

Obey Creek Compass Committee

Public Forum Recap

September 18, 2013

Approximate attendance: 74 attendees (including 14 members of Compass Committee)  
(Council members in attendance: Donna Bell, Jim Ward, Ed Harrison)  
(Candidates in attendance: George Cianciolo, Amy Ryan, Gary Kahn)

Speaker demographics:

Dogwood Acres	9	S15-501
Southern Village	5	
S15-501	1	
Zapata Lane	2	Abutting landowners
Hundred Oaks	2	Mt. Carmel Church
Bennet/Mt. Carmel	2	
Channing Drive (Culbreth)	1	Culbreth Road
Heritage Hills	1	Smith Level Road
Greenways Commission	1	Broader community
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Total	24	

SUMMARY OF POINTS:

TOPIC	COMMENTS/QUESTIONS
Process	Use data to inform decision-making Recommendations should be “comprehensive” in nature with regard to potential impacts Plan for 2030 – 2040, not now

	<p>Make sure that public input is not lost.</p> <p>Development Agreement should establish mechanisms for “public ownership” and “monitoring” during negotiation and building (long-term)</p> <p>It is important that work of the community and committee are reflected in council decisions. How do we do that?</p>
General thoughts about development	<p>Compliance with S15-501/CH2020 guiding principles is important.</p> <p>How does development fit into the “brand” of Chapel Hill? Character of Southern Chapel Hill?</p> <p>Southern Small Area Plan “promise” should be acknowledged/discussed</p> <p>Part of the agreement in crafting S15-501 was setting property across creek aside in perpetuity</p> <p>Take comprehensive look: town-wide and schools</p>
Traffic	<p>Varied impressions of “traffic” in the future show complexity of the issue:</p> <p>“It’s coming, we need to capture some of it”, “No one will want to deal with traffic to come here”, “Growth at UNC, Chatham may/will have impacts”</p> <p>Mitigations/transportation plan is important:</p> <p>Remediation needs to happen first</p> <p>“ Doesn’t have to remain horrendous and then get worse”</p> <p>Mitigate any impacts</p> <p>Identify feasible mitigations, costs, time-line before recommending</p>
	<p>Bike, pedestrian and transit connectivity important to many who spoke</p>
Economic/Tax base	<p>Factor in impacts on property values when determining benefits</p> <p>(Multiplex and Target at entrance, not as desirable may reduce home prices)</p> <p>PRINCIPLE: Should have positive impact on tax base</p>
Uses – in general	<p>Mixed use: what mix?</p> <p>What will the domino effect be? (What areas can still be developed?)</p>

<p>Retail</p>	<p>Retail leakage is an issue; addressing it will benefit the town/county</p> <p>TYPE OF RETAIL (DESTINATION/NEIGHBORHOOD-SERVING) IN QUESTION:</p> <p>Seems to be general agreement that retail at this site should serve surrounding area</p> <p>Who will this area draw?</p> <p>Need certain amount to be “destination”.</p> <p>Not desirable or feasible to be Southpoint</p> <p>Uncertainty as to whether it will work at this site</p> <p>How does this impact other areas of town? (synergy, cannibalization)</p> <p>What are our unmet needs?</p>
<p>Commercial</p>	<p>Is retail the way we want to go? What are other options?</p> <p>How do we create better paying jobs?</p> <p>BIG IDEA: Performing arts center with Target, Starbucks ... natural area.... Wellness center: “This is what Chapel Hill is about!” This is what we value.</p> <p>Other suggestions: Wellness Center, Lifestyle Fitness, University incubator space, Summer Hill Gallery along Wilson Creek walk, riverwalk (walking along the creek = destination),</p>
<p>Design</p>	<p>Aesthetics are important</p> <p>Use good design standards</p> <p>Design so that people can enjoy the creek</p> <p>HEIGHT: DIFFERING VIEWS ON HEIGHT, most spoke about “balance”</p> <p>When talking about HEIGHT, talk in FEET</p> <p>Southern gateway – height should be “human” scale</p> <p>Balance the height</p> <p>Height could be possible due to topography</p>
<p>Housing</p>	<p>Housing for a range of incomes</p> <p>Retirement housing</p>

	Suggestion: Franklin Grove in Chapel Hill
Environmental	<p>In the past, environmental issues have kept property from being developed.</p> <p>Take an environmentally based approach:</p> <p>“Nurturing Our Communities” – adopted goals apply here (page 33 or Comp Plan, #2, #3)</p> <p>Stormwater – how will it impact downstream? (flooding was concern mentioned)</p> <p>Protection/management of land on opposite sides of creek important</p> <p>Suggestions: green roof, permeable parking</p> <p style="text-align: center;">Wildlife preserve</p>
Quality of life	<p>Crime?</p> <p>Light and noise analysis: address impacts on abutting landowners (all sides including Southern Village neighborhoods) as well as creek/wildlife corridor</p>