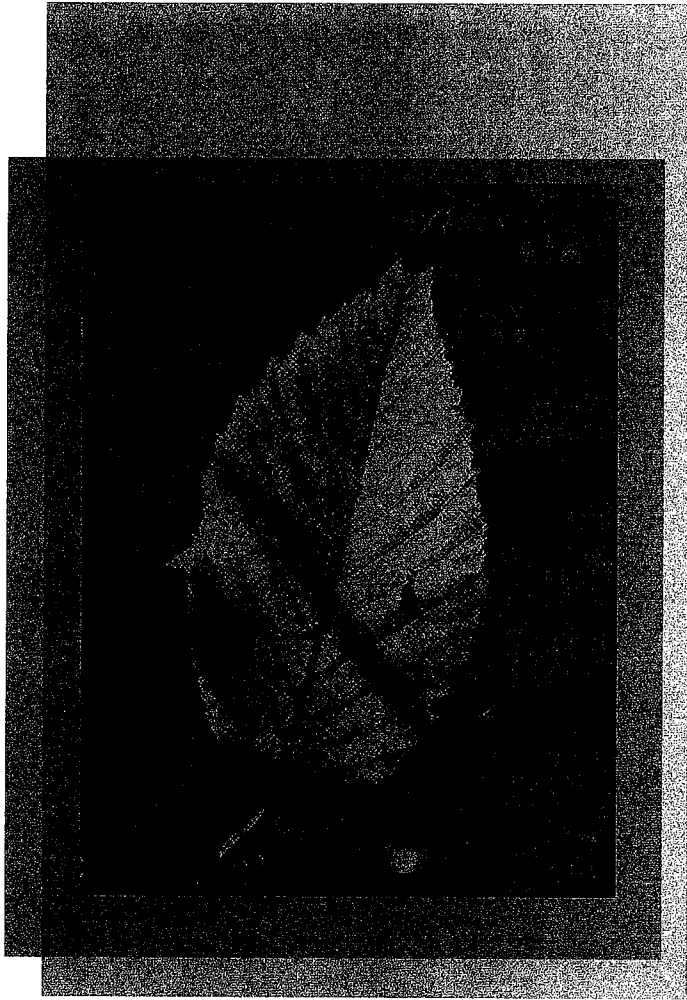


Visioning Workshop



Obey Creek

Chapel Hill, NC



Obey Creek - Visioning

Chapel Hill, NC



Objectives:

In considering the Goals and Objectives of the Comprehensive Plan and the character of the area, the Small Area Planning Group has chosen to emphasize the preservation and development goals and objectives noted here.



Preservation Objectives:

- Protect environmentally sensitive areas including:
 - the flood plain
 - Resource Conservation District
 - the steep slopes
 - Land identified in a Triangle Land Conservancy Inventory
- Preserve the natural beauty of the area including:
 - the botanical gardens
 - Arboretum
 - Mason Farm
- Protect the character of the area defined in part by:
 - the natural views and vistas
 - the working farms
 - wild life areas
 - historic areas.
- Protect the water quality of University Lake and Jordan Reservoir.
- Preserve existing neighborhood by:
 - avoiding undue disruptions
 - providing density transitions
 - providing vegetative buffers

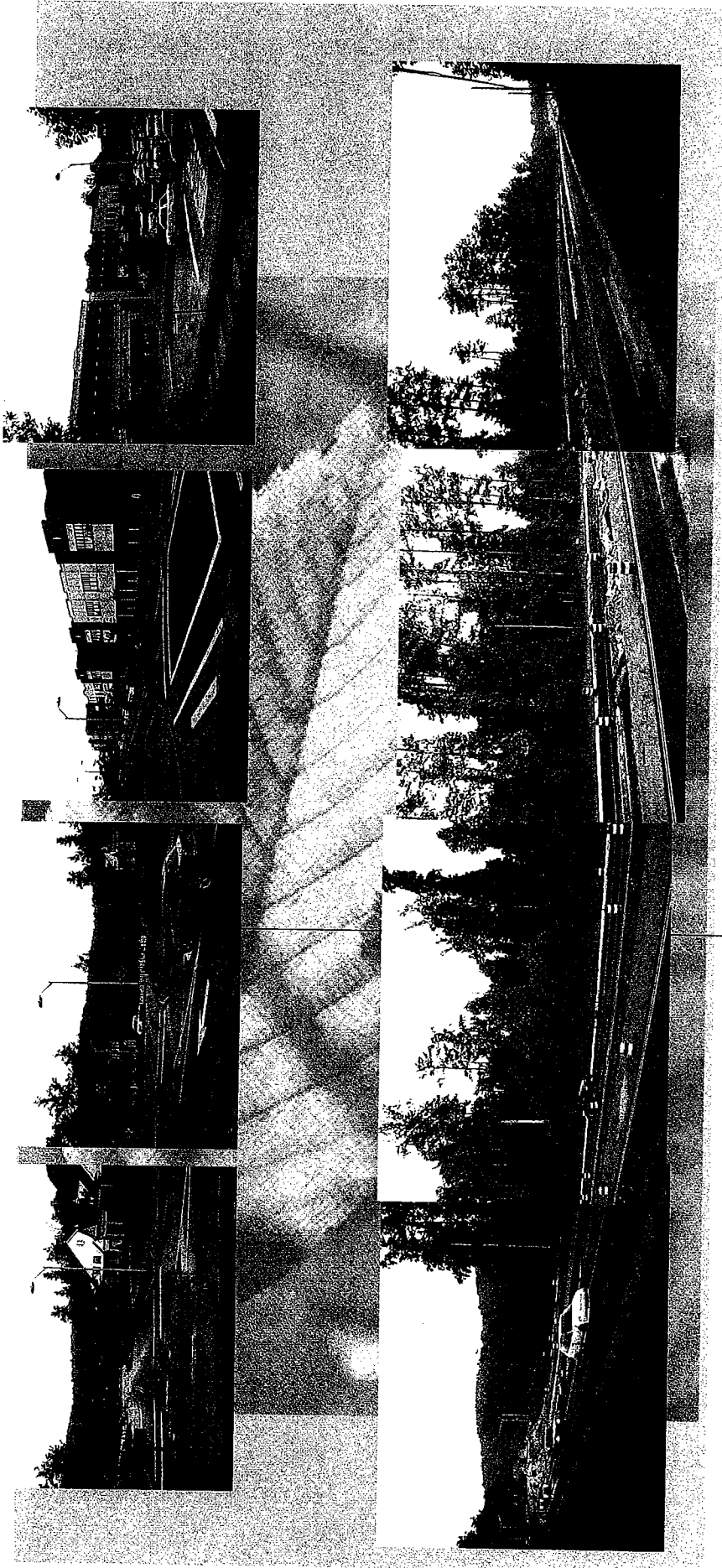
Development Objectives:

- Provide a range of housing including:
 - a range of densities
 - different housing types
 - a range of costs
- Limit the increase of traffic to the extent possible by:
 - creating a transit-friendly development pattern
 - providing neighborhoods in which people can walk or bicycle to stores, offices, parks and other neighborhoods
 - Linking the area to the University and central Chapel Hill with bicycle and pedestrian paths
- Provide appropriate support structures including:
 - parks and open spaces
 - roads and transit
 - community facilities
- Maintain the beauty and character of the area by:
 - ensuring the buildings are aesthetically integrated with the topography
 - prohibiting strip commercial development along 15-501
- Insure the development incorporates:
 - bicycle and pedestrian systems
 - mass transit systems

Obey Creek

Chapel Hill, NC

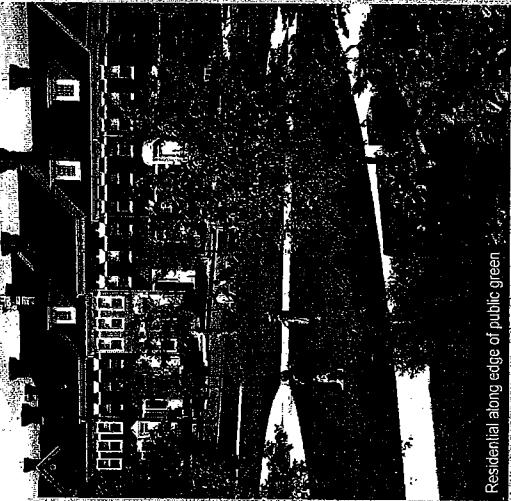
Existing Conditions



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Sense of Place Amenities, Open Space & Trails



Residential along edge of public green



Public Trail in RCD



Separate pedestrian crossings of RCD



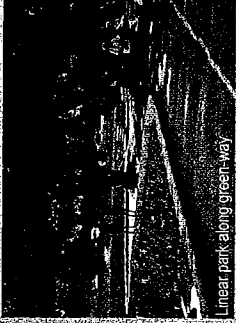
Filtered view of RCD along linear park



Linear Park



Linear park adjacent to RCD



Linear park along green way



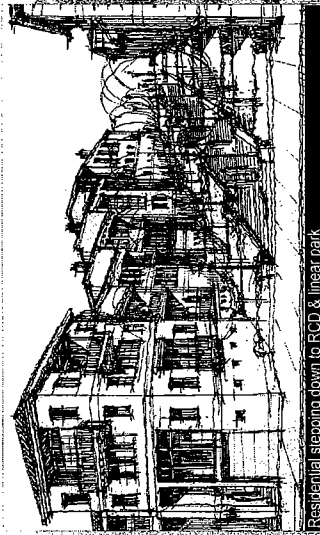
Bikes accommodated in retail area



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Sense of Place Working with Topography

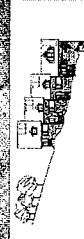


Residential stepping down to RCD & linear park



Stacked houses stepped into the slope set into hillside terraces

Working with grade



Residential stepping with terraces

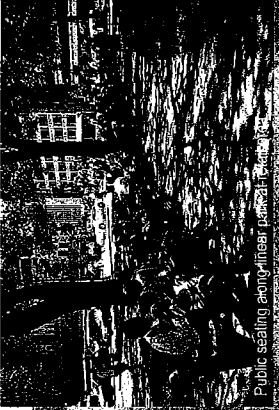


Residential stepping with terraces

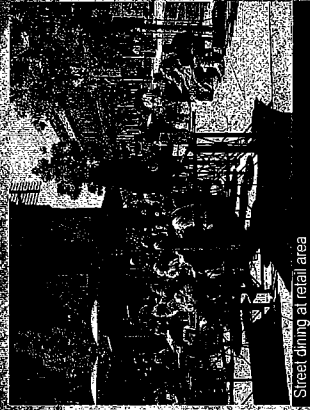


Placement of buildings with grade

Common Space & Street Life



Public seating along linear park with trees



Street dining at retail area



Public Space



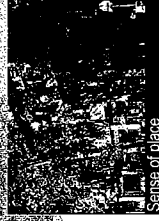
Street Life



Water Features



Outside dining along retail street

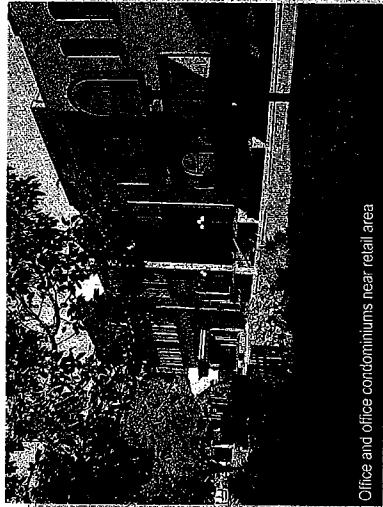


Sense of place

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Sense of Place Mixed-Use / Building Facades



Office and office condominiums near retail area



Residential over retail with parking structure beyond



Building edge street & linear parking



Mix of uses related to open space



Unique look, residential above retail



Residential over office & retail



Linear Park



Strong corner, and height to create place



Mixed-use parking entry

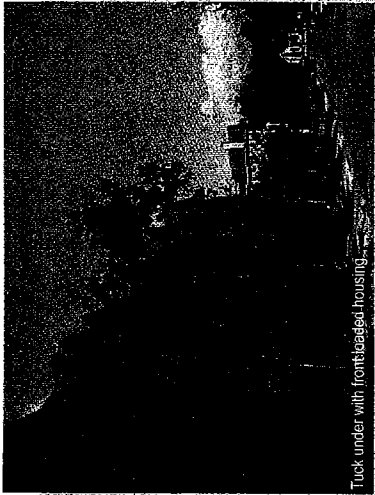


Residential above retail

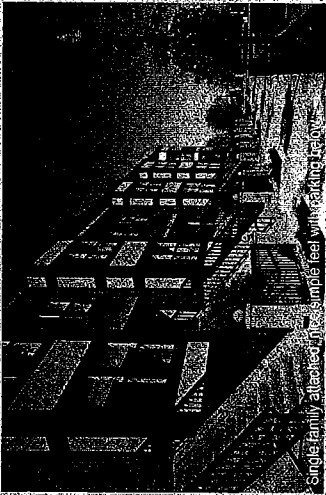
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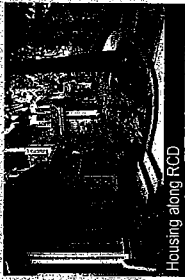
Sense of Place Residential



Tuck under with front-loaded housing



Single family attached, nice simile feel with parking garage



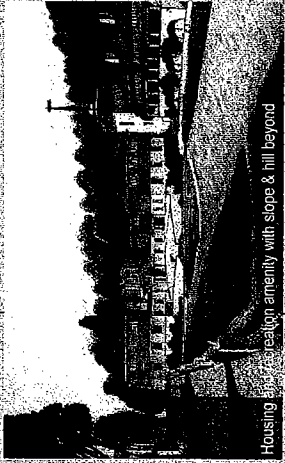
Housing along RCD



Attached housing close to street



Single family detached



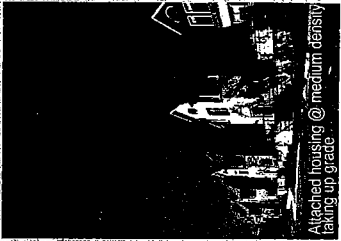
Housing type to align amenity with slope & hill beyond



High density residential



Affordable elite, podium



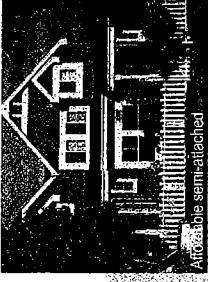
Attached housing @ medium density taking up grade



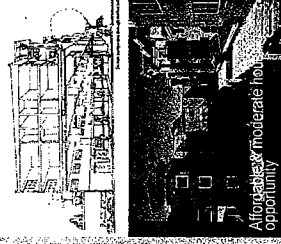
Residential along trail road



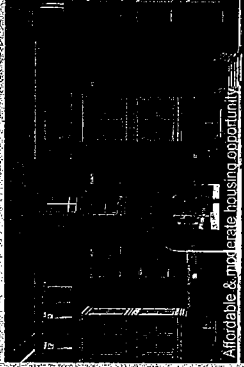
Alley located attached & attached housing



Affordable semi-attached



Affordable moderate floor opportunity



Affordable & moderate housing opportunity



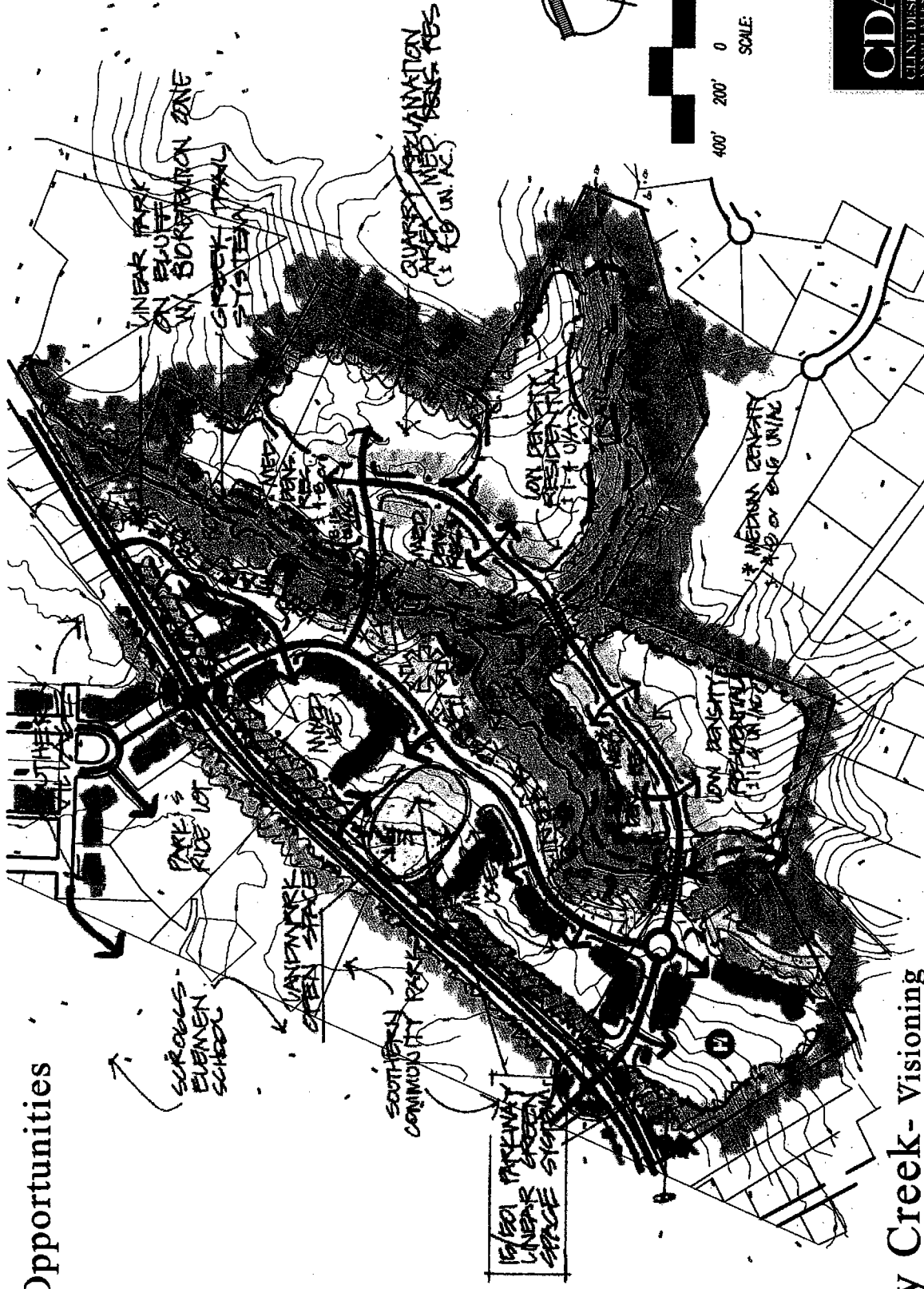
Flexing screening parking structure

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CDA
CLINE DESIGN
ASSOCIATES

Site Opportunities



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