Alternative Future #3 'High Intensity'

Approach:

Narrative In Progress

Distinctive Components & Variables:

- Street Network & Block Structure.
- Street Ownership, Types & Design.
- Pedestrian & Bicycle Network.
- Parking.
- Public Transit.
- Land Use & Zoning.
- Town Hall Building & Site.
- CMS Property.
- Historic Properties.
- Development Form, Types, Program & Intensity.
- Adjacent Neighborhoods.
- Veterans Park.
- Downtown Park.
- Terrestrial Systems.
- Open Space & Trails.
- Stormwater Strategy.
- Town-Owned Properties.
- Ownership Patterns.
- Public-Private Partnerships.
- Development Focus Areas & Phasing.

NORTH

0 500 1,000 1,500

GRAPHIC SCALE: FEET

Town of Huntersville GIS: 12/01/2021

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Town of Huntersville, NC
2022 Downtown Master Plan

Prepared for:
Town of Huntersville
105 Gilead Road, 3rd Floor
Huntersville, NC 28070

Project: **21046**
Issue Date:
25 April 2022

Alternative Futures
Option 3: High - Existing Conditions
AF:3.00

Alternative Future #3
Mobility

- Treat the car as Guest on all streets.

- Create an optimal pedestrian environment—along all streets and within nature.

- Plan for automobile circulation with a street network approach vs. the current dendritic (branched, tree-like form) and disconnected pattern.

- Advance Transit planning…. for now and for whatever future may unfold.

- Seek on-street parking solutions in policy, design and in law.

1/4-Mile

1/4-Mile

NORTH

0 500 1,000 1,500

GRAPHIC SCALE: FEET

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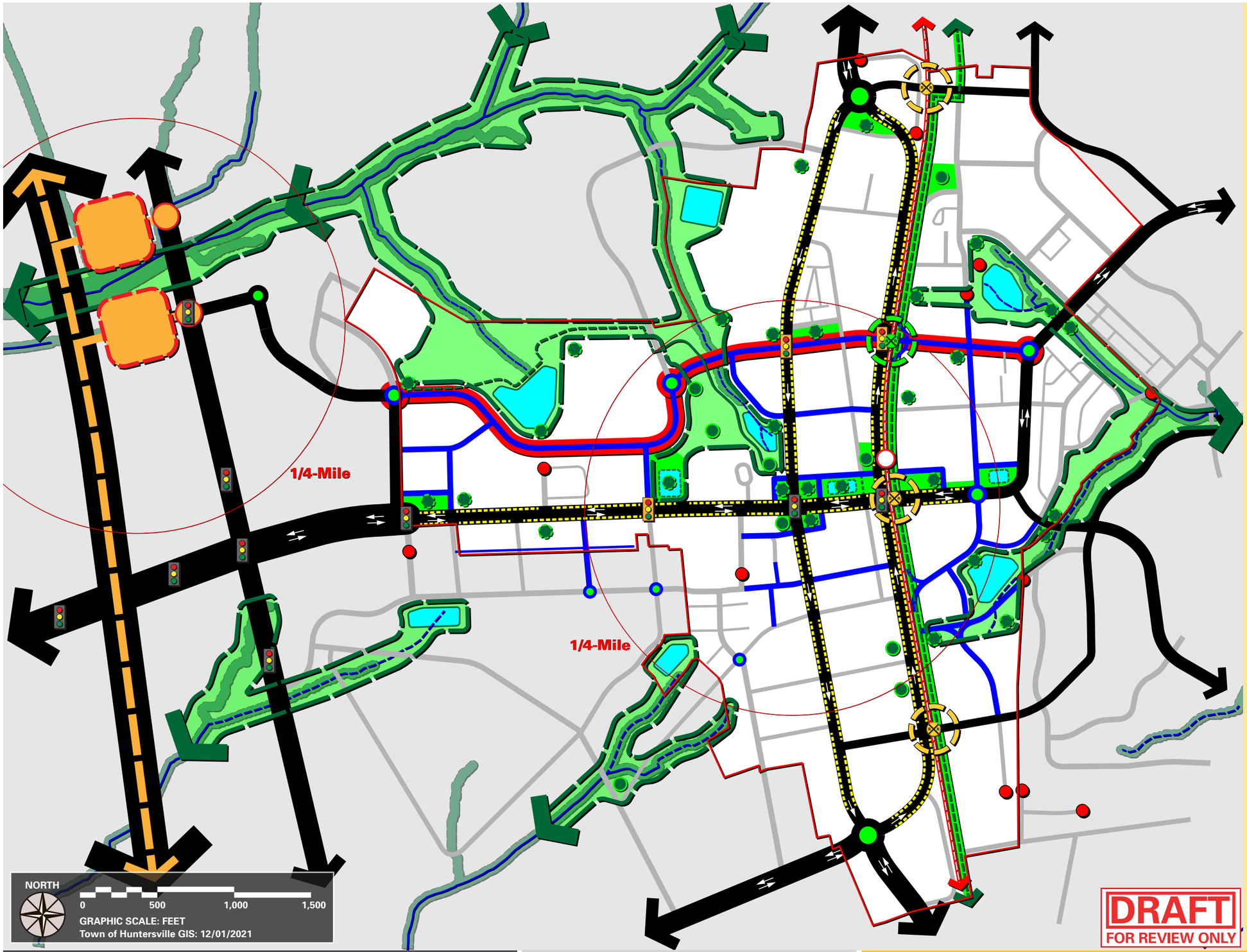
Alternative Futures
Option 3: High - Mobility

AF:3.01



Alternative Future #3 Nature

- Integrate a variety of natural parks and public greens into the passive and active recreation and events of everyday urban life.

- Plant and protect street trees, which enhance beautification and pedestrian walkability, and help to calm traffic.

- Preserve and protect the existing tree canopy with a sensitive balance of new development within significant wooded areas.

- As a Lake Adjacent town situated along the ridge-line of two watershed basins, seek creative water solutions that are environmentally based while enhancing urban life.

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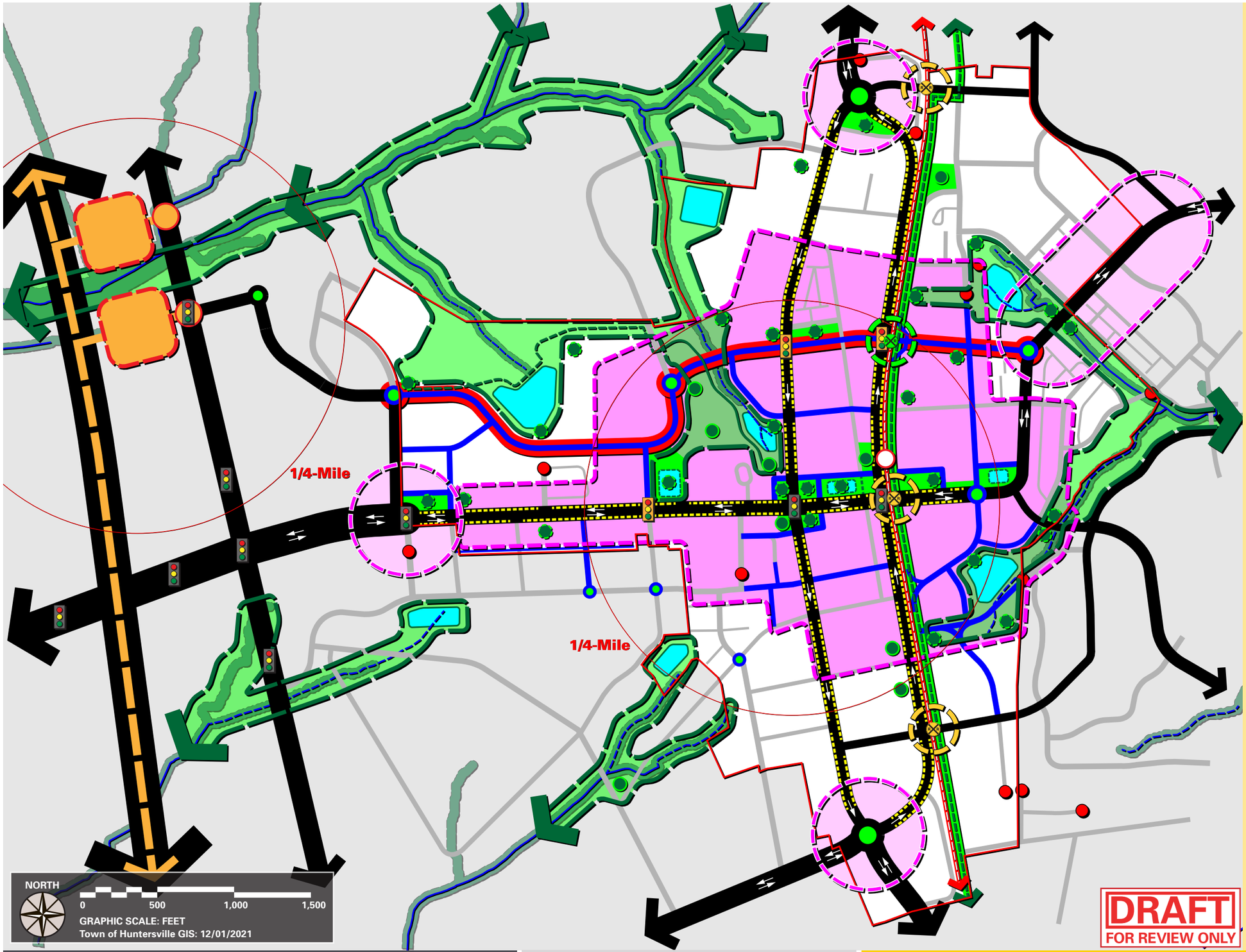
Alternative Futures
Option 3: High - Nature
AF:3.02



Alternative Future #3 Gathering

- Encourage uses that support, facilitate and celebrate a walking environment.

- Promote a balance of food and beverage venues and those stores that support town life and that appeal to visitors.

- Provide for office uses in step with Post-COVID expectations of Live/Work/Play.

- Establish a downtown that supports and encourages the creation of rituals—from 1 person to a 1,000 people.

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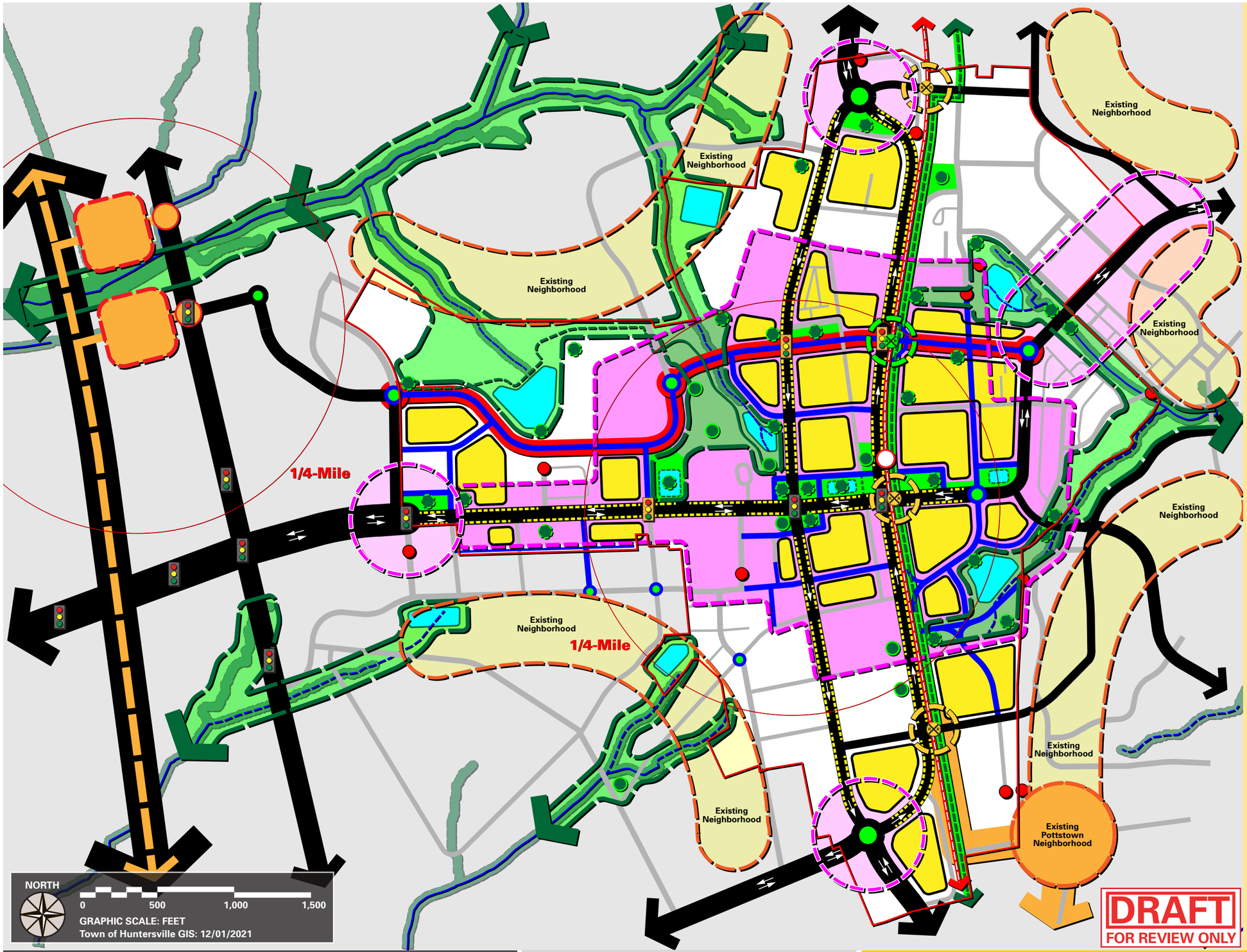
Alternative Futures
Option 3: High - Gathering
AF:3.03

Alternative Future #3 Living

- Include housing options for all—in socio-economic status, family type, and ownership structure.
- Be respectful of existing neighborhoods.
- Develop with a scale and intensity in proportion to other uses.



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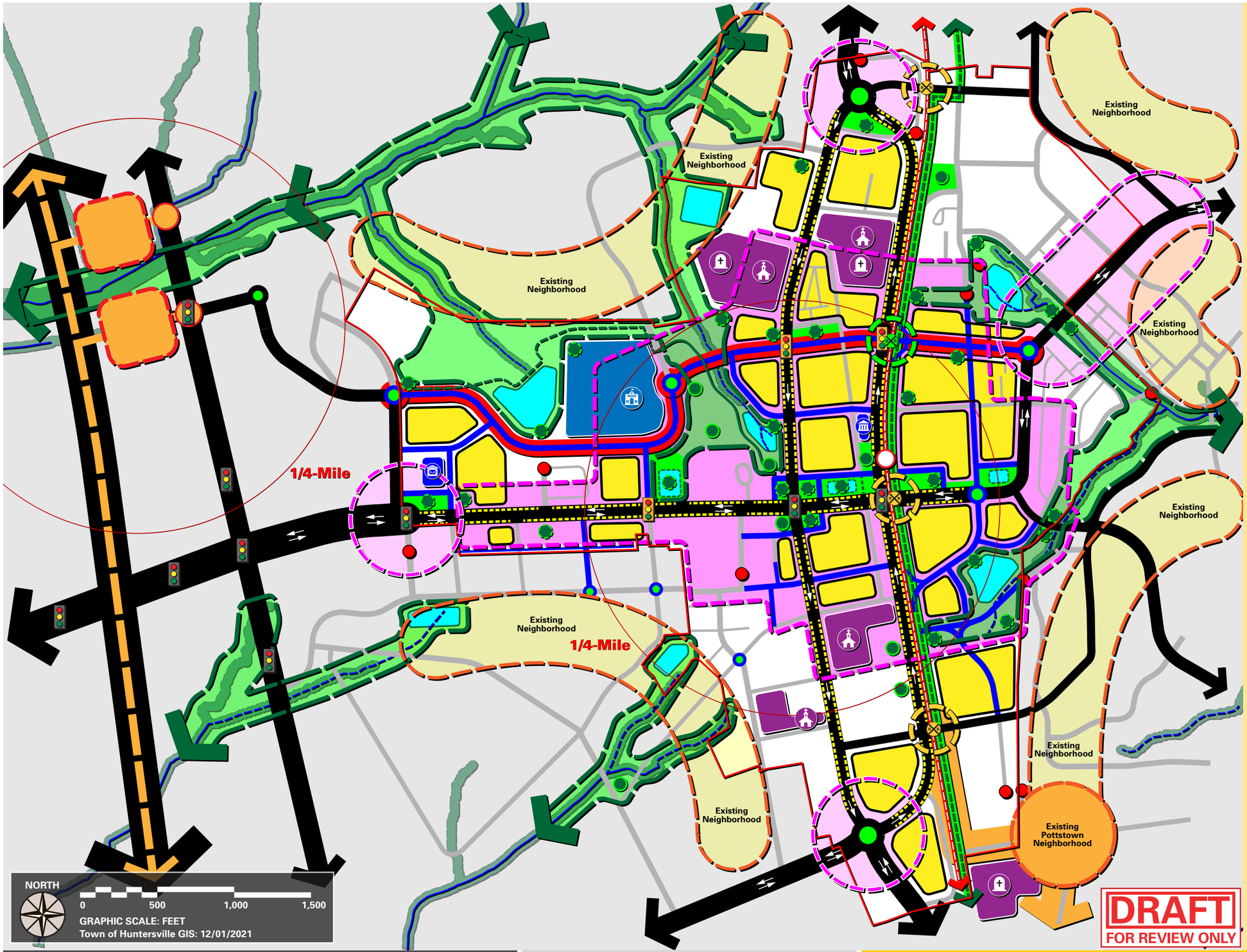
Alternative Futures
Option 3: High - Living
AF:3.04

Alternative Future #3
Civic

- **Provide a place for all institutions of government, faith and the non-profit sector.**

- **Welcome and manage an institutional responsibility to be a good neighbor, supporting and adding to the life of the street.**

- **Strive toward being the example for the change the community wants to see.**



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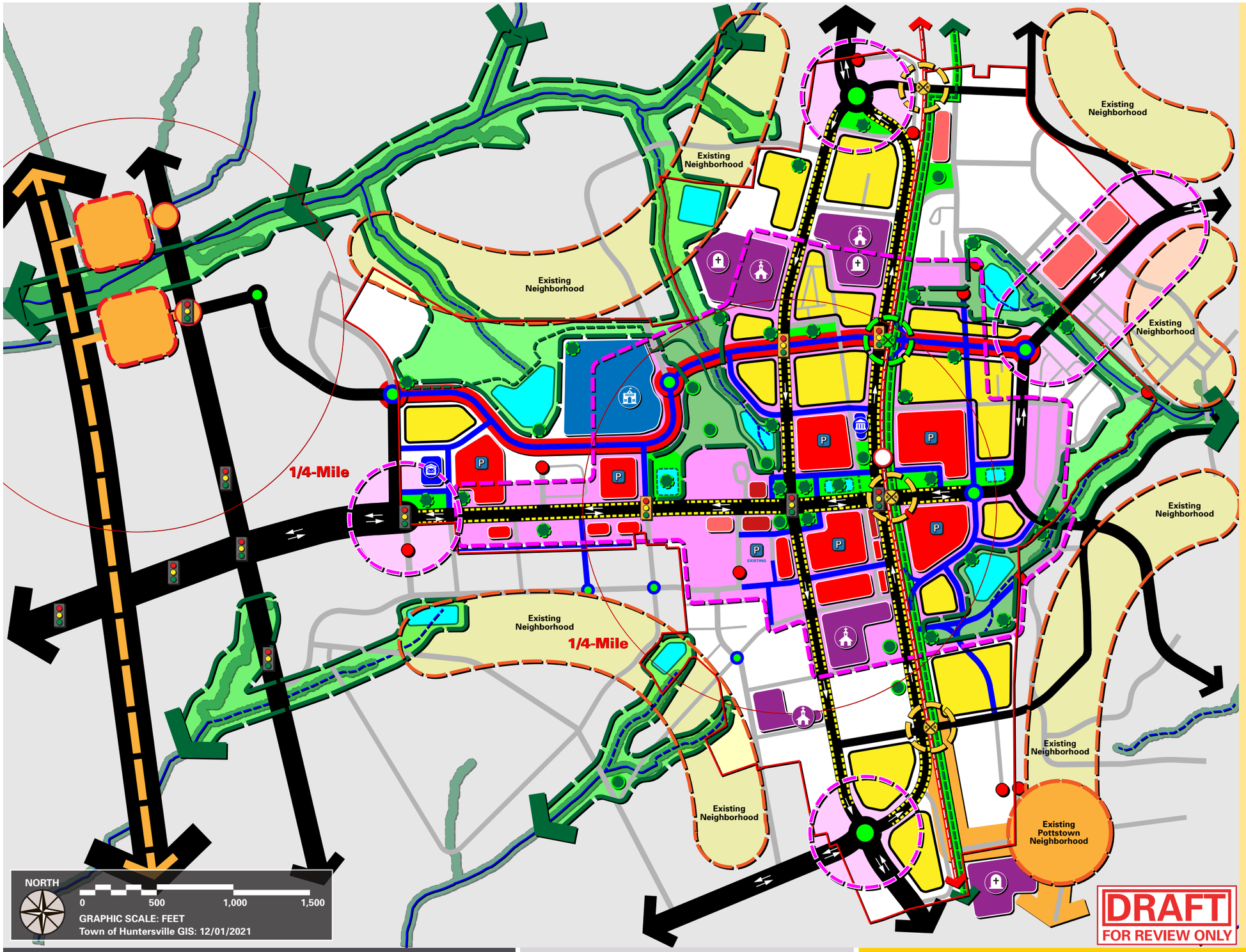
AF:3.05



Alternative Future #3 Soul

- **Reflect a natural and moderated evolution and integration of a small rural town into a 21st Century metropolitan region.**

- **Build at a scale, at a rhythm, and according to patterns that respect historical precedent.**

- **Bend the arc of change more toward supporting small town livability and less toward simply accommodating typical market-based development products.**

- **Recognize that balance in all things is the hallmark of great small towns: They are more than the sum of their parts.**

- **Strive for the "X" Factor: An experience lived that becomes your identity.**

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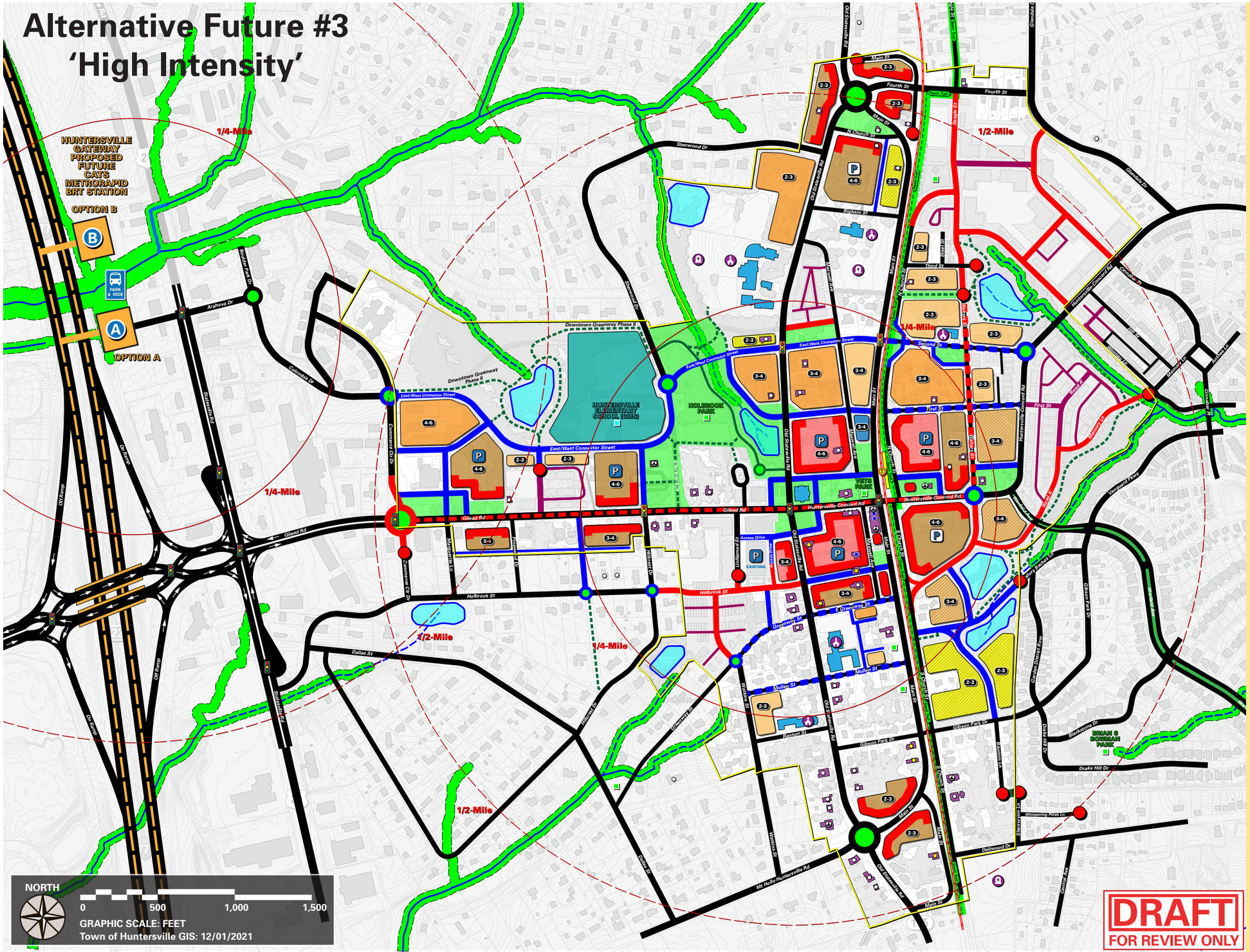
Alternative Futures
Option 3: High - Soul
AF:3.06

Alternative Future #3
'High Intensity'



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LEGEND

BLOCK TYPES

- **MIXED-USE - A:** Building Types: **COMMERCIAL** — URBAN WORKPLACE, SHOPFRONT BUILDING, APARTMENT, MIXED-USE (NR DISTRICT)
- **MIXED-USE - B:** Building Types: **RESIDENTIAL** — SHOPFRONT BUILDING, APARTMENT, ATTACHED HOUSE, MIXED-USE (NR DISTRICT)
- **CIVIC - A:** Building Types: **GOVERNMENT** — CIVIC
- **CIVIC - B:** Building Types: **CHURCH** — CIVIC
- **CIVIC - C:** Building Types: **SCHOOL** — CIVIC
- **RESIDENTIAL - A:** Building Types: **MULTI-FAMILY** — APARTMENT
- **RESIDENTIAL - B:** Building Types: **MULTI-FAMILY** — APARTMENT, ATTACHED HOUSE
- **RESIDENTIAL - C:** Building Types: **MULTI-FAMILY** — ATTACHED HOUSE
- **RESIDENTIAL - D:** Building Types: **MULTI-FAMILY + SINGLE FAMILY** — ATTACHED HOUSE, DETACHED HOUSE
- **RESIDENTIAL - D:** Building Types: **SINGLE FAMILY** — DETACHED HOUSE

BLOCK FEATURES

- PROPOSED BUILDING HEIGHTS (RANGE)
- PROPOSED ACTIVE FRONTAGES
- PROPOSED OFF-STREET PARKING: MIXED-USE / SHARED (PUBLIC/PRIVATE)
- SURFACE LOT
- STRUCTURED DECK

EXISTING CHURCH PROPERTIES

- CHURCH BUILDING
- CEMETERY

HISTORIC PROPERTIES - *2018 HUNTERSVILLE ARCHITECTURAL SURVEY*

- HISTORIC STRUCTURE FOOTPRINT
- LOCAL HISTORIC LANDMARK
- IDENTIFIED PROPERTY IN STUDY LIST, MERIT ATTENTION
- NOTABLE PROPERTY
- MERIT ATTENTION

- OPEN SPACE
- STORMWATER FACILITY
- EXISTING TRAILS
- PLANNED & PROPOSED TRAILS

TRANSPORTATION

STREETS

- **EXISTING STREET - NOTE: INCLUDES NCDOT TIP UNDER CONSTRICTION:**
  - U-5714: US INTERSTATE 77 & GILEAD RD INTERCHANGE AT EXIT 23
  - U-5114: HIGHWAY 21 (STATESVILLE RD) & GILEAD ROAD
  - U-5908: MAIN STREET. MT. HOLLY-HUNTERSVILLE RD TO RAMAH CHURCH RD
- **ADOPTED NEW STREET (CONSTRUCTION PENDING)**
  - HUNTERSVILLE CAPITAL IMPROVEMENT PROGRAM (CIP) FY: 2020-2024
  - 2020 ADOPTED 2040 COMMUNITY PLAN: DOWNTOWN REGULATING PLAN
- **ADOPTED EXISTING STREET IMPROVEMENT (CONSTRUCTION PENDING)**
  - NCDOT TIP U-5807: GILEAD RD FY: 2031
  - HUNTERSVILLE CAPITAL IMPROVEMENT PROGRAM (CIP) FY: 2020-2024
  - 2020 ADOPTED 2040 COMMUNITY PLAN: DOWNTOWN REGULATING PLAN
- **PENDING NEW STREET (CONSTRUCTION PENDING)**
  - APPROVED AND/OR UNDER REVIEW PER RECENT PROJECT PLAN SUBMITTAL
- **PROPOSED NEW STREET**
  - 2022 DOWNTOWN MASTER PLAN
- **PROPOSED EXISTING STREET IMPROVEMENT**
  - 2022 DOWNTOWN MASTER PLAN
- **PROPOSED ADOPTED STREET MODIFICATION AND/OR ELIMNATION**
  - 2022 DOWNTOWN MASTER PLAN

- EXISTING TRAFFIC SIGNAL — NOTE: INCLUDES NCDOT TIP PROJECTS CURRENTLY UNDER CONSTRICTION
- PROPOSED TRAFFIC SIGNAL

TRANSIT

- PROPOSED FUTURE CATS METRORAPID LINE BUS RAPID TRANSIT (BRT) CORRIDOR
- EXISTING NORFOLK SOUTHERN RAILROAD & PROPOSED FUTURE CATS LYNX RED LINE COMMUTER RAIL TRANSIT (CRT) CORRIDOR

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Alternative Futures
Option 3: High - Composite Concept
AF:3.07