



THE VILLAGE AT
Obey Creek

DESIGN GUIDELINES // 011.10.14

PREPARED BY ELKUS MANFREDI ARCHITECTS

DRAFT

Contents

SECTION 1: INTRODUCTION	x
SECTION 2: LAND USE & PLANNING PRINCIPLES	x
SECTION 3: GENERAL DESIGN STANDARDS	x
SECTION 4: BUILDING DESIGN STANDARDS	x
SECTION 5: LANDSCAPE DESIGN STANDARDS	x
SECTION 6: SIGNAGE DESIGN STANDARDS	x
SECTION 7: SUSTAINABILITY	x
APPENDIX	





section 1:
introduction

purpose of the guidelines

Obey Creek will enhance the quality of life for all Chapel Hill residents by providing shopping, dining, and living choices in a mixed use, urban environment that respects the natural environment while providing vital support to the Town's economic sustainability. It is an opportunity to provide much needed amenities for the south side of town and complement the existing land uses in and around Southern Village. The development of this land is a logical next step along the 15/ 501 corridor and will incorporate myriad smart growth strategies including increased cycling infrastructure, increased transit use, greater walkability, more housing options for market rate and senior living, sustainable site planning and natural resource management, engaging human scaled architecture, and street oriented large and small retail shops. The plan consists an [125] acre parcel, with over 82 acres preserved as conservation land and a potential site for a future school.

Process

The development review and approval process for the Village at Obey Creek involves a multi-phased approval process designed to encourage input and involvement from all stakeholders including community members, Town Council, Town staff and advisory boards.

A Southern Small Area Plan created in the early 1990s suggested a mixed use development on the west side of 15-501 that resulted in Southern Village, and single-family zoning on the east side until circumstances changed and additional infrastructure was provided

A series of Community Design and Town Council meetings began the current development review process in 2010. The Town of Chapel Hill Comprehensive Plan was developed through the collaboration and efforts of a variety of community participants. The aim of this plan was to create a comprehensive plan for development in Chapel Hill in the 21st century.

The South 15-501 Discussion Group in 2012 acknowledged the desirability of concentrating development on the west side of the Obey Creek site as a means of addressing Town goals for economic development on this environmentally sensitive site, and emphasized emulating the design principles of the Market Street area of Southern Village.

In March of 2013 the Town Council approved a new development agreement approval process. In June of 2013, the Town Council approved the formation of the Obey Creek Compass Committee and issued their report to the Town Council at the end of 2013.

Approval by the Town Council to begin Phase II of the development agreement process was granted and in June 2014 approval to begin Phase III. After a series of negotiation work sessions and staff reports, the Town of Chapel Hill provided the development team with a project review and approval road map.

A special series of periodic Council review meetings has been established from November of 2014 to April of 2015 with a Town Council vote anticipated in June of 2015.



INTRODUCTION

Phase I



Mission Statement

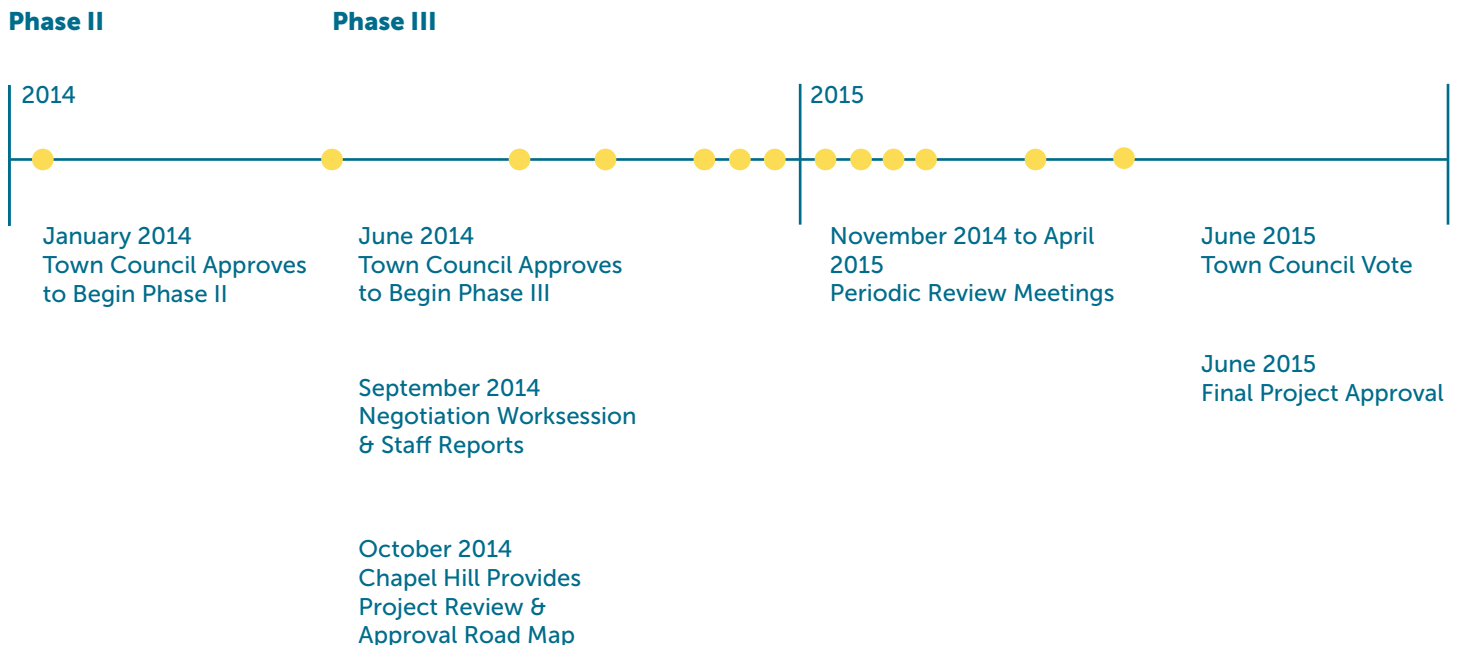
Obey Creek will create an active, dynamic public realm that will be welcoming to all.

Obey Creek will have a long term beneficial impact on the Town's tax base through increased commercial taxes, sales taxes, increased residential densities, and contributions to public open space and amenities.

Obey Creek will create a synergistic mix of uses that might include retail stores, restaurants, a grocery store, market rate apartments, condominiums, independent living senior residences, hotel, and commercial office buildings.

Obey Creek will achieve significant reductions in energy consumption, carbon footprint, water consumption, and automobile trips compared to accepted baseline standards.

Obey Creek will create buildings and open spaces that engage pedestrians and occupants with exemplary contemporary design that is human scaled, richly textured, and specific to its place.



Existing Conditions

Surrounding Land Uses and Access:

The 120 acre Obey Creek site is situated to the east of NC 15/501 and extends approximately 2,700 feet south from the Main Street entrance to Southern Village, almost to the southern end of Southern Park athletic fields at Dogwood Acres Drive. The site is also located in close proximity to the recently developed Park & Ride Lot adjacent to Mary Scroggs Elementary School. North and east of the property is the Town Fire Station and several established homes and smaller neighborhoods accessed off of Old Lystra Road. No other land uses adjoin the property.

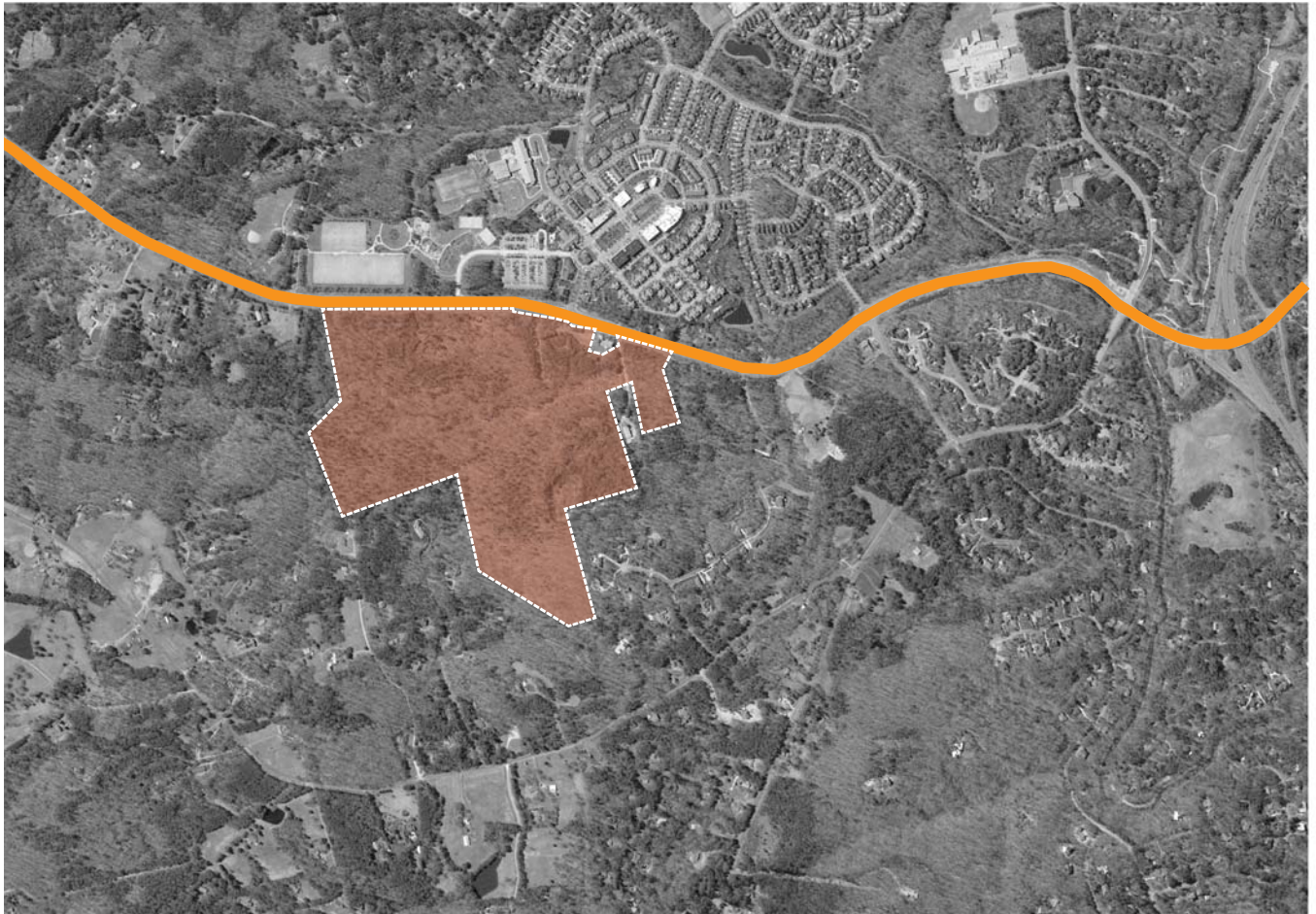


Site Conditions:

Wilson Creek, the most notable physical feature bisecting the property meanders northward to join with Morgan Creek. Land on both sides of the creek is characterized by moderate to steep slopes (12% - 30%) within the stream buffers and adjacent to the alluvial zone. Areas planned for development are dominated by slopes ranging from 5% to 17%. Soils types that persist over much of the area include Appling sandy loam, Louisburg sandy loam and Wedowee sandy loam which pose only moderate constraints for development.

abandoned quarry located east of Wilson Creek the site is undeveloped.

Vegetation includes a mixture of hardwoods and pines with younger growth pines throughout the area west of Wilson Creek. Larger hardwoods occur along the stream buffer and to the east of Wilson Creek. With the exception of several houses (vacant) and the



Existing Conditions

Slope + RCD



INTRODUCTION

Tree Survey

SURVEYED TREES WITHIN THE DEVELOPMENT FOOTPRINT

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

HARDWOOD AND PINE MIXED AREA NOT SURVEYED

LEGEND

- 020400 TREE-POPLAR-DOUBLE
- 020400 TREE-OAK-WHITE
- 020400 TREE-DOGWOOD
- 020400 TREE-HICKORY
- 020400 TREE-MANDARIN
- 020400 TREE-MAPLE-TRIPLE
- 020400 TREE-HARDWOOD-TRIPLE
- 020400 TREE-CEDAR-TRIPLE
- 020400 TREE-CEDAR
- 020400 TREE-OAK
- 020400 TREE-HARD WOOD
- 020400 TREE-GUM
- 020400 TREE-PINE
- 020400 TREE-MAPLE
- 020400 TREE-OAK-DOUBLE
- 020400 TREE-GUM-TRIPLE
- 020400 TREE-CEDAR-DOUBLE
- 020400 TREE-MAPLE-DOUBLE
- 020400 TREE-GUM-DOUBLE
- 020400 TREE-HARDWOOD-DOUBLE

Development Limitations







section 2:
land use +
planning principles

planning principles

Statement of Compliance with the Town's 2020 Comprehensive Plan and Design Guidelines

The Town of Chapel Hill's 2020 Comprehensive Plan establishes group principals and area specific principals to guide future growth within the Town's ETJ and Urban Services Boundary and more specifically within the 15/501 South Area. Obey Creek is envisioned to embrace all of these principles and in doing so provide for future growth in a sustainable footprint in close proximity to existing infrastructure. The integration of these principles into the design and the preservation of two-thirds of the site as open space honors the spirit of the Southern Small Area Plan developed in the early 1990's.

The driving principle behind the vision for Obey Creek is 'long term sustainability'. Long term sustainability is the balance of economic, social, environmental and cultural concerns in a manner that enables uses to adapt over time to meet changing demands. The principle systems that provide for a sustainable and resilient community revolve around interconnected pedestrian and multi-modal vehicular circulation patterns, storm water management systems, energy management systems, civic spaces and parks, and open space areas. The Concept Plan for Obey Creek illustrates a proposed interconnected pattern for development. Of key importance is the interconnectivity within an urban streetscape along with connections to adjacent Southern Village, Southern Park, Town Park and Ride and the proposed Town Park. This pattern of clustered uses enables the preservation of a significant natural area that helps to balance urban lifestyle. The development proposed focuses on a vibrant main street of commercial, hotel, civic and entertainment uses. Supportive workplace offices and residential uses are proposed to be located predominately above the commercial main street. Small pocket parks located strategically throughout the community will supplement the 82 acre Town park. In this form Obey Creek is

designed to meet the community needs through a commercial rather than a residential focus. This serves to increase the Town's commercial tax base while minimizing the impact on surrounding schools.

Encourage clustered retail development including any new development toward the county line. Maintain the Urban Services/Rural Buffer Boundary

Obey Creek proposes to cluster development within a smaller area (30% of the site) and preserve the balance of the site with Green Infrastructure (70% of the site). This development strategy maximizes the efficiency of Town services and minimizes unnecessary sprawl. This strategy of cluster development recognizes and honors the spirit the Southern Small Area Plan by dedicating large amounts of open space in perpetuity. Densities that encourage transit use are key to the success and resiliency of the proposed development. This clustering of uses is aligned along a main street extending parallel to 15/501 toward the county line.

Plan corroboratively for the 15-501 corridor with Orange County and Chatham County (including transit planning)

Regional planning efforts promote the development of mixed-use areas of high-medium density within close proximity of existing and proposed mass transit routes. Chapel Hill Transit is currently serving the 15/501 corridor and has recently extended its service to Pittsboro to the south. Densities that are needed to encourage ridership and at the same time discourage automobile use are key to the long term, economic, social & environmental sustainability. A diverse mixture of uses including housing, civic, and commercial businesses are proposed along the 15/501 corridor along with a transit loading station at a key central location at Obey Creek.

Minimize the traffic impact on adjacent neighborhoods . Provide corridor buffer along 15-501, allowing for visibility and access to retail or commercial development. Conserve and Protect Existing Neighborhoods

The mixture of uses is designed to create a pedestrian-friendly public realm that serves as a focus for the proposed community and adjacent neighborhoods. The careful balance of this mixture of uses, combined with human-scale architecture, characteristic of urban forms, will ensure that Obey Creek enhances the "livability" of the entire 15/501 Corridor. The compact form and extensive pedestrian connectivity supported

with walkways within the development will discourage vehicular transportation within the immediate and adjacent neighborhoods. Pedestrian friendly communities enhance the social characteristics of the community and provide safer and environmentally conscious neighborhoods. A grade separated pedestrian and bicycle bridge is proposed to link Obey Creek with Southern Park, Mary Scroggs Elementary School, and Southern Village neighborhood across 15/501. Additionally a dedicated bicycle path runs parallel to and links the current 15/501 bike lane and regional greenway system providing a vital link for non-vehicular residents and patrons.

Maximize permanent preservation of open space. Preserve and enhance the "Green Gateway." Conserve and Protect the Town's Existing Natural Setting

Preservation and dedication of the large (82+ acre) park to the east of Wilson Creek will enhance the livability of the entire Southern Area of Chapel Hill. This area is characterized by steep slopes, predominately hardwood vegetation and pristine streams. Easy access for all Town residents via numerous access points and greenway linkages is an essential part of the Obey Creek open space system. Aligning a mixture of residential uses along Wilson Creek will support the economic and social facets of the development while also serving to screen the utilitarian requirements of parking and service needs. Another component of the open space system is the streetyard along 15/501. It is proposed to have varied setbacks and building height envelopes allowing for numerous tree re-plantings and accessible pedestrian friendly open areas. This control will insure that the character of the Town's "Green Gateway" respects this principal of the 2020 plan and encourages pedestrian and bicycle activity along this new urban streetscape.

Identify areas where there are creative Development opportunities

Few development sites exist within the Urban Services boundary that offer the level of existing infrastructure that is available to Obey Creek. The close proximity to the Town and UNC Campus and Hospitals makes Obey Creek a responsible choice for the site of future growth. Through careful and sensitive design solutions, the benefits of clustering development in the manner proposed can serve to balance any environmental, economic and social impacts and support the general principals outlined for this area in the Chapel Hill 2020 Comprehensive Plan

Promote a range of housing or accommodations for current and future residences, such as senior citizen housing, hotel, apartments, and townhouses. Minimize the impact of the development on schools with increased commercial revenue that supports both local and surrounding communities. Encourage Desirable Forms of Non-Residential Development; Create and Preserve Affordable Housing Opportunities -

Obey Creek is planned with shops, offices, a hotel and residences oriented along a lively and pedestrian-friendly main street. The retail shops are designed with offices and residential housing fronting on walkways with outdoor dining and gathering areas. Only a limited amount of convenience parking will be provided at street level. Additional structured parking will be provided below or above grade wrapped by other uses, beneath the buildings and common areas, supporting and mitigating the effects on the environment by limiting impervious materials, and light and noise pollution, while maintaining the green infrastructure. Affordable housing offering both for-rent and for-sale opportunities will help to ensure the vibrancy and long term resiliency of Obey Creek. The design concept proposed maintains the flexibility needed to accommodate all community needs such as senior housing and workforce housing in a sustainable urban context. Providing for and targeting workforce and senior housing minimizes the impact of the development on local schools.

Work Toward A Balanced Transportation System

Obey Creek is planned around a comprehensive pedestrian system which links the main street sidewalks and plazas with the greenway park along the eastern boundary. Pedestrian plaza areas and access points will ensure that all residents and visitors enjoy equal and unimpeded access. A Town bikeway, separate from vehicular traffic, is planned parallel to the 15/501 frontage. Internal and external bicycle storage at key locations will support reduction of vehicular traffic within and around surrounding communities. These facilities, along with new and existing bus routes along 15/501, combine to make Obey Creek a critical link in balancing alternative transportation modes with convenient living opportunities. Facilities and programs will be provided that encourage bicycle and "alternative fuel" vehicle use over that of private automobiles. Programs such as preferred parking for alternative fuel vehicles, car sharing, electric charging stations will support environmental "Green" communities and minimize carbon footprint. These programs will help to disseminate information related to "alternative

transportation modes" to residents and visitors.

Mix of uses

Having goods, services and workplaces within close proximity of residences greatly increases the opportunity to reduce vehicular traffic in favor of bicycle and foot. The goal of the development is to serve and provide resources for the patrons, workers, and residents of the Obey Creek Development, adjacent neighborhoods, the UNC campus, and the Chapel Hill community as a whole. Large scale retail will provide goods currently not available to the Chapel Hill residents within Orange County. The hotel will provide accommodations and services for visitors to Chapel Hill and the UNC campus. An independent living facility will support an aging population and provide an alternate housing opportunity within Chapel Hill for current residents. Office space of varying size and flexibility will support new and existing businesses while providing opportunities to retain and recruit employees from Chapel Hill and surrounding areas.

Mix of residential types

From apartments, to rowhouses; a diversity of residential products is key to serving a varied population.

Important sites reserved for civic uses

Convenient and prominent sites including Highland Park which will be centrally located and reserved for uses that are important to the civic life of the community. Civic uses can include libraries, places of worship, schools and gathering places.

Public open spaces

Conveniently accessible locations should be set aside and configured as public gathering spaces. These spaces should be comfortably sized and may be in the form of plazas, squares, parks or playgrounds.

An interconnected network of walkable streets

Streets must connect to allow traffic to circulate and distribute. Severing connectivity leads directly to increases of traffic congestion on the remaining available routes. The congestion resulting from loading traffic onto a sparsely connected street system can greatly increase the need for increasing capacity through road widening, which results in an even less walkable and more auto-oriented environment. Interconnected streets are not just good for cars, they are much better

for circulation on foot and by bicycle as well. In order to attract pedestrians to walk down a street segment, the route must feel safe, shaded and interesting.

Proper orientation of building fronts and backs

Streets and other public spaces should be shaped by the fronts of buildings, not the backs. The fronts of buildings should feature doors and windows providing security through “eyes on the street”. Large expanses of blank wall or bare parking garage facing the street will be avoided. Service items such as dumpsters, loading docks and parking lots should be screened from view in mid-block locations away from main pedestrian routes. This will need to be a consideration for 15/501 as well as the newly created internal streets.

In the process of achieving the other urban design fundamentals listed above, care should be given to ensuring that the public spaces of the community are beautiful. A beautiful community will be enjoyed and cared for by its inhabitants over the Obey Creek .





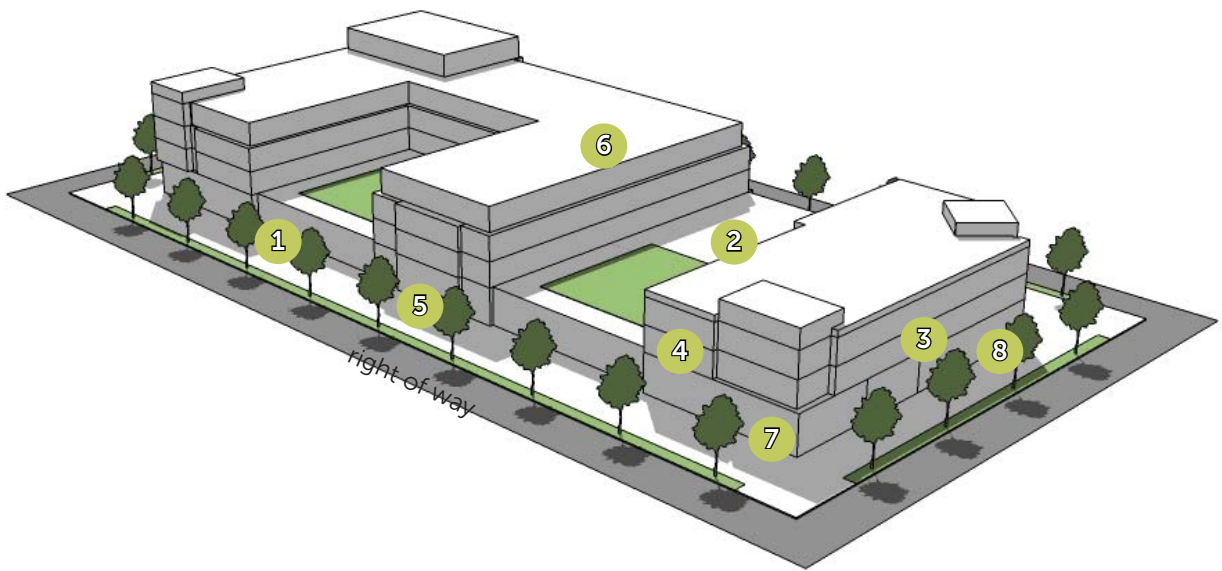
section 3:
general design standards

Type 1 Building Typology

Low-Rise Residential Above In-line Retail

Low-rise residential buildings characterized by apartment flats arranged around terraced level courtyards. Apartment access is from a lobby oriented to a sidewalk or courtyard. Ground floors may incorporate in-line retail tenants and parking. Parking can be provided within a common parking structure preferably below grade. Above grade parking is allowable but must be buffered by other uses along major right of ways. Surface parking is not allowable.

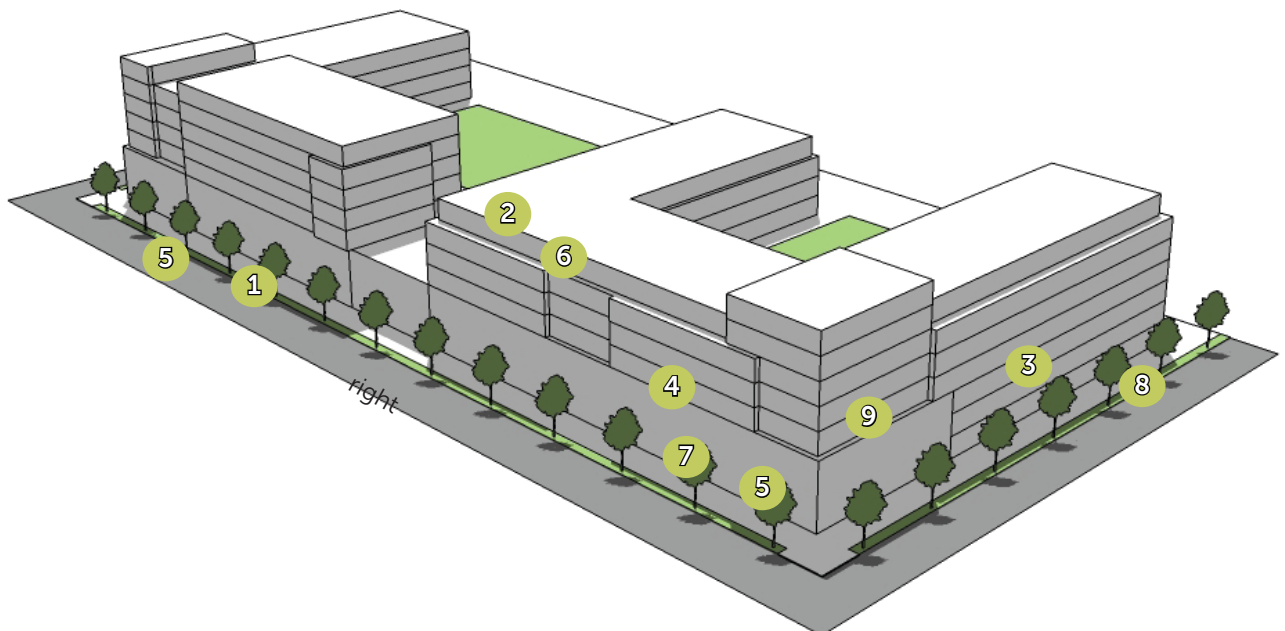
- 1 Ground level uses to be in-line, multi-tenant retail, residential amenities and may include parking
- 2 Residential terraced level courtyards provide common open and recreational opportunities
- 3 Stacked apartment flats with centralized parking
- 4 Building facade of the residential upper floors is to be a minimum of 30% glazing; building facade for the ground level retail to be a minimum of 60% glazing
- 5 Residential access to be provided from a lobby oriented to the public way
- 6 Sloped roofs and flat roofs may be provided
- 7 Minimum height for ground floor retail is to be 15'-0" Floor to Floor
- 8 Below grade parking to be provided below other uses



Type 2 Building Typology Mid-Rise Residential Above Large-Scale Retail

Mid-rise residential buildings characterized by apartment flats arranged around exterior podium-level courtyards. Apartment access is from a lobby oriented to a sidewalk or courtyard. Ground floors may incorporate large-scale and in-line retail tenants and parking. Parking can be provided within a common parking structure preferably below grade. Above grade parking is allowable but must be buffered by other uses along major right of ways. Surface parking lots are not allowable.

- 1 Ground level uses to be in-line, multi-tenant retail, residential amenities and may include parking
- 2 Residential single story level courtyards provide common open and recreational opportunities
- 3 Stacked apartment flats with centralized parking
- 4 Building facade of the residential upper floors is to be a minimum of 30% glazing; building facade for the ground level retail to be a minimum of 60% glazing
- 5 Residential access to be provided from a lobby oriented to the public way
- 6 Sloped roofs and flat roofs may be provided
- 7 Minimum height for ground floor retail is to be 15'-0" floor to floor.
- 8 Below grade parking to be provided below other uses
- 9 Upper floor retail uses must provide a minimum of 20% transparency.



Type 3 Building Typology Mid-Rise Independent Living Residential Or Hotel

The mid-rise independent living facility will provide apartment-style living facilities for seniors with convenient tenant services, senior-friendly surroundings and social opportunities for residents. Common amenities are to be provided at grade level with residential units above. Access will be provided from a lobby oriented to the public way. Parking is to be provided within a common centralized garage.

- 1 Ground level uses to be common hotel, residential amenities or retail
- 2 Terrace levels to provide common open space and recreational opportunities
- 3 Stacked residential units
- 4 Building facade is to be a minimum of 30% glazing
- 5 Residential access to be provided from a lobby oriented to the public way
- 6 Sloped roofs or flat roofs may be provided. Flat roofs are to be utilized for terraces, solar arrays, green roofs or high albedo roofing
- 7 Minimum height for ground floor retail is to be 15'-0" floor to floor.
- 8 Iconic architectural elements encouraged to create visual interest and to create variety from one block to the next.



Type 4 Building Typology Residential Units adjacent to Structured Parking

The mid-rise condominium buildings are to provide multi-level, for-sale residential condominiums. The condominium units are to be located adjacent to parking structures to act as a buffer and to take advantage of views from the site.

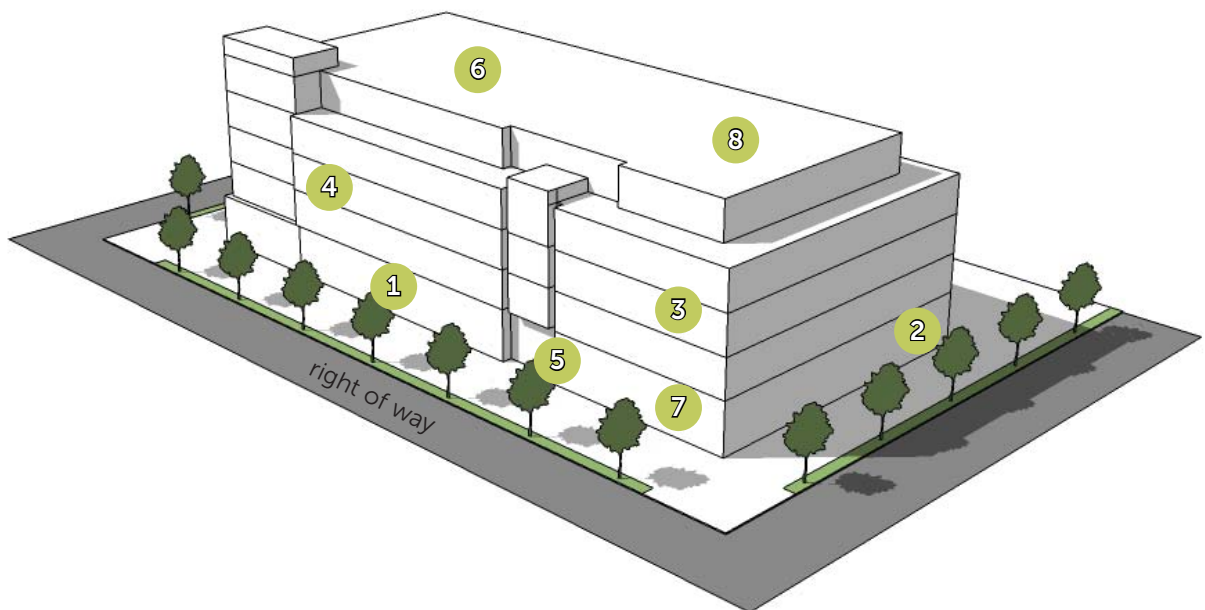
- 1 Condominium buildings to wrap portions of common parking structures
- 2 Outdoor common space will be provided whenever possible
- 3 Multi-Level Condominium units
- 4 Building facade of the condominium buildings is to be a minimum of 30% glazing
- 5 Condominium access is to be provided at grade or via elevators and corridors
- 6 Sloped roofs or flat roofs may be provided
- 7 Condominium placement to take advantage of views



Type 5 Building Typology Mid-Rise Office Above In-line Retail

The mid-rise office buildings are to provide commercial workplaces for a variety of tenants. Access to the office buildings will be provided via a lobby accessible from the public way. Ground floors are to be comprised of primarily of multi-tenant retail or service office tenants. Parking to be provided within a common centralized parking structure of below grade structure.

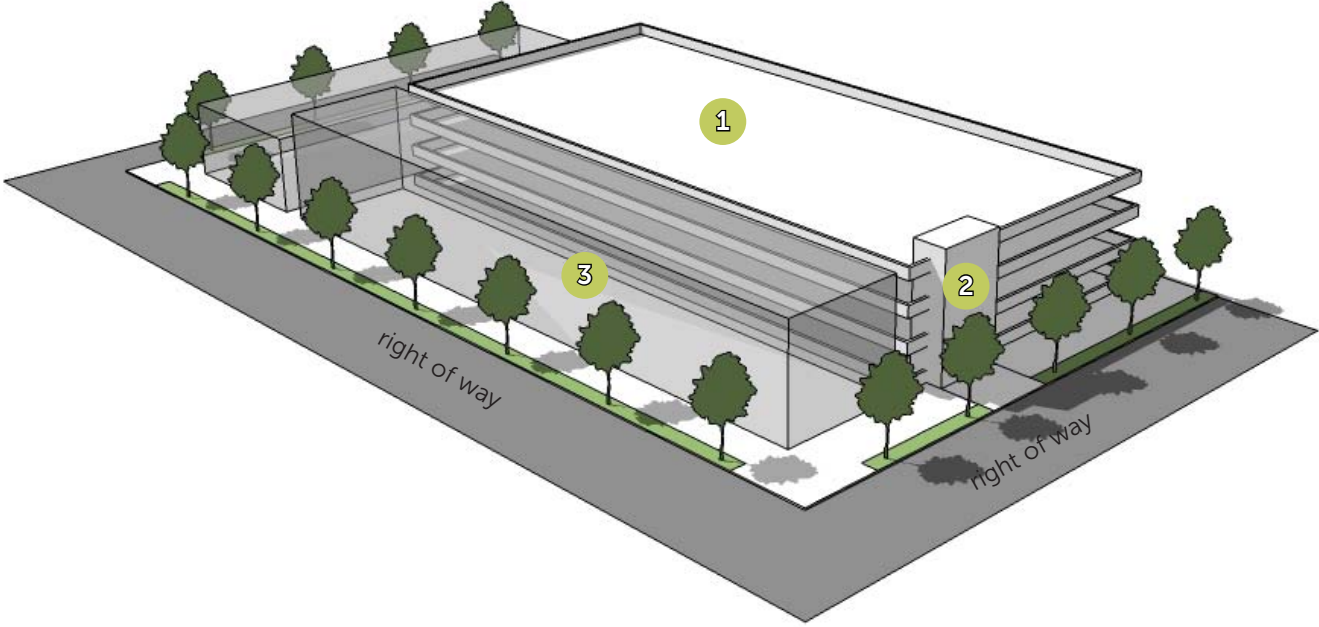
- 1 Ground level uses to be multi-tenant retail or service office with office support services
- 2 Parking to be provided in centralized common structure or below grade garage
- 3 Stacked office floor plates
- 4 Building facade of the office upper floors is to be a minimum of 30% glazing; building facade for the ground level retail to be a minimum of 60% glazing
- 5 Office access to be provided from a lobby oriented to the public way
- 6 Most office structures are designed with flat roofs
- 7 Minimum height for ground floor retail is to be 15'-0" floor to floor.
- 8 Rooftop mechanical equipment to be screened



Type 6 Building Typology Structured Parking

Parking structures can either be connected to other buildings, or free standing and naturally ventilated. Vehicular and pedestrian access points to parking areas should be visible and easily accessed from public rights-of-way. Parking garages should be lined by buildings along public rights-of-way. When exposed to the street, they must have an architectural treatment to the facade.

- 1 Parking structures can either be connected to other buildings, or free standing and naturally ventilated
- 2 Vehicular and pedestrian access points to parking areas should be visible and easily accessed from public rights-of-way
- 3 Parking garages should be lined by buildings along public rights-of-way. When exposed to the street, they must have an architectural treatment to the facade



open space

1 HIGHLAND PARK

5 SOUTHERN GREEN

2 NORTH PARK

6 PEDESTRIAN BUFFER

3 OVERLOOK PARK

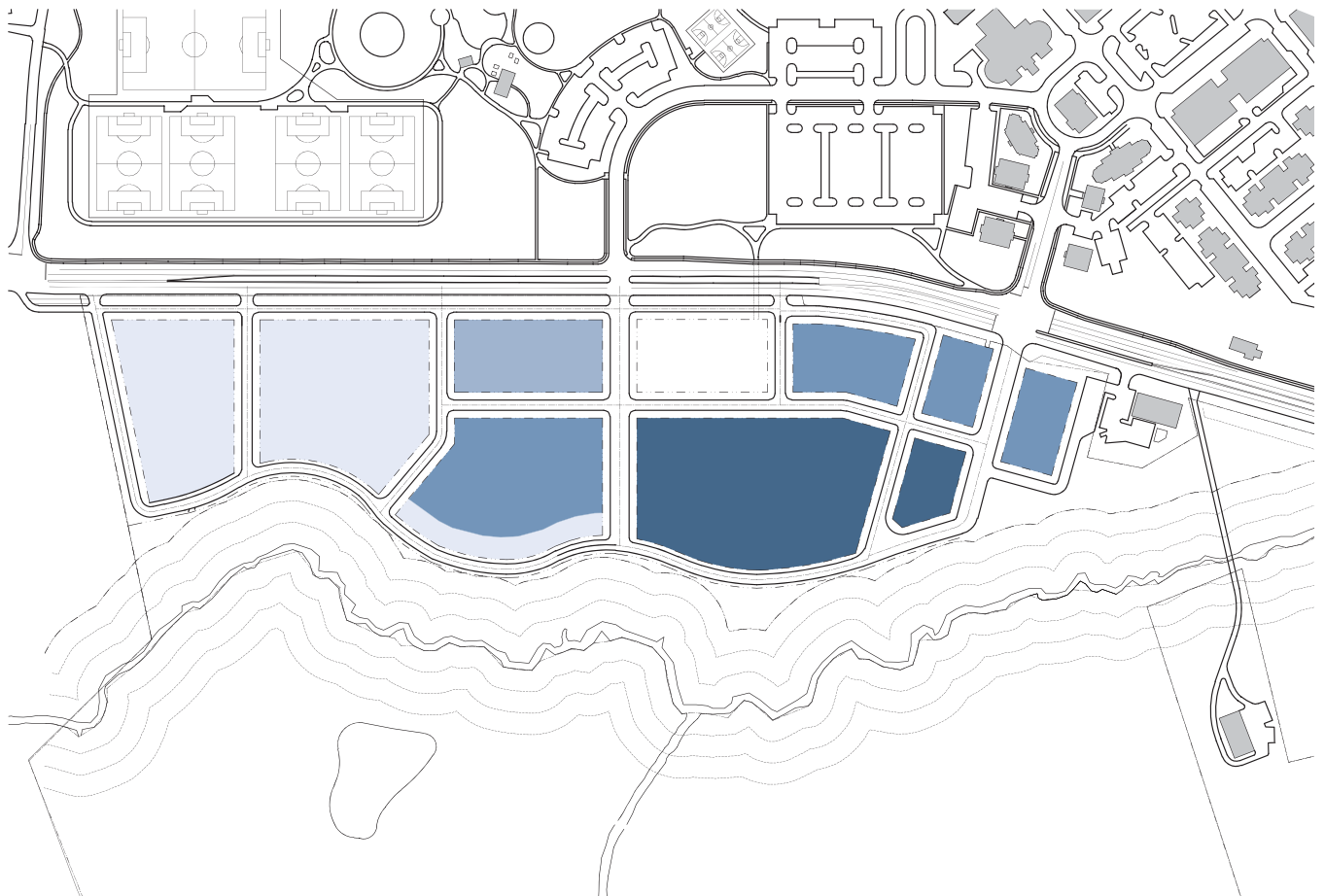
7 CHAPEL HILL PRESERVE

4 RESIDENTIAL GREEN



building heights

- 2-3 Stories in Height
- Max. 4 Stories in Height
- 4-6 Stories in Height
- 6-8 Stories in Height







section 4:
building design standards


guidelines by building type

This section defines the potential building typologies for the Village at Obey Creek and provides guidelines for building massing and articulation. The recommendations are intended to provide general guidelines but are not of a regulatory nature.

This section includes guidelines for anticipated building uses within the Project Area including:

- low-rise residential units above in-line retail
- mid-rise residential units above large scale retail
- mid-rise independent living residential units
- mid-rise condominium units adjacent to structured parking
- mid-rise hotel above in-line retail
- free-standing retail
- structured parking





section 5:
landscape & site design
standards

public open spaces + parks

Public open spaces are the hallmark of a community. The range of public open spaces include the neighborhood parks accommodating passive and active use, squares as gathering space, courtyards, community gardens, playgrounds, nature preserve and trails. Once an overall park plan for Obey Creek is established to program the various outdoor uses, the parks will contribute to the quality of experience and distinctiveness within the community.

Essential Elements:

- Accessible by all
- Incorporate universal accessibility
- Create public open space for community gathering
- Year-round landscape plant material for seasonal interest
- Dedicated site furniture including benches, trash receptacles, and lighting unique to specific spaces
- Preserve existing habitat
- Coordinated landscape and plant palettes
- Special lighting for public spaces
- Walking/running/bike trails are to be provided

BANDIDO'S
MEXICAN CAFE



Sutto

CHAPEL HILL, NORTH CAROLINA
EST. 19



section 6:
signage design
standards

signage design standards

The objective of the Signage Design Criteria guidelines is to provide standards and specifications that assure consistent quality, size, variety and placement of signage throughout the project.

Signage and graphics will be a key design element within The Village of Obey Creek. Signage will integrate vehicular and pedestrian circulation patterns to decrease demands on the infrastructure, while providing a sense of identity for the project. The sign program includes a rich variety of sign types in accordance with the needs of a mixed-use environment, while the scale and location prioritizes pedestrian traffic and fosters a strong sense of comfort and safety within the environment.

Signage Types detailed in this section are organized by use, location and function and include:

- Project Identity Signage
- Vehicular Directional Signage
- Pedestrian Directional Signage
- Open Space & Plaza Signage
- Bicycle Directional Signage
- Park / Open Space Identity Signage

The designs of project signage will continue to be refined parallel to site development. The locations, final heights and number of signs documented within these design standards are subject to change to reflect the final project scope and design.





section 7:
sustainability
standards

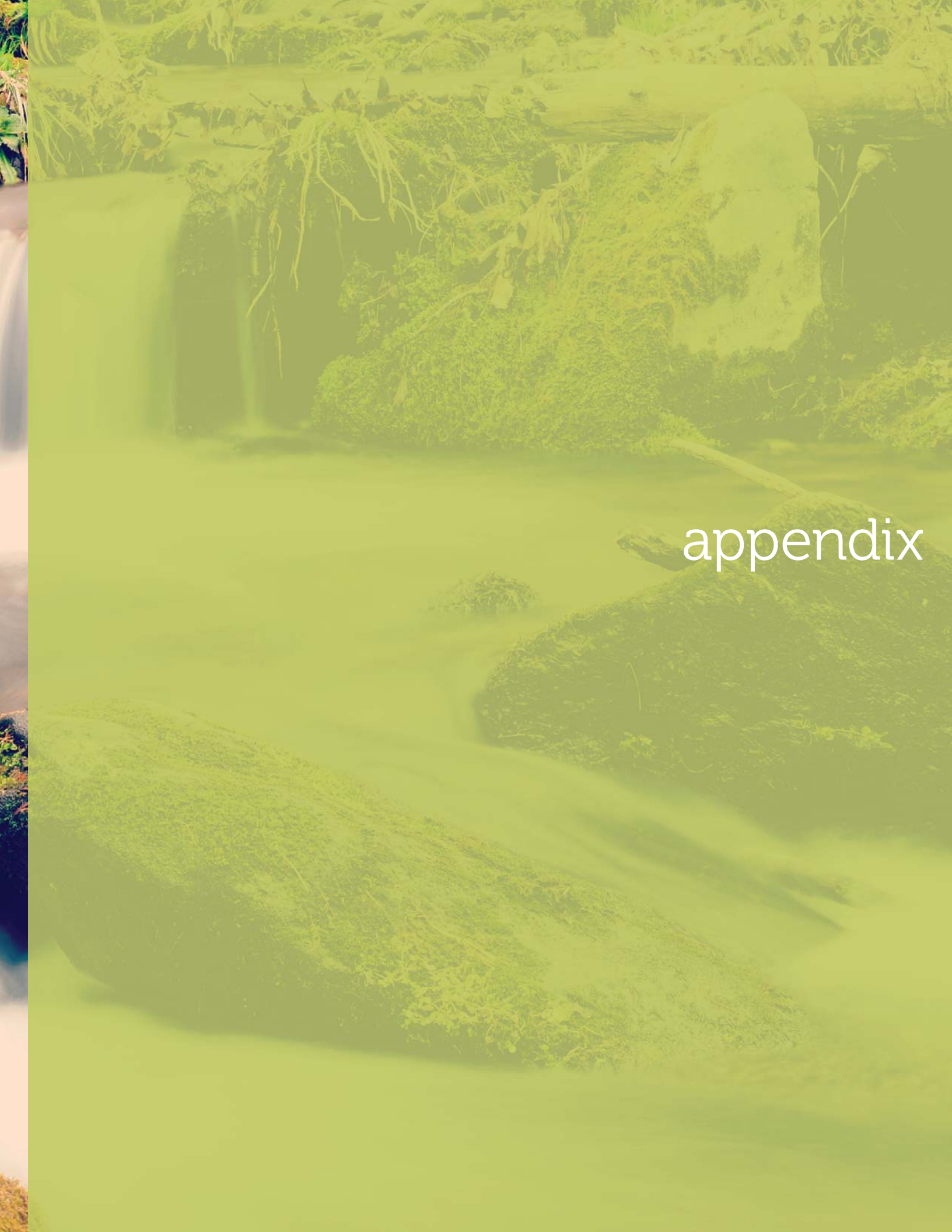
sustainable landscapes

Designing with Ecology in Mind

To help Obey Creek create a sustainable community, the following is a list of sustainable devices and techniques encouraged for residents to use:

- Native plantings to reduce watering
- Increased yard planting in place of lawn to reduce maintenance
- Proper shade tree placement to reduce solar gain
- Pervious paving or the use of a driveway strip to enhance porosity
- Rain barrels, rain chains, and rain gardens to catch rain water for irrigation
- Underground cisterns





appendix

glossary of terms

The following is a glossary of terms as they are typically employed within this document. These terms, when capitalized, should be applied according to the definitions listed below.

Affordable Housing Housing in which the occupants pay no more than 30 percent of their gross income for overall housing expenses, including utilities. Affordable housing programs are generally targeted to households earning 80 percent or less of the area's median income.

Articulation Architectural forms, features or details that sub-divide either Building forms or facades and create a sense of variation and moderating scale that is smaller than the entire Building or facades.

Bay Window A projection in the floor plan defined by a glazed bay with either perpendicular or angled sides that provides variation in the facade.

Block The land composed of a single or multiple lots bounded by public ways or streets.

Buffering The provision of open space as a mediating element between uses.

Buildings For the limited purposes of applying these Design Guidelines, the term "Buildings" employed in this document includes any parking structure that extends above grade along any elevation and all other Buildings as normally defined within the Zoning Bylaw.

Building Envelope The three-dimensional space within which a structure is permitted to be built on a zoning lot, and which is defined by setback and height regulations.

Building Height Limitation (Primary) The maximum

height allowed for any structure located at the minimum setback required for such a structure.

Building Height Limitation (Secondary) The absolute maximum height allowed for any structure.

Community Character The distinguishing identity or elements of a place, neighborhood or part of town.

Connectivity The capacity for pedestrians, bicyclists and vehicular traffic to readily and conveniently move to and from different destinations in a manner that supports mixed-use development. Connectivity may be provided through well designed and attractive physical connections, roads, paths, spaces, bikeways, signage, visual links, lighting or other elements.

Design Standards A set of criteria established to guide certain aspects of site development, such as site planning and building design, in order to protect and enhance the character of the area where the development is taking place.

Impervious Surface A surface composed of any material that impedes or prevents the natural infiltration of water into the soil.

Mixed Use A development project or zoning classification that provides for more than one use or purpose within a shared building or development area.

Monolithic Architecture Monolithic Buildings are those with an architecture composed of a single, integral and unarticulated architectural form and facades.

Obey Creek Project Area The entire land area of the Obey Creek Project within Chapel Hill jurisdiction and subject to these design guidelines.

Open Space Land devoted to uses characterized by vegetative cover or water bodies, that may include agricultural uses, meadows, parks, recreational areas, lawns, gardens, trails, ponds and streams

Pedestrian-Oriented The provision of safe sidewalks, paths and street crossings that include street furniture, patterns and types of uses and amenities that create an environment conducive to pedestrian movement between destinations and that provides a practical and attractive alternative relative to vehicular modes of travel.

Prototype Facade A Building composed to be iconic and emblematic of the business behind the facade. Such designs are repetitive to achieve the "branding" that can be accomplished through the use of ubiquitous designs. The intention in the Obey Creek Project is not to be an assemblage of large iconic and branded facades. Rather, the intent is to provide a unique design of the elements and composition that creates compatibility and continuity of the architectural elements. The architectural expression should be recognizably different from prototype facades represented by at least 2 other examples constructed for the same tenant in other locations. If other prototypes have not been brought to the attention of the town staff at the time of approval, it will be deemed acceptable by these guidelines. This definition is not meant to preclude the creative use of facades or architectural elements that may be associated with the companies (such as awnings, materials or special features), as long as they are consistent with all other design guidelines and are clearly distinct from other prototypes as described above.

Screening Screening either diminishes or removes the visibility of a Building, street or structure from a defined vantage point or location.

Setback The horizontal distance between the curb line or interior lot line of a zoning lot and any structure on such zoning lot, measured perpendicularly to the curb or lot line.

Site Signage Site signage are all of those signs within the Obey Creek Project Area that are generally intended to provide wayfinding, orientation, information and identification. They do not include signs provided for public safety or roadway directions.

Towers Architectural elements that extend facade features above the cornice line for decorative purposes. Towers may not contain occupiable floor space above the highest floor permitted in a Building or parking structure, but may contain open volumes, skylights and other features connected to the floor below.

Transit Access Points Transit access points are those locations where pedestrians may directly connect to transit. These consist of bus stops, shuttle stops, etc.

Transparency Transparency refers to the transparency of windows or glazing from the exterior not including mullions, supports, piers or other opaque or translucent materials. Shaded, frosted or reflective glazing will not

be considered transparent. Transparency may provide visibility into the interiors of Buildings or to lighted display cases that are at least 2 feet deep. For ground levels of facades, the percentage of transparency is calculated by measuring the area of the glazing along the first floor between 2 and 10 feet above the adjacent grade.

Urban Design The composition of all of the physical elements within a planning area that is greater than any single project. The physical elements include such components as the buildings, structures, open space, streets, sidewalks, signage, and lighting that compose a planned district.

relevant plans and ordinances

**Chapel Hill Development Agreement Process
for Obey Creek**

Chapel Hill Land Use Management Ordinance (LUMO)

Chapel Hill 2020 Comprehensive Plan

Chapel Hill Greenway Master Plan (2013)

**Signage Requirements - Chapel Hill Land Use
Management Ordinance (LUMO) Section 5.14 Signs**

**NC DOT Complete Streets Planning & Design
Guidelines**

**AASHTO Guide for the Planning, Design, and
Operation of Bicycle Facilities**

**Leadership in Energy and Environmental Design
(LEED) Green Building Rating System**