

Proposed Edits for Discussion
Proposed Obey Creek Development Agreement
June 15th Public Hearing

Prepared by: Office of Planning and Sustainability, Town of Chapel Hill

Last revised: June 15, 2015

Number (for Reference)	Section	Addition/Revision
1	Section 5.4: Transportation	Proposed addition to Section 5.4(a)(1) – The proposed addition is underlined in the following statement: All roads and streets within the Developed Property that may support public transit in the future shall be designed and constructed to meet Town standards for such use unless otherwise approved by the Town Manager. All improvements on US Highway 15-501 shall be designed according to the <u>Urban/Suburban Boulevard guidelines in the July 2012 NCDOT Complete Streets Planning and Design Guidelines</u> , subject to DOT approval.
2	Section 5.4: Transportation	Proposed addition as item (c)(5): “Every two years, the Developer Owner or Representative shall conduct traffic counts at each of the Developed Property’s driveways to establish Average Daily Traffic Volumes for weekdays and weekends (24/7). These counts will provide the Town and Developer Owner or Representative with data about daily vehicle trips, transit trips, AM/PM peak hour traffic, etc., to be used in assessing whether the Developer Owner or Representative is under the benchmark traffic number established in Section 5.4(c)(1). If the data collected show that the percentages estimated for the transit and internal capture deductions on page 9 of the April 2014 TIA are significantly overestimated, the trip counts will be used to adjust down the trip generation deductions used for future trip generation calculations.”
3	Section 5.8: Open Space and Parks	Addition to Section 5.8(c)(5): “The Parks, Greenways, and Recreation Commission shall be consulted on the design of the water feature at Highland Park.”
4	Section 5.14: Historic and Cultural Features	Proposed addition as item (d): “Appropriate locations are identified in Exhibit J 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 shall be determined with the site plan development.”
5	Section 5.22: Specific Site Development Standards	Proposed addition as item (ii) to Section 5.22(e)(4)(i): “Parking for the Developed Property shall not exceed 2,800 vehicle parking spaces.”

Number (for Reference)	Section	Addition/Revision
6	Exhibit J: Design Guidelines	<ul style="list-style-type: none"> - Page 2: Edit – Change “it’s final report” to “its final report” - Page 82: Edit – Change “will compliment the architecture” to “will complement the architecture” - Replace pages in the existing Design Guidelines with the attached revised pages.

Proposed Edits to the Resolution of Continued Action	
Number (for Reference)	Proposed Edit
7	<p>Add the following language as bullet points after “that the Town Manager and staff shall support the Council’s continued work on the following items:</p> <ul style="list-style-type: none"> a) Proceed with steps required to encourage the redevelopment of the Southern Village Park and Ride lot; b) Establish indicators to determine when evening and weekend transit service should be implemented at the Obey Creek development; c) Make sure that missing connectivity links such as the Arlen Park and Bennett Road sidewalks and Culbreth School crosswalks are on the Town’s sidewalk/road improvement lists; d) Prior to the first Certificate of Occupancy in which affordable housing units are provided, affordable housing providers, the Town and the Developer Owner of Obey Creek shall establish a process to find tenants for affordable housing units as they become available in Obey Creek. e) Include consideration of a bus-pull out location in conjunction with the design of the HAWK signal at Oteys Road

Revised Pages for “Exhibit J: The Village at Obey Creek Design Guidelines”

The following are revised pages for Exhibit J: The Village at Obey Creek Design Guidelines. These pages were last revised on June 15, 2015, by the applicant team (East West Partners).

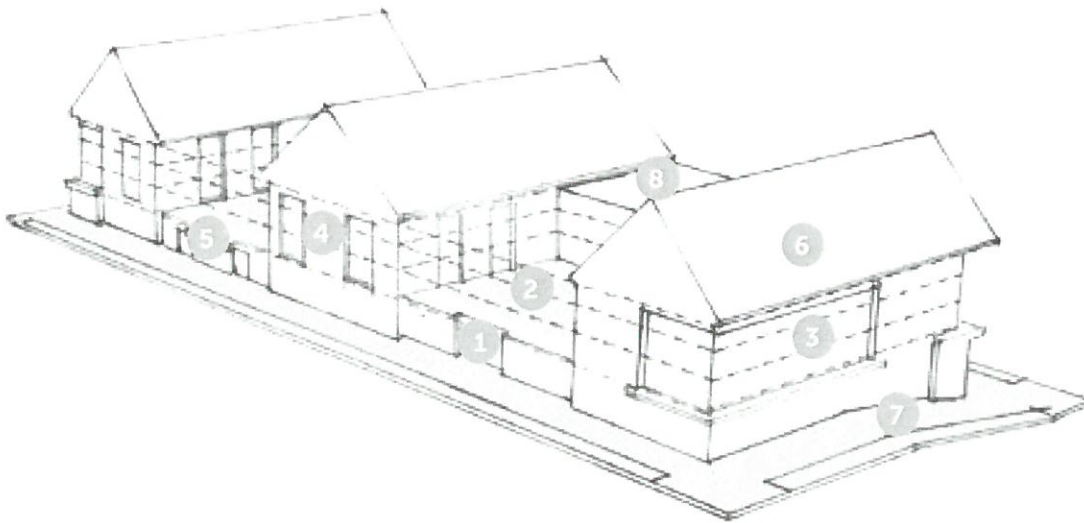
For a copy of the entire Design Guidelines, including the revised pages, visit www.townofchapelhill.org/obeycreek

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.
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
- 4 Residential access to be provided from a lobby oriented to the public way
- 5 Sloped roofs and flat roofs may be provided
- 6 Below grade parking may be provided below other uses
- 7 Rooftop mechanical equipment over 4' high to be screened. Maximum height will be 20'

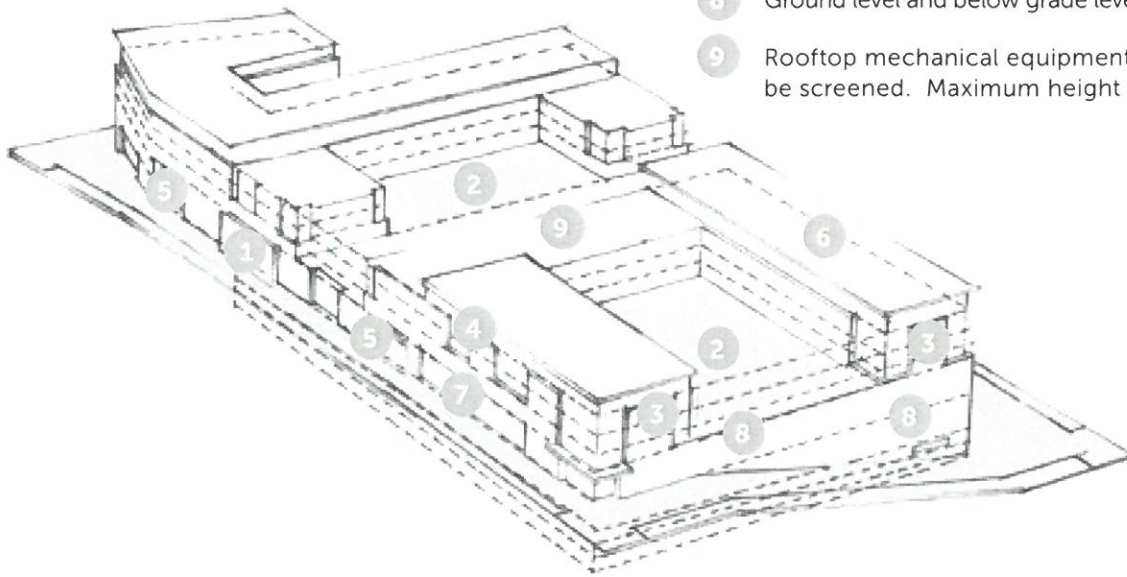


Type 2 Building Typology and Uses

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'

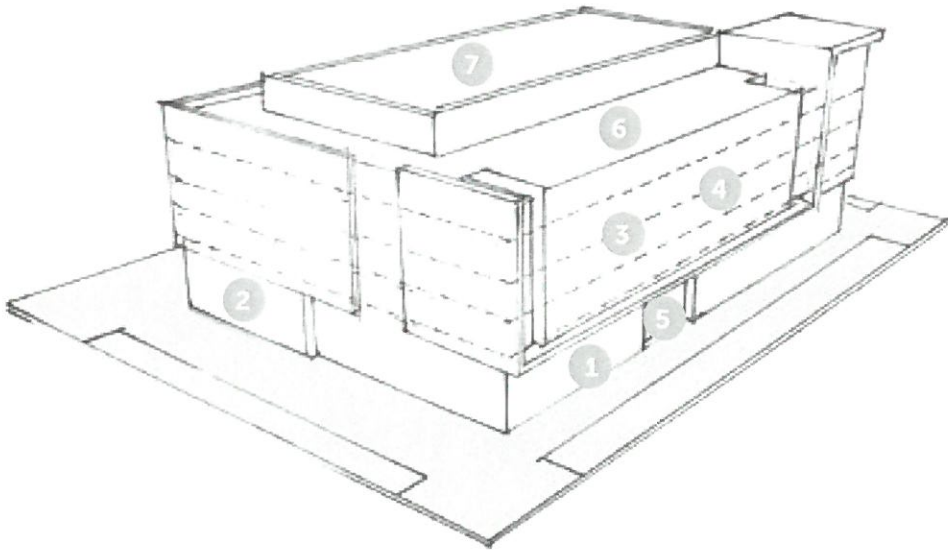


Type 5 Building Typology and Uses

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'



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"

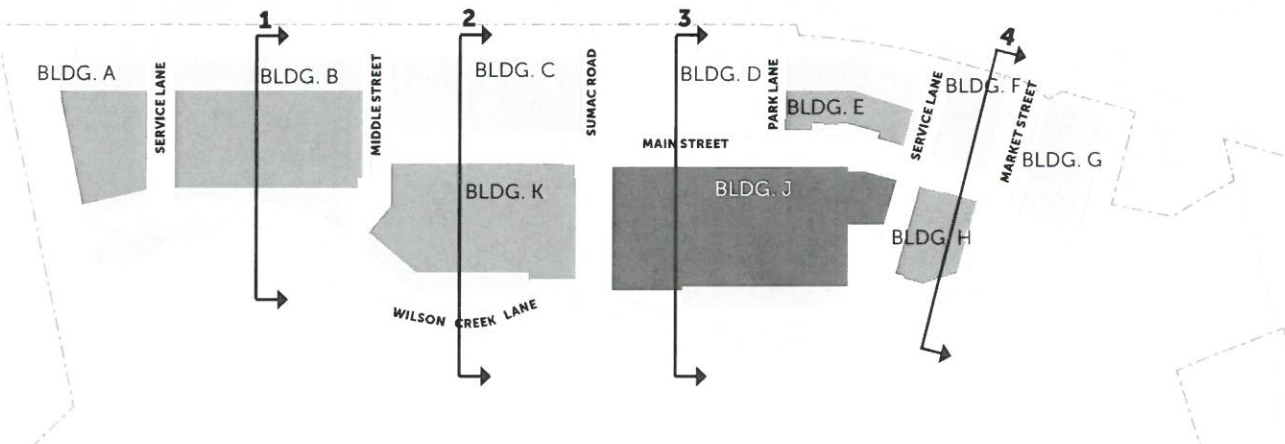
Office: Maximum Height of Stories 15'-0"

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.

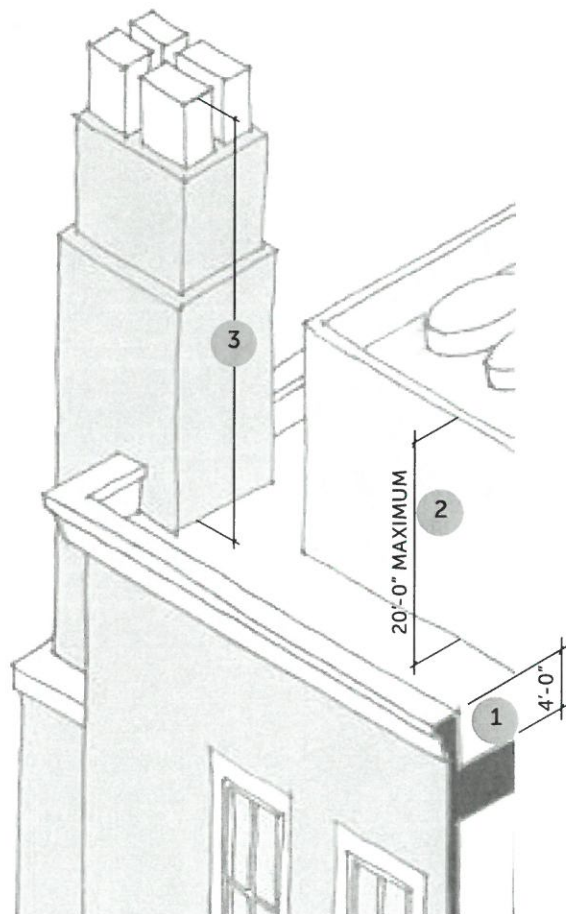
GENERAL DESIGN STANDARDS



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.

New
Page



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

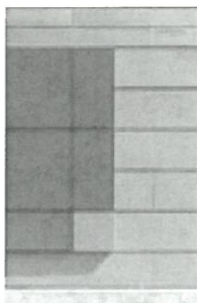
The top stories of multi-story buildings should be made of visually lighter materials such as metal panels, metal or wood shingles, or stucco.

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