



# **Obey Creek Development Agreement**

## **Public Input Sessions**

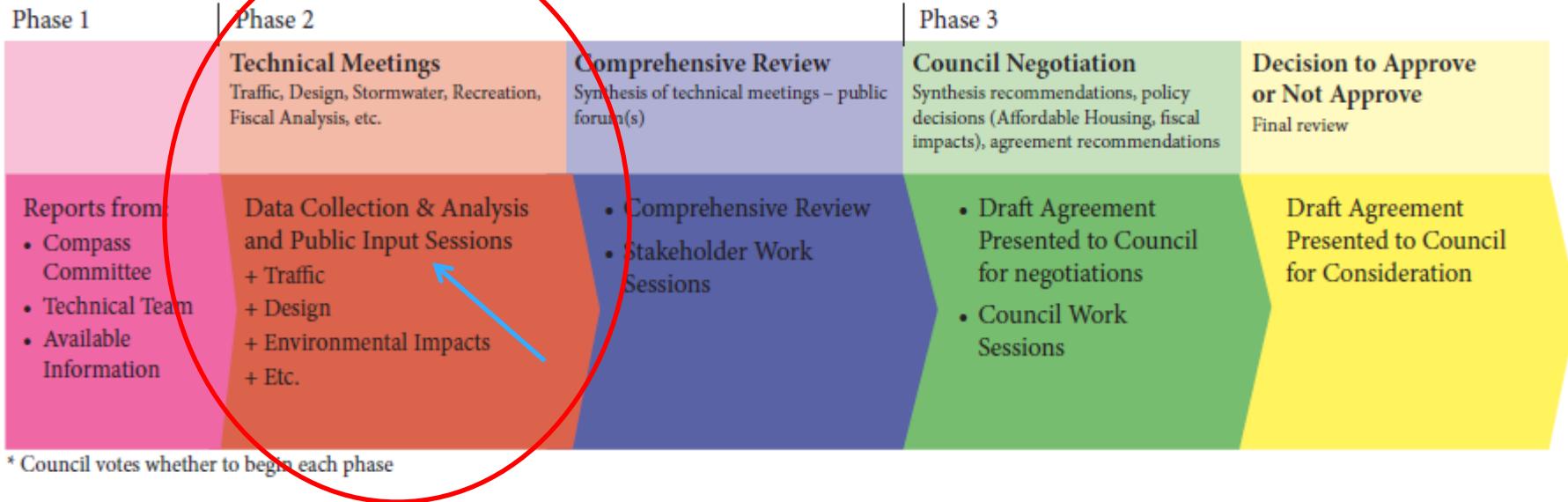
**May 7 & 15, 2014**



# Agenda

- I. Welcome and Introductions
- II. Overview of Revised Process
- III. Summary of Council Comments
- IV. Developer Presentation of Key Topics
- V. Q&A

# Obey Creek DA Process



# Council Check in

- **Development Patterns and Design Standards**
  - Open space designation?
- **Transportation**
  - Acceptable trade-offs?
- **Affordable Housing**
  - Goals for this development?
- **Fiscal Impacts**
  - Scale and mixes of use?

# Council Feedback

- **Development Patterns and Design Standards**
  - Development should “hug” 15-501 and not cross creek
  - Green space made available to the public; must encourage use
  - Development must connect well with Southern Village; cannot face “inward”
  - Building design must have ability to change with time and use needs
  - Density is okay if it means more affordable housing options and negative effects of increased traffic can be minimized
  - Interest in public-private partnership on Town-owned land on other side of 15-501

# Council Feedback

- **Transportation**

- Traffic is the “bottom line” for some Council Members
- Negative effects of development on traffic must be minimized
- Pedestrian and bicycle accommodations on both sides of 15-501; connectivity to existing amenities

# Council Feedback

- **Affordable Housing**
  - Affordable housing options; range of “affordability”
  - Universal design” housing
- **Fiscal Impacts**
  - Must have positive economic impact on Town; revenue to Town must exceed cost of services

# Developer Presentation of Key Topics

- Site and Context
- Existing Conditions
- Stream Buffers, RCD
- Comprehensive Plan Principles
- Proposed Development and Design
- Stormwater Management and Sedimentation Control
- Housing Strategies
- Transportation
- Responses to Compass Committee



MASTER PLAN - PLAN VIEW

# OBEY CREEK

0 150 300 450 FT  
April 7, 2014

EAST WEST PARTNERS  
MANAGEMENT COMPANY, INC.

# Development Team's Current Master Plan



OBEY CREEK . CHAPEL HILL, NORTH CAROLINA