

860 Weaver Dairy Road Development

Urban Design Comments

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Several design meetings have occurred with the applicant team over the course of this project. The following comments refer to the recently submitted drawings dated 07-10-25. Unlike the "District-Specific Plan" included with this application, building renderings and other drawings are not binding documents. They represent potential designs but should not be interpreted as commitments from the developer. Likewise, comments on these drawings and on the district specific plan are not suggestions for new commitments from the developer. They are provided to help Town Council better understand the proposed project and some of its potential design features.

1. The site is a challenge to develop, due to its length, narrow width, topography, adjacency to the highway, limited access points, and the substantial presence of non-developable areas (utility easements, environmental zones, highway setbacks).
2. Because of these challenges, the plan is logically organized in two development areas; one being a multifamily building on the western portion, which can be seen as a kind of extension of the Chapel Hill North area to the west, and the second being a townhouse neighborhood on the eastern portion. The project is unified by a road linking east/west, and by a greenway trail corridor that extends along the roadway and utility corridors, providing good pedestrian connectivity across the site.
3. The greenway also connects well to neighboring areas, with a potential tie-in to Carol Woods on the east, linkage to the existing greenway that leads through Chapel Hill North on the west, and via several proposed or potential pedestrian connections to some of the properties to the south of the site.
4. The massing of the multifamily building is broken down by the organization of the plan as two connected courtyard buildings, rather than a lengthy linear block. The courtyards open to the south engaging the roadway and a small green space. The visibility of the parking structure is reduced as it is set into the hillside, at a lower elevation than the main building.
5. The green space in front of the multifamily building has the potential to become a gathering space, as it is well situated between the 860 neighborhood and the Chapel Hill North community.
6. Neighborhood vehicular connectivity is enhanced by the extension of the existing Adair Drive into the site.
7. While uses under the power lines will be limited, provision of some kind of community green space, as allowable, is encouraged.
8. The central "flex space" has the potential to host activities and uses that can attract residents and workers that live in the adjoining properties.
9. The layout of the roadway varies in alignment, and features several small medians/pedestrian crossings, all of which help to reduce the detrimental visual effect of a long straight road, while also providing traffic calming effects.
10. The townhouse cluster is organized around several neighborhood green spaces, which can enhance the sense of community, and provide opportunities for informal gathering.
11. Encourage the provision of informal walking trails in the preserved natural area on the east end of the site. Some of these could potentially connect over to the Carol Woods property.
12. Encourage the planting of trees along the greenway corridors, to provide shade, working with the utility companies to find plantings that can provide shade, while also adhering to height standards that apply under power lines.