Advisory Board Comments Regarding Proposed Obey Creek Development

Feedback from Obey Creek Development Team

April 30, 2015

**Summary Overview of Development Team Comments**

* Community Design Commission
* Environmental Stewardship Advisory Board
* Parks, Greenways, and Recreation Commission
* Planning Commission
* Transportation and Connectivity Advisory Board

**Community Design Commission**

**Summary of Development Team Comments regarding CDC recommendations:**

We appreciate the suggestions and recommendations from the Community Design Commission, and believe that we can implement most of them in the Development Agreement and Design Manual (especially items 1 through 6, parts of item 8, items 11 and 12, and parts of item 14). We agree to consider and pursue suggestions in item 9. Following are the items that we do not think are reasonable or desirable to include:

* 7. Completely concealing all parking structures.
* 8. Screening transformers.
* 10. Street tree requirements
* 13. LUMO standards for steep slopes

**Environmental Stewardship Advisory Board**

**Summary of Development Team Comments regarding ESAB Recommendations:**

We appreciate the suggestions and recommendations from the Environmental Stewardship Advisory Board, and believe that we can implement most of them in the Development Agreement and Design Manual (especially items 1 through 4, and items 6, 9, and 12). We agree to consider and pursue suggestions in items 7. Following are the items that we do not think are reasonable or desirable to include:

* 5. Ten foot or wider bike-ped lane along Linear Park
* 8. Requirement for 5% permeable surfaces
* 10. Requirement for native or drought resistant species for all plantings
* 10. Do not agree with requirement that all planted trees be minimum 3” caliper
* 11. Agree to convenient recycling locations but not to “sorting” requirement
* 13. LUMO standards for steep slopes

**Parks, Greenways, and Recreation Commission**

**Summary of Development Team Comments regarding Parks, Greenways, and Recreation Recommendations:**

We appreciate the suggestions and recommendations from the Parks, Greenways, and Recreation Commission, and believe that we can implement most of them in the Development Agreement and Design Manual. We agree with and appreciate comments 1, 3, and 5. We agree to consider and pursue suggestions in items 2 and 4:

* 2. Consideration of a splash park
* 4. Consideration of prohibiting a picnic facility in the quarry area

**Planning Commission Comments**

**Summary of Development Team Comments regarding Planning Commission recommendations:**

We appreciate the review and recommendations from the Planning Commission, and have gone over each comment carefully. We find that, for several of the 11 comments, we disagree with the recommendations. We believe that we can work to implement some of the other suggested items, and offer ideas on those here:

* 2. Craft additional language about phasing to assure threshold levels of non-residential uses.
* 5. We are agreeable to having the Town Council include Dogwood Acres in its list of projects to prioritize.
* 6. We agree that if an NCDOT decision regarding Sumac Road is not received by the time other issues have been resolved and action on a Development Agreement is pending, that it would be appropriate to insert language into the development Agreement requiring adjustments to the TIS that has been prepared, with possible adjustments to mitigations if a new TIS calls for that.
* 8. We have agreed to provide eye-level visualizations in a 3D model of the proposed development.
* 9. We will provide explanations about how Building Typologies 2 and 6 are similar.
* 10. We will provide cross-sections showing slopes and building heights.
* 11. We are finishing work on a comparison of sign regulations, and will distribute that shortly.

**Transportation and Connectivity Advisory Board**

**Summary of Development Team Comments regarding Transportation and Connectivity Recommendations:**

We appreciate the suggestions and recommendations from the Transportation and Connectivity Advisory Board, and believe that we are working to address most of them in the next drafts of the Development Agreement and Design Manual (especially items 2, 3, 6, 7, 9, 10, 11, 13, and 14). Items 16 and 17 are exclusively the Town Council decisions. We disagree with items 1 and 15. Following are the items that we should be discussed further:

* 4. 130’ ROW may be too wide
* 5. The path will be extended to the northern edge of the developed area
* 8. Decision of whether or not to provide pedestrian refuge islands to be determined
* 12. We agree with the narrower lanes, subject to Fire regulations