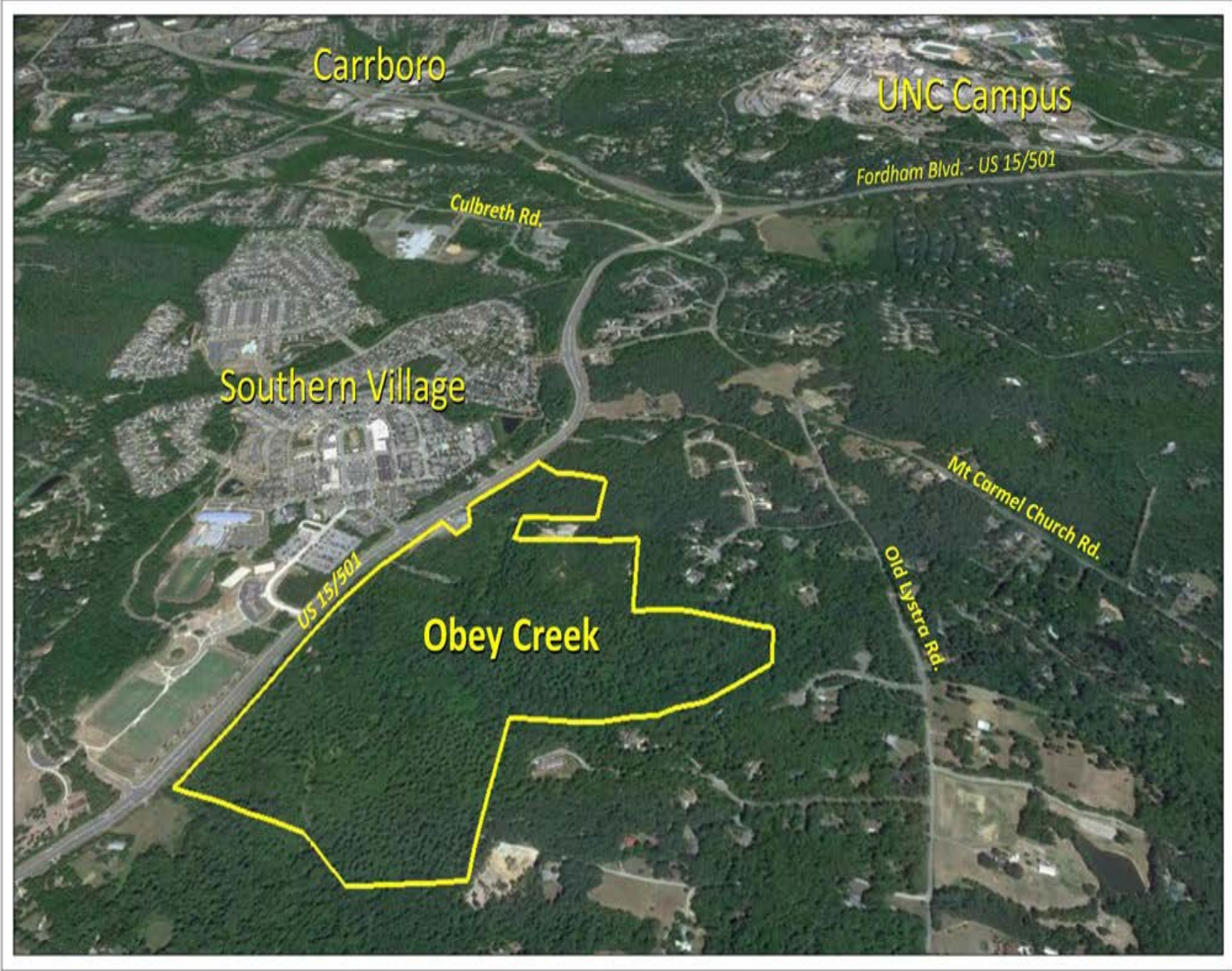


OBEY CREEK

Public Information Meeting . May 7 & 15, 2014

Site Context



General Description of Site

- **120 Acres, East Side of US Highway 15-501**
- **In Urban Services Area, Outside Town Limits**
 - Adjacent to Town Boundary
 - Petition for Annexation Anticipated
- **Mostly Undeveloped**
 - A Few Existing Structures
 - Parts of Site have been Logged
 - Former Quarry Site
 - Stream, Areas of Steep Slope
 - Areas of Mature Trees

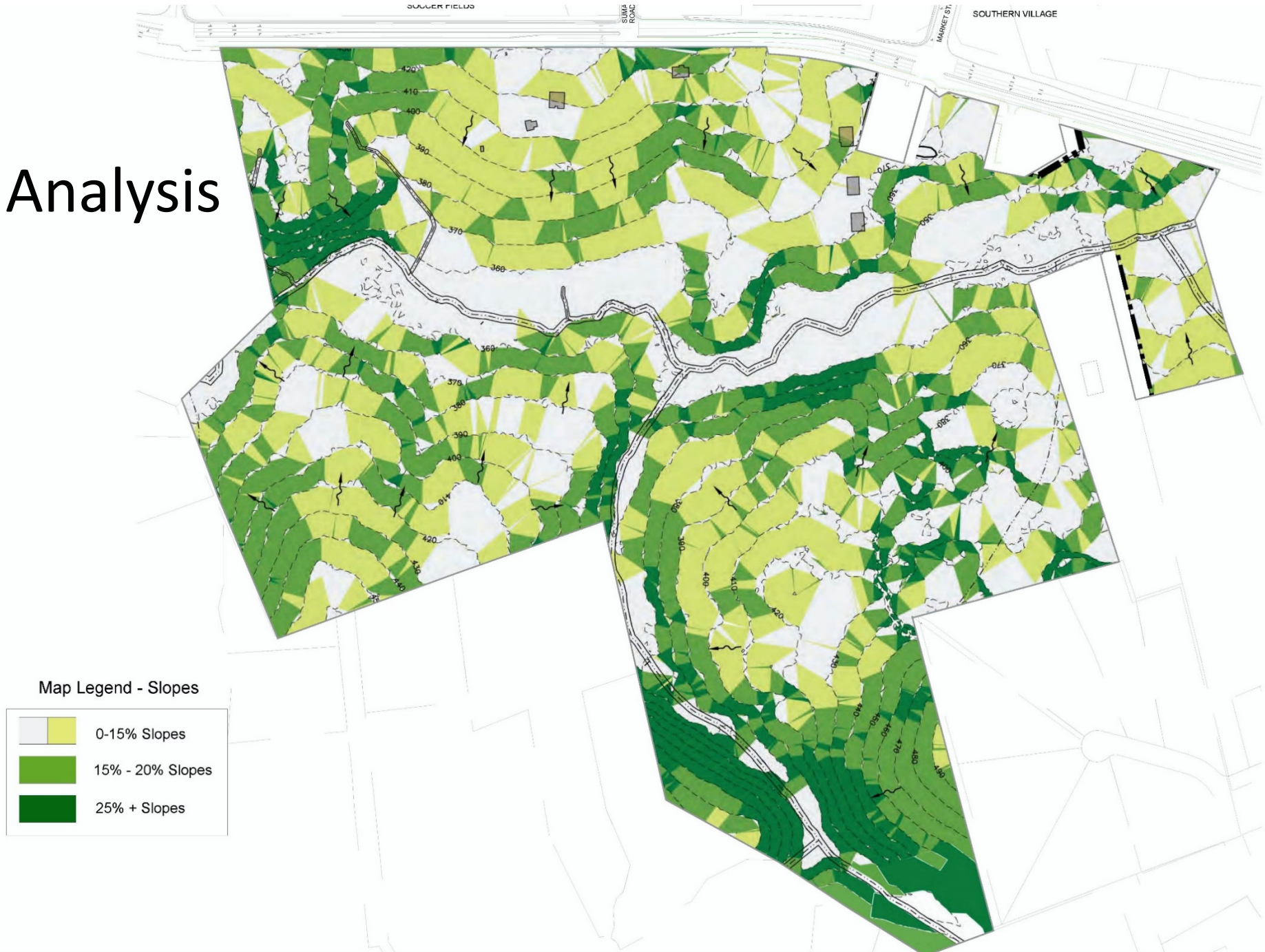
OBEY CREEK . CHAPEL HILL, NORTH CAROLINA

Proposed Uses for Site

- **Site Size: 120 acres**
- **Proposed Developed Area: 35 acres**
 - Mix of uses: Retail, Office, Hotel, Residential
 - Main Street, Pocket Parks, Structured Parking
 - Greenway, Bikepaths, Sidewalks, Bridge Connecting to Southern Village
- **Proposed Area Dedicated for Public Use: 80 acres**
 - Dedicated to Town or Other Public / Non-profit Organization
 - Natural, Unpaved Trails, Pedestrian Bridges Over Streams
 - Potential School Site Reserved

OBEY CREEK . CHAPEL HILL, NORTH CAROLINA

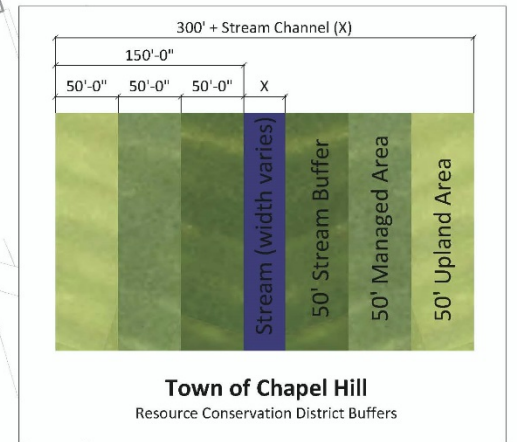
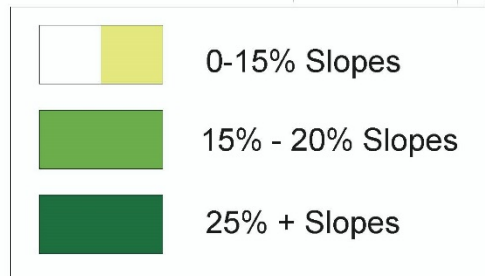
Slope Analysis



Slope + RCD



Map Legend - Slopes



Tree Survey

SURVEYED TREES WITHIN THE DEVELOPMENT FOOTPRINT

- 135 - Poplar
- 44 - Oak
- 86 - Pine
- 68 - Gum
- 12 - Maple
- 5 - Sycamore
- 40 - Unidentified Hardwoods

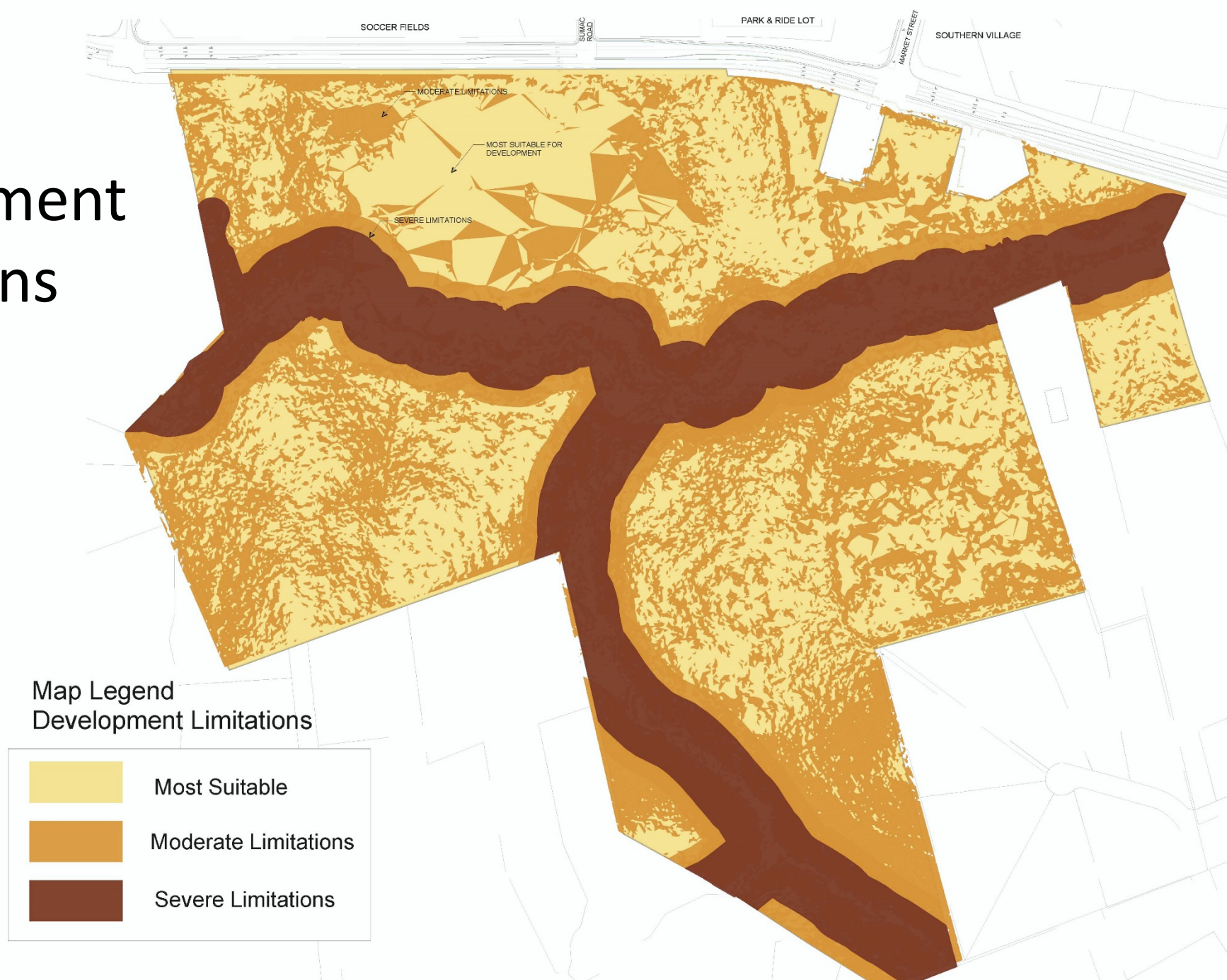
HARDWOOD AND PINE MIXED
AREA NOT SURVEYED

LEGEND

- ③2 D-PO TREE-POPLAR-DOUBLE
- ③2 WO TREE-OAK-WHITE
- ③2 DG TREE-DOGWOOD
- ③2 H TREE-HICKORY
- ③2 MG TREE-MAGNOLIA
- ③2 T-M TREE-MAPLE-TRIPLE
- ③2 T-HW TREE-HARDWOOD-TRIPLE
- ③2 T-C TREE-CEDAR-TRIPLE
- ③2 C TREE-CEDAR
- ③2 O TREE-OAK
- ③2 HW TREE-HARD WOOD
- ③2 G TREE-GUM
- ③2 P TREE-PINE
- ③2 M TREE-MAPLE
- ③2 D-O TREE-OAK-DOUBLE
- ③2 T-G TREE-GUM-TRIPLE
- ③2 D-C TREE-CEDAR-DOUBLE
- ③2 D-M TREE-MAPLE-DOUBLE
- ③2 D-G TREE-GUM-DOUBLE
- ③2 D-HW TREE-HARDWOOD-DOUBLE



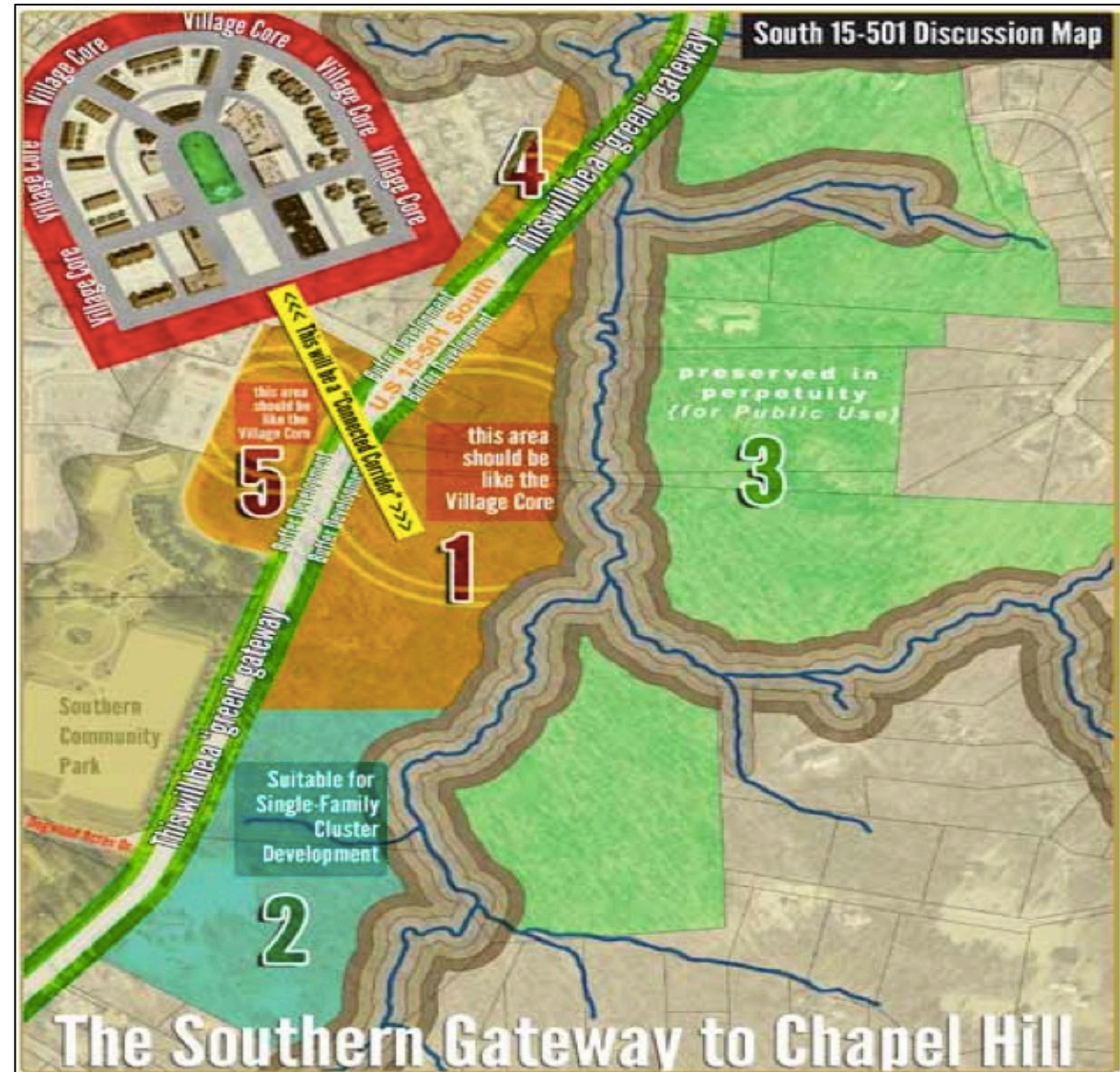
Development Limitations



Chapel Hill 2020 Comprehensive Plan

South 15-501 Focus Area

- Calls for Mixed-Use Development
- Connected to Southern Village
- Connected to Park-Ride Lot
- Preservation East of the Creek
- Designation of Potential School Site
- Architectural Diversity and Quality
- Promote Greenway Connections
- Clustered, Compact Development
- Consider Senior Housing
- Address Workforce Housing



80 ac Dedication



- Entirety of land East of Wilson's Creek dedicated for public use
- Land given to the Town or non-profit conservation organization
- Developed only with pervious walking/biking trails and pedestrian bridges accessing the area
- Land Management agreement with Obey Creek owner's association for maintenance
- Potential reservation of a future school site

Slip Street with Mixed-Use: 3-Story

SOCCER FIELDS

Anchor Retail with Rooftop Park

PARK & RIDE LOT

SOUTHERN VILLAGE

Project Office:
 600 Riverside Way
 Durham, NC 27611
 Project Office:
 1750 Walnut Street
 Durham, NC 27608
 919.286.8800
 www.scottmurray.com
 Landscape Architecture | Environmental Design | Project Management
SCOTT MURRAY
 LAND PLANNING, INC.

Total Site	120 ac
Developed Area	35 ac
Total Floor Area	1.5 M sf
Total Retail SF	327 k sf

Pocket Parks

15/501

Rooftop Hotel



5-Story Residential above Shops

Community Activity Bridge Connection to Conservation Area

Structured Parking

Shops on Main Street

Conservation Dedication



SOCCER FIELDS

- ROOFTOP PARK & ALLEE**
- ROOFTOP GATHERING AREA
 - SEATING
 - ALLEE PLANTINGS
 - TOT-LOT PLAY AREA
 - PED & BIKEWAY CONNECTIONS

- GATEWAY BRIDGE**
- GRADE SEPARATED PED & BIKEWAY CONNECTION TO S. VILLAGE.
 - FAN BRANCH TRAIL & PARK & RIDE

- SOUTH LAWN PARK**
- SHADE TREES
 - GRASS LAWN AREA
 - EAST END BAND AREA

PARK & RIDE LOT

SOUTHERN VILLAGE

- SOUTH PROMENADE**
- SEATING AREAS ALONG WALL
 - OVERLOOKING PARK TO EAST

- THE NOOK TERRACE**
- TERRACE GATHERING AREA
 - ACCENT PAVERS
 - SEATING
 - PLANTER LANDSCAPING
 - OVERLOOKS PARK AREA TO EAST

- COMMUNITY CENTER & TERRACE**
- 20,000 SF 3-STY COMMUNITY ACTIVITY CENTER
 - ENTRANCE TERRACE & GATHERING AREA
 - FOUNTAIN
 - SEATING
 - TOWN PARK TRAILHEAD OVERLOOK
 - VIEW TERMINUS TO ENTRANCE ROAD

- TOWN PARK TRAILHEAD**
- NON-VEHICULAR TRAILHEAD ACCESS TO TOWN PARK
 - WILSON CREEK OVERLOOK
 - ARCHITECTURAL BRIDGE FEATURES

- NORTH TERRACE**
- TERRACE OVERLOOK GATHERING AREA
 - SEATING AND PLANTERS OVER GARAGE

- CREEKSIDE SHOULDER TRAIL**
- 6' CHAPEL HILL GRAVEL SHOULDER TRAIL
 - STABILIZED FOR FIRE ACCESS AS NEEDED

- CREEKSIDE LANE POCKET PARKS (TYP)**
- RESIDENTIAL ENTRANCE POCKET PARKS
 - LANDSCAPE AREAS WITH FLOWERING PLANTS
 - SMALL SEATING AREAS IN SOME SITUATIONS

- TOWN PARK**
- 80 ACRE TOWN PARK
 - FACILITIES TO BE DETERMINED
 - ABANDONED QUARRY TO BE RECLAIMED WITH FILL FROM SITE STRIPPINGS

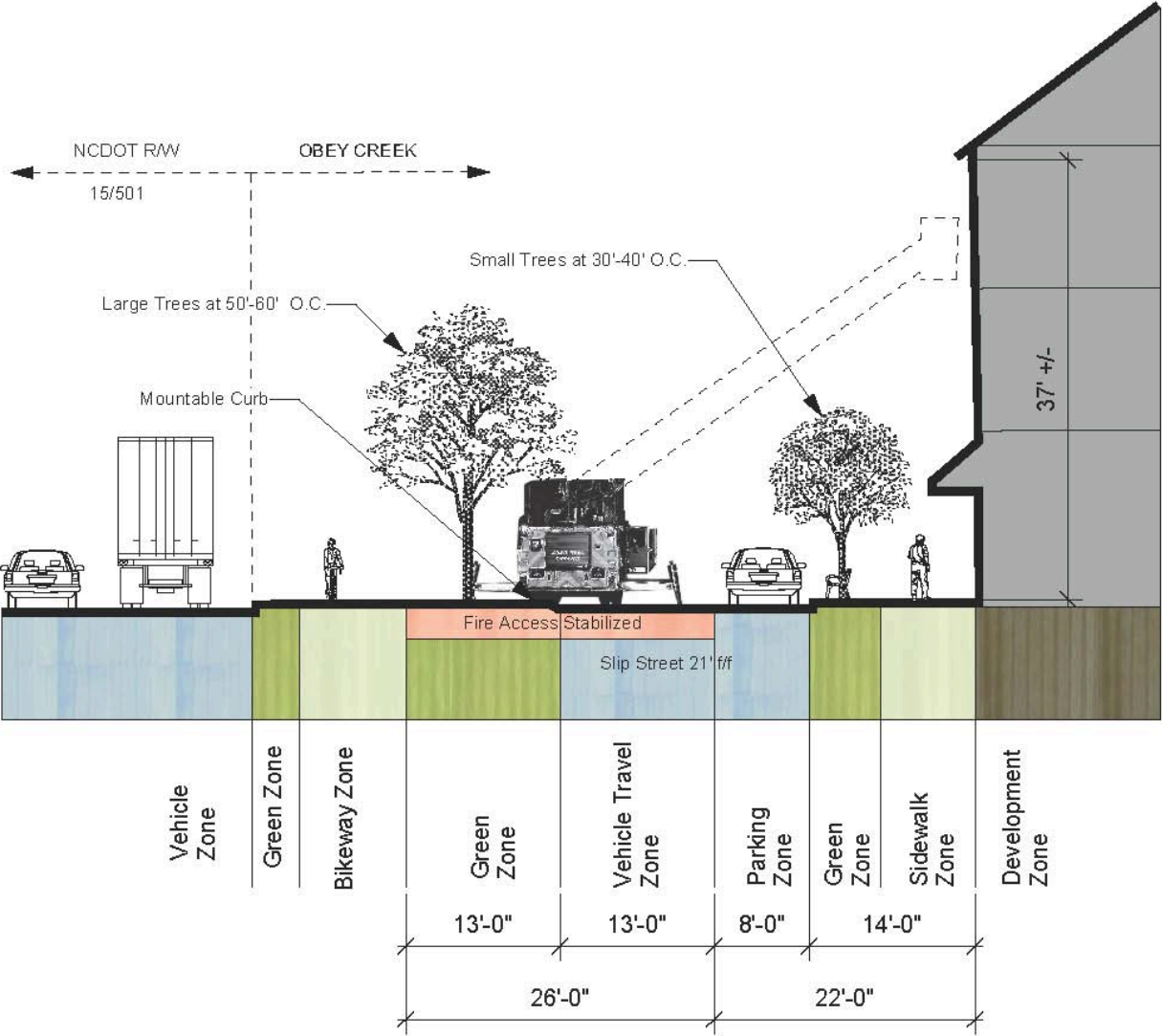
Housing Strategies



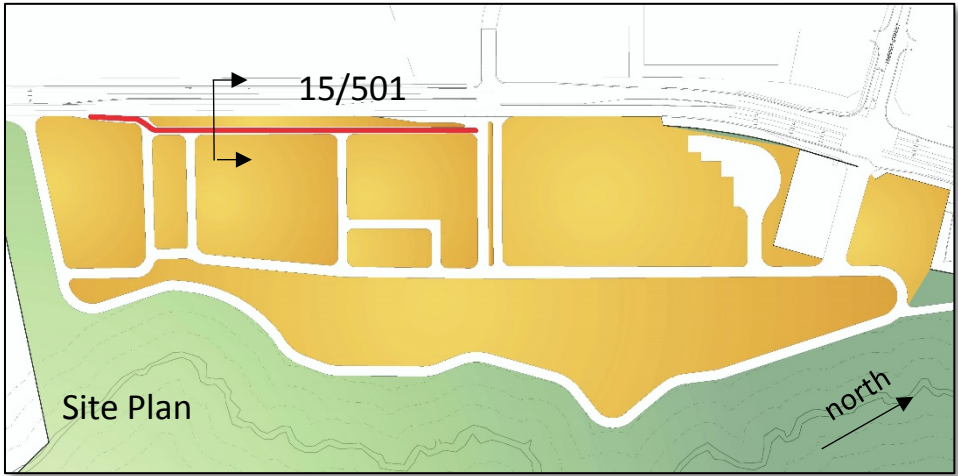
- 600-700 residential units proposed
- Half of units may be age restricted 55+
- Mostly 1 and 2 bedroom apartment or condo style multi-family units over retail
- Limited school-age population
- Some townhouse style units wrapping parking garages on “Creekside Drive”
- Many units to be affordable for workforce housing (80% - 120% AMI)
- On-site affordable units (60% - 80% AMI) and payments in lieu to be discussed with Council

OBEY CREEK STREET SECTION

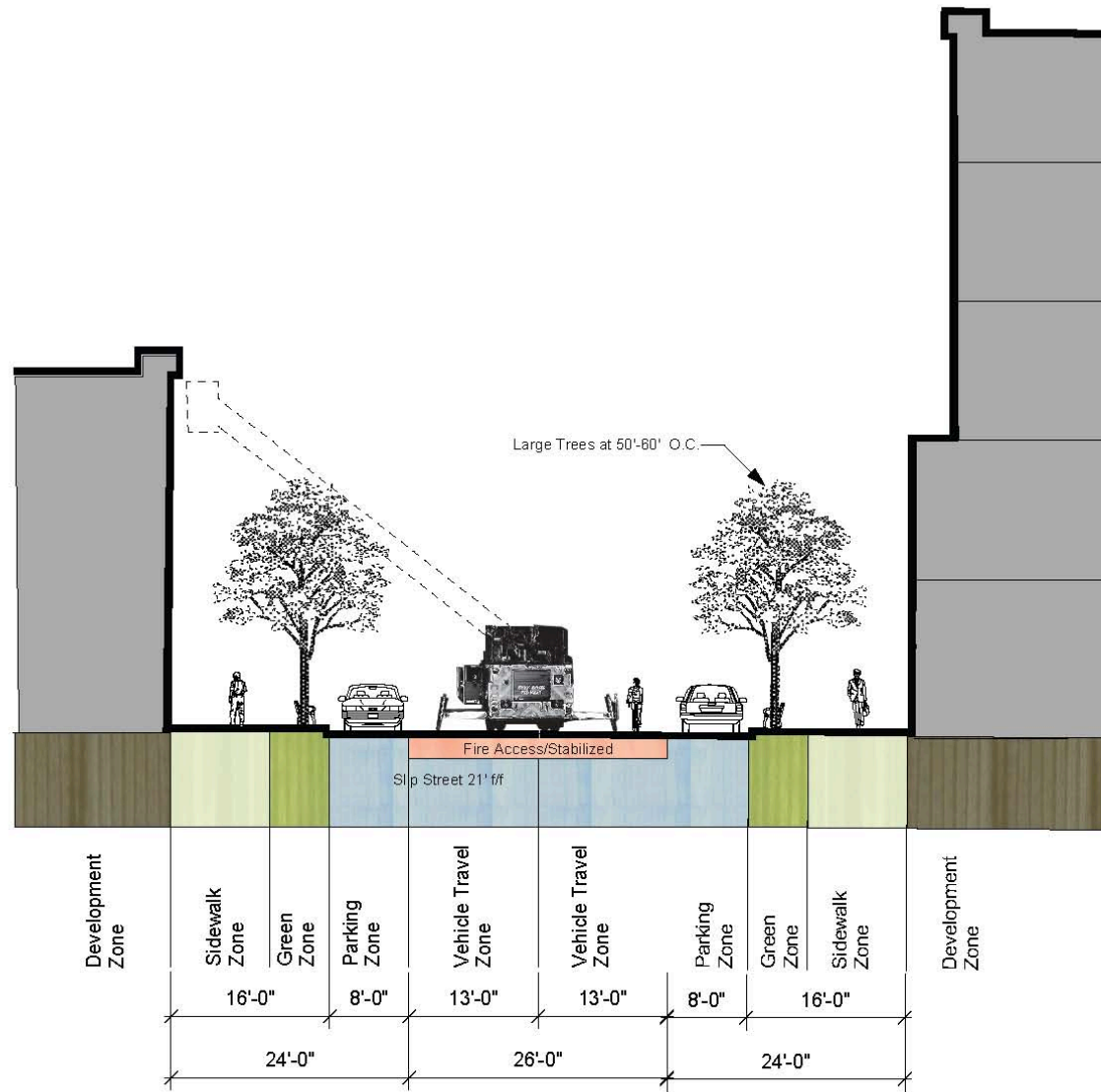
G – Slip Street



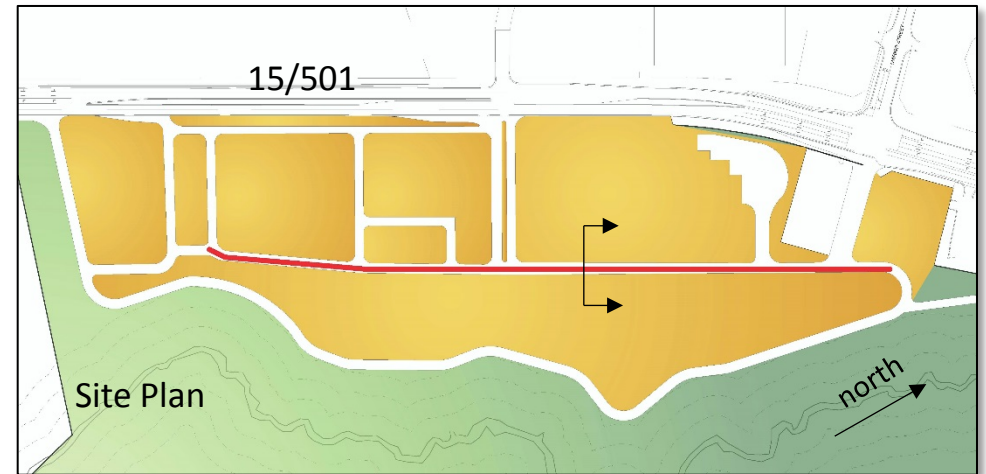
ILLUSTRATIVE CROSS SECTION - LOOKING NORTH



Street Location Index



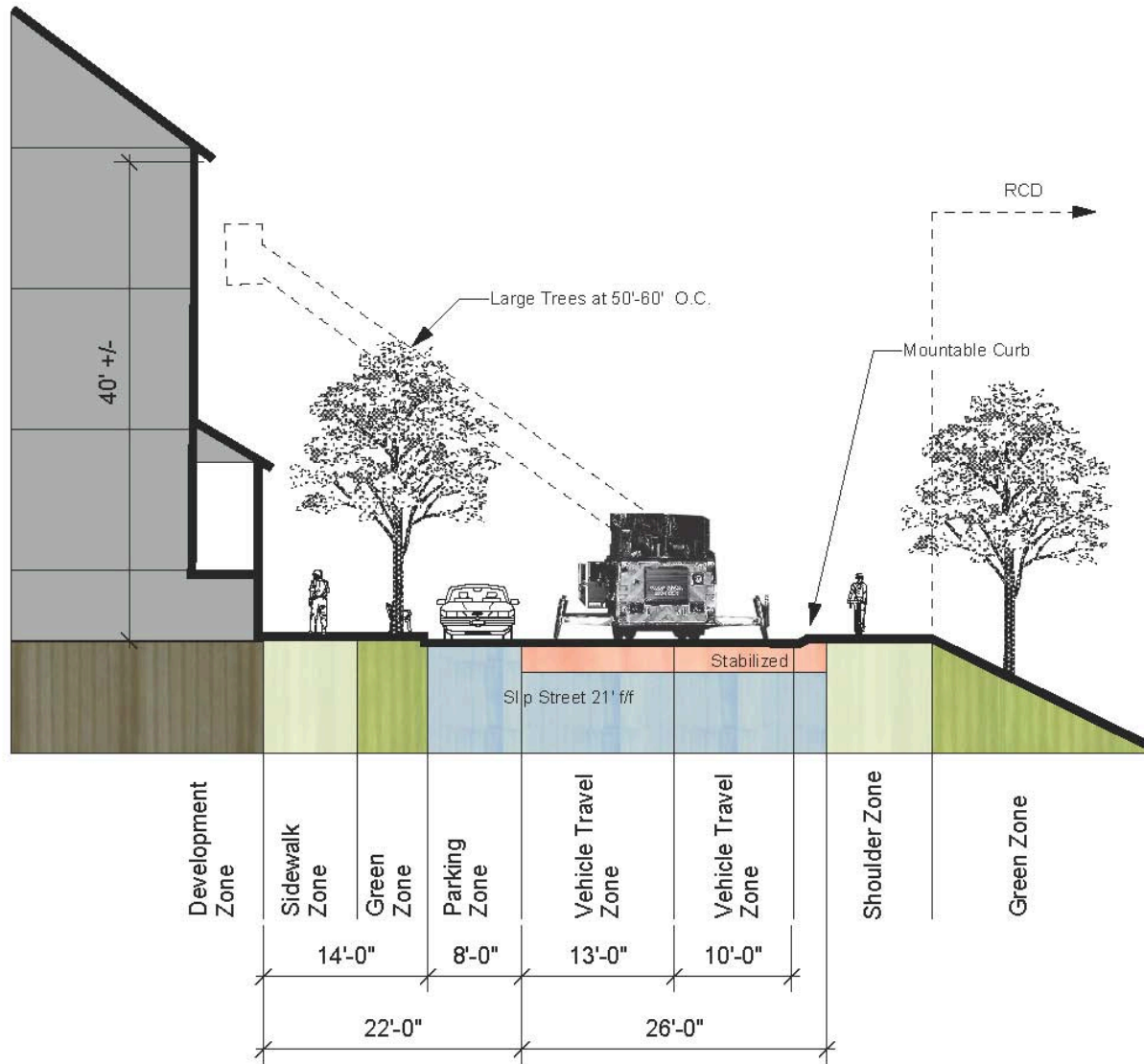
ILLUSTRATIVE CROSS SECTION - LOOKING NORTH



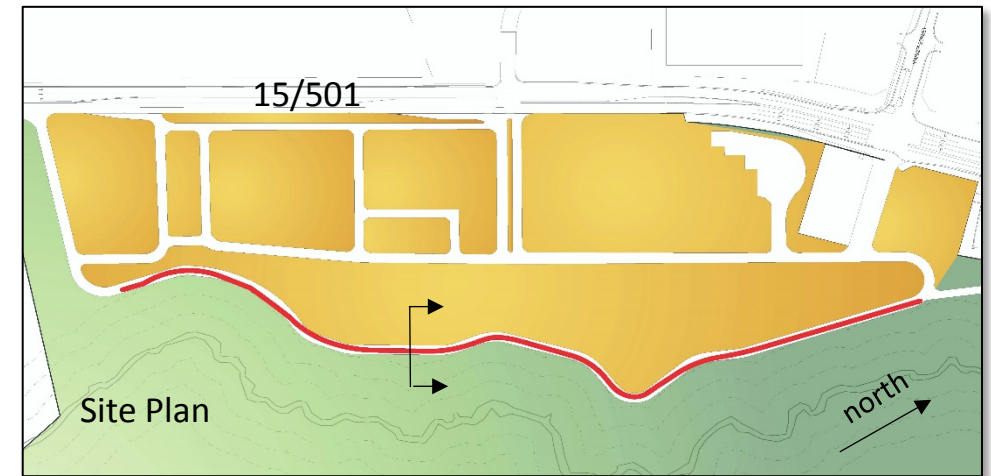
Street Location Index

OBEY CREEK STREET SECTION

F – Creekside Lane



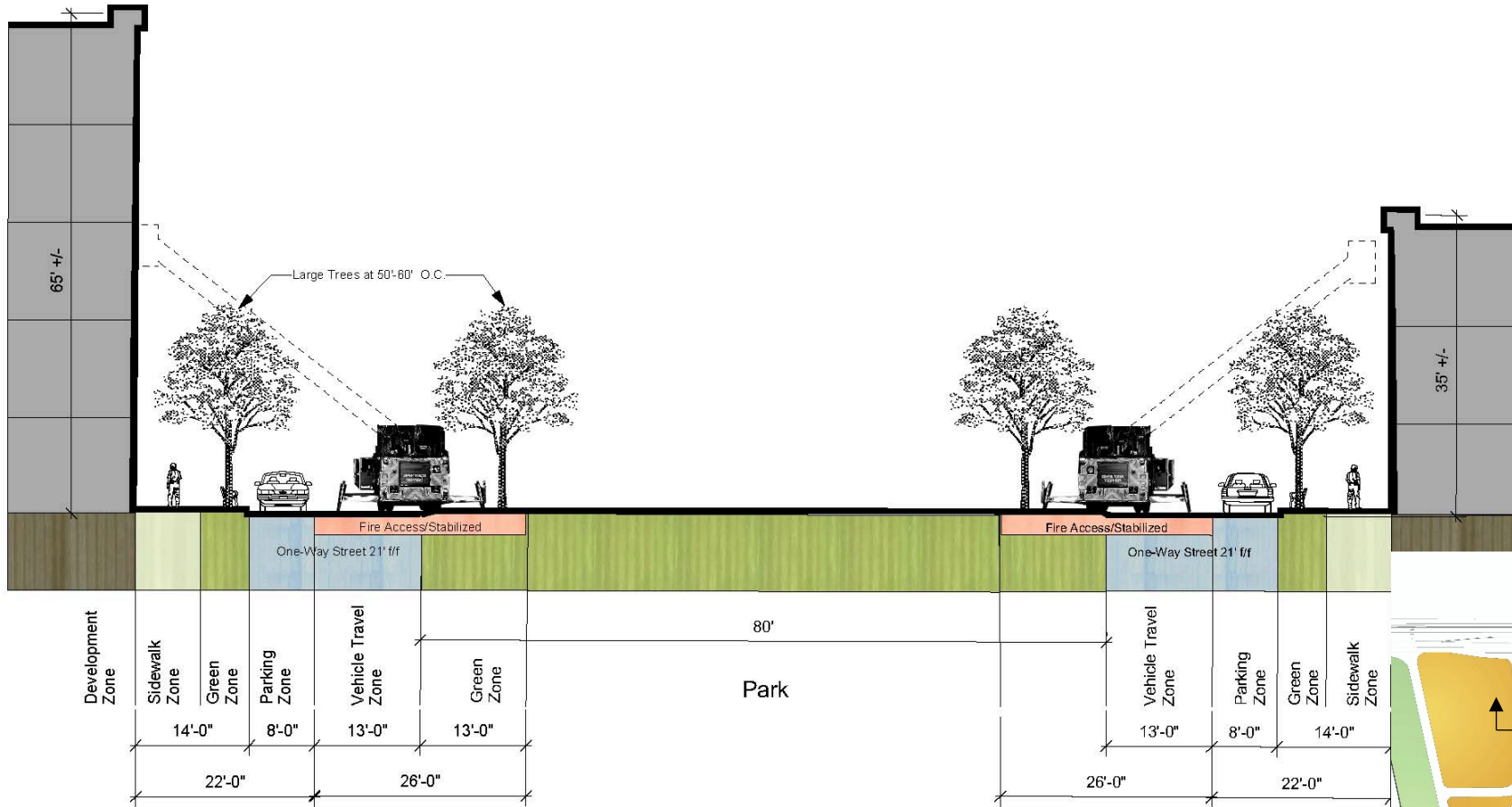
ILLUSTRATIVE CROSS SECTION - LOOKING NORTH



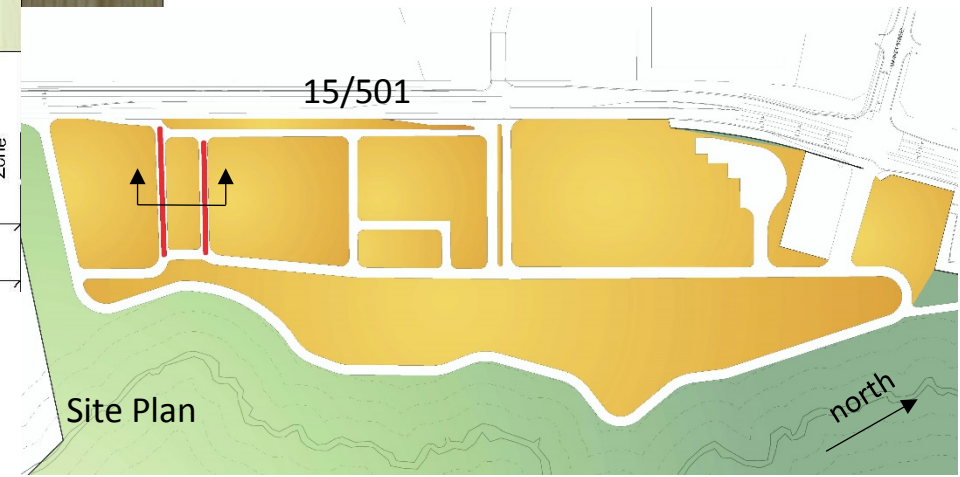
Street Location Index

OBEY CREEK STREET SECTION

I-J – Park Lane North & South



ILLUSTRATIVE CROSS SECTION - LOOKING WEST



Site Plan

Street Location Index

KEY

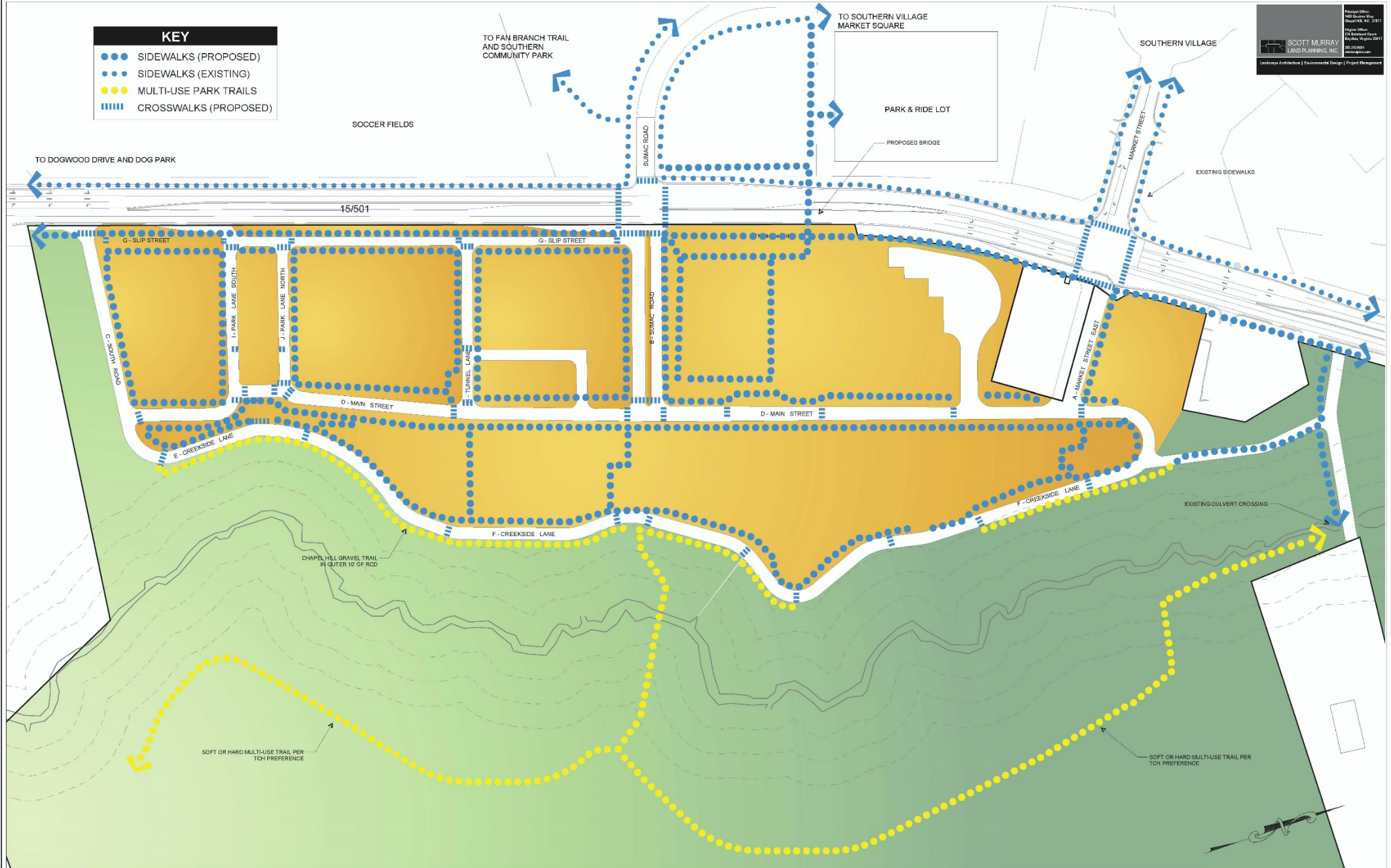
- SIDEWALKS (PROPOSED)
- SIDEWALKS (EXISTING)
- MULTI-USE PARK TRAILS
- ▬▬▬▬▬ CROSSWALKS (PROPOSED)

Principal Office:
500 Research Park
Chapel Hill, NC 27517

Project Office:
2744 E. Kenwood Court
Clemens, NC 27529 (2011)
919.733.8211
www.smp.com

**SCOTT MURRAY
LAND PLANNING, INC.**

Landscape Architecture | Environmental Design | Project Management



PEDESTRIAN CIRCULATION

OBEY CREEK



May 1, 2014

EAST WEST PARTNERS
MANAGEMENT COMPANY, INC.

- KEY**
- SHARROWS
 - BIKELANES DEDICATED
 - MULTI-USE BIKE PATH
 - MULTI-USE (SOFT) TRAILS

TO FAN BRANCH TRAIL
AND SOUTHERN
COMMUNITY PARK

SOCCER FIELDS

TO SOUTHERN VILLAGE
MARKET SQUARE

SUMAC ROAD

PARK & RIDE LOT

Pedestrian
Bridge Overpass

SOUTHERN VILLAGE

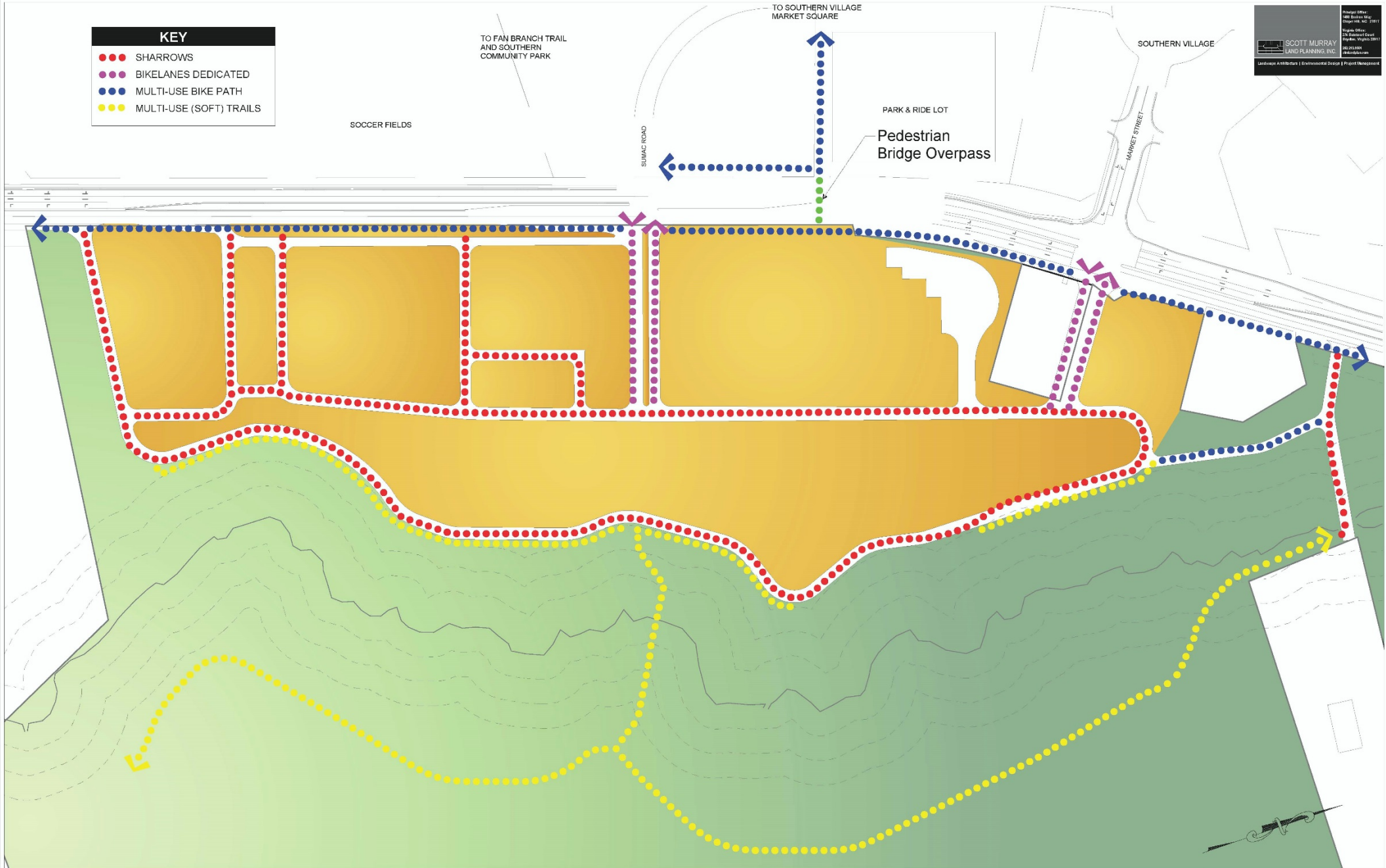
MARKET STREET

Design Office
444 South Blvd.
Cape Fear, NC 28403

Project Office
2500 West 10th Street
Wilmington, NC 28403

**SCOTT MURRAY
LANG PLANNING, INC.**

Landscape Architecture | Environmental Design | Project Management

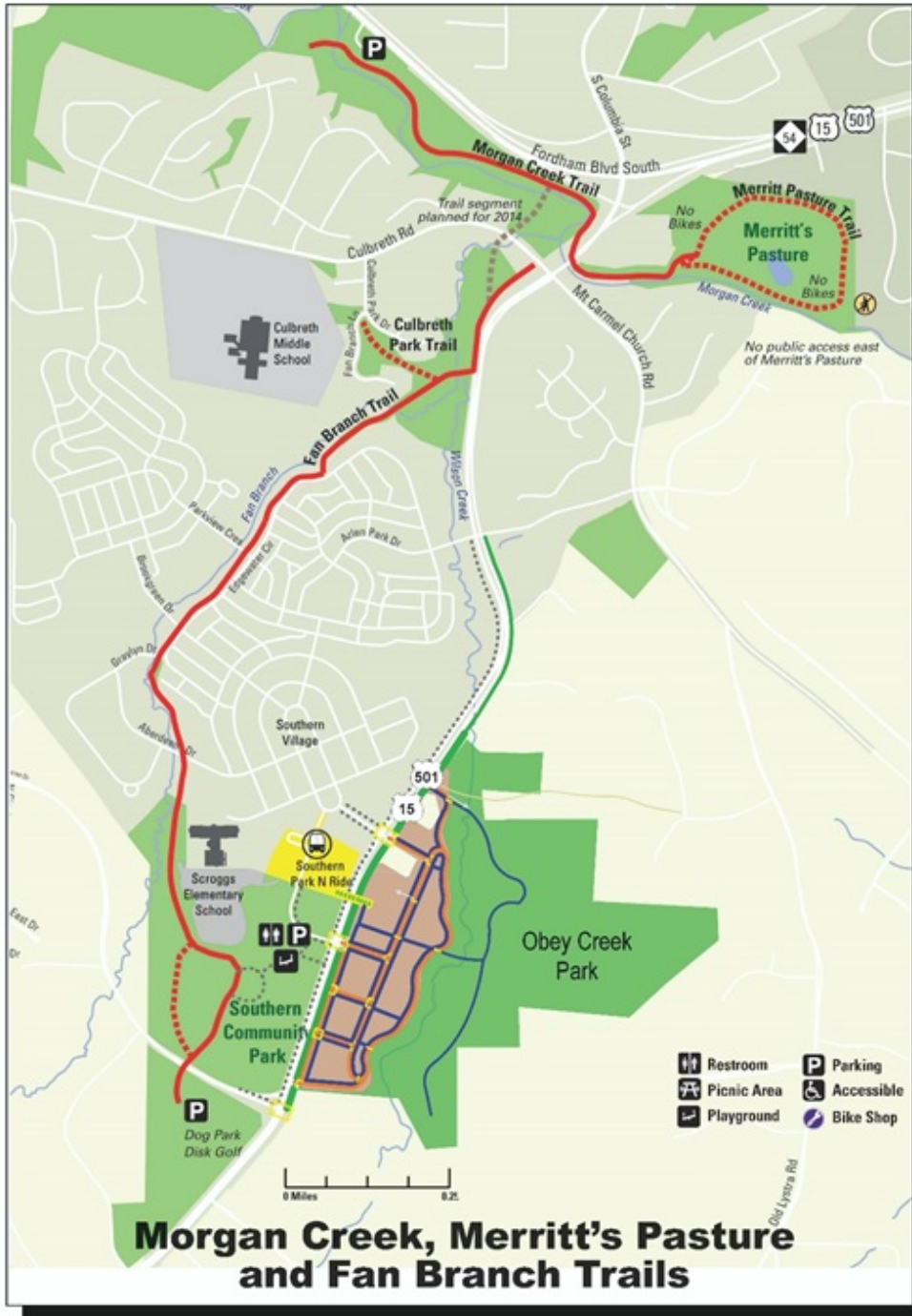


BICYCLE ROUTES

OBEY CREEK

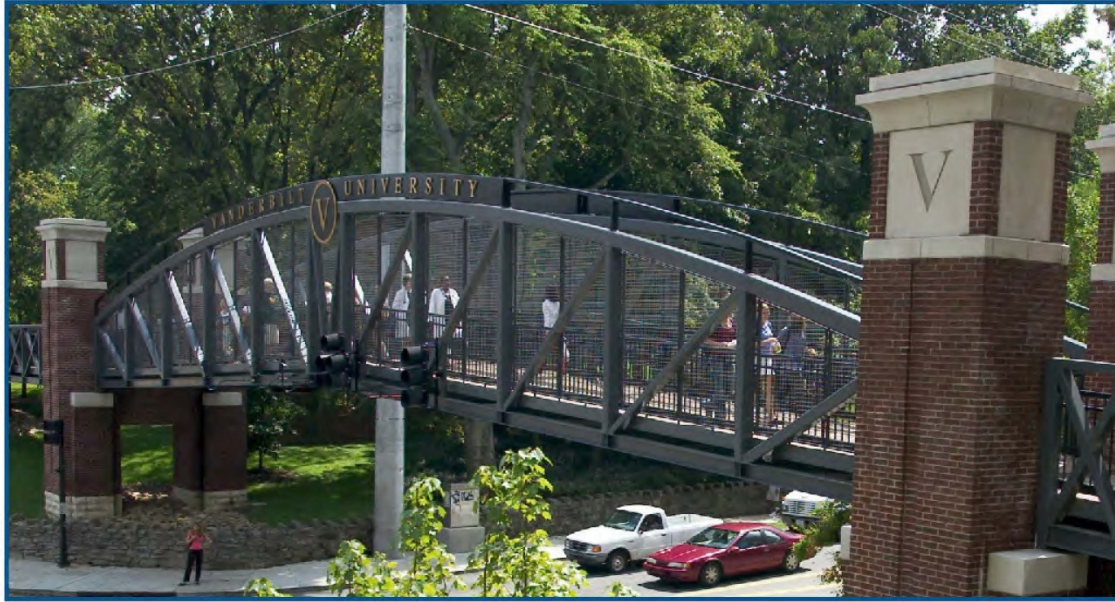


EAST WEST PARTNERS
MANAGEMENT COMPANY, INC.



Legend

- | | | |
|---|---------------------|--------------------|
| Proposed Pedestrian & Bikeways | | Unpaved Greenway |
| Bikeway (Dedicated) | Sharrow + Ped Walks | Paved Greenway |
| At Grade Xing | Future Greenway | Existing Sidewalks |
| Grade Separated Xing | | |



Pedestrian Overpass Bridge Concept

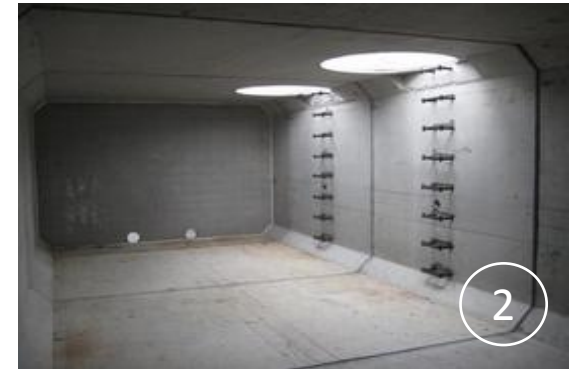


OBHEY CREEK . CHAPEL HILL, NORTH CAROLINA

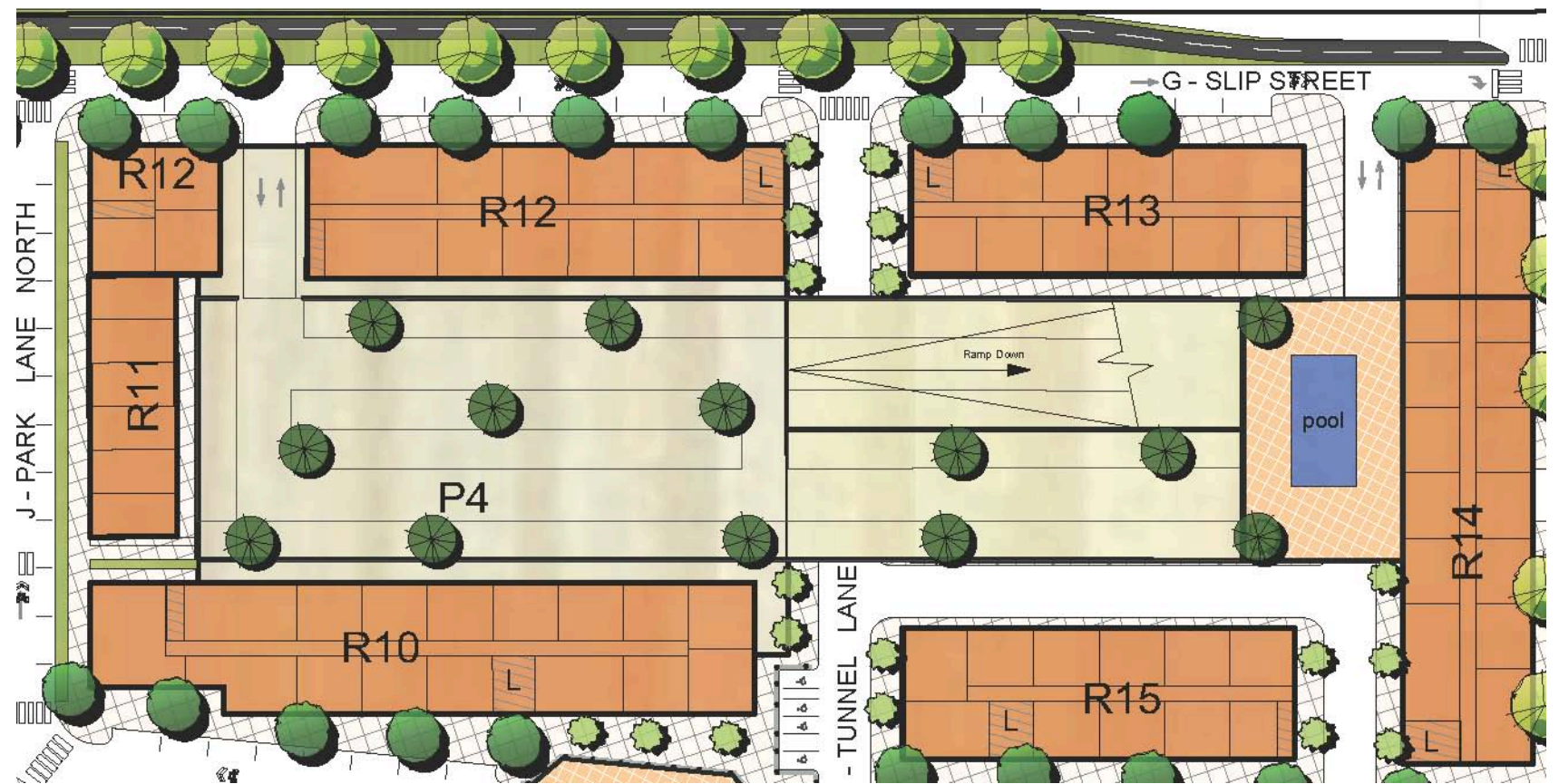


Stormwater Management

1. Point Source Collection, Treatment & Infiltration Where Practical
 - Green Roof Integrated with Rooftop Park
 - Tree Planter Trenches
 - Infiltration Trenches
2. Stormwater Retention and Filtration in Sand Filters
 - Located Below Structured Parking in Containment Systems
3. Will meet Town and State standards



Parking Strategies



- Most of parking located in structured decks
- Decks to be wrapped by buildings or under buildings to the greatest extent possible
- On-street parallel parking along “Slip Street”, “Main Street” and “Creekside Drive”
- Minimal or no off-street surface parking

Transit

- **Part of the Southern Gateway to Chapel Hill**
 - With Southern Village, This is the Entrance to Chapel Hill
 - Important to Connect with Park-Ride Lot
 - Direct Access Park-Ride Lot with Bridge over 15-501
- **Bus Movements Alongside and/or Through Proposed Development**
 - Bus Stops and Amenities (Benches, Shelters) along 15-501, with Sidewalks
 - Internal Streets Designed to Accommodate Bus Movements
 - Accessibility, Incentives to Encourage Transit Use
 - Discussions about Possible Routes through Site to Follow

KEY

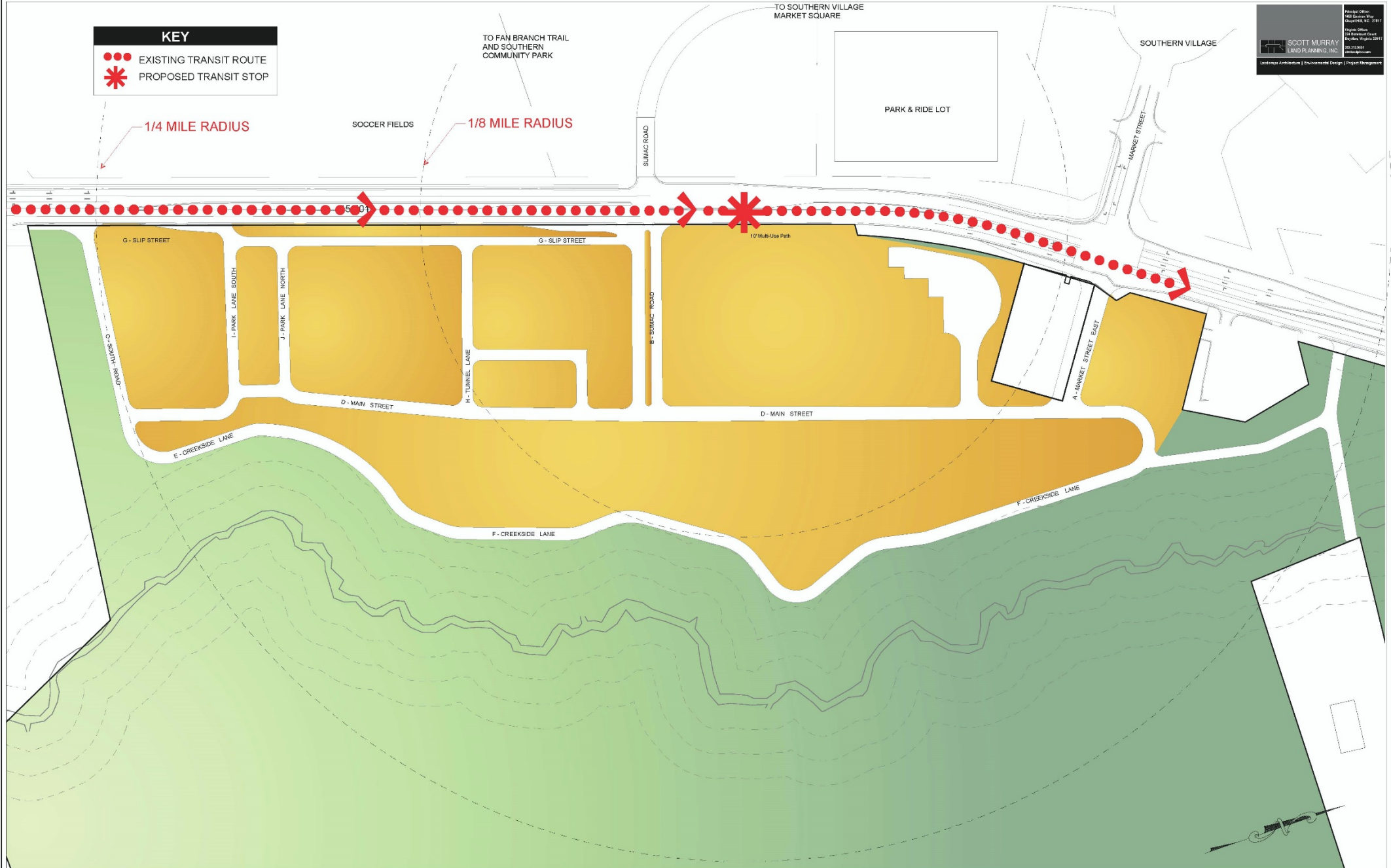
- EXISTING TRANSIT ROUTE
- ✳ PROPOSED TRANSIT STOP

Principal Office:
500 Research Park
Durham, NC 27611

Project Office:
2740 E. Kenwood Court
Durham, NC 27604
919.286.1000
www.eastwest.com

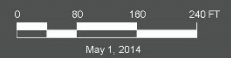
SCOTT MURRAY
LAND PLANNING, INC.

Landscape Architecture | Environmental Design | Project Management

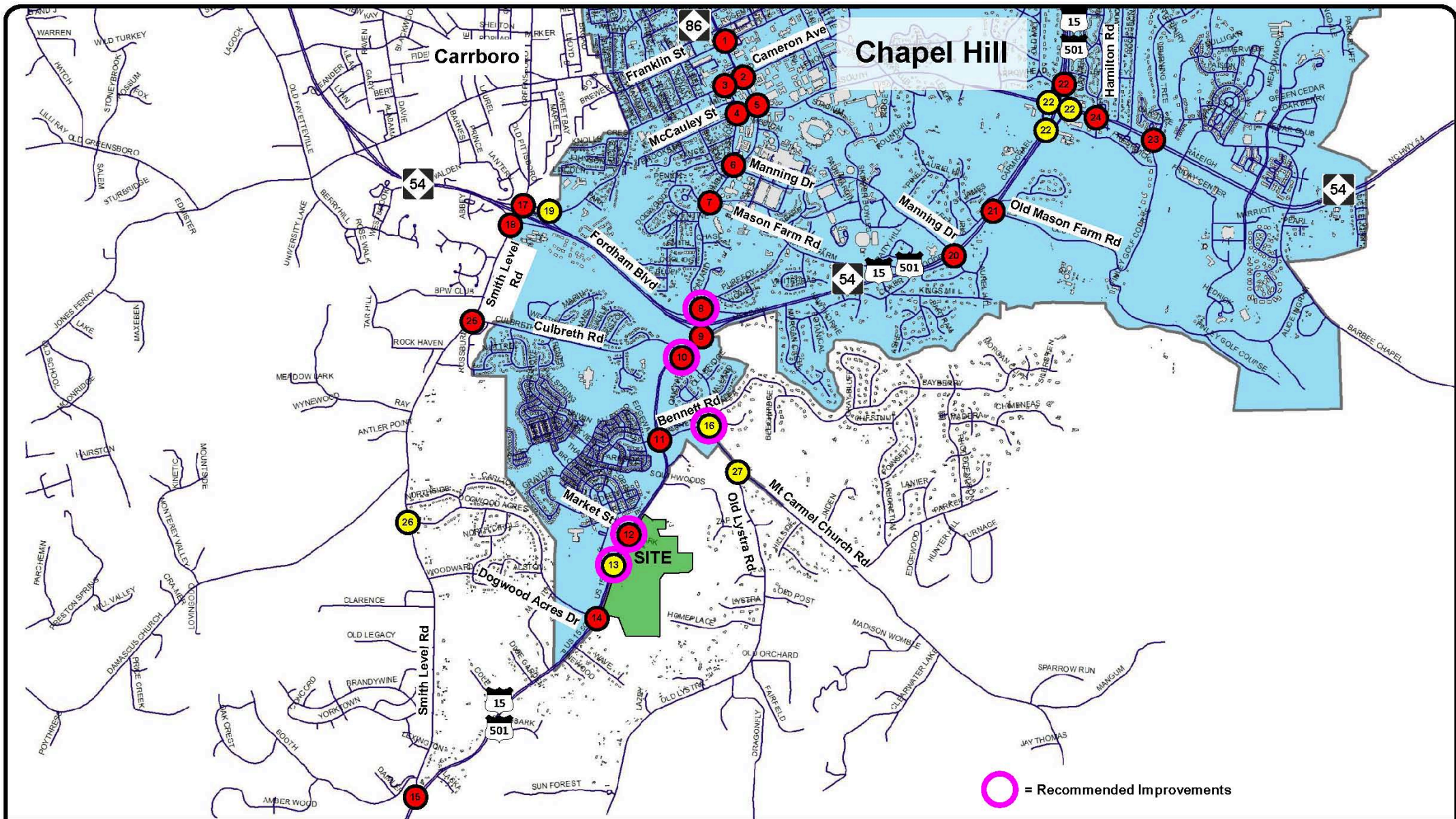


TRANSIT CIRCULATION

OBEY CREEK



EAST WEST PARTNERS
MANAGEMENT COMPANY, INC.



		<p align="center">Obey Creek Mixed-Use Development Traffic Impact Study</p> <p align="center">PROJECT STUDY AREA</p>		<p align="center">LEGEND</p> <p> = Signalized Study Area Intersection</p> <p> = Unsignalized Study Area Intersection</p> <p> = Recommended Improvements</p>	<p>DATE: May 2013</p> <p align="center">FIGURE 1</p>
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TIA Recommendations . Intersection with Park-Ride Access



TIA Recommendations . Intersection with Market Street



TIA Recommendations . Culbreth Rd./Mt. Carmel Church Rd.



TIA Recommendations . Fordham Blvd./15-501

Incorporation of Technical Team Comments

Site and Building Design

- Interconnected Network of Walkable Streets
- Attention to Orientation of Building Fronts and Backs
- Public Open Spaces
- Mix of Uses
- Mix of Residential Types
- Sites Reserved for Civic Use (e.g., school)
- Artful Design
- Include Roadway, Sidewalk, Bicycle, and Transit Facilities
- Shared Parking
- Main Street Concept
- “Slip” Street at 15-501

OBEY CREEK . CHAPEL HILL, NORTH CAROLINA

Incorporation of Compass Committee Comments

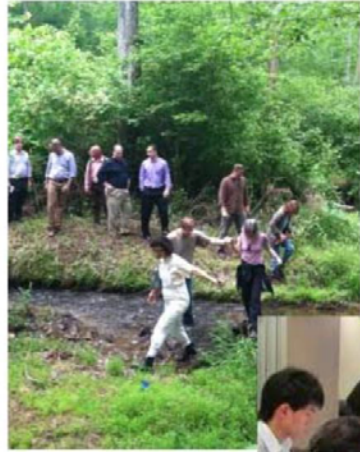
- **Aspirations**

- Work synergistically with Southern Village, increase connectivity across 15-501
- Preserve land on the east side of Wilson Creek, provide recreation opportunities

- **Principles**

- Balance economic, environmental, socio-economic, and transportation issues
- Mitigate traffic impacts
- Provide funding for management of preserved area
- Create a distinctive identity to make it a destination
- Achieve uses that complement each other, allow for shared parking
- Generate net revenue to Town and County
- Plan for public school students generated from residential uses

OBEY CREEK . CHAPEL HILL, NORTH CAROLINA



OBEY CREEK

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