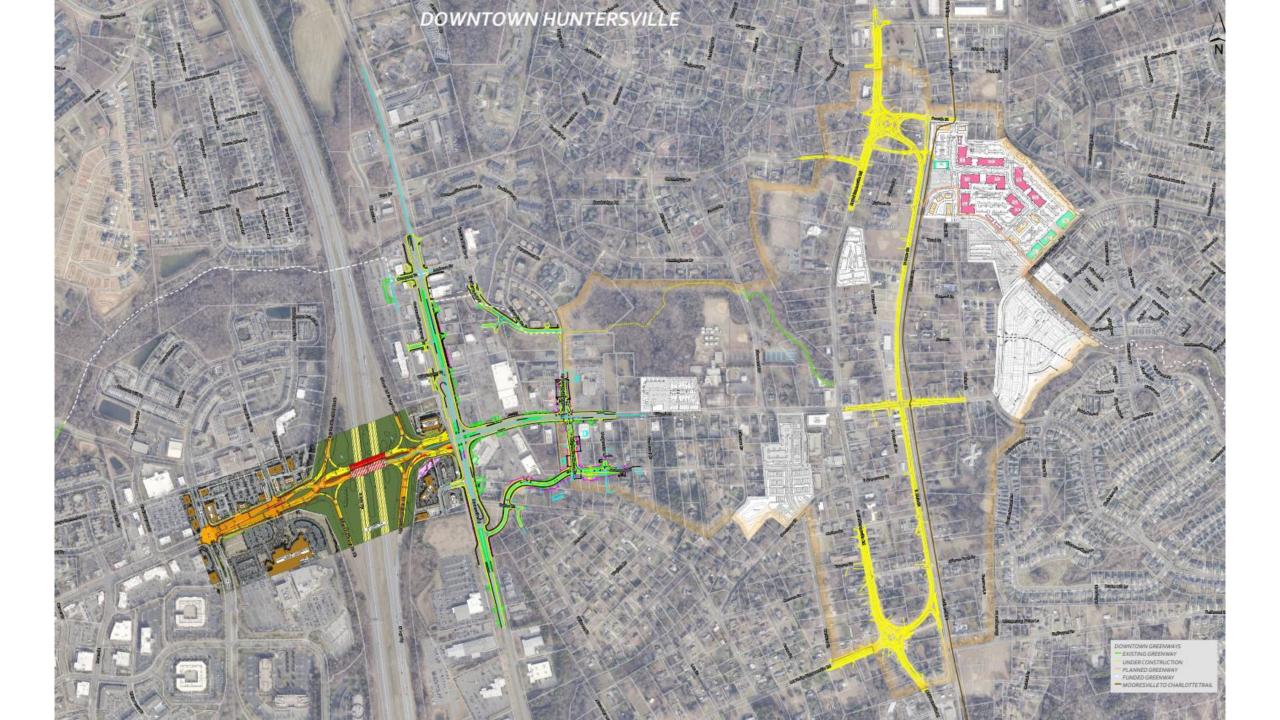
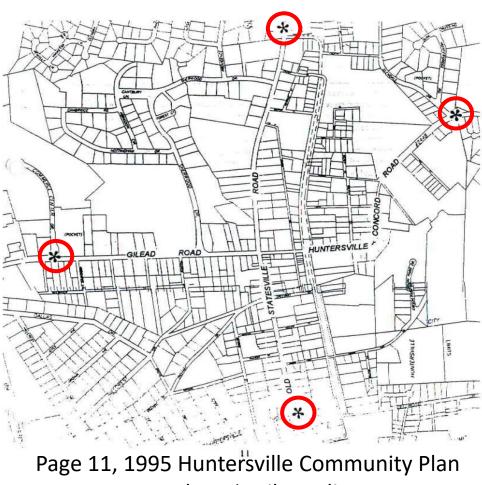


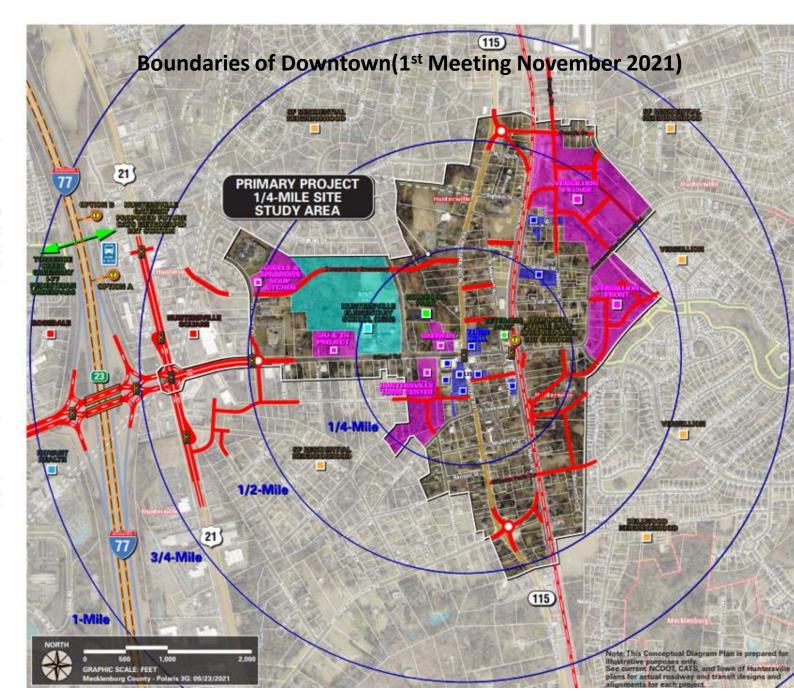


2022 Downtown Plan Steering Committee Meeting #11 September 29, 2022





Matches ½ Mile Radius

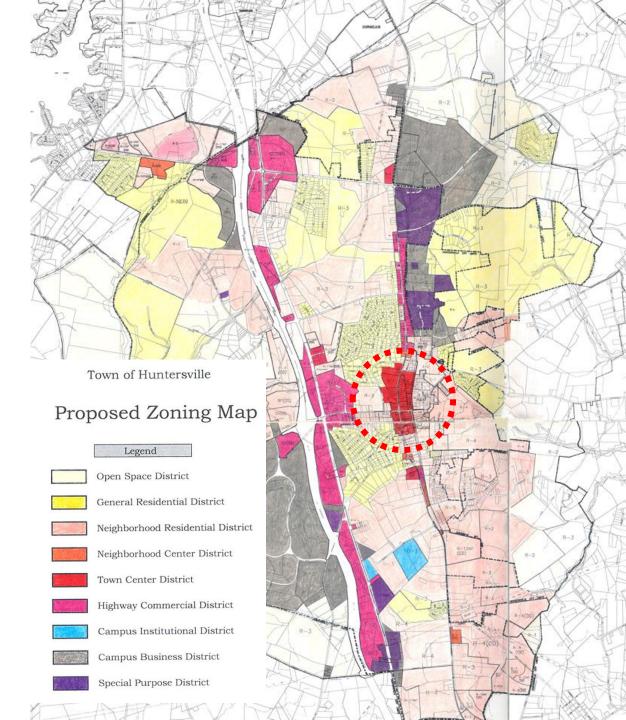


1995 Huntersville Community Plan

Long range town vision - downtown mixed use; areas outside core preserve rural/pastoral views; buildings front street or open space; connected streets; sidewalks both sides of streets; etc.

1996 Huntersville Zoning & Subdivision Ordinance Revisions

Change development standards to achieve Huntersville long range vision.



Downtown Zoning & Regulatory Overview

Downtown Plan Is a Vision (2005 Plan)

KEY RECOMMENDATIONS FOR THE THE TOWN CENTER

 Require buildings within 800 feet of the intersection of Gilead Road and Old Statesville Road (NC 115) to be a minimum of 2 stories.

KEY RECOMMENDATIONS FOR THE MILL NEIGHBORHOOD

Remove the Manufactured Home Overlay (MH-O) District zoning from the old mill village and consider zoning the area as Transit Oriented Development-Residential (TOD-R) to encourage highquality urban infill.

KEY RECOMMENDATIONS FOR THE GATEWAY CORRIDORS

Second, the Plan recommends that the mixed-use requirement be removed to permit single-use occupancy of the buildings. The purpose behind the regulation is first and foremost to ensure a smooth transition to the neighborhoods flanking the corridor. To that end, the neighborhood's interests are protected while ensuring economical adaptive re-use of the structures.

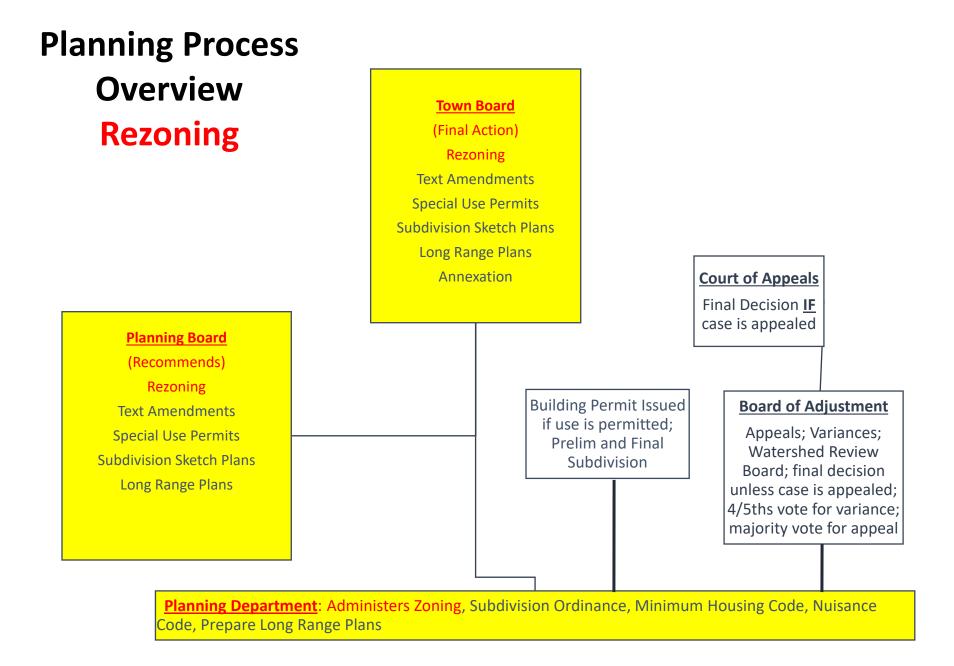
Zoning & Subdivision Regs. Are the Law

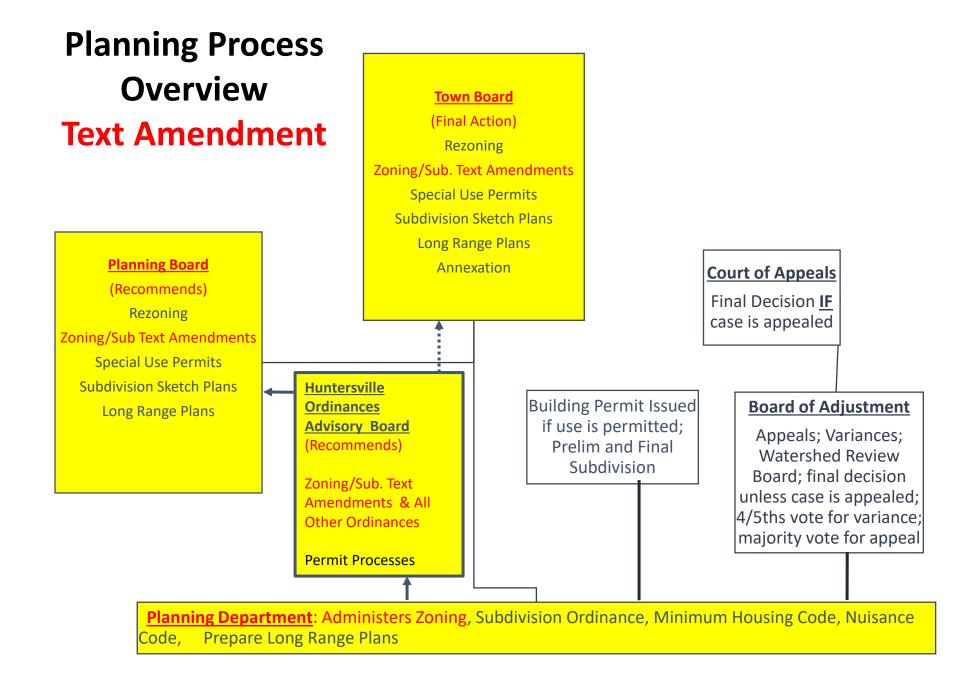
6) Minimum Height. Mixed-use, Storefront and Workplace Buildings. New construction shall be a minimum of two stories for buildings fronting on the following roads:

- Gilead Road- from Sherwood Drive to Old Statesville Road (NC 115)
- Huntersville-Concord Road- from Old Statesville Road (NC 115) to Main Street
- Old Statesville Road (NC 115)- from 400 feet north of the intersection at Gilead Road/Huntersville-Concord Road to Greenway Drive
- Main Street- from Huntersville-Concord Road to Greenway Drive



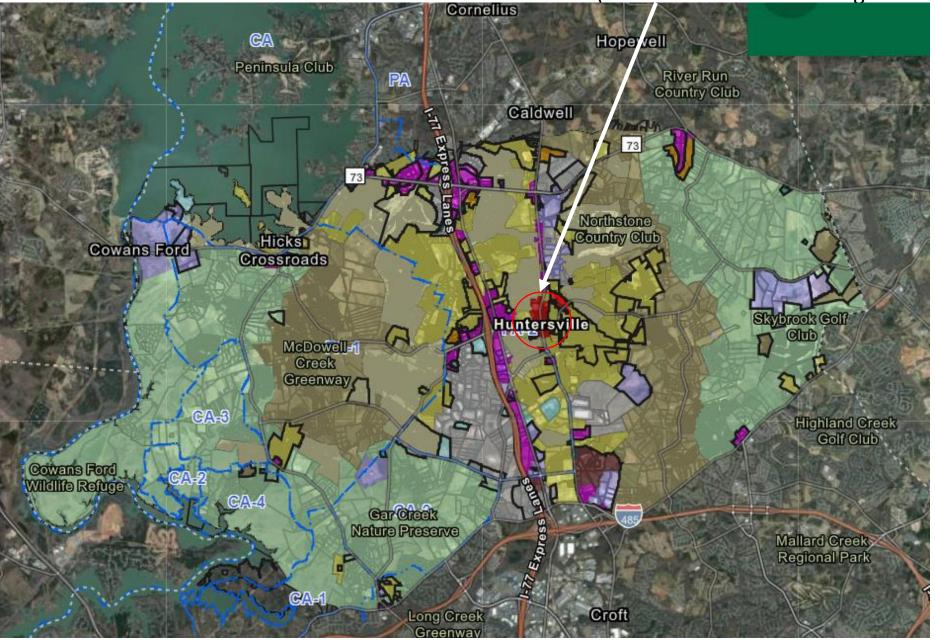


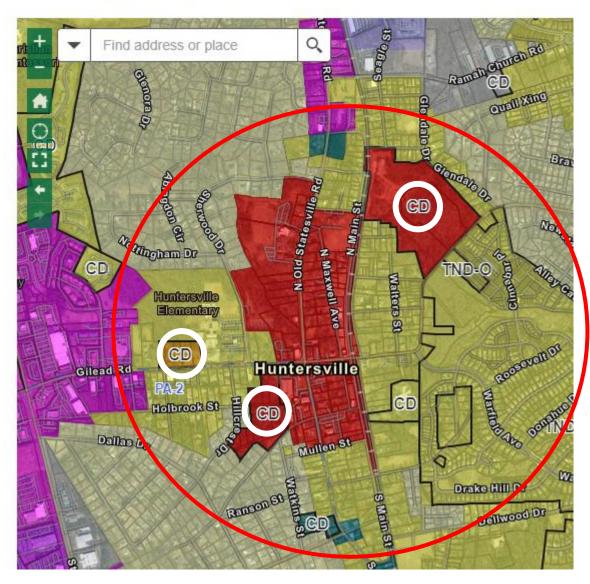




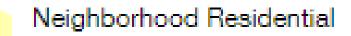
ZONING

Downtown (1% of Huntersville's Zoning Jurisdiction)









General Residential



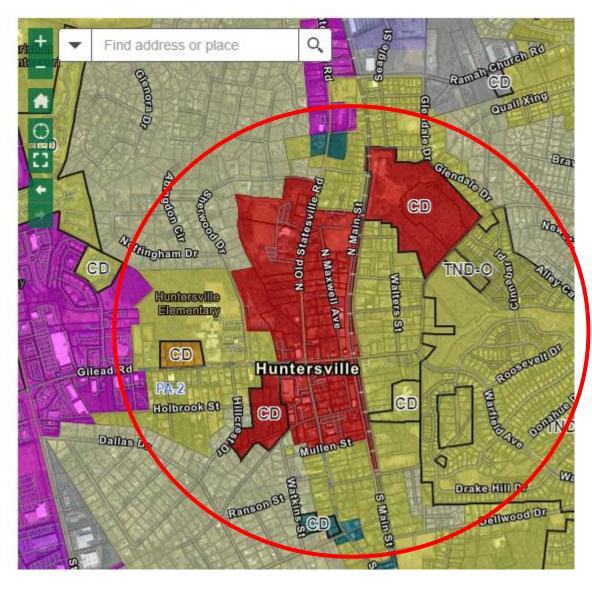
Traditional Neighborhood Development Urban

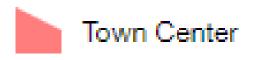


Highway Commercial



Neighborhood Center





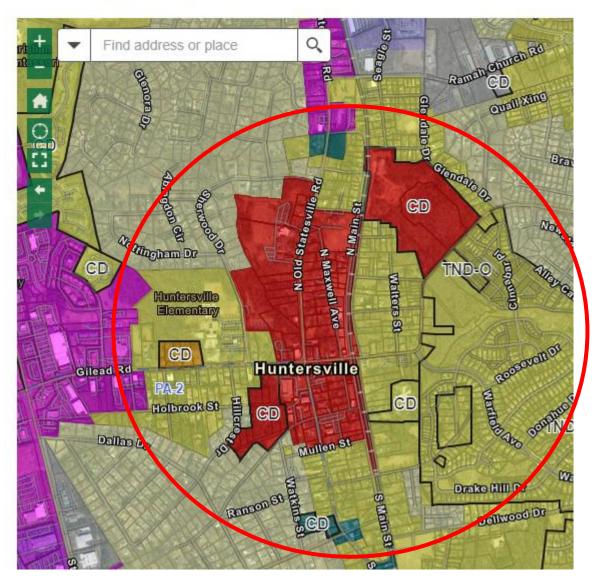
a) Permitted Uses

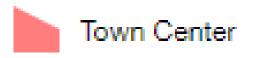
Uses permitted by right

- bed and breakfast inns
- boarding or rooming houses for up to six roomers
- civic, fraternal, cultural, community, or club facilities
- commercial uses
- congregate housing designed within the "civic" building type
- family care homes
- government buildings
- hotels
- indoor amusement
- multi-family homes
- nightclubs, music clubs, bars, and similar entertainment facilities
- single-family homes

Uses permitted with conditions

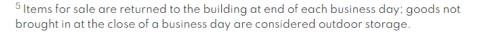
- automobile and/or motorcycle sales, automobile service and repair, up to 2 acres in size, with a principal building of at least 8,000 sq. ft., all damaged vehicles, and auto parts to be screened opaque (9.25)
- cemeteries, (<u>9.7</u>)
- religious institutions, (<u>9.8</u>)
- essential services I and 2, (9.14)
- neighborhood gasoline stations, excluding major service and repair of motor vehicles (9.22)
- parking lot as principal use (9.28)
- parks, (<u>9.29</u>)
- schools, (<u>9.35</u>)
- temporary mobile food sales, (9.37)
- temporary outdoor sales of seasonal agricultural products and customary accessory products (example: farmers' markets, Christmas tree/pumpkin sales), (9.37)
- transit-oriented parking lots as a principal use, (9.49)
- transit shelters, (<u>9.39</u>)



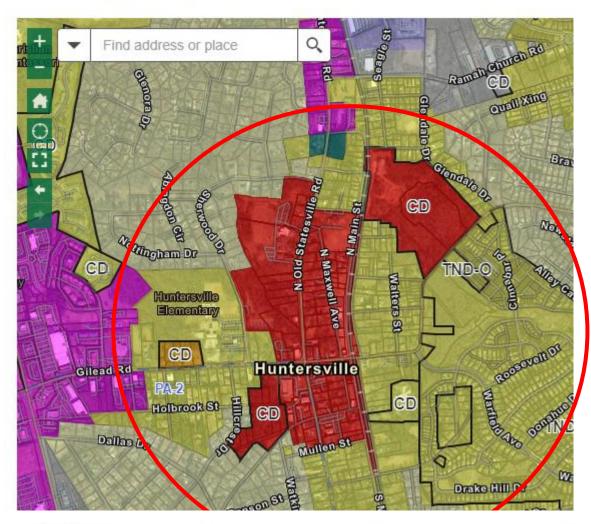


c) Permitted Accessory Uses

- accessory dwelling, (<u>9.1</u>)
- daycare home (small), (<u>9.11</u>)
- drive-through windows, excluding those associated with restaurants, (9.12)
- home occupation, (9.19)
- solar energy facility, minor residential; located in the established rear or side yards or roof slopes or façade. (9.54)
- solar energy facility, non-residential; located in the established rear or side yards or roof slopes, (9.54)
- stalls or merchandise stands for the outdoor sale of goods at the street front (encroachment onto sidewalk may be permitted by agreement with town); outdoor storage expressly prohibited⁵
- accessory uses permitted in all districts, (8.11)







4) Notwithstanding the limitations of 3), above, in any section of a major subdivision located within ¼ mile of a designated rail transit station, the percentage of dwelling units contained in attached houses, apartment buildings, and mixed use buildings is not limited. Higher overall density is encouraged within ¼ mile of reil transit stations. Rail transit stations are those locations designated by resolution adopted by the Board of Commissioners of the Town of Huntersville.



d) General Requirements

1) Along existing streets, new buildings shall respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.

- New buildings which adhere to the scale, massing, volume, spacing, and setback of existing buildings along fronting streets exhibit demonstrable compatibility.
- New buildings which exceed the scale and volume of existing buildings may demonstrate compatibility by varying the massing of buildings to reduce perceived scale and volume. The definition of massing in <u>Article 12</u> illustrates the application of design techniques to reduce the visual perception of size and integrate larger buildings with pre-existing smaller buildings.
- Nothing in this subsection shall be interpreted to conflict with the building design element provisions as found in N.C.G.S. 160D-702(b) for structures subject to the North Carolina Residential Code for One- and Two-Family Dwellings.

2) On new streets, allowable building and lot types will establish the development pattern.

3) In major subdivisions and planned developments, the aggregate number of dwelling units contained in attached houses, apartment buildings, and mixed-use buildings shall not exceed 30% of the total number of dwelling units in a project.

4) New construction favors retail on first floor, office and/or residential on upper floors.

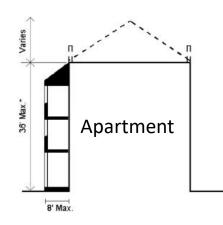
5) Every building lot shall have frontage upon a public street or urban open space.

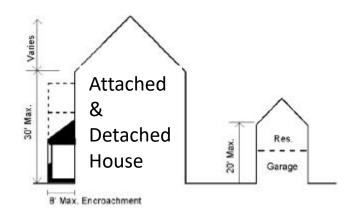
6) Minimum Height. Mixed-use, Storefront and Workplace Buildings. New construction shall be a minimum of two stories for buildings fronting on the following roads:

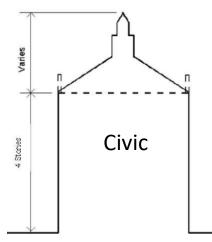
- Gilead Road- from Sherwood Drive to Old Statesville Road (NC 115)
- Huntersville-Concord Road- from Old Statesville Road (NC 115) to Main Street
- Old Statesville Road (NC 115)- from 400 feet north of the intersection at Gilead Road/Huntersville-Concord Road to Greenway Drive
- Main Street- from Huntersville-Concord Road to Greenway Drive

7) See Section 8.16, Standards for Residential Lot Widths, Alleys, Garages and Parking in Residential

G



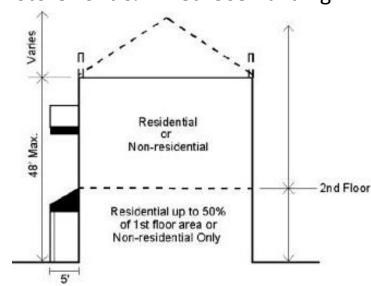


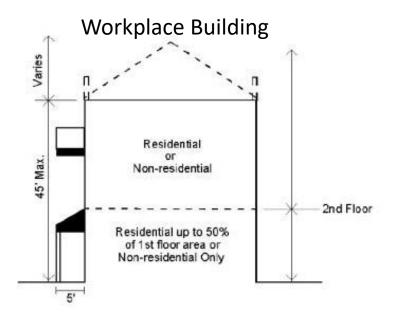




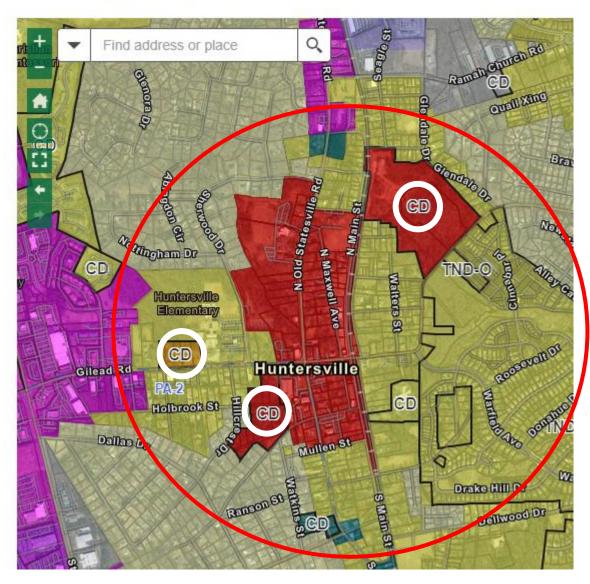
b) Permitted Building and Lot Types

- apartment
- attached house
- civic
- detached house
- mixed use⁴ up to 50,000 sq. ft. of first-floor area; larger buildings may be permitted with a special use permit
- storefront up to 50,000 sq. ft. of first-floor area; larger buildings may be permitted with a special use permit
- workplace up to 50,000 sq. ft. of first-floor area; larger buildings may be permitted with a special use permit

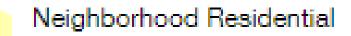




Storefront & Mixed-Use Building







General Residential



Traditional Neighborhood Development Urban



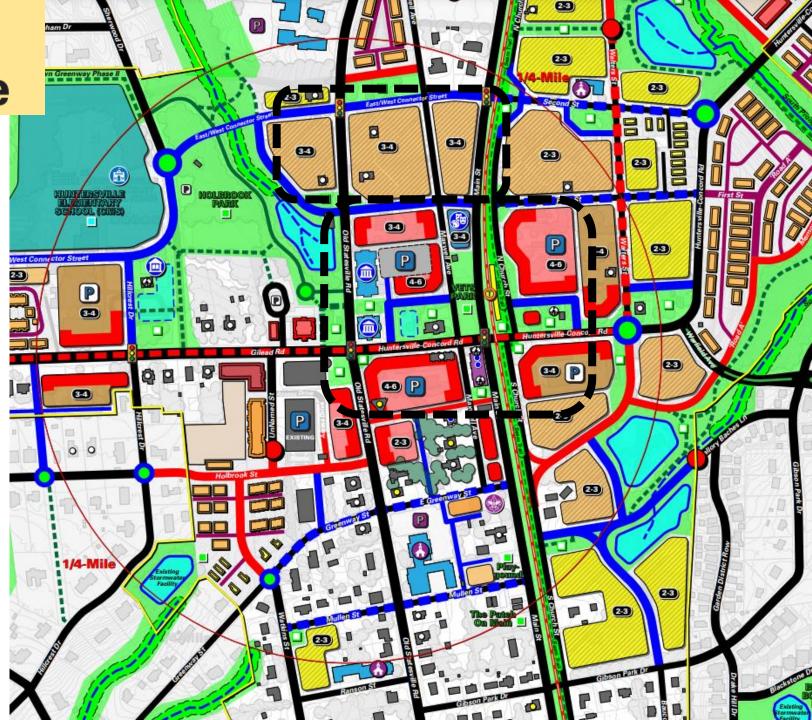
Highway Commercial

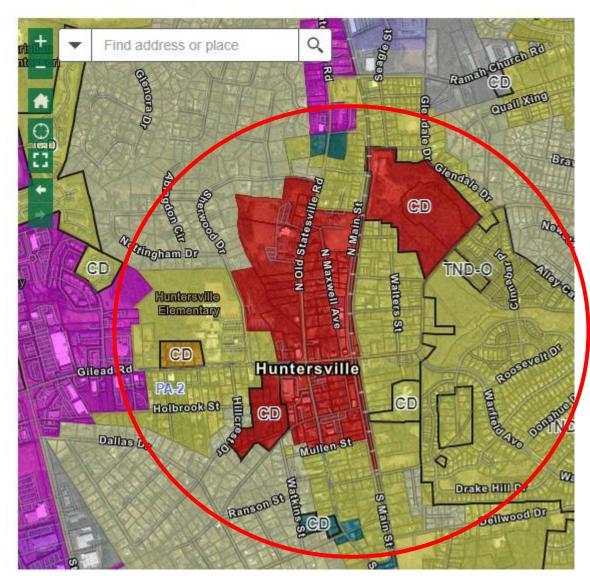


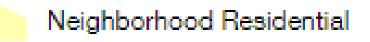
Neighborhood Center

Composite Alternative Future

What May Have To Change?







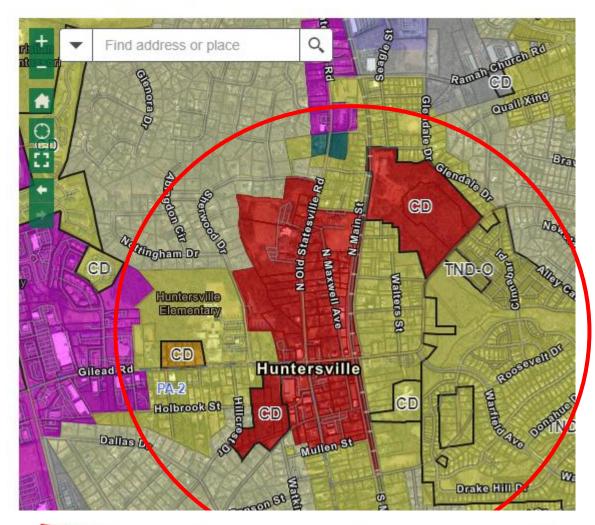
Uses permitted by right

- bed and breakfast inns
- boarding or rooming houses for up to four roomers
- congregate housing designed within the "civic" building type
- family care homes
- multi-family homes
- single-family homes

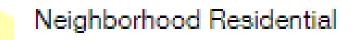
Uses permitted with conditions

- cemeteries, (<u>9.7</u>)
- religious institutions, (9.8)
- commercial use in a mixed use building ¹, located on an arterial or at the intersection of a local street and a larger capacity street
- commercial use, in a detached house building type, located within 1/4 mile of a Town Center district and fronting a major or minor thoroughfare (includes properties in which any portion falls within the 1/4 mile boundary) (9.51).
- essential services 1 and 2, (<u>9.14</u>)
- government buildings up to 5000 sq. ft. of gross floor area
- neighborhood and outdoor recreation, (9.21)
- parks, (<u>9.29</u>)
- retirement communities (9.50)
- schools, (<u>9.35</u>)
- transit-oriented parking lots as a principal use, (9.49)
- transit shelters, (<u>9.39</u>)

¹ The mixed-use building duplicates the shopfront building type and has at least two occupiable stories; at least 50% of the habitable area of the building shall be in residential use, the remainder shall be in commercial use. However, when an existing residential building is redeveloped to a mixed-use, at least 40% of the habitable area shall be in residential use.



4) Notwithstanding the limitations of 3), above, in any section of a major subdivision located within ¼ mile of a designated rail transit station, the percentage of dwelling units contained in attached houses, apartment boildings, and mixed use buildings is not limited. Higher overall density is encouraged within ¼ mile of reil transit stations. Rail transit stations are those locations designated by resolution adopted by the Board of Commissioners of the Town of Huntersville.



d) General Requirements

1) Along existing streets, new buildings shall respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.

- New buildings which adhere to the scale, massing, volume, spacing, and setback of existing buildings along fronting streets exhibit demonstrable compatibility.
- New buildings which exceed the scale and volume of existing buildings may demonstrate compatibility by varying the massing of buildings to reduce perceived scale and volume. The definition of massing in <u>Article 12</u> illustrates the application of design techniques to reduce the visual perception of size and integrate larger buildings with pre-existing smaller buildings.
- A single-family detached house established on a lot of one acre or more that is created according to the provisions of <u>Article 8.1</u>, paragraph 1, need not adhere to the spacing, massing, scale, and street frontage relationships of existing buildings along an existing street or road, but shall, at a minimum, observe a front setback of 40 feet and a lot width of 90 feet. This paragraph shall take precedence over the requirement of <u>Article 4: Lot Types/Detached House</u> for placement of a building on its lot.
- Nothing in this subsection shall be interpreted to conflict with the building design element provision as found in N.C.G.S. 160D-702(b) for structures subject to the North Carolina Residential Code for One- and Two-Family Dwellings.

2) On new streets, allowable building and lot types will establish the development pattern.

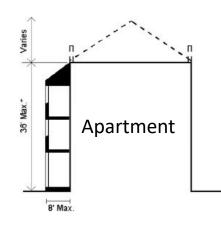
3) In major subdivisions, the aggregate number of dwelling units contained in attached houses, apartment buildings, and mixed-use buildings shall not exceed 30 percent of the total number of dwelling units in a project.

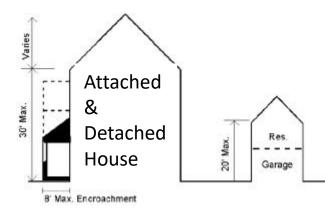
4) Every building lot shall have frontage upon a public street except as provided in Section 8.1.

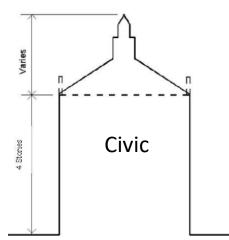
5) The percentage of attached dwelling units contained in a retirement community is not limited when duplex style buildings are used.

6) See <u>Section 8.16</u>, Standards for Residential Lot Widths, Alleys, Garages and Parking in Residential Districts

A





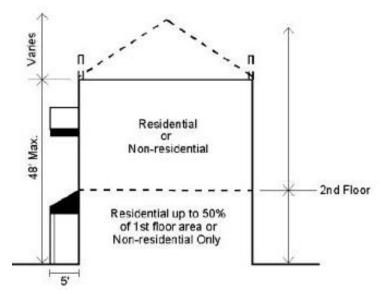


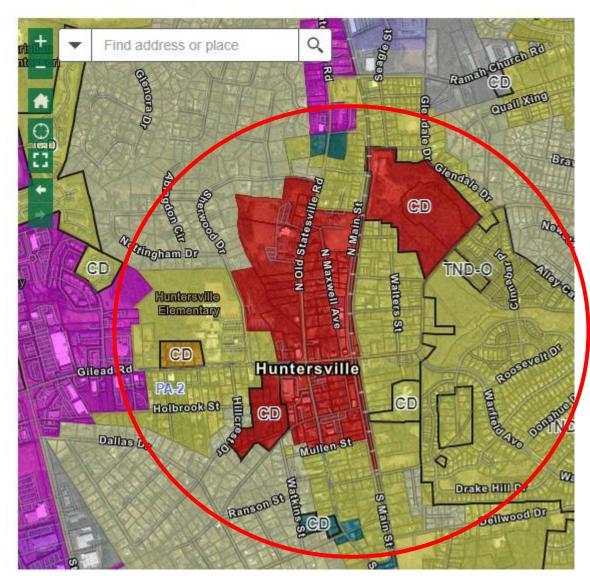
Neighborhood Residential

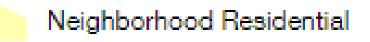
b) Permitted Building and Lot Types

- apartment
- attached house
- civic building
- detached house
- detached house (Commercial uses up to 4500 sq. ft. of first-floor area).
- mixed-use^{*}, up to 3,000 sq. ft. of first-floor area

Storefront & Mixed-Use Building







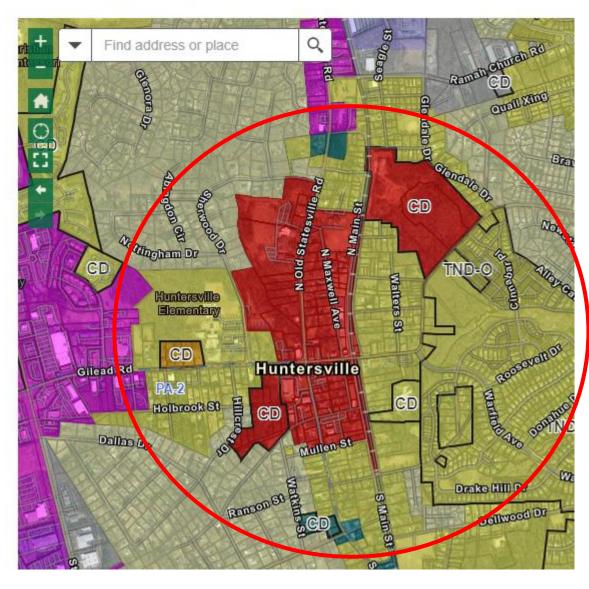
Uses permitted by right

- bed and breakfast inns
- boarding or rooming houses for up to four roomers
- congregate housing designed within the "civic" building type
- family care homes
- multi-family homes
- single-family homes

Uses permitted with conditions

- cemeteries, (<u>9.7</u>)
- religious institutions, (9.8)
- commercial use in a mixed use building ¹, located on an arterial or at the intersection of a local street and a larger capacity street
- commercial use, in a detached house building type, located within 1/4 mile of a Town Center district and fronting a major or minor thoroughfare (includes properties in which any portion falls within the 1/4 mile boundary) (9.51).
- essential services 1 and 2, (<u>9.14</u>)
- government buildings up to 5000 sq. ft. of gross floor area
- neighborhood and outdoor recreation, (9.21)
- parks, (<u>9.29</u>)
- retirement communities (9.50)
- schools, (<u>9.35</u>)
- transit-oriented parking lots as a principal use, (9.49)
- transit shelters, (<u>9.39</u>)

¹ The mixed-use building duplicates the shopfront building type and has at least two occupiable stories; at least 50% of the habitable area of the building shall be in residential use, the remainder shall be in commercial use. However, when an existing residential building is redeveloped to a mixed-use, at least 40% of the habitable area shall be in residential use.



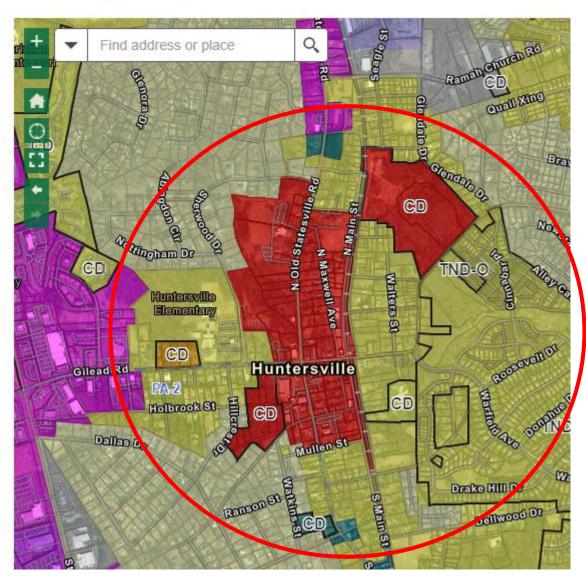


a) Permitted Uses Uses permitted by right

- bed and breakfast inns
- boarding or rooming houses for up to six roomers
- civic, fraternal, cultural, community, or club facilities
- commercial uses
- congregate housing designed within the "civic" building type
- family care homes
- indoor amusement
- indoor recreation
- multi-family homes
- single-family homes

Uses permitted with conditions

- cemeteries, (<u>9.7</u>)
- religious institutions, (<u>9.8</u>)
- commercial marinas, (<u>9.43</u>)
- daycare center, (<u>9.11</u>)
- essential services 1 and 2, (9.14)
- government buildings up to 6,000 sq. ft. of first floor area
- neighborhood gasoline stations, excluding major service and repair of motor vehicles (9.22)
- parking lot as principal use (9.28)
- parks, (<u>9.29</u>)
- schools, (<u>9.35</u>)
- temporary mobile food sales (9.37)
- temporary outdoor sales of seasonal agricultural products and customary accessory products (example: farmers' markets, Christmas tree/pumpkin sales), (<u>9.37</u>)
- transit-oriented parking lots as a principal use, (9.49)
- transit shelters, (<u>9.39</u>)





b) Permitted Building and Lot Types

- apartment
- attached house
- civic
- detached house
- mixed use² up to 6,000 sq. ft. of first-floor area
- storefront up to 6,000 sq. ft. of first-floor area
- workplace up to 6,000 sq. ft. of first-floor area

² The mixed-use building duplicates the shopfront building type and has at least two occupiable stories; at least 50% of the habitable area of the building shall be in residential use, the remainder shall be in commercial use. However, when an existing residential building is redeveloped to a mixed-use, at least 40% of the habitable area shall be in residential use.

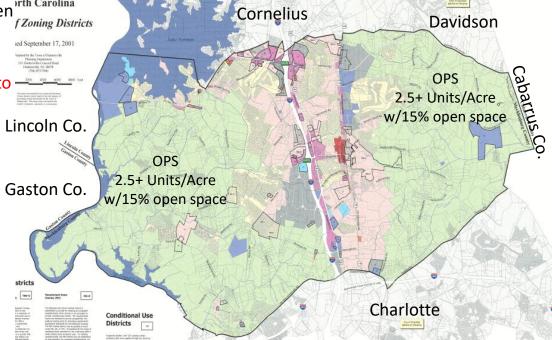
c) Permitted Accessory Uses

- accessory dwelling, (<u>9.1</u>)
- daycare home (small), (<u>9.11</u>)
- drive-through windows, excluding those associated with restaurants, (9.12)
- home occupation, (<u>9.19</u>)
- marinas accessory to residential uses, (9.42)
- solar energy facility, minor residential; located in the established rear or side yards or roof slopes or façade. (9.54)
- solar energy facility, non-residential; located in the established rear or side yards or roof slopes, (9.54)
- stalls or merchandise stands for outdoor sale of goods at street front (encroachment onto sidewalk may be permitted by agreement with town); outdoor storage expressly prohibited³.
- accessory uses permitted in all Districts (8.11)



Timeline of Development in Huntersville

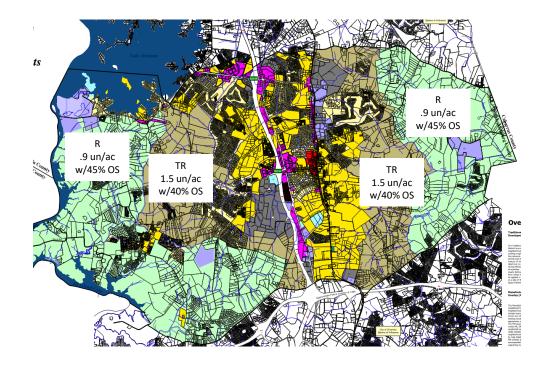
- 1990 POPULATION 3,014 people
- Small zoning jurisdiction boundaries; conventional zoning
- 1995 Huntersville Community Plan
- 1996 Revised Huntersville Zoning Ordinance form-based code (buildings front street or open space, connected streets; sidewalks both sides of streets, mixed uses)
- 2000 POPULATION 24,960





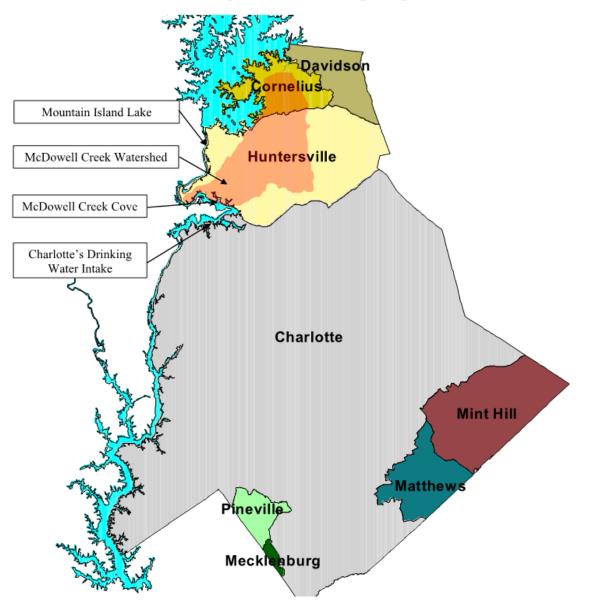
Timeline of Development in Huntersville

- 1990 POPULATION 3,014 people
- Small zoning jurisdiction boundaries; conventional zoning
- 1995 Huntersville Community Plan
- 1996 Revised Huntersville Zoning Ordinance form-based code (buildings front street or open space, connected streets; sidewalks both sides of streets, mixed uses)
- 1997 Huntersville expands zoning jurisdiction to sphere of influence (63 sq. mi.)
- 2000 POPULATION 24,960
- 2002-2003: Huntersville updates the Community Plan keeping the same vision for development along I-77 NC 115 but lower intensity in OPS (change to Rural & Transitional); amend Zoning and Subdivision Ordinance



- Lighting Standards
- Tree Preservation Standards
- Water Quality

Map of Area in Mecklenburg County



Huntersville adopts a Low Impact Development Ordinance (LID) in February 2003 to address the following:

1. Impaired Streams

2. Moratorium on Wastewater Plant

cing Lot Rain Garden

3. Protection of Downstream Drinking Water

Supply

07/26/2012

1. Impaired Streams New ordinance helps protect and restore impaired streams. 41 AVIDSON-CONCORD Lake Norman Huntersville MCCORD **Population:** 1990 - 3,014 2000 - 24,960 Clarks Creek TIN HUNTERSVILLE-CONCORP **McDowell Creek** Wastewater Plant LEXAND Mtn. Island Lake Drinking Water Intake

63% of the stream miles in Huntersville are identified by EPA as impaired (not meeting their designated uses).

McDowell Creek Cove after 0.5" Rain





Figure 10: Significant Channel Incision (Scour) on McDowell Creek.

2. Moratorium on Wastewater Plant

New ordinance allowed plant expansion to move forward.

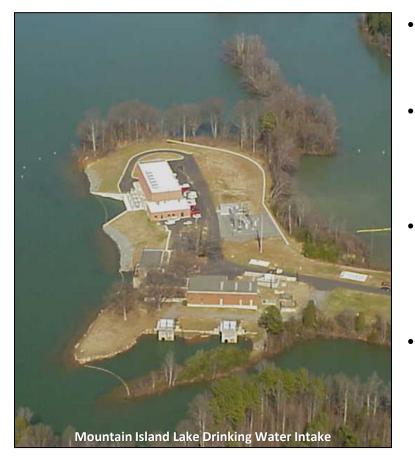
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- McDowell Creek Wastewater
 Treatment Plant serves Huntersville's jurisdiction.
- State placed moratorium on plant expansions to address water quality concerns associated with the increased development that would result from increased plant capacity.
- In February 2003, the new ordinance addressed these impacts resulting in the moratorium being lifted allowing the plant to be expanded.
- This opened to door to new development on Huntersville's west side.

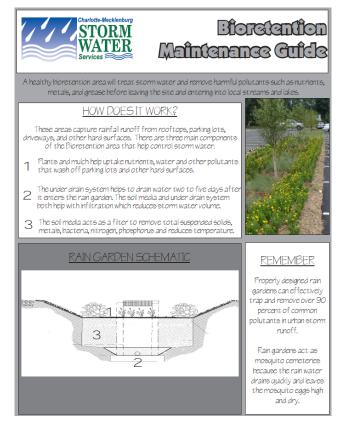
3. Protection of Downstream Drinking Water Supply

New ordinance provides better protection of water quality at downstream drinking water intake.



- Charlotte-Mecklenburg's drinking water intake on Mountain Island Lake is located downstream of Huntersville.
- This intake withdraws an average of 80 million gallons of water a day to serve <u>+</u>800,000 customers in Charlotte-Mecklenburg.
- Increased development activities upstream of the intake in Huntersville threatened the quality of the water at this intake.
- The LID ordinance resulted in a reduction in the pollutants discharged from development activities thus providing improved water quality protection for the intake.

LID Ordinance Requirements

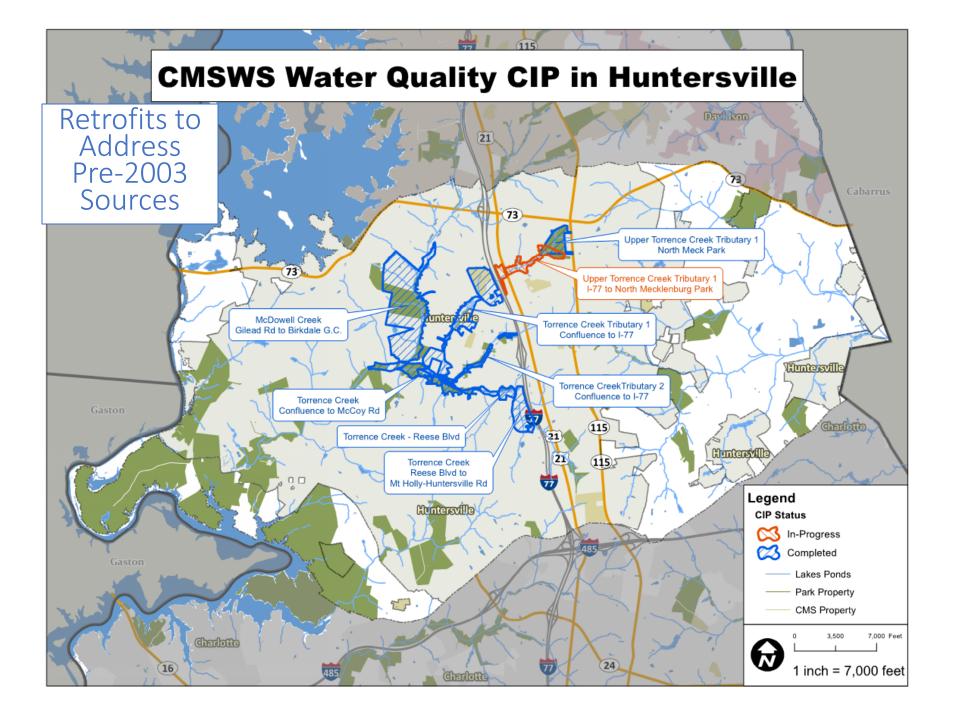


Rain Garden at Northcross Cats Park and Ride

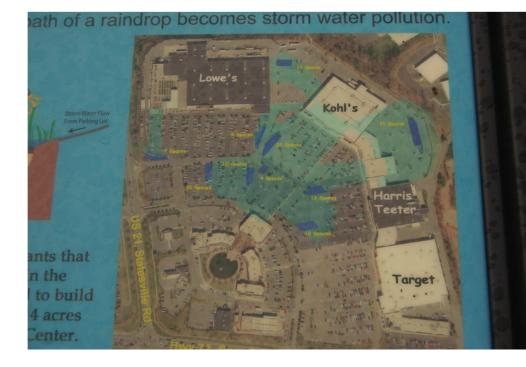
LID or a combination of LID and conventional structures must be used to:

- Treat the first one (1) inch of runoff to achieve 85% Total Suspended Solids removal from the developed area of the site.
- Control the increase in storm water for the 2-year frequency, 24hour duration storm event in the Rural Zone and 1-year frequency, 24-hour duration storm event everywhere else.
- Control the peak storm water release rates for the 2 and 10 year frequency, 24-hour duration storm events.

Sand Filter



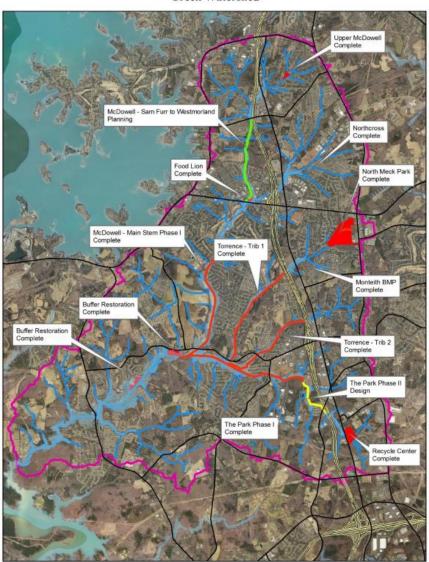
Grant to Retrofit Existing Parking Lots for LID (Northcross Shopping Center)

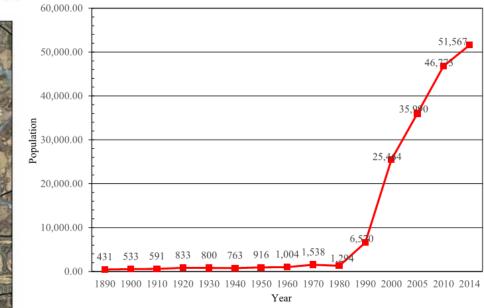






Population Growth in the Town of Huntersville (Data Source: US Census)

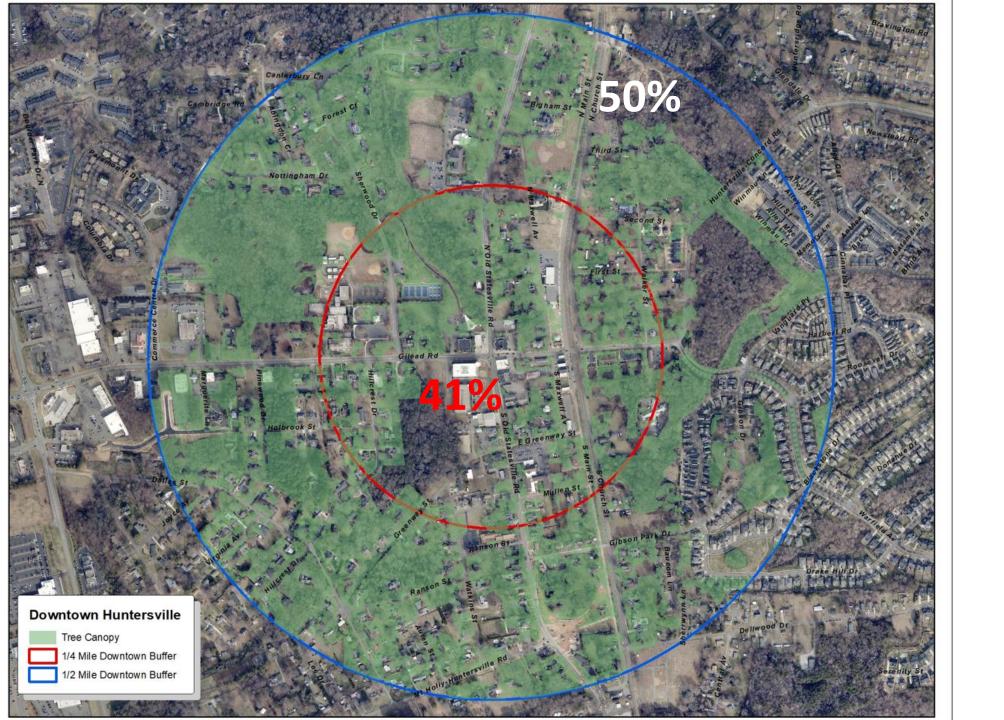




Since 2003 LID Water Quality Adoption:

- 50% reduction in suspended solids
- 25% reduction in nutrient levels
- 2017 Surface Water Implementation, Source Water Protection Award

Projects Completed by Charlotte-Mecklenburg Storm Water Services in the McDowell Creek Watershed





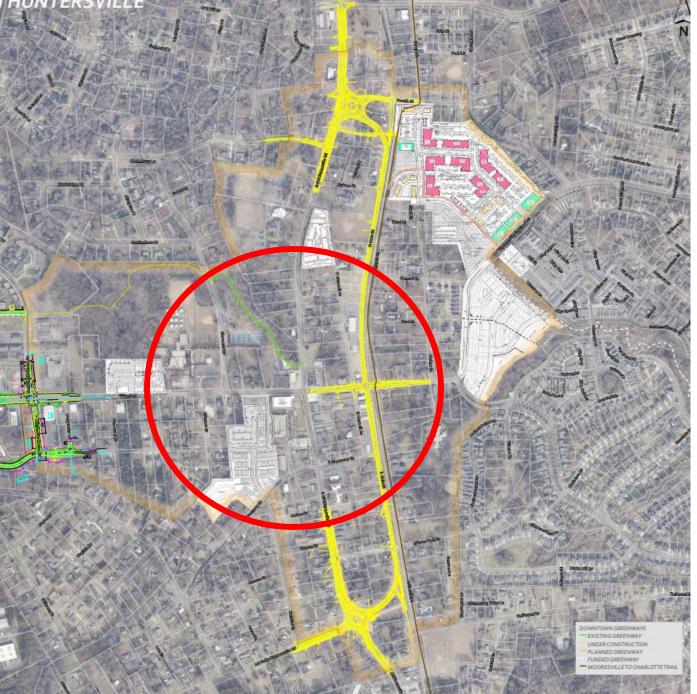
DOWNTOWN HUNTERSVILLE

1/4 Mile Radius from Gilead / US 115 Intersection

-				
Total Area (acres)		125.62		
		Area (acres)	Percentage	
Residential Commercial		37.79	30.1% 9.6%	
		12.01		
Roads		17.54	14.0%	
Civic		14.00	11.1%	
Schools		8.43	6.7%	
Churches		5.57	4.4%	
Government		14.39	11.5%	
Municipal Buildings		6.08	4.8%	
Parks / Green Space		8.31	6.6%	
Vacant / Open Space		29.89	23.8%	
ТО	TAL	125.62	100.0%	

Tree Canopy This includes trees to be removed with approved developments (North State Development, Vermillion Village, Vermillion Front, Maxwell Avenue Townhomes, Gilead Road Mixed Use,	52.02	41.4%
and Hill Street Ph 1 & 2)		







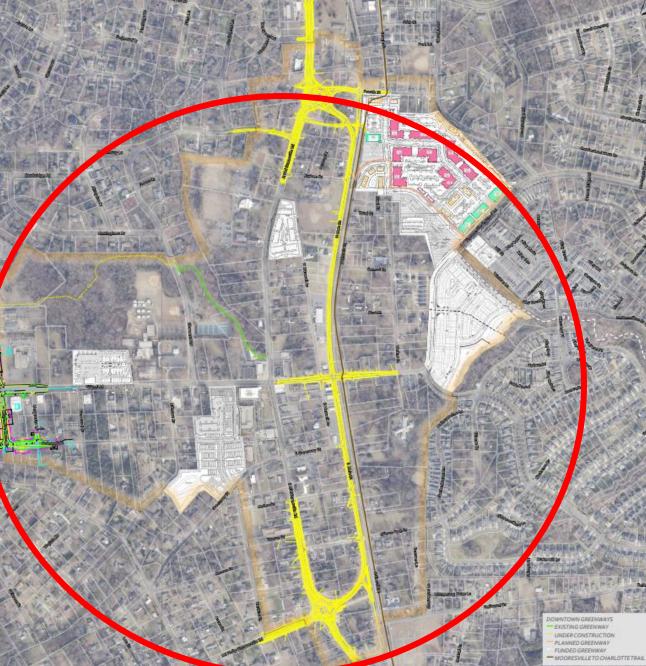
DOWNTOWN HUNTERSVILLE

1/2 Mile Radius from Gilead / US 115 Intersection

-		
Total Area (acres)	502.96	
	Area (acres)	Percentage
Residential	206.51 41.1%	
Commercial	26.30 5.2%	
Roads / Right of Way	75.13 14.9%	
Civic	49.44	9.8%
Schools	28.33	5.6%
Churches	21.11	4.2%
Government	15.56	3.1%
Municipal Buildings	6.08	1.2%
Parks / Green Space	9.48	1.9%
Vacant / Open Space	130.03	25.9%
TOTAL	502.96	100.0%

Tree Canopy		
This includes trees to be removed with		
approved developments (North State		
Development, Vermillion Village,	249.15	4
Vermillion Front, Maxwell Avenue		
Townhomes, Gilead Road Mixed Use,		
and Hill Street Ph 1 & 2)		
	Tree Canopy This includes trees to be removed with approved developments (North State Development, Vermillion Village, Vermillion Front, Maxwell Avenue Townhomes, Gilead Road Mixed Use, and Hill Street Ph 1 & 2)	This includes trees to be removed with approved developments (North State Development, Vermillion Village,249.15Vermillion Front, Maxwell Avenue Townhomes, Gilead Road Mixed Use,249.15

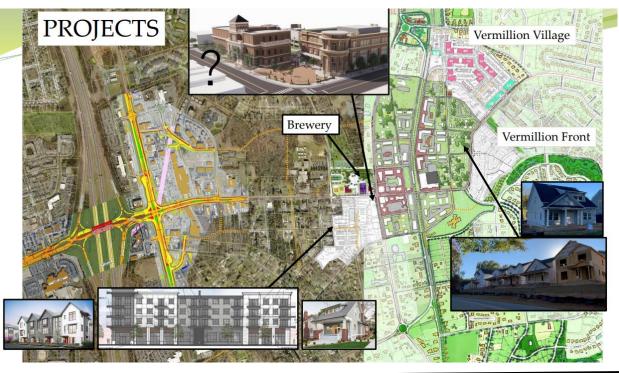
49.5%



Q11 Are there any specific questions you have of Staff about downtown that have not been answered?

- What is the perimeter of downtown? Top 5 priorities? Project impacts from NCDOT, CATS, CMS?
- Conversations with Mama Mia to purchase?
- What makes this plan difference from 2006 for implementation? Will it gather dust?
- Does staff actually listen and take into account needs of folks living downtown?
- Who has the ultimate decision on Town Hall? Location? Committee decide? If come-up with ideas and no funding, it's a mute point
- Communicate regarding Main Street Construction project.
- Road projects planned in 3 yrs. that will impact traffic downtown.
- Why aren't future plans already approved evident in all handouts?

Slides From First Meeting





DPSC Meeting #



Each Meeting Starts With Update on **Proposed Downtown Projects**



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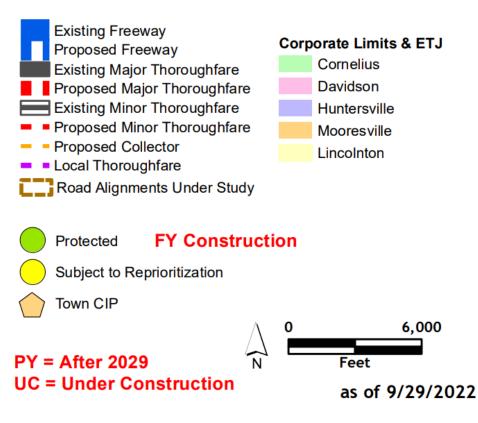
Town of Huntersville, NC 2022 Downtown Master Plan

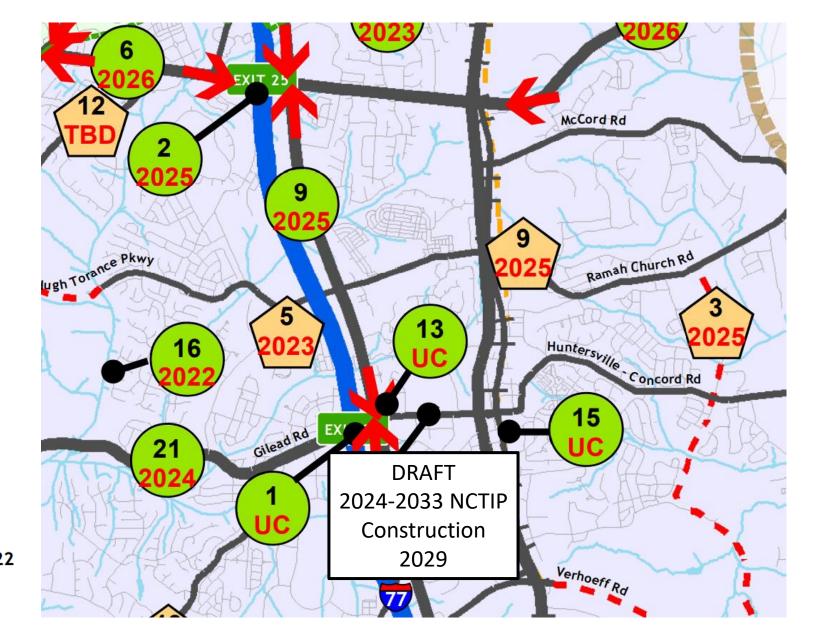
Issue Date: 105 Gilead Road, 3rd Floor Huntersville, NC 28070 9 December 2021 FOR REVIEW ONLY



Road Projects Planned Near Downtown

NCTIP 2020-29 Town CIP 2023-2027 Huntersville Area Projects

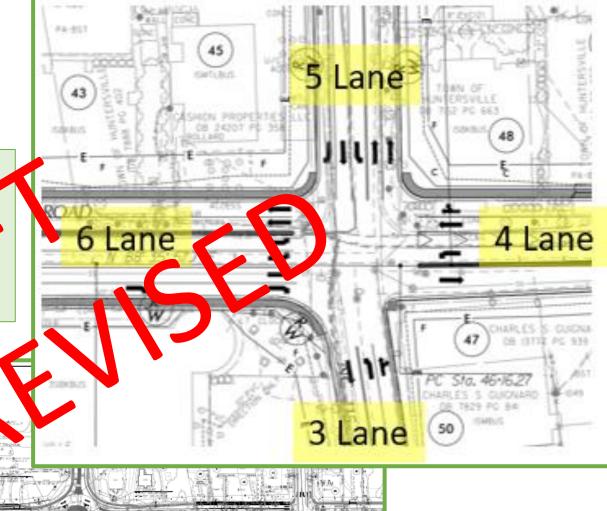






NCDOT – Gilead Widening Project funding has been restored; design to resume

And the second second



Ashville, NC

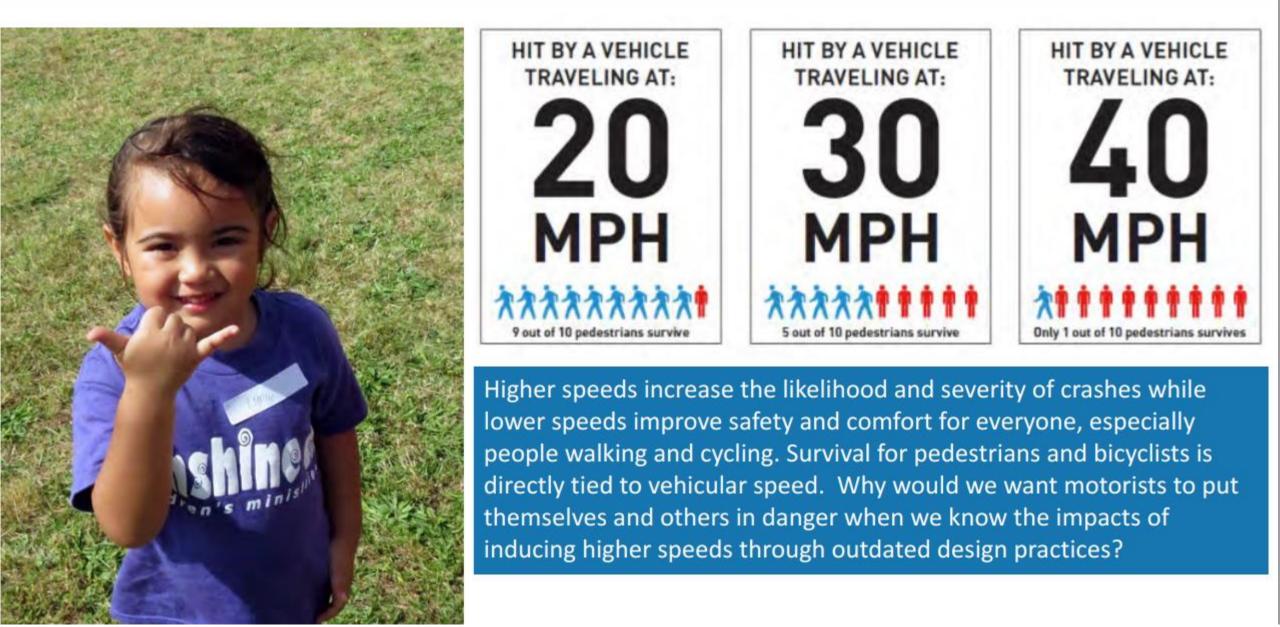


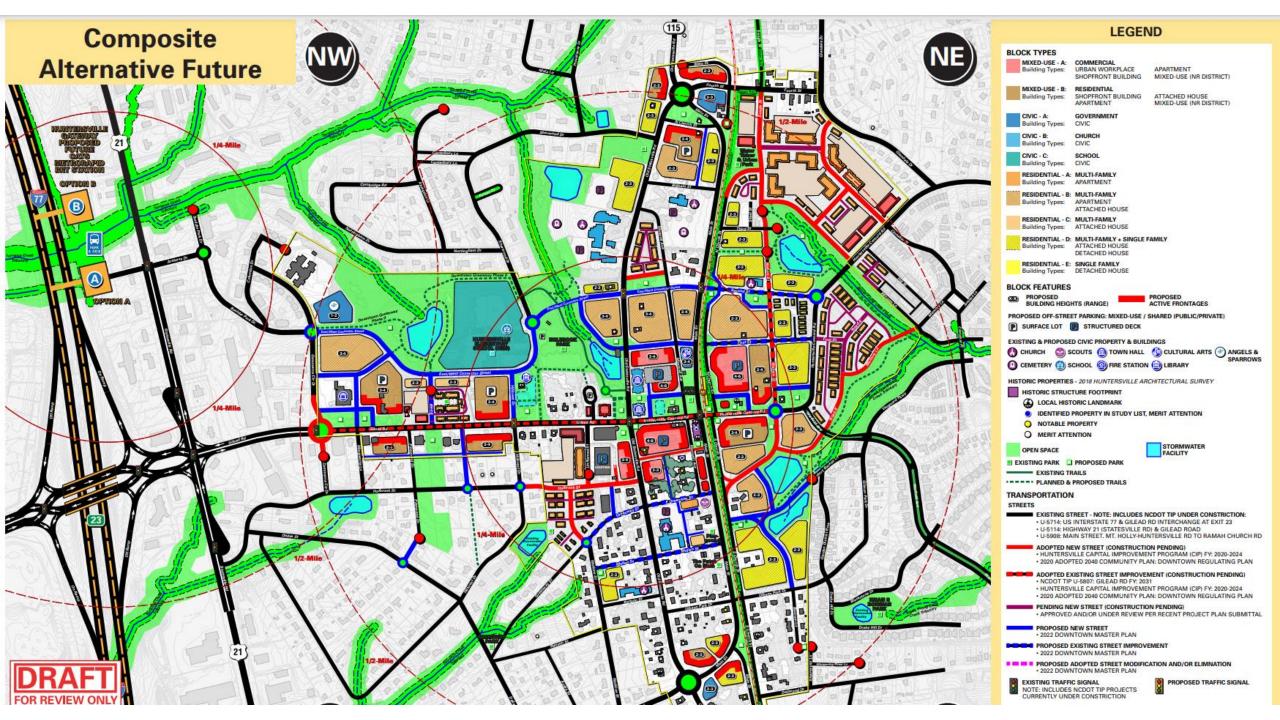
Before and After Example





Use 15-20 MPH TARGET SPEEDS IN DOWNTOWNS AND NEIGHBORHOODS





Organizing Principles

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.

KEY WORDS

YE AS MOBILITY FOR PEDESTRIANS AND BIKES, MORE GREENWAYS TO MATCH DOWNTOWN ENVIRONMENT MAKE DOWNTOWN MORE WILL ADD THE BOOM SAFER PEDESTRIAN REDESIGN

BETTER TRAFFIC FLOW SAFE RAIL FOR PEDESTRIANS MPROVEMENTS - ACQUIRE ROW TO IMPROVE STREETS RAPID TRANSIT ARE THE FUTURE S AS GATEWAYS TO DOWNTOWN ENHANCEMENT OF NORFOLK SOUTHERN

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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.

KEY WORDS:

PROTECT THEE CANOPY PLANT HEARTY, FAST GROWING STREET THEER PLANT HEARTY, FAST GROWING STREET THEER CREATE MORE GREENWAYS AND TRALE, GR FABULOUS, MAKE GREENWAYS A PRIORITY CREATE MORE OU FARK IS LOVED SMALLER UR STORM WATER TO INCLUDE "WET" POND AND WATER GARDE AS COMMUNITY ASSET

	Poly Die Ville
	E PLANTS
	GROUNDS SH PADS
	ERVE OPEN SPACEMAKE INTO PARKS ER LANDSCAPING IN DOWNTOWN
- RETAI	IN EXISTING FORESTED AREAS FOR WILDLIFE
	IOOR SEATING
	NCE REALITY OF THE NEIGHBORHOODS

ATHERING

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.

IONS TO WALK TO

ART AND CULTURE IS ASSET

VENUES NEEDED

COURTYARD

S ARE NEEDED

AND DESTINATION AREAS

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 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.

HOMES OUSING FROM HIGH DENSITY TO LOW AS PART OF DOWNTOWN OF RESIDENTIAL BUILDING

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.

KEY WORDS:

EXPAND EXISTING TOWN HALL OR NEXT TO DISCOVERY PLACE KIDS SAVE OLD JAIL AT ALL COSTS - OLDEST MUNICIPAL BUILDING NEED MORE CIVIC USES DISCOVERY PLACE KIDS IS BIG ASSET GET GOVERNMENT OFF CORNER LOTS IN DOWNTOWN EXISTING ELEMENTARY SCHOOL SITE AS OPPORTUNITY FOR CIVIC/REDEVELOPMENT MIXED-USE CIVIC BUILDING

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.

EY WORDS

MORE SMALL/LOCAL BUSINESSES - SUPPORT AND PRESERVATION MAIN STREET BUILDINGS HAVE GOOD BONES CHURCHES ARE BACKBONE/ASSET VER CAN BE LANDMAR HISTORIC BUILDINGS HISTORIC LANDMARK CREATE A E OR REDEVELOP PROPERTIES BUILDING FACADES REDESIGN A GENERAL STORE

 LOCALLY EXPRESSIVE, INTENTIONAL, AND WELL-MAINTAINED APPROACH TO STREETSCAPE
 MIX OF OLD AND NEW BUILDINGS
 OUTDOOR DINNO AREAS
 PROGRAMMED GATHERING AREAS
 OUTDOOR DINNO AREAS OUTDOOR M MERCHANDIZING IN OF BUILDING NEAT AND ECLECTIC DOWNTOWN FORMATION OF A HUNTERSVILLE DOWNTOWN BUSINESS ION IS VERY IMPORTANT

Ingredients For A Great Downtown

Protection Comfort **Opportunities Opportunities** Opportunities Protection Protection Protection against unpleasant to walk/cvcle to sit against traffic against crime to stop & stay & accidents & violence sensory experiences Room for walking Attractive & functional edges Defined zones for sitting - feeling safe - feeling secure • Wind/draft • Interesting facades Defined spots for staying Pleasant views. Rain/snow Protection for pedestrians Lively public realm No obstacles Objects to lean against people watching Cold/heat and cyclists Allow for passive surveillance Good surfaces or stand next to • Good mix of public Pollution • Eliminating fear of traffic • Diversity of functions Accessibility for everyone Facades with good details and café seating Safe crossings 24/7/365 • Dust, noise, glare that invite staying Resting/waiting opportunities • Well lit / lighting in human scale **Opportunities** Dimensioned **Opportunities Opportunities** Opportunities Aesthetic to enjoy the positive qualities + positive to talk & listen for play & exercise at human scale to see aspects of climate sensory experience • Reasonable viewing distances • Low noise levels Allow for physical • Dimensions of buildings Unhindered views Public seating arrangements activity, exercise, play & street & spaces in observance Good design and detailing • Sun/shade Interesting views conducive to communicating, entertainment of the important human Good materials Heat/coolness easy orientation 'talkscapes' Temporary activities dimension in relation to Fine views/vistas • Shelter from wind/breeze • Lighting (when dark) (markets, festivals, exhibitions senses, movements, size and • Rich sensory experiences: etcl behaviour trees, plants, water • By day and night • In summer and winter

Enjoyment

12 Urban Quality Criteria (Jen Gehl)

Major Kannapolis land deal could 'unlock' city's development

<u>Insite Properties</u>, a Charlotte commercial real estate firm, will soon close on the first phase of a massive deal on mostly vacant properties surrounding the research campus in downtown Kannapolis. The firm is purchasing north of 50 properties in all from Murdock's Castle & Cooke company, spread across North and South Carolina.

Insite will facilitate development of 800,000 square feet of new office, research and medical space, close to 50,000 square feet of new commercial and retail space as well as 1,200 residential units, including some combination of apartments, townhomes and single family homes, said Jay Blanton, Insite founder and managing principal. Some of that development will be led by Insite and some done in a joint venture with another developer.



