

CONCEPT PLAN COMMENTS  
HUSE STREET  
COMMUNITY DESIGN COMMISSION

May 24, 2022

The Community Design Commission conducted a Concept Plan review for the Huse Street concept plan at their meeting on May 24, 2022.

*Below is a summary of comments made by members of the Commission about the Concept Plan*

- The Commission was supportive of the housing mixture and lower density and how it related to the neighborhood's character.
- Concern was voiced over the lack of greenspace.
- Commission members believed that the proposed buffers were inadequate and would need to be substantially increased as the project moves forward.
- Concern was voiced over the lack of pedestrian circulation in and around the site.
- One member said the applicant needed to start over, but was appreciative of the proposed program.
- Multiple commissioners were concerned about the amount of hardscape and recommended that it should be decreased while increasing the amount of green and pedestrian spaces.
- There was general support for the developer's vision that included a mixture of For Sale and Rental Residences as well as the mixture of Cottage, Town House and 4 story structures. However, the overall site plan needs to focus more on pedestrians and open spaces and how those spaces relate to the proposed buildings.
- The developer indicated that he was aware of the CDC and Town Council concern of having multiple projects moving forward without an overall analysis of the larger development area. Members still believe that no project in this area along Old Chapel Hill Road should proceed before the comprehensive study requested by the CDC and Council is completed.