

## **Lightbridge**

### **Urban Designer Comments 02-26-25**

Submitted by Brian Peterson, AIA, Urban Designer, Town of Chapel Hill

The following comments are in reference to the site plan from February 2025. A recent meeting was held with the applicant's design team to review the preliminary site plan.

1. The day care use would add to the mix of services available in this portion of Chapel Hill.
2. Inclusion of some housing is a positive aspect of the project. While the townhouses might be a bit isolated within this block now, beginning to incorporate some housing into this Tymberline district points toward the future redevelopment of this entire area, which should move towards a mixed-use neighborhood, of housing, work, and retail/commercial, as a Transit Oriented Development.
3. Suggest improving the pedestrian connection from the townhouses to Weaver Dairy Road by extending the sidewalk along the east side of the daycare southward, through the parking lot, to connect to the townhouses.
4. Look for opportunities to incorporate a small gathering/social space (grilling area, seating, pergola, etc.) in the small lawn area to the west of the townhouses, while ensuring an adequate vegetive buffer to the Walgreens next door.
5. As the details of the building design and outdoor play areas evolve, look for opportunities to engage the building architecture with the site. For example, canopies on the building might extend out to provide shading for the play areas.
6. In terms of architectural image and character, the nearby Children's Campus facility is a good example of incorporating an aesthetic that is contemporary, yet reflective of and appropriate for the use in the building.