Charterwood – A small, neighborhood scale mixed-use development opportunity

The Charterwood proposal is for a 15-acre development that contains residential, retail, and office uses. The proposed development has been formulated to be consistent with the recommendations of the Northern Area Task Force Report, which was completed in 2007 and incorporated into the Town’s Comprehensive Plan.

A key objective of the “Northern Area Vision” was for new development and redevelopment to be transit friendly based on the types of uses and intensities. The site will be well served by alternative modes of transportation and more accessible to pedestrians and bicyclists. The Charterwood development will contribute to all of the objectives of this vision, utilizing principles of transit-oriented development. To be a transit-oriented development, according to the Town’s definition in the Task Force Report, a transit-oriented development shall incorporate the following principles of design and development:

- Density: A minimum of 8 dwelling units per net developable acre (low end of transit supportive density)
- Design: Community and building design is transit-oriented and is framed by walkability, integration of transit, reduction of auto usage and open space preservation
- Diversity: Development includes a mix of uses, including residential, commercial retail and office.

On other aspects of design and diversity, 45 percent of Charterwood will be open space, including the 3-acre Charterwood Park. Significant pedestrian improvements are proposed, including coordinating with the North Carolina Department of Transportation on crosswalk improvements at Westminster Drive and MLK Jr. Boulevard, constructing a 1,900 foot greenway section that will tie in to the Town’s greenway system, as well building a pedestrian connection from the Northwoods and Parkside communities via Kenilworth Court to MLK Jr. Boulevard and the bus stop. In addition, the NCDOT has agreed to allow their to make their drainage basins to be incorporated into a comprehensive system of stormwater management that we will construct and which will result in a much superior system that will benefit the neighboring properties, and produce an aesthetic “Gateway” experience here for Chapel Hill.

The Northern Area Vision Statement states a vision of “creative building design and land use plans that emphasize street front aesthetics, [green technology], and ample buffering of existing neighborhoods. It (future development) will value preserving areas of natural beauty, environmental sensitivity, and history. The Charterwood proposal directly addresses all of the components of this vision as articulated in the Vision Statement.