

SUMMARY OF A CONCEPT PLAN REVIEW
201 S. Estes-University Mall Redevelopment
COMMUNITY DESIGN COMMISSION

September 24th, 2019

The Community Design Commission conducted a concept plan review for 201 S. Estes-University Mall Redevelopment on September 24th, 2019. The project proposes various improvements including new buildings, renovations of some existing structures and a central green space. Key points made by members of the Commission and Public about the concept plan include:

- Multiple commissioners expressed understanding that the floodplain is presenting constraints which are impacting potential improvements.
- Multiple commissioners encouraged the applicant to investigate a community greenspace and an enhanced stormwater feature along Estes Drive.
- Multiple commissioners expressed an interest in seeing permeable paving and an overall reduction in impervious footprint.
- One commissioner expressed interest in seeing a concept that removed the gas station from the floodplain.
- One commissioner wanted to see the central green space relate more to Fordham and Estes.
- Multiple commissioners were intent that an intense/bold approach would work in this location. Further increasing density and verticality would work well for this parcel.
- One commissioner made specific note of their support of permeating the building and expressed a desire for increasing that practice.
- Multiple commissioners would like to see additional residential space.
- One commissioner mentioned enhancing the streetscape along Willow Drive.
- One commissioner noted design guidelines could be a useful tool for this site.