



Obey Creek Development Agreement Comprehensive Review Meeting

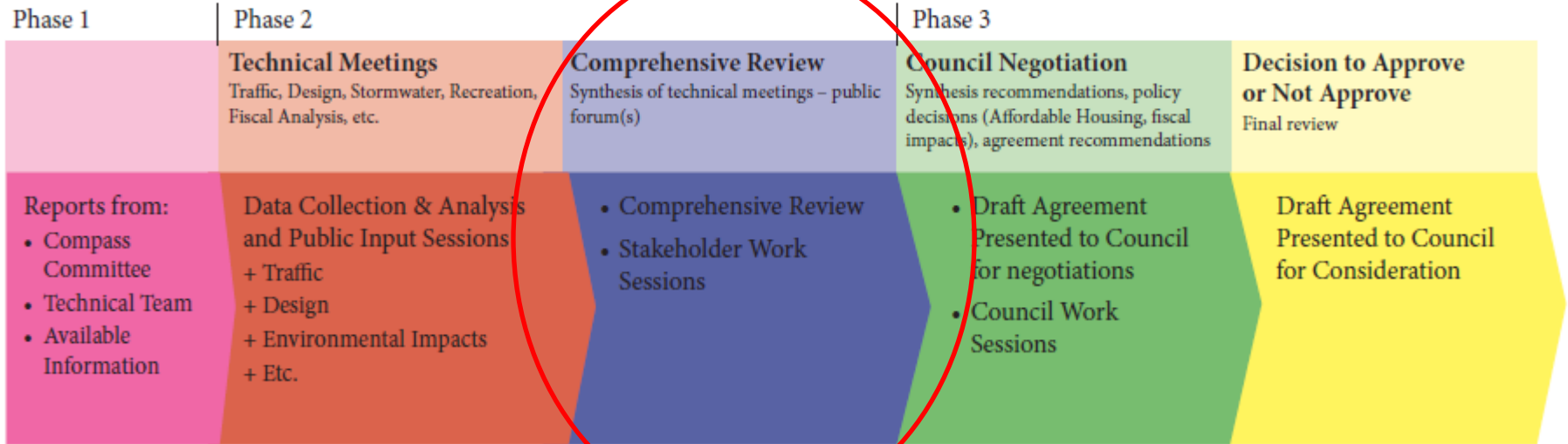
June 3, 2014



Agenda

- I. Overview of Revised Process for Obey Creek
- II. Summary of
 - A. Compass Committee Key Principles
 - B. Council Interests
- III. Developer Project Proposal
- IV. Review of Comments and Technical Team Update
- V. Next Steps
- VI. Q&A

Obey Creek DA Process



* Council votes whether to begin each phase



Compass Committee Principles

1. Development at this site **should be considered within the larger context of long-term redevelopment and/or development opportunities on both sides of South 15-501** – including potential redevelopment of the Southern Village Park & Ride area.
2. The overall mix of uses and density of development should be determined by **balancing economic, environmental, socio-economic and transportation benefits and impacts**.
3. The **mix of uses must not generate vehicular traffic that exceeds what the road system can support**, taking into account normal growth projected by the MPO over the next 20 years, and growth that is expected in the area on adjacent parcels and across South 15-501.
4. The land on the **east side of the creek should be placed in a conservation easement** in perpetuity, managed or owned by a third-party conservation organization, with stewardship funds provided by the developer. No residential or commercial uses should take place there.
5. Development at this site will benefit from an **“anchor” presence** that helps animate the site (ie: retail, performing arts venue, conference center). Give strong preference to uses that create **a distinctive identity** for the site that will make it a destination for neighbors, residents of the three to five mile catchment area and others.

Compass Committee Principles

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6. Within the site, the **mix of uses should complement each other and reduce the amount of traffic that those uses would generate at the same time.** Shared parking, counter-cyclical traffic generation, and maximizing internal trip capture are important considerations.
7. Development at this site should **generate significant net revenue gains to the Town and county**, after accounting for associated costs of services, Town or county-borne costs for infrastructure and mitigation measures, and all other costs.
8. Plan for and **accommodate the impact of public school students generated** from residential uses at the site using calculations that address county-recognized increases in student generation numbers for multi-family housing.

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

- **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

Review of Comments

- Traffic Impacts
- Pedestrian/Bicycle
- Parking
- Transit
- Financial Analysis
- School Designation
- Design Guidelines
- Stormwater
- Proposed Uses

Technical Team Update

- **Believes project would be positive for Town**
- **Identified issues to be negotiated:**
 - Urban Design Characteristics
 - Onsite and offsite Transportation and Mobility
 - Onsite Parking
 - Stormwater Management and Green infrastructure
 - Public Utilities
 - Environmental Resources
 - Affordable Housing
 - Commercial Tax Base Impacts
 - Project phasing/Development program flexibility

Next Steps

- **Provide information to Council**
 - Q&A from public
 - Updated Technical Team Recommendations
- **Council Decision whether or not to proceed to negotiation phase**
 - Currently scheduled for June 23

Expected Negotiation Points

- Design patterns, phasing and triggers
- Traffic mitigation measures – who pays for what?
- Connectivity to Southern Village
- Bike and pedestrian amenities
- Affordable housing – for sale and rental
- Land swap for Town-owned parcel
- What to with 80 acres on other side of creek