THE VILLAGE AT

Obey Creek

DESIGN GUIDELINES // 06.15.15

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DRAFT

Contents

These guidelines are "Exhibit J", or a component, of the Obey Creek Development Agreement which contains additional regulations and standards for the property.

section 1: introduction

purpose of the guidelines

The Village at Obey Creek will enhance the quality of life for all Chapel Hill residents by providing shopping, dining, and living choices in a mixed use, urban environment that respects the natural environment while providing vital support to the Town's economic sustainability. It is an opportunity to provide desired amenities for the south side of town and complement the existing land uses in and around Southern Village. The development of this land is a logical next step along the 15-501 corridor, and will incorporate myriad smart growth strategies including increased cycling infrastructure, increased transit use, greater walkability, more housing options for market rate and senior living, sustainable site planning, natural resource management, engaging human scaled architecture, and street oriented retail shops. This site is 127 acres with 35 acres proposed for active development and over 80 acres preserved as conservation land.

Process

The development review and approval process for the Village at Obey Creek is a multi-phased approval process designed to encourage input and involvement from all stakeholders including community members, Town Council, Town staff and advisory boards and commissions.

A Southern Small Area Plan created in the early 1990's suggested a mixed use development on the west side of 15-501 that resulted in Southern Village, and single-family zoning on the east side until circumstances changed and additional infrastructure could be provided.

The Chapel Hill Town Council initiated a process to prepare a new, updated comprehensive plan for the community in 2011. The Chapel Hill 2020 Comprehensive Plan was developed through the collaboration and efforts of a variety of community participants. The aim was to create a framework for development in Chapel Hill in the 21st century.

South 15-501 was defined as a focus area, highlighting the desirability of concentrating development on the west side of the Obey Creek site as a means of addressing Town goals for economic development on this environmentally sensitive site, and emphasized emulating the design principles of the Market Street area of Southern Village. The plan was adopted in 2012.

Chapel HIll 2020 Comprehensive Plan

In March of 2013 the Town Council approved a new development agreement approval process. In June of 2013, the Town Council approved the formation of an Obey Creek Compass Committee which issued it's final report to the Town Council in December of 2013.

In January 2014, the Town Council began Phase II of the development agreement process. In June 2014, the Town Council authorized the beginning of Phase III. After a series of negotiation work sessions and staff reports, the Town of Chapel Hill provided the development team with a project review and approval road map.

A special series of periodic Council review meetings was established from November of 2014 to April of 2015 with a Town Council vote anticipated in June of 2015.

Preliminary Concept Review
2010

March, 2010
Community Design Commission Initial Concept Review

May, 2010
Town Council Initial Concept Review

Town Planning
2011

July 2011
Retail Development Strategy completed

Revised Concept Review
2012

June 25, 2012
Council Adopts Chapel Hill 2020 Comprehensive Plan

August 15, 2012
Community Design Commission Revised Concept Review

September 19, 2012
Town Council Revised Concept Review

Development Agreement Phase I
2013

March 2013
Town Council Approves New Development Agreement Process

June 2013
Town Council Approves the Formation of the Compass Committee

December 2013
Compass Committee Issues Report to Town Council

Mission Statement

Obey Creek will create an active, dynamic village that will be welcoming to all.

Obey Creek will have a long term beneficial impact on the Town's tax base through increased commercial taxes, sales taxes, increased residential densities, and contributions to public open space and amenities.

Obey Creek will create a synergistic mix of uses that might include retail stores, restaurants, a grocery store, apartments, condominiums, independent living senior residences, hotel, and commercial office buildings.

Obey Creek will include development components to help address the Town's needs for affordable housing options.

Obey Creek will facilitate and encourage transit options and provide multi-modal connectivity to the town and the region.

Obey Creek will achieve significant reductions in energy consumption, carbon footprint, water consumption, and automobile trips compared to accepted baseline standards.

Obey Creek will create buildings and open spaces that engage pedestrians and occupants with exemplary contemporary design that is human scaled, richly textured, and specific to its place.

Development Agreement Phase II

2014

January 2014
Town Council Approves Entering Development Agreement Phase II

Development Agreement Negotiation Phase

June 2014
Town Council Approves Entering Development Agreement Negotiation Phase

September 2014
Negotiation Worksession & Staff Reports

October 2014
Chapel Hill Provides Project Review & Approval Road Map

2015

November 2014 to March 2015
Obey Creek Special Meetings

April 2015 - June 2015
Public Hearing on Development Agreement and Council Decision

Existing Conditions

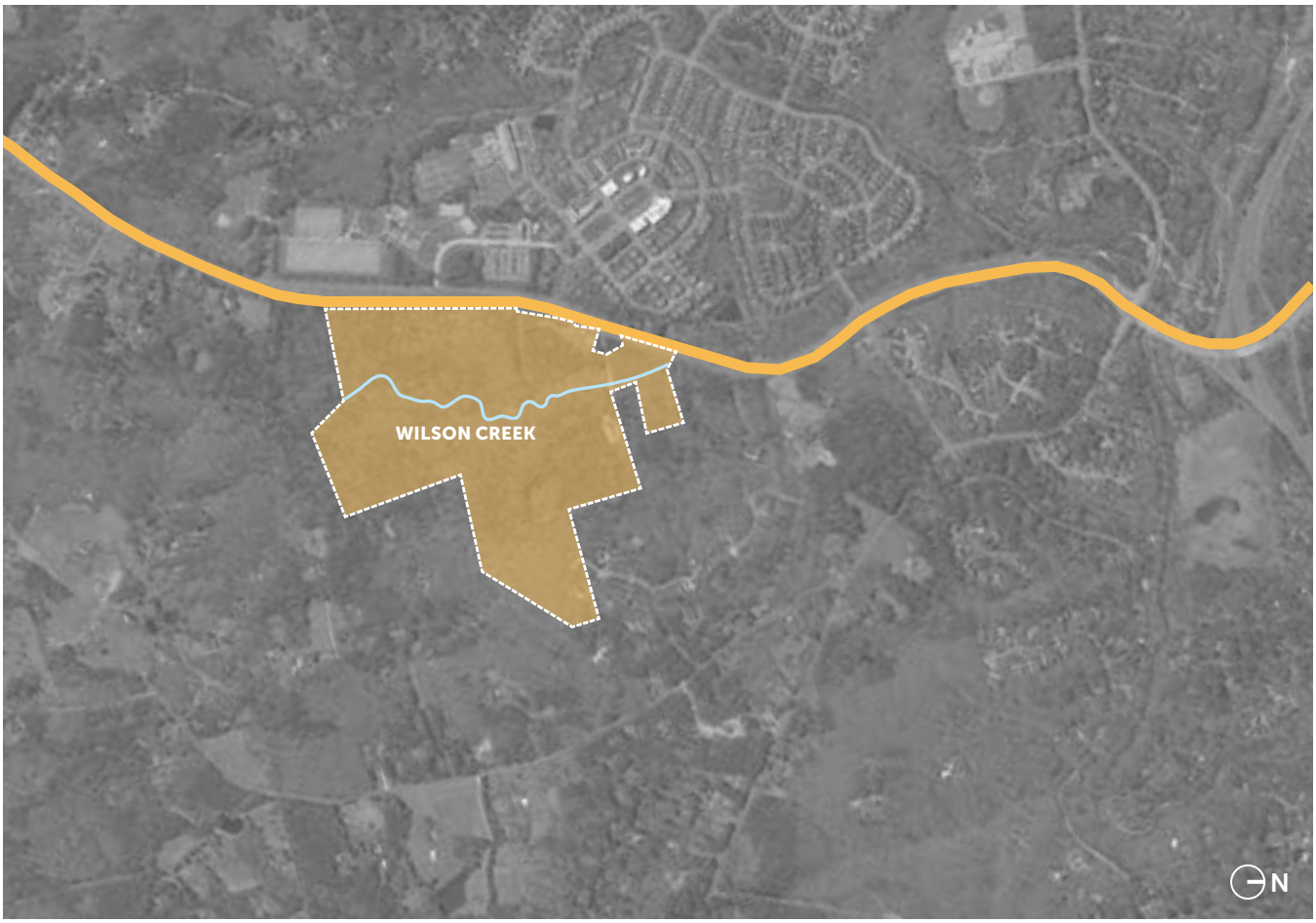
Surrounding Land Uses and Access:

The 127 acre Obey Creek site is situated to the east of US Highway 15-501, across from Southern Village, and extends approximately 2,700 feet south from the Main Street entrance to Southern Village, almost to the southern end of Southern Community Park athletic fields at Dogwood Acres Drive. The site is also located in close proximity to the Southern Village Park and Ride Lot which is adjacent to Mary Scroggs Elementary School. North and east of the property is the Town Fire Station and several established homes and smaller neighborhoods accessed off of Mt. Carmel Chapel Road. An existing warehouse structure abuts the property to the north.

Site Conditions:

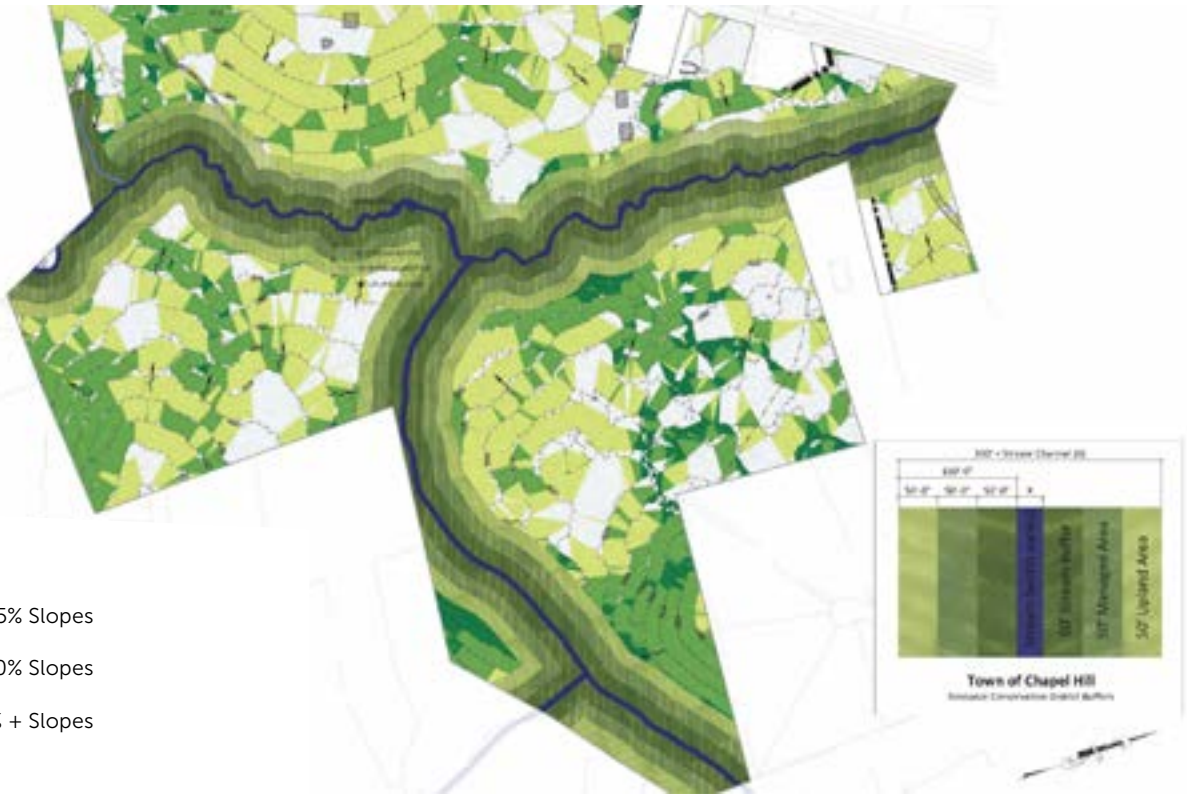
Wilson Creek, the most notable physical feature bisecting the property meanders northward through the property to join with Morgan Creek. Land on both sides of the creek includes moderate to steep slopes (12% - 30%) within the stream buffers and adjacent to the alluvial zone. Areas planned for development are dominated by slopes ranging from 5% to 17%. Soil types that exist over much of the area include Appling sandy loam, Louisburg sandy loam and Wedowee sandy loam, which pose only moderate constraints for development.

Vegetation includes a mixture of hardwoods and pines with younger growth pines throughout the area west of Wilson Creek. Larger hardwoods occur along the stream buffer and to the east of Wilson Creek. With the exception of several houses (vacant) and the abandoned quarry located east of Wilson Creek, the site is undeveloped.



Existing Conditions

Slope +RCD



Slopes

- 0-15% Slopes
- 15%-20% Slopes
- 25% + Slopes

Tree Survey

Surveyed trees within the development footprint

135	Poplar
44	Oak
86	Pine
68	Gum
12	Maple
5	Sycamore
40	Unidentified Hardwoods

Development Limitations

Development Limitations

- Most Suitable - Slopes less than 15% and no RCD present
- Moderate Limitations - Contiguous area with slopes in excess of 15% and 50'-0" Upland Zone
- Severe Limitations - 50'-0" Stream Buffer and 50'-0" Managed Use Zone

section 2: land use + planning principles

planning principles

Statement of Compliance with the Chapel Hill 2020 Comprehensive Plan and Design Guidelines

The Chapel Hill 2020 Comprehensive Plan establishes principles to guide future growth within the Town's ETJ and Urban Services Boundary and more specifically within the South 15-501 area. The Village at Obey Creek is envisioned to embrace all of these principles and to provide for future growth in a sustainable footprint in close proximity to existing infrastructure. The integration of these principles into the design and the preservation of two-thirds of the site as open space honors the spirit of the Southern Small Area Plan developed in the early 1990's.

The driving principle behind the vision for Obey Creek is 'long term sustainability'. Long term sustainability is the balance of economic, social, environmental and cultural concerns in a manner that enables uses to adapt over time to meet changing demands. The systems that provide for a sustainable and resilient community revolve around interconnected pedestrian and multi-modal vehicular circulation patterns, stormwater management systems, energy management systems, civic spaces and parks, and open space areas. The Concept Plan for Obey Creek illustrates a proposed interconnected pattern for development. Of key importance is the interconnectivity within an urban streetscape along with connections to adjacent Southern Village, Southern Community Park, the Southern Village Park and Ride lot and the proposed Town Park. This pattern of clustered uses enables the preservation of a significant natural area that helps to balance urban development. The proposed village focuses on a vibrant main street of commercial, hotel, civic and entertainment uses. Offices and residential uses are proposed to be located predominately above the commercial main street. Small pocket parks located strategically throughout the community will supplement more than 80 acres of the Wilson Creek Preserve. The Village at Obey Creek is designed to meet

the community needs through a commercial rather than a residential focus serving to increase the Town's commercial tax base while minimizing the impact on surrounding schools.

Encourage clustered retail development. Maintain the Urban Services/Rural Buffer Boundary

Obey Creek proposes to cluster development within a smaller area (30% of the site) and preserve the balance of the site with Green Infrastructure (70% of the site). This development strategy maximizes the efficiency of Town services and minimizes unnecessary sprawl. This strategy of cluster development recognizes and honors the spirit the Southern Small Area Plan by dedicating large amounts of open space in perpetuity. Densities that encourage transit use are key to the success and resiliency of the proposed development. This clustering of uses is aligned along a main street, parallel to 15-501.

Plan corroboratively for the 15-501 corridor with Orange County and Chatham County (including transit planning)

Regional planning efforts promote the development of mixed-use areas of high-medium density within close proximity of existing and proposed transit routes. Chapel Hill Transit is currently serving the 15-501 corridor and has recently extended its service to Pittsboro to the south. Densities that are needed to encourage ridership and at the same time discourage automobile use are key to long term economic, social and environmental sustainability. A diverse mixture of uses including housing, civic, and commercial businesses are proposed along the 15-501 corridor.

Minimize the traffic impact on adjacent neighborhoods. Provide corridor buffer along 15-501, allowing for visibility and access to retail or commercial development. Conserve and Protect Existing Neighborhoods

The mixture of uses is designed to create a pedestrian-friendly public realm that serves as a focus for the proposed community and adjacent neighborhoods. The careful balance of this mixture of uses, combined with human-scale architecture characteristic of urban forms, will ensure that Obey Creek enhances the "livability" of the entire 15-501 Corridor. The compact form and extensive pedestrian connectivity supported with walkways within the development will discourage vehicular transportation within the immediate and adjacent neighborhoods. Pedestrian friendly communities enhance the social characteristics of the community and provide safer and environmentally conscious neighborhoods. A grade separated pedestrian and community bicycle bridge is proposed to link Obey Creek with Southern Park, Mary Scroggs Elementary School, and Southern Village across 15-501. Additionally a dedicated bicycle path runs parallel to and links the current 15-501 bike lane and regional greenway system providing a vital connection for bicyclists and pedestrians.

Maximize permanent preservation of open space. Preserve and enhance the "Green Gateway." Conserve and Protect the Town's Existing Natural Setting

Preservation and dedication of the Wilson Creek Preserve, a large (80+ acre) park to the east of Wilson Creek will enhance the livability of the entire Southern Area of Chapel Hill. This area is characterized by steep slopes, predominately hardwood vegetation and pristine streams. Easy access for all Town residents via a central access point and greenway linkages is an essential part of the Obey Creek open space system. Aligning a mixture of residential uses along Wilson Creek will support the economic and social facets of the development while also serving to screen the utilitarian requirements of parking and service areas.

Another component of the open space system is the street along 15-501. It is proposed to have varied setbacks and building height envelopes allowing for numerous tree re-plantings and accessible pedestrian friendly open areas. This control will ensure that the character of the Town's "Green Gateway" respects this principle of the 2020 plan and encourages pedestrian and bicycle activity along this new urban streetscape.

Identify areas where there are creative Development opportunities

Few development sites exist within the Urban Services boundary that offer the level of existing infrastructure that is available to Obey Creek. The close proximity to the Town and UNC Campus and Hospitals makes Obey Creek a responsible choice for the site of future growth. Through careful and sensitive design solutions, the benefits of clustering development in the manner proposed can serve to balance any environmental, economic and social impacts and support the general principles outlined for this area in the Chapel Hill 2020 Comprehensive Plan.

Promote a range of housing options for current and future residents, such as senior citizen housing, hotel, apartments, and townhouses. Minimize the impact of the development on schools with increased commercial revenue that supports both local and surrounding communities. Encourage desirable forms of non-residential development; Create and preserve affordable housing opportunities

Obey Creek is planned with shops, offices, a hotel and residences oriented along a lively and pedestrian-friendly main street. The retail shops are designed with offices and residential housing fronting on walkways with outdoor dining and gathering areas. Only a limited amount of convenience parking will be provided at street level. Additional structured parking will be provided below or above grade wrapped by other uses, or beneath buildings and common areas, supporting and mitigating the effects on the environment by limiting impervious materials, and light and noise pollution, while maintaining the green infrastructure.

Affordable housing offering both for-rent and for-sale opportunities will help to ensure the vibrancy and long term resiliency of Obey Creek. The design concept proposed maintains the flexibility needed to accommodate all community needs such as senior housing and workforce housing in a sustainable urban context. Providing for and targeting workforce and senior housing minimizes the impact of the development on local schools.

Work Toward A Balanced Transportation System

Obey Creek is planned around a comprehensive pedestrian system which links the main street sidewalks and plazas with the greenway park along the eastern boundary. Pedestrian plaza areas and access points will ensure that all residents and visitors enjoy equal and unimpeded access. A Town bikeway, separate from vehicular traffic, is planned parallel to the 15-501 frontage. Internal and external bicycle storage at key locations will support reduction of vehicular traffic within and around surrounding communities. These facilities, along with new and existing bus routes along 15-501, combine to make The Village at Obey Creek a critical link in balancing alternative transportation modes with convenient living opportunities. Facilities and programs will be provided that encourage bicycle and "alternative fuel" vehicle use over that of private automobiles. Programs such as preferred parking for alternative fuel vehicles, car sharing, electric charging stations will support environmental "Green" communities and minimize carbon footprint. These programs will help to disseminate information related to alternative transportation modes to residents and visitors.

Mix of uses

Having goods, services and workplaces within close proximity of residences greatly increases the opportunity to reduce vehicular traffic in favor of bicycle and pedestrian trips. The goal of the development is to serve and provide resources for the patrons, workers, and residents of the Obey Creek Development, adjacent neighborhoods, the UNC campus, and the Chapel Hill community as a whole. Large scale retail will provide goods currently not available to the Chapel Hill residents within Orange County. The hotel will provide accommodations and services for visitors to Chapel Hill and the UNC campus. An independent living facility will support an aging population and provide an alternate housing opportunity within Chapel Hill for current residents. Office space of varying size and flexibility will support new and existing businesses while providing opportunities to retain and recruit employees from Chapel Hill and surrounding areas.

Mix of residential types

From apartments to rowhouses; a diversity of residential products is key to serving a varied population.

Important sites made available for civic uses

Convenient and prominent sites including Highland Park will be centrally located, and will be made available for uses that are important to the civic life of the community.

Public open spaces

Conveniently accessible locations will be set aside and configured as public gathering spaces. These spaces will be comfortably sized and may be in the form of plazas, squares, parks or playgrounds.

An interconnected network of walkable streets

Streets must connect to allow traffic to circulate and distribute. Severing connectivity leads directly to increases of traffic congestion on the remaining available routes. The congestion resulting from loading traffic onto a sparsely connected street system can greatly increase the need for increasing capacity through road widening, which results in an even less walkable and more auto-oriented environment. Interconnected streets are not just good for cars, they are much better

for circulation on foot and by bicycle as well. In order to attract pedestrians to walk down a street segment, the route must feel safe, shaded and interesting.

Proper orientation of building fronts and backs

Streets and other public spaces should be shaped by the fronts of buildings, not the backs. The fronts of buildings should feature doors and windows providing security through "eyes on the street". Large expanses of blank wall or bare parking garage facing the street will be avoided. Service items such as dumpsters, loading docks and parking lots will be screened from view in mid-block locations away from main pedestrian routes. This will be a consideration for 15-501 as well as the newly created internal streets.

In the process of achieving the urban design fundamentals listed above, care will be given to ensuring that the public spaces of the community are beautiful. A beautiful community will invite public and private engagement and investment over time.

section 3:
general design standards

Building Typologies

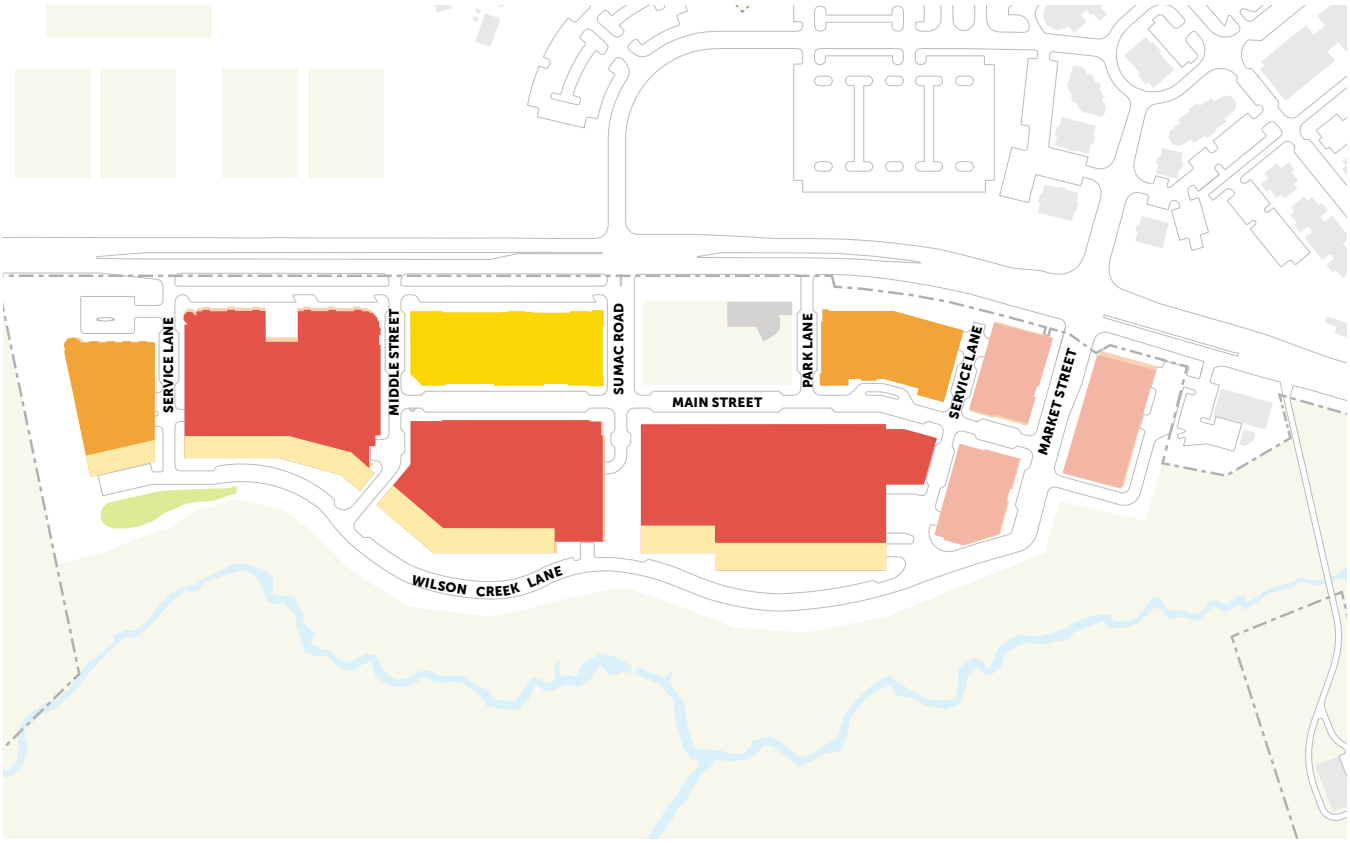
Type 1

Type 2

Type 3

Type 4

Type 5

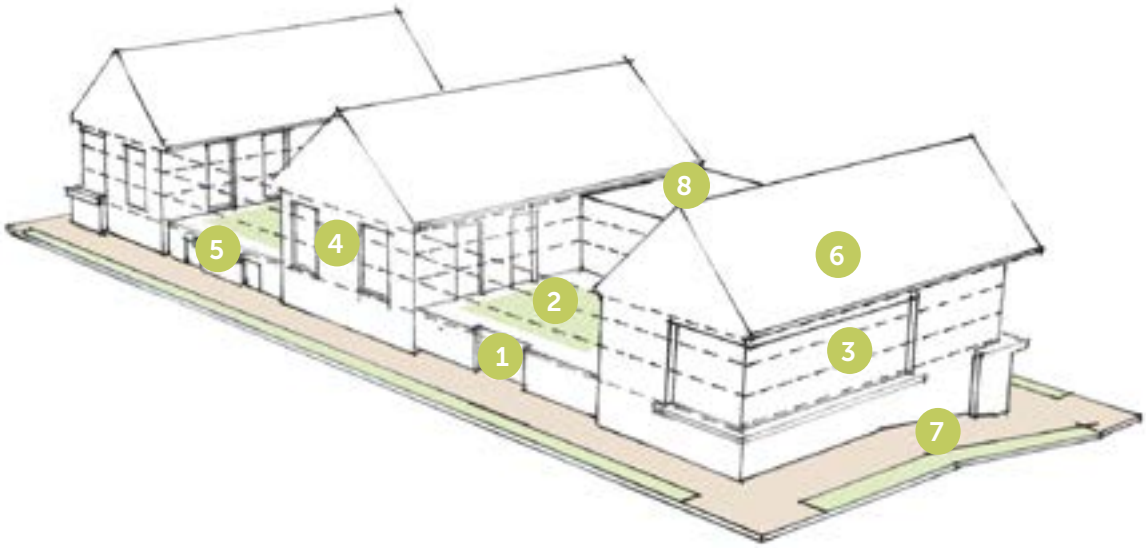


Type 1 Building Typology and Uses

Low-Rise Residential Above In-line Retail

Low-rise residential buildings characterized by apartment flats arranged around terrace-level courtyards. Apartment access is from a lobby oriented to a sidewalk or courtyard. Ground floors may incorporate in-line retail tenants and parking. Parking can be provided within a common parking structure preferably below grade. Above grade parking is allowable but must be buffered by other uses along major right of ways. Surface parking is not allowable except during interim phases.

1. Ground level uses to be in-line, multi-tenant retail, commercial or residential amenities and may include parking.
2. Residential terrace-level courtyards provide common open and recreational opportunities
3. Stacked apartment flats.
4. Building facade of the residential upper floors is to be a minimum of 30% glazing; building facade for the ground level retail to be a minimum of 70% glazing
5. Residential access to be provided from a lobby oriented to the public way
6. Sloped roofs and flat roofs may be provided
7. Below grade parking may be provided below other uses
8. Rooftop mechanical equipment over 4' high to be screened. Maximum height will be 20'

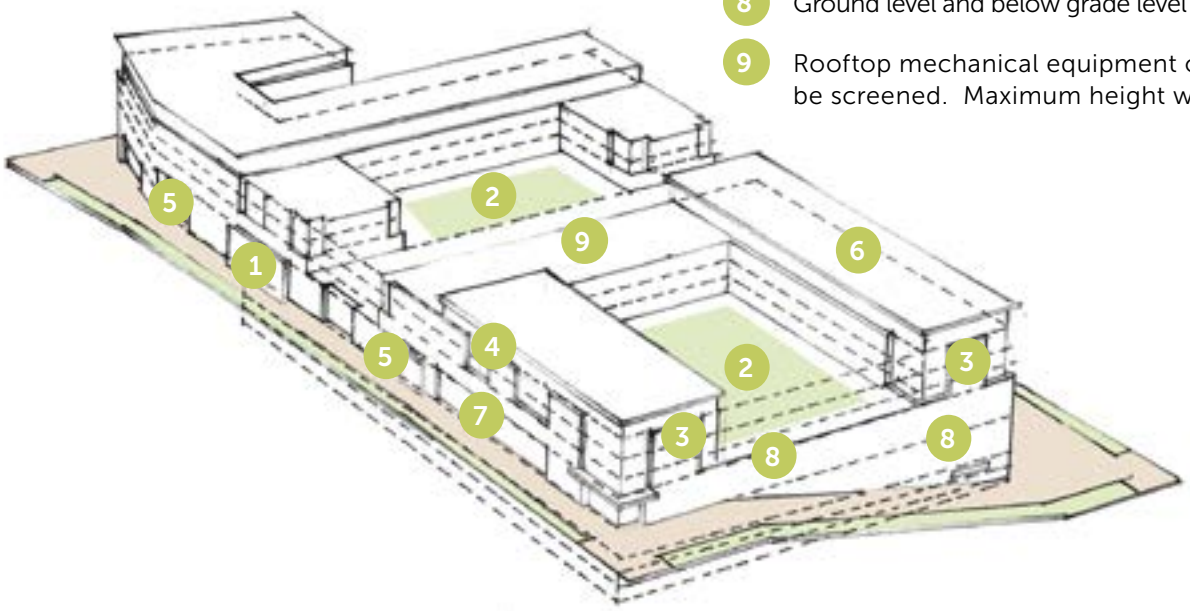


Type 2 Building Typology and Uses

Mid-Rise Residential Above Large-Scale Retail

Mid-rise residential buildings characterized by apartment flats arranged around exterior podium-level courtyards. Apartment access is from a lobby oriented to a sidewalk or courtyard. Ground floors may incorporate large-scale and in-line retail tenants and parking. Parking can be provided within a common parking structure preferably below grade. Above grade parking is allowable but must be buffered by other uses along major right of ways. Surface parking lots are not allowable except during interim phases.

1. Ground level uses to be in-line, multi-tenant retail, commercial, residential amenities and may include parking
2. Residential single story level courtyards provide common open and recreational opportunities
3. Stacked apartment flats.
4. Building facade of the residential upper floors is to be a minimum of 30% glazing; building facade for the ground level retail to be a minimum of 70% glazing
5. Residential access to be provided from a lobby oriented to the public way
6. Flat roofs will be provided
7. Upper floor retail uses must provide a minimum of 20% transparency
8. Ground level and below grade level large scale retail
9. Rooftop mechanical equipment over 4' high to be screened. Maximum height will be 20'

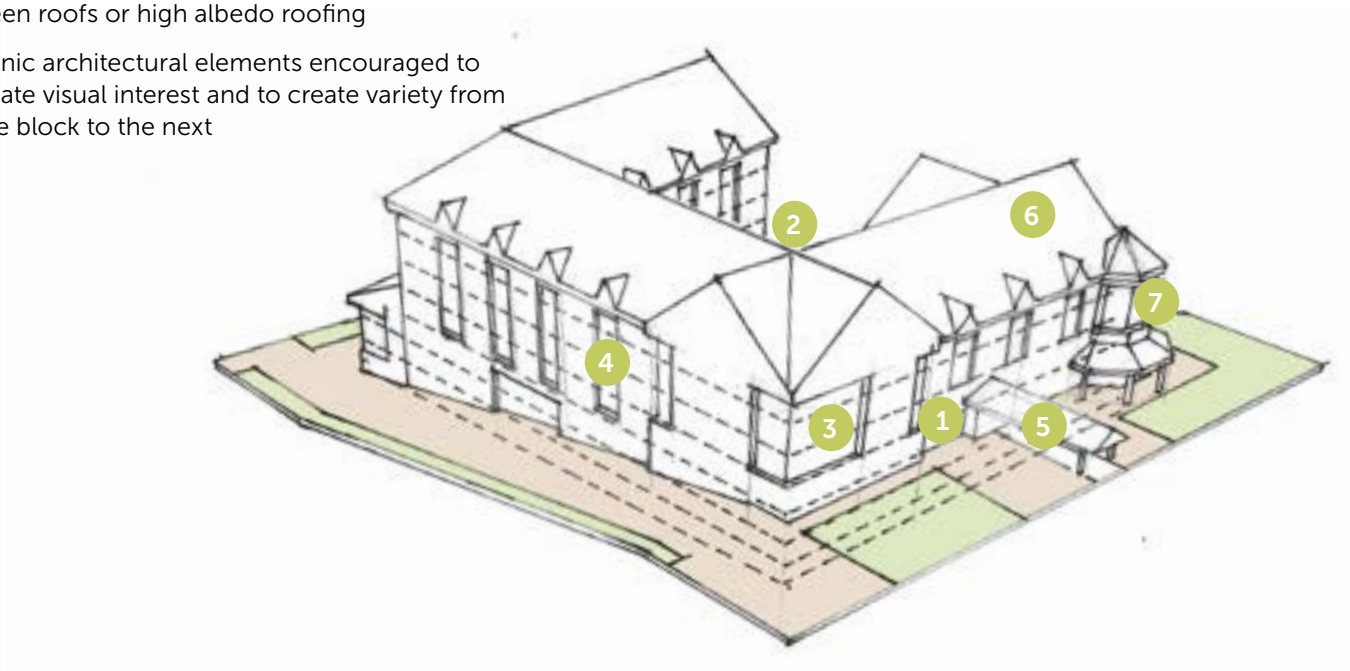


Type 3 Building Typology and Uses

Mid-Rise Independent Living Residential or Hotel

The mid-rise independent living facility will provide apartment-style living facilities for seniors with convenient tenant services, senior-friendly surroundings and social opportunities for residents. A mid-rise boutique hotel will provide accommodations, function halls, and amenities to support corporate events, private functions, and small conventions. Common amenities are to be provided at grade level with residential/hotel rooms and units above. Function hall and associated services may be provided above ground level. Access will be provided from a lobby oriented to the public way. Parking is to be provided within a common centralized garage.

1. Ground level uses to be common residential or hotel amenities, retail, or commercial
2. Terrace levels to provide common open space and recreational opportunities
3. Stacked residential or hotel units. Maximum three levels above ground floor retail, commercial, or service office.
4. Building facade is to be a minimum of 30% glazing
5. Residential or hotel access to be provided from a lobby oriented to the public way
6. Sloped roofs or flat roofs may be provided. Flat roofs are to be utilized for terraces, solar arrays, green roofs or high albedo roofing
7. Iconic architectural elements encouraged to create visual interest and to create variety from one block to the next

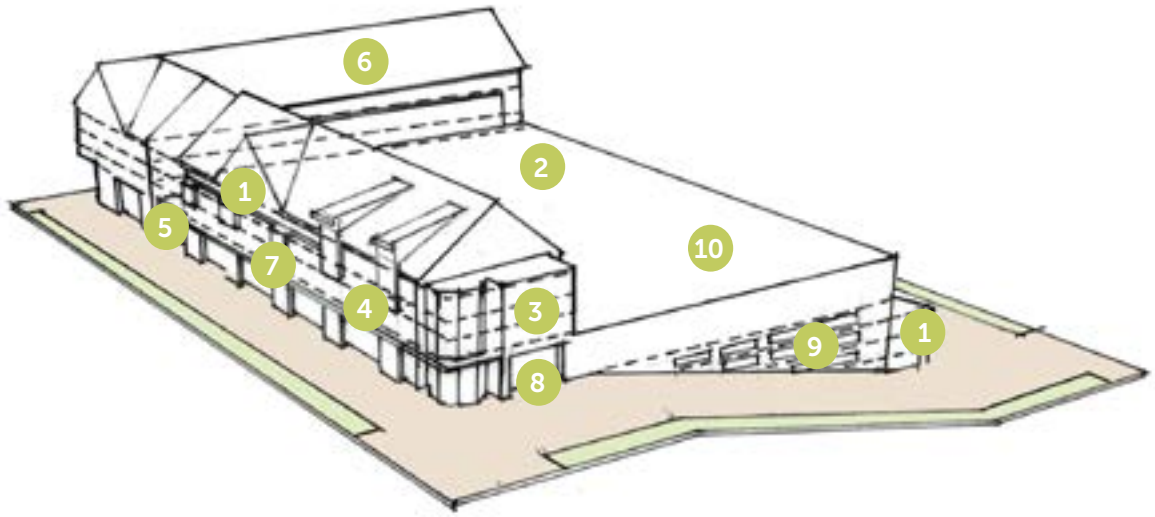


Type 4 Building Typology and Uses

Residential Units adjacent to Structured Parking

The mid-rise condominium buildings are to provide multi-level, for-sale residential condominiums. The condominium units are to be located adjacent to parking structures to act as a buffer and to take advantage of views from the site.

1. Condominium buildings to wrap portions of common parking structures
2. Residential single story level courtyards provide common open and recreational opportunities
3. Multi-Level Condominium units. Maximum three stories over one story retail
4. Building facade of the condominium buildings is to be a minimum of 30% glazing
5. Condominium access is to be provided at grade or via elevators and corridors
6. Sloped roofs or flat roofs may be provided
7. Condominium placement to take advantage of views
8. Ground level uses to be multi-tenant retail or office
9. Structured below and above grade parking
10. Rooftop mechanical equipment over 4' high to be screened. Maximum height will be 20'

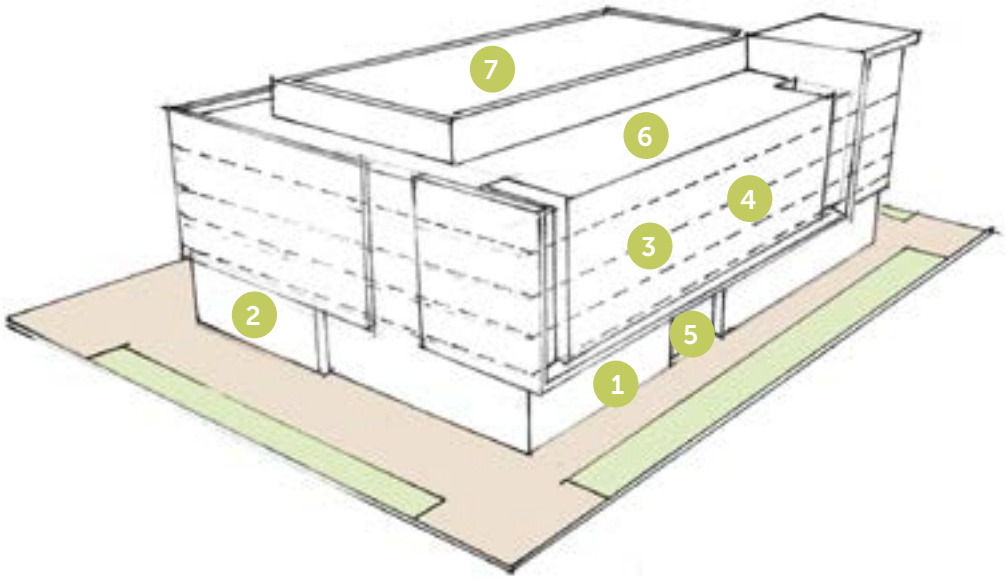


Type 5 Building Typology and Uses

Mid-Rise Office Above In-line Retail

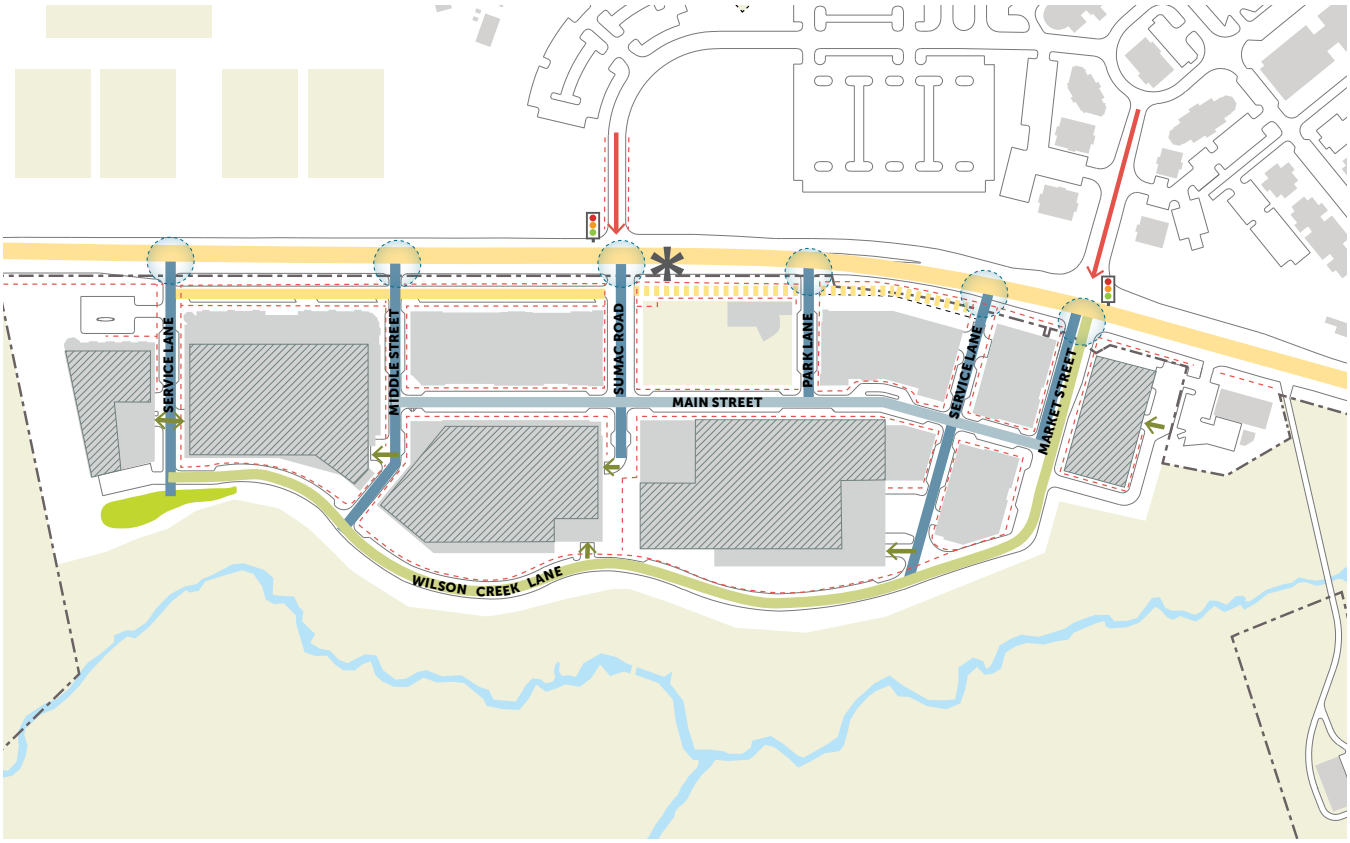
The mid-rise office buildings are to provide commercial workplaces for a variety of tenants. Access to the office buildings will be provided via a lobby accessible from the public way. Ground floors are to be comprised of primarily of multi-tenant retail or service office tenants. Parking to be provided within a common centralized parking structure or below grade structure.

1. Ground level uses to be multi-tenant retail, commercial or service office with office support services
2. Parking to be provided in centralized common structure or below grade garage
3. Stacked office floor plates.
4. Building facade of the office upper floors is to be a minimum of 30% glazing; building facade for the ground level retail to be a minimum of 70% glazing
5. Office access to be provided from a lobby oriented to the public way
6. Most office structures are designed with flat roofs
7. Rooftop mechanical equipment over 4' high to be screened. Maximum height will be 20'



Vehicular Circulation

- Transit Stops
- Parking Structures
- Access Opportunities
- Main Entry Points
- Main Arterial Road US 15-501
- North / South Main Street
- East / West Streets
- Pedestrian Walkways
- Wilson Creek Lane
- Slip Road (optional Slip Road)
- Proposed Traffic Signal



Bicycle Circulation and Storage

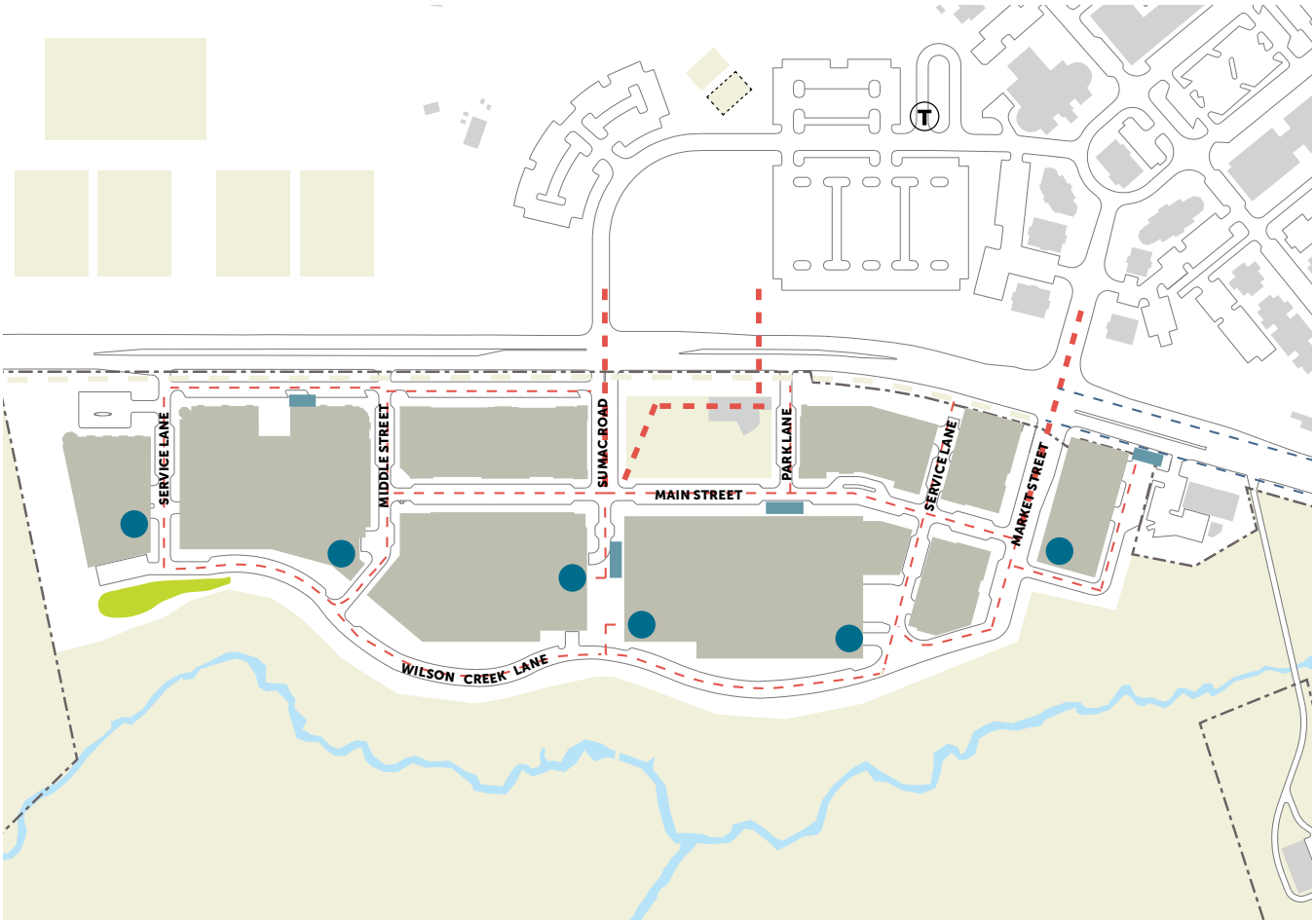
Existing Cycling Lane US. 15-501

Bicycle Storage Racks (exterior)

Bicycle Storage Racks (interior)

Secondary Cycling/Sidewalk Safe Routes

Transit Stops



Service and Parking

Service

Parking

1. Highland Park
2. North Park
3. Overlook Park
4. Wilson Creek Linear Park and Residential Green
5. Existing Natural Wooded Area
6. 15-501 Side Path
7. Wilson Creek Preserve

A. Access Point

Building Heights and Sections

Maximum 4 Stories, Minimum 3 Stories

Maximum 6 Stories, Minimum 3 Stories

Maximum 8 Stories, Minimum 3 Stories

* Kiosks and pavilions in parks and other open spaces are permitted to be a single story high.

Residential Use: Maximum Height of Stories 12'-0"

Retail & Commercial Use: Maximum Height of Stories 25'-0"

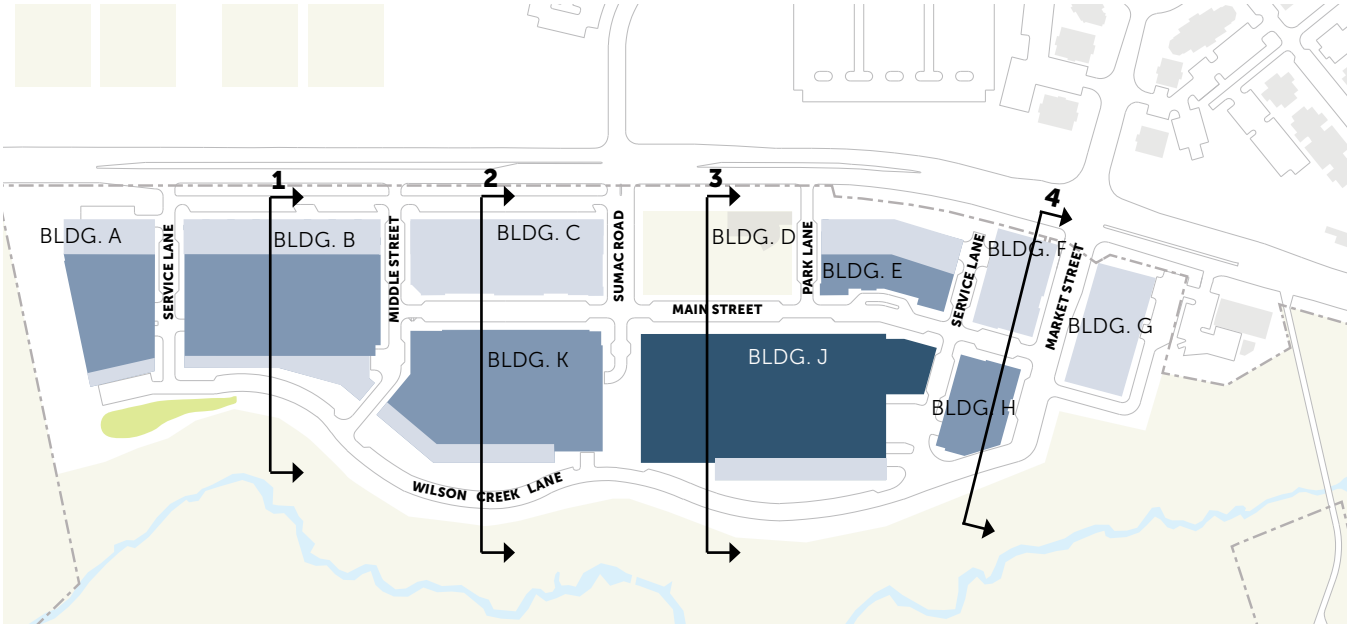
Parking: Maximum Height of Stories 12'-0"

Office: Maximum Height of Stories 15'-0"

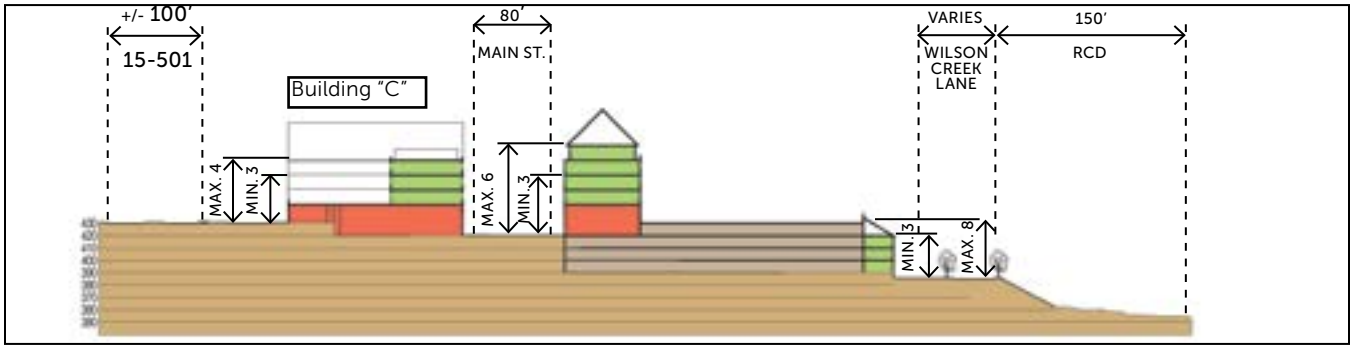
Hotel: Maximum Height of Stories 12'-0"

Mechanical Screens: Any rooftop mechanical equipment above 4' must be screened. The maximum height of any mechanical screen shall not exceed 20' above the adjacent roof.

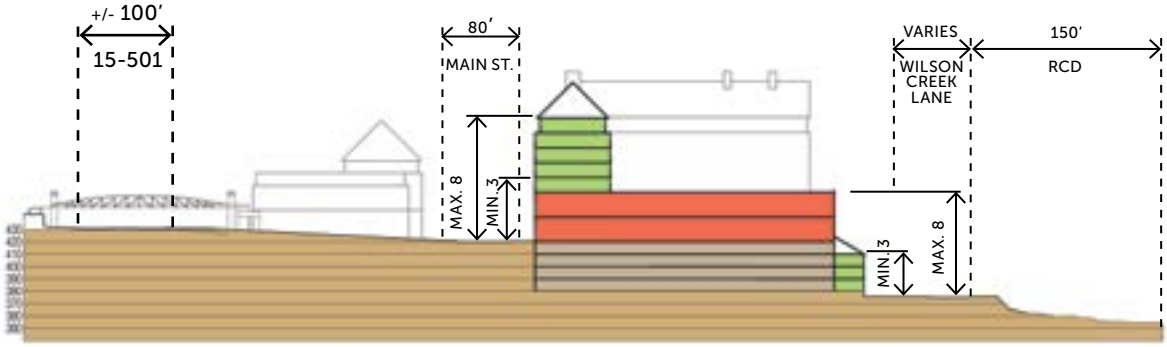
All buildings that front onto US 15-501 shall have an absolute height (Including occupied floors, sloped roofs, and any other roof top equipment) of 70'-0" above the average grade along the face of the building that fronts onto US 15-501. Only decorative corner tower elements are allowed to exceed this height. These buildings shall adhere to the 4 story and 70'-0" height limit for a depth of 60'-0" from the face that fronts US 15-501. Areas of the building that are set back greater than 60'-0" from the faces that front onto US 15-501 may rise up to 6 stories in accordance with the building height diagram.



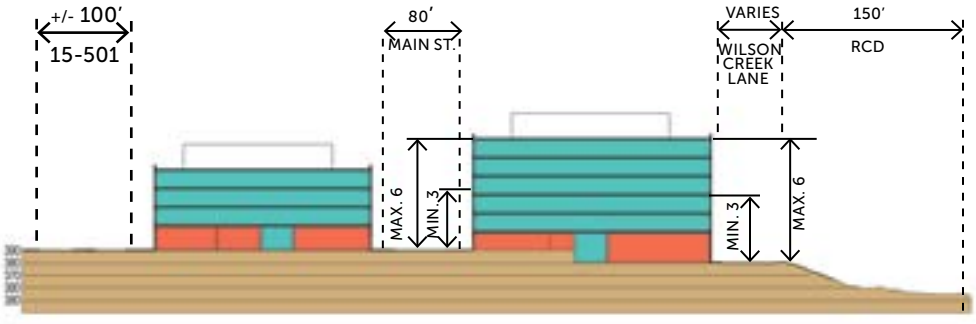
Section 01



Section 02



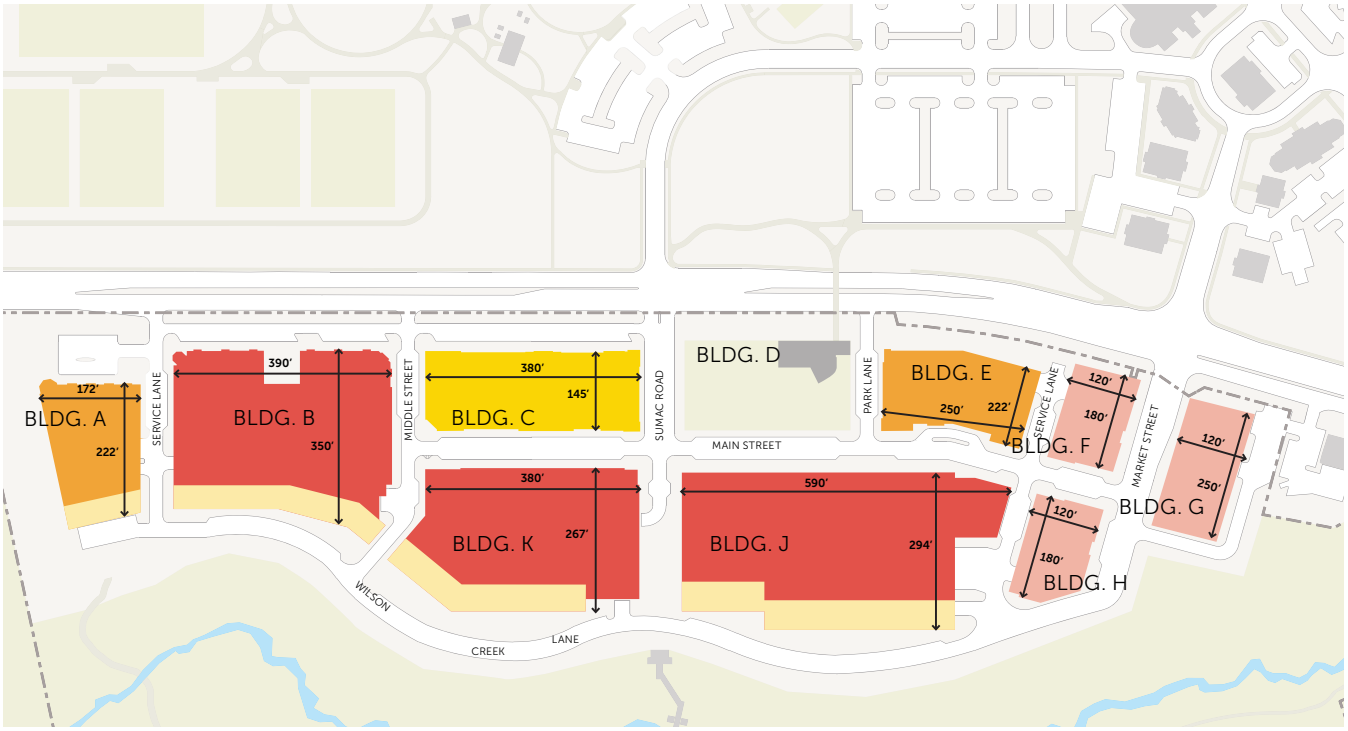
Section 03



Section 04

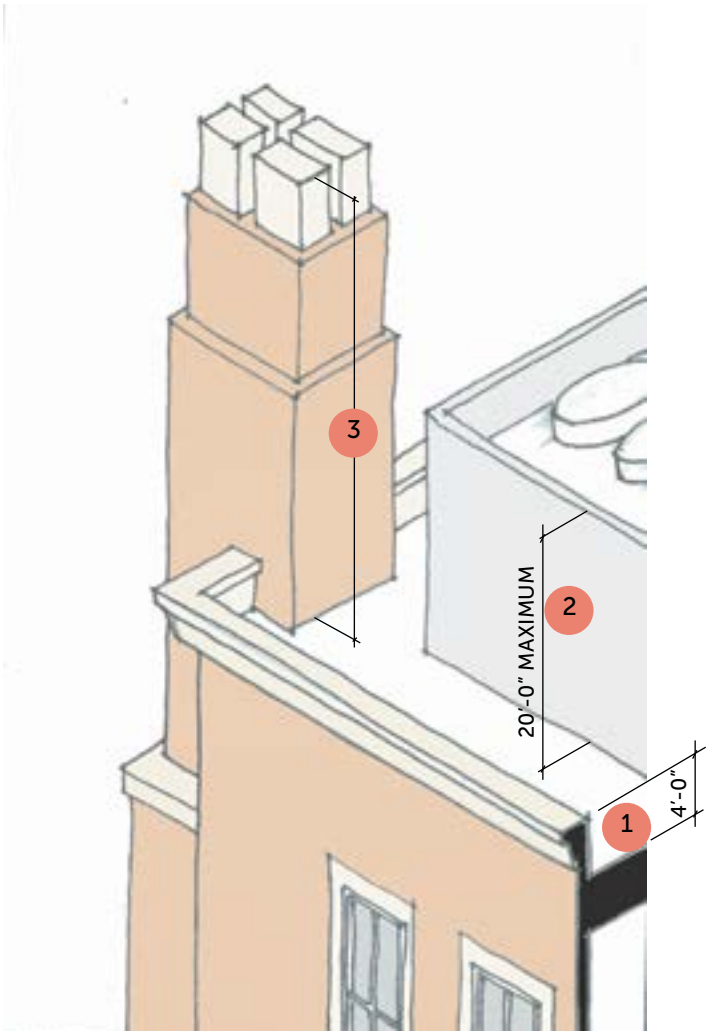
Block Dimensions

Obey Creek is planned with a walkable street grid. Block sizes generally range from 150′ to 400′ in length. To accommodate a large format retail store, one block is permitted to have a larger dimension of up to 600′ in length.



Parapet, Roof Screens, & Vertical Elements

1. Parapets can occur at the perimeter of buildings and can not exceed 4'-0" above the roof.
2. Mechanical roof screens must exceed the height of the equipment they enclose but in no cases may they exceed 20'-0" above the roof.
3. Corner tower elements, vertical markers, and sloping roofs may be of any height.



section 4:
building design standards

guidelines for building standards

This section outlines the general guidelines for defining the principal materials and elements for building facades for the Village at Obey Creek.

This section includes guidelines for anticipated building components within the Village including:

- Weather Protection, Shading, and Solar Access
- Exterior Building Materials and Finishes
- Awnings, Canopies and Building Projections
- Building Fenestration
- Storefront Design
- Articulation
- Corner Conditions

Weather Protection, Shading, and Solar Access

Intent

To incorporate architectural elements and design strategies that take into account solar orientation and other weather related factors to create comfortable and controlled indoor and outdoor environments within the Village at Obey Creek.

Providing Controlled Environments

Buildings will be scaled and proportioned to take advantage of solar orientation. Buildings should allow natural light to filter to the street level year round. Building positioning as well as shading devices should be incorporated to protect against strong summer sun as well as precipitation throughout the year.

Pedestrian Weather Protection

Buildings will provide protection in the form of overhangs, canopies, awnings, etc. to shield pedestrians from sun and precipitation throughout the year.

Building Orientation

Buildings should be designed to allow sunlight to reach the street level during colder months. Buildings should be positioned and scaled to allow natural light to reach other adjacent neighboring buildings.

Solar Strategies

To minimize heat gain, buildings should be oriented to provide shade where desirable during warm months and to access solar heat during winter months taking advantage of passive solar heating. The streetscape framework will also help to temper the pedestrian environment with deciduous trees that provide shade in the summer months and allow more sunlight to reach the street during the winter months.

Building projection acting as entrance canopy

Awnings can provide shade and weather protection

Buildings allow sunshine to reach the sidewalks

Canopies and recessed entryways protect entries

Arcades, balconies, and bays are all responses to south facing solar orientation

Outdoor dining with protective canopy

Facade Treatment

Solar orientation should be a major factor in the facade treatment of buildings. Facades with greater solar exposure should implement strategies which protect against heat gain, while facades with less solar exposure should incorporate larger openings that maximize natural light in the occupied spaces.

Building Entry Protection

Building entries should be protected from weather conditions such as sun, snow and rain by incorporating overhead projections like awnings or canopies and possibly recessing entry ways into the facade plane.

Maximize Facade/Building Articulation

The benefits of increasing the amount of facade articulation is two fold: (1) it provides opportunities to both activate facade planes adding visual interest to the streetscape and (2) provide protection from weather and helps to control thermal temperature both within buildings and outside at the street level though the use of awnings, canopies, and building projections like balconies.

Weather Protection Zones

Where possible larger weather protection canopies/ overhangs will be placed at block corners and in the mid-block locations to provide larger areas for pedestrians to gather while being protected from hot sun or rain. These areas will be no less than 150 square feet and the projection will be no less than 6 feet from the facade wall.

Outdoor dining areas should be protected with canopies

Exterior Building Materials and Finishes

Intent

To create an environment that is rich and diverse in expression through the use of materials and finishes that support a durable and sustainable neighborhood. To promote and characterize the Village at Obey Creek as an urban and contemporary place composed of quality exterior materials and construction with vernacular influence.

Material Selection

Materials appropriate to the desired overall character of the development will be used, and where possible regional materials will be incorporated. Materials, colors and finishes will reflect and support the temperate climate.

Material Quality

The materials used within the project must be of high quality, durable and sustainable. Particular care must be given to areas such as the ground floors of buildings, where human interaction with the building materials is greatest and has the most direct impact on the pedestrian. The building should be constructed of natural materials such as brick, stone, and natural metals where feasible.

Material Appearance

The materials used in the project will communicate a high level of quality and will enhance the overall design and character of the development, reinforcing the urban nature and appearance of Obey Creek. Materials should be intentionally and thoughtfully chosen and combined with regard to color, texture and scale so that they enhance, not detract from the overall concept of the development. Buildings will generally be designed with a tripartite order; a base, a middle, and a top.

Base

The materials for the base of the buildings will be highly varied and largely a function of each individual tenant's trade dress. The architecture of the building will come to the ground with neutral piers that express the structural module and separate tenants from one another. The neutral piers and horizontal sign band that define the base should be of more monumental, civic materials such as natural stone, cast stone, brick, or terra cotta. These materials, especially on facades that front onto a public sidewalk, should be both durable and tactile. Townhouses along Wilson Creek Lane should have foundation walls of stone or brick, with wood above.

Middle

The middle stories of multi-story buildings should have materials that are related to and consistent with other similar buildings within the Village. Possible materials for this zone include brick, cast stone, metal panels, wood, fiber cement panels, and the like.

Top

The top stories of multi-story buildings should be made of visually lighter materials such as metal panels, metal or wood shingles, or stucco.

Sloped roofs should be covered in slate shingles, asphalt shingles, standing seam metal, or other similar regional materials.

The Village at Obey Creek will allow for the implementation of advancement in materials and building techniques over time to be incorporated into the development in the future, especially those which enhance environmental sustainability without jeopardizing the overall character and visual appearance of the development.

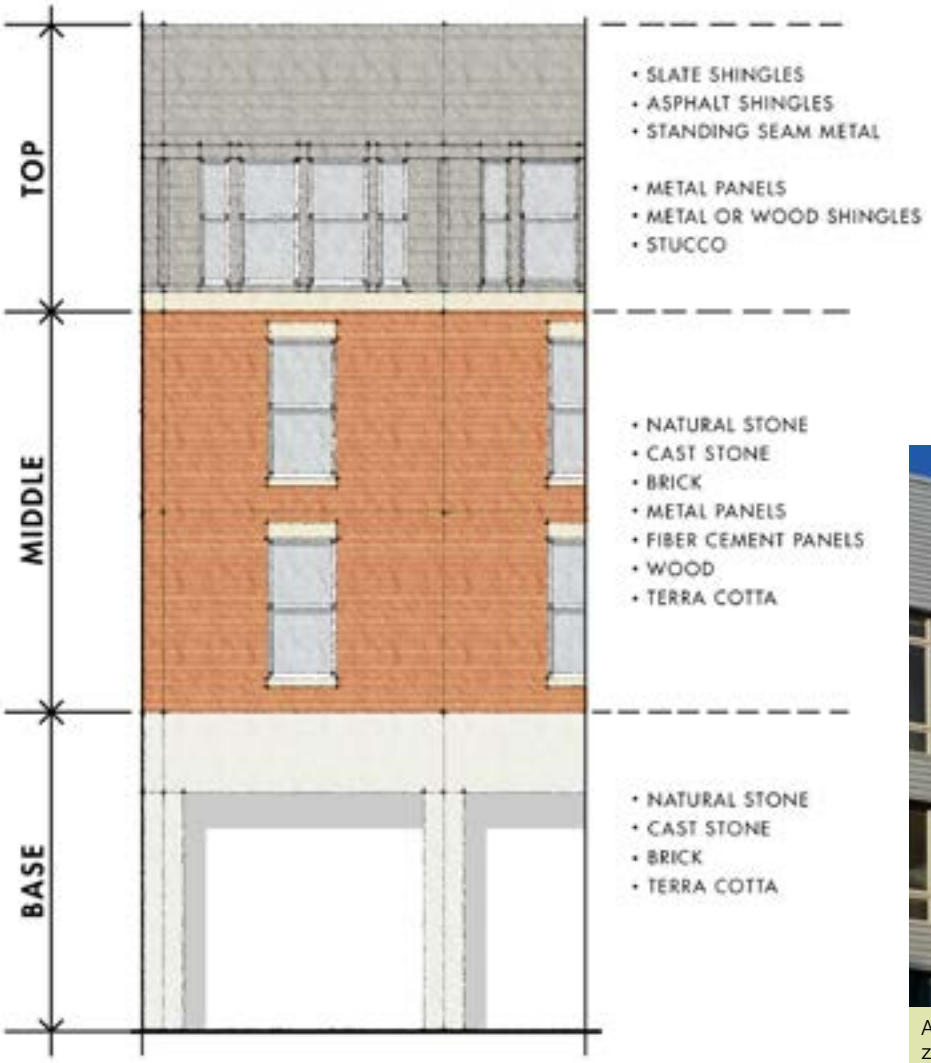
While no materials are prohibited by these guidelines, architects and designers should exercise great care and judgment to ensure that any selected material does not violate the spirit of the desired objectives, which include high quality, regionally sourced, environmentally sustainable building products. Materials that characterize inexpensive retail and residential development such as vinyl siding, vinyl windows, vinyl trim, EIFS, large scale metal panels, split faced block, ground faced block, or large scale fiber cement panels are strongly discouraged, and require explicit approval from the Town Manager. The CDC shall provide a recommendation to the Town Manager specifically addressing these materials when requested.

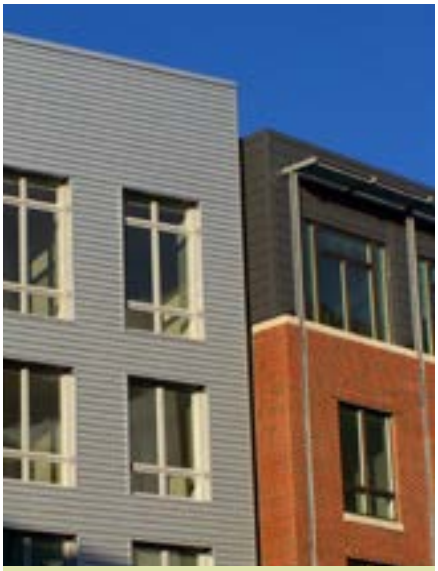
Variation in exterior materials

Metal Panel

Steel/Glass

Curtain Wall





A variety of materials defines different zones of a building

Treated Wood

Stucco

Stacked Stone

Brick

Limestone

Granite

Awnings, Canopies and Building Projections

Intent

To provide visual appeal and functionality to the pedestrian environment through a system of shade and weather protection devices that enhance the use and experience of the Village at Obey Creek

Building/Projection Compatibility

The design, material, visual quality and implementation of awnings and canopies shall be congruous, enhancing rather than distracting from the building's form, as they are an extension of the building to which they are attached.

Awning, Canopy and Projection Locations

The locations of awnings, canopies and projections must not obstruct the signage and views of the businesses/residences they are designed to protect and enhance. Awnings must be placed within the tenant control zone, while canopies may be placed outside the tenant control zone. The placement of canopies and awnings shall provide the best protection from the elements at critical times of the day as well as seasonal times of year to provide the greatest functionality of the outdoor environment. All awnings and canopies must comply with building code requirements for access and egress. Canopies at Hotel and Residential entries may extend out to curb.

Projection and Height

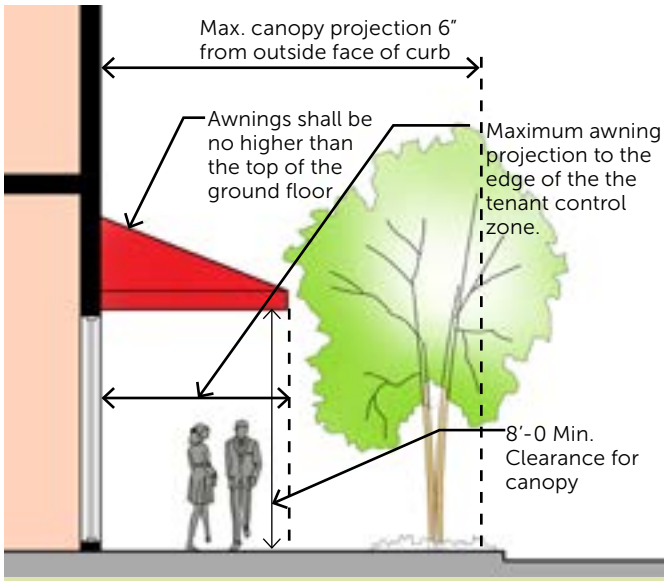
All awnings, canopies, and projections must be at minimum 8 feet above the sidewalk so as not to obstruct circulation. They will not interfere with the landscaping or lighting zones.

Awnings/Canopy Materials and Types

Where awnings and canopies are attached to facades that face public streets they should be permanently fixed structures. Adjustable awnings are permitted on patios, pedestrian passageways, and non-public street facing facades of buildings. All awnings should be made of durable, high quality materials.

Signage on Awnings

Please refer to section 6.0 for these requirements.



Awning and Canopy Diversity

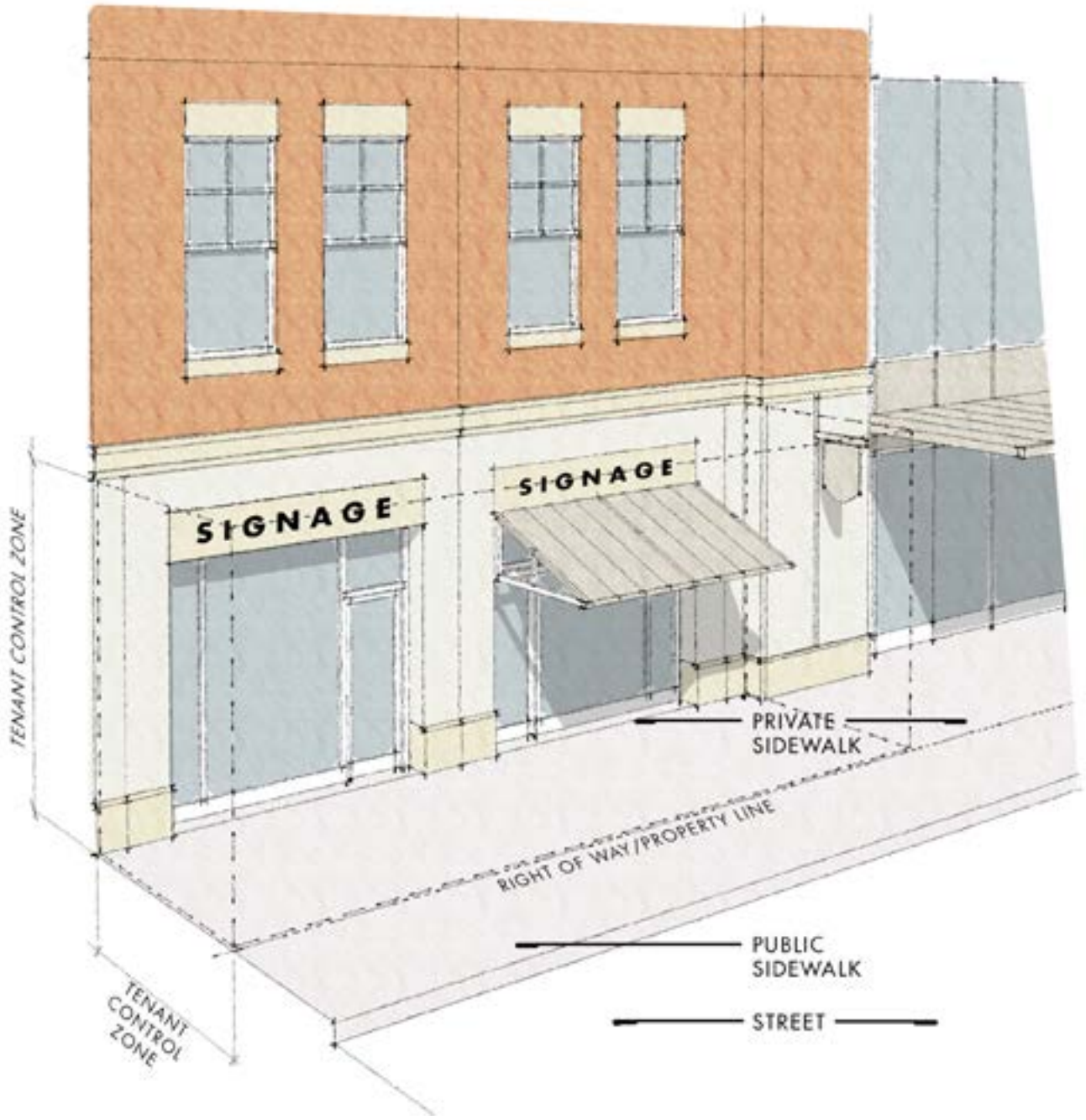
Residential canopies may extend all the way to the curb to offer weather protection.

Continuous Canopy

Corner Canopy

Decorative Canopy

Tenant Control Zone



Awnings, Canopies and Building Projections

Awning Color

Awnings are preferred to be solid in color. If patterned or polychromatic they should enhance rather than distract from the overall character of the streetscape.

Awning Canopy Variety

Variety in the design and material of awnings and canopies is encouraged throughout the village to contribute to and create the vibrant urban fabric and public realm. This is to be achieved within the tenant signage guidelines and should be compatible with the overall building and streetscape concept.

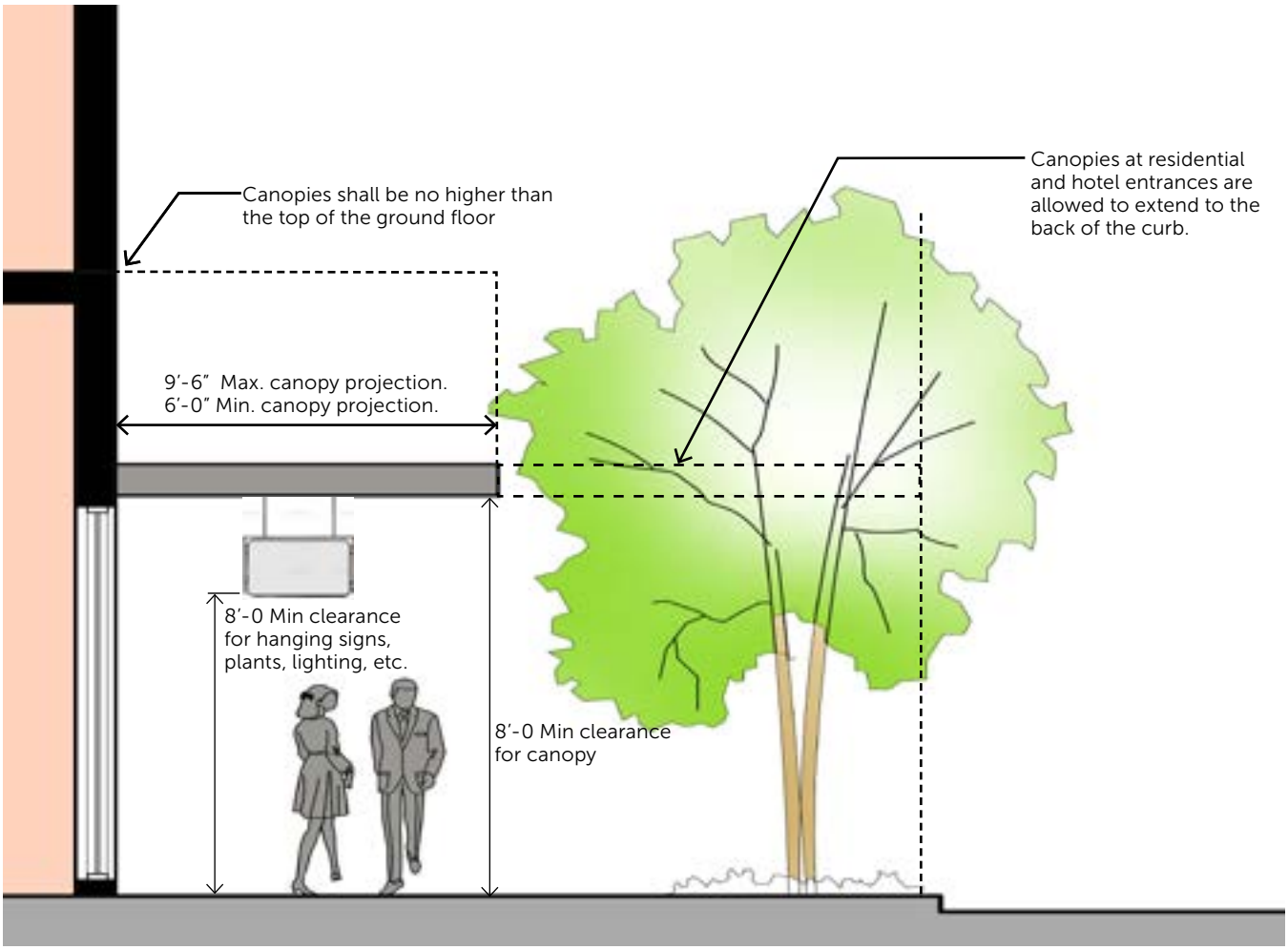
Placement of Awning and Canopy Supports

Awnings and canopies should be supported by the facade wall to which they are attached. Supports such as columns which would require placement in the pedestrian or landscaping zone will require individual review and approval by the management firm.

Awnings should be specific to each tenant and create variety along the street

Awnings supported from building wall

Canopy Design Standards



Building Fenestration

Intent

- To encourage transparency and therefore interaction between active uses
- Increase visibility of activity throughout the day and night, to activate and further engage pedestrians both indoors and outdoors
- To reinforce human scale and create a relationship between the built environment and its users
- To distinguish between active and passive facades, requiring fronts visible to the public realm to be more highly fenestrated and allowing facades that are hidden or rarely visible to be less fenestrated.

For Street Level Facades that Face the Public Realm

To encourage a dialogue between indoor and outdoor uses and activities, transparent glass storefronts are required on street level facades. This transparency will give the illusion of a larger public realm extending from the streetscape into the buildings themselves, and incorporate the use of natural light.

Minimum Street-Level Fenestration

The minimum amount of street level fenestration varies by building use. For retail buildings (Including office over retail and residential over retail) no less than 70% of the street level facade can be transparent glazing. All other uses not including retail shall be no less than 40% transparent glazing. The area between the finished floor and 12'-0" above the finished floor is the zone which must adhere to the above minimum fenestration requirements.

Glass Selection and Reflectivity

The transparency of glass will allow visibility between pedestrians on the sidewalk and the ground floor use inside. Glare should be kept to a minimum to insure comfort and safety. Low iron, nonreflective thermal insulated glazing should be used. No mirrored glass will be permitted.

Transparent glass connects exterior space to interior space

Transparency at night activates the street

Spilled light creates a welcoming, safe public realm

Projecting bays and vertically proportioned windows reinforce residential typology.

Opaque, ornamental or fritted glass can add visual interest to the upper stories of buildings

Articulation and Solar Orientation

The design of upper level facades should reflect/ react to their siting with regard to climate and solar exposure to create an environmentally responsible and sustainable building.

All buildings should have a regular pattern of openings (windows, doors, bays) that express the uses and functions of the spaces within. The solid to void ratio of exterior walls should be carefully studied to create pleasing proportions. Generally, windows should be vertically oriented punched openings with generous dimensions in residential and hotel buildings. Office buildings can have more continuous windows, but these windows should be separated by pronounced vertical stanchions at regular intervals to avoid reading as continuous strips or ribbons.

All windows should express their divisions with projecting mullions. Flat, butt, and SSG joints in glass are discouraged.

Ornamental, opaque or stained glass may be used minimally as special windows to accent or enhance a facade or screen structure/utilities from view. The walls of all buildings can contain other techniques to lend detail, proportions, and scale. String courses, expressed sills, and lintels, brick pilasters, brick patterns, working shutters, fixed solar controls, and projecting bays, oriels, and copings are encouraged to contribute to the overall visual texture of the facade.

Storefront Design

Intent

- To develop vibrant, unique, visually engaging and well designed storefronts that draw people in and act to enhance the character of Obey Creek.

- To activate the pedestrian realm by providing a high level of retail activity throughout the village core.

Storefront Design

Enhance the streetscape and pedestrian realm by giving individualized identity to storefronts and building entrances and outwardly expressing the uses within. Storefront design should be engaging and foster a visual relationship between the streetscape and the building users inside.

Storefront Entries

Storefront entryways should be attractive and engaging along the street to interest shoppers and promote pedestrian movement. Entrances should be close in proximity to each other to encourage walkability and to offer variety in design. Thresholds must be compliant with ADA requirements to accommodate easy access by all persons.

Storefront Security Device Placement

All security devices such as folding doors and overhead rolling grilles should be incorporated entirely into the storefront design so they are not visible from the street.

Entryway Transition

In order to provide a necessary transition zone between inside and outside, and to accommodate door swings and pedestrian traffic, building entries that front public streets are encouraged to be generally recessed into the storefront.

Storefront Positioning

Storefronts and entrances to other uses will orient toward the public street to engage pedestrians and activate the public environment. Where buildings do not face a public street (for example; if they face a park or plaza) entrances and storefronts will front toward the major pedestrian realm.

Storefront Proportion

Storefronts should be scaled and detailed for comfort and use. Large facades of buildings should be broken down into smaller more pedestrian friendly increments, and differentiated to avoid monotony. Surfaces should contain architectural and urban elements, signage, material/color changes, planar shifts and other devices to activate and stimulate pedestrian interest.

Storefront Streetwall

Storefronts should typically work together to create a consistent streetwall. Storefronts should not extend into the sidewalk zone except for allowed overhead awnings, signage, canopies and building projections (like balconies) that do not obstruct pedestrian movement.

Storefront Diversity

Individualized storefront designs and expressions should be encouraged over a repetitive series of storefronts. Multiple small storefronts are preferable to longer more sparsely spaced storefronts. The overall goal is to create a lively, visually diverse and active pedestrian oriented environment that conveys the uses of the tenants within an individualized and stylized way.

Iconic storefronts can create identity for the whole Village

Color, logos, and blade signs bring individuality to each storefront

Recessed entries and a variety of storefront materials

Outdoor seating areas can be defined by umbrellas, awnings, and railings.

Carefully detailed storefronts create a pedestrian scale

Articulation

Intent

Buildings should create a comfortable and diverse streetscape and pedestrian realm that is human in scale and varied in material use, color, texture, meter, form and proportion. Facades must be articulated according to their category, i.e. public facing front facade, publicly visible side facade or hidden back facade. Temporary seasonal banners and decorations coordinated by the Management Company are encouraged and allowed on building balconies and appropriate wall areas above the first floor throughout the village.

Articulation through Variation in Plane

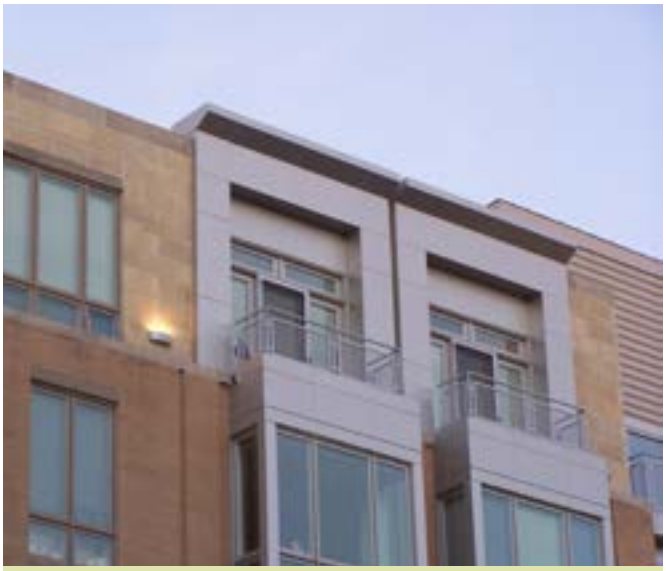
Street walls at the ground floor level should incorporate a variation in wall plane every 100 linear feet or less of building frontage. Variations should not be less than 4 inches in depth or projection. Parapet walls should change in height no less than every 100 linear feet. Change in height will be no less than 2 feet.

Building Scale and Variation

Buildings with the upper stories of other uses should be differentiated by incorporating design elements that reflect their use, i.e. balconies for residential units. Uses should be distinguishable by design and differentiated in elevation. The scale of the building should remain conscious of the desired pedestrian oriented development and offer a comfortable human scale at ground level.

Seasonal banners can bring color and texture to building facades

Varying the building wall at street level creates visual interest and identity for tenants



Bays and balconies add interest to the upper stores of residential buildings

Trellises, cornices, and terraces add human scale to the upper stories of office buildings

Facade organization should reflect the underlying structural grid

Facade articulation and proportions should facilitate the uses within the buildings

Projecting bays, bris soleil, and varied materials create depth and shadow on buildings

Facade Variation

Facade variation should reflect the structural grid of the building and the use within. Certain areas such as primary entry ways and building corners should be accentuated to indicate prominent points of passage and engagement as well as to provide individualized design moments.

Projections

Projections including balconies, oriels, and terraces are encouraged to further activate building walls and create visual interest. Projections may protrude no further than 3 feet past the build to line.

Structural Articulation

Walls should be expressed, detailed and articulated to enhance the fabric of the building facade, creating depth with shadow through changes in plane and material variation.

Accentuate Corners

Buildings on the corners of main streets should be given priority as areas to enhance, articulate and emphasize. Corners will serve as vertical markers within the project and will help with wayfinding and orientation.

Light Filtration

Buildings on the south side of streets are encouraged to allow sunlight to filter to street level throughout the day within the project.

Corners can become vertical markers to aid in pedestrian orientation

Corner Conditions

Intent

To create visually accented street corners that differentiate blocks, and add visual identity as well as activity to street views, and aid in wayfinding.

To enhance the urban character of the village by creating visually heightened buildings that add variations to the street wall.

Multi-Story Corner Height

Where multi-story buildings occupy the block corner facing onto "main" streets, they are required to address the intersection that they front in one of the following ways.

- **Height:** increase building height by no less than half a typical floor height for 15 linear feet of distance in each street fronting direction.
- **Roof Shape:** The roof shape at the corner must be articulated differently from the rest of the building to add variety to the building's silhouette.
- **Rounded/Chamfered Corners:** Changing the shape of the corner of the building, i.e. rounding or chamfering the wall planes to alter the perception of the corner. This must be done for no less than 15 linear feet of distance in each street fronting direction.
- **Recessed/Extruded Corners:** Recessing or Extruding at a minimum the ground floor level of a corner building for a difference of no less than 2 feet from its adjacent facade plane for a minimum distance of 15 linear feet in each street direction.

Entry ways

Entry ways should be located in or near the corner of the building and be incorporated into the accented design.

Materials/Colors

Further differentiation at the corners through material and/or color changes is also encouraged.

Corners offer unique opportunities to create building identity

Rounded or chamfered shapes help pedestrians navigate corners

Corners may be recessed or protruding

Changing materials and parapet heights adds emphasis to corner

section 5:
landscape + site design standards

landscape + site design standards

Public open spaces are the hallmark of a community. The range of public open spaces include neighborhood parks accommodating passive and active use, squares as gathering space, courtyards, community gardens, playgrounds, nature preserve and trails. Once an overall park plan for Obey Creek is established to program the various outdoor uses, the parks will contribute to the quality of experience and distinctiveness within the community.

Essential Elements:

- Public Open Space and Parks
  - Highland Park
  - Overlook Park
  - Wilson Creek Preserve
- Landscape Standards of Specific Site Areas
  - US 15-501 Gateway Frontage
  - Main Street
  - Secondary East / West Internal Streets
  - Wilson Creek Lane
  - Sidewalks and Paving
- Lighting

Intent

- Public Open Spaces and Pocket Parks should respond to contextural attributes such as orientation, adjacent land uses, intended purpose, anticipated use and intensity of use
- Create development that is pleasant in character and human in scale
- Create open space for community gathering
- Promote accessibility and smooth circulation of people and traffic
- Achieve a balance and compatibility between active and passive recreational uses
- Provide visual appeal and seasonal interest
- Provide dedicated site furniture including benches, trash receptacles, and lighting unique to specific areas
- Coordinated landscape and plant palettes
- Ensure environmental diversity
- Provide for safety for users and ease of supervision
- Crime prevention through envirionmental design will be considered in the design process for all public outdoor spaces. The developer will work closely with Town Staff in evaluating proposed design solutions.
- Where public art is proposed the Developer will consult with the Chapel Hill Public Arts Commission

Open, public spaces human in scale and pleasant in character

Informal activities

Vibrant and active public plaza

Environmental diversity

Highland Park will include a retail / restaurant kiosk with outdoor dining

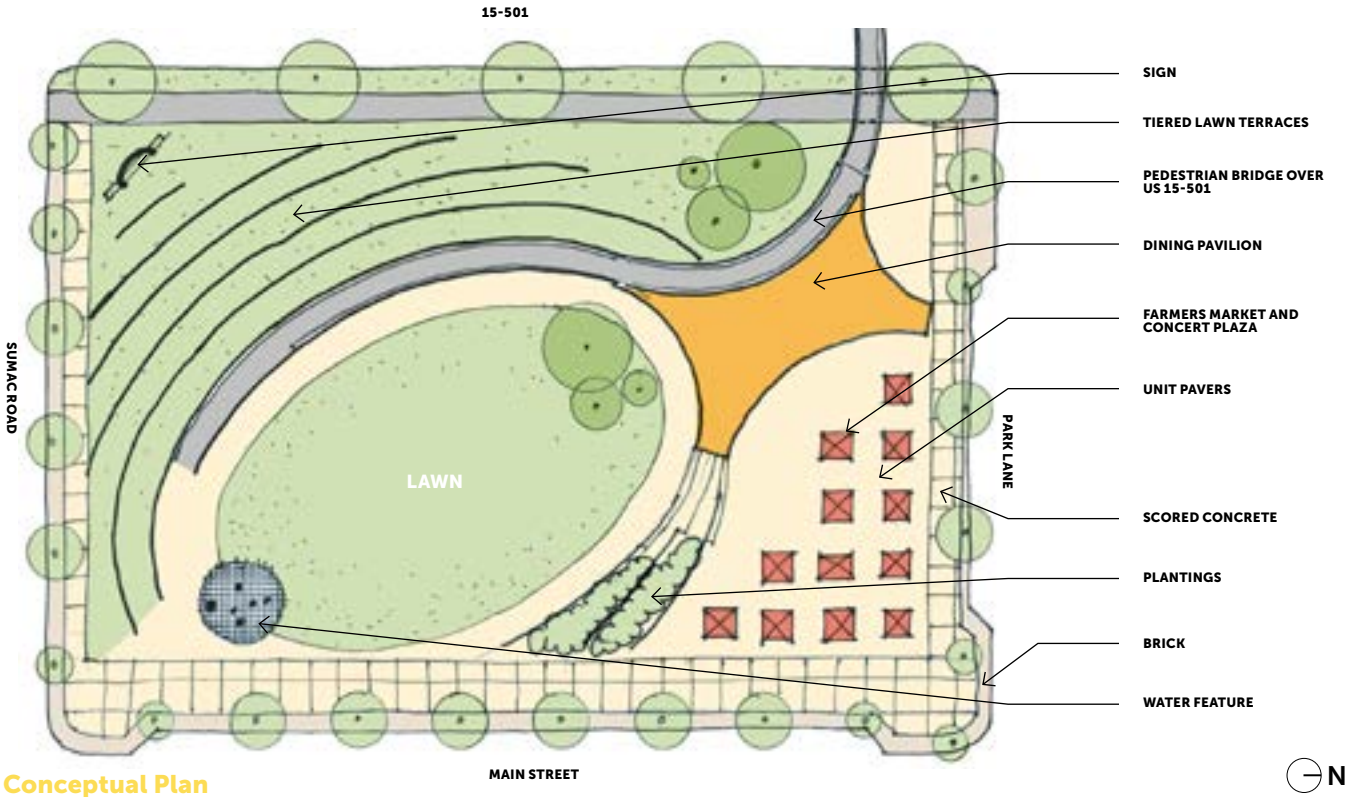
Description

Highly visible from US 15-501, Highland Park is the primary central public focal area of Obey Creek. A 1.3 acre open space will define the character of the park where both informal and programmed activities will attract Chapel Hill residents and visitors.

Expanded hardscape areas along the edges of the park will accommodate sidewalk fairs, farmer's markets and similar activities. The northwest corner is reserved for retail, restaurant or open-venue uses that may anchor this end of Highland Park. This important corner space is unique as it also serves as the landing for the greenway bridge, connecting Obey Creek with Southern Village and the Park and Ride lot.

The architecture of buildings within this corner will respond to and perhaps incorporate the pedestrian and bicycle bridge as it transitions to grade. Surrounding Highland Park, street level retail uses will stimulate activity creating an active and engaging public space. Highland Park defines the entrance to the community and becomes a key part of the gateway to Chapel Hill.

Highland Park



Conceptual Plan

Wilson Creek Preserve

Description

The Wilson Creek Preserve is the result of the efforts of Chapel Hill's residents over many years to protect 85 acres of open space for future generations. Serving as a critical natural buffer it protects the waters of Wilson Creek along with the stands of mature hardwood trees along its banks. The park is the former site of a gravel strip quarry. After restoration efforts, this quarry is planned to accommodate a passive open space.

8,000 ft of natural and/or gravel surface trails, wildlife habitat enhancements and active forest management will provide for pedestrian access within the hardwood forested areas while protecting these areas in perpetuity.

Buffers

Buffers essential for protecting adjacent properties have been considered in the plan for Obey Creek. The Wilson Creek Preserve provides buffering (100' min. width) to all adjoining properties with the exception of the Strata Solar building where alternative buffers are consistent with LUMO Standards.

No additional buffers will be required internal to the Obey Creek site or along external boundaries of the Wilson Creek Preserve.

Natural pathways

Walking paths


WILSON CREEK
NATURE TRAILS
FACE SLOPE
WITH BOULDERS: LANDSCAPING
NATURE TRAILS


NATURE TRAILS
WATER FEATURE
PICNIC SHELTER
TOPSOIL TERRACE
OPEN SPACE
NATURAL STONE
PATHWAYS
PICNIC BENCHES

Overlook Park

Description

Overlook Park is the primary gateway to the Wilson Creek Preserve. Centrally located, it is situated on a promontory that offers views and easy pedestrian access to the trails and park facilities. As an entranceway to the preserve it will serve to orient visitors to the opportunities within the park for both passive and active recreation.

Overlook Park will memorialize the dedication of this important preserve and the efforts of the larger community to protect this valuable open space for future generations.

Overlook Park will include shaded seating and informal gathering spaces.

Activities and uses

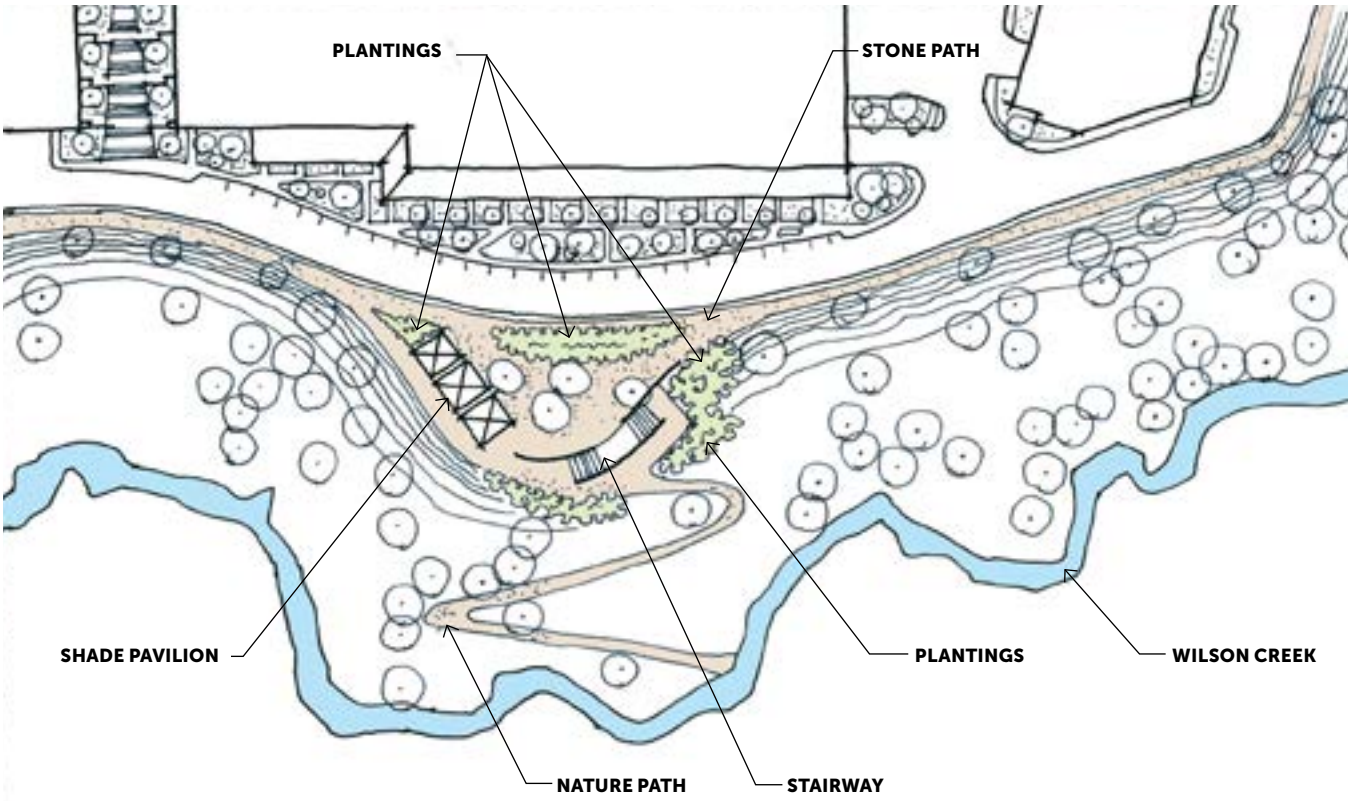
- Gateway architecture and/or iconic landscape features, wayfinding and interpretive signage, individual and small group seating areas, child play area

Individual and small group seating

Informal games

Iconic landscape features

Informal gathering spaces



Conceptual Plan

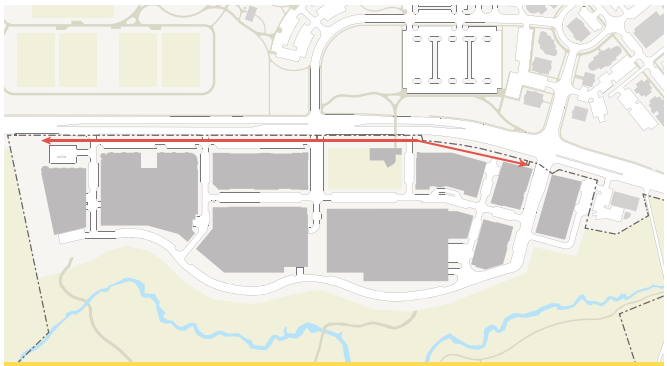
Promotory views

Entry to walking paths

Landscape Standards of Specific Site Areas

A landscape theme will foster unity of design and appropriately reinforce the urban or natural setting to which it is responding. A diverse landscape is more resilient to disease and damaging natural events making it more sustainable over time. It provides more interest and helps to create a more diverse habitat for wildlife in both urban and natural settings.

Native and adapted plant species that are drought tolerant will be given priority over others. Irrigation, where planned, should incorporate the use of rainwater harvesting and/or high efficiency systems design. Key public areas within Obey Creek are identified below along with specific design objectives for each.

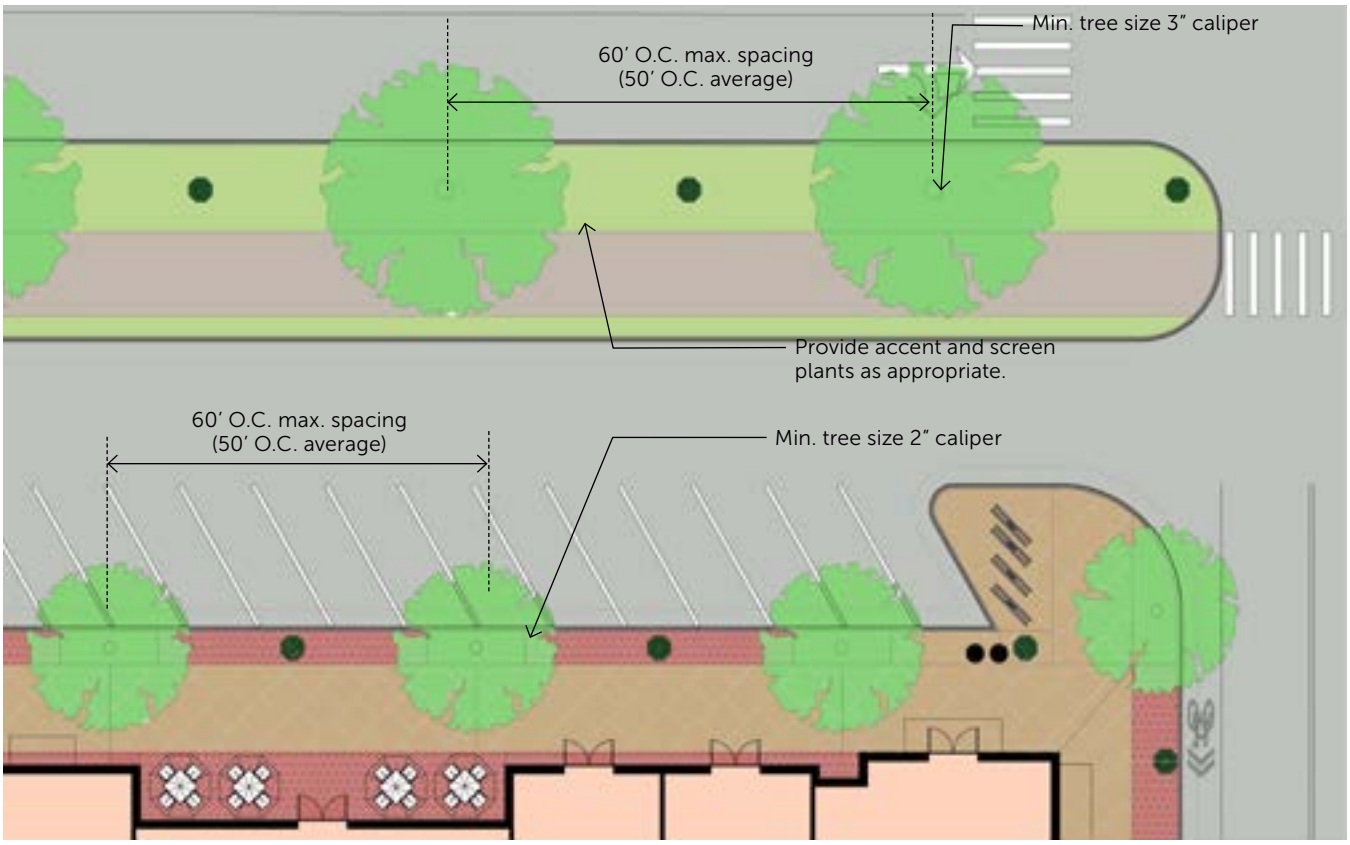


Key plan

US 15-501 Gateway Frontage

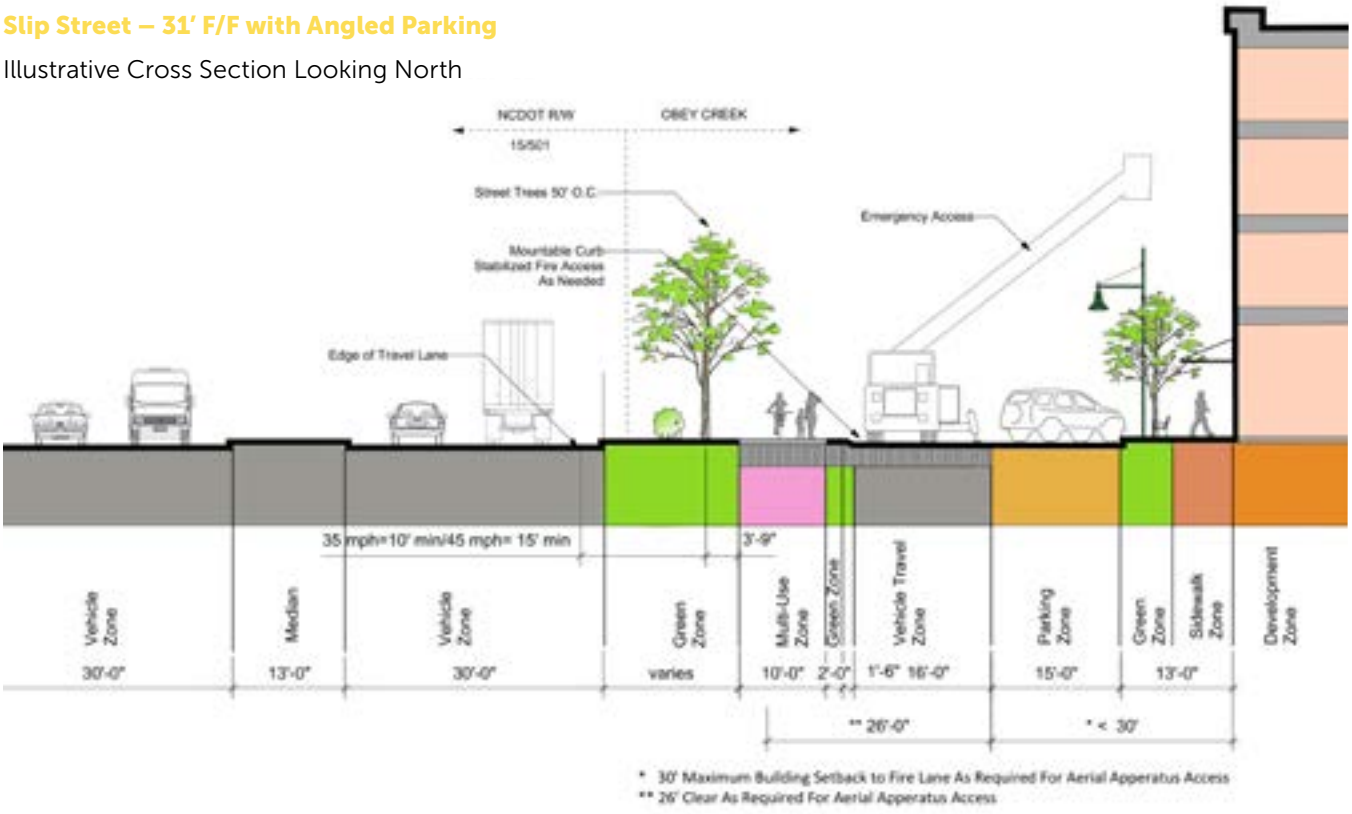
The US 15-501 Corridor is a critical gateway into Chapel Hill and provides the first impression to visitors as they enter the Town. The scale of this US Highway suggests large tree plantings that help to create a soft edge to the roadway while affording views to adjacent buildings and open spaces.

- Respond to scale of roadway and available planting area in selection of species
- Provide shade canopy to adjacent pedestrian areas and slip-street
- Create rhythm through spacing and accent plantings
- Consider durability, tolerance to urban street environment and upward branching forms for species selection
- Conform to NCDOT Guidelines for plantings within NCDOT R.O.W.
- Maintain view to adjacent shop fronts and land uses
- Provide accent and screening plants as appropriate
- Adequate tree-pit/planting design necessary for long term health of street trees will include 300 CF of structural soil or free soil
- Maximum tree spacing: 60' O.C. as needed to avoid utilities (Average 50' O.C. maximum spacing per block)
- Minimum tree size: 3" caliper total/per 50 lf of street average (including both sides of street)



Slip Street – 31' F/F with Angled Parking

Illustrative Cross Section Looking North



Landscape Standards of Specific Site Areas

Main Street

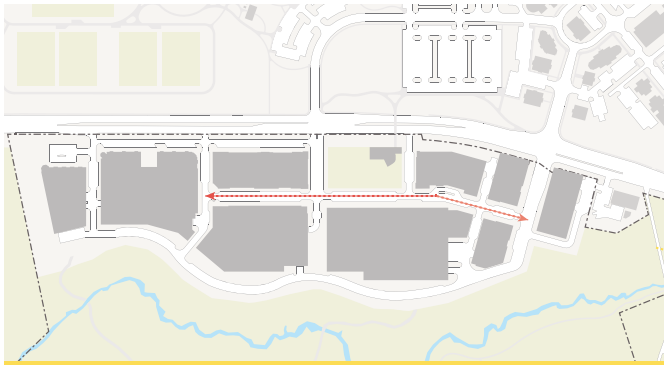
Smaller in scale than US 15-501, the internal retail streets of Obey Creek provide the setting for the most intensive activity within the community. Sidewalk dining, benches, bike racks, amenities and utilities must all coexist in this space, creating a density that energizes the activities it is intended to serve. Building heights and setbacks play an important role in the selection of plant species and the amount of shade they contribute to the street.

- Respond to scale of the street, adjacent buildings and planting areas in selection of species
- Consider the contribution of shade provided by adjacent buildings in designing for tree canopy
- Create rhythm through spacing and accent plantings
- Consider durability, tolerance to urban street environment and upward branching forms to minimize conflicts with sidewalk activity for species selection
- Maintain views to adjacent shop fronts and land uses
- Provide accent and screening plants as appropriate
- Adequate tree-pit/planting design necessary for long term health of street trees will include 300 CF of structural soil or free soil
- Maximum tree spacing: 60' O.C. as needed to avoid utilities (Average 50' O.C. tree spacing per block)
- Minimum tree size: 2" caliper*/ 4" total caliper per 40 lf of street average (including both sides of street).
- *Except 3" minimum caliper as noted for 15-501 sidepath and Highland Park

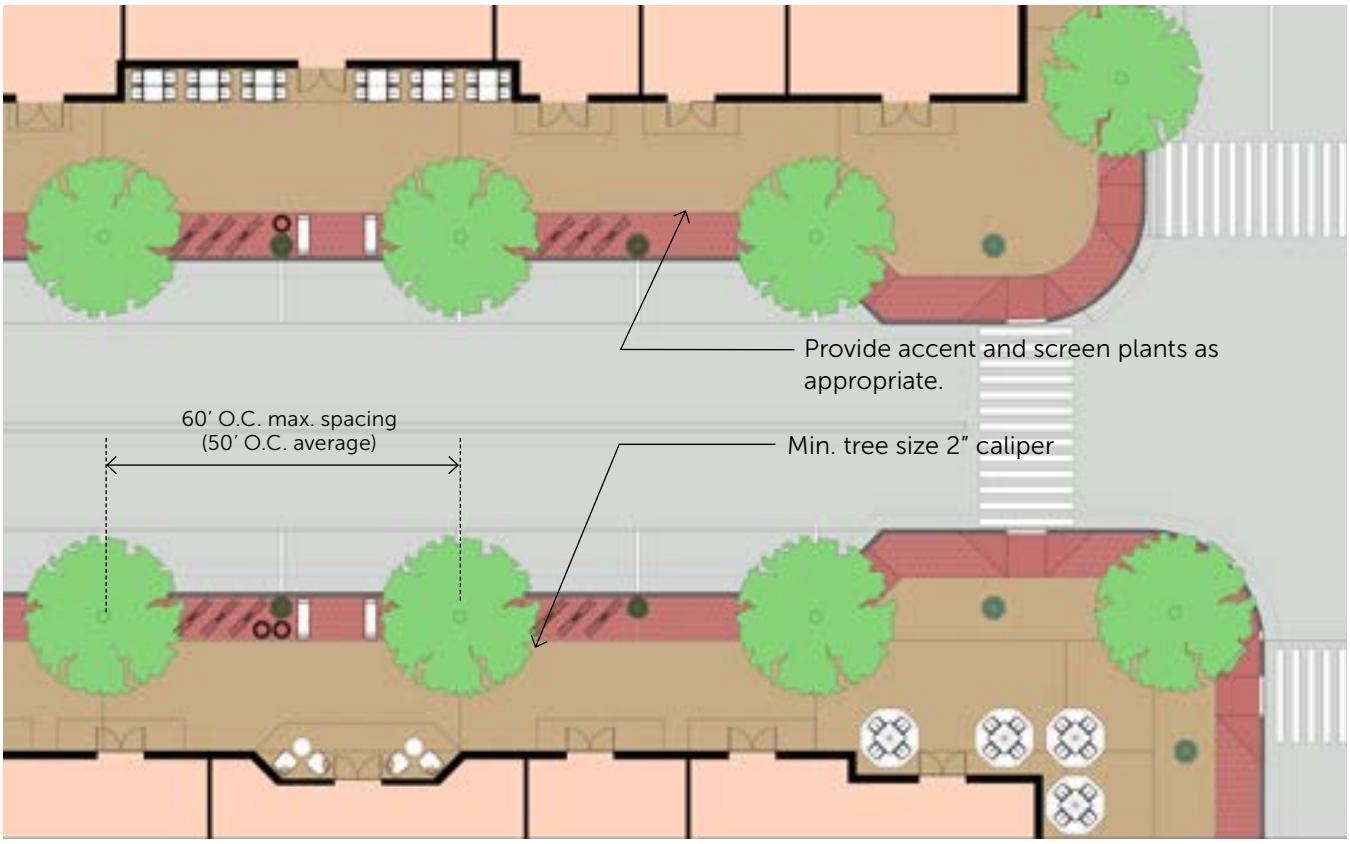
Street trees add rhythm and scale to the public realm

Landscape is a vital component of a complete street

Create rhythm through spacing and accent plantings

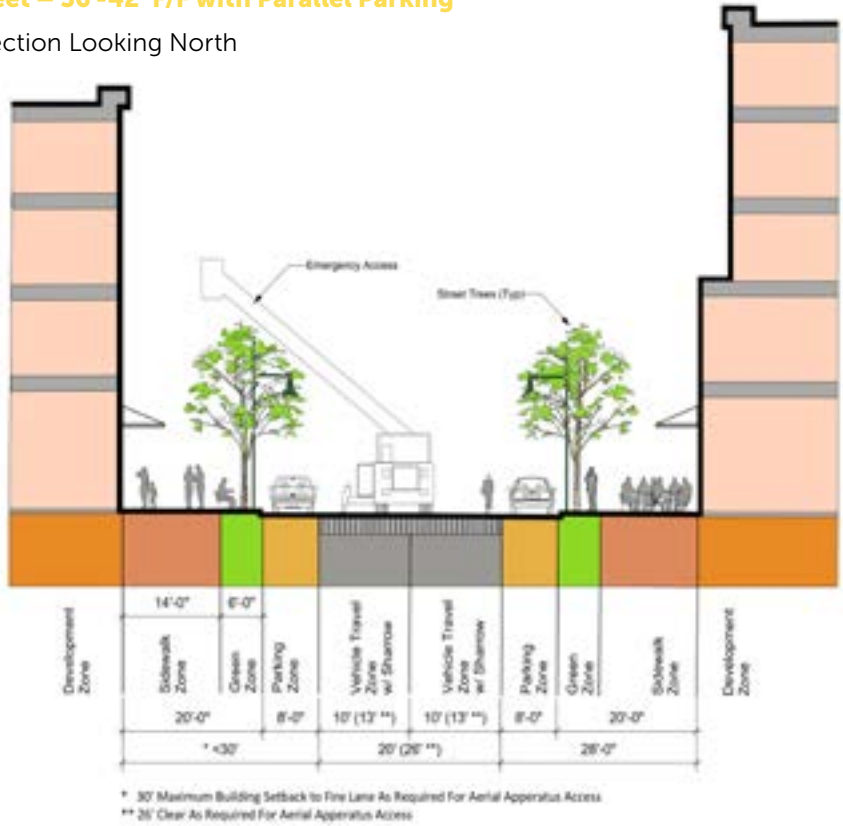


Key plan



North / South Street – 36'-42' F/F with Parallel Parking

Illustrative Cross Section Looking North



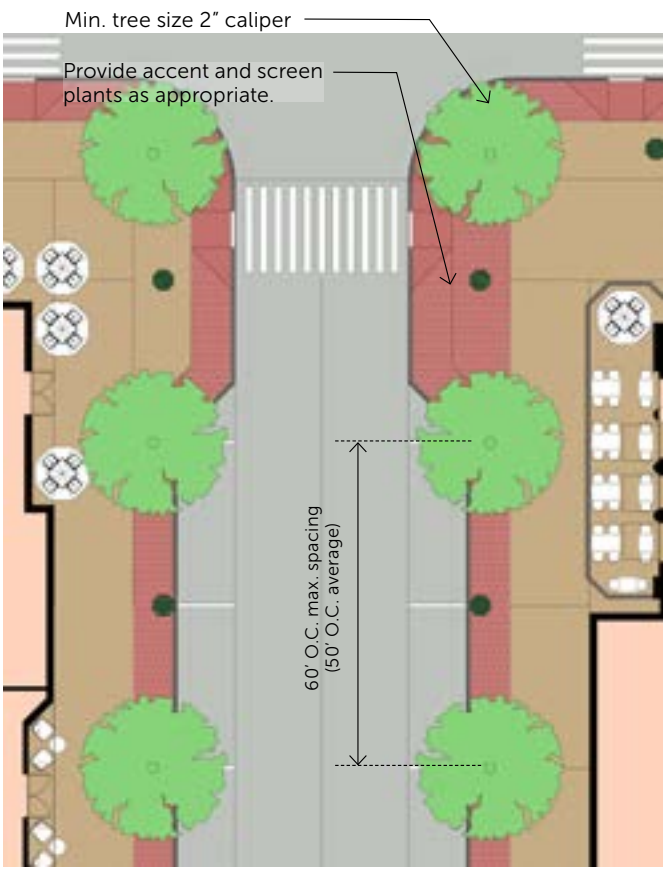
Landscape Standards of Specific Site Areas

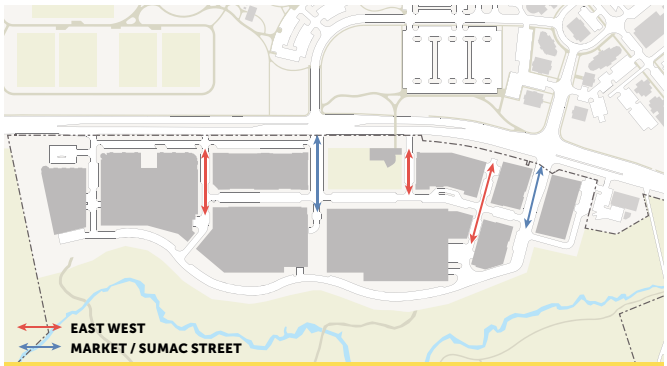
Secondary East/West Internal Retail Street

Characterized by a lower incidence of retail uses and sidewalk dining, the Secondary Internal Streets provide important connections to Wilson Creek Lane, the linear park, Overlook Park and the Wilson Creek Preserve.

Generally oriented in an east-west direction, the microclimate will vary requiring careful plant selection and often a varied plant palette from one side of the street to the other.

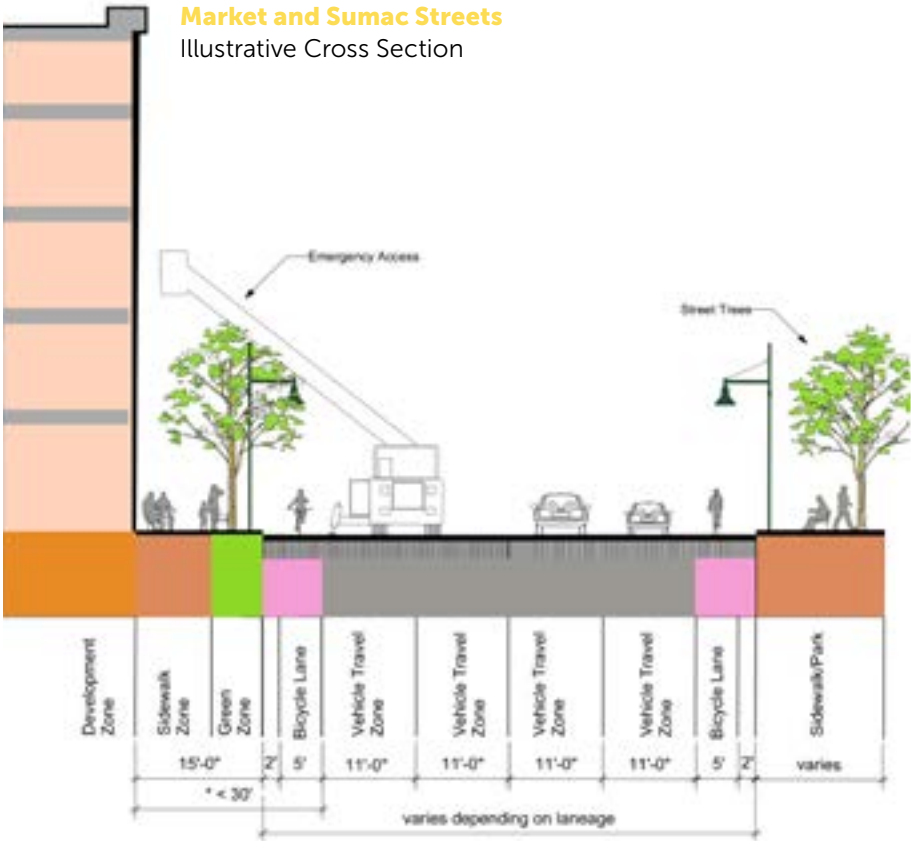
- Respond to scale of the street, adjacent buildings and planting areas in selection of species
- Consider the contribution of shade provided by adjacent buildings in designing for micro-climate and tree canopy
- Create rhythm through spacing and accent plantings
- Consider durability, tolerance to urban street environment and upward branching forms to minimize conflicts with sidewalk activity for species selection
- Provide accent and screening plants as appropriate
- Adequate tree-pit/planting design necessary for long term health of street trees will include 300 CF of structural soil or free soil
- Maximum tree spacing: 60' O.C. as needed to avoid utilities (Average 50' O.C. max. spacing per block)
- Minimum tree size: 2" caliper*/ 4" total caliper per 40 lf of street average (including both sides of street)
- *Except 3" minimum caliper as noted for 15-501 sidepath and Highland Park



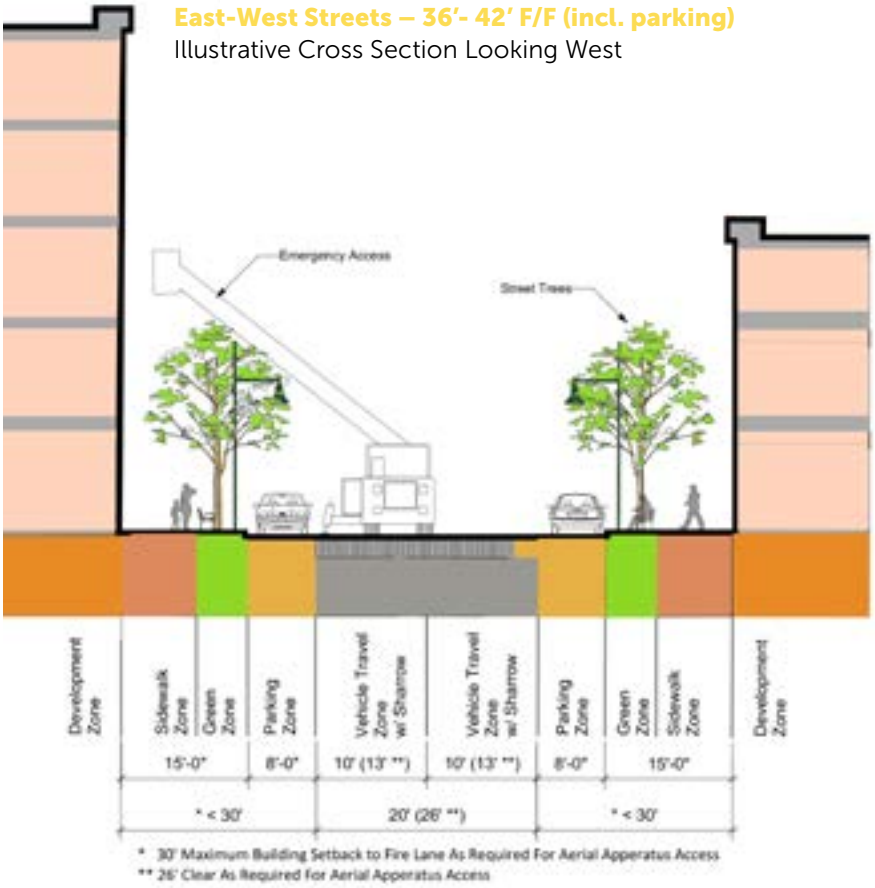


Key plan

Market and Sumac Streets
Illustrative Cross Section



East-West Streets – 36'- 42' F/F (incl. parking)
Illustrative Cross Section Looking West



* 30' Maximum Building Setback to Fire Lane As Required For Aerial Apperatus Access
** 26' Clear As Required For Aerial Apperatus Access

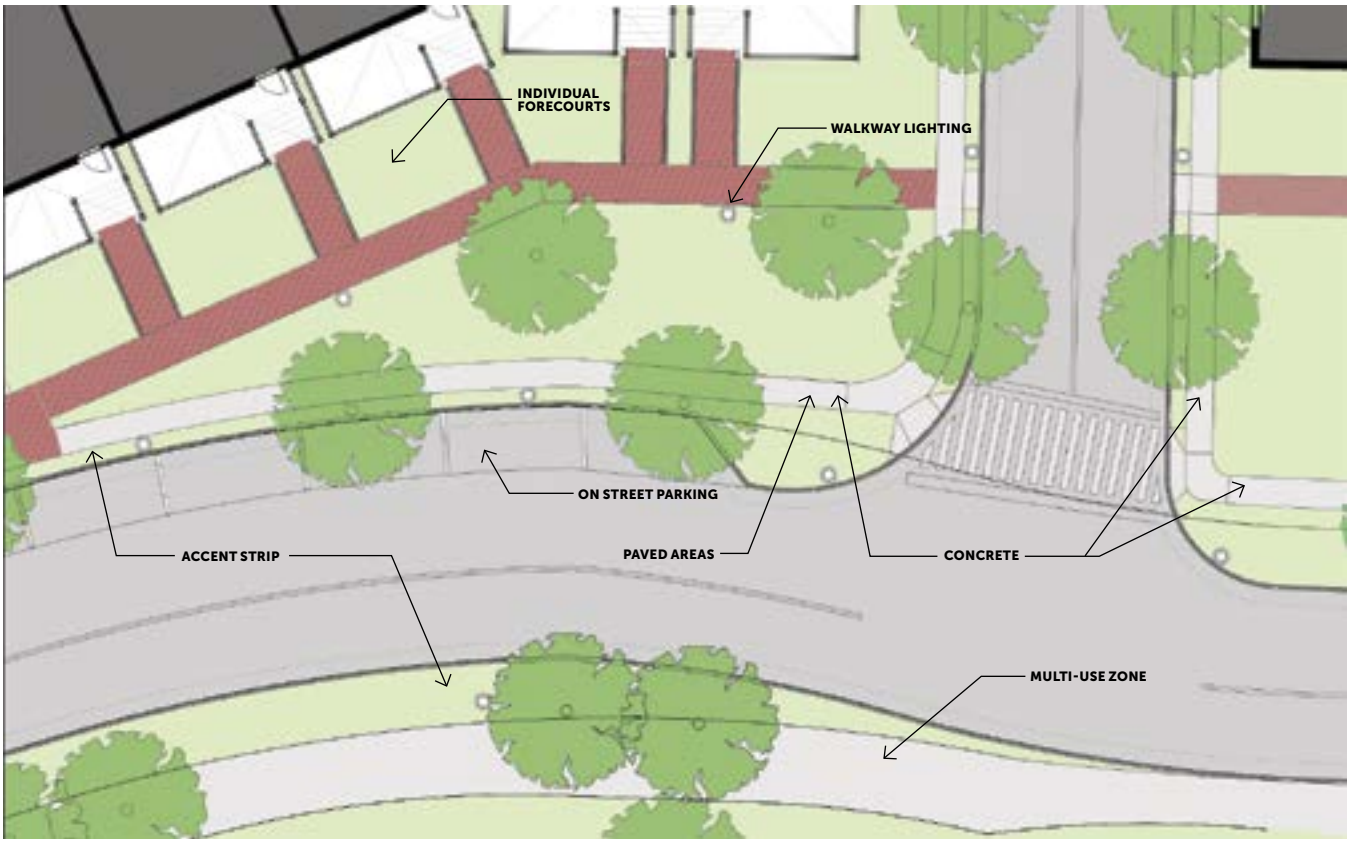
Landscape Standards of Specific Site Areas

Wilson Creek Lane

Residential townhome stoops, intimate sidewalk gardens, seating areas and shaded meandering travel ways define the character of Wilson Creek Lane. A linear park along the western boundary of the creek creates an edge to the Preserve to the east and provides opportunities for strolling and informal gathering areas.

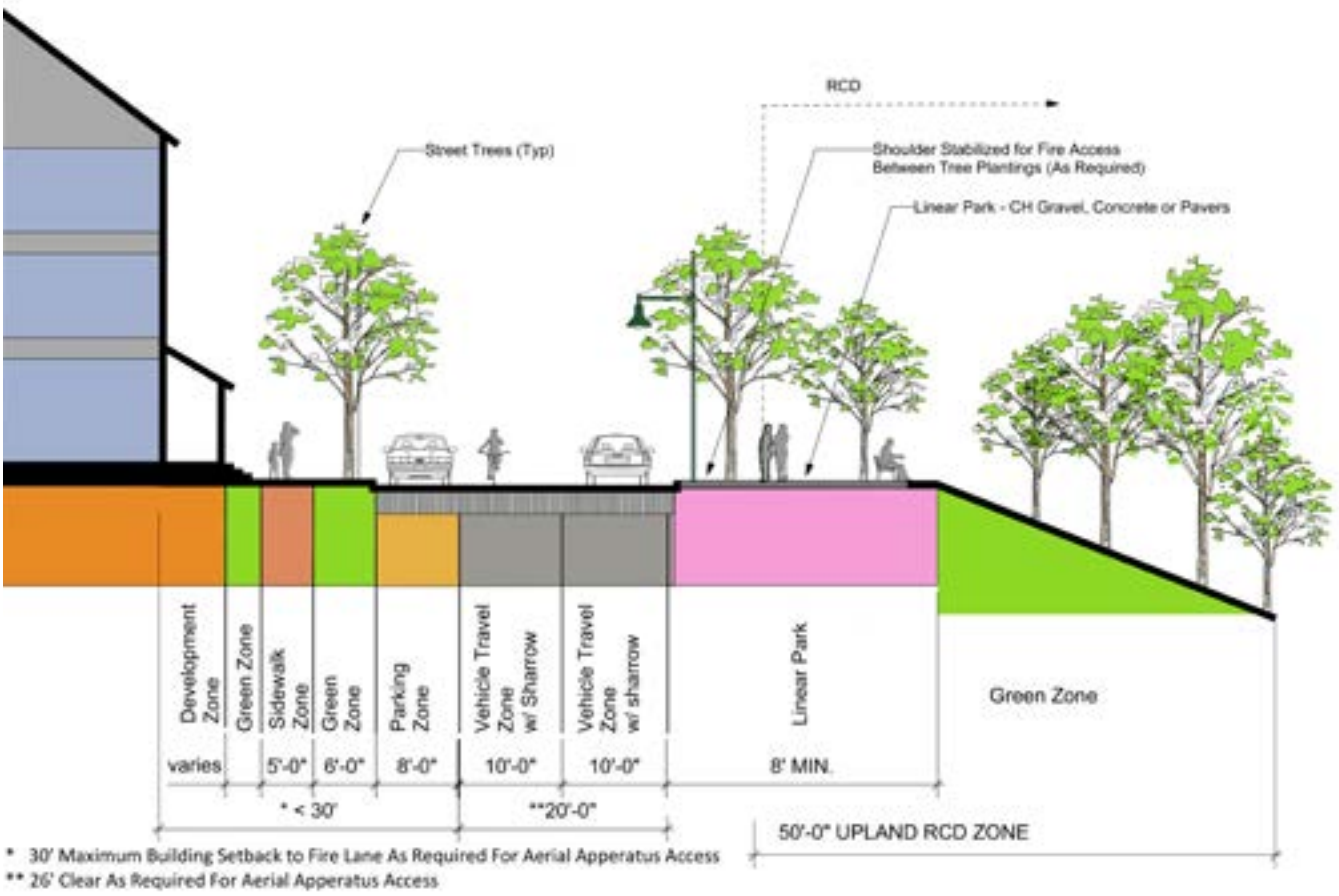
Wilson Creek Lane and the landscape plantings that become a part of its composition will impart a distinctly slower pace from the more active retail-sidewalk spaces of Obey Creek.

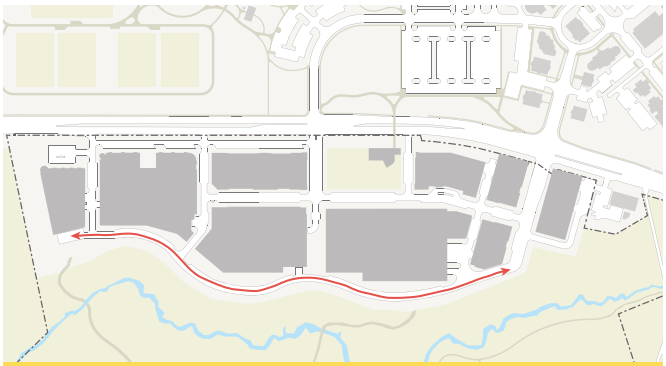
- Shaded meandering lane reinforced by larger lower branching street tree species
- Border plantings reinforce the boundary between Wilson Creek Lane and the Preserve
- Informal placement of trees along the linear park will create added interest at special areas
- Forecourts to the residential townhomes will provide opportunities for a more detailed, intimate landscape
- Retaining wall plantings will include vines and cascading plants to soften the edge
- Provide accent and screening plants as appropriate
- Adequate tree-pit/planting design necessary for long term health of street trees will include 300 CF of structural soil or free soil
- Maximum tree spacing: 60' O.C. as needed to avoid utilities (Average 50' O.C. max. spacing per block)
- Minimum tree size: 2" caliper*/ 4" total caliper per 40 lf of street average (including both sides of street)



Wilson Creek Lane – No Wall

Illustrative Cross Section Looking North





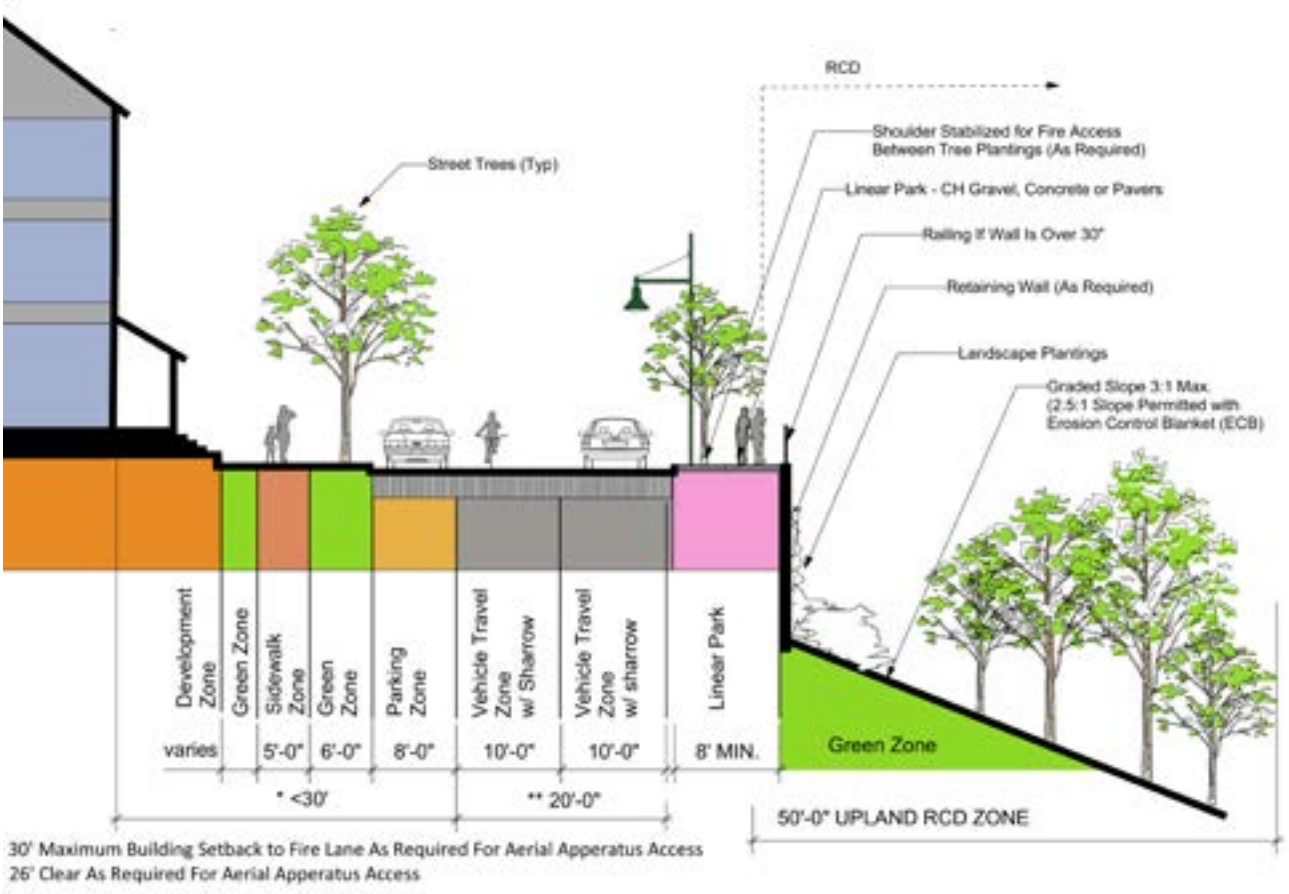
Key plan

Forecourts provide intimate landscape design

Landscape Standards of Specific Site Areas

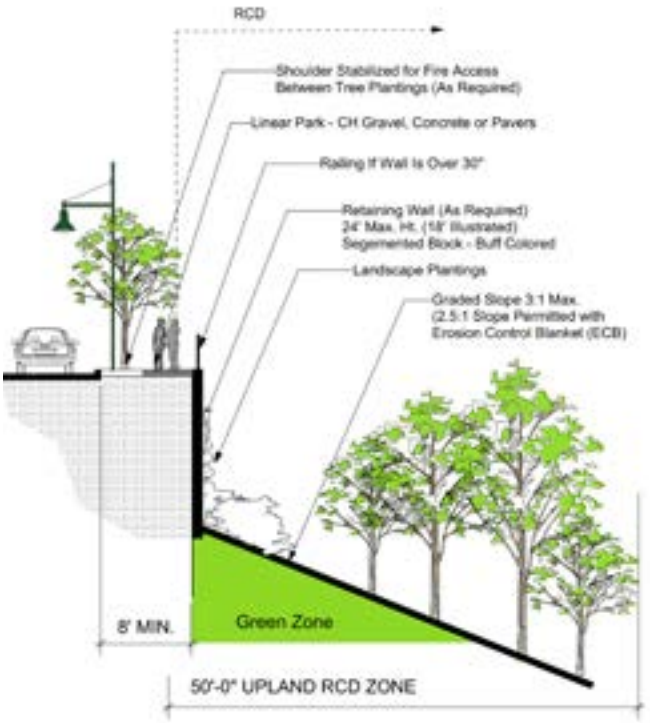
Wilson Creek Lane – Single Wall with Railing

Illustrative Cross Section Looking North

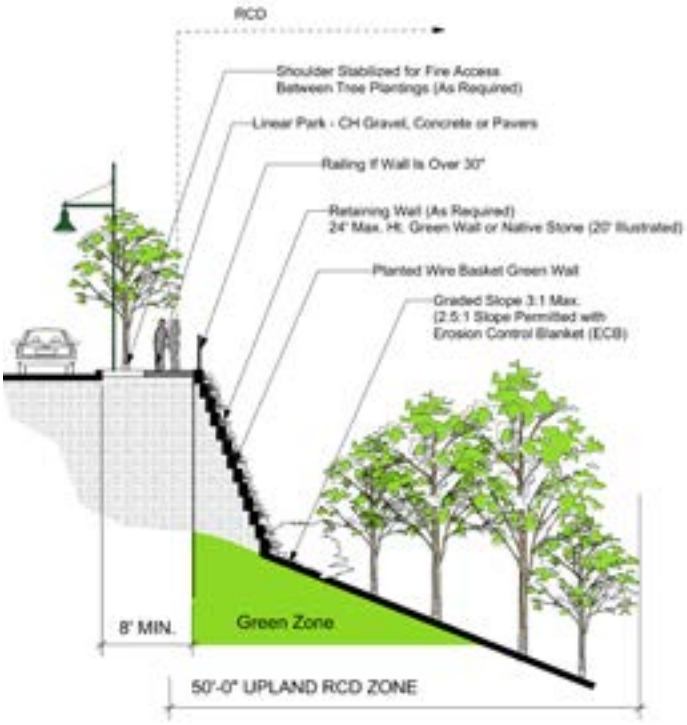


Wilson Creek Lane – Single Wall with Railing

- The linear park along Wilson Creek Lane includes the retaining wall required to support the walkway and to transition to grade.
- Materials may include concrete segmented retaining wall (SRW-buff color), plantable SRW, wire basket green wall or native stone stabilization or gravity wall.
- The maximum SRW wall height will be 24'-0" or less and will be landscaped to help integrate it into the landscape.
- Grading will be limited to the Upland RCD Zone where recreational facilities are permitted.
- All planted slopes will be stabilized with native grass mix and landscaped with native tree groupings.
- Maximum planted slopes for areas will be 3:1 (H:V), however 2.5:1 slopes may be used where Erosion Control Blankets (ECB's) are provided. 1.5:1 slopes may be used in isolated areas where native stone and geotextile fabric is engineered for stabilization.



Segmented Retaining Wall



Planted Wire Basket Green Wall

Sidewalks and Paving

Intent

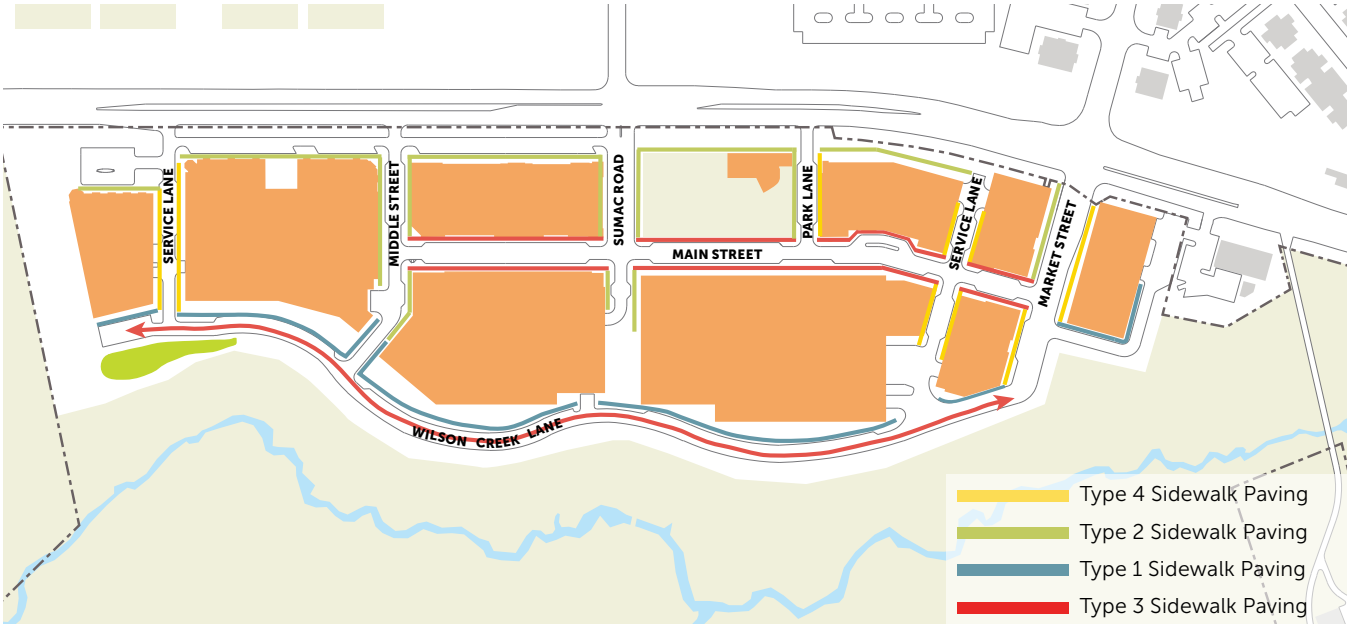
The paving throughout the village shall consist of a combination of brick, stone pavers, precast units, and some plain and enhanced concrete. Specialty accent paving shall highlight distinct areas and entities.

Paving Type One links the outer pedestrian paths along Wilson Creek lane with the pedestrian multi-use path along US 15-501.

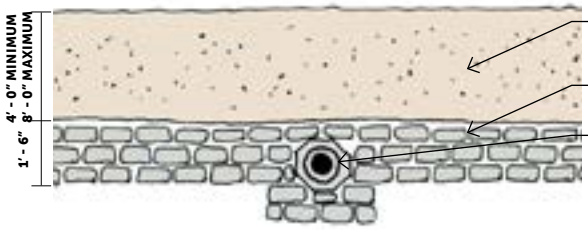
Paving Type Two is located at the secondary pedestrian walkways on both sides of Middle, Service, Sumac, Park Lane, Market and all East West Streets.

Paving Type Three will be used on both sides for the entire length of Main Street.

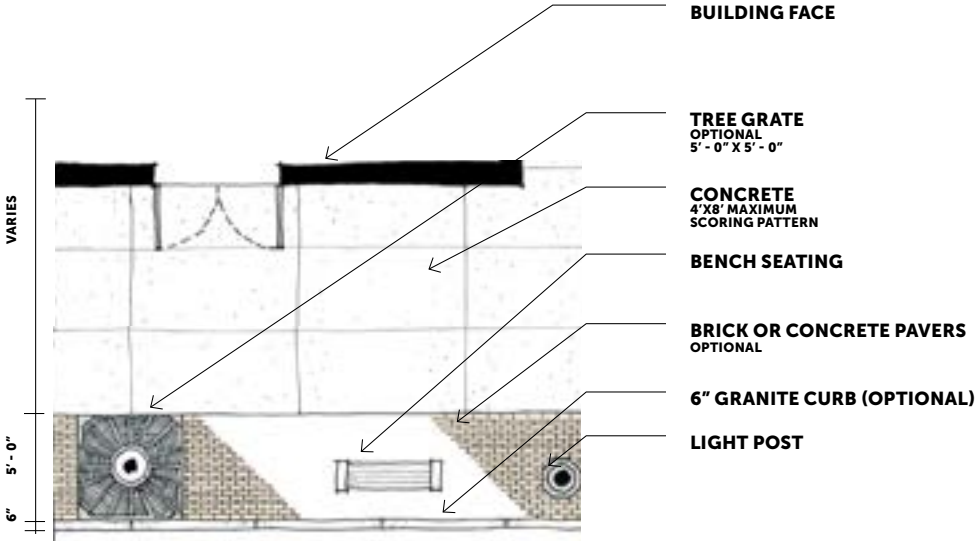
Variety in sidewalk materials and patterns creates scale and interest



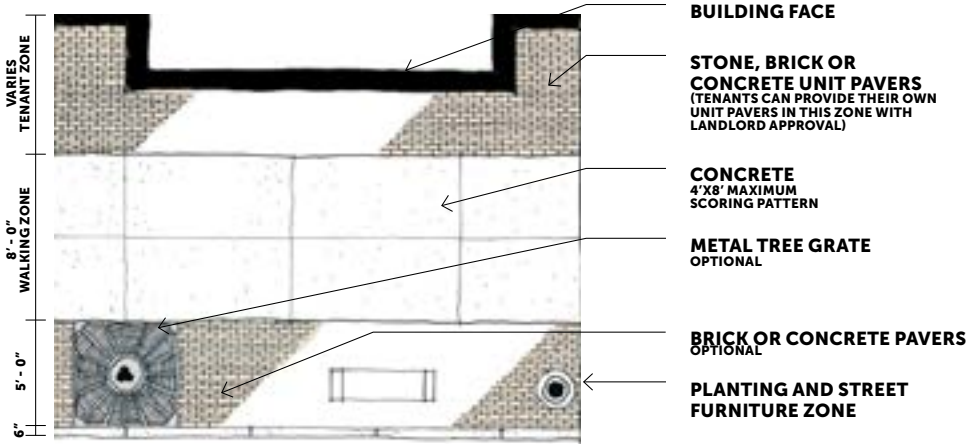
Type 1 Paving



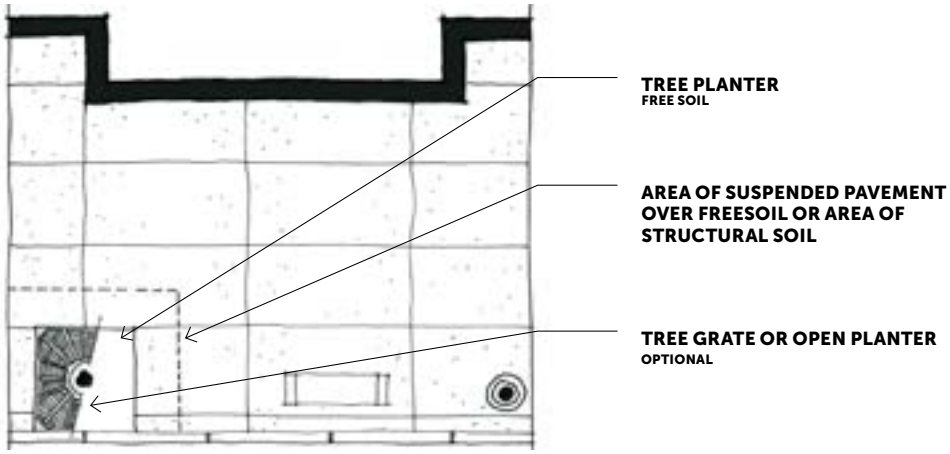
Type 2 Paving



Type 3 Paving



Type 4 Paving



Lighting

Intent

Identity: Light defines the image of the Village at night, and will create a distinct community and identity through the illumination of streets, parks, landscapes, building exteriors and signage.

Cohesion: Light will unite the various districts and residential components by creating unique light qualities that define the various activity areas.

Architecture: Light will enhance and feature the distinct architectural components within each street, park, and plaza to create landmarks.

Wayfinding: Light will define the entrance to the Village, major streets, intersections, retail, residential, and pedestrian pathways.

Durability: Light fixtures will be attractive and durable to create a sense of quality, dignity and integrity to the village.

Efficiency: Light will be generated by efficient light sources to save energy and minimize operating costs.

Environment: Light will be generated from environmentally friendly solutions which limit light pollution or the disposal of harmful waste products.

Security: Light will create a sense of safety and security throughout the village with clear identification of circulation, gathering spaces, and parking facilities.

Visibility: The Village of Obey Creek should be prominently illuminated at night to attract and welcome the public. Designed from the user's perspective, high quality lighting will achieve appropriate light levels to reinforce a positive impression of the Village.

Celebration: Highland Park and the pedestrian passage to Overlook Park should become the focus of the community. Freestanding and building mounted lights will heighten the attraction and safety of these important civic spaces.

Domestic: The light intensity, character, and quality should express the residential nature of the community. Light within streets, parks, residential areas, and neighborhoods should be comfortable and reinforce the specific character of the village.

NCDOT Standards: NCDOT standards for light trespass will apply to all frontage boundaries along 15-501 in lieu of LUMO standards.

Design Concept

Major Site Access Circulation: Establish the sense of arrival to the Village with a distinct design character. Lighting will include canopy tree uplights in the slip road and power for seasonal lights in trees along pedestrian walkways. All intersections will use double head poles for both pedestrian and traffic with the exception that poles immediately adjacent to residential buildings will be single headed.

Main Streets: Color and intensity of the lighting fixtures used along Main street areas should define the community and continue the use of contemporary style streetscape poles with the option to hold seasonal color baskets and identity banners. All intersections will use double head poles for both pedestrian and vehicular traffic. Retail and residential areas will continuously use contemporary double and single head poles with the banner option.

Highland Park: Light quality and design will reinforce the architectural character and pedestrian experience within the park. Light fixtures, color and intensity should define the park for public entertainment activities and support the project's opportunity to host public events. Lights for special events may be provided at the four corners with a 30 degree mask which will hold seasonal and performing light.

Pedestrian Passage: Lighting will define the public passageways and create light patterns at night through a palette of decorative fixtures, concealed sources, and cable lights with hung pendants.

Office + Hotel: The identity of these areas is supported with double and single head contemporary poles.

Park Pedestrian Path: Provide minimum light levels along pedestrian pathways to enhance 24 hour environment for community activities within the mixed-use urban development.

Parking Structure: Use indirect pendants at open areas around the structure perimeter and surface mounted fixtures within the interior areas.

On Street Parking: Provide minimum light levels for on street parking to create a safe parking environment.

Residential Street: Provide minimum IES recommended light levels along Wilson Creek Lane.


BANDIDO'S
MEXICAN CAFE
EST. 1923

section 6: signage design standards

signage design standards

The objective of the Signage Design Criteria guidelines is to provide standards and specifications that assure consistent quality, size, variety, and placement of signage throughout the project.

Signage and graphics will be a key design element within The Village at Obey Creek. Signage will clarify vehicular and pedestrian circulation patterns and provide a sense of identity for the project. The sign program includes a rich variety of sign types to enhance the vibrancy of the mixed-use environment, while its scale and location prioritizes pedestrian traffic and fosters a strong sense of comfort and safety within the Village.

Signage types detailed in this section are organized by use, location and function. They include:

- Project Identity Signage
- Building Identity Signage
- Open Space, Parks and Plaza Signage
- Multi-modal Transport Signage (D.O.T.)
- Tenant Identity Signage

The designs of project signage will continue to be refined as the project unfolds. The locations, final heights and number of signs documented within these design standards are subject to change to reflect the final project scope and design.

Signage/Graphic Standards

Role of the Sign Program

The purpose of the Sign Program is to establish a coordinated information system that conveys a consistent standard of quality and comfort for the residents, tenants, and visitors of the Village at Obey Creek. Graphics and signage will compliment the architecture and streetscape as part of its distinctive sense of place. This document establishes a continuous design character and sets parameters for all exterior sign types.

Beyond sustaining the quality and authenticity of Obey Creek, the sign program facilitates safe circulation throughout the site. A variety of project signage activates the sight lines along 15-501. Additional project signs are layered throughout the project. Materials and forms are derived from an urban tradition, and emphasize durability. This attention to longevity and quality defines the Village at Obey Creek as a sustainable place that is invested in long-term growth.

Graphics and signage help to build the experience of the Village. Going well beyond functional identification and directional requirements, choices of color, shape, ornamental motif, materials, scale, type, and orientation create a unified sense of place. Specialty identity items such as paving patterns, handrails, banners, sculpture, fountains, and public art add to the sense of quality and excitement within the project. These elements combine with architecture and landscape to express the personality of the project.

Project Wide Standards

In addition to the goals mentioned above, all signage and graphics must meet the following design standards:

- Maintain the quality of the Village at Obey Creek and its environment
- Compatible with architecture
- Compatible with urban levels of density
- Compatible with project location
- Visible according to the needs of their function through contrast and the use of type sizes that meet ADA requirements
- Durable in construction and materials
- Compatible with their use type
- Sensitive to neighboring uses as part of a mixed use environment
- Tasteful illumination using ambient or concealed internal light sources
- Animated, rotating, or other moving or apparently moving signs are prohibited.

These standards are described in more detail within the following chapter by function, use type, and building typology.

These standards replace the Town of Chapel Hill regulation in the Town's Land Use Management Ordinance, with the exception of Sec. 5.14.3 of the ordinance "Signs Exempt from Regulation." The developer will submit a Unified Sign Plan Monitoring Form which will accompany all sign permit applications.

Project Identity Sign/Graphic Standards

Height and area standards shall be finalized by individual signtype upon site plan development. Location and quantity are described conceptually. Images described herein are used for both illustrative and general inspiration. Lighting of project signs shall not exceed the needs of the site for the visibility within each functional category. Project identity signs will be illuminated by direct sources or concealed internal sources.

Materials within the project sign category will use a coordinated palette across all sign types. All street level signs will incorporate materials with integral color in line with the project's architectural standards.

Project Sign Locations

Project signs address the following circulation types:

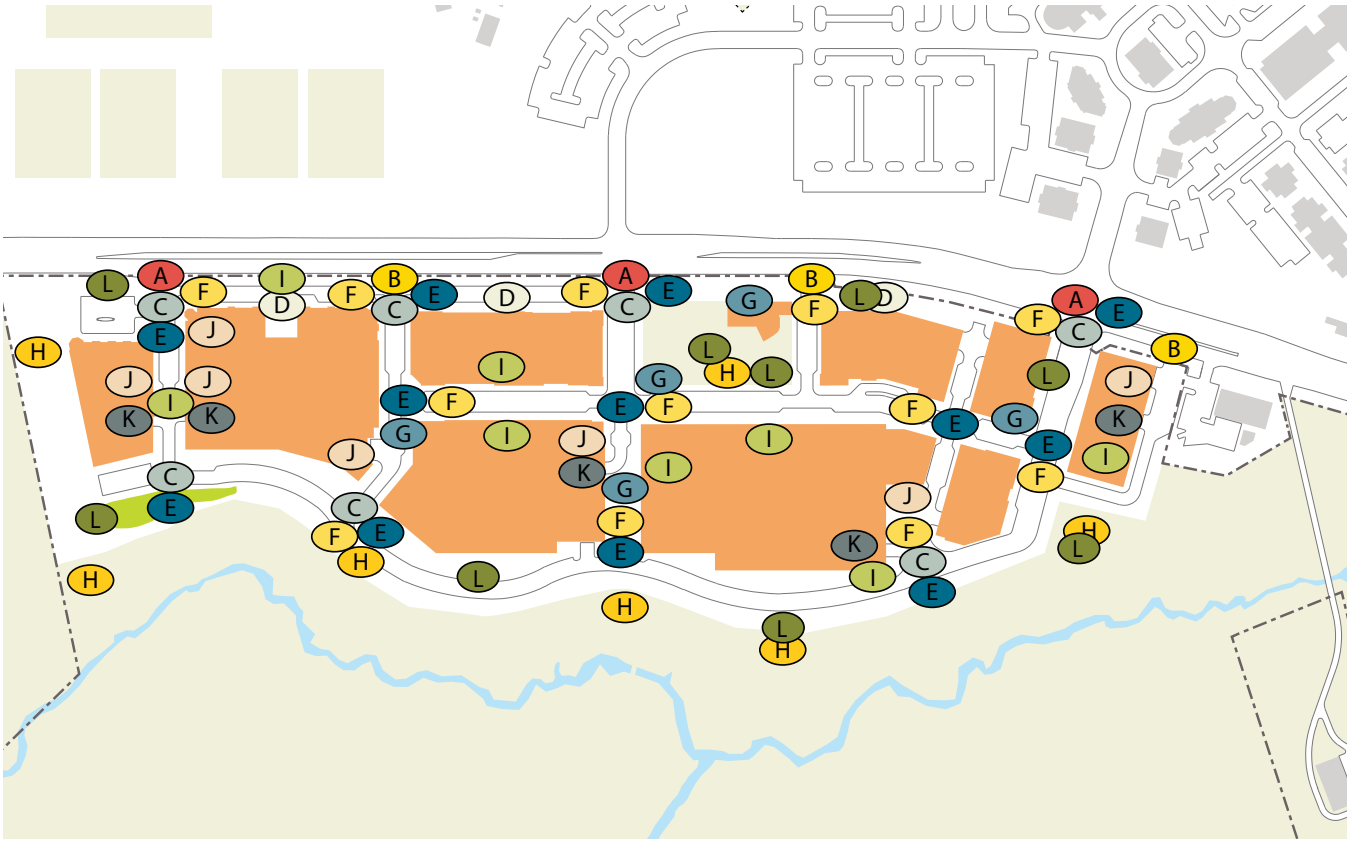
1. Adjacent vehicular refers to traffic off-site, particularly along US 15-501.

2. Vehicular traffic refers to on-site travel in cars and buses. It may also include alternative forms of transportation, such as bikes or other vehicles that travel at comparable speeds to cars.

3. Pedestrian circulation is vital to the success of this project. The majority of project signs work to move people out of their cars and into pedestrian mode of circulation. These signs mark pedestrian entry corridors at the edge of the project's massing. Memorable pedestrian landmarks and directional signage assure comfort for residents, workers, and visitors.

In addition to wayfinding graphics such as arrows and maps, specialty graphics contribute to a quality pedestrian environment and will help to foster the long-term sustainability of the project.

In this portion of the chapter, signs are organized according to the circulation patterns outlined in the project introduction. This rubric also coincides with a gradual decrease in a) the speed at which users are traveling, and b) scale or size of signage. It also is inversely proportional to the level of detail included on each sign, which increases as the speed of travel slows and signs gets smaller. Each sign type has a letter designation shown at right. This shorthand applies throughout the chapter. Signs are not included in alphabetical order, but the by the criteria described earlier.



- A Project Identity Monument
- B Secondary Project Identity
- C Vehicular Scaled Directional
- D Building-mounted Project Identity
- E Pedestrian Project Gateway
- F Pedestrian Directional
- G Project Identity
- H Park/Open Space Identity
- I Pole-mounted Secondary Project Identity
- J Parking Signs
- K Parking Entry Identity
- L Historical Marker/Public Art

Perimeter Project Signs

Project Identity signs include (A) Project Identity Monument, (B) Secondary Project Identity and (C) Vehicular Directional.

Intent

Signs in this category are oriented either adjacent or perpendicular to site vehicular traffic. They are intended to promote a safe transition of vehicular traffic from US 15-501 into the Village.

All type and graphics will be scaled for clear legibility by users traveling at medium speeds along the project perimeter.

Recommendations

Signs will be composed of materials with a strong relationship to the site architecture. Formal design elements of the sign style details will be drawn from the formal vocabulary of key buildings within the site and in the landscape design.

Within this category, signs will also have a strong formal relationship to each other, with a consistent use of materials and illumination standards.

Design Standards by Signtype

A. Project Identity Monument:
A horizontal sign that marks the project boundaries. The project name will be dimensional and strongly integrated into the construction of the gateway.

location:	See Page 87
max height:	10 ft max area: 200 sf
max letter ht:	2ft
quantity:	3
material:	durable modern materials
Illumination:	External and Halo
required:	Project name no tenant logotypes
suggested:	Masonry Base

B. Secondary Project Identity:
Pedestrian scaled vertical gateway that marks key entry locations for vehicular traffic. The secondary identity should be similar to the project monument sign.

location:	See Page 87
max height:	10 ft max area: 90 sf
max letter ht:	18in
quantity:	3
material:	Durable modern materials
Illumination:	External and Halo
required:	Project names, no tenant names
suggested:	Street name; bench/seating element
optional:	Lantern element

C. Vehicular Scaled Directional:
Located at major vehicular intersections, these directionals guide the visitor in the car to major areas within the site, such as offices, anchor tenants, plaza, and other amenities. These directionals typically have no more than six listings with arrows.

Signs may include both vertical or horizontal designs, according to the needs of the site.

location:	See Page 87
max height:	8 ft max area: 90 sf
max letter ht:	8in
quantity:	7
material:	Durable modern materials
Illumination:	External and Internal
required:	Anchor Tenant Uniform directional font
suggested:	Masonry base, Metal sign panels push-through letters
optional:	Lantern Element

A


A Project Identity Monument
B Secondary Project Identity
C Vehicular Scaled Directional
A
C
B
C
A
C
B
C
A
C
B
C
C


SHOPS AT
VER PARK

B


Via Del Rio

C


RIVER PARK

A

C

Building Identity Signage

Internal Project Signs

Along the interior and active streets within the Village at Obey Creek, internal project signs will focus on pedestrian traffic. Pedestrian directionals concentrated along East/ West Streets include: (D) Building-mounted Project Identity, (E) Pedestrian Project Gateway, and (F) Pedestrian Directional.

Recommendations

Signs will be composed of materials having a relationship to the site architecture.

Formal design elements of the sign style and details will be drawn from the project perimeter signs. Within this category, signs will incorporate an additional level of detail, appropriate for pedestrian interaction.

Design Standards by Signtype

D. Building-mounted project Identity:
Additional project identity signs will be located on perimeter site architecture as the project gains density in later phases. Signs must complement architecture

location:	See Page 89
max height:	NA, maximum area: 200 sf
quantity:	3
material:	durable modern materials
Illumination:	External and/or halo
required:	Project name and/or logo
	No tenant names
	Individual side letters on site wall
suggested:	Dimensional metal letters
optional:	Lights may be animated project name

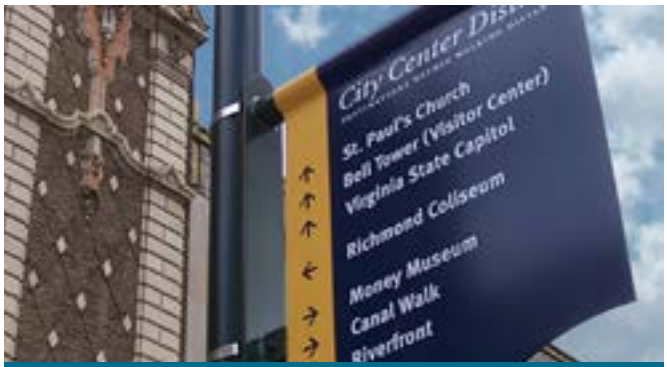
E. Pedestrian Project Gateway:
A vertical sign that marks key pedestrian transition areas at the entry of the Village.

location:	See Page 89
max height:	15 ft maximum area: 12 sf
max letter ht:	8in
quantity:	12
material:	Durable modern materials
Illumination:	External and Halo
required:	Project name, no tenant logotypes
suggested:	Push-through letters
optional:	Internal district name

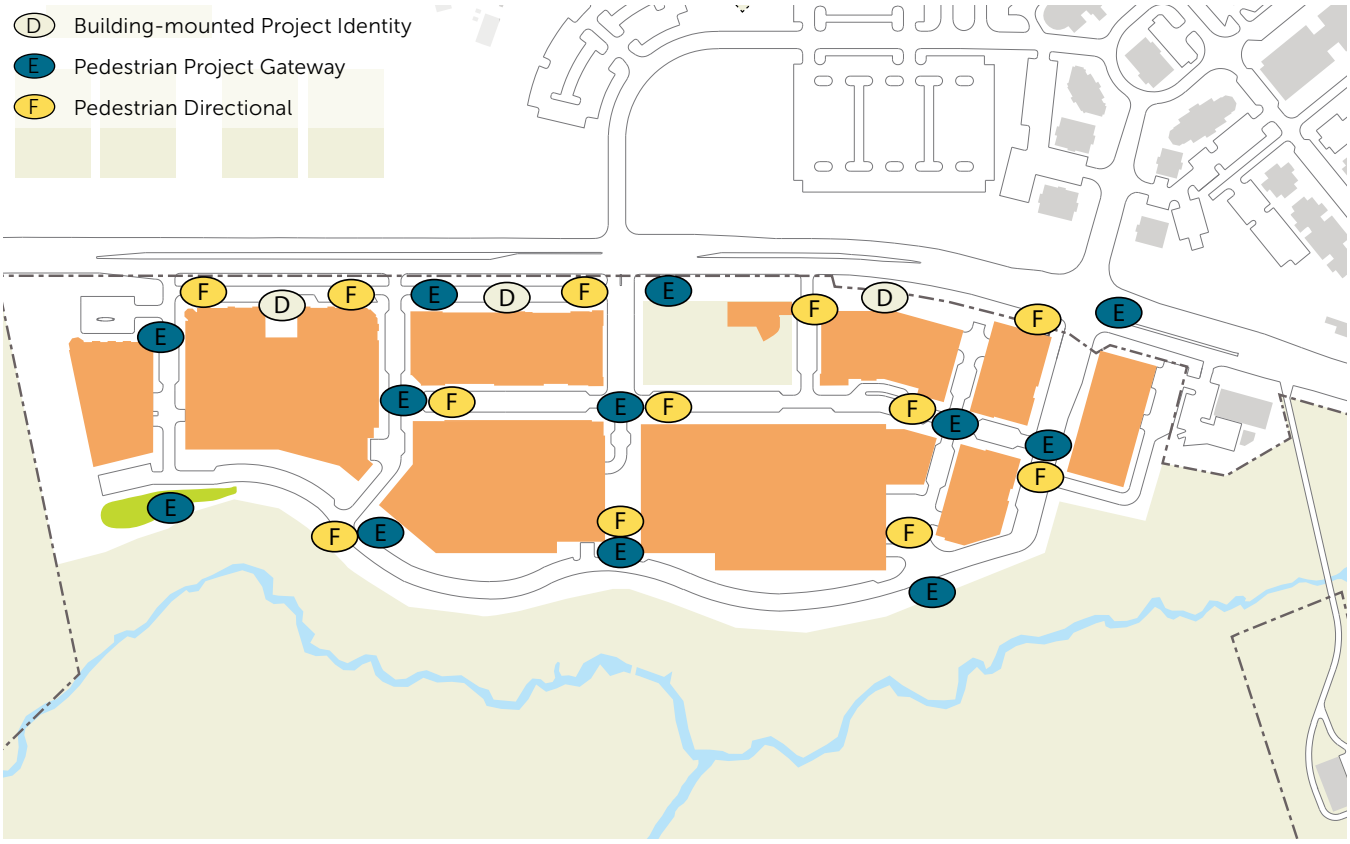
F. Pedestrian Directional:
Free standing or building-mounted projecting blade signs that point to key site amenities, anchor tenants, or other important destinations with the project. Bottom of sign panel must be a minimum of 8ft from the ground plane.

location:	See Page 89, additional locations TBD
max height:	15ft max sqft: 12
max letter ht:	3.5 in
quantity:	12
material:	Durable modern materials
Illumination:	External and/or internal
required:	Uniform directional font
	No tenant logotypes
suggested:	Internally illuminated letters
optional:	Project name and/or logo

D



F


D Building-mounted Project Identity
E Pedestrian Project Gateway
F Pedestrian Directional


THE ORCHARD

B

Open Space and Plaza Signage

Signs and graphics in this category include: (G) Project Directory, (H) Park/Open Space Identity, (I) Pole Mounted Secondary Project Identity.

Intent

Unlike most of the sign types previously discussed, which are about wayfinding, the signs within this category function largely as place-making. The intent of signage and graphics within plazas and spaces is to foster human comfort and help create a sustainable community.

G. Project Directory:
Freestanding case with changeable space for project map with retail tenant locations. Alternate configurations allow for dimensional or flat map on table top style directory, or wall-mounted directory sign.

location:	See page 91
max height:	8ft – max area: 50 sf
max letter ht:	8 in
min letter ht	3 in
quantity:	5
material:	Durable modern materials
Illumination:	Internal or external
required:	Changeable map case
suggested:	Two-sided
	Back reserved for ads
optional:	Internally illuminated map
	pocket for paper maps
	directional arrows

H. Park/Open Space Identity:
Freestanding sign element that may take many forms, from a horizontal monument integrated into site furnishings to a pole-mounted painted metal sign. These signs are primarily pedestrian in nature. Specific design elements should reflect the sign location and the uses contained within the open space.

location:	See page 91
max height:	12ft – max area: 36 sf
max letter ht:	12 in
min letter ht	6 in
quantity:	8
material:	Durable modern materials
Illumination:	External or ambient
required:	Park/open space name
suggested:	Park rules and hours
optional:	Directionals to off-site trails
	sponsorship information

I. Pole-Mounted Secondary Project Identity:
A pedestrian scale sign located at transition areas between structured parking and the project interior. These simple signs serve as a directional landmarks for project wayfinding and add to the texture of the street.

location:	See page 91
max height:	12ft – max area: 12 sf
max letter ht:	8 in
quantity:	8
material:	Durable modern material
Illumination:	Internal or external
required:	Painted pole
	District or area name
suggested:	Push through letters
optional:	Directional arrows


G


I


G


G Project Identity
H Park/Open Space Identity
I Pole-mounted Secondary Project Identity

H


The
Waverley Trail

H

Multi-modal Transport Signs

Intent

The Village at Obey Creek will incorporate the best concepts in multi-modal transportation including bicycle, pedestrian, vehicular, and transit. The use, location, and messaging of regulatory sings will foster safe and efficient circulation within the project. Signs will be located by a traffic engineer during site plan development.

Bike Signs

Bike signs may be added to the palette of project signs, particularly along the perimeter streets. Directional signs to bike parking may also be added along primary bike routes to locations within the Village.

The use of bicycles is central to the project philosophy of multi-modal transportation. As the project develops over time, the use of bicycles will increase. Project signage will be used to ensure the safety and convenience of bicycles for commuters.

Trail Signs and Maps

Trail signs round out the suite of multi modal transportation/project signs. Directional signs located at the project boundary facilitate the flow of bike, pedestrians, and other alternative transport both in and out of the site.

Trail signs and maps will meet high standards of visibility, durability and vandal resistance. Trail signs will invite and orient pedestrians to the preserve and beyond to other regional trails and bikeways.

Parking Signs

Parking signs in the public realm are (J) Parking Directional and (K) Parking Entry Identity. Additional interior parking signs will be required to facilitate the flow of traffic into parking structures and the smooth transition from cars to foot traffic.

J. Parking Directional:
Freestanding pole mounted sign or building-mounted projection blade sign with the universal parking "P" as the primary message in a high contrast design.

location:	see page 93
max height:	NA – max area: 12 sf
max letter ht:	12 in
quantity:	min 15
material:	durable modern materials
Illumination:	internal or external
required:	two-sided messaging
suggested:	parking use designation, such as public, residential, or addresses of commercial offices
optional:	parking lot name or number

J

J

J

K

K

K. Parking Entry Identity:
A parking entry identity will be required for all structured parking lot entries. Within the project, office and residential parking structures may choose to use an understated approach to define their parking entries. Retail parking structures should use internally illuminated letters that are highly visible from the major entry view corridors.

Parking signs must relate to the streetscape and the adjacent building typology. Likely configurations include entry along a side street, retail at grade entry, office entry, residential parking entry, and shared parking entries. Parking signs may incorporate tenant identity signage where parking feeds an anchor store location.

location:	see page 93
max height:	NA – max area: 30 sf
max letter ht:	12 in
quantity:	min 15
material:	durable modern materials
Illumination:	TBD by use
required:	parking
suggested:	address of site name

Tenant Site Signage

Tenant signs within the Village at Obey Creek will be required to meet strict standards of quality and landlord approval prior to construction. Standards will include quantity, illumination, location, and dimensions based on proportion of frontage along public streets.

Building typologies will be the primary characteristic used to define the standards. In the following pages, each building type's signage and graphics standards are described in greater detail.

Goals

1. To generate varied and creative site signage through distinctive logos, type, styles, and design elements.

2. To establish signage as a design element that contributes to the experience of a mixed use environment unique to the region.

3. To provide standards of acceptability for signs in order to facilitate the review and approval process.

Overall Site Signage Standards

All tenant signs should include only the tenant name and logotype, no tag lines allowed. Within the following sign types, each tenant shall have a maximum of one sign per sign-type per entry frontage. The following additional standards will apply.

1. **Fascia/Canopy Sign:** Fascia signs must use individually mounted dimensional letters with a uniform color palette. No backplates allowed. Canopy signs may integrate the tenant name into a raceway.

2. **Building-Mounted Projection Blade Sign:** Dimensional blade signs are encouraged for all retail and commercial tenants with ground level entries. Minimum Clearance 10'-0"

3. **Window Graphics:** Vinyl to appear as etched may not exceed 10% of the total window area for street level retail tenants only.

4. **Awning Signage:** Canvas awnings with tenant name in silk-screened or embroidered type on the vertical surface of awning may be permitted where compatible with site architecture.

5. **Additional Specialty Tenant Signage:** Paving graphics, entry plaques, and other applications to be permitted based on landlord approval. Multiple signs allowed within this signtype.

Facia / canopy signs must use dimensional letters

Projection blade signs are encouraged for each tenant

Retail Signs

Retail activates the core of the Village at Obey Creek. The combination of retail tenant signs and graphics defines the character of the project in the public realm. These standards help to control the quality, size, and location of signs within the Village.

Design Standards

Fascia/Canopy Sign Concealed internal illumination or external illumination required. No more than three lines of type per tenant, with a strong recommendation of one line of type only. Maximum letter height 30". Maximum area 1.5 sqft per linear foot of frontage. Maximum quantity 2.

If peg mounted, the individual letters are to be peg mounted minimum 1.5" and maximum of 2" from face of wall. All seams are to be welded and ground smooth.

When the tenant occupies a corner store location and there is a corner entry/architectural feature, tenant must locate primary identity over the corner entry.

To ensure variety in the project, adjacent tenants may be required to use different sign types, materials, and colors.

Building-mounted Projection Blade Sign Blade signs are encouraged as an important element in activating the sidewalk experience. Minimum clearance 10'-0".

Illumination required for all retail blade signs. Maximum area: 9 sqft. Type shall occupy no more than 80% of the sign area. Minimum clearance 10'-0".

Paving Graphics Signage is required to be within the tenant lease line and may not extend beyond the storefront. Sign must be fabricated out of durable, nonslip materials. When vacating tenant space tenant is to replace flooring to appear as new.

Window Graphics Vinyl in black, white or frosted hues only. Gold-leaf applications also allowed.

Awning Signage Where compatible with the site architecture canvas awnings may be used for additional tenant signs.

Menu Boards Menu boards to be mounted directly next to main customer entrance doors, enclosed in weatherproof, metal enclosure. Menus can be illuminated by a concealed light source integrated into the design of the enclosure. Back-lit menu boards are prohibited. Maximum area: 4 sqft.

Freestanding Menu Boards Freestanding menu boards are allowable within the tenant control zone upon approval by property management and cannot supplement building mounted Menu boards. Maximum area: 4 sqft each side, and one (1) sign per tenant.

Cast Metal Wall Plaque Sign must be mounted next to public entry doors, centered at 50" from the ground plane. Maximum area: 4 sqft.

Projection Blade Signs

Window Graphics

Residential Signs

Intent

Residential over retail activates the retail experience and extends the hours that the project will be used throughout the day. Signage within this typology is smaller in scale and quantity. Illumination restrictions are the key tool with the standards that preserve a quality residential environment.

Residential Design Standards

Fascia Sign External illumination or ambient. One line of type only. Maximum letter height 24". Maximum area sqft: 2 sqft per linear foot of frontage. Maximum quantity: 2. Fascia signs will be integrated in the architectural facade.

Required for any multi-tenant residential with a shared lobby on street level, one of the following signs:

Building-mounted Projection Blade Sign No illumination required. Maximum area: 9 sqft.

Canopy Sign Site name and/or street address integrated into an architectural canopy with dimensional letters. Ambient illumination recommended.

Residential addresses can be integrated into the canopy and the building architecture

Residential addresses can also be building mounted

Office Signs

Office buildings are an important element in defining the mixed use character of the site. Their signage standards bring a commercial voice to the mix that enriches the whole environment.

Office Design Standards

Fascia Sign External illumination or ambient. One line of type only. Maximum letter height 24". Maximum area: 2 sq.ft per linear foot of frontage. Maximum quantity: 2. Fascia signs will be integrated in the architectural facade and should be located to maximize visibility of the site. Type may include the site name, site address, or one major tenant. Preferred locations are within the top 10% of the vertical surface and with corner treatments.

Canopy Sign or Enhanced Entry Sign Located directly above entry doors or integrated into architectural design of the entry, this sign addresses the pedestrian streets. Sign may be integrated into an architectural canopy with dimensional letters or use alternative design elements to create a singular entry statement. Illumination recommended.

Tenant Listings Maximum Letter height: 5 in. All tenant names must be listed in the same color in a uniform style. Building-mounted tenant listing may be used on the street frontage.

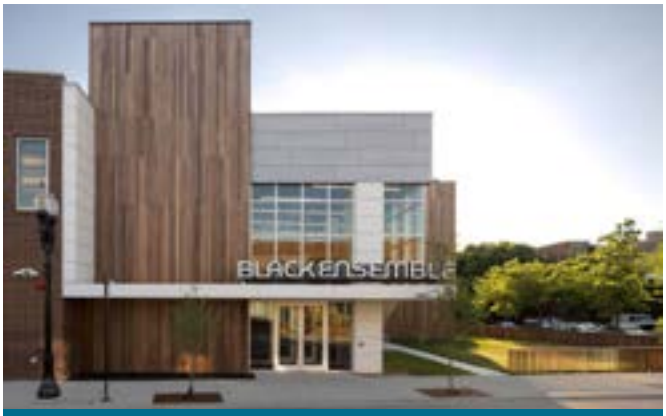
Projected Vertical Blade Sign Alternate for Canopy/ Entry Sign Location coordinated with tenant below. Maximum area: 20 sqft. Only height dimension may exceed 3 feet, allowing for a vertical blade option within this sight line. Bottom of sign must be 8ft above ground plane. Internal illumination recommended.

Back of House and Service Signs

The project will require additional emergency, back of house, and service signs not specifically mentioned within these standards. Such signs will conform to project wide standards of color, font, and materials. Additional ADA and code compliance controls the messaging, size, location, and quantity of such signs.

Service and delivery directionals will be building or pole-mounted plaques which compliment project-wide design standards.

Individual sites, such as multi-tenant residential and commercial, may employ a separate sign family for these back of house signs. For individual sites, the interior sign family, identifying door plaques, elevators, and other utility signs, will follow uniform design standards.



Canopy sign for office identity

Vertical blade signs can mark commercial office entries

(L) Public Art & Historical Markers

Public Art adds to the texture of the streetscape, expressing the qualities of community found at the Village at Obey Creek.

Historical Markers identify and recognize the contributions of individuals and groups of people, important buildings, places, and events in the development and life of the town as a whole.

Locations indicated on the plan are appropriate for freestanding sculptural elements, historical markers, murals, custom bike racks, enhanced wall or benches, tile features, and paving graphics. Additional locations may be added based on site plan development. Further criteria for public art and historical marker selection to be determined with site plan development.

location:	See page 99
max height:	NA – max area: NA
max letter ht:	12 in
quantity:	min 2
material:	Durable exterior grade
Illumination:	Internal or external
required:	Must meet community standards of decency
suggested:	Regional artist interactive elements
optional:	sustainable art temporary installations


L Historical Marker

section 7: sustainability standards

sustainability standards

The Village at Obey Creek will be designed to a holistic sustainability standard. The project will be Socially Sustainable - welcoming a diverse population of residents, workers, tenants, and visitors. With many residential options including ownership, rentals, an aggressive affordability program, and over 150 units of age-restricted housing, Obey Creek will be a socially diverse home to people of all economic and demographic strata.

As an open, welcoming place to shop, dine, or attend a meeting or gathering, Obey Creek invites everyone to participate in a vital public realm. With over 80 acres of forest, publicly accessible open space, a large central park, miles of bike trails, and pedestrian friendly sidewalks, the project will be a sought after destination for all.

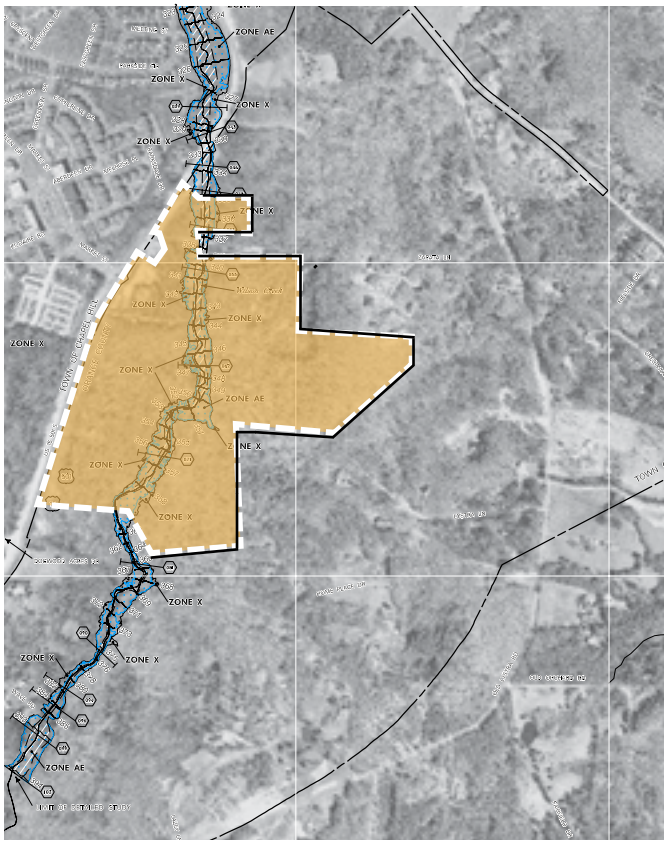
The Village at Obey Creek will also be Economically Sustainable. A true mixed-use project with office, residential, hotel, entertainment, restaurant and retail components, the project will provide a significant contribution to Chapel Hill's commercial tax base. The various stores and restaurants will provide numerous permanent jobs. The development of the buildings will provide several hundred construction jobs. The balance of office, residential, and retail revenues will ensure that Obey Creek remains economically balanced in both good and bad economic cycles.

Beyond the Social and Economic sustainability goals outlined in these guidelines, Environmental Sustainability will be one of the primary design drivers of the development.

Green infrastructure and buildings promotes the design and construction of buildings that reduce energy and water use, while promoting more sustainable use of materials, and other sustainable best practices such as, solar panels, cogeneration, and pv cladding materials.

From an environmental perspective, the Village at Obey Creek will be a sustainable community that minimizes adverse development impacts while creating and preserving long-term environmental benefits, with a focus on the following areas:

- Smart Location and Linkage
- Neighborhood Pattern and Design
- Green Construction and Technology



Obey Creek will mitigate the adverse environmental effects of development by building at a sufficient density to create a critical mass for the residential and commercial center, thereby avoiding the sprawl that has sometimes characterized development patterns in the Research Triangle.

Smart Location

Intent:
Encourage development within or near existing communities and public transportation infrastructure. Reduce vehicle trips and miles traveled by supporting transit and walking as transportation choices.

Commitment:
Obey Creek will be located adjacent to Southern Village and will enjoy walkable proximity to four Chapel Hill transit stops.

Proximity to Water and Wastewater Infrastructure

Intent:
Encourage new development within and near existing communities to reduce multiple environmental impacts caused by sprawl. Conserve natural and financial resources required for construction and maintenance of infrastructure.

Commitment:
Obey Creek lies within the Urban Services Boundary of the Town of Chapel Hill and as such enjoys city provided water and wastewater services. The development will extend and complement the existing utility infrastructure near and on the site. The project will also set aside over 80 acres as a natural preserve and create a compact development on the remaining 35 acres.

Wetland and Water Body Conservation

Intent:
Conserve water quality, natural hydrology, and habitat. Preserve biodiversity through conservation of water bodies and wetlands.

Commitment:
The Village at Obey Creek will preserve and enhance the health of Wilson's Creek, a prominent creek that bisects the site. The entire development footprint lies west of the 100' wetland buffer zone. The remaining 85 acres will be preserved in perpetuity.

Flood Plain Avoidance

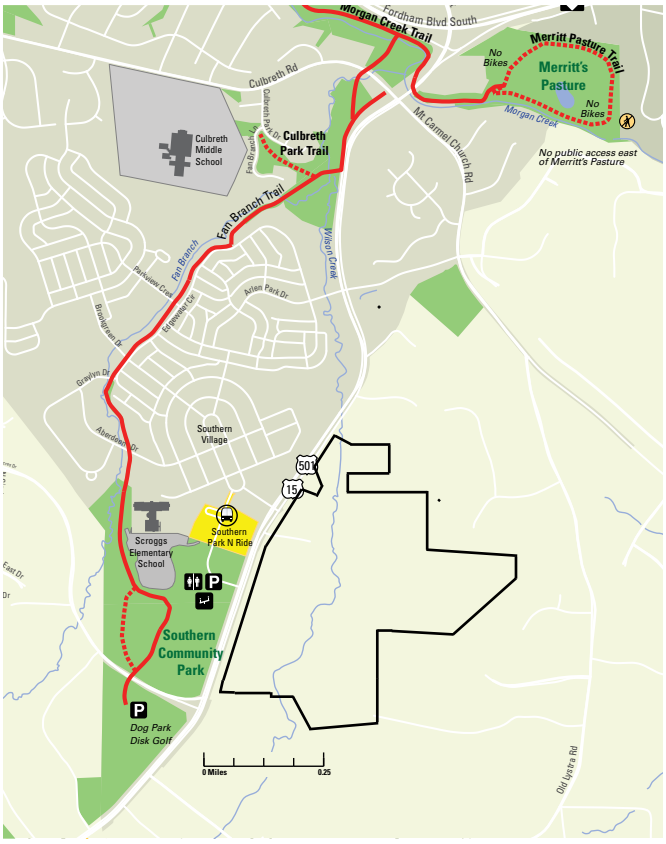
Intent:
Protect life and property, promote open space, habitat conservation, and enhance water quality and natural hydrological systems.

Commitment:
The Village at Obey Creek will be developed fully above the 500-year floodplain as mapped by the Federal Emergency Management Agency.

Housing and Jobs Proximity

Intent:
Encourage balanced communities with a diversity of uses and employment opportunities. Reduce energy consumption and pollution by providing shorter commutes and alternative transportation uses

Commitment:
The residential component at Obey Creek comprises over 25% of the total development area. Over 50% of the dwelling units are within a 1/2 mile (10 minute) walking distance of one another.



Reduced Automobile Dependence

Intent:
Encourage development in locations that exhibit strong performance in providing transportation choices or otherwise reducing motor vehicle use.

Commitment:
Obey Creek will be located on a site that will immediately generate over 20 or more transit rides per bus route, per day and is serviced by four transit routes. The development will have walking proximity (1/4 mile) to two transit stops.

Bicycle Network

Intent:
To promote bicycling and transportation efficiency

Commitment:
Over 50% of the project's dwelling units and business entrances are within three miles of banks, child care facilities, community civic centers, convenience retailers, places of worship, fitness facilities, civic services, and other retail stores. The Village at Obey Creek will be a bicycle friendly community that houses many of these amenities within the project itself.

School Proximity

Intent:
Promote healthy lifestyles for children by encouraging walking to school. Promote community engagement by making schools accessible to all.

Commitment:
All of the residences at Obey Creek are within 1/2 mile of the Mary Scroggs elementary school and are accessible by the safe passage over the proposed pedestrian bridge spanning US 15-501.

Steep Slope Protection

Intent:
Minimize erosion to protect habitat and reduce stress on natural water systems by preserving steep slopes in a natural, vegetated state.

Commitment:
Areas of moderate to steep slopes that would limit construction are generally confined to the former gravel mine site and the RCD buffer zones immediately adjacent to the stream banks. Isolated areas of moderate to steep slopes do occur within the proposed development footprint as shown on the accompanying Slope Analysis Map (page 6). The design of Obey Creek utilizes architectural forms and techniques that take advantage of the varying topography to transition among live/work zones, create views, and add drama to the project.Restoration is proposed for the former gravel mine site that will make use of topsoil strippings to stabilize and restore unstable slopes within the From Subject Received Size Categories

BRADLEY, JAY Copitrak Scan Notification
9:45 AM 213 KB preserve area. This methodology provides the added benefit of eliminating the need for off-site disposal of topsoil strippings.

Site Design for Habitat or Wetland Conservation

Intent:
Conserve native wildlife habitat, wetlands and water bodies. Reduce avian fatalities due to window strikes.

Requirement:
The project will conserve 100% of all water bodies and wetlands on the site and will preserve the 150-foot buffer around the Wilson Creek streambed. The engineering team will conduct an assessment of the following:

- water quality maintenance
- wildlife habitat protection
- hydrologic function maintenance

The project will support prevention of bird strikes with the installation of bird friendly glass.

Neighborhood Pattern + Design

Open Community

Intent:
Promote communities that are physically connected to each other. Foster community and connectedness beyond the development.

Commitment:
The Village at Obey Creek will be an inviting public place. Located directly across US 15-501 from Southern Village, the new development will both benefit from and strengthen the offerings within Southern Village

Compact Development

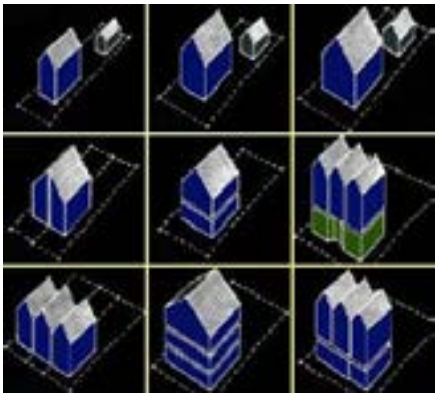
Intent:
Conserve land, promote livability, transportation and walkability. Exceed average density of seven dwelling units per acre for residential development and achieve a FAR of .50 or greater for commercial development.

Commitment:
Obey Creek will be developed to a density of [20 du/ac] dwelling units per acre and will have a commercial density of approximately [+/- 2.33] FAR. The overall project FAR (excluding parking structures) will be approximately [+/- 1.0].

Diversity of Housing Types

Intent:
To enable citizens from a wide range of economic levels and age groups to live within a community.

Commitment:
The Village at Obey Creek will include many varieties of housing sizes and types. Housing types will include condominiums, rental apartments, and age-restricted apartments. An aggressive affordable housing program for both ownership and rental will ensure a wide diversity of income levels within the development.

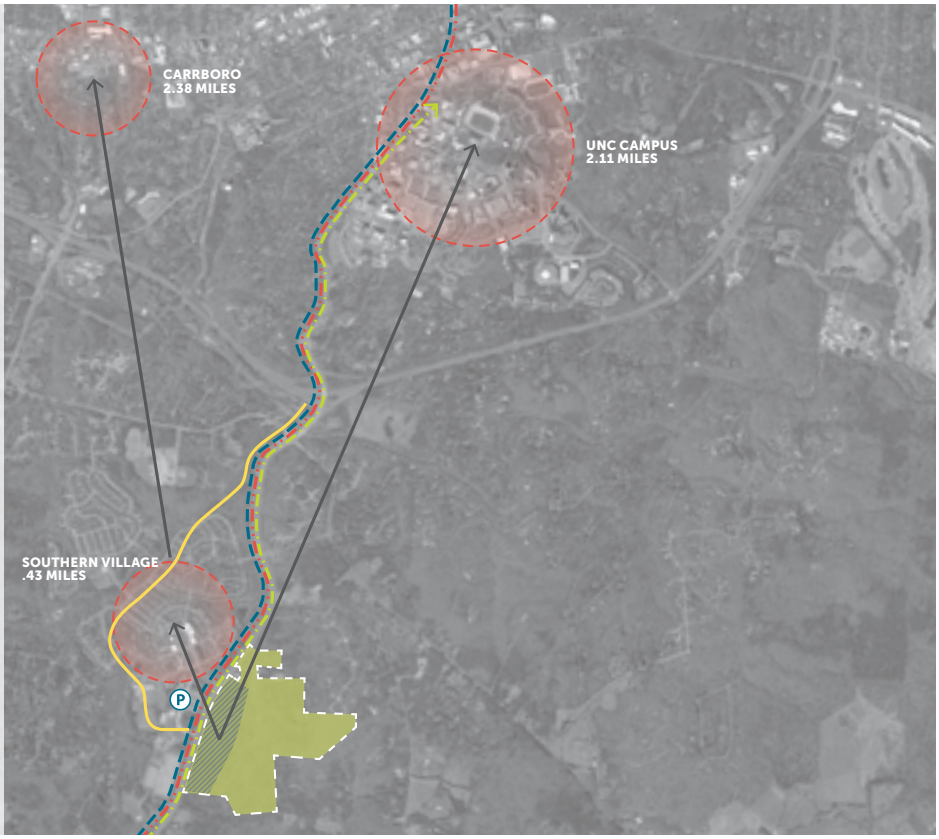


KEY

- Dense Mixed-Use Development
- Park and Ride Transit Location
- CCX Transit Route
- PX Transit Route
- NS Transit Route
- Existing Paved Off-road Bike Path
- Dedicated Conservation Land

SUSTAINABLE DESIGN + RESOURCE CONSERVATION

- Locations closer to existing town and city centers
- Compact Developments minimize habitat fragmentation
- Walkable developments
- Mixed-use neighborhoods
- Sites adjacent to existing developments
- Areas with good transit access



Reduced Parking Footprint

Intent:
Design parking to increase the pedestrian orientation and minimize the adverse environmental effects of parking facilities.

Commitment:
All streets within Obey Creek will have parallel parking to increase pedestrian comfort and provide convenience parking for retail and residential uses. Bicycle racks and storage facilities will be ample throughout the development.

Walkable Streets

Intent:
Provide appealing and comfortable pedestrian street environments in order to promote pedestrian activity and public health though increased physical activity.

Commitment:
Obey Creek will be designed and built to achieve the following:

A. Principal entries for each building will front a public space such as a street, square, or park.

B. A minimum of 30% of all street frontages within the project will comply with the minimum building height to street width proportions of 1:3

C. Continuous sidewalks or equivalent provisions will be provided along both sides of all streets within the project. New sidewalks must be at least 4 feet wide. Equivalent provisions include plazas and footpaths.

D. All streets within the development will be designed for a maximum speed of 20 mph.

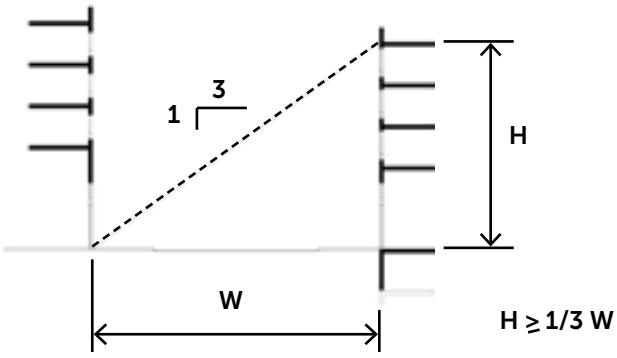
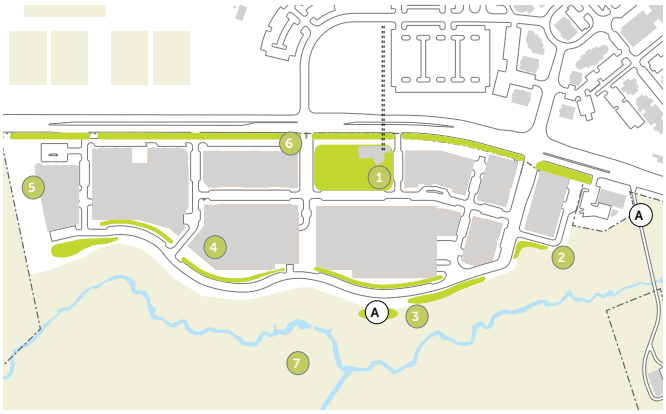


Diagram of B

Active spaces can animate public spaces

1 Highland Park
2 North Park
3 Overlook Park
4 Residential Green
5 Existing Natural Wooded Area
6 Pedestrian Buffer
7 Chapel Hill Preserve
A Access Point



Access to Surrounding Vicinity

Intent:
Provide direct and safe connections for pedestrians, bicyclists, and drivers to local destinations and neighborhood centers.

Commitment:
The Village at Obey Creek will feature at least one through street at the project boundary every 1200 feet or at existing abutting street intervals. These connections will provide convenient access to US 15-501, Southern Village, and the town of Chapel Hill.

Access to Public Spaces

Intent:
Provide a variety of open spaces close to work and home to encourage walking, physical activity and time spent outdoors.

Commitment:
Obey Creek will provide an abundance of open, public spaces. Three significant public spaces include Highland Park (approximately one acre), Overlook Park (approximately 1/2 acre), and the Wilson Creek Preserve, a natural forest (85 acres approximately) with hiking, biking, and walking trails.

Access to Active Spaces

Intent:
Provide a variety of active spaces close to home to encourage walking, physical activity, and time spent outdoors.

Commitment:
All of the dwelling units at Obey Creek will comply with the following criteria:

A. Located within 1/2 mile walking distance of general play fields, soccer, baseball, basketball, or other sports fields.

B. Located within 1/4 mile walking distance of a multi-use trail or Class I bikeway of at least 3 miles in length.

C. Located within 1/4 mile walking distance of a public recreation center, gym, or a park with active recreational facilities

Universal Accessibility

Intent:
Enable the widest spectrum of people, regardless of age or ability, to more easily participate in their community by increasing the areas that are usable by people of diverse abilities.

Commitment:
All residential units will be designed to applicable codes and standards including FHA and other best practices. Universal accessibility provisions may include increased visual contrast and tactile surfaces for visually impaired residents, audible traffic signals and other warning devices, and universal design of hardware and built-in appliances within the dwelling units.

Local Food Production

Intent:
Promote community based and local food production to minimize environmental impacts from transporting foods long distances. Increase direct access to fresh foods.

Commitment:
The Village at Obey Creek will include provisions for farmer's markets, food trucks, and other local food and cultural events within Highland Park. The development may also include a grocer or supermarket that features locally sourced and organic foods.

Green Construction and Technology

Construction Activity Pollution Prevention

Intent:
Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation, and airborne dust generation.

Commitment:
The Village at Obey Creek will create and implement an Erosion and Sedimentation Control (ESC) Plan for all construction activities associated with the project. The ESC Plan shall list the Best Management Practices (BMPs) employed and describe how the BMPs accomplish the following objectives:

- Prevent loss of soil during construction by storm water runoff and/or wind erosion, including protecting topsoil by stockpiling for reuse.
- Prevent sedimentation of any impacted storm water conveyance systems or receiving streams.
- Prevent polluting the air with dust and particulate matter.

LEED Certified Green Buildings

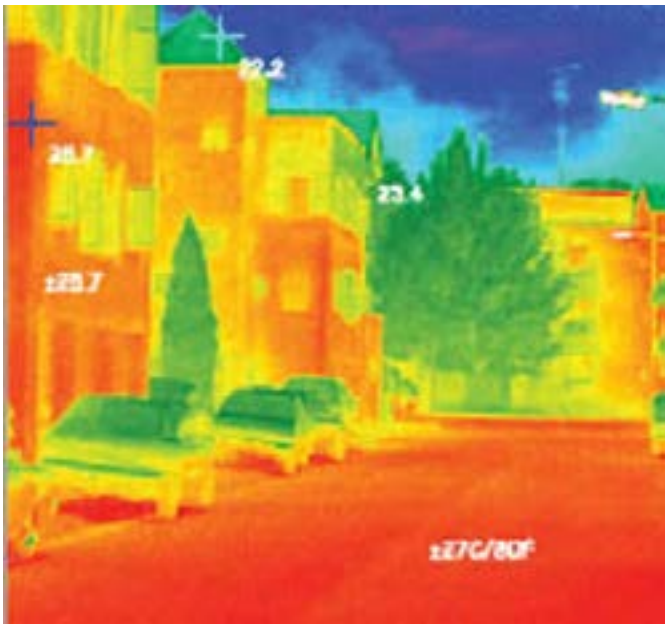
Intent:
Encourage the design and construction of buildings to utilize green building practices.

Commitment:
The Village at Obey Creek will be designed to meet or exceed the requirements for the USGBC LEED Core and Shell, or LEED New Construction standards.

Energy Efficiency in Buildings

Intent:
Encourage the design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.

Commitment:
Design and construct at least 90% of all buildings in the Village at Obey Creek to demonstrate a minimum 20% improvement in the proposed building performance rating compared to the baseline building performance rating per ASHRAE/ IESNA Standard 90.1-2010.



LED and full cutoff light fixtures can reduce energy comsumption and light pollution while still creating a safe, festive atmosphere

Heat Island Effect

Intent:
Reduce heat islands to minimize impact on microclimate and human and wildlife habitat.

Commitment:
The Village at Obey Creek will place a minimum of 75% of off-street parking spaces under cover (defined as underground, under deck, under roof, or under a building). Any roof used to shade or cover parking will follow the prescribed guidelines.

Low-Sloped Roof (less than or equal to 2:12) SRI=78

Steep-Sloped Roof (greater than or equal to 2:12) SRI=29

Infrastructure Energy Efficiency

Intent:
Reduce air, water, and land pollution from energy consumption.

Commitment:
The Village at Obey Creek will purchase any street lights, water and wastewater pumps and treatment systems that are included as part of the project to achieve a 15% annual energy reduction beyond an estimated baseline energy use for the infrastructure.

Recycled Content in Infrastructure

Intent:
Use recycled materials to reduce the environmental impact of extraction and processing of virgin materials.

Commitment:
Use the indicated recycled materials in all the following applications, if present in the project.

For roadways, parking lots, sidewalks, and curbs (above-ground structured parking and underground parking are exempt from this requirement):

- Any aggregate base and aggregate sub base shall be at least 90% by volume recycled aggregate materials such as crushed Portland cement, concrete, and asphalt concrete.
- Any asphalt base shall be a minimum 15% by volume recycled asphalt pavement.
- Any asphalt concrete pavement shall be a minimum 15% by volume recycled asphalt pavement
- Any Portland cement concrete pavement shall contain recycled mineral admixtures to reduce by at least 25% the concrete mix's typical Portland cement content, a minimum of 10% by volume reclaimed concrete material aggregate.

Piping made of Portland cement concrete shall contain recycled mineral admixtures to reduce by at least 25% the concrete mix's typical Portland cement content.

Construction Waste Management

Intent:
Divert construction and demolition debris from disposal in landfills and incinerators. Redirect recyclable recovered resources back to the manufacturing process. Redirect reusable materials to appropriate sites.

Commitment:
The Village at Obey Creek is committed to recycle and/or salvage at least 50% of non-hazardous construction and demolition debris. A construction waste management plan will be developed that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be stored on-site or commingled.

Comprehensive Waste Management

Intent:
Reduce the waste hauled to and disposed of in landfills. Promote proper disposal of office and household hazardous waste streams.

Commitment:
The Village at Obey Creek will provide the following elements as part of their commitment to the reduction of hauled waste and proper disposal of materials.

- Include at least one drop-off point as part of the project available to all project occupants for office or household potentially hazardous wastes such as paints, solvents, oil, and batteries;
- Include at least one recycling or reuse station as part of the project available to all project occupants dedicated to the collection and storage of materials for recycling including, at a minimum, paper, corrugated cardboard, glass, plastics, and metals.
- Include at least one compost station as part of the project available to all project occupants dedicated to the collection and composting of food wastes;

Reduced Water Use

Intent:
Minimize water use in buildings and for landscape irrigation to reduce the impact to natural water resources and reduce the burden on municipal water supply and wastewater systems.

Commitment:
At least 90% of all buildings in the Village at Obey Creek will be designed and constructed to meet the following requirements and strategies in support of reducing the impact to natural water resources and the burden on the municipal water supply and wastewater systems.

- The average flow rate for all lavatory faucets must be ≤ 2.0 GPM.
- The average flow rate for all shower heads must be ≤ 2.0 GPM.
- The average flow rate for all toilets, including dual-flush toilets, must be ≤ 1.3 GPF.

Minimize Site Disturbance Through Site Design

Intent:
Preserve existing tree canopy, native vegetation, and pervious surfaces while encouraging high density, smart growth communities.

Commitment:
The Village at Obey Creek and Wilson Creek Preserve will minimize site disturbance to clear less than 40% of the total site area, and preserve the existing tree canopy, native vegetation, and pervious surfaces on the undisturbed area.

Minimize Site Disturbance During Construction

Intent:
Conserve existing natural areas and protect trees to provide habitat and promote biodiversity.

Commitment:
The area of proposed development has been surveyed for rare and specimen trees per the Town's Tree Protection Ordinance. The proposed conceptual plan minimizes impact to the tree canopy. No champion trees exist within the proposed development footprint.

Stormwater Management

Intent:
Reduce adverse impacts on water resources by mimicking the natural hydrology of the Village at Obey Creek, including groundwater recharge. Reduce pollutant loadings from stormwater discharges, reduce peak flow rates to minimize stream channel erosion, and maintain the biological integrity of Wilson Creek.

Commitment:
Implement a comprehensive stormwater management plan for the project that infiltrates, re-uses, or evapotransporates a specified amount of rainfall from the development footprint and other areas that have been graded so as to be effectively impervious. Strategies to reduce rooftop runoff by use of Stormwater planters, or infiltration planters and rain harvest systems will be used to collect and transport runoff through gutters and downspouts so that the water can be reused in the buildings or for landscape irrigation.

Utilize full cuttoff fixtures throughout

Light Pollution Reduction

Intent:
Minimize light trespass from site, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact on nocturnal environments.

Commitment:
The Village of Obey Creek will commit to exterior lighting in shared areas as required for safety and comfort as outlined below, and required by NCDOT lighting standards for allowable trespass along 15-501 .

Dark (Wilson Creek Preserve)

Design exterior lighting so that all site and building mounted luminaries produce a maximum initial illuminance value no greater than 0.01 horizontal and vertical footcandles at the site boundary and beyond.

Low Town House and Senior Living Areas

Design exterior lighting so that all site and building mounted luminaries produce a maximum initial illuminance value no greater than 0.10 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 10 feet beyond the site boundary.

Medium Commercial, High-Density Residential

Design exterior lighting so that all site and building mounted luminaries produce a maximum initial illuminance value no greater than 0.20 horizontal and vertical footcandles at the site boundary and no greater than 0.01 horizontal footcandles 15 feet beyond the site.

Exhibit H: Illustrative Plan

(All building footprints within the development are conceptual and subject to revision

glossary of terms

The following is a glossary of terms as they are typically employed within this document. These terms, when capitalized, should be applied according to the definitions listed below.

Articulation Architectural forms, features or details that sub-divide either Building forms or facades and create a sense of variation and moderating scale that is smaller than the entire Building or facades.

Bay Window A projection in the floor plan defined by a glazed bay with either perpendicular or angled sides that provides variation in the facade.

Bird Friendly Glass Windows or glass in an opening in a wall that is divided by one or more mullions and has a low reflectivity (not mirrored). Additional features may include an etched or fritted pattern applied to the glass to reduce transparency.

Block The land composed of a single or multiple lots bounded by public ways or streets.

Buffering The provision of open space as a mediating element between uses.

Buildings For the limited purposes of applying these Design Guidelines, the term "Buildings" employed in this document includes any parking structure that extends above grade along any elevation and all other Buildings as normally defined within the Zoning Bylaw.

Building Envelope The three-dimensional space within which a structure is permitted to be built on a zoning lot, and which is defined by setback and height regulations.

Building Height Limitation (Primary) The maximum height allowed for any structure located at the minimum setback required for such a structure.

Building Height Limitation (Secondary) The absolute maximum height allowed for any structure.

Community Character The distinguishing identity or elements of a place, neighborhood or part of town.

Connectivity The capacity for pedestrians, bicyclists and vehicular traffic to readily and conveniently move to and from different destinations in a manner that supports mixed-use development. Connectivity may be provided through well designed and attractive physical connections, roads, paths, spaces, bikeways, signage, visual links, lighting or other elements.

Design Standards A set of criteria established to guide certain aspects of site development, such as site planning and building design, in order to protect and enhance the character of the area where the development is taking place.

Free Soil on-site or imported soil amended to incorporate compost with a maximum compaction of 85%.

Impervious Surface A surface composed of any material that impedes or prevents the natural infiltration of water into the soil.

Mixed Use A development project or zoning classification that provides for more than one use or purpose within a shared building or development area.

Monolithic Architecture Monolithic Buildings are those with an architecture composed of a single, integral and unarticulated architectural form and facades.

Neutral Pier A solid structural element on the facade used to hide structural columns and act as a divider between tenants. No alterations to the pier are allowed without landlord approval.

Obey Creek Project Area The entire land area of the Obey Creek Project within Chapel Hill jurisdiction and subject to these design guidelines.

Open Space Land devoted to uses characterized by vegetative cover or water bodies, that may include agricultural uses, meadows, parks, recreational areas, lawns, gardens, trails, ponds and streams

Pedestrian-Orientation The provision of safe sidewalks, paths and street crossings that include street furniture, patterns and types of uses and amenities that create an environment conducive to pedestrian movement between destinations and that provides a practical and attractive alternative relative to vehicular modes of travel.

Prototype Facade A Building composed to be iconic and emblematic of the business behind the facade. Such designs are repetitive to achieve the "branding" that can be accomplished through the use of ubiquitous designs. The intention in the Obey Creek project is not to be an assemblage of large iconic and branded facades. Rather, the intent is to provide a unique design of the elements and composition that creates compatibility and continuity of the architectural elements. The architectural expression should be recognizably different from prototype facades represented by at least 2 other examples constructed for the same tenant in other locations. If other prototypes have not been brought to the attention of the town staff at the time of approval, it will be deemed acceptable by these guidelines. This definition is not meant to preclude the creative use of facades or architectural elements that may be associated with the companies (such as awnings, materials or special features), as long as they are consistent with all other design guidelines and are clearly distinct from other prototypes as described above.

Screening Screening either diminishes or removes the visibility of a Building, street or structure from a defined vantage point or location.

Setback The horizontal distance between the curb line or interior lot line of a zoning lot and any structure on such zoning lot, measured perpendicularly to the curb or lot line.

Site Signage Site signage are all of those signs within the Obey Creek Project Area that are generally intended to provide wayfinding, orientation, information and identification. They do not include signs provided for public safety or roadway directions.

Structural Soil soil and aggregate mix of approximately 80%/20% ratio design for supporting tree growth in urban conditions.

Tenant Control Zone An area directly outside a tenant up to the property line. Used for amenities, outdoor seating or displays with landlord approval.

Towers Architectural elements that extend facade features above the cornice line for decorative purposes. Towers may not contain occupiable floor space above the highest floor permitted in a Building or parking structure, but may contain open volumes, skylights and other features connected to the floor below.

Transit Access Points Transit access points are those locations where pedestrians may directly connect to transit. These consist of bus stops, shuttle stops, etc.

Transparency Transparency refers to the transparency of windows or glazing from the exterior not including mullions, supports, piers or other opaque or translucent materials. Shaded, frosted or reflective glazing will not be considered transparent. Transparency may provide visibility into the interiors of Buildings or to lighted display cases that are at least 24" deep. For ground levels of facades, the percentage of transparency is calculated by measuring the area of the glazing along the first floor between the sidewalk and 10 feet above the adjacent grade.

Urban Design The composition of all of the physical elements within a planning area that is greater than any single project. The physical elements include such components as the buildings, structures, open space, streets, sidewalks, signage, and lighting that compose a planned district.

relevant plans and ordinances

Chapel Hill Development Agreement Process for Obey Creek

Chapel Hill Land Use Management Ordinance (LUMO)

Chapel Hill 2020 Comprehensive Plan

Chapel Hill Greenway Master Plan (2013)

Signage Requirements - Chapel Hill Land Use Management Ordinance (LUMO) Section 5.14 Signs

NC DOT Complete Streets Planning & Design Guidelines

AASHTO Guide for the Planning, Design, and Operation of Bicycle Facilities

Leadership in Energy and Environmental Design (LEED) Green Building Rating System

NACTO (National Association of City Transportation Officials)

Urban Bikeway Guide and Urban Streets Design Guide

ITE/CNU – Designing Walkable Urban Thoroughfares: A Context Sensitive Approach