



Residential Real Estate

Plan for Villages at Summerfield puts a priority on vistas, common spaces (GALLERY)

By John Brasier - Reporter, Triad Business Journal
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David Couch (left) and Victor Dover presented their plan for Summerfield Villages.

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The principal-in-charge of the planning firm hired by David Couch for the [Villages of Summerfield Farms](#) said common grounds and scenic vistas were prioritized over home sites in his plans for 973 acres at the proposed Summerfield development.

Victor Dover said his firm Dover Kohl and Partners town planning of Coral Gables, Florida, first chose what would become common areas or "green parts" for trails, parks and scenic views, then figured out a scheme for a variety of homes, including estates, traditional Piedmont-style homes, cottages, townhomes and apartments.

"We started with the green parts," Dover said. "The first thing we did was subtract from the land available for other things ... After that was in place, we fit the real estate elements into that framework."

Couch and Dover presented their plans for the Villages to a handful of reporters on Thursday afternoon at The Barn event venue at Summerfield Farms. They said they had received input from neighboring landowners and homeowners' associations at previous meetings.



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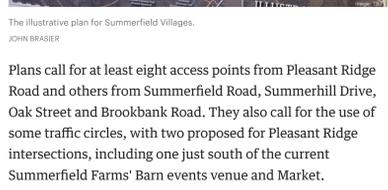
The plan for Villages of Summerfield, which features 3,796 housing units in 11 villages, hinges on approval of a text amendment to the current Summerfield United Development Ordinance that would allow apartments and ease various requirements to allow some homes to be built on smaller lots and closer to streets. Dover said he hoped a vote of the town council would take place by March.

By leaving at least 50% of the property for common ground, Dover said homeowners and the public would be able to best enjoy the property. He counted at least six scenic vistas that he said were left open in the plan, which would also include almost 6 miles of internal trails and 8.8 acres of regional trails connecting to the Atlantic and Yadkin Greenway and Piedmont Greenway trails with access to Greensboro and Winston-Salem.

Other features include 26 miles of streets with protective bike lands, 24 acres of parks and squares and more than 4,600 new street trees.

Dover said each of the 11 villages would be "compact, complete and connected," ensuring a feeling of community while preserving green space. Plans call for 3.9 housing units per acre.

To promote community and the beauty of the land, Dover said the front of homes and porches would face the vistas, parks and trails. Garages would not be prominent on the front of homes.



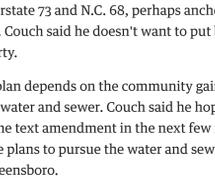
The illustrative plan for Summerfield Villages.

Plans call for at least eight access points from Pleasant Ridge Road and others from Summerfield Road, Summerhill Drive, Oak Street and Brookbank Road. They also call for the use of some traffic circles, with two proposed for Pleasant Ridge intersections, including one just south of the current Summerfield Farms' Barn events venue and Market.

Dover and Couch, the CEO of Blue Ridge Cos., said they expected the construction of the 11 villages — plans call for 3,796 residential units — to stretch over more than two decades. Couch said two sites have been slated for public school construction.

How fast will the Villages be developed?

"Slowly, gradually, beautifully, in 20-plus years," Dover said. "This will unfold very, very slowly. Our advice to Mr. Couch has been, "the slower the better." "It will allow the community to absorb it, see how good it is and wait with anticipation, and not dread for the next new phase."



David Couch and Stephanie Quayle, proprietors of Summerfield Farms

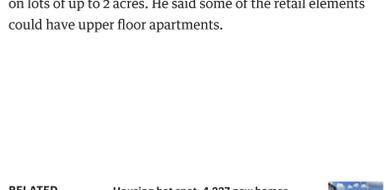
At the north end of the development, Couch plans a shopping center at Interstate 73 and N.C. 68, perhaps anchored by a supermarket. Couch said he doesn't want to put big box stores on the property.

The current plan depends on the community gaining access to municipal water and sewer. Couch said he hopes to gain approval of the text amendment in the next few months. Soon after, he plans to pursue the water and sewer, likely with the city of Greensboro.

Couch said the town of Summerfield would incur no cost for his sewer and water plans and that no current resident of the town would be forced to connect.

Couch said he expects it to be 3 to 3 1/2 years after those matters are settled before any vertical construction begins on the 11 separate villages planned on both sides of Pleasant Ridge Road, between Interstate 73 and Summerfield Road.

Dover said each village would have its own separate identity, though compatible with traditional Piedmont architectural style, with small retail shops in the mix. He said the villages would be designed to require no more than a 5-minute walk from village center any spot in the village. Couch said he hopes to offer homes starting from \$275,000 to \$2 million or more.



Owner David Couch said the most prominent village would include the current Market and The Barn, which are planned to continue in operation at their location at 3203 Pleasant Ridge Road.

Couch said the most prominent village would include the current Market and The Barn, which are planned to continue in operation at their location at 3203 Pleasant Ridge Road. Couch plans to open a farm-to-table restaurant at an existing farmhouse on the other (east) side of the road.

Dover said three of the four apartment communities, which would occupy only 6.8% of the Villages, are planned on the north end of the development, in an area zoned for commercial use, near access to I-73 and U.S. 220.

Couch said he plans to have Blue Ridge Cos. build the apartment homes. He said he expects to have a variety of yet-to-be-determined builders construct the single-family homes.

Couch said some of the villages would include "estate" homes on lots of up to 2 acres. He said some of the retail elements could have upper floor apartments.

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