

CONCEPT PLAN COMMENTS
South Creek Mixed-Use Development
COMMUNITY DESIGN COMMISSION

December 16th, 2021

The Community Design Commission conducted a Concept Plan review for the South Creek Mixed Use Development on 15-501 S at a meeting on December 16th, 2021. The project proposes condominiums, townhomes, retail, and office with associated open space and other improvements.

**Key points made by members of the Commission about the Concept Plan are listed below.*

- Multiple commissioners called for measures to promote safe crossing of 15-501, such as consideration of a bridge or underpass.
- Multiple commissioners expressed concern about noise issues for the townhomes facing 15-501. There was interest in reconsidering the street in front of these townhomes, since removing it could create opportunity for a wider green zone.
- One commissioner encouraged the applicant to work with NCDOT on possible modifications to the design of 15-501 to make it more pedestrian friendly. Examples of modifications include an additional traffic light and/or narrower travel lanes. These measures would support the interests noted above and could be feasible given the recent speed limit reduction.
- One commissioner suggested that townhomes on Oval Park and Circle in Meadowmont might be a good model to follow for site design.
- One commissioner expressed concern that the proposed price points would not be feasible given construction costs.
- One commissioner expressed interest in ensuring architectural variety for the condo buildings, where they would have similar character but not be carbon copies.
- One commissioner suggested expanding the central green as a placemaking feature, and possibly orienting the townhomes more towards open space.

- Commissioners expressed appreciation for the quality of building design, the extent of the proposed open space and trail network, the way the development proposal related to Southern Village and Southern Community Park, and the strategies for working with topography.