

Carraway Village Phase 3
Urban Designer Comments 07-30-25

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

The following comments are in reference to the Carraway Village Phase 3 site plan, dated 06-02-25. Design meetings have been held several times with the applicant team during the development of the plan. Comments 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 current (06-02-25) plan has some major modifications from the earlier Concept Plan (08-29-24). Previous comments suggested the applicant reconsider certain aspects of the Concept Plan, namely increasing density by replacing the previous plan's single-family homes with another housing type, and to consider ways to decrease the project's impact on the RCD area. The current plan has positively incorporated both of those suggestions.
 - a. The single-family home area has been replaced by a grouping of townhouse units. This appropriately increases the project's density, which is especially noteworthy for a development within walking distance of a significant transit stop.
 - b. A re-working of the site layout has lessened the impact of the stormwater pond upon the RCD zone.
2. Another new feature is the provision of a small neighborhood gathering space. This space is in a key location, at the terminus of the entrance street that provides access from the current Carraway Village parking lot, which will likely be the main entrance to the project. A small gazebo or shelter structure is indicated, which would help create a focal point for the community. From here, one can access informal nature trails that lead around the stormwater pond, and northward, into the preserved forested area.
3. The multi-use trail, which was provided as part of the Carraway apartment tower project, and currently dead ends to the north of the existing apartment building, will be extended westward through the neighborhood, past the community green, and along the main street, continuing to connect with the existing segment in front of the storage building. This is a well-placed route for the trail, as it brings it through the heart of the community.
4. The revised plan includes two "mews" spaces, linear greens which housing units front upon. These spaces can help enhance the sense of community and provide places for informal gathering.
5. The three multi-family buildings have been oriented in a North/South position, with the short ends of the buildings facing the existing Carraway apartment building to the south, reducing their visual impact from the existing apartments.
6. The changes made to this plan have improved the sense of community and connectivity of the project and will serve to add additional housing diversity within the larger Carraway Village community, all being key aspects of the Town's Complete Community initiative.