

OBEY CREEK

THINGS TO KNOW ABOUT THE "NEW" PLAN

COMPARE

Use	Retail	Commercial	Residential	Hotel	Total
Obey Creek Concept Plan	350,000 sqf Including: 1 Big-Box Retailer 1 Jr. National Retailer	375,000 sqf	600 units (condos & apts)	100,000 sqf 120 rooms	1.5 million sqf conditioned space
Chapel Hill stand-alone Comparisons	University Mall : 366,000 sqf	The Europa Center: 180,000 sqf (CH largest office complex)*	Southern Village: 471 units 221 condos 250 apartments	The Franklin Hotel 67 rooms	
East 54 Mixed Use Comparison	54,000 sqf	113,000 sqf	303 units	Aloft Hotel 120 rooms	580,000 sqf conditioned space

TRAFFIC


- Estimated car trips for a 350,000 sqf mall: 12,300 (weekday); 18,500 (weekend day); peak rate of 1,300 per hour
- Shared traffic light with Southern Village's Market Street
- New light near entrance to Southern Community Park and 7 new right-in, right-out entrances will impact traffic flow.
- Impacts will be felt on connector roads (Dogwood Acres, Culbreth, Mt. Carmel, Smith Level, Old Lystra)
- Project touted as "transit oriented" but future transit plans do not significantly increase NS or V bus service

SCHOOLS

- Proposal touts "proximity to Mary Scroggs Elementary"
- Scroggs, Culbreth and Carrboro High are all at or near capacity
- CHCCS calculations of student numbers from new construction, multi-family units have been historically low
- FPG recently designated a magnet school, no longer serving southern area neighborhoods

ENVIRONMENT

- Sedimentation, water quality and flow rate concerns for downstream Morgan Creek
- Potential fines to town for continued non-compliance with Clean Water Act
- Clear-cutting 42 acres fails to comply with Chapel Hill Tree Canopy ordinances
- Noise pollution from increased automobile and delivery vehicle traffic
- Light pollution from tall buildings, parking garages... impacts wildlife and neighborhoods


 Southern Community Meeting - September 10th 7:00PM - 9:00PM - 101 Market Street, Southern Village
 Obey Creek Public Hearing - September 19th 7:00PM - Town Hall, 405 MLK Blvd, Chapel Hill



Citizens for Responsible Growth - ResponsibleGrowthNC.org