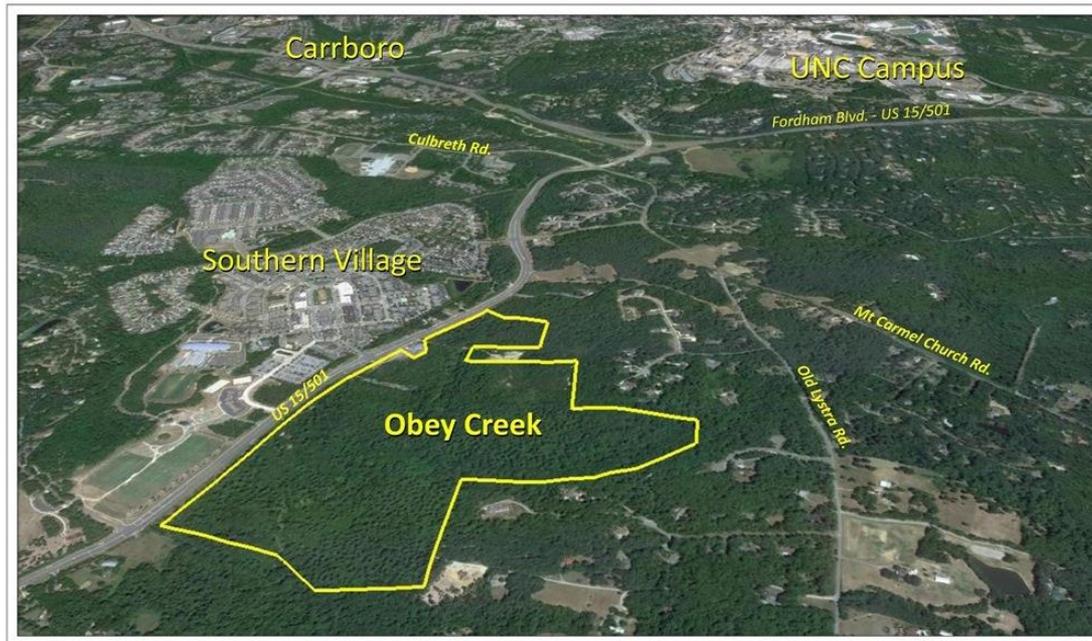




Council Work Session

Obey Creek Development Agreement Negotiations

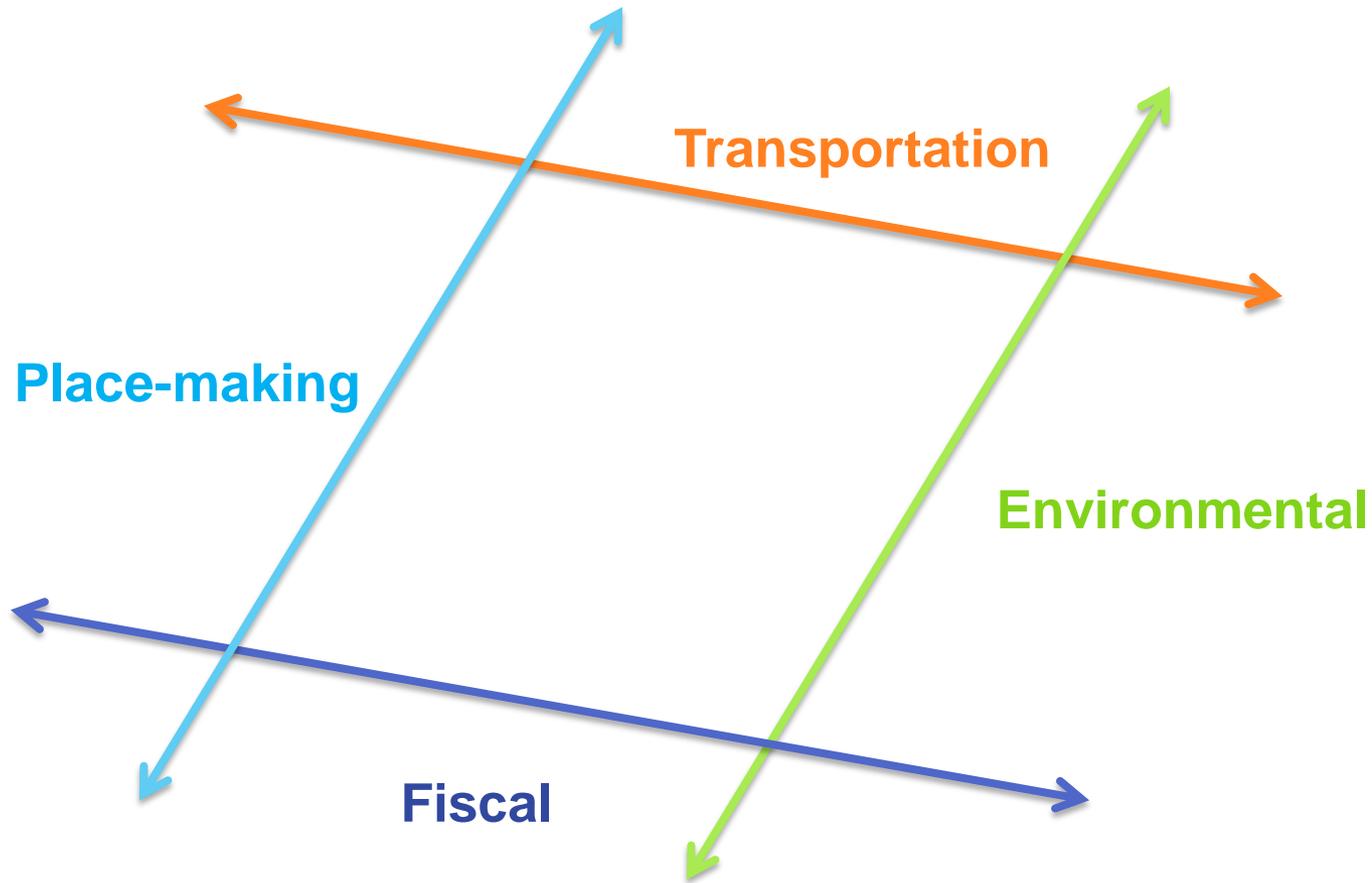


April 8, 2015

Presentation Agenda

- | | |
|-----------|--|
| 1. | Current Draft of Development Agreement |
| 2. | Update on Section 5.4: Transportation |
| 3. | Draft Design Guidelines |

Evaluation Framework: does it....



What is in the development agreement?

Current Draft Contains New Information (4/2)

Updates are posted on Thursdays to the website

Article 2 – Definitions

Article 4 – Terms

Article 5 – Specific standards and mitigation measures

Exhibits

Scale of development and uses permitted

Stormwater Management

Transportation etc.

Open Space and Parks

Sidepaths and Greenways

Pedestrian and Bicycle Bridge

Wilson Creek Preserve

Quarry Restoration

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
F	Proposed Crossing for Oteys Road
G	Southern Chapel Hill Bicycle and Pedestrian Connectivity Map
H	Wilson Creek Preserve Boundary
I	Diagram of South Columbia/US 15-501 Fordham Boulevard Interchange Restriping

Update on Section 5.4: Transportation – Council Sub- Committee Update

Section 5.4: Transportation - Outline

General provisions

Construction management plan

TIA benchmarks set

Annual trip generation report

what is a trip equivalency matrix?

Specific Improvements

Subject to final NCDOT approval

Signal timing

Roadway improvements identified in TIA and by staff

Most to be completed before first Certificate of Occupancy

Some to be completed prior to construction south of Sumac

Transit improvements

Bicycle parking for buildings and parks

\$125,000 Payment for improvements – Dogwood Acres/Oteys Rd.

Bike and Ped bridge (in separate section)

Section 5.4

New Transportation **focuses on spending developer funds on local needs and implementing a portion of the solution. Implement a solution today to deal with the immediate mitigations; request long term solution from NCDOT.**

- Require restriping on interchange for bicycle and pedestrian improvements
- Require extension of storage lanes on 54 exit ramp
- Request NCDOT include loop on TIP (April 13th Council Meeting)





MATCHLINE - SEE SHEET SK-10

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**TOWN OF CHAPEL HILL
 ALTERNATE INTERSECTION DESIGN CONCEPTS
 SOUTH COLUMBIA STREET - INTERIM CONDITION**



REV. 1:	REV. 2:	DESIGNED BY:	ANC
REV. 3:	REV. 4:	DRAWN BY:	ANC
		CHECKED BY:	MR
		DATE:	1/23/2014

SHEET NAME:	SK-9
PROJECT NUMBER:	SK-9
DRAWING NUMBER:	9
SHEET NUMBER:	9 OF 12



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**TOWN OF CHAPEL HILL
 ALTERNATE INTERSECTION DESIGN CONCEPTS
 SOUTH COLUMBIA STREET - INTERIM CONDITION**



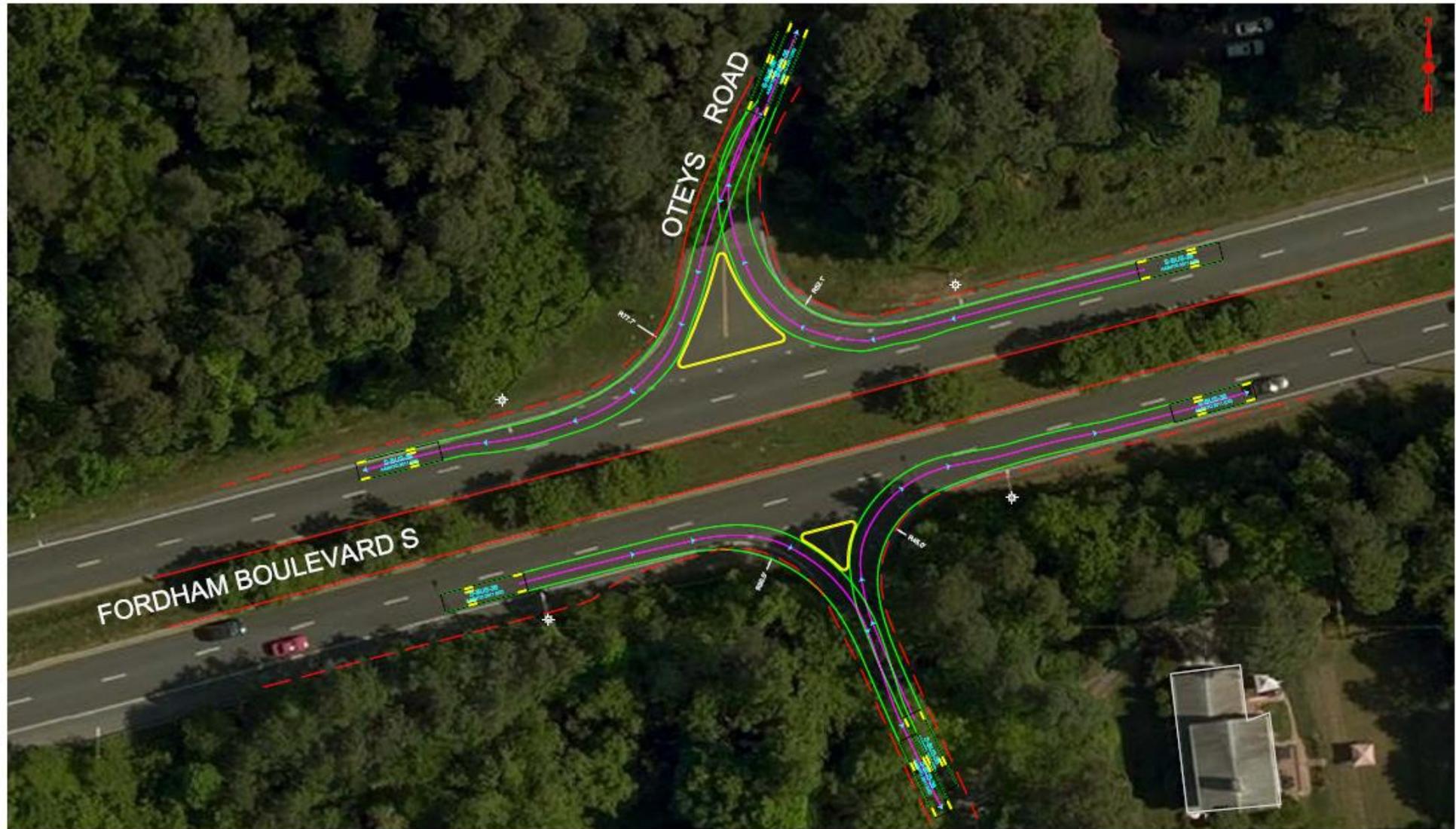
REV. 1
 REV. 2
 DRAWN: ANC
 CHECKED: MR
 DATE: 1/23/2014

SHEET NAME:
 SK-10
 SHEET NUMBER:
 10 OF 12

Section 5.4

New Transportation language **focuses on spending developer funds on local needs and implementing a solution today to deal with the immediate mitigations; request long term solution from NCDOT.**

- Include payment for Hawk Signal at Oteys Road
- Include payment for traffic calming effort on Dogwood Acres Drive



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**TOWN OF CHAPEL HILL
 ALTERNATE INTERSECTION DESIGN CONCEPTS
 OTEYS ROAD AUTO TURN FOR A SCHOOL BUS-36**



REV. 1
 REV. 2
 REV. 3
 DESIGNED BY
 DRAWING BY
 CHECKED BY
 DATE: 1/28/2014

SHEET NAME:
 Oteys Road
 Midtown Exit 2
 DRAWING NUMBER
SK-12
 SHEET NUMBER
12 OF **13**

Section 5.4

New Transportation language focuses on spending developer funds on local needs and implementing a solution today to deal with the immediate mitigations; request long term solution from NCDOT.

- Include payment for Hawk Signal at Oteys Road
- Include payment for traffic calming effort on Dogwood Acres Drive

Section 5.4

Sumac Road intersection: Evaluation has been submitted to NCDOT.

Preliminary findings:

- Intersection is warranted and works
- Allows for development on Park and Ride lot in the future
- Consultant recommends full movement

Section 5.4

Additional language to be added:

- Speed limits: include “Town will request evaluation by NCDOT at certain level of development (i.e. when there’s enough justification to be effective)
- Streetscape: Town will mirror/require mirroring of the streetscape if/when the Town-owned southern village park and ride lot is redeveloped

Additional discussion before next meeting:

- Can (internal) roadway widths be narrowed?

Section 5.4

New Items

- Request from public comment to include sidewalk from Bennett Road to the transit Stop
- Transit Partners will receive update in May on the proposal, for information

Discussion of Draft Design Guidelines

Next Steps

Upcoming Meetings

Date	Meetings	Notes
<i>April 30</i>	<i>Tentative Negotiation Session</i>	<i>To Be Scheduled</i>
May 18	Public Hearing	Receive comment
June 8	Council Business Meeting	Possible enactment