

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 acknowledgement that the floodplain is a constraint which impacts potential improvements.
- One commissioner suggested putting density on the back side of the property in Pods A, B, and C shown on the concept plan to minimize development in the floodplain.
- Multiple commissioners encouraged the applicant to investigate making the land which regularly floods between the existing mall building and Estes Drive an enhanced stormwater feature and community greenspace for the site. This area could be a stormwater rain garden (Pod E).
- Multiple commissioners expressed an interest in seeing permeable paving and an overall reduction in impervious footprint.
- A commissioner suggested not ringing the community open space with a roadway.
- One commissioner expressed interest in seeing a concept that removed the gas station from the floodplain over the long term
- One commissioner wanted to see the central green space relate more to Fordham and Estes.
- One commissioner applauded the applicant's idea of connecting Booker Creek and Bolin Creek greenways, and suggested adding this and other pedestrian/bikeway connections to the concept plan.
- One commissioner suggested buffering the adjoining church property.
- Multiple commissioners felt that a more intense/bold approach could work in this location. Further increasing density and verticality could work well for this parcel, although acknowledging there is a major flooding issue to be addressed.

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- 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. There is an opportunity for townhomes and affordable housing.
- One commissioner mentioned enhancing the streetscape along Willow Drive.
- One commissioner noted creating design guidelines by pod area could be a useful tool for this site like those done for Carraway Village
- A citizen asked that the project not add to Camelot Village's flooding problems and suggested a flood study be done. A citizen living in Willow Terrace asked that the developer preserve the businesses across the street from them.