**MEMORANDUM**

TO: Mayor and Town Council

FROM: Environmental Stewardship Advisory Board

SUBJECT: The Village at Obey Creek

DATE: March 24, 2015

The ESAB has assembled the comments below for your consideration regarding the Obey Creek Development Agreement and Design Guidelines.

1. While several details of the proposed development currently remain unspecified, overall, the ESAB finds the proposal in accordance with the charge set out for us by the Town Council. In particular, the ESAB is pleased to see the preservation of over 82 acres of natural space that will serve our community in perpetuity.

2. To ensure commitment and enforceability, the ESAB recommends that *Section 7: Sustainability* of the Design Guidelines be adopted into the final Development Agreement.

3. As negotiations between the Town and Developers continue, the ESAB recommends that the pedestrian and bicycle bridge outlined in Section 5.11 remain a binding term of the agreement. The bridge encourages the use of alternative modes of transportation and connects existing and future greenways.

4. To further encourage transportation by bicycle, the ESAB recommends bicycle parking spaces exceed current minimums. Due to its proximity to Southern Village, it seems reasonable to expect a high number of visits from nearby cyclists. Additionally, the potential integration of the site with the nearby park and ride may increase demand for bicycle parking.

5. The ESAB recommends that the “multi-use zone” along Overlook Park meet or exceed a minimum 10’ width. This requirement would ensure that the multi-use zone has adequate width to support the leisure and transportation activities (including bicycling) described in the Design Guidelines. This is consistent with AASHTO standards.

6. All buildings included in the proposal should meet or exceed 20% above the 2010 ASHRAE standards. This is consistent with the Town of Chapel Hill’s Community Sustainability Policy to encourage energy conservation.

7. The ESAB strongly recommends that the on-site energy generation with capacity for at least 5% of the project’s annual and electrical thermal energy consumptions be generated through renewable sources (e.g., solar and/or geothermal). Moreover, the ESAB recommends that 15% of all energy consumption be sourced from renewable sources (includes the 5% on-site generation).

8. To protect Wilson Creek, the ESAB recommends that 5% of all paved areas onsite (especially sidewalk and parking areas) use permeable materials that will reduce water runoff.

9. Before, during, and after construction, the developers should meet or exceed the sediment-erosion control measures outlined in 5.1.6 of the Development Agreement.

10. All proposed landscaping must consist of native or drought tolerant plant species. The ESAB recommends a minimum 3” tree caliper for all proposed trees onsite to increase canopy maturity upon tree establishment.

11. All buildings (commercial and residential) must include convenient access to recycling disposal. The ESAB recommends sorted recycling bins in every building, in Highland Park, and in Overlook Park.

12. Lastly, for all of these requirements to be meaningful, frequent inspections by town staff will be necessary during construction to ensure compliance with both the Development Agreement and the Design Guidelines.

Thank you for your time and consideration.

Sincerely,

Environmental Stewardship Advisory Board

Compiled by Elizabeth Zander, Chair