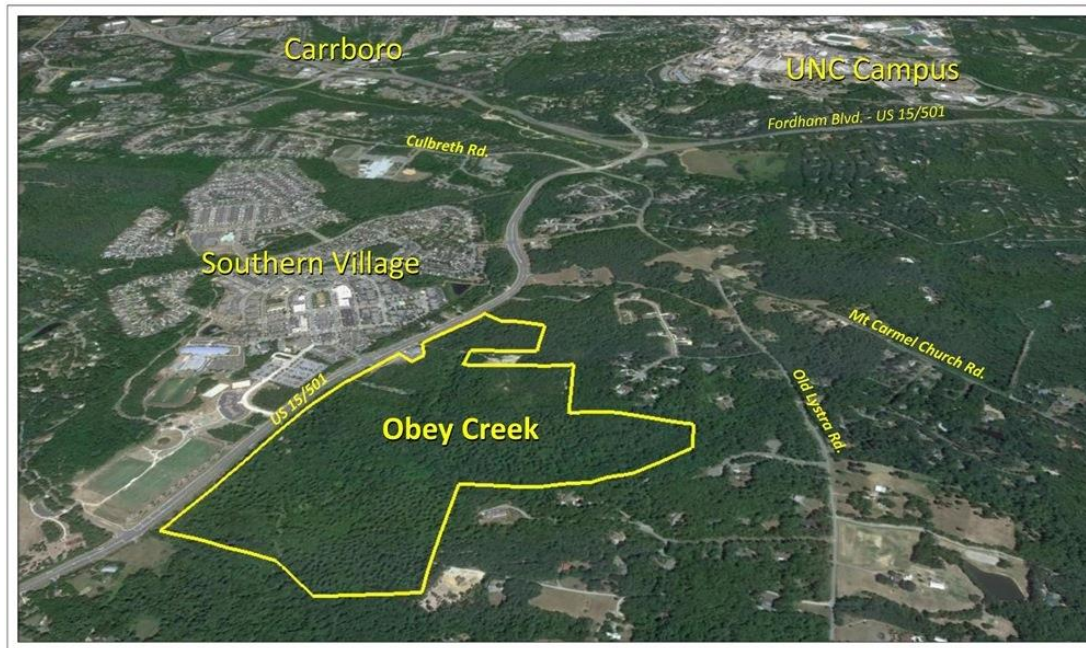




Council Special Meeting

Obey Creek Development Agreement Process



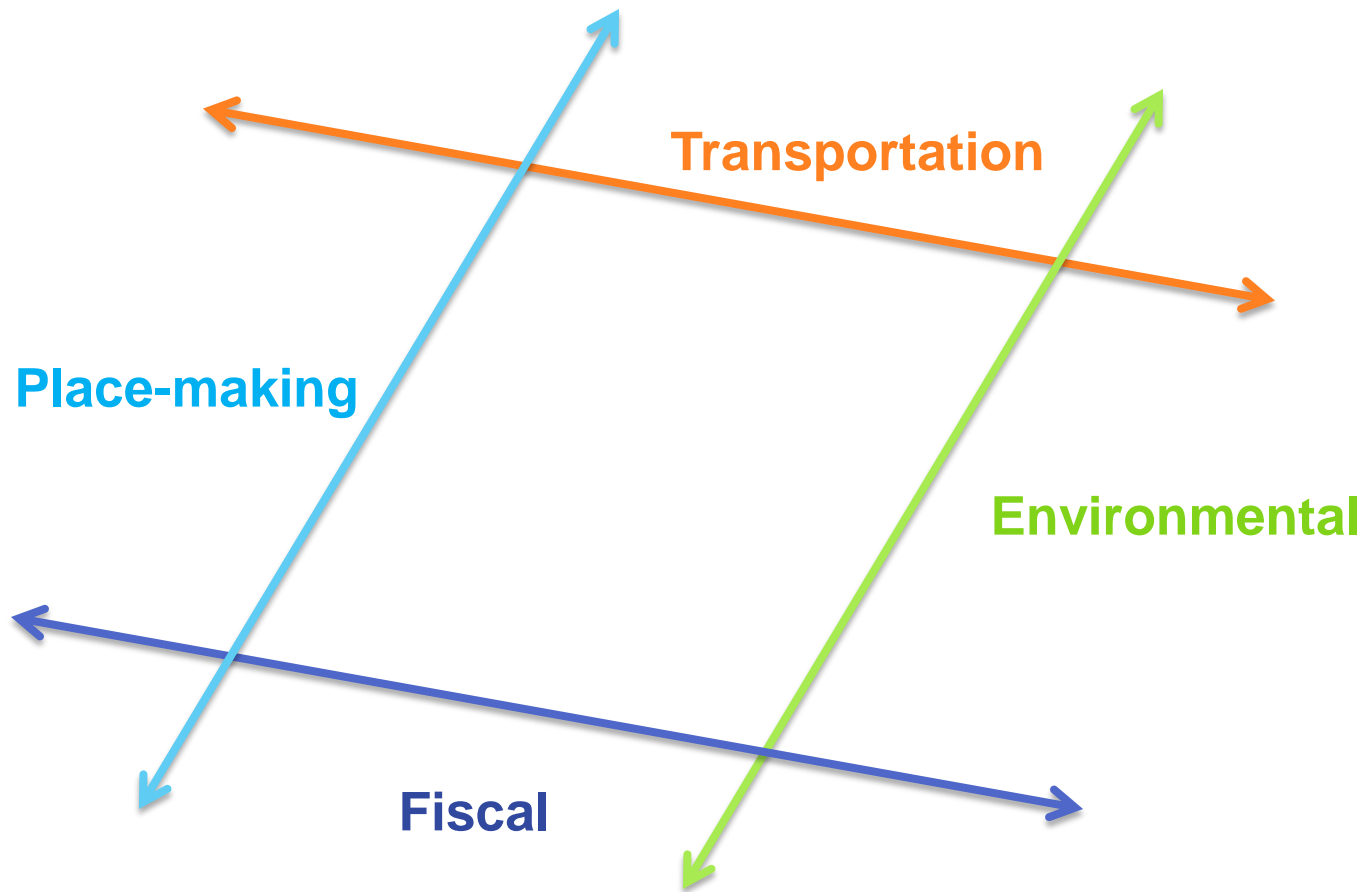
March 25, 2015

Agenda for the Special Meeting

1.	Welcome
2.	Public Comment (Approximately 10 minutes)
3.	Meeting Topics
	a. Evaluation framework
	b. Update from Sub-Committee on Transportation
	c. Draft Development Agreement Language Review with Dover Kohl/Development Team
	d. Next Steps
4.	Public Comment (Approximately 10 minutes)

Evaluation Framework: does it....

- Respond to primary values in:
 - Chapel Hill 2020
 - Compass Committee Report
 - Technical Team
 - Public Comments
 - Advisory Board comments
- Set performance limits
- Include monitoring



Public Comments



- Summary of recent comments in Packet
- Advisory Board comments on website www.townofchapelhill.org/obeycreek
- Review of reports by staff

Update from the Council Sub-Committee on Transportation



Transportation Proposal :

Committee Comments

Dogwood Acres Petition

- Homeowners form legal entity as per NCDOT requirements
- Then developer pays up to \$50K for the study and construction of traffic calming devices
- Homeowners to maintain devices
- IF entity is not formed, \$50K reverts to other transportation improvements

James Taylor Bridge

- Developer proposes \$150K towards that improvement
 - Minus up to \$50 for Dogwood Acres improvements
- Committee discussed immediate restriping of interchange for bike and pedestrian improvements
- Committee discussed possibility of using these funds towards other improvements if monitoring/timelines indicate that a better choice is available.



Transportation Proposal :

Committee Comments

Additional Transit Contribution

- Developer proposes (in addition to regular tax to transit) an annual contribution based on SF
- Continues for life of the agreement, including any extension
- Could be up to \$32K/year at full build out
- Proposed for night/evening service in response to discussions
 - Committee discussed possibility of using funds to support regular service
 - Committee agreed with need for night/weekend service as a goal
 - 2nd bus stop is offered – to be provided if requested by CHTransit
 - Age-restricted building not expected to impact EZ Rider because it would provide its own service

Pedestrian Bridge

- Reduce residential trigger to 350 units



Transportation Proposal : Committee Comments

Monitoring

Traffic improvements - approach to monitoring that would

- Use traffic counts at regular intervals to see if TIA projects were accurate
- Identify changes in improvements to react to future conditions
- Not increase the overall scope and cost of improvements to be provided by the developer

Transit service –approach to monitoring that could

- Include changes in service patterns/type over time to reflect ridership patterns
- Respond to BRT in the corridor

Next steps:

- Does contribution amount impact TIP process (\$100K vs. \$150K)?
- List specific traffic, bicycle, pedestrian improvements in the agreement for clarity

Draft Development Agreement Language

What is in the development agreement?

Grey – Reviewed 2/12 - Orange – Reviewed 3/12

Green – Contains New Information (3/25)

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

What is in the development agreement?

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Green – Contains New Information (3/25)

Section	Article 5 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

What is in the development agreement?

Grey – Reviewed 2/12 - Orange – Reviewed 3/12

Green – Contains New Information (3/25)

Section	Article 5 Topics
5.8	Open Space and Parks
5.9	Recreation Areas
5.10	Sidepaths and Greenways
5.11	Pedestrian and Bicycle Bridge
5.12	Wilson Creek preserve
5.13	Quarry Restoration
5.14	Historic and Cultural Features

What is in the development agreement?

Grey – Reviewed 2/12 - Orange – Reviewed 3/12

Green – Contains New Information (3/25)

Section	Article 5 Topics
5.15	Solid Waste Management
5.16	Stream Buffers
5.17	Landscaping Standards
5.18	Sediment and Erosion Control
5.19	Neighboring Lands, Compatibility, and Buffers

What is in the development agreement?

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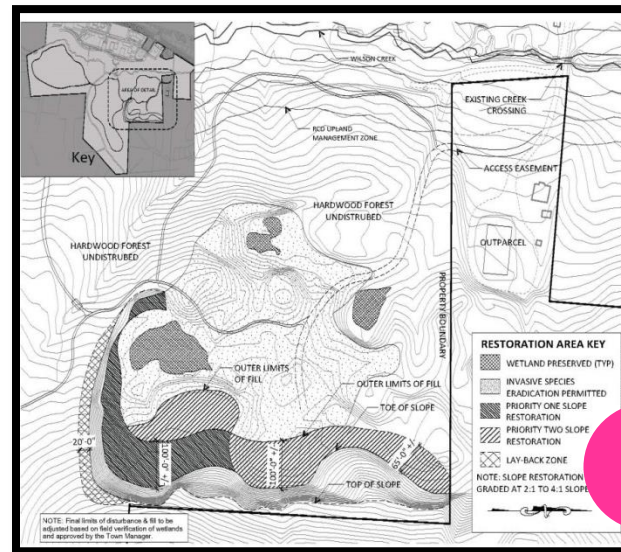
Section	Article 5 Topics
5.20	Noise
5.21	Lighting
5.22	Engineering Standard Requirements
5.23	Annexation
5.24	Fire Code Requirements
5.25	Annual Report

Exhibits – Thus Far

A	Boundary Map of the Property
B	The Village at Obey Creek Design Guidelines
C	Restoration Area Map
D	Legal Description of the Property
E	Development Compliance Permit Application



B



C

Discussion

Next Steps

Upcoming Meetings

Date	Meetings	Notes
April 13	Public Hearing	Receive comment
May 18	Continue Public Hearing	Receive comment
June 8	Council Business Meeting	Possible enactment

