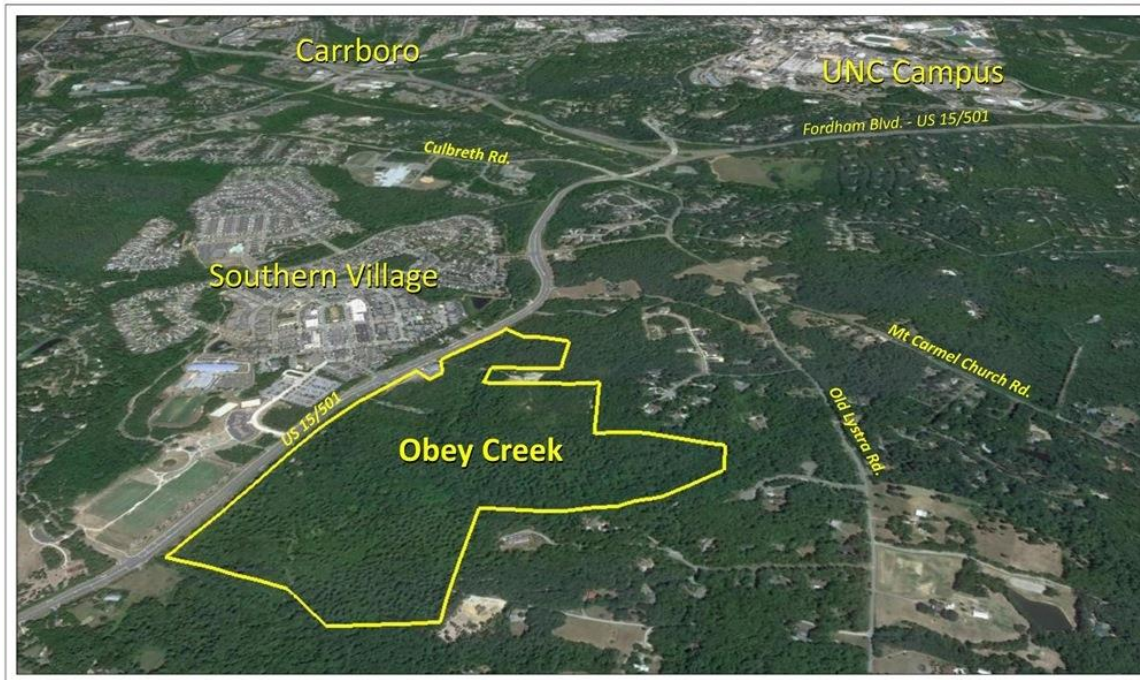




# Obey Creek Public Information Meeting and Joint Presentation for Advisory Boards and Commissions



**March 11, 2015**

# Meeting Agenda

<b>1.</b>	Welcome
<b>2.</b>	Staff presentation
<b>3.</b>	Opportunity for questions

# Presentation Overview

<b>1.</b>	Introduction: Obey Creek
<b>2.</b>	Upcoming Meetings
<b>3.</b>	What is being considered at Obey Creek?
<b>4.</b>	Draft Obey Creek Development Agreement
<b>5.</b>	Development Agreement and Reports



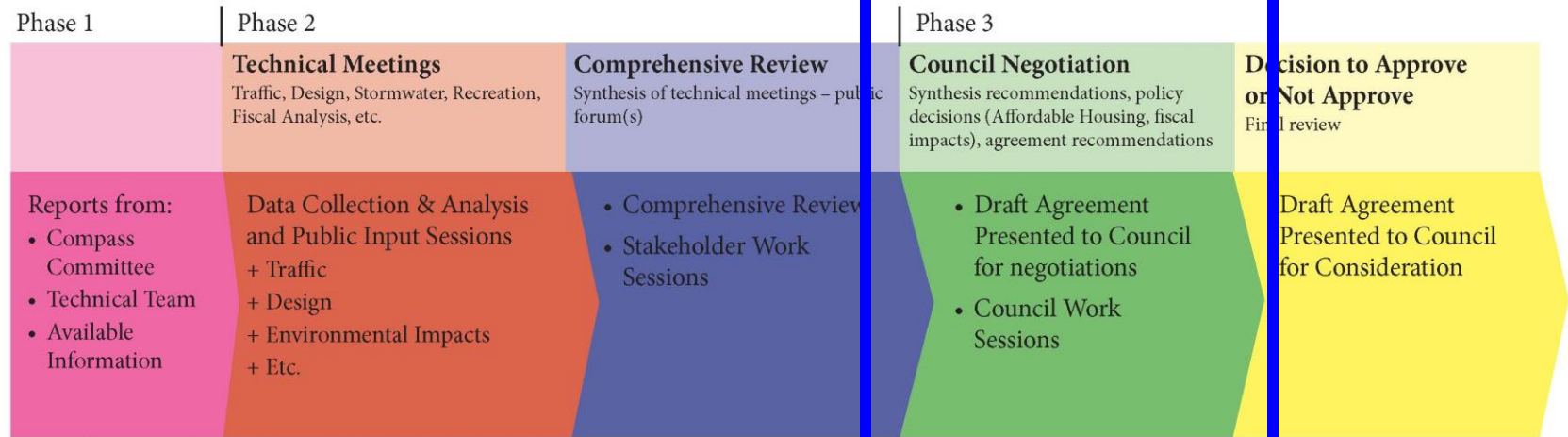
# Introduction: Obey Creek

**Obey Creek is a proposed mixed-use development that, if approved, would be located along U.S. Highway 15-501 across from Southern Village.**





# Development Agreement Process for Obey Creek



\* Council votes whether to begin each phase

## Roles

<b>Technical Team</b>	• Moderate meetings; synthesize outcomes; draft points	• Moderate review; synthesize outcomes	• Produce draft and supporting information	
<b>Community</b>	• Attend meetings; provide reactions	• Attend review; provide reactions to overall project proposal	• Review draft agreement and provide input	
<b>Staff</b>	• Support Technical Team with logistics, sharing information; collecting public input	• Support Technical Team during comprehensive review with logistics, sharing information and collecting input	• Support Council with information and logistics	
<b>Council</b>	• Receive public comment and Technical Team recommendations	• Receive public comment and Technical Team recommendations after comprehensive review	• Participate in negotiation session(s) with applicant	• Make final decision on Development Agreement
<b>Applicant</b>	• Present available information for public reaction	• Participate in work sessions to arrive at agreement	• Negotiate with Council	
<b>Advisory Boards</b>	• Participate in technical meetings and in advisory board review of synthesis	• Participate in technical meetings and in advisory board review of synthesis		

**In November of 2014, the Council and applicant entered into negotiations to create a development agreement for the site.**



# Where can I find past meeting materials and other information?

idents > Businesses > Visitors > Students > **Town Hall >**

Town Hall > Departments & Services > Planning and Sustainability > Development Agreements > Obey Creek Development Agreement

## OBHEY CREEK DEVELOPMENT AGREEMENT - MEETING MATERIALS

Font Size: + - + Share & Bookmark [+ ] Feedback Print

This webpage provides links to the meetings materials related to the Obey Creek development agreement process.

For more information about current next steps and upcoming meetings in the Obey Creek development agreement process, click [here](#).

### What is Obey Creek?

Obey Creek is a proposed mixed-use development that, if approved, would be located across South 15-501 from Southern Village.

The proposed Obey Creek development is using the new [Development Agreement process](#) approved by Council in March 2013. For more information about the proposed concept plan for Obey Creek, click [here](#).

### Draft Development Agreement

Drafts of the Obey Creek development agreement can be found below. The drafts will continue to be revised and updated throughout the Obey Creek development agreement process.

Draft - Last revised February 19, 2015  
Draft - Last revised February 10, 2015  
Draft - Last revised January 7, 2015

### Meeting Materials and Documents

March 12, 2015 from 2:00-4:00pm - Council Sub-Committee on Transportation at Obey Creek

- [Packet: Including draft meeting agenda and attachments](#)
- Individual items
  - [Draft meeting agenda](#)
  - [Attachment 1: Alternative 1 - Design by Toole Design Group](#)

#### Have questions or ideas?

Please let us know if you have questions, concerns, or thoughts. We'd like to hear from you and welcome your feedback.

**Contact:** Megan Wooley,  
*Community Sustainability Planner*

**Email:**  
[developmentagreement@townofchapelhill.org](mailto:developmentagreement@townofchapelhill.org)

**Call:** 919-969-5059

If you would like to be added to the Obey Creek email distribution list, please email [developmentagreement@townofchapelhill.org](mailto:developmentagreement@townofchapelhill.org) with the subject line "Add to email distribution list."

Link from the  
Obey Creek webpage:  
[www.townofchapelhill.org/obeycreek](http://www.townofchapelhill.org/obeycreek)



# Who can I contact if I have questions or comments?

**Contact Megan Wooley,  
Obey Creek Project Manager**

Email: [developmentagreement@townofchapelhill.org](mailto:developmentagreement@townofchapelhill.org)

Call: 919-969-5059



# Upcoming Meetings

# Upcoming Meetings in March

## Obey Creek Development Agreement

Date	Meetings	Notes
<b>March 12</b>	Council Sub-Committee on Transportation at Obey Creek	Focus: Transportation
<b>March 12</b>	Obey Creek Special Meeting	Negotiation session – Facilitated by Dover team and Alta Planning
<b>March 16</b>	Council Meeting	Opportunity for public comment
<b>March 17</b>	Planning Commission Meeting	Reviewing draft text amendment, zoning atlas amendment, and development agreement
<b>March 25</b>	Obey Creek Special Meeting	Negotiation session – Facilitated by Dover team

# Upcoming Meetings – April-June

## Obey Creek Development Agreement

Date	Meetings
April 13	Public Hearing (tentative)
May 18	Continue Public Hearing (tentative)
June 8	Council Business Meeting (tentative)



# What is being considered at Obey Creek?



# What is being considered at the Obey Creek site?

1

**Text  
amendment**

2

**Rezoning**

3

**Development  
agreement**

4

**Land  
exchange**

5

**Annexation**

1

## Text amendment

**The proposed text amendment would create a new zoning district called Development Agreement-1.**



### **Next Steps:**

- March 17: Planning Commission for review
- April 13 and May 18: Public Hearings
- June 8: Council Business Meeting

2

## Rezoning

The proposed zoning atlas amendment would rezone a portion of the Obey Creek property from Residential Low Density-1 to the proposed Development Agreement-1 zoning district.









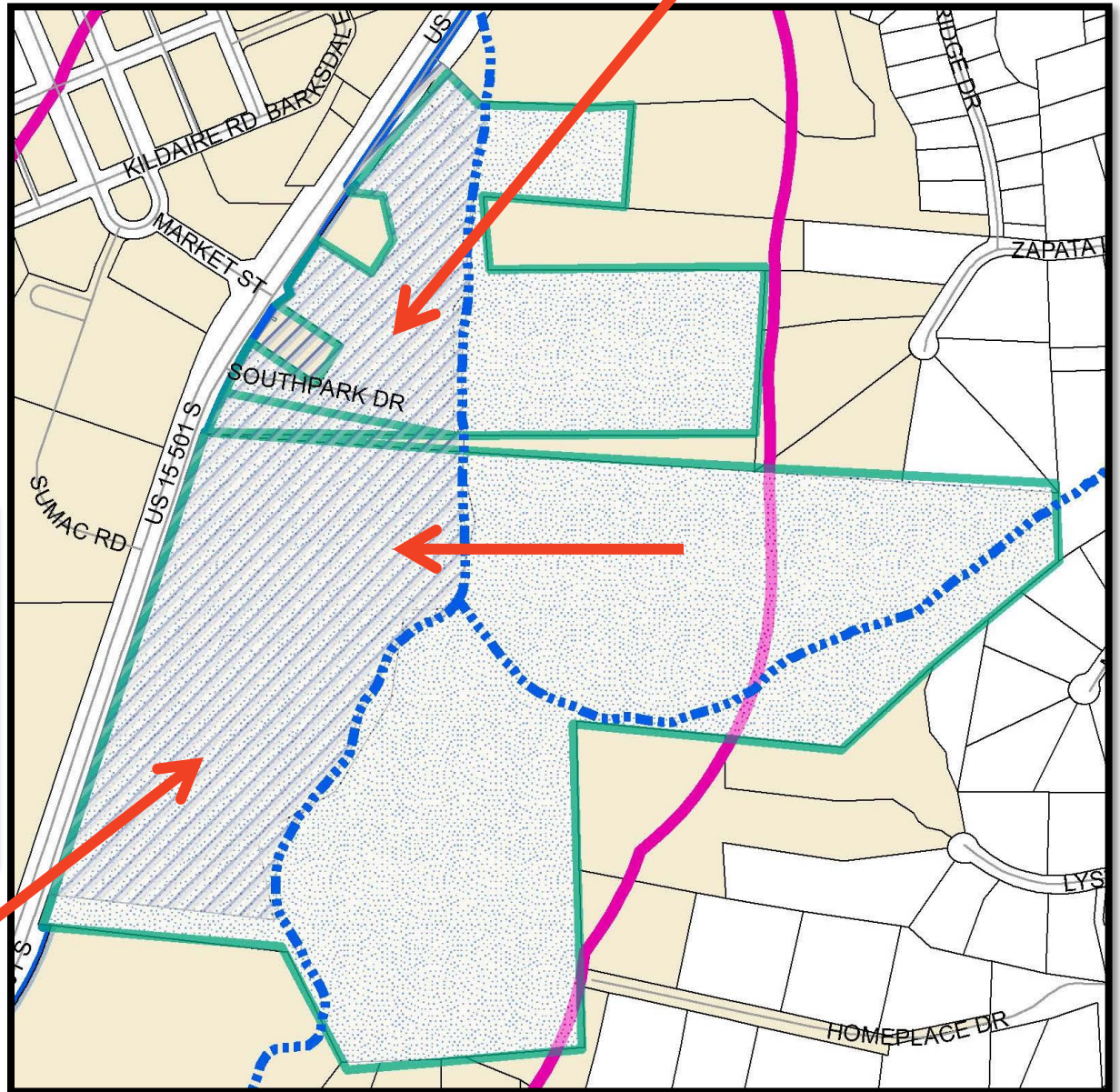
### Next Steps:

- March 17: Planning Commission for review
- April 13 and May 18: Public Hearings
- June 8: Council Business Meeting

# Rezoning

## Legend

-  Streams
-  Proposed Obey Site to Rezone
-  Rezone 1000' Buffer
-  Proposed Obey Creek Development
-  Lots to be Notified
-  Town Limits



3

## Development agreement

The draft Obey Creek development agreement outlines regulations for future development on the Obey Creek site.



### Next Steps:

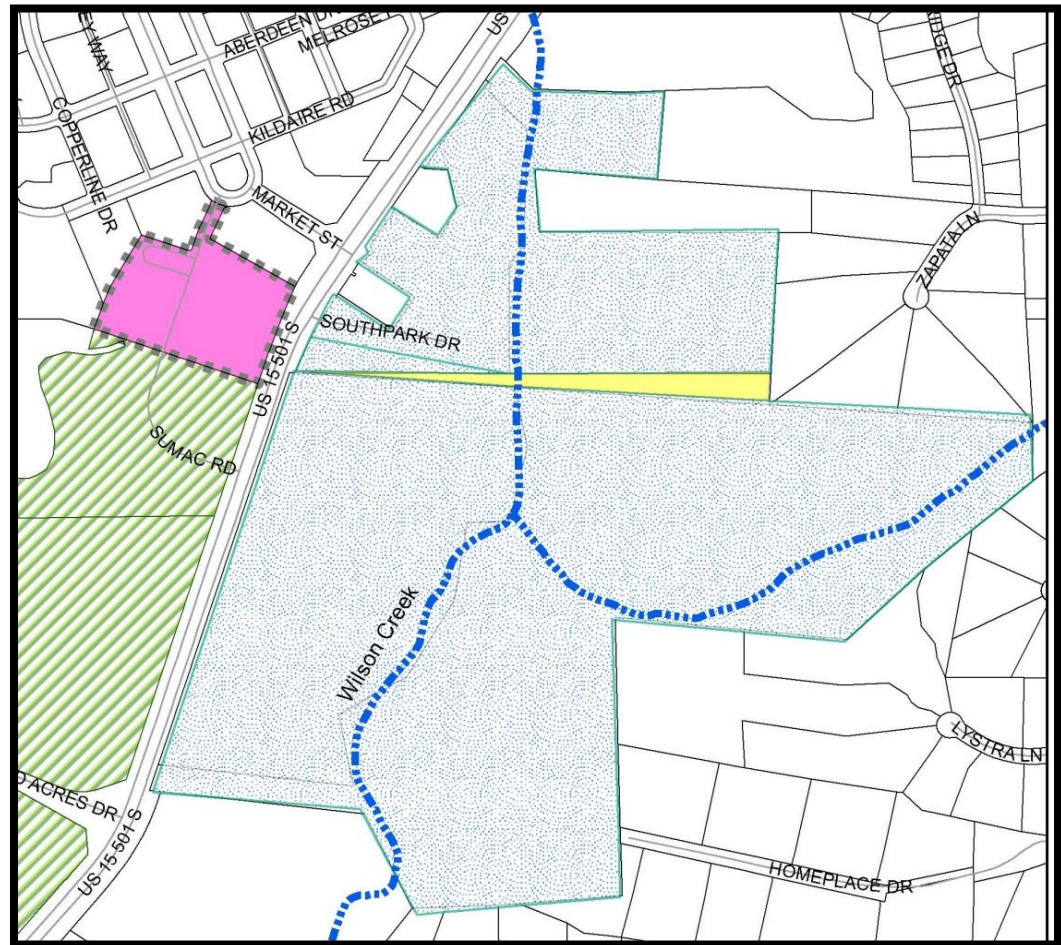
- April 13 and May 18: Public Hearings
- June 8: Council Business Meeting



3

## Development agreement

The Obey Creek development agreement will regulate the Obey Creek site.



4

## Land exchange

**The Council and the applicant may negotiate an exchange of land owned by Town.**



### **Next Steps:**

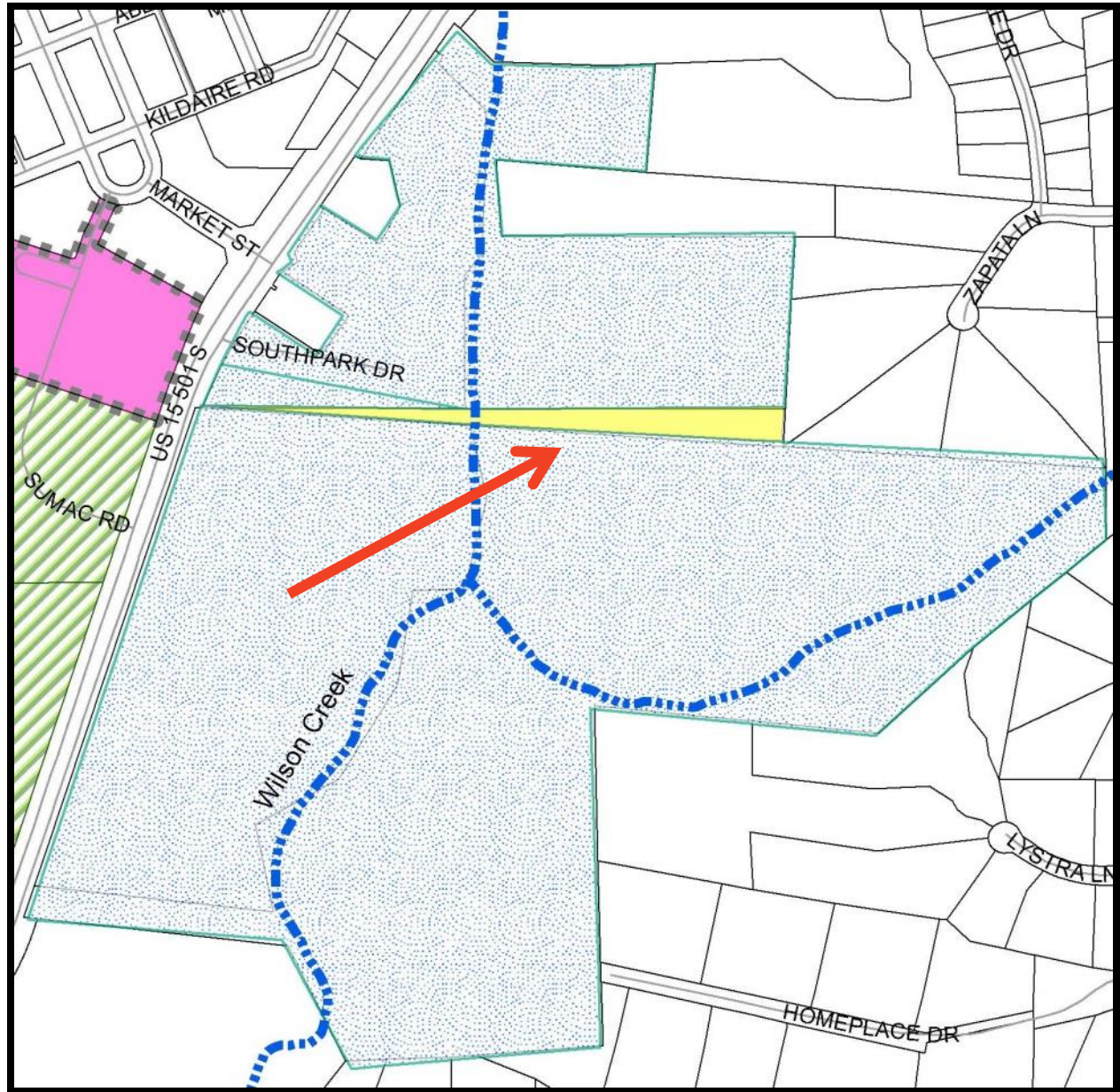
- April or May: Authorize notice of proposed exchange
- June: Council Business Meeting: Action to authorize exchange

4

# Land exchange

## Legend

- Streams
- Town Owned Property
- Southern Community Park
- Southern Village Park and Ride Lot
- Proposed Obey Creek Development





5

## Annexation

**Currently, the Obey Creek site is not within the Town limits. The applicant is requesting a voluntary annexation.**



### **Next Steps:**

- Annexation language will be a section in Article 5 of the development agreement
- Property owner applies for voluntary annexation



# Draft Obey Creek Development Agreement



# What is in the draft development agreement?

Most recent draft: [www.townofchapelhill.org/obeycreek](http://www.townofchapelhill.org/obeycreek)

<b>Article 1</b>	<b>Statutory Framework</b>	Overview of the legal framework and authorizations by the NC General Statutes for development agreements
<b>Article 2</b>	<b>Definitions</b>	Contains definitions that are pertinent to this development agreement
<b>Article 3</b>	<b>Recitals</b>	Contains background information about the Obey Creek process
<b>Article 4</b>	<b>Terms</b>	Contains the legal terms pertinent to the development agreement
<b>Article 5</b>	<b>Specific Standards and Mitigation Measures</b>	Contains the specific standards to which the Obey Creek development will be developed
	<b>Exhibits</b>	Additional materials incorporated by reference

# Article 5: Specific Standards and Mitigation Measures

## Topics

Section	Topics
5.1	Scale of Development and Uses Permitted
5.2	Affordable Housing
5.3	Stormwater Management
5.4	Transportation: Transit, Parking, Streets, Sidewalks, and Bikeways
5.5	Fiscal Impacts
5.6	Design Standards and Public Art
5.7	Public Schools

# Article 5: Specific Standards and Mitigation Measures

## Topics

Section	Topics
5.8	Open Space, Parks, and Trails
5.9	Recreation Areas
5.10	Sidepaths and Greenways
5.11	Wilson Creek preserve
5.12	Historic and Cultural Features
5.13	Solid Waste Management
5.14	Stream Buffers
5.15	Landscaping Standards

# Article 5: Specific Standards and Mitigation Measures

## Topics

Section	Topics
5.16	Sediment and Erosion Control
5.17	Neighboring Lands, Compatibility, and Buffers
5.18	Noise
5.19	Lighting
5.20	Engineering Standard Requirements
5.21	Annexation
5.22	Fire Code Requirements
5.23	Annual Report

# Exhibits – Thus Far

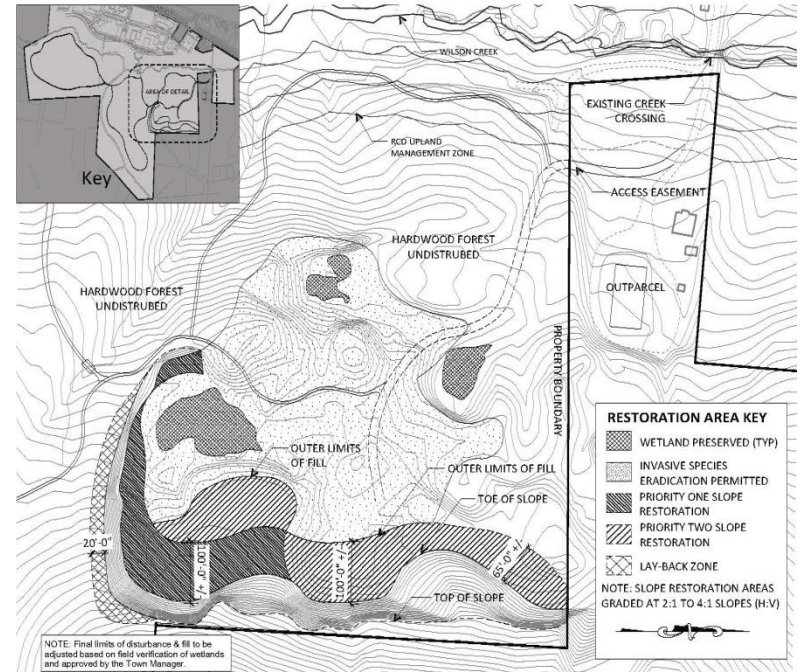
1

## Design Guidelines



2

## Restoration Area Map



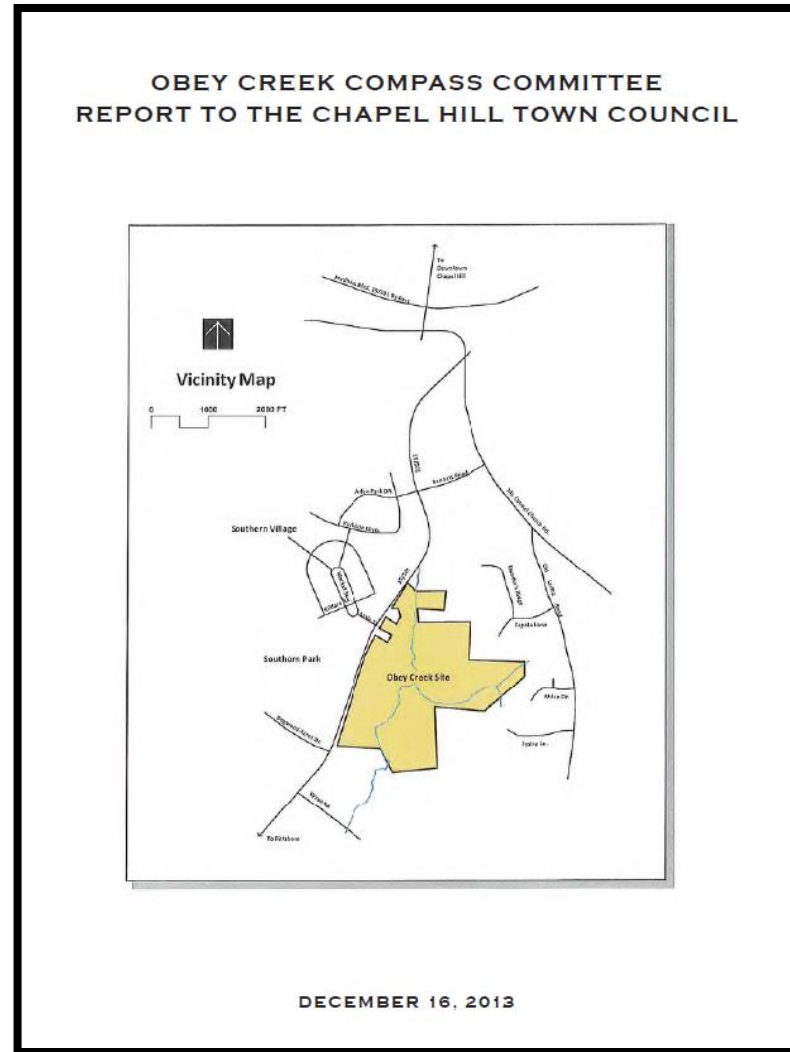
**Additional exhibits will be added.**



# Development Agreement and Reports



# Obey Creek Development Agreement and Compass Committee Report (December 2013)



# Compass Committee Report and Obey Creek Development Agreement

<b>Compass Committee Report Chapter</b>	<b>Development Agreement Section</b>
Uses and Impacts	Section 5.1: Scale of development and uses permitted (to be discussed on March 12)
Design	Exhibit: Design Guidelines
Connectivity and Mobility	Section 5.4: Transportation (to be discussed on March 12)
Traffic	Section 5.4: Transportation (to be discussed on March 12)
Environmental Considerations	Section 5.3: Stormwater management Section 5.11: Wilson Creek preserve Section 5.14: Stream buffers Section 5.16: Sediment and Erosion Control

# Compass Committee Report and Obey Creek Development Agreement

<b>Compass Committee Report Chapter</b>	<b>Development Agreement Section</b>
Uses and Impacts	Section 5.1: Scale of development and uses permitted (to be discussed on March 12)
Design	Exhibit: Design Guidelines
Connectivity and Mobility	Section 5.4: Transportation (to be discussed on March 12)
Traffic	Section 5.4: Transportation (to be discussed on March 12)
Environmental Considerations	Section 5.3: Stormwater management Section 5.11: Wilson Creek preserve Section 5.14: Stream buffers Section 5.16: Sediment and Erosion Control

# Compass Committee Report and Obey Creek Development Agreement

## Compass Committee Principles from Uses and Impacts

Principle #1	Development Agreement and/or Other Initiatives
<p>Development at this site should be <b>considered within the larger context of long-term redevelopment</b> and/or <b>development opportunities on both sides of South 15-501</b>— including potential redevelopment of the Southern Village Park &amp; Ride area.</p>	<ul style="list-style-type: none"><li>- Southern Village Park and Ride Lot Area process currently underway</li><li>- Transportation connections between the Obey Creek site and the southern area</li></ul>

# Compass Committee Report and Obey Creek Development Agreement

## Compass Committee Principles from Uses and Impacts

Principle #2	Development Agreement and/or Other Initiatives
<p>The overall mix of uses and density of development should be determined by balancing economic, environmental, socio-economic and transportation benefits and impacts.</p>	<p><b>Economic Benefits</b></p> <ul style="list-style-type: none"> <li>- Section 5.1: Scale of development and uses permitted will address this</li> <li>- Addressed in the Design Guidelines</li> </ul> <p><b>Environmental Benefits</b></p> <ul style="list-style-type: none"> <li>- Section 5.3: Stormwater management</li> <li>- Section 5.8: Open Space, Parks, and Trails</li> <li>- Section 5.9: Recreation Areas</li> <li>- Section 5.10: Sidepaths and greenways</li> <li>- Section 5.11: Wilson Creek preserve</li> <li>- Section 5.14: Stream buffers</li> <li>- Section 5.16: Sediment and Erosion Control</li> </ul>

# Compass Committee Report and Obey Creek Development Agreement

## Compass Committee Principles from Uses and Impacts

<b>Principle #2 continued</b>	<b>Development Agreement and/or Other Initiatives</b>
The overall mix of uses and density of development should be determined by balancing economic, environmental, socio-economic and transportation benefits and impacts.	<p><b>Socio-Economic Benefits</b></p> <ul style="list-style-type: none"><li>- Section 5.2: Affordable Housing</li></ul> <p><b>Transportation Benefits</b></p> <ul style="list-style-type: none"><li>- Section 5.4: Transportation</li><li>- Council Sub-Committee on Transportation: Meeting tomorrow (March 12)</li></ul>



# Compass Committee Report and Obey Creek Development Agreement

## Compass Committee Principles from Uses and Impacts

Principle #3	Development Agreement and/or Other Initiatives
<p>The mix of uses <b>must not generate vehicular traffic that exceeds what the road system can support</b>, taking into account normal growth projected by the MPO over the next 20 years, and growth that is expected in the area on adjacent parcels and across South 15-501.</p>	<ul style="list-style-type: none"><li>- Section 5.1: Scale of development and uses permitted will address this</li><li>- Section 5.4: Transportation</li><li>- Council Sub-Committee on Transportation: Meeting tomorrow (March 12)</li><li>- Uses and scale are addressed in the Design Guidelines</li></ul>

# Compass Committee Report and Obey Creek Development Agreement

## Compass Committee Principles from Uses and Impacts

<b>Principle #4</b>	<b>Development Agreement and/or Other Initiatives</b>
<p>The land on the east side of the creek should be placed in a conservation easement in perpetuity, managed or owned by a third-party conservation organization, with stewardship funds provided by the developer. No residential or commercial uses should take place there.</p>	<ul style="list-style-type: none"><li>- The land on the east of the creek will be a conservation area.</li><li>- Section 5.11: Wilson Creek preserve</li></ul>

# Compass Committee Report and Obey Creek Development Agreement

## Compass Committee Principles from Uses and Impacts

Principle #5	Development Agreement and/or Other Initiatives
<p><b>Development at this site will benefit from an “anchor” presence that helps animate the site</b> (ie: retail, performing arts venue, conference center). Give strong preference to uses that create a distinctive identity for the site that will make it a destination for neighbors, residents of the three to five mile catchment area and others.</p>	<ul style="list-style-type: none"><li>- Section 5.1: Scale of development and uses permitted will address this</li><li>- Uses and scale are addressed in the Design Guidelines</li></ul>

# Compass Committee Report and Obey Creek Development Agreement

## Compass Committee Principles from Uses and Impacts

<b>Principle #6</b>	<b>Development Agreement and/or Other Initiatives</b>
<p>Within the site, the mix of uses should complement each other and reduce the amount of traffic that those uses would generate at the same time. Shared parking, counter-cyclical traffic generation, and maximizing internal trip capture are important considerations.</p>	<ul style="list-style-type: none"><li>- Section 5.1: Scale of development and uses permitted will address this</li><li>- Section 5.4: Transportation</li><li>- Council Sub-Committee on Transportation: Meeting tomorrow (March 12)</li><li>- Uses and scale are addressed in the Design Guidelines</li></ul>

# Compass Committee Report and Obey Creek Development Agreement

## Compass Committee Principles from Uses and Impacts

Principle #7	Development Agreement and/or Other Initiatives
<p>Development at this site <b>should generate significant net revenue gains to the Town and county</b>, after accounting for associated costs of services, Town or county-borne costs for infrastructure and mitigation measures, and all other costs.</p>	<ul style="list-style-type: none"><li>- Fiscal analysis conducted in January 2015 shows that this property will have net revenues to the Town and County</li><li>- Section 5.5: Fiscal Impacts – Limits amount of non-taxable uses</li><li>- Section 5.22: Annexation (coming in next draft)</li></ul>

# Compass Committee Report and Obey Creek Development Agreement

## Compass Committee Principles from Uses and Impacts

<b>Principle #8</b>	<b>Development Agreement and/or Other Initiatives</b>
Plan for and accommodate the impact of public school students generated from residential uses at the site using calculations that address county-recognized increases in student generation numbers for multi-family housing.	<ul style="list-style-type: none"><li>- Schools Adequate Public Facilities Ordinance (2003)</li><li>- Continued discussions will be held with the School Board</li></ul>



# Obey Creek Development Agreement and Technical Team Report (October 2013 and updated in June 2014)

Obey Creek – Technical Team Evaluation Memorandum

October 31, 2013

## Issues Identified for Discussion and/or Negotiation during the Obey Creek Development Agreement Process:

The following are recommendations from The Technical Team based upon review of information for the Obey Creek area that occurred during a series of Evaluation Phase meetings with Town Staff, Compass Committee, and Development Team held August 13-15, and October 9-12, 2013. This memorandum combines comments from Dover, Kohl & Partners, Fuss & O'Neill, and Development Concepts Inc.

During the Evaluation Phase process, the Technical Team has observed that the applicant has demonstrated willingness to improve the character and performance of the Obey Creek Development in response to suggestions made by the Technical Team as well as other stakeholders. The applicant's plans and designs have improved substantially as they have evolved during this process.

Upon review of the applicant's latest plans and designs, the Technical Team hereby recommends that the Obey Creek Site proceed to the Negotiation Phase with the following considerations.

The following is a compilation of physical design, transportation, civil engineering, affordable / inclusionary housing, fiscal impacts, and phasing issues that the Technical Team recommends potentially including in the Development Agreement ("DA") process. Notations are included where additional information is needed.

These initial thoughts should help to form the basis of further discussions regarding the project. The final requirements for the applicant may be more, or may be less specific than outlined in these initial thoughts.

### 1. Important Urban Design Characteristics:

The area of Chapel Hill near the Obey Creek site displays two very different growth paradigms.

Much of the development that occurred over the last half century is oriented to the automobile and is very low density, with separated uses and a disconnected street network. Inordinately high levels of traffic congestion are a hallmark of growth following this suburban pattern and this has, in recent years, become all too evident in Chapel Hill.

A different pattern can be seen, however, in adjacent Southern Village and nearby Meadowmont. While these two projects have differences, they share concepts fundamentally critical for walkable neighborhoods. They are well-connected. They feature a robust mix of uses and residential types. Streets are designed not just for the car, but for bikes and pedestrians as well.

Obey Creek – Comprehensive Review

June 3, 2014

## Update from the Technical Team:

Overall, the Technical Team believes that the Applicant has made substantial positive changes to the design and layout of the Obey Creek site plan in response to comments they have received during the process-to-date. The Team believes the current design could work well for the Town of Chapel Hill for many reasons including its:

- Robust mix of uses.
- Interconnected network of walkable streets and pedestrian paths.
- Preservation of open green spaces.
- Provision of high quality public spaces, including 15-501.

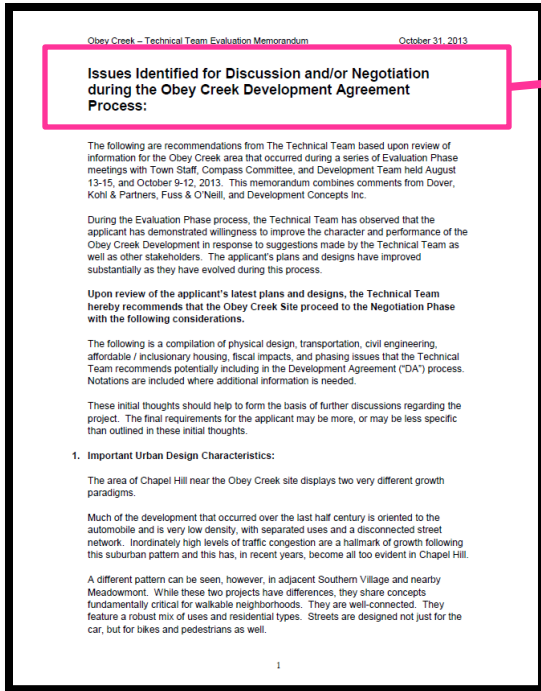
A number of details still remain to be resolved and/or memorialized in a development agreement regarding various technical issues during the remainder of the review process. The items previously identified in the Technical Team's Memorandum: Issues Identified for Discussion and/or Negotiation during the Obey Creek Development Agreement Process dated October 31, 2013 remain important to include in negotiations if Council decides to proceed to that phase of the process. These items fall in to the following categories:

1. Important Urban Design Characteristics
2. Onsite Transportation and Mobility
3. Onsite Parking
4. Offsite Transportation and Mobility
5. Stormwater Management and Green Infrastructure
6. Public Utilities
7. Environmental Resources
8. Affordable Housing
9. Examination of Commercial for Tax Base Impacts
10. Project Phasing / Development Program Flexibility

Since the original Technical Team Memorandum was issued, a variety of meetings occurred where each of these topic areas was more deeply explored in discussions with the Applicant, Town, and Community Stakeholders.

Detailed recommendations arising from these more comprehensive topic discussions will be included in an Addendum to the October 31, 2013 Technical Team Memorandum that will be prepared as part of the Comprehensive Review Report currently slated to go to the Town Council on June 23. This Addendum will be structured by topic, and will present in-depth recommendations that represent a synthesis of the broad range of items discussed.

# Technical Team Report and Obey Creek Development Agreement Issues Identified for Discussion and/or Negotiation



1. Important Urban Design Characteristics
2. Onsite Transportation and Mobility
3. Onsite Parking
4. Offsite Transportation and Mobility
5. Stormwater Management and Green Infrastructure
6. Public Utilities
7. Environmental Resources
8. Affordable Housing
9. Commercial for Tax Base Impacts
10. Project Phasing/Development Program Flexibility

# Technical Team Report and Obey Creek Development Agreement Issues Identified for Discussion and/or Negotiation

#1: Important Urban Design Characteristics	Development Agreement and/or Other Initiatives
<ul style="list-style-type: none"> <li>• An interconnected network of walkable streets</li> </ul>	<ul style="list-style-type: none"> <li>- Section 5.4: Transportation</li> <li>- Council Sub-Committee on Transportation: Meeting tomorrow (March 12)</li> </ul>
<ul style="list-style-type: none"> <li>• Proper orientation of building fronts and backs</li> <li>• Mix of uses</li> <li>• Mix of residential types</li> </ul>	<ul style="list-style-type: none"> <li>- Section 5.1: Scale of development and uses permitted will address this</li> <li>- Uses and scale are addressed in the Design Guidelines</li> </ul>
<ul style="list-style-type: none"> <li>• Public open spaces</li> </ul>	<ul style="list-style-type: none"> <li>- Section 5.8: Open Space, Parks, and Trails</li> <li>- Section 5.9: Recreation Areas</li> <li>- Section 5.10: Sidepaths and greenways</li> <li>- Section 5.11: Wilson Creek preserve</li> </ul>
<ul style="list-style-type: none"> <li>• Artful design</li> </ul>	<ul style="list-style-type: none"> <li>- Section 5.6: Design Standards and Public Art</li> </ul>

# Technical Team Report and Obey Creek Development Agreement Issues Identified for Discussion and/or Negotiation

#2	Development Agreement and/or Other Initiatives
<b>Onsite Transportation and Mobility</b>	<ul style="list-style-type: none"><li>- Section 5.4: Transportation</li><li>- Council Sub-Committee on Transportation: Meeting tomorrow (March 12)</li><li>- Section 5.1: Scale of development and uses permitted and Design Guidelines</li></ul>

# Technical Team Report and Obey Creek Development Agreement Issues Identified for Discussion and/or Negotiation

#3	Development Agreement and/or Other Initiatives
<b>Onsite Parking</b>	<ul style="list-style-type: none"><li>- Section 5.4: Transportation</li><li>- Council Sub-Committee on Transportation: Meeting tomorrow (March 12)</li><li>- Section 5.1: Scale of development and uses permitted and Design Guidelines</li></ul>

# Technical Team Report and Obey Creek Development Agreement Issues Identified for Discussion and/or Negotiation

#4	Development Agreement and/or Other Initiatives
<b>Offsite Transportation and Mobility</b>	<ul style="list-style-type: none"><li>- Section 5.4: Transportation</li><li>- Council Sub-Committee on Transportation: Meeting tomorrow (March 12)</li><li>- Section 5.1: Scale of development and uses permitted and Design Guidelines</li></ul>



# Technical Team Report and Obey Creek Development Agreement Issues Identified for Discussion and/or Negotiation

#5	Development Agreement and/or Other Initiatives
<b>Stormwater Management and Green Infrastructure</b>	<ul style="list-style-type: none"><li>- Section 5.3: Stormwater management</li><li>- Section 5.8: Open Space, Parks, and Trails</li><li>- Section 5.9: Recreation Areas</li><li>- Section 5.10: Sidepaths and greenways</li><li>- Section 5.11: Wilson Creek preserve</li><li>- Section 5.14: Stream buffers</li><li>- Section 5.16: Sediment and Erosion Control</li></ul>

# Technical Team Report and Obey Creek Development Agreement Issues Identified for Discussion and/or Negotiation

#6	Development Agreement and/or Other Initiatives
<b>Public Utilities</b>	<ul style="list-style-type: none"><li>- Some will remain private</li><li>- Others will be coordinated with the provider</li></ul>

# Technical Team Report and Obey Creek Development Agreement Issues Identified for Discussion and/or Negotiation

#7	Development Agreement and/or Other Initiatives
<b>Environmental Resources</b>	<ul style="list-style-type: none"><li>- Section 5.3: Stormwater management</li><li>- Section 5.8: Open Space, Parks, and Trails</li><li>- Section 5.9: Recreation Areas</li><li>- Section 5.10: Sidepaths and greenways</li><li>- Section 5.11: Wilson Creek preserve</li><li>- Section 5.14: Stream buffers</li><li>- Section 5.16: Sediment and Erosion Control</li></ul>

# Technical Team Report and Obey Creek Development Agreement Issues Identified for Discussion and/or Negotiation

#8	Development Agreement and/or Other Initiatives
Affordable Housing	- Section 5.2: Affordable Housing

# Technical Team Report and Obey Creek Development Agreement Issues Identified for Discussion and/or Negotiation

#9	Development Agreement and/or Other Initiatives
<b>Commercial for Tax Base Impacts</b>	<ul style="list-style-type: none"><li>- Fiscal analysis conducted in January 2015 shows that this property will have net revenues to the Town and County</li><li>- Section 5.5: Fiscal Impacts – Limits amount of non-taxable uses</li><li>- Section 5.22: Annexation (coming in next draft)</li></ul>

# Technical Team Report and Obey Creek Development Agreement Issues Identified for Discussion and/or Negotiation

#10	Development Agreement and/or Other Initiatives
<b>Project Phasing/Development Program Flexibility</b>	<ul style="list-style-type: none"><li>- Section 5.1: Scale of development and uses permitted will address this</li><li>- Uses and scale are addressed in the Design Guidelines</li></ul>



# Opportunity for Questions