



TOWN OF CHAPEL HILL NORTH CAROLINA

MEMORANDUM

TO: Community Design Commission

FROM: Mary Jane Nirdlinger, Planning and Sustainability
John Richardson, Planning Manager for Sustainability
Megan Wooley, Community Sustainability Planner

SUBJECT: Obey Creek Development Agreement and Design Guidelines

Purpose

- The purpose of this item is the following:
 - Familiarize the Commission with the draft design guidelines for Obey Creek; and
 - Invite the Commission members to the upcoming Joint Advisory Boards/Commissions Presentation on the Obey Creek development agreement.

Background

- Obey Creek is a proposed mixed-use development that, if approved, would be located along US 15-501 across from Southern Village.
- The Council and the applicant (East West Partners) have entered into negotiations to create a development agreement which, if approved, is a contract between the Council and the applicant.
- The development agreement and its components (such as design guidelines, the Town's Land Use Management Ordinance, and other exhibits) would govern and regulate development on the site, if approved.
- The Council has held four negotiation sessions with the applicant on the Obey Creek development agreement: November 13, December 8, 2014, February 12, and February 19, 2015. An informational meeting was held on January 8, 2015, and a facilitated discussion was held on January 23, 2015.
- For a summary of these meetings and discussion topics see Attachment 1.
- More information about the Obey Creek development agreement process can be found at www.townofchapelhill.org/obeycreek.

Overview of Draft Design Guidelines

- As a part of the Obey Creek development agreement, the applicant (East West Partners) and their consultants are drafting design guidelines which is anticipated to be a component of the development agreement.
- The draft development agreement and draft design guidelines can be found [here](#)¹ under the "February 12, 2015 – Council Special Meeting." (Note: We anticipate posting revised

¹ Obey Creek Development Agreement Meeting Materials webpage: <http://www.townofchapelhill.org/town-hall/departments-services/planning-and-sustainability/development/development-agreement-projects/obey-creek-/obey-creek-meeting-materials>

documents on February 19, 2015; please look under this heading if viewing after February 19th.)

- The draft design guidelines include the following sections:
 - Section 1: Introduction
 - Section 2: Land use and planning principles
 - Section 3: General design standards
 - Section 4: Building design standards
 - Section 5: Landscape design standards
 - Section 6: Signage design standards
 - Section 7: Sustainability
- These draft design guidelines will continue to be revised throughout the Obey Creek development agreement process.

Joint Advisory Boards/Commissions Presentation

- Advisory Board and Commission members are invited to a Joint Presentation on the Obey Creek Development Agreement being held on Wednesday, March 11, 2015 from 7:00-9:00pm in the Council Chamber at Town Hall, 405 Martin Luther King Jr. Blvd., Chapel Hill, 27514.
- The purpose of this presentation is to familiarize Boards and Commissions with the draft Obey Creek development agreement and to provide an opportunity for questions and answers. The presentation will be given by Town staff and East West Partners.
- Advisory Boards and Commissions will be asked to provide feedback for the Council's consideration about the draft development agreement.
- All community members are invited to attend the presentation. The presentation will be videoed and posted on the Obey Creek development agreement webpage.

Attachment

- Attachment 1: Summary of Obey Creek Meetings and Discussion Topics

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Prepared by: Office of Planning and Sustainability, Town of Chapel Hill

Last Revised: February 16, 2015

Summary of Obey Creek Meetings

- **November 13th Special Meeting Topics:** Mix of uses; design principles; affordable housing; and topics for development agreement (See Attachment 1).
- **December 8th Special Meeting Topics:** Affordable housing; connectivity (bicycle, pedestrian, and greenway connections); the bicycle and pedestrian bridge; and recreation and open space.
- **January 8th Special Meeting Items:** Updated information about the fiscal analysis, traffic analysis, and bicycle, pedestrian, and greenway connections in southern Chapel Hill.
- **January 23rd Special Meeting Items:** Connections between Obey Creek, the Southern Village Park and Ride Lot Area, and southern Chapel Hill.
- **February 12th Special Meeting Topics:** Affordable housing, draft design guidelines, and draft development agreement language.

Summary of Discussion Topics

The items below in **bold** indicate the most recently added items to this list. (For links to the Obey Creek meeting materials, click [here](#).¹)

Advisory Boards and Commissions

- **Staff comment: We will be scheduling a Joint Advisory Board session for March 2015 to review the draft development agreement and receive comments which will be shared with the Council.**
- More fully incorporate the Advisory Boards and Commissions into the Obey Creek development agreement process and provide a way for the Board/Commission members to review and comment upon the development agreement (From January 12, 2015).

Affordable Housing

- **Staff comment: East West Partners and the Council Sub-Committee on Affordable Housing provided a proposal during the February 12, 2015 Special Meeting. Staff will use this proposal to draft language for the Council's review.**
- The Council established a committee, consisting of Council Members George Cianciolo, Sally Greene, and Jim Ward, to develop proposals for affordable housing options for the Council's review. The committee (comprised of the aforementioned Council Members, affordable housing providers, and Town staff) met on Monday, January 5th. The Council

¹ <http://www.townofchapelhill.org/town-hall/departments-services/planning-and-sustainability/development/development-agreement-projects/obey-creek/obey-creek-meeting-materials>

members will provide a report during the February meetings, or earlier if possible (From December 8, 2014).

Bicycle Connections

- Staff comment: We are working with NCDOT and will provide additional information to the Council once it is available.
- The staff is to share the recommendations for bicycle connections with NCDOT for their review and comment. This includes the recommendation under Alternate 1 (improvements along South Columbia Street) and the options for greenway connections to the Morgan Creek neighborhood and crossing at Oteys Road (From January 8, 2015).
- Staff comment: Bill Schultheiss' recommendations were shared with the Council during the January 8th meeting. His comments can be found [here](#).²
- The staff is to share the pedestrian and bicycle circulation plans with Bill Schultheiss of Toole Design Group (the consultant that developed the Chapel Hill Bike Plan) for his review and possible inclusion in the connectivity information (From December 8, 2014).

Development Agreement Language

- **During the February 12, 2015 Special Meeting, the Council was provided with language on the following topics:**
 - Section 5.3: Stormwater Management
 - Section 5.8: Open space, Parks, and Trails
 - Section 5.9: Recreation Areas
 - Section 5.10: Sidepaths and Greenways
 - Section 5.11: Wilson Creek Preserve
 - Section 5.13: Solid Waste Management
 - Section 5.14: Stream Buffers
 - Section 5.15: Landscaping Standards
 - Section 5.16: Sediment and Erosion Control

Dogwood Acres Drive

- **Staff comment: See Attachment 2 for a response to the Dogwood Acres Drive petition.**
- The residents of Dogwood Acres Drive gathered signatures on a petition which requests that East West Partners mitigate the impact of development on Dogwood Acres Drive and that improvements for Dogwood Acres Drive be included in the Obey Creek development agreement (From January 12, 2015).
- The Council made a motion to receive the petition and incorporate this into the conversation with East West Partners.

Open Space

- **Staff comment: During the February 12, 2015 Special Meeting, we received comments from the Council about open space at the development, and we will incorporate these comments into the draft development agreement.**

² <http://www.townofchapelhill.org/home/showdocument?id=25787>

- **During the February 12, 2015 Special Meeting, the Council was provided with draft development agreement language for open space, greenways, Wilson Creek Preserve, and greenways and sidepaths. This language will continue to be revised throughout the process.**
- If a community garden is included as a part of the project, may be better in a different location, such as near the age-restricted housing, and ensure that the garden has adequate access to water and other necessary resources (From December 8, 2014).

Pedestrian Bridge

- **Staff comment: During the February 12, 2015 Special Meeting, the Council was provided with draft development agreement language for the pedestrian and bicycle bridge – see 5.10 (d). This language will continue to be revised throughout the process.**
- During the January 23, 2015 Special Meeting, East West Partners stated that the bridge would have a width of 12 feet.
- The Council would like to have a discussion with East West Partners about when amenities, such as the pedestrian bridge, would be built. We anticipate placing this on the agenda for the February meetings (From January 8, 2015).
- The staff will provide a recommendation about possible dimensions for the bicycle and pedestrian bridge and a comparison about the cost of bridges that are 10-foot interior rail-to-rail and 12-foot interior rail-to-rail (From December 8, 2014).

Southern Village Park and Ride Lot Area

- Staff comment: The Dover team will refine the preferred scenario(s) for the Southern Village Park and Ride Lot and will provide these to the Council by late February. We anticipate that the Dover team will return in March to present the revised scenario(s) and to continue the discussion about the Park and Ride Lot.
- The staff is to organize a facilitated conversation with the Council about planning for southern Chapel Hill and the Southern Village Park and Ride Lot during Obey Creek Special Meeting on January 22nd. This meeting may have extended hours and will be facilitated by Victor Dover (From December 8, 2014).
- A public session should be held on January 23rd with a Council meeting beginning at 4:00 pm. The Council meeting would be facilitated by Victor Dover and would focus on the Obey Creek site and its connections to adjacent uses (From December 8, 2014).

Stormwater

- **Staff comment: During the February 12, 2015 Special Meeting, we received comments from the Council about open space at the development, and we will incorporate these comments into the draft development agreement.**

Transportation

- **During the February 12, 2015 Special Meeting, the Council established a Council Subcommittee on Transportation at Obey Creek. Council Members Ed Harrison, Maria**

Palmer, and Lee Storrow will serve on the Sub-Committee. It is anticipated that the Sub-Committee will provide an update during the March 12, 2015 Special Meeting.