

## **Advisory Board and Commission Comments and the Proposed Obey Creek Development Agreement**

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

*Last revised: June 15, 2015*

<b>Community Design Commission</b>
Comments from the Community Design Commission were discussed with the Council during the April 30 <sup>th</sup> Special Meeting with the Council and Advisory Boards/Commissions. As directed by Council, the comments were incorporated into the Development Agreement and Design Guidelines.
<b>Highlights:</b> <ul style="list-style-type: none"><li>• Included CDC review of individual buildings as part of the individual building review process</li><li>• Addressed both heights and stories to building heights and typology pages in Design Guidelines</li><li>• Included Design Guidelines as mandatory part of the review process for buildings</li><li>• Buildings are required to meet or exceed the requirements for USGBC LEED Core and Shell or LEED New Construction standards</li><li>• Included language on hard-fencing for RCD protection, bird friendly glass, prohibition on invasive species</li><li>• Many of the materials, placement, articulation, and design comments are addressed in the building standards section of the Design Guidelines and will be reviewed by the future CDC for future buildings</li></ul>
<b>Housing Advisory Board</b>
Many of the Housing Advisory Board members were a part of the Council Sub-Committee on Affordable Housing at Obey Creek's discussion and development of the proposal for Section 5.2: Affordable Housing. The Housing Advisory Board has stated their support for the Development Agreement.
<b>Highlights:</b> <ul style="list-style-type: none"><li>• Inclusionary zoning applies to for-sale properties; transfer fee and conversion contingencies are addressed in Agreement</li><li>• 5% of rental units are affordable for 99 years (details in Article 5.2)</li><li>• One-half of rental units are for housing-voucher-eligible households</li><li>• Minimum unit size was established as recommended by local affordable housing professionals</li></ul>
<b>Parks, Greenways, and Recreation Commission</b>
Comments from the Parks, Greenways, and Recreation Commission were discussed with the Council during the April 30 <sup>th</sup> Special Meeting with the Council and Advisory Boards/Commissions. As directed by Council, the comments were incorporated into the Development Agreement and Design Guidelines. See Section 5.8: Open Space and Parks; Section 5.9: Recreation Areas; Section 5.10: Greenways and Sidepaths; Section 5.12: Wilson Creek Preserve; and Section 5.13: Quarry Restoration.
<b>Highlights:</b> <ul style="list-style-type: none"><li>• Included conditions and timeline for providing public access to parks and open spaces</li></ul>

- Included splash park in Highland Park
- Included dedicated public restrooms to be maintained by the Developer Owner
- Included permanent conservation easement over Wilson Creek Preserve
- Trails will accommodate mountain bicycle usage

### Planning Commission

Staff worked with Planning Commission members to incorporate the Commission’s edits into the Development Agreement. Their comments and the status of these comments can be found on the [Obey Creek Meeting Materials webpage](#)<sup>1</sup> and in the attachment to the Development Agreement titled “Public Hearing and Advisory Board/Commission Comments” beginning on page 49 of the [Council’s June 15<sup>th</sup> packet](#)<sup>2</sup>.

#### Highlights:

- Incorporated peak hour traffic counts (instead of daily total) into monitoring of traffic (5.4)
- Included additional metrics for mix of use at different levels of development instead of just minimums and maximums
- Eliminated trip generation matrix and referred to ITE manual counts instead, for tracking purposes
- With guidance of Town Attorney, incorporated a series of legal clarifications regarding role of Master Owners Association, enforcement abilities of the Town, and ability to recoup emergency repairs funds, if spent
- Included NCDOT’s Complete Streets Planning and Design Guidelines and pedestrian refuge on 6-lane or more streets
- Extended review period for CDC during individual building reviews
- Expanded the list of actions that would constitute a Major Modification (e.g. change in affordable housing program, change in Design Guidelines)
- Prohibited certain uses (single-family n.i.c. Townhomes, sorority, cemetery etc.)

### Stormwater Advisory Board

The Stormwater Advisory Board supported the recommendations submitted by Kimberley Brewer who has communicated directly with the Council that her comments have been incorporated into the Development Agreement. See Section 5.3: Stormwater Management.

#### Highlights:

- Included permanent conservation easement of Wilson Creek Preserve
- Included requirements for stormwater runoff that exceed typical requirements
- Required inspection of stormwater facilities on site, beyond typical requirements
- Included soil erosion and control mechanisms that exceed typical requirements
- Expanded monitoring requirements to include stream profiles and biological monitoring of Wilson Creek
- Included requirement for Council action to put Wilson Creek Drive in the RCD, which

<sup>1</sup> <http://www.townofchapelhill.org/town-hall/departments-services/planning-and-sustainability/development/development-agreement-projects/obey-creek-/obey-creek-meeting-materials>

<sup>2</sup> <http://townhall.townofchapelhill.org/agendas/2015/06/15/materials.pdf>

would have otherwise been permitted without Council action

**Transportation and Connectivity Advisory Board**

Representatives from the Transportation and Connectivity Advisory Board were a part of the Council Sub-Committee on Transportation at Obey Creek’s discussion and development of the proposal for Section 5.4: Transportation.

**Highlights:**

- Included language about Dogwood Acres traffic calming effort
- Design shifted to include future access for Bus Rapid Transit on 15-501
- Bicycle sharrows are provided in the interior/local streets
- Crosswalks, pedestrian access, and bicycle access are provided throughout the project
- Bicycle parking spaces are mandated at a level equivalent to Town Center with a review mechanism to allow for additional spaces in the future, if needed