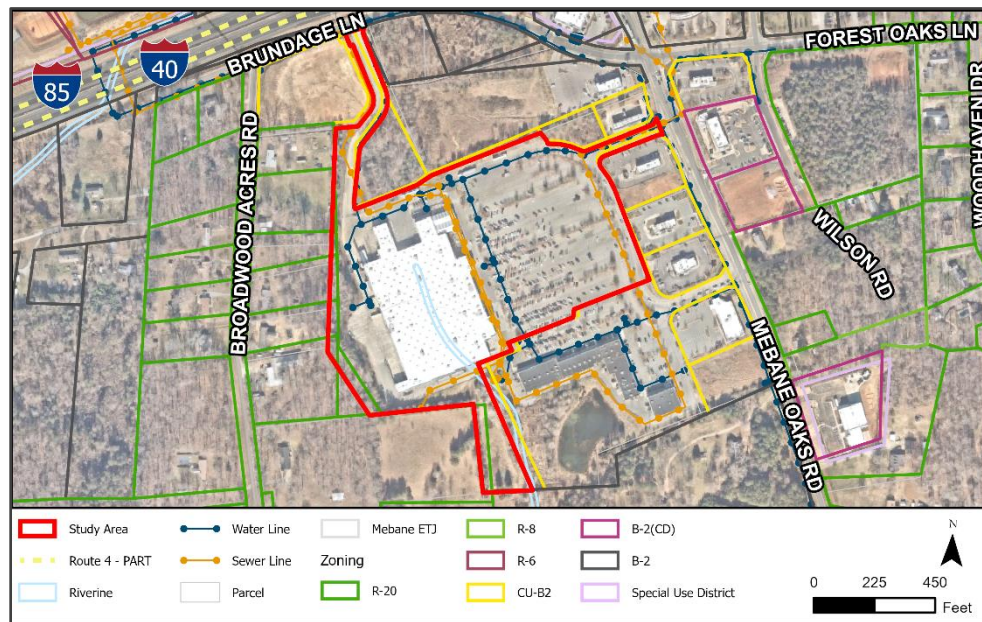


Figure 6: Lease Parcel No. 1

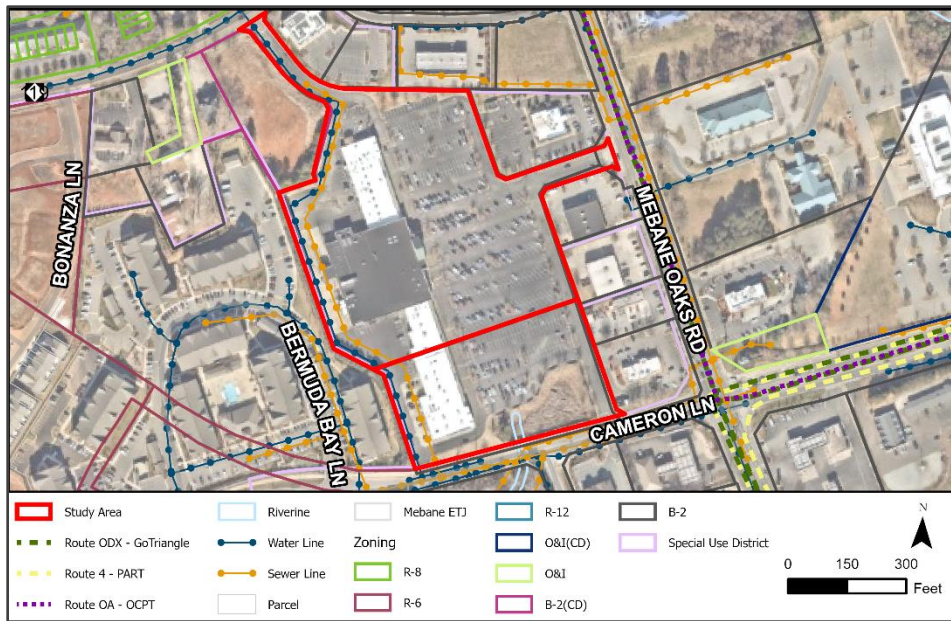


Figure 7: Lease Parcel No. 2

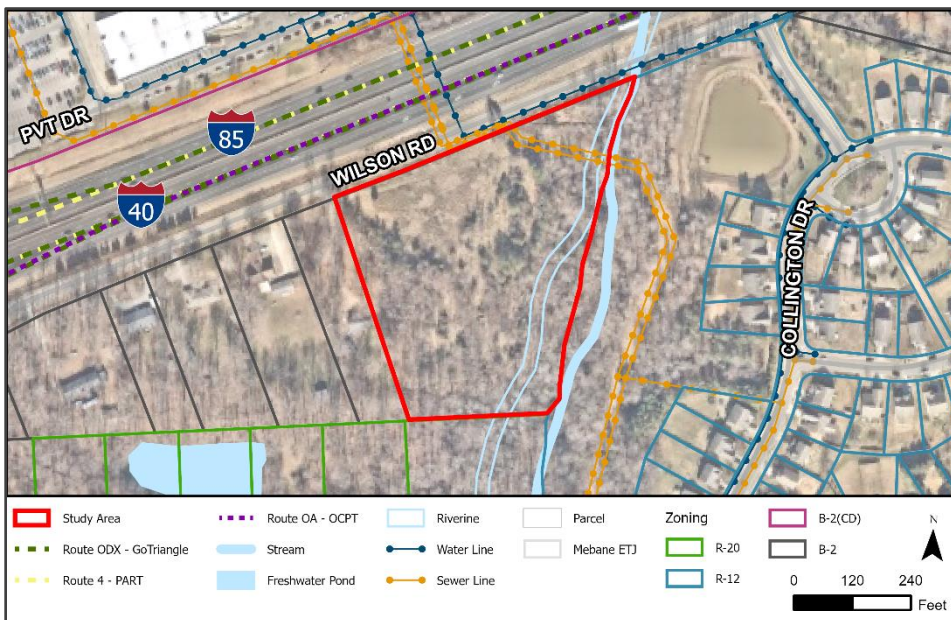


Figure 8: Lease Parcel No. 3

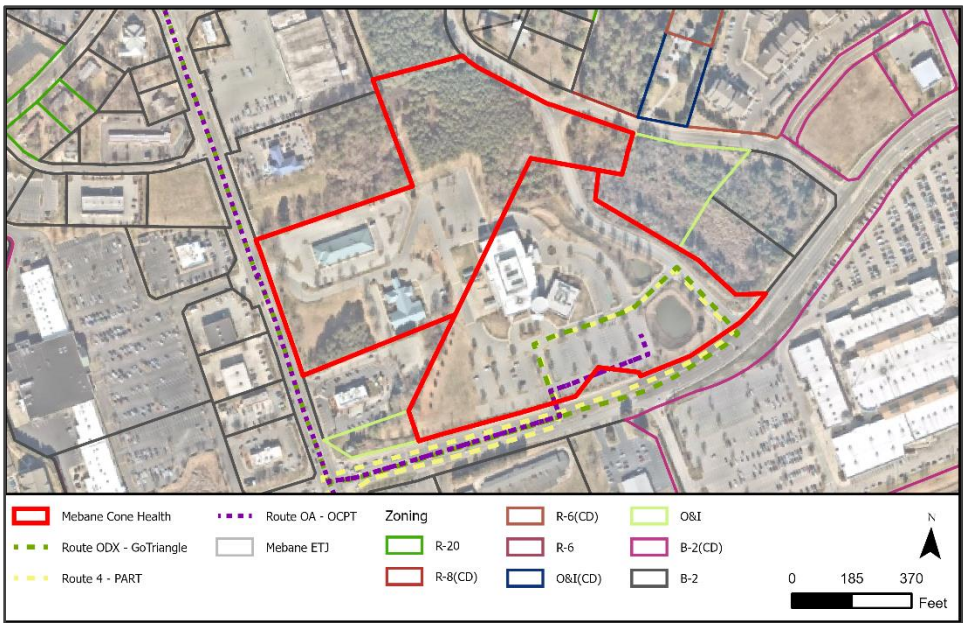


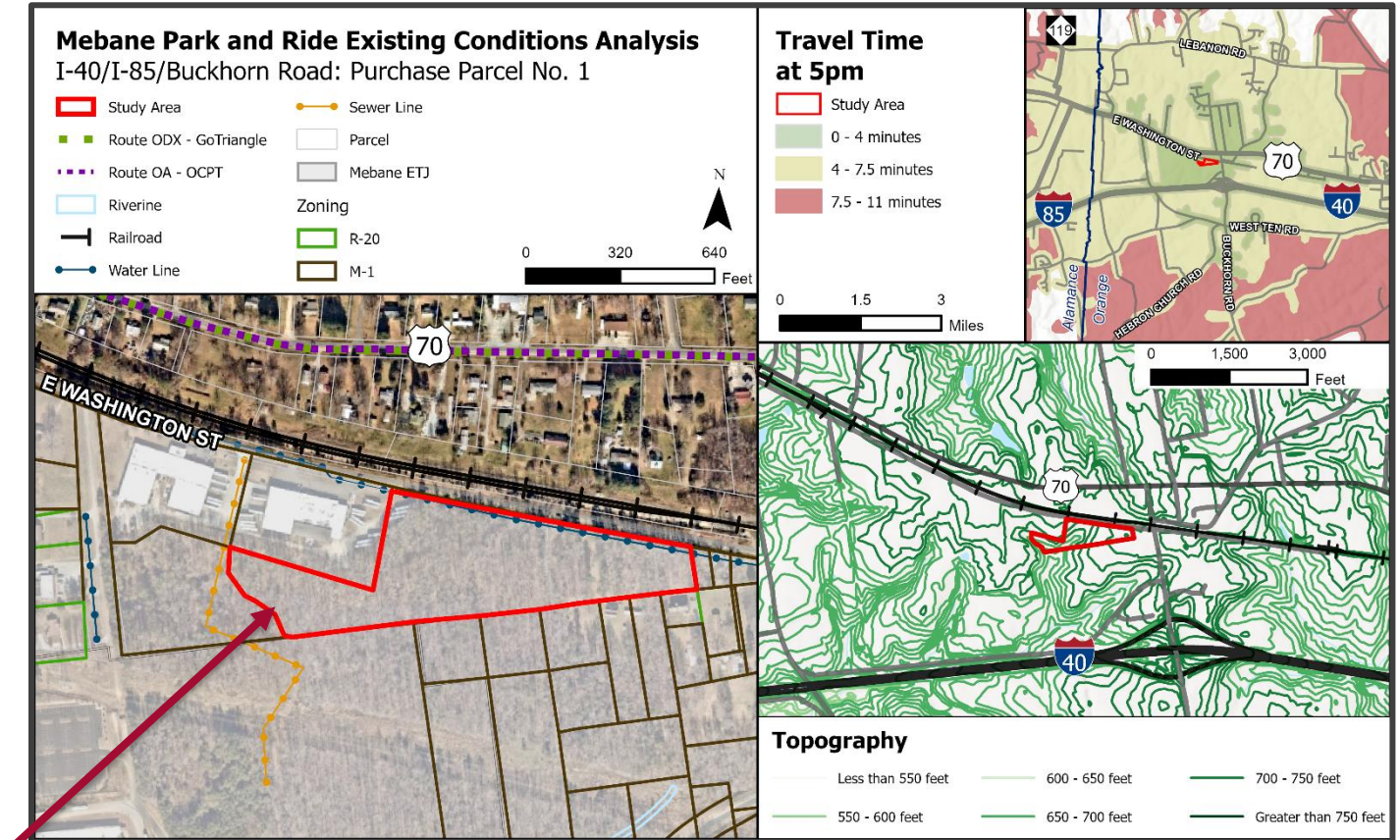
Figure 9: Current Mebane Cone Health Park and Ride Site

APPENDIX B

Mebane Park and Ride Potential Purchase and
Lease Parcel Existing Conditions Memo

Mebane Park and Ride Feasibility Study

EXISTING CONDITIONS MEMO: PURCHASE PARCEL NO. 1



Study Area Features

Attribute	Parcel No. 1
Parcel PIN	9834292604
County	Orange
Owner	Sweetwater Property Development
Address	None
Size	9.82 acres
Total Assessed Value	\$164,800
Cost per Acre	\$16,782
Existing Structures	No
Above Ground Utility	No
Existing Zoning	M-1

Environmental and Community Features

Feature	Parcel No. 1
Streams	No Encroachment
Water Bodies	No Encroachment
Flood Zones	No Encroachment
Historic Properties	Within 300 feet
Community Resource	Within 0.6 miles
Hazardous Materials	AST Incident adjacent to site

AST= Aboveground Storage Tank

M-1= Heavy manufacturing

R-20 = Residential Conditional Zoning

All data was compiled from state and county GIS sources.

Parcel Background

Purchase Parcel No. 1 is situated northwest of the I-40/I-85/Buckhorn Road interchange. The site's elevation ranges from 700 to 720 feet above sea level. The site is within the Mebane City Extraterritorial Jurisdiction (ETJ) and is located in Orange County.

Travel Time

The study area has driving access to both the east- and westbound on-ramps at I-40/I-85 at the Buckhorn Road interchange in four minutes or less, without signal delays, based on Esri drive time calculations. There are no signalized intersections from the study area to the interchange.

Environmental Screening

A preliminary GIS data screening of environmental features found that there was no encroachment from streams, waterbodies, or floodplains in the study area. The Elfland Fire Department, a community resource was found within 1 mile of the site. A residential historic property, the Alice Skyes House, is located north of the site, across the railroad tracks and within 300 feet of the parcel.

Current or Future Development Plans

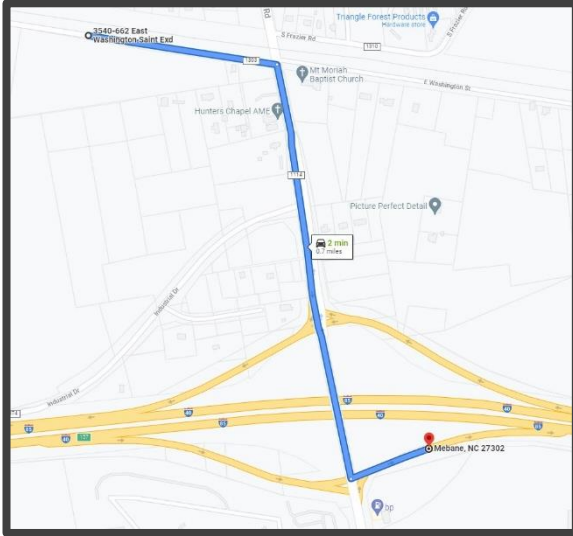
The site currently has access to a water line, but no sewer mains. Orange County is considering expanding utilities north of the interchange.

DRIVETIME MAPS

The maps below illustrate preferred paths from the closest major interchange and the estimated travel time to and from the westbound and eastbound interstate ramps at peak hours.

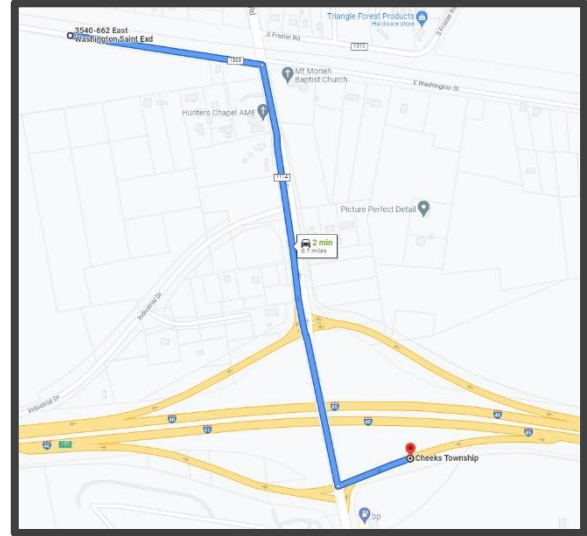
Purchase Parcel No.1 to I-40/I-85 EB via Buckhorn Road

8am
0.7 miles | 2 minutes



Purchase Parcel No.1 to I-40/I-85 EB via Buckhorn Road

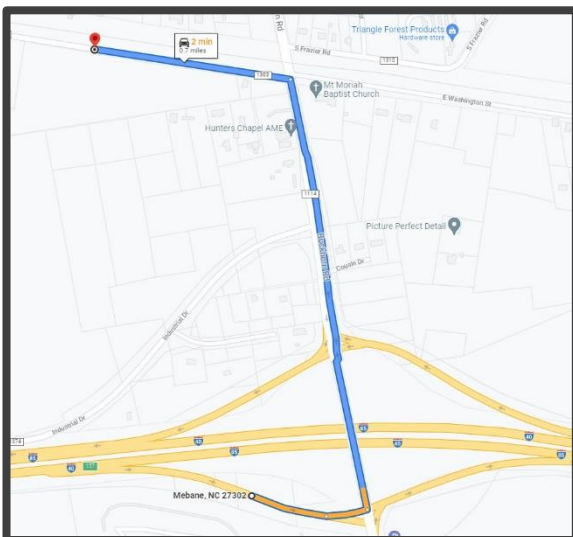
5pm
0.7 miles | 2 minutes



Notable Maneuver: Unsignalized left onto EB on-ramp

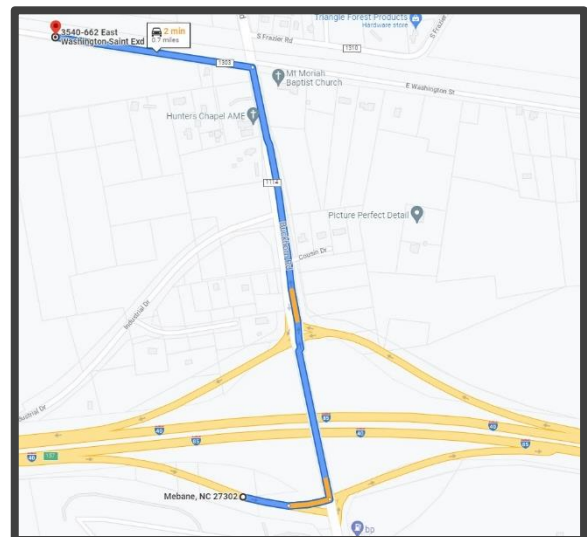
Purchase Parcel No.1 from I-40/I-85 EB via Buckhorn Road

8am
0.7 miles | 2 minutes



Purchase Parcel No.1 from I-40/I-85 EB via Buckhorn Road

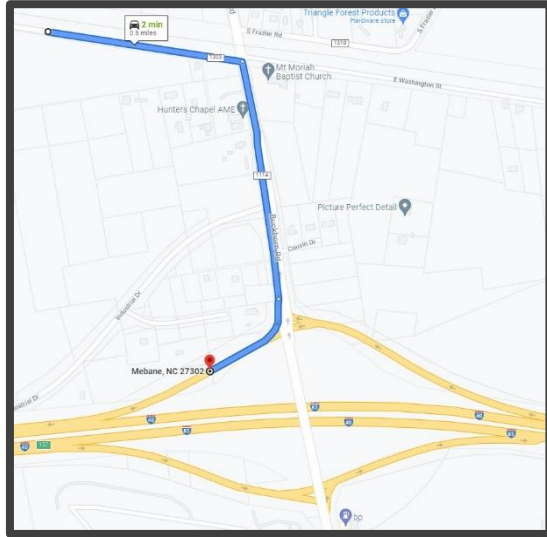
5pm
0.7 miles | 2 minutes



Notable Maneuver: Unsignalized left onto Buckhorn Road from EB off-ramp

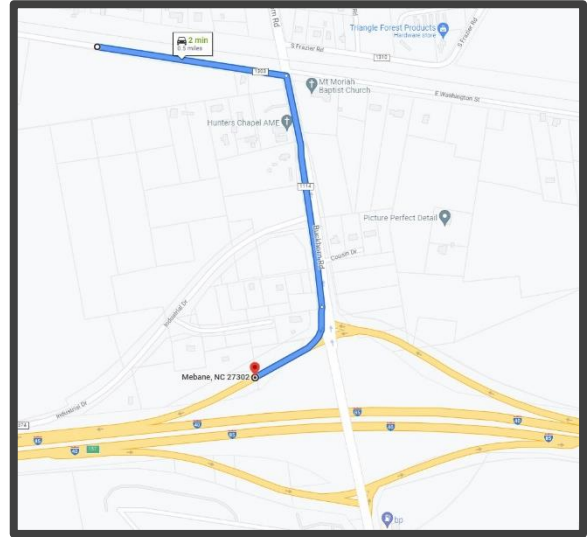
**Purchase Parcel No.1 to
I-40/I-85 WB via Buckhorn Road**

8am
0.5 miles | 2 minutes



**Purchase Parcel No.1 to
I-40/I-85 WB via Buckhorn Road**

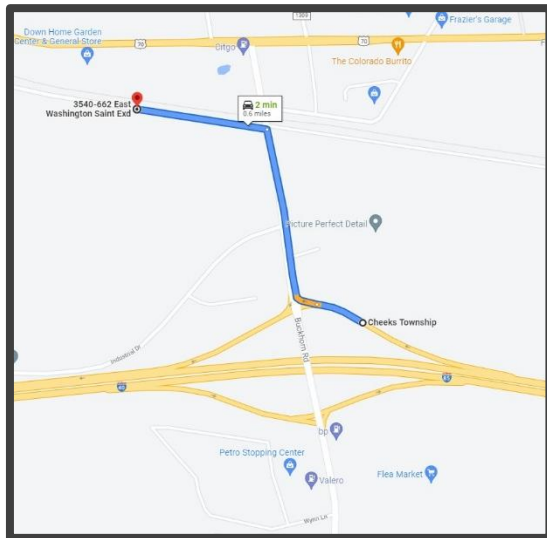
5pm
0.5 miles | 2 minutes



Notable Maneuver: N/A

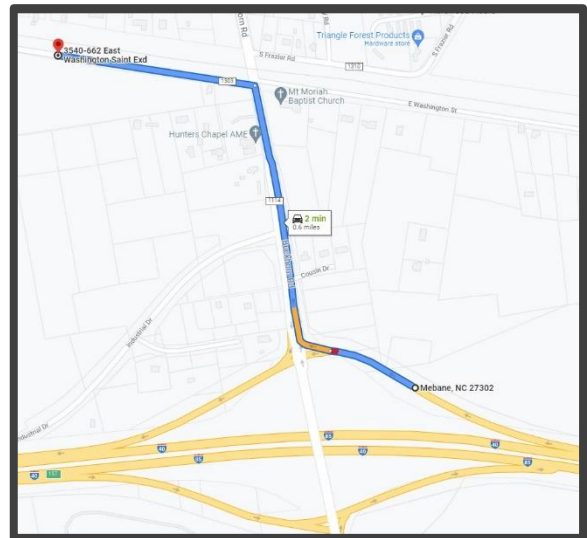
**Purchase Parcel No.1 from
I-40/I-85 WB via Buckhorn Road**

8am
0.6 miles | 2 minutes



**Purchase Parcel No.1 from
I-40/I-85 WB via Buckhorn Road**

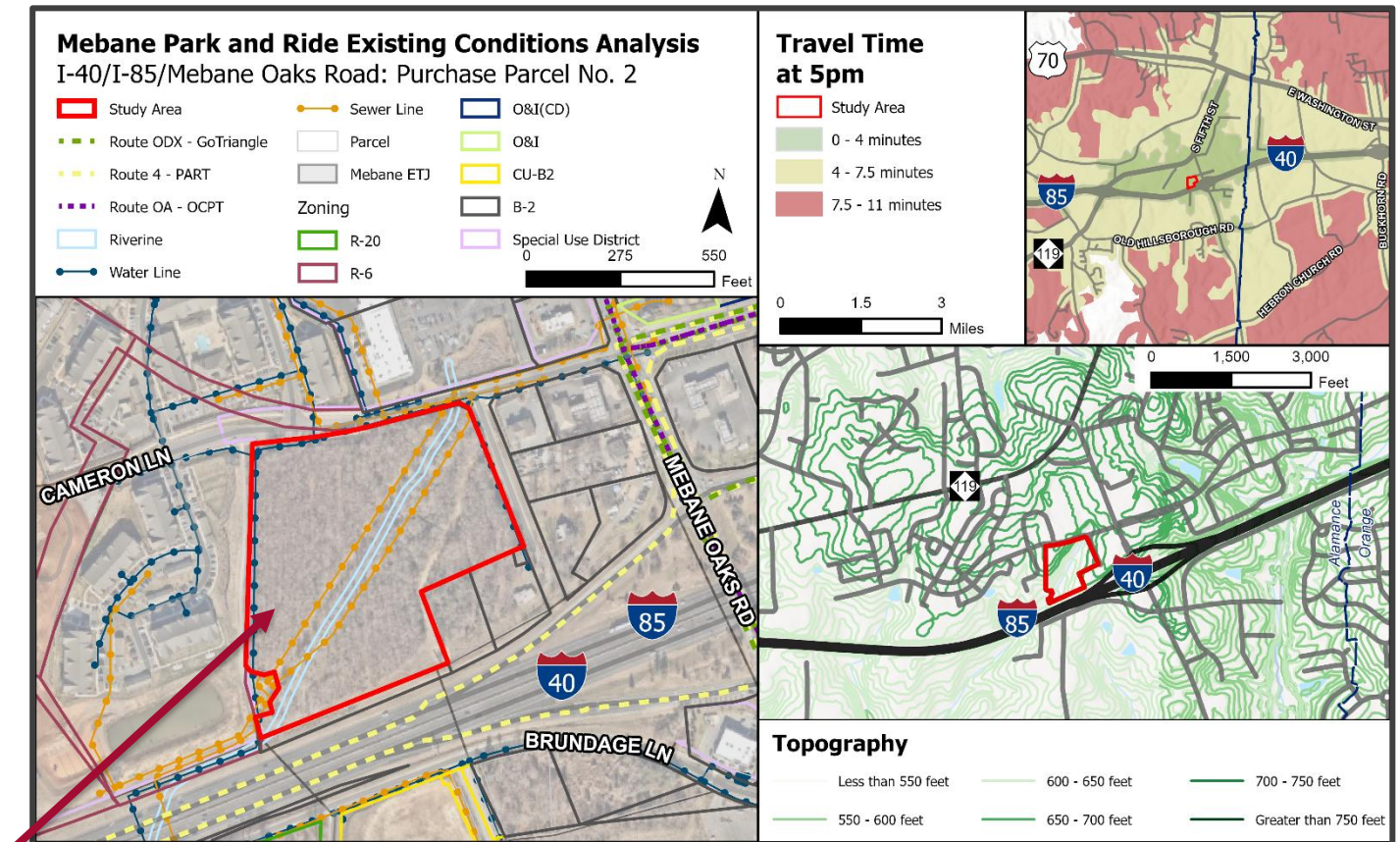
5pm
0.6 miles | 2 minutes



Notable Maneuver: N/A

Mebane Park and Ride Feasibility Study

EXISTING CONDITIONS MEMO: PURCHASE PARCEL NO. 2



Study Area Features

Attribute	Parcel No. 2
Parcel PIN	9814846908
County	Alamance
Owner	DISASH LLC
Address	Cameron Ln
Size	11.88 acres
Total Assessed Value	\$722,250
Cost per Acre	\$60,795
Existing Structures	No
Above Ground Utility	No
Existing Zoning	B-2

Environmental and Community Features

Feature	Parcel No. 2
Streams	No Encroachment
Water Bodies	Riverine
Flood Zones	No Encroachment
Historic Properties	Within 0.2 miles
Community Resource	Within 0.5 miles
Hazardous Materials	UST Incident adjacent to site

UST= Underground Storage Tank

B-2 = General Business District Zoning

R-20 = Residential District Zoning

R-6 = Residential District Zoning

O&I(CD) = Office and Institutional District (Conditional Zoning)

CU-B2 = Conditional Use – General Business Zoning

All data was compiled from state and county GIS sources.

Parcel Background

Purchase Parcel No. 2 is situated northwest of the I-40/I-85/Mebane Oaks Road interchange. The site is within the Mebane City Extraterritorial Jurisdiction (ETJ) and is located in Alamance County.

Travel Time

The study area has driving access to both the east- and westbound on-ramps at I-40/I-85 at the Mebane Oaks Road interchange in four minutes or less, without signal delays, based on Esri drive time calculations. There are 3 signalized intersections from the study area to the interchange.

Environmental Screening

A preliminary GIS data screening of environmental features found that there was an encroachment from a riverine running diagonal along the study area. There were no other encroachments from streams or floodplains. 5th Street Pocket Park, a community resource was found within 0.5 miles northeast of the site. A residential historic property, the J.H Patillo House, is located north of the site and within 0.2 miles of the parcel.

Current or Future Development Plans

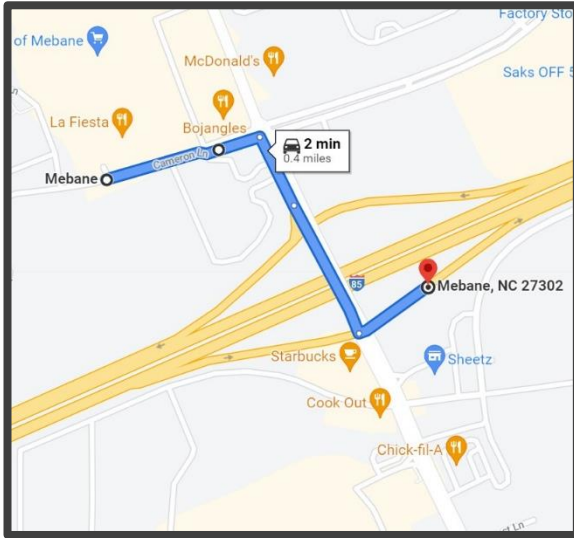
The site currently has access to water lines and sewer mains.

DRIVETIME MAPS

The maps below illustrate preferred paths from the closest major interchange and the estimated travel time to and from the westbound and eastbound interstate ramps at peak hours.

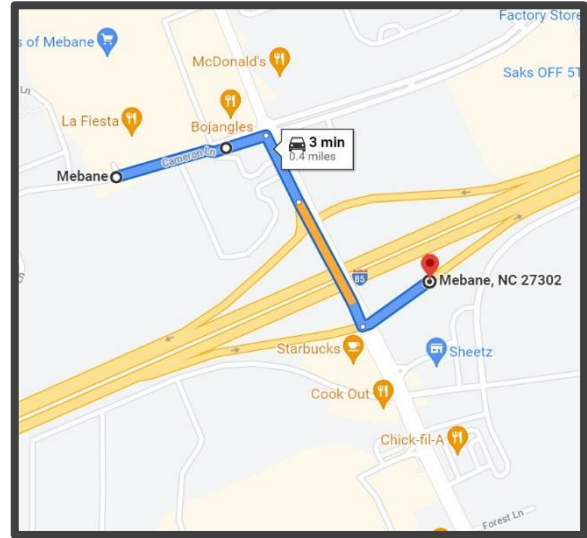
Purchase Parcel No.2 to I-40/I-85 EB via Mebane Oaks Road

8am
0.4 miles | 2 minutes



Purchase Parcel No.2 to I-40/I-85 EB via Mebane Oaks Road

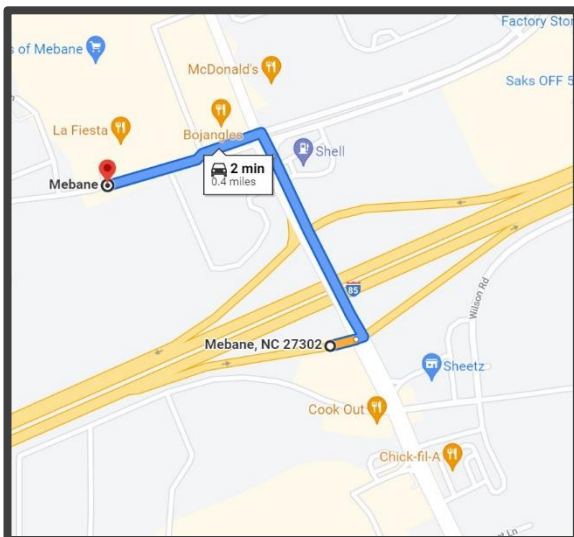
5pm
0.4 miles | 3 minutes



Notable Maneuver: N/A

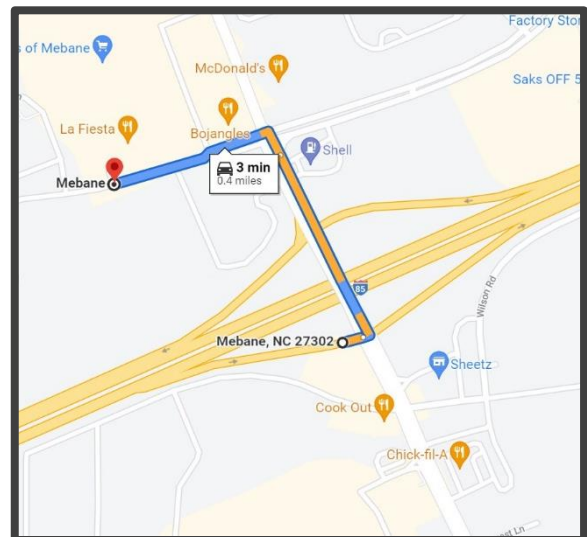
Purchase Parcel No. 2 from I-40/I-85 EB via Mebane Oaks Road

8am
0.4 miles | 2 minutes



Purchase Parcel No.2 from I-40/I-85 EB via Mebane Oaks Road

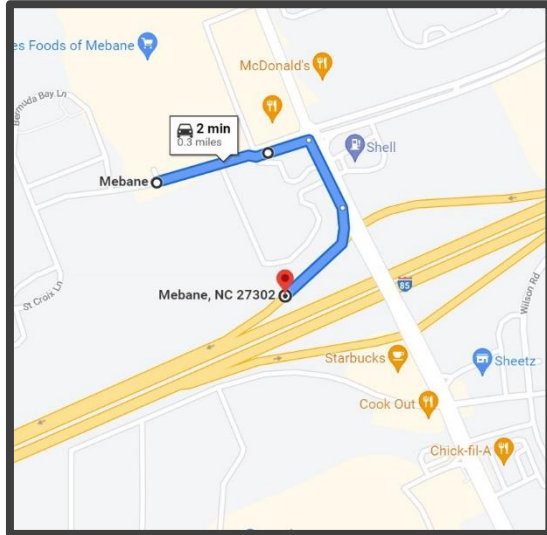
5pm
0.4 miles | 3 minutes



Notable Maneuver: N/A

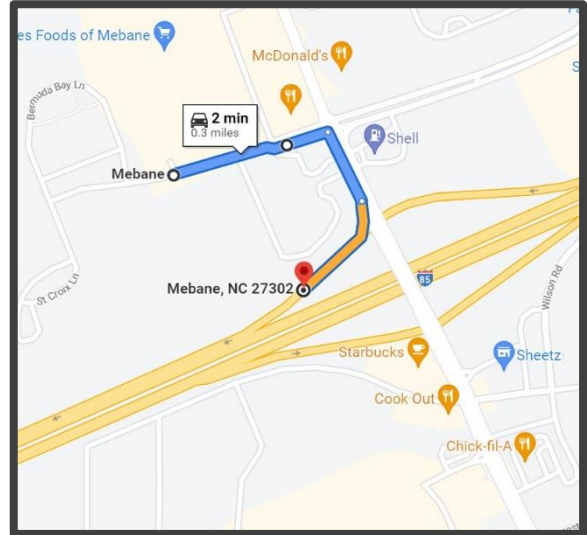
**Purchase Parcel No.2 to
I-40/I-85 WB via Buckhorn Road**

8am
0.3 miles | 2 minutes



**Purchase Parcel No.2 to
I-40/I-85 WB via Buckhorn Road**

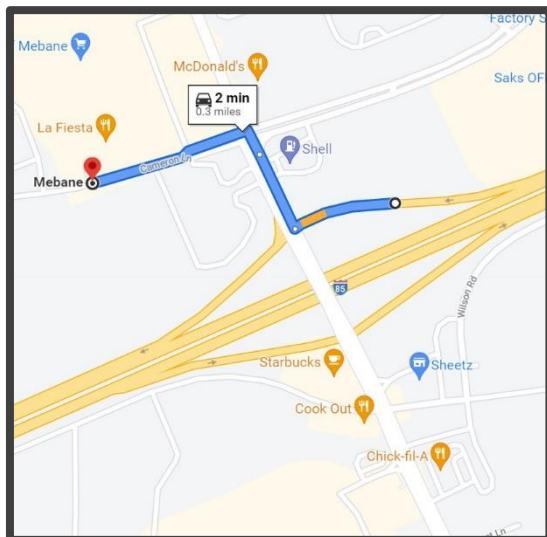
5pm
0.3 miles | 2 minutes



Notable Maneuver: N/A

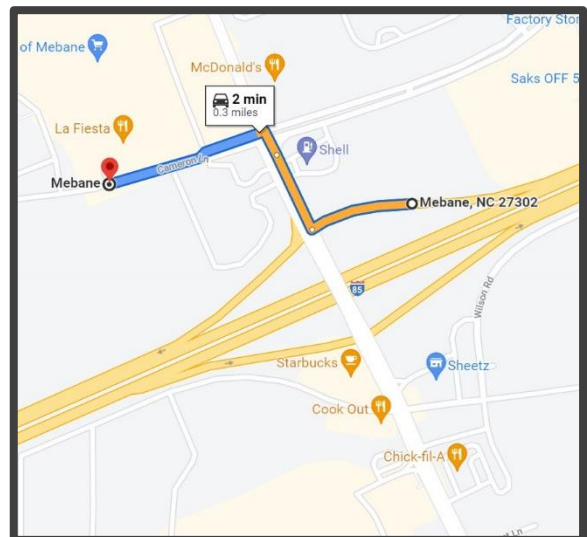
**Purchase Parcel No.2 from
I-40/I-85 WB via Buckhorn Road**

8am
0.3 miles | 2 minutes



**Purchase Parcel No.2 from
I-40/I-85 WB via Buckhorn Road**

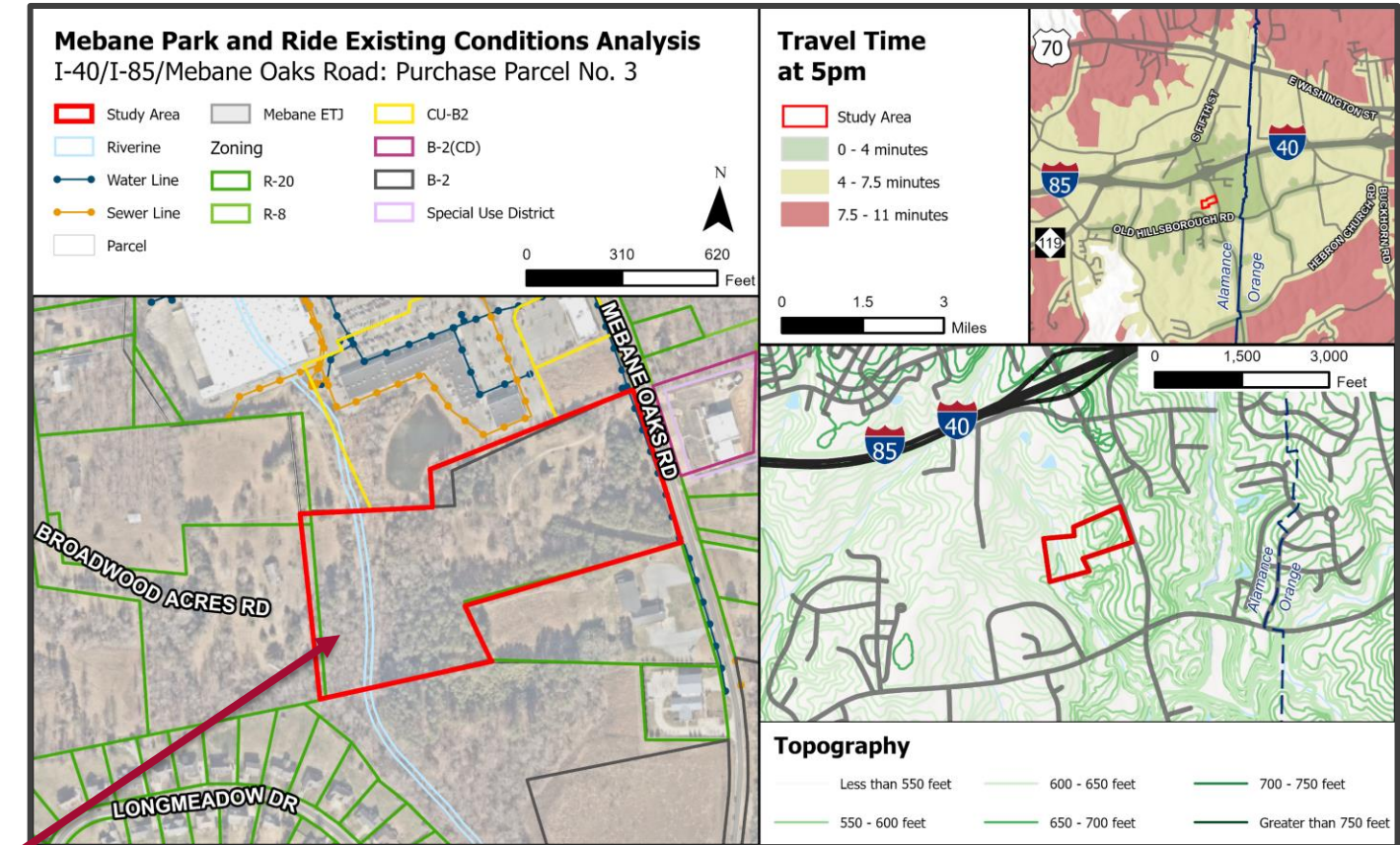
5pm
0.3 miles | 2 minutes



Notable Maneuver: N/A

Mebane Park and Ride Feasibility Study

EXISTING CONDITIONS MEMO: PURCHASE PARCEL NO. 3



Study Area Features

Attribute	Parcel No. 3
Parcel PIN	9824020553
County	Alamance
Owner	BARBEE PROPERTIES LLC
Address	1413 Mebane Oaks Rd
Size	14.55 acres
Total Assessed Value	\$1,760,150
Cost per Acre	\$120,972
Existing Structures	Yes
Above Ground Utility	No
Existing Zoning	B-2

Environmental and Community Features

Feature	Parcel No. 3
Streams	No Encroachment
Water Bodies	Riverine
Flood Zones	No Encroachment
Historic Properties	Within 0.6 miles
Community Resource	Within 500 feet
Hazardous Materials	UST Incident on site

UST= Underground Storage Tank

B-2 (CD)= General Business District Zoning (Conditional Zoning)

R-20 = Residential District Zoning

R-8 = Residential District Zoning

CU-B2 = Conditional Use – General Business Zoning

All data was compiled from state and county GIS sources.

Parcel Background

Purchase Parcel No. 3 is situated southwest of the I-40/I-85/Mebane Oaks Road interchange. The site is within the Mebane City Extraterritorial Jurisdiction (ETJ) and is located in Alamance County.

Travel Time

The study area has driving access to both the east- and westbound on-ramps at I-40/I-85 at the Mebane Oaks Road interchange in four minutes or less, without signal delays, based on Esri drive time calculations. There are 4 signalized intersections from the study area to the interchange.

Environmental Screening

A preliminary GIS data screening of environmental features found that there was an encroachment from a riverine running north-south towards the west end of the parcel. There were no other encroachments from streams or floodplains in the study area. Mebane Fire Station 3, a community resource was found within 500 feet south of the site. There is a US Fish and Wildlife Service easement that projects 50 feet into the southern boundary of the site. Arrowhead Inn Motel is a historic property within 0.6 miles north of the parcel.

Current or Future Development Plans

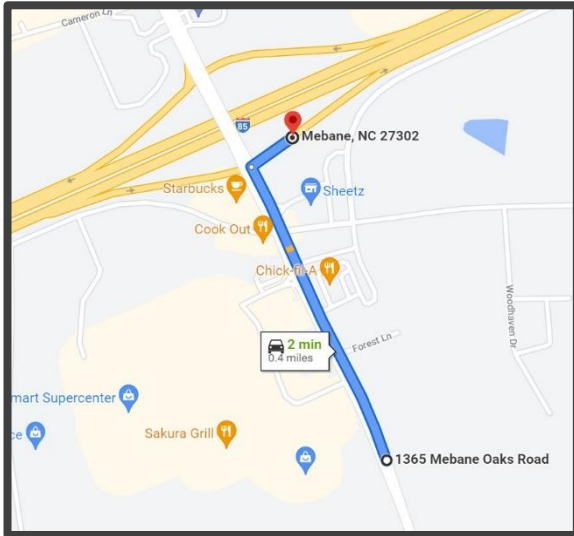
The site currently has access to a water line, but no sewer mains.

DRIVETIME MAPS

The maps below illustrate preferred paths from the closest major interchange and the estimated travel time to and from the westbound and eastbound interstate ramps at peak hours.

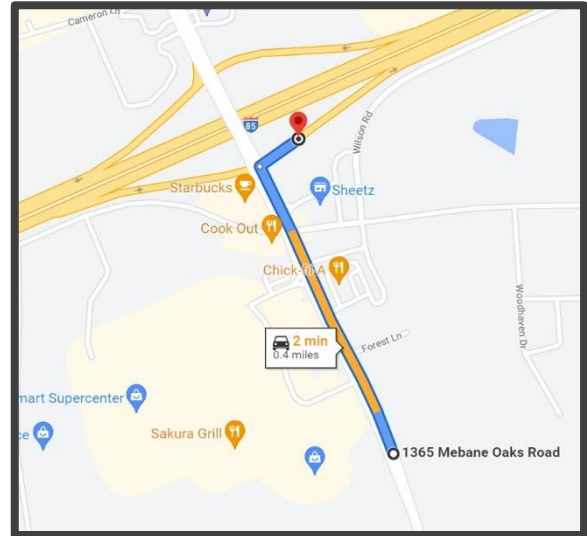
Purchase Parcel No.3 to I-40/I-85 EB via Mebane Oaks Road

8am
0.4 miles | 2 minutes



Purchase Parcel No.3 to I-40/I-85 EB via Mebane Oaks Road

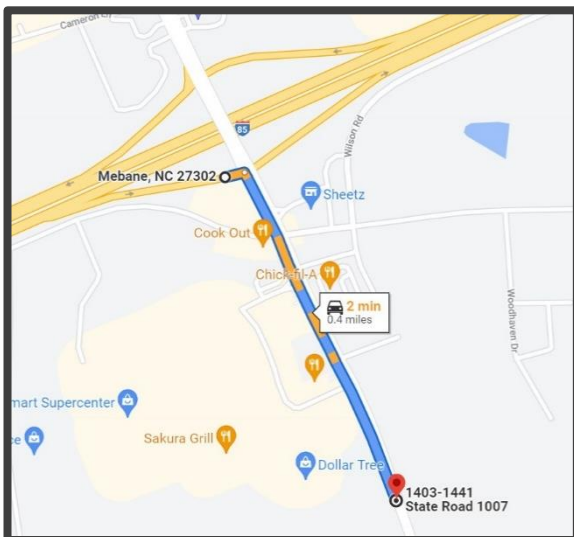
5pm
0.4 miles | 2 minutes



Notable Maneuver: N/A

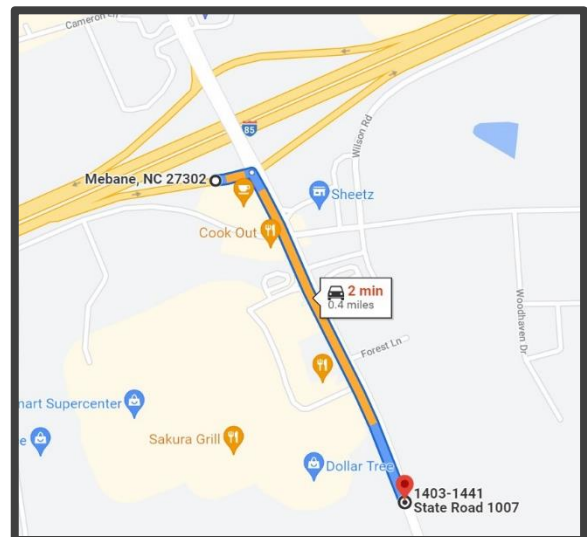
Purchase Parcel No.3 from I-40/I-85 EB via Mebane Oaks Road

8am
0.4 miles | 2 minutes



Purchase Parcel No.3 from I-40/I-85 EB via Mebane Oaks Road

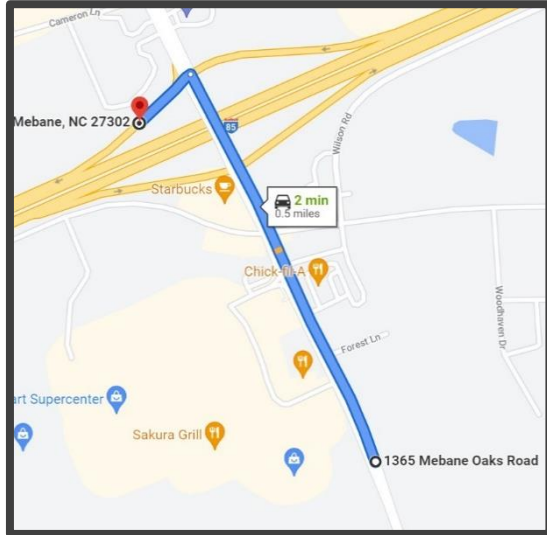
5pm
0.4 miles | 2 minutes



Notable Maneuver: N/A

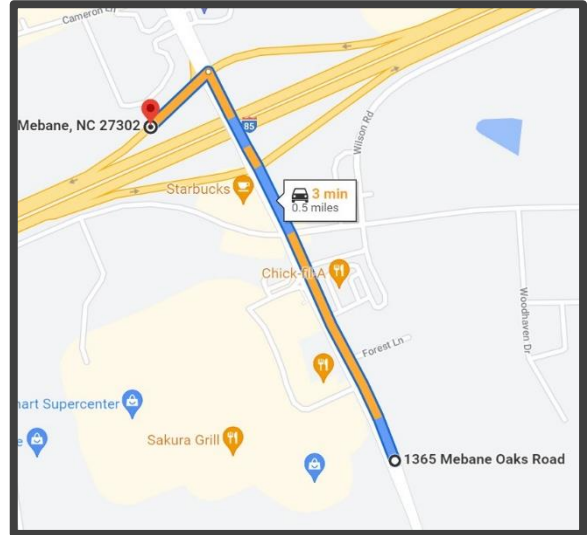
**Purchase Parcel No.3 to
I-40/I-85 WB via Mebane Oaks Road**

8am
0.5 miles | 2 minutes



**Purchase Parcel No.3 to
I-40/I-85 WB via Mebane Oaks Road**

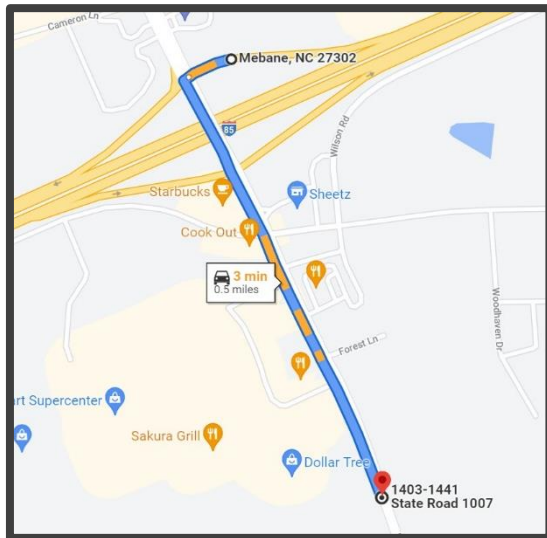
5pm
0.5 miles | 3 minutes



Notable Maneuver: N/A

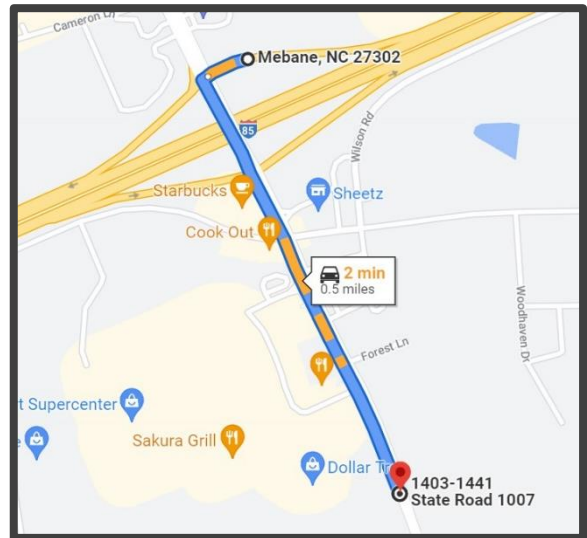
**Purchase Parcel No.3 from
I-40/I-85 WB via Mebane Oaks Road**

8am
0.5 miles | 3 minutes



**Purchase Parcel No.3 from
I-40/I-85 WB via Mebane Oaks Road**

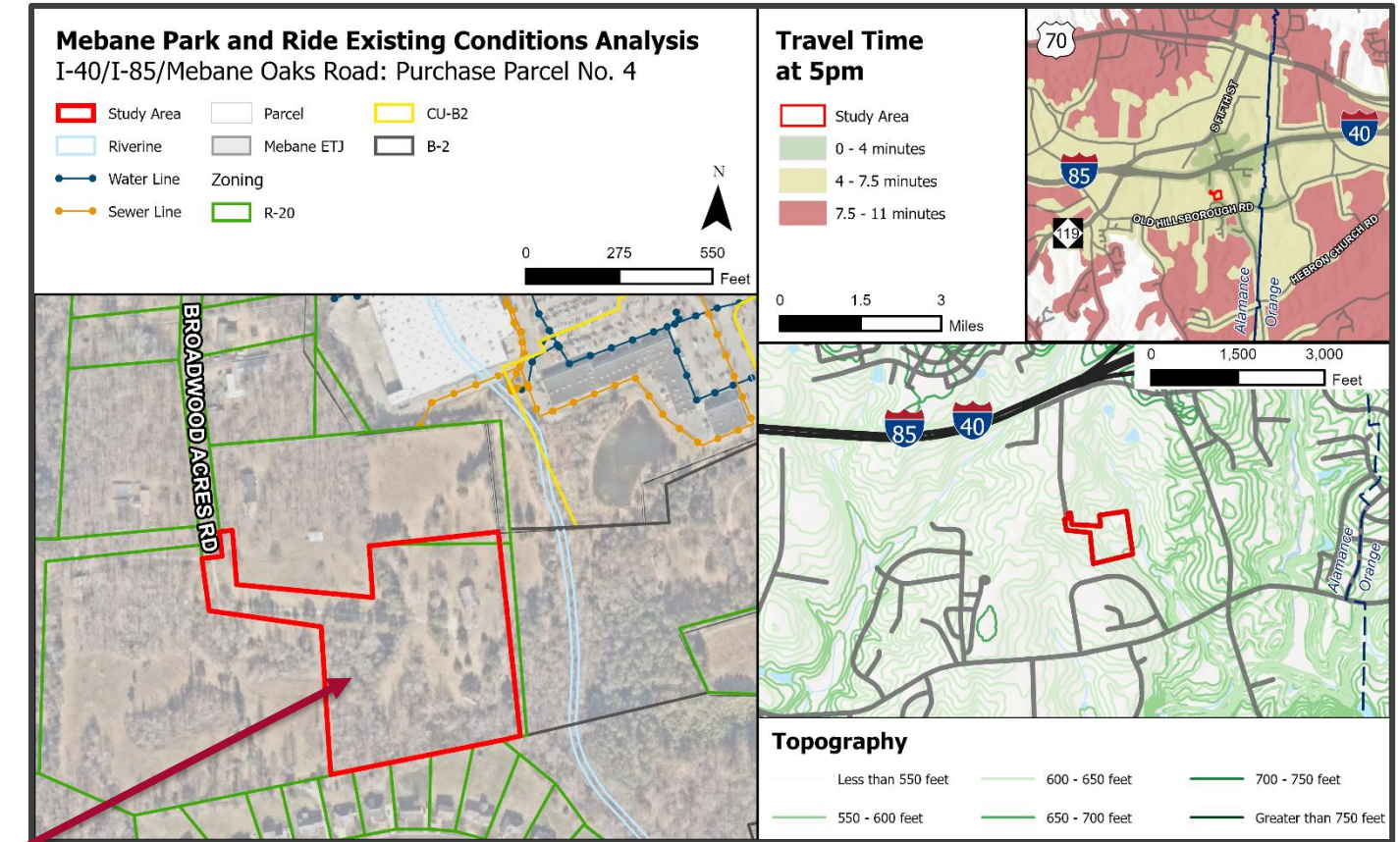
5pm
0.5 miles | 2 minutes



Notable Maneuver: N/A

Mebane Park and Ride Feasibility Study

EXISTING CONDITIONS MEMO: PURCHASE PARCEL NO. 4



Study Area Features

Attribute	Parcel No. 4
Parcel PIN	9814921385
County	Alamance
Owner	GREENSON CHRISTOPHER
Address	1332 Broadwood Acres Rd
Size	8.47 acres
Total Assessed Value	\$239,153
Cost per Acre	\$28,235
Existing Structures	Yes
Above Ground Utility	No
Existing Zoning	R-20

Environmental and Community Features

Feature	Parcel No. 4
Streams	No Encroachment
Water Bodies	No Encroachment
Flood Zones	No Encroachment
Historic Properties	Within 0.6 miles
Community Resource	Within 0.2 miles
Hazardous Materials	UST Incident within 900 feet of site

UST= Underground Storage Tank

B-2 = General Business District Zoning

R-20 = Residential District Zoning

CU-B2 = Conditional Use – General Business Zoning

All data was compiled from state and county GIS sources.

Parcel Background

Purchase Parcel No. 4 is situated northwest of the I-40/I-85/Mebane Oaks Road interchange. The site is within the Mebane City Extraterritorial Jurisdiction (ETJ) and is located in Alamance County.

Travel Time

The study area has driving access to both the east- and westbound on-ramps at I-40/I-85 at the Mebane Oaks Road interchange in four minutes or less, without signal delays, based on Esri drive time calculations. There are 3 signalized intersections from the study area to the interchange.

Environmental Screening

A preliminary GIS data screening of environmental features found that there was no encroachment from water bodies or floodplains in the study area. Mebane Fire Station 3, a community resource within 0.2 miles south of the site. Arrowhead Inn Motel is a historic property within 0.6 miles north of the parcel.

Current or Future Development Plans

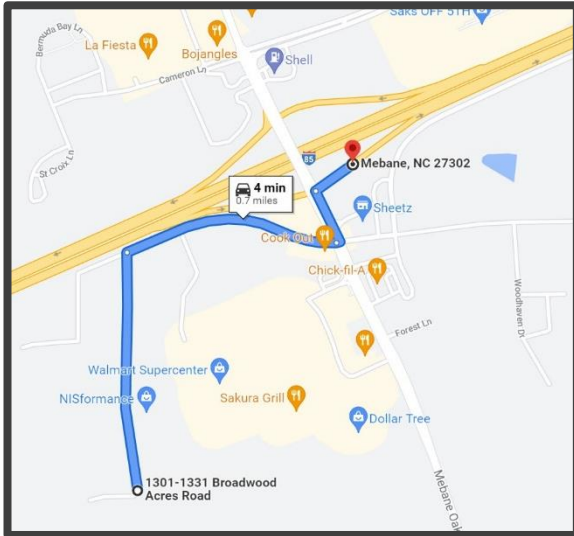
The site currently does not have access to neither water lines nor sewer mains.

DRIVETIME MAPS

The maps below illustrate preferred paths from the closest major interchange and the estimated travel time to and from the westbound and eastbound interstate ramps at peak hours.

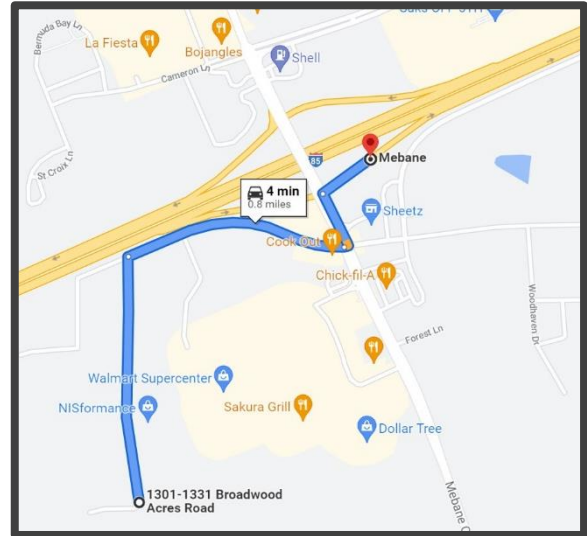
Purchase Parcel No.4 to I-40/I-85 EB via Mebane Oaks Road

8am
0.4 miles | 2 minutes



Purchase Parcel No.4 to I-40/I-85 EB via Mebane Oaks Road

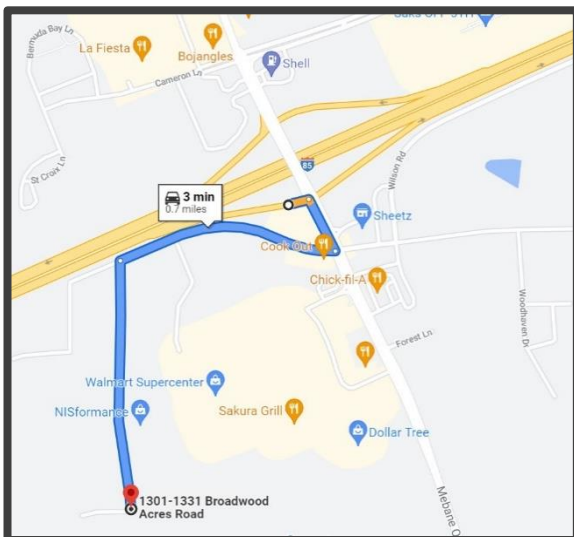
5pm
0.4 miles | 3 minutes



Notable Maneuver: N/A

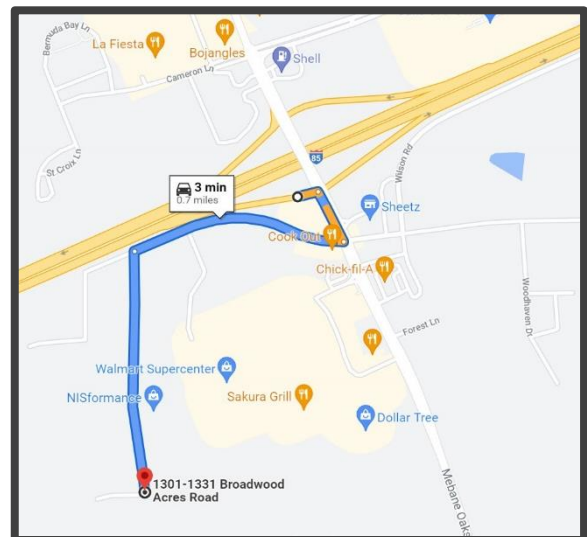
Purchase Parcel No.4 from I-40/I-85 EB via Mebane Oaks Road

8am
0.4 miles | 2 minutes



Purchase Parcel No.4 from I-40/I-85 EB via Mebane Oaks Road

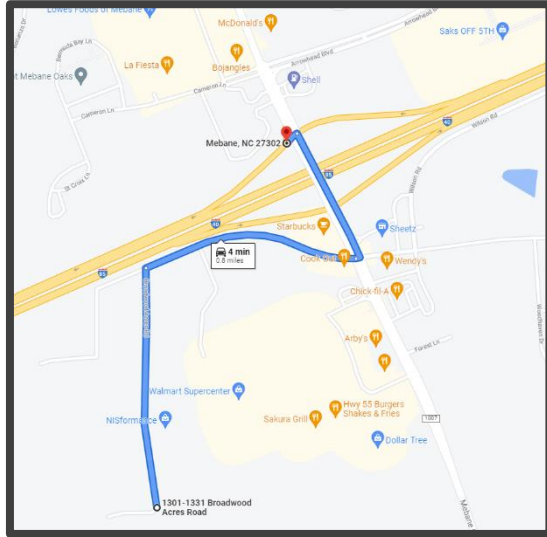
5pm
0.4 miles | 3 minutes



Notable Maneuver: N/A

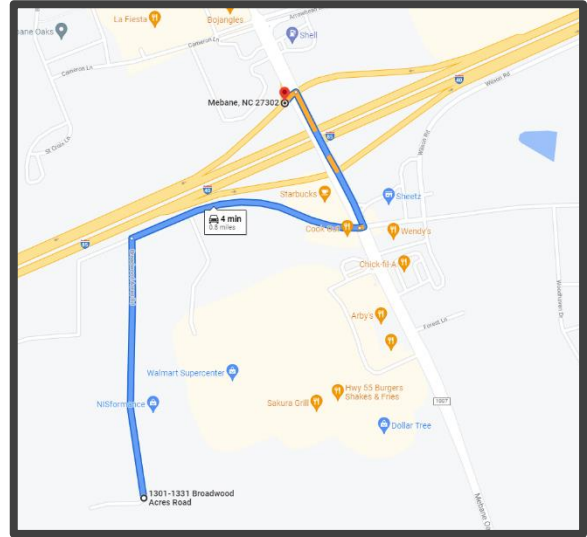
**Purchase Parcel No.4 to
I-40/I-85 WB via Buckhorn Road**

8am
0.3 miles | 2 minutes



**Purchase Parcel No.4 to
I-40/I-85 WB via Buckhorn Road**

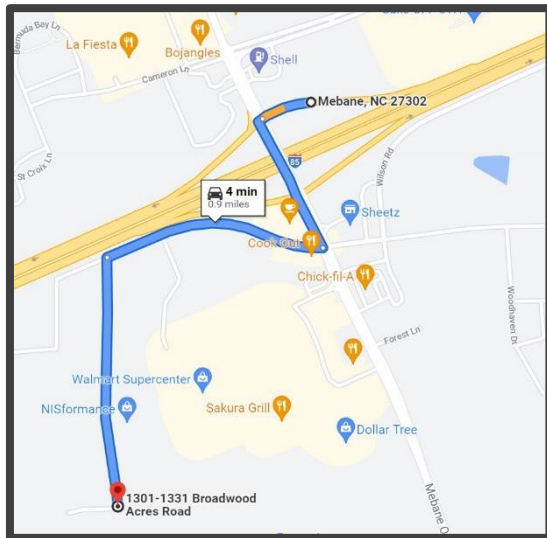
5pm
0.3 miles | 2 minutes



Notable Maneuver: N/A

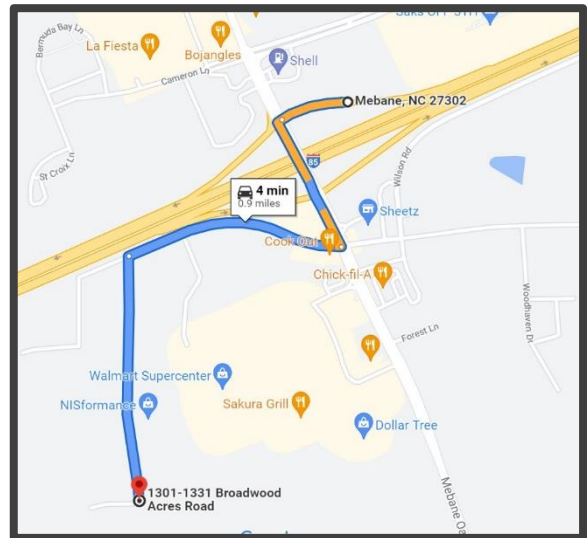
**Purchase Parcel No.4 from
I-40/I-85 WB via Buckhorn Road**

8am
0.3 miles | 2 minutes



**Purchase Parcel No.4 from
I-40/I-85 WB via Buckhorn Road**

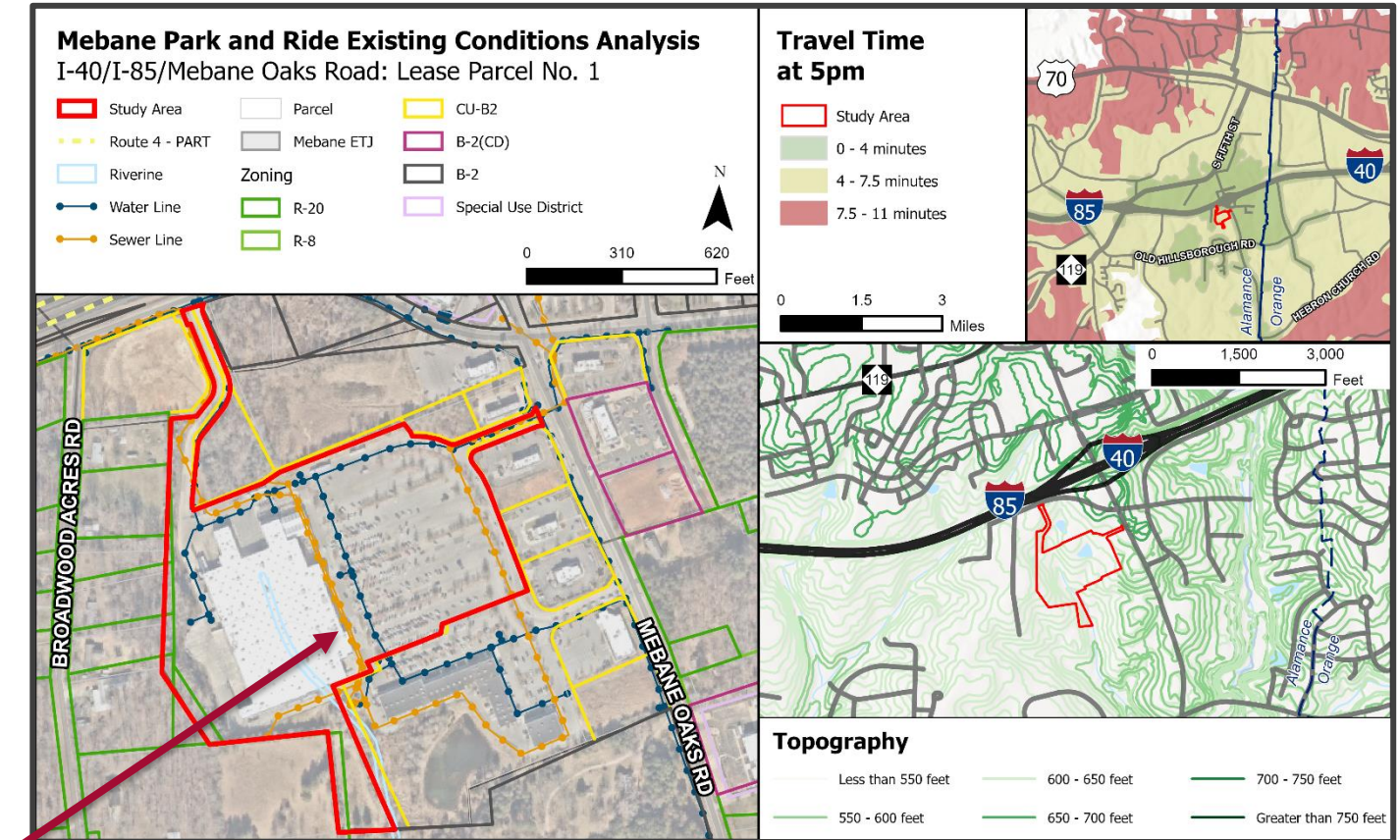
5pm
0.3 miles | 2 minutes



Notable Maneuver: N/A

Mebane Park and Ride Feasibility Study

EXISTING CONDITIONS MEMO: LEASE PARCEL NO. 1



Study Area Features

Attribute	Parcel No. 1
Parcel PIN	9814934523
County	Alamance
Owner	WAL MART ESTATE BUSINESS
Address	1318 S Mebane Oaks Rd
Size	20.82 acres
Total Assessed Value	\$15,580,935
Cost per Acre	\$748,363
Existing Structures	Yes
Above Ground Utility	No
Existing Zoning	CU-B2

Environmental and Community Features

Feature	Parcel No. 1
Streams	No Encroachment
Water Bodies	No Encroachment
Flood Zones	No Encroachment
Historic Properties	Within 0.3
Community Resource	Within 0.3 miles
Hazardous Materials	UST Active Facility adjacent to the site

UST= Underground Storage Tank

CU-B2 = Conditional Use – General Business Zoning

B-2 (CD)= General Business District Zoning (Conditional Zoning)

R-20 = Residential District Zoning

R-8 = Residential District Zoning

All data was compiled from state and county GIS sources.

Parcel Background

Lease Parcel No. 1 is situated southwest of the I-40/I-85/Mebane Oaks Road interchange. The site is within the Mebane City Extraterritorial Jurisdiction (ETJ) and is located in Alamance County.

Travel Time

The study area has driving access to both the east- and westbound on-ramps at I-40/I-85 at the Mebane Oaks Road interchange in four minutes or less, without signal delays, based on Esri drive time calculations. There are 3 signalized intersections from the study area to the interchange.

Environmental Screening

A preliminary GIS data screening of environmental features found that there was an encroachment from a riverine running north from the south end of the parcel. There were no other encroachments from streams or floodplains in the study area. Mebane Fire Station 3, a community resource was found within 0.3 miles of the site. Arrowhead Inn Motel is a historic property within 0.3 miles North of the parcel.

Current or Future Development Plans

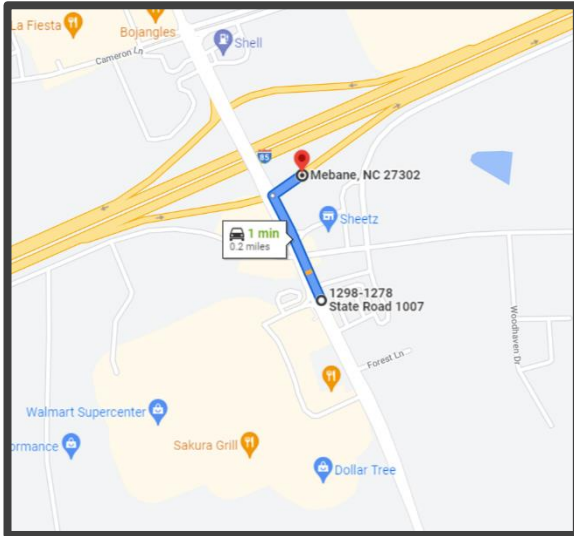
The site currently has access to a water lines and sewer mains.

DRIVETIME MAPS

The maps below illustrate preferred paths from the closest major interchange and the estimated travel time to and from the westbound and eastbound interstate ramps at peak hours.

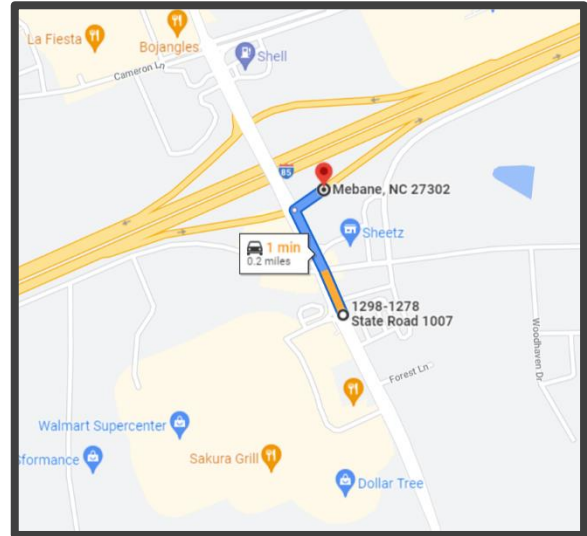
Lease Parcel No.1 to I-40/I-85 EB via Mebane Oaks Road

8am
0.2miles | 2 minutes



Lease Parcel No.1 to I-40/I-85 EB via Mebane Oaks Road

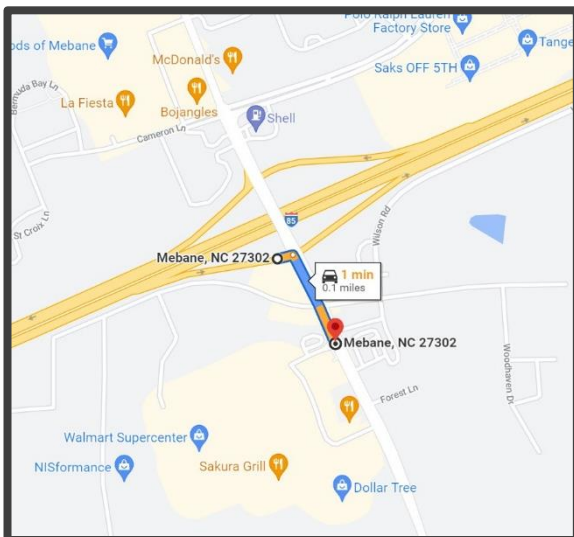
5pm
0.2 miles | 2 minutes



Notable Maneuver: N/A

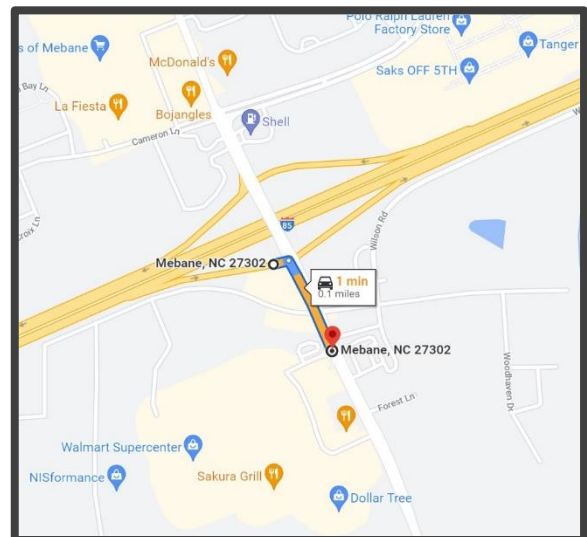
Lease Parcel No.1 from I-40/I-85 EB via Mebane Oaks Road

8am
0.1 miles | 2 minutes



Lease Parcel No.1 from I-40/I-85 EB via Mebane Oaks Road

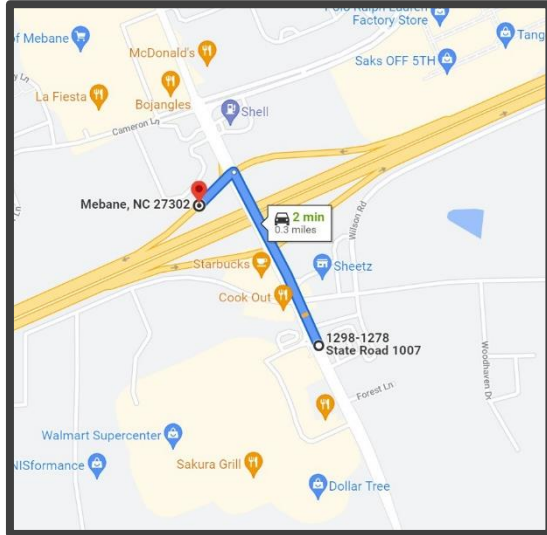
5pm
0.1 miles | 2 minutes



Notable Maneuver: N/A

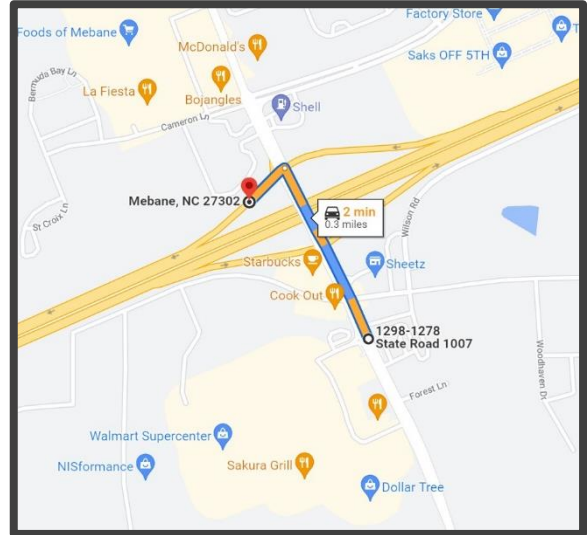
**Lease Parcel No.1 to
I-40/I-85 WB via Mebane Oaks Road**

8am
0.3 miles | 2 minutes



**Lease Parcel No.1 to
I-40/I-85 WB via Mebane Oaks Road**

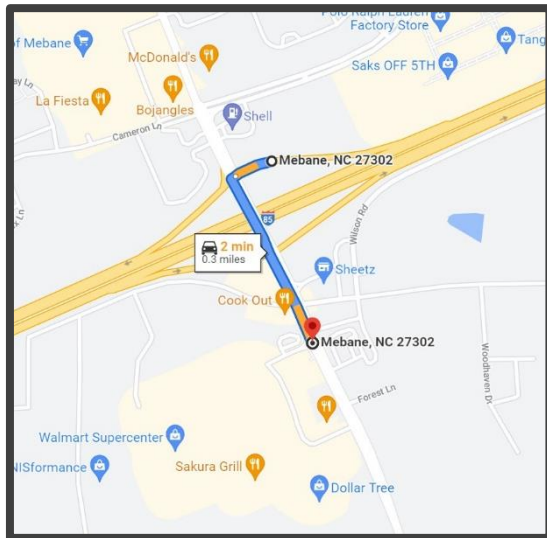
5pm
0.3 miles | 2 minutes



Notable Maneuver: N/A

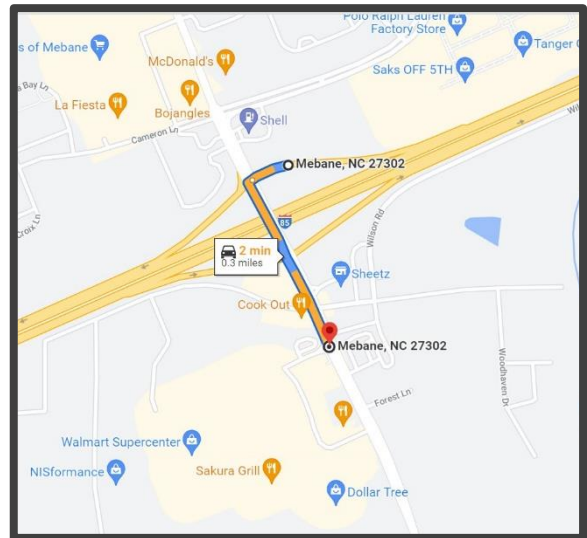
**Lease Parcel No.1 from
I-40/I-85 WB via Mebane Oaks Road**

8am
0.3 miles | 2 minutes



**Lease Parcel No.1 from
I-40/I-85 WB via Mebane Oaks Road**

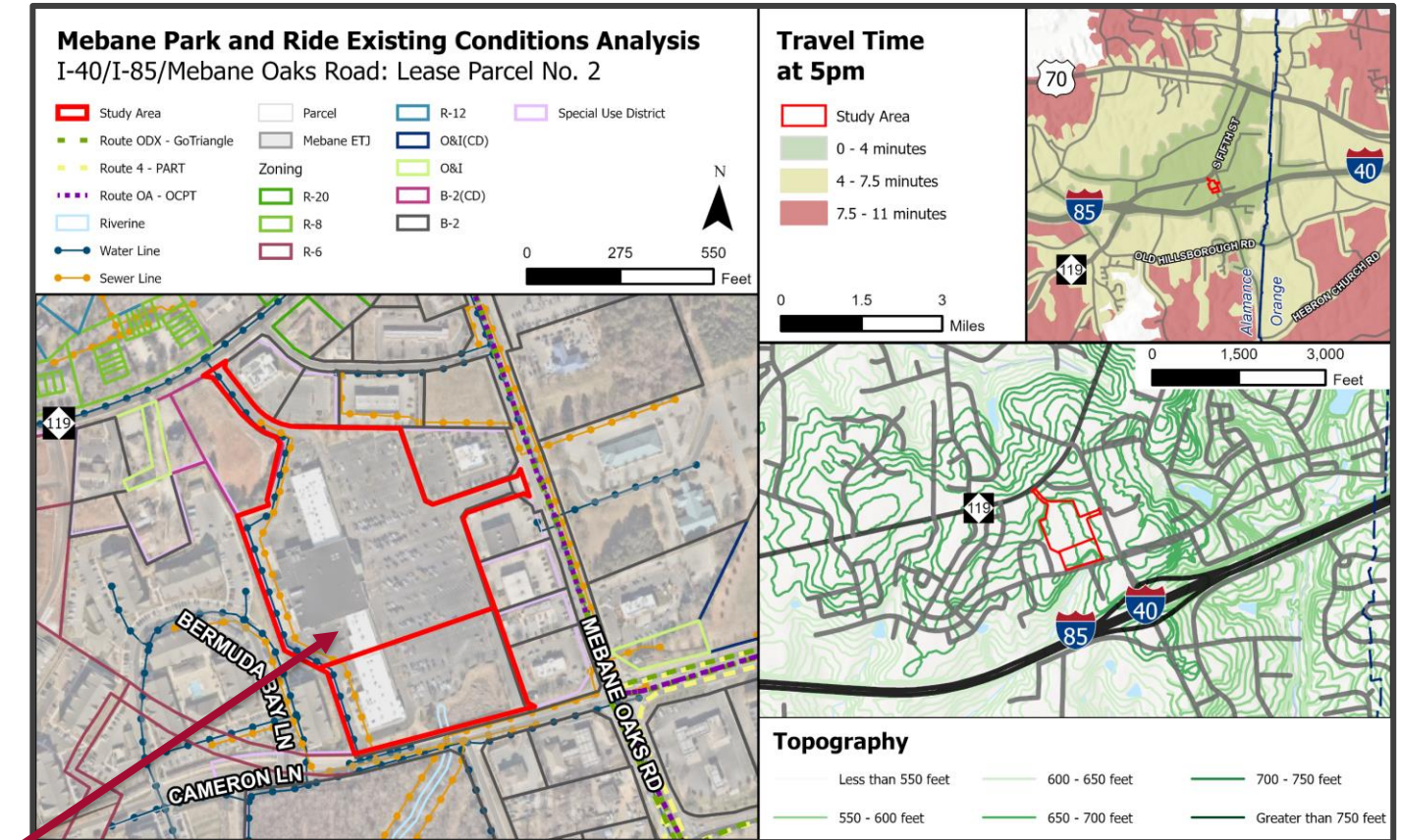
5pm
0.3 miles | 2 minutes



Notable Maneuver: N/A

Mebane Park and Ride Feasibility Study

EXISTING CONDITIONS MEMO: LEASE PARCEL NO. 2



Study Area Features

Attribute	Parcel No. 2
Parcel PIN	9814934523
County	Alamance
Owner	MEBANE FEE OWNER LLC
Address	1020 Mebane Oaks Rd
Size	12.39 acres
Total Assessed Value	\$7,754,775
Cost per Acre	\$625,889
Existing Structures	Yes
Above Ground Utility	No
Existing Zoning	B-2

Environmental and Community Features

Feature	Parcel No. 2
Streams	No Encroachment
Water Bodies	Riverine
Flood Zones	No Encroachment
Historic Properties	Within 200 feet
Community Resource	Within 0.2 miles
Hazardous Materials	UST Facility within 300 feet

UST= Underground Storage Tank

B-2 (CD)= General Business District Zoning (Conditional Zoning)

R-20 = Residential District Zoning

R-12 = Residential District Zoning

R-8 = Residential District Zoning

R-6= Residential District Zoning

O&I (CD)= Office and Institutional District (Conditional Zoning)

All data was compiled from state and county GIS sources.

Parcel Background

Lease Parcel No. 2 is situated northwest of the I-40/I-85/Mebane Oaks Road interchange. The site is within the Mebane City Extraterritorial Jurisdiction (ETJ) and is located in Alamance County.

Travel Time

The study area has driving access to both the east- and westbound on-ramps at I-40/I-85 at the Mebane Oaks Road interchange in four minutes or less, without signal delays, based on Esri drive time calculations. There are 3 signalized intersections from the study area to the interchange.

Environmental Screening

A preliminary GIS data screening of environmental features found that there was an encroachment from a riverine running north from the southern boundary of the parcel. There were no other encroachments from streams or floodplains in the study area. 5th Street Pocket Park, a community resource was found within 0.2 miles east of the site. A residential historic property, the J.H Patillo House, is located west of the site and within 200 feet of the parcel.

Current or Future Development Plans

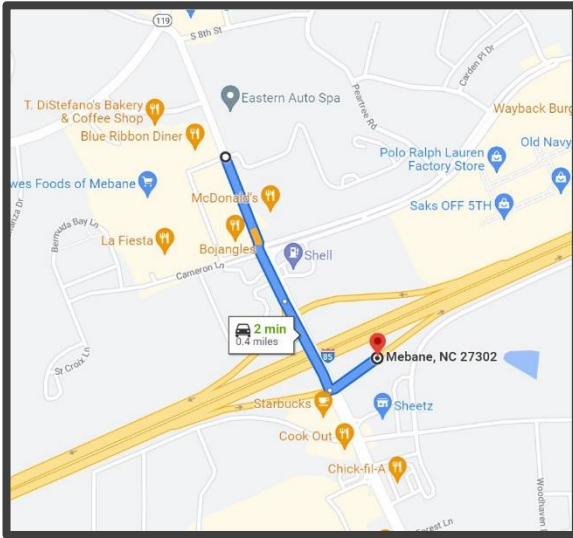
The site currently has access to a water lines and sewer mains.

DRIVETIME MAPS

The maps below illustrate preferred paths from the closest major interchange and the estimated travel time to and from the westbound and eastbound interstate ramps at peak hours.

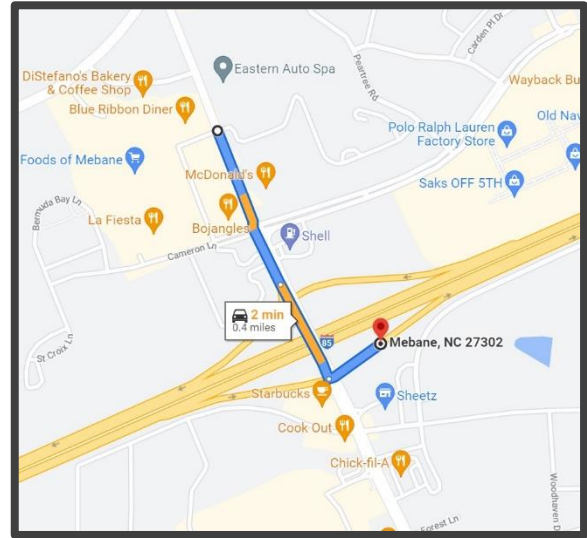
Lease Parcel No.2 to I-40/I-85 EB via Mebane Oaks Road

8am
0.4 miles | 2 minutes



Lease Parcel No.2 to I-40/I-85 EB via Mebane Oaks Road

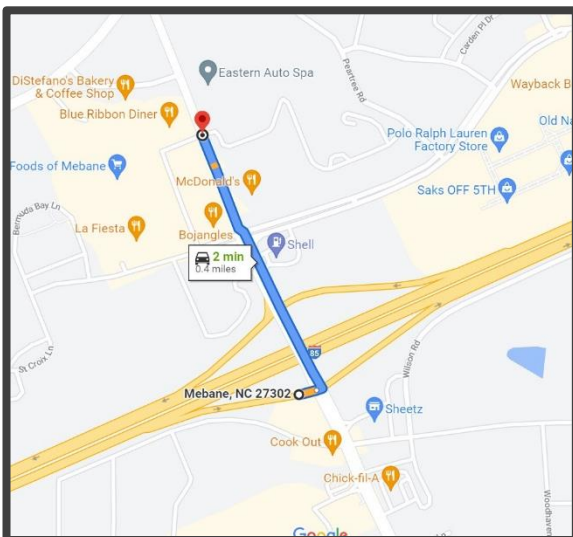
5pm
0.4 miles | 2 minutes



Notable Maneuver: N/A

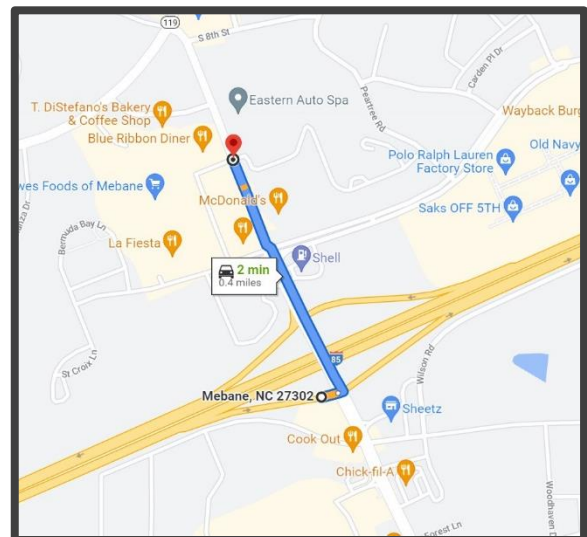
Lease Parcel No.2 from I-40/I-85 EB via Mebane Oaks Road

8am
0.4 miles | 2 minutes



Lease Parcel No.2 from I-40/I-85 EB via Mebane Oaks Road

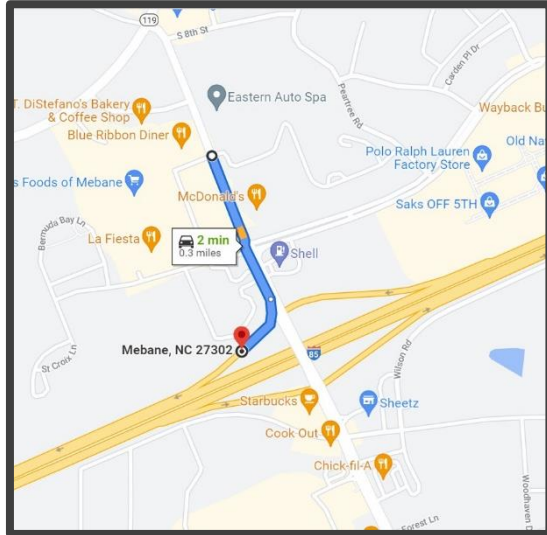
5pm
0.4 miles | 2 minutes



Notable Maneuver: N/A

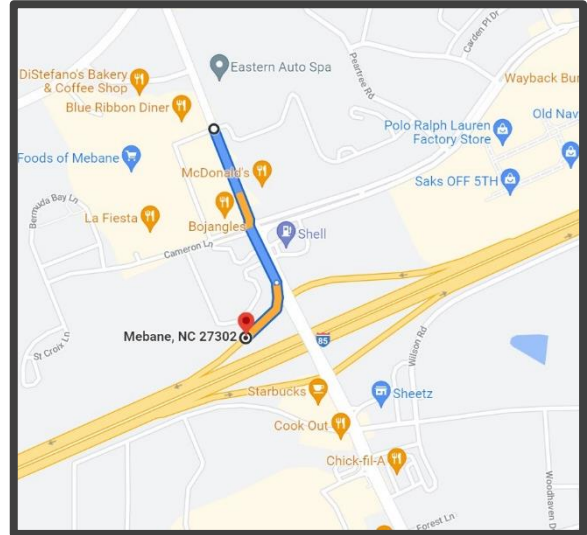
**Lease Parcel No.2 to
I-40/I-85 WB via Mebane Oaks Road**

8am
0.3 miles | 2 minutes



**Lease Parcel No.2 to
I-40/I-85 WB via Mebane Oaks Road**

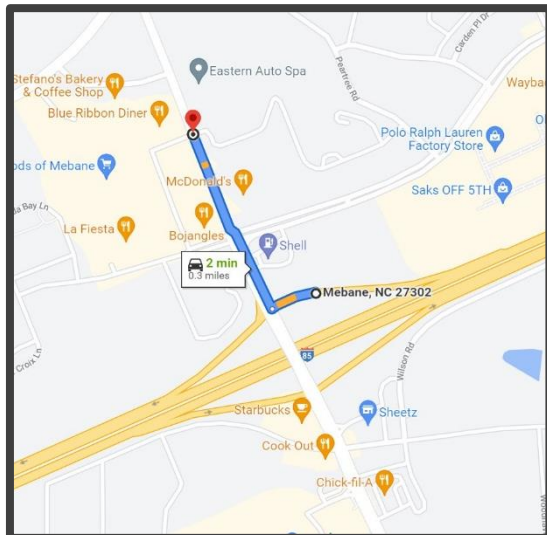
5pm
0.3 miles | 2 minutes



Notable Maneuver: N/A

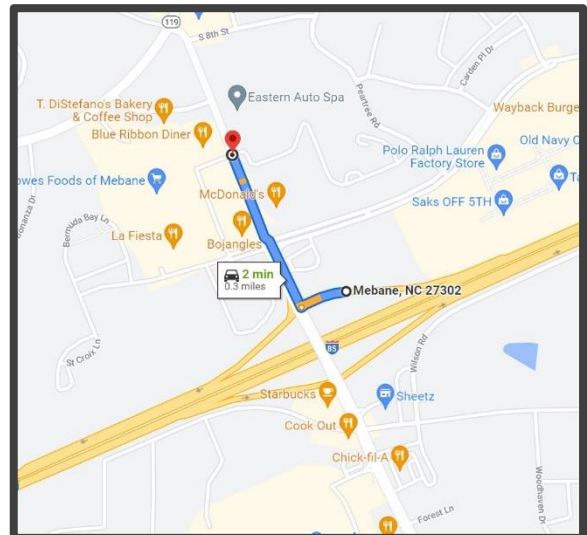
**Lease Parcel No.2 from
I-40/I-85 WB via Mebane Oaks Road**

8am
0.3 miles | 2 minutes



**Lease Parcel No.2 from
I-40/I-85 WB via Mebane Oaks Road**

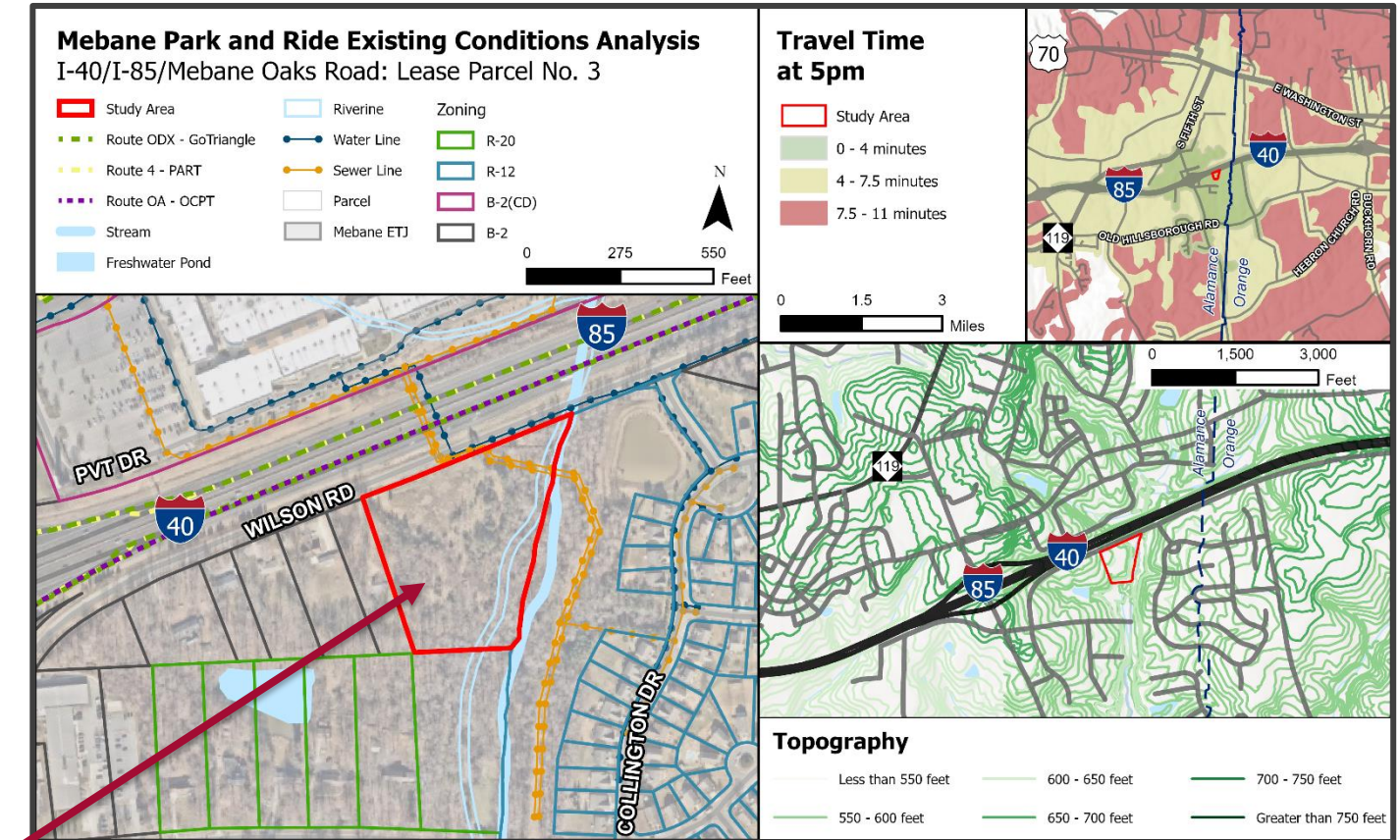
5pm
0.3 miles | 2 minutes



Notable Maneuver: N/A

Mebane Park and Ride Feasibility Study

EXISTING CONDITIONS MEMO: LEASE PARCEL NO. 3



Study Area Features

Attribute	Parcel No. 3
Parcel PIN	9824157325
County	Alamance
Owner	KOURY REALTY INVESTMENTS LLC
Address	0 Wilson Road
Size	5.83 acres
Total Assessed Value	\$355,316
Cost per Acre	\$60,946
Existing Structures	No
Above Ground Utility	No
Existing Zoning	B-2

Environmental and Community Features

Feature	Parcel No. 3
Streams	Within 50-foot buffer
Water Bodies	Riverine
Flood Zones	100-year floodplain
Historic Properties	Within 0.3 miles
Community Resource	Within 0.6 miles
Hazardous Materials	UST Facility within 0.3 miles

UST= Underground Storage Tank

B-2 (CD)= General Business District Zoning (Conditional Zoning)

R-20 = Residential District Zoning

R-12 = Residential District Zoning

All data was compiled from state and county GIS sources.

Parcel Background

Lease Parcel No. 3 is situated southwest of the I-40/I-85/Mebane Oaks Road interchange. The site is within the Mebane City Extraterritorial Jurisdiction (ETJ) and is located in Alamance County.

Travel Time

The study area has driving access to both the east- and westbound on-ramps at I-40/I-85 at the Mebane Oaks Road interchange in four minutes or less, without signal delays, based on Esri drive time calculations. There are 3 signalized intersections from the study area to the interchange.

Environmental Screening

A preliminary GIS data screening of environmental features found that there was an encroachment from a riverine and a stream, both running north-south at the eastern boundary of the parcel. The eastern portion of the parcel also lies within a 100-year floodplain. Mebane Fire Station 3, a community resource was found within 0.6 miles southwest of the site. Arrowhead Inn Motel is a historic property within 0.3 miles north of the parcel.

Current or Future Development Plans

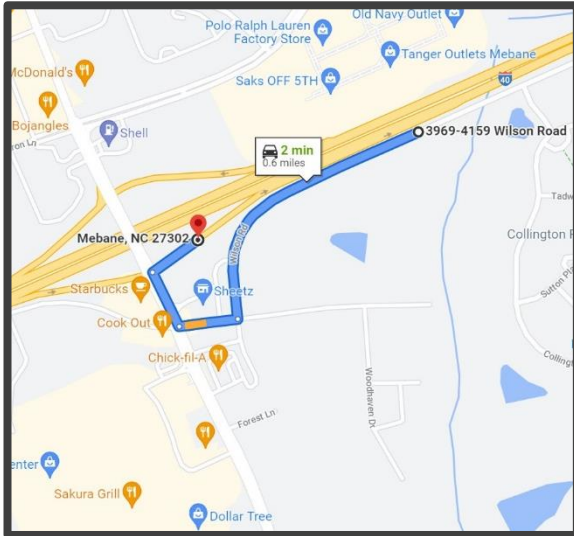
The site currently has access to both a water line and sewer mains. Currently the parcel is under development for an Edward McKay bookstore.

DRIVETIME MAPS

The maps below illustrate preferred paths from the closest major interchange and the estimated travel time to and from the westbound and eastbound interstate ramps at peak hours.

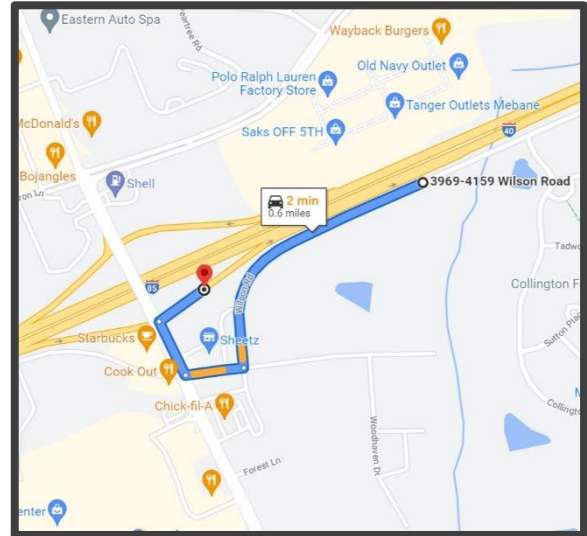
Lease Parcel No.3 to I-40/I-85 EB via Mebane Oaks Road

8am
0.6 miles | 2 minutes



Lease Parcel No.3 to I-40/I-85 EB via Mebane Oaks Road

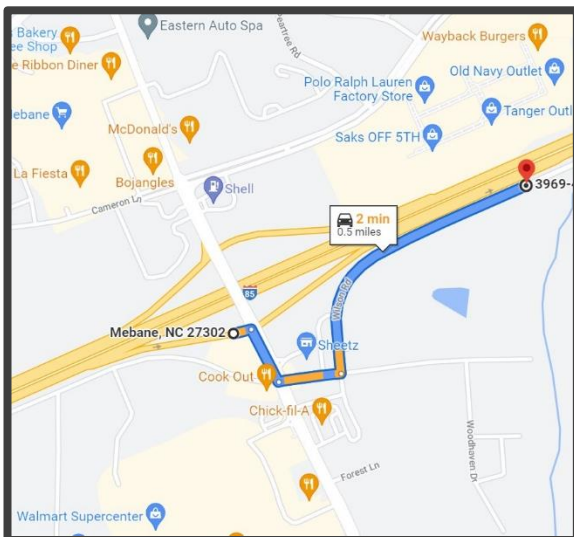
5pm
0.6 miles | 2 minutes



Notable Maneuver: N/A

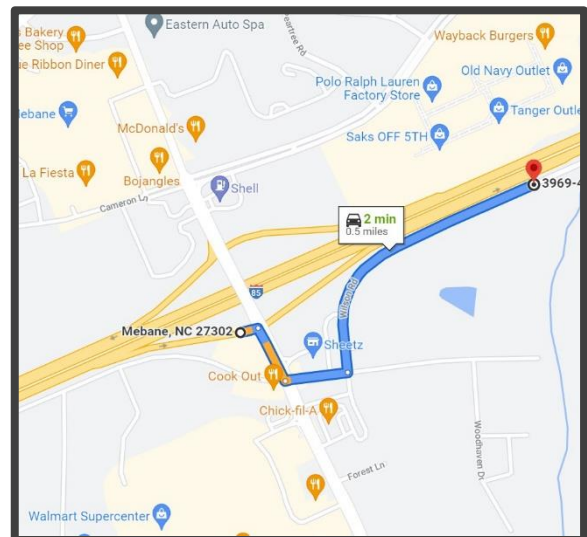
Lease Parcel No.3 from I-40/I-85 EB via Mebane Oaks Road

8am
0.5 miles | 2 minutes



Lease Parcel No.3 from I-40/I-85 EB via Mebane Oaks Road

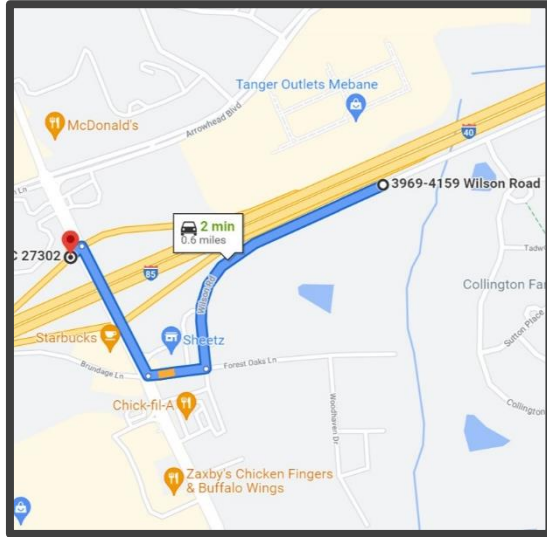
5pm
0.5 miles | 2 minutes



Notable Maneuver: N/A

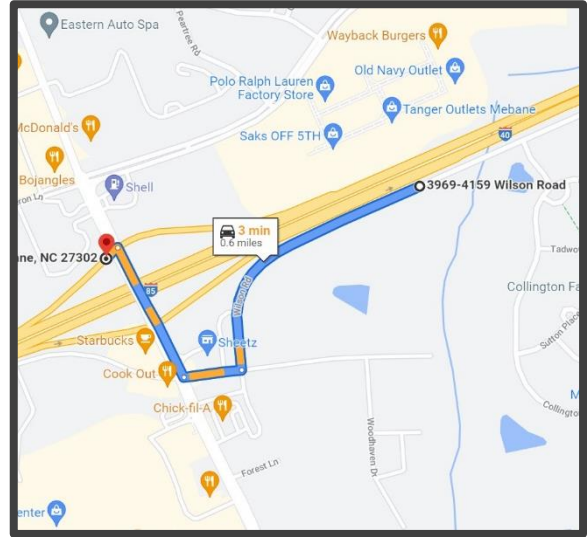
**Lease Parcel No.3 to
I-40/I-85 WB via Mebane Oaks Road**

8am
0.6 miles | 2 minutes



**Lease Parcel No.3 to
I-40/I-85 WB via Mebane Oaks Road**

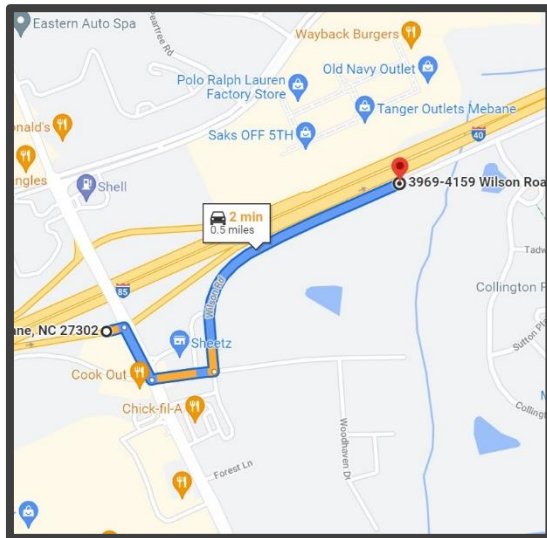
5pm
0.6 miles | 3 minutes



Notable Maneuver: N/A

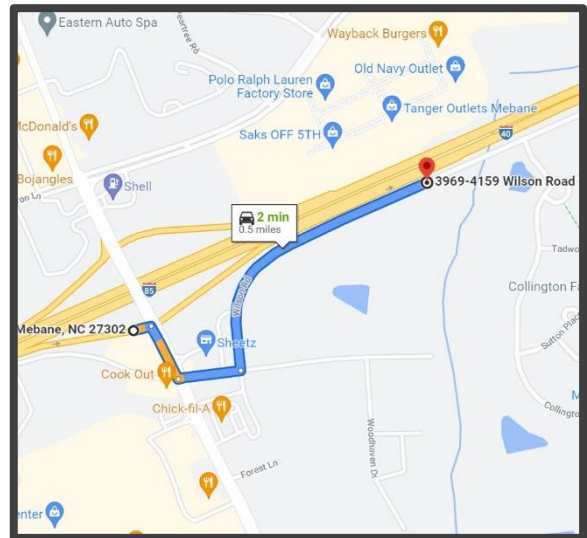
**Lease Parcel No.3 from
I-40/I-85 WB via Mebane Oaks Road**

8am
0.5 miles | 2 minutes



**Lease Parcel No.3 from
I-40/I-85 WB via Mebane Oaks Road**

5pm
0.5 miles | 2 minutes



Notable Maneuver: N/A

APPENDIX C

Mebane Park and Ride
Planning-Level Cost Estimate

Mebane Park and Ride Study E Washington St Site Opinion of Probable Cost Estimate				
ITEM DESCRIPTION	UNIT	UNIT COST	QUANTITY	COST
Mobilization (10% of Total Cost)	LS	-	-	\$ 291,726
Miscellaneous (15% of Total Cost)	LS	-	-	\$ 437,588
Clearing and Grubbing	ACRE	\$ 10,000.00	5.9	\$ 59,000
Comprehensive Grading	LS	\$ 350,000.00	1	\$ 350,000
Heavy Duty Concrete Pavement (8" depth)	SY	\$ 90.00	1,977	\$ 177,950
Asphalt Pavement (Parking Lot)	SY	\$ 60.00	8,472	\$ 508,307
Concrete Sidewalk (4" depth)	SY	\$ 60.00	1,062	\$ 63,727
Grass Islands	SF	\$ 6.30	14,724	\$ 92,761
Curb and Gutter	LF	\$ 27.60	3,533	\$ 97,511
Erosion Control	ACRE	\$ 20,000.00	5.9	\$ 118,000
Site Lighting	LS	\$ 50,000.00	1	\$ 50,000
Landscaping	LS	\$ 50,000.00	1	\$ 50,000
Stormwater	LS	\$ 250,000.00	1	\$ 250,000
Detention Pond	LS	\$ 200,000.00	1.00	\$ 200,000
Development Fees	LS	\$ 200,000.00	1.0	\$ 200,000
Station Amenities & CCTV	LS	\$ 50,000.00	1	\$ 50,000
500kW Overhead Fast Charging Station	EA	\$ 350,000.00	1	\$ 350,000
Restroom	SF	\$ 500.00	500	\$ 250,000
Shelters	EA	\$ 25,000.00	2	\$ 50,000
SUBTOTAL				\$ 3,646,569
CONTINGENCY		30%		\$ 1,093,971
ENGINEERING		10%		\$ 364,657
CONSTRUCTION ADMINISTRATION		7%		\$ 255,260
2020 TOTAL:				\$ 5,360,457
2022 TOTAL:				\$ 5,631,830
NOTES: 1. Utilities (Relocation & Construction) are not included. 2. Land aquisition costs are not included. 3. All unit costs are in 2020 dollars. Escalation to 2022 dollars assumes 2.5% escalation. 4. The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.				