

OBEY CREEK COMPASS COMMITTEE

CONSOLIDATED INPUTS FOR PRINCIPLES/OBJECTIVES DISCUSSION: (October 29, 2013)

Report out "topics"	Notes:
DESIGN - ONSITE	
Compact design preferred	
Density-human scale	
Feel similar to SV: Massing varied sizes Building heights Along 15-501 – 3 stories Internal: human scale, setbacks Block sizes Greenspace and tree canopy (developed area)	
Green design: encourage but balance with affordability	
East side of creek Preservation vs building	
East side of creek: Managed Recreational space Social connection with green space	
Gateway: Intentionally built Balance green with building presence	
Future growth and connectivity	
MOBILITY	
Traffic impacts evaluated in terms of: <ul style="list-style-type: none"> - Volume - Traffic patterns - Safety 	

<p>Slow Is good</p> <ul style="list-style-type: none"> - Air quality trade-offs? 	
<p>Plan for enhanced mobility</p>	
<p>Pedestrian and bicycle friendly connectivity important</p> <ul style="list-style-type: none"> - Balance trade-offs with traffic impacts - Connections to SV and surrounding area 	
<p>Safe pedestrian crossing</p> <ul style="list-style-type: none"> - Bridge - Overall plan 	
<p>Effective transit service</p>	
<p>Long-term plans for S15-501</p> <ul style="list-style-type: none"> - No widening - No superstreet 	
<p>Future connectivity with adjacent parcels</p>	
<p>USES:</p>	
<p>Community</p> <ul style="list-style-type: none"> - Build community and sense of community In southern Chapel Hill. 	
<p>Mixed Use</p> <p>Appropriate site for mixed use</p> <p>Complement and support each other</p> <ul style="list-style-type: none"> - Sharing parking - Counter-cyclical traffic generation - Maximize internal trip capture 	
<p>Uses explored:</p> <ul style="list-style-type: none"> - Hotel - Office - Retail - Houses of worship - Residential 	
<p>Retail:</p> <ul style="list-style-type: none"> - Anchored - Large format 	

<p>Housing:</p> <ul style="list-style-type: none"> - Mix of “ages and wages”; purchase and rent - Age-restricted - Affordable <ul style="list-style-type: none"> New ideas - Workforce <ul style="list-style-type: none"> New ideas 	
<p>Park and Open Space</p> <ul style="list-style-type: none"> - Preserved - Cost to town? <p>Managed vs natural</p>	
<p>Public/Community amenities</p> <ul style="list-style-type: none"> - Encouraged <p>Explore funding options</p>	
<p>Recreation</p>	
<p>IMPACTS</p>	
<p>School impact</p> <p>Plan for school impacts</p>	
<p>Environmental:</p> <p>Stormwater management</p>	
<p>LEED Certification, green building practices</p> <ul style="list-style-type: none"> - Encouraged <p>Balance with impacts on affordability</p>	