**Notes from the July 1st Committee Discussion**

**Central West Steering Committee**

*July 1, 2013*

**Area A**

Areas of general agreement:

* Area be mixed-use (Residential, office, retail, civic – not manufacturing)
* Retail use should be on the bottom floor with office and residential above

Areas for continued discussion:

* Does Estes necessarily need the same character along its length?
* Should trees be along the road in this area or sidewalks and retail wrapping around the corner?
* Phased approach to development – surface then structured parking
* Area should respond to Carolina North
* For NCDOT: How close to a major intersection can a new roadway be?
* Further discussion needed: Some in favor of a hotel, others not

**Area B**

Areas of general agreement:

* This area needs to have buildings with more than one story
* Have lower heights near the existing single-family houses.

Areas for continued discussion:

* Revisit the “blank” spot on the plans for this area
* Maybe have smaller offices in this area mixed with residential; have a live/work space
* Have transitions
* Possibly bury the powerlines
* Have similar characteristics along Somerset (Areas B and C)
* Civic or municipal uses
* Traffic concerns (safety) near schools – Some Committee members feel that density may help this, others don’t

**Area C**

Areas of general agreement:

* *None added to the list on July 1st*

Areas of continued discussion:

* Support for using performance-based measures
  + Something can go in the area as long as it doesn’t have certain characteristics
* Keep in mind safety of schools