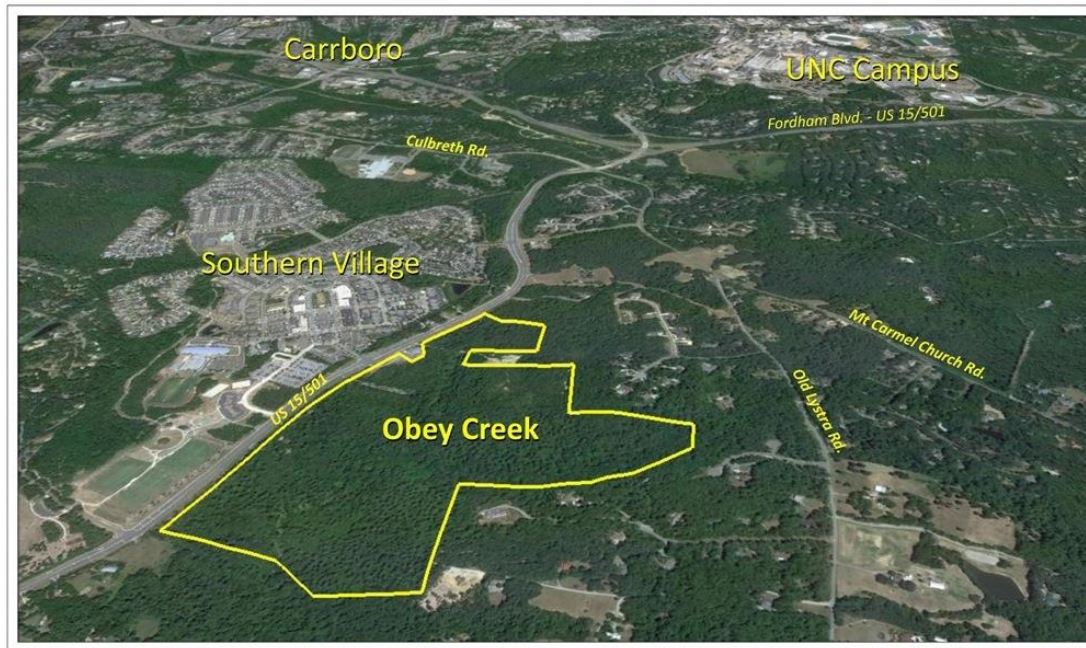




Council Special Meeting

Obey Creek Development Agreement Process



November 3, 2014

Agenda for the Special Meeting

1.	Public Comment (Approximately 10 minutes)
2.	Priorities Discussion
3.	Development Team Response to Questions from October 11th and Additional Information
4.	Next Steps
5.	Park and Ride Lot
6.	Conclusion and Upcoming Meetings
7.	Public Comment (Approximately 10 minutes)

Priorities Discussion

Team Member:

Mary Jane Nirdlinger, Planning and Sustainability

Development Team Response to Questions from October 11th and Additional Information

Presentation by:

East West Partners

Next Steps

Team Member:

Mary Jane Nirdlinger, Planning and Sustainability

Park and Ride Lot

Team Member:

Mary Jane Nirdlinger, Planning and Sustainability

Park and Ride Lot

*Draft list of items to be considered
as a part of new development of the Town-owned property*

Any new uses for this property should create connectivity and synergy in southern Chapel Hill, specifically between Southern Village and the proposed Obey Creek development.

Note: Possible redevelopment of the Park and Ride lot would be dependent on conforming to the Federal Transit Authority regulations on joint development which may include financial costs.

Park and Ride Lot

*Draft list of items to be considered
as a part of new development of the Town-owned property*

Development proposals or options must include some consideration towards the following items:

- Provide positive fiscal impacts to the Town
- Internal and external connectivity
 - Complies with, and advances the strategic interests of, the Chapel Hill Bike Plan
 - Bicycle and pedestrian connections between the proposed Obey Creek development and Southern Village
 - Walkable streets within the development with a focus on bicyclists and pedestrians – All new roads and improvements to existing roads must be consistent with NCDOT Complete Streets policies
 - Treatment of intersections between this property, 15-501, and proposed Obey Creek development

Park and Ride Lot

*Draft list of items to be considered
as a part of new development of the Town-owned property*

Development proposals or options must include some consideration towards the following items:

- A mix of uses
 - Commercial and retail opportunities that are outwardly focused
 - Multi-family and affordable housing
- Stormwater best management practices
- Sustainable design
- Human-scale standards should include limits on block sizes, building footprints, sitings of buildings and building heights. Size of blocks and scale of buildings should be physically compatible with existing development in Southern Village.

Park and Ride Lot

*Draft list of items to be considered
as a part of new development of the Town-owned property*

Development proposals or options must include some consideration towards the following items:

- Transit
 - Expand the parking capacity at the current Park and Ride lot and provide access for Chapel Hill Transit
 - Demonstrate how the new development provides an improvement to transit passengers in this area
 - Incorporate findings from the North-South Corridor Study, as appropriate

Park and Ride Lot

*Draft list of items to be considered
as a part of new development of the Town-owned property*

Development proposals or options must include some consideration towards the following items:

- Complies with, and advances the strategic interests of, the Greenways Master Plan and the Comprehensive Parks Plan
- Create an iconic entranceway/bridge that serves as a physical gateway to Chapel Hill and an architectural landmark for the area
- Complies with, and advances the strategic interests of, the themes and goals of the Chapel Hill 2020 comprehensive plan

Conclusion and Upcoming Meetings

Team Member:

Mary Jane Nirdlinger, Planning and Sustainability

Upcoming Meetings

- Thursday, November 13th
- Monday, December 8th
- Thursday, January 8th