



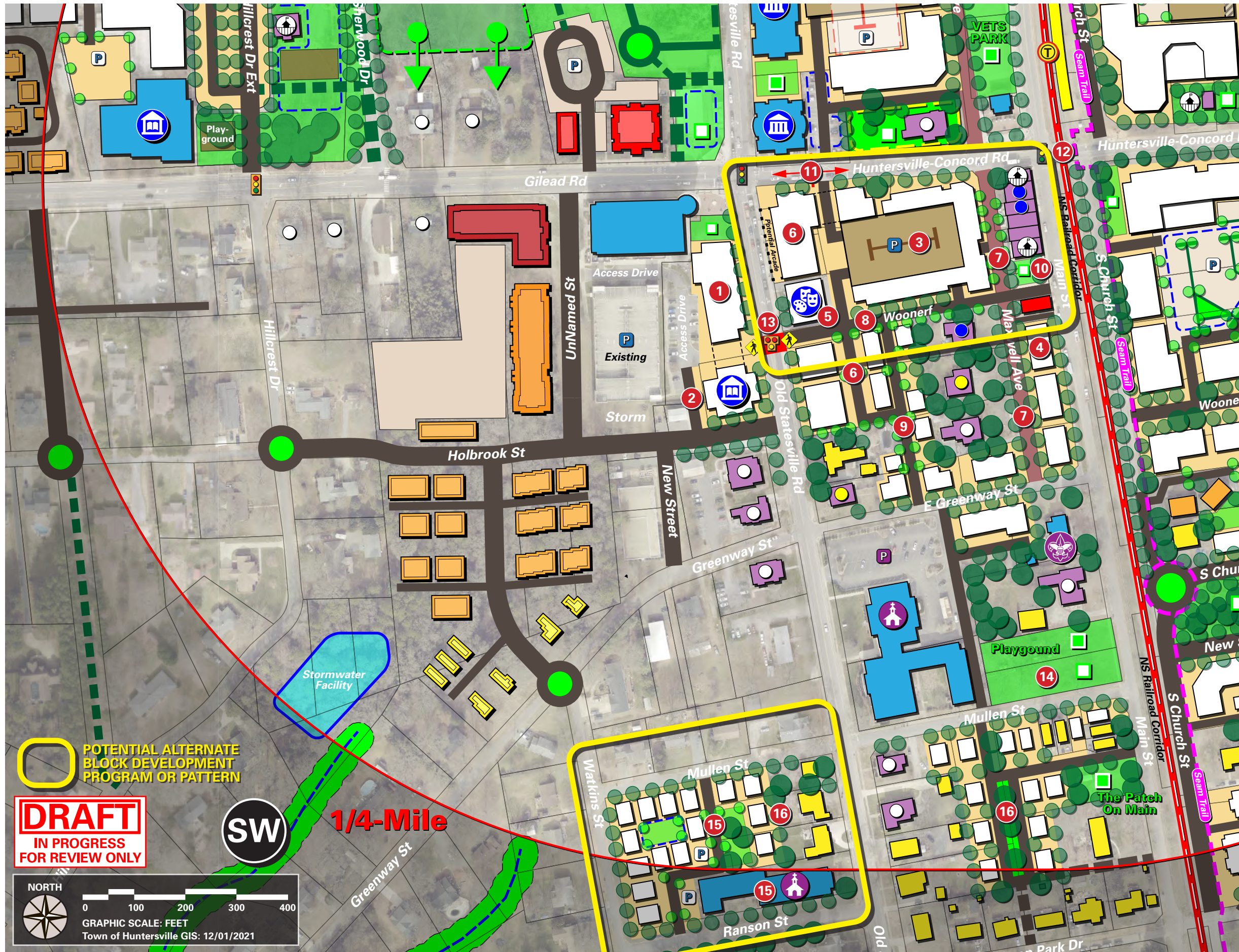
KEY NOTES & INITIAL CONSIDERATIONS

- 1 Town Center Parcel: Potential P3 Project and Mixed-Use Building Program.
- 2 Potential Future P3 Project Pending Potential Future Huntersville Fire Station #1 Relocation - Public Library or Other Civic Use, and/or Extension of Town Center Mixed-Use Parcel/Building.
- 3 Main Street Mixed-Use Mixed-Use Block. Explore Layout, Phasing & Design options with Existing Property Owners to Support Potential P3 Project for Enhanced Shared Parking Facility to support Existing and Potential New Adjacent Mixed-Use Development (Including Integrated Liner Buildings).
- 4 Main Street Town Parcel: Potential P3 Project and Mixed-Use Building Program (Assume Relocation of Public Parking to Potential P3 Parking Structure Project or Other).
- 5 The Neighborhood Cafe Building - Preserve/enhance as key block character and contributing building and program.
- 6 Huntersville Arts & Cultural Center Building - Preserve/enhance as key block character and contributing building and program.
- 7 Potential Mixed-Use Building or Buildings Pending Redevelopment Phasing and/or Collaboration between Existing Property Owners.
- 8 Potential Half-Block Mixed-Use Development to Facilitate Continuation of Maxwell Avenue Pedestrian Circulation along Huntersville-Concord Road.
- 9 Woonerf (Mixed-Use) - Enhanced, Pedestrian-Oriented Connection Between Huntersville-Concord Road and E Greenway Street to increase connectivity (reduce block size), and encourage existing and new development while preserving and protecting existing historic structures.
- 10 Woonerf (Mixed-Use) - Between Old Statesville Road, Maxwell Avenue and Main Street to increase connectivity (reduce block size), and encourage existing and new development while preserving and protecting existing historic structures.
- 11 New Access Alley: Facilitate access to Potential New Residential Infill & Accessory Dwelling Unit (ADU) 'Missing Middle' Development.
- 12 Potential Flexible Pocket Park/Plaza for Pop-Up Events.
- 13 NCDOT Main Street Improvement Project: Roadway Widening 3-Lanes - Limit of Construction (Transition to Gilead Rd Project) - Includes Intersection at Huntersville-Concord Rd, Main St, Church Street, and NS Railroad Corridor (At Grade).
- 14 Critical Pedestrian Crossing & Intersection Improvement Zone: Norfolk Southern Railroad Corridor, Huntersville-Concord Road, Maxwell Avenue, Main Street, Church Street, and the Seam Trail.
- 15 Mid-Block 'HAWK' Pedestrian Crossing & Speed Table: High Intensity Activated Crosswalk Signal (HAWK).
- 16 Expand Existing Playground into Public Neighborhood Park & Tree Preservation Area.
- 17 Potential 100 Ranson Street - Church Building Adaptive ReUse and Site Redevelopment.
- 18 Residential Infill & Accessory Dwelling Unit (ADU) 'Missing Middle' Development Block - Incremental, Form-based design, defined by a flexible range of Attached and Detached building types, situated to maximize preservation of existing specimen trees - supported by existing and potential future ownership patterns.

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SW
1/4-Mile





KEY NOTES & INITIAL CONSIDERATIONS

- 1 Town Center Parcel: Potential P3 Project and Mixed-Use Building Program.
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- 4 Main Street Town Parcel: Potential P3 Project and Mixed-Use Building Program (Assume Relocation of Public Parking to Potential P3 Parking Structure Project or Other).
- 5 Huntersville Arts & Cultural Center Building - Explore New Facility or Other Civic Program as Potential P3 Project.
- 6 Potential Mixed-Use Building or Buildings Pending Redevelopment Phasing and/or Collaboration between Existing Property Owners.
- 7 Woonerf (Mixed-Use) - Enhanced, Pedestrian-Oriented Connection Between Huntersville-Concord Road and E Greenway Street to increase connectivity (reduce block size), and encourage existing and new development while preserving and protecting existing historic structures.
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POTENTIAL ALTERNATE BLOCK DEVELOPMENT PROGRAM OR PATTERN

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Grass Area

Commercial

+/- 20'-0"

+/- 14'-0"

+/- 39'-0"

Varies +/- 8' / 10'-0"

Town of Huntersville Parcel

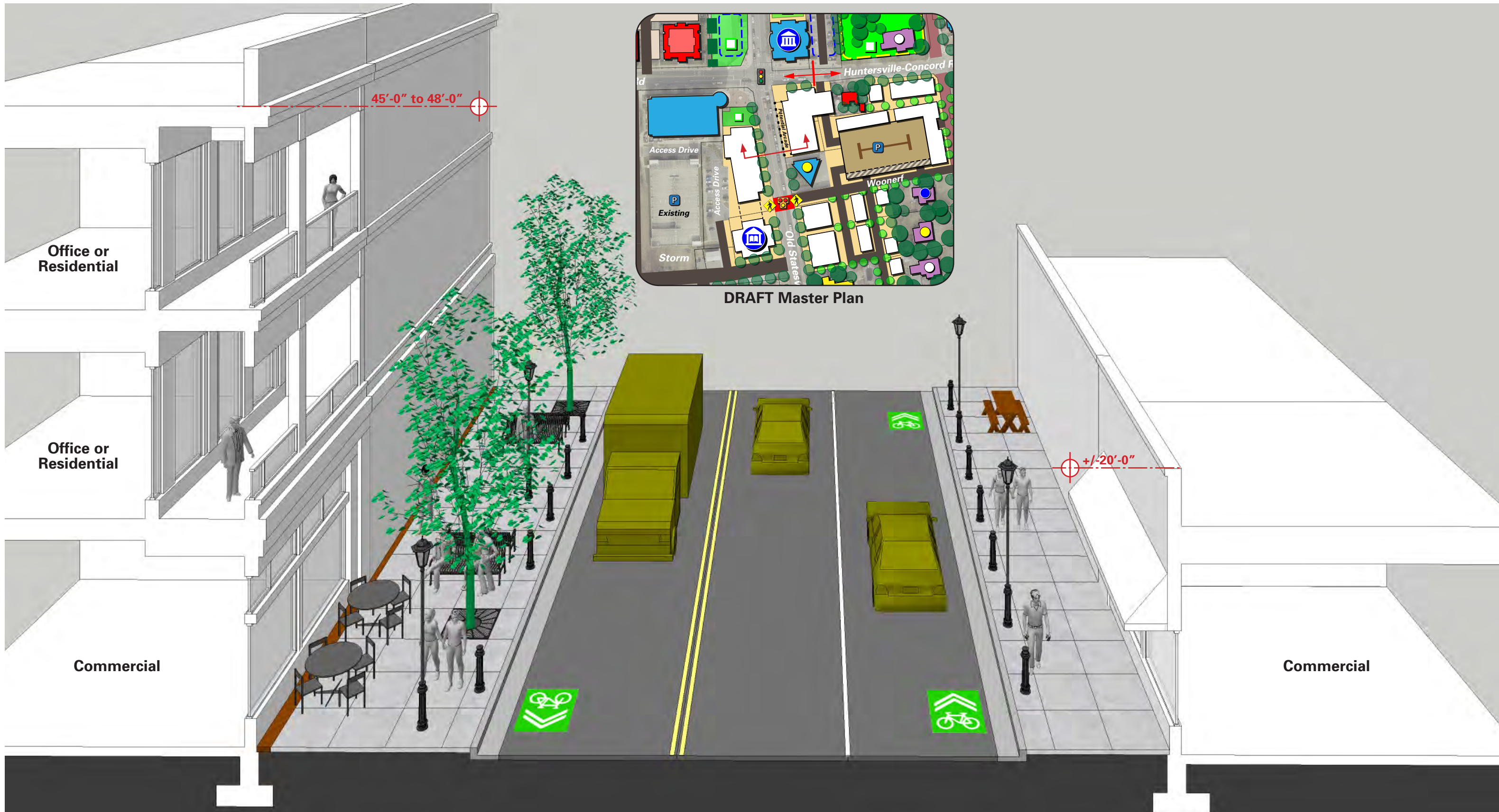
Existing Sidewalk

S Old Statesville Road NC 115

Existing Sidewalk

Existing Commercial Buildings

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Town of Huntersville Parcel

+/- 14'-0"
Existing Sidewalk

+/- 39'-0"
S Old Stateville Road
NC 115

Varies +/- 8' / 10'-0"
Existing Sidewalk

Existing Commercial Buildings

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DRAFT Master Plan

Office or Residential

Office or Residential

Commercial

Commercial

45'-0" to 48'-0"

+/- 20'-0"

+/- 20'-0"

+/- 39'-0"

Varies +/- 8' / 10'-0"

Town of Huntersville Parcel

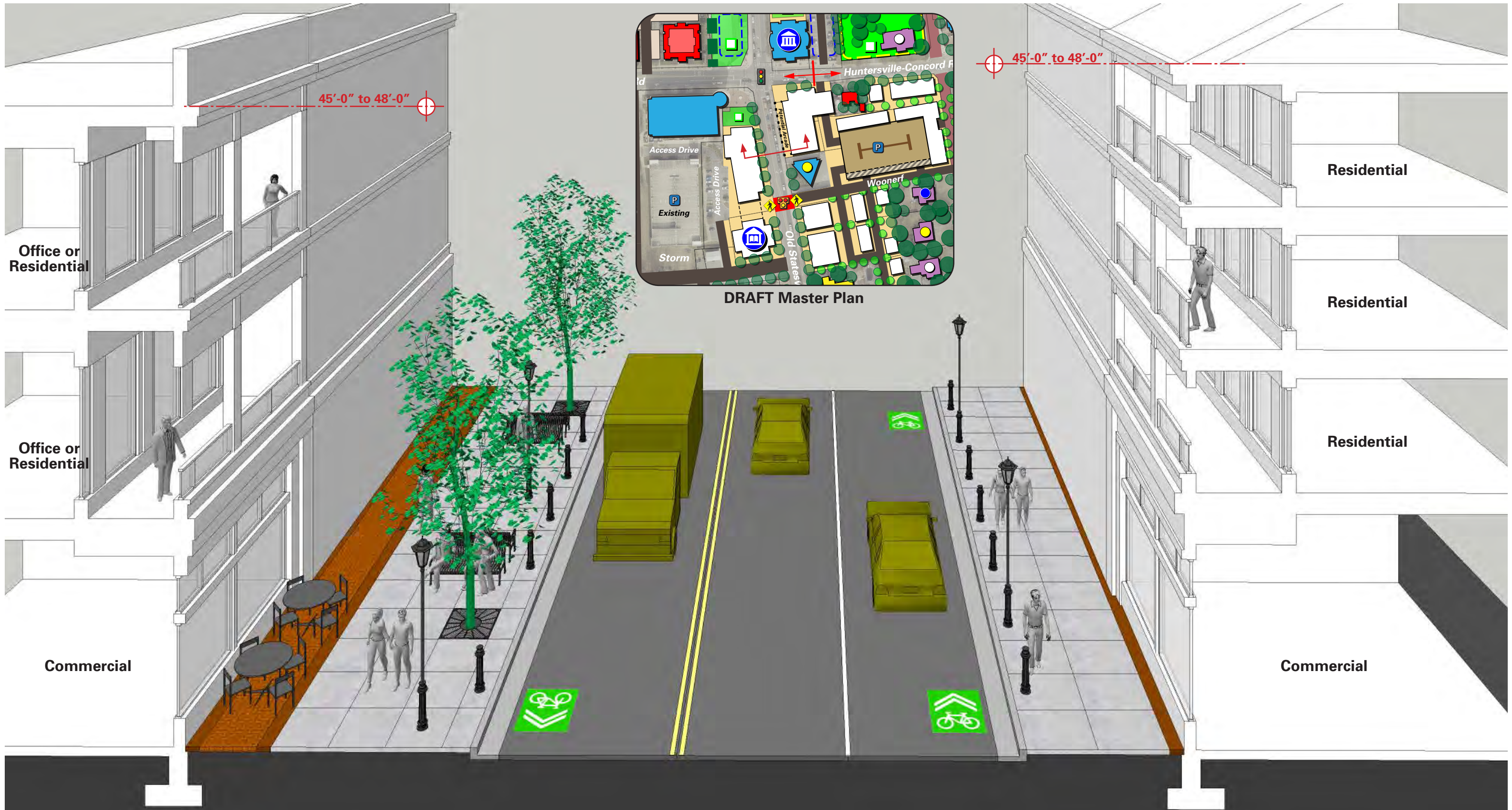
Widened Sidewalk

S Old Stateville Road NC 115

Existing Sidewalk

Existing Commercial Buildings

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Office or Residential

Office or Residential

Commercial

Residential

Residential

Residential

Commercial

45'-0" to 48'-0"

45'-0" to 48'-0"



DRAFT Master Plan

+/- 20'-0"

+/- 39'-0"

Varies +/- 8'/10'-0"

Town of Huntersville Parcel

Widened Sidewalk

S Old Stateville Road NC 115

Existing Sidewalk

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Office or Residential

Residential

Office or Residential

Residential

Residential

Commercial

Commercial



DRAFT Master Plan

45'-0" to 48'-0"

45'-0" to 48'-0"

+/- 20'-0"

+/- 39'-0"

+/- 20'-0"

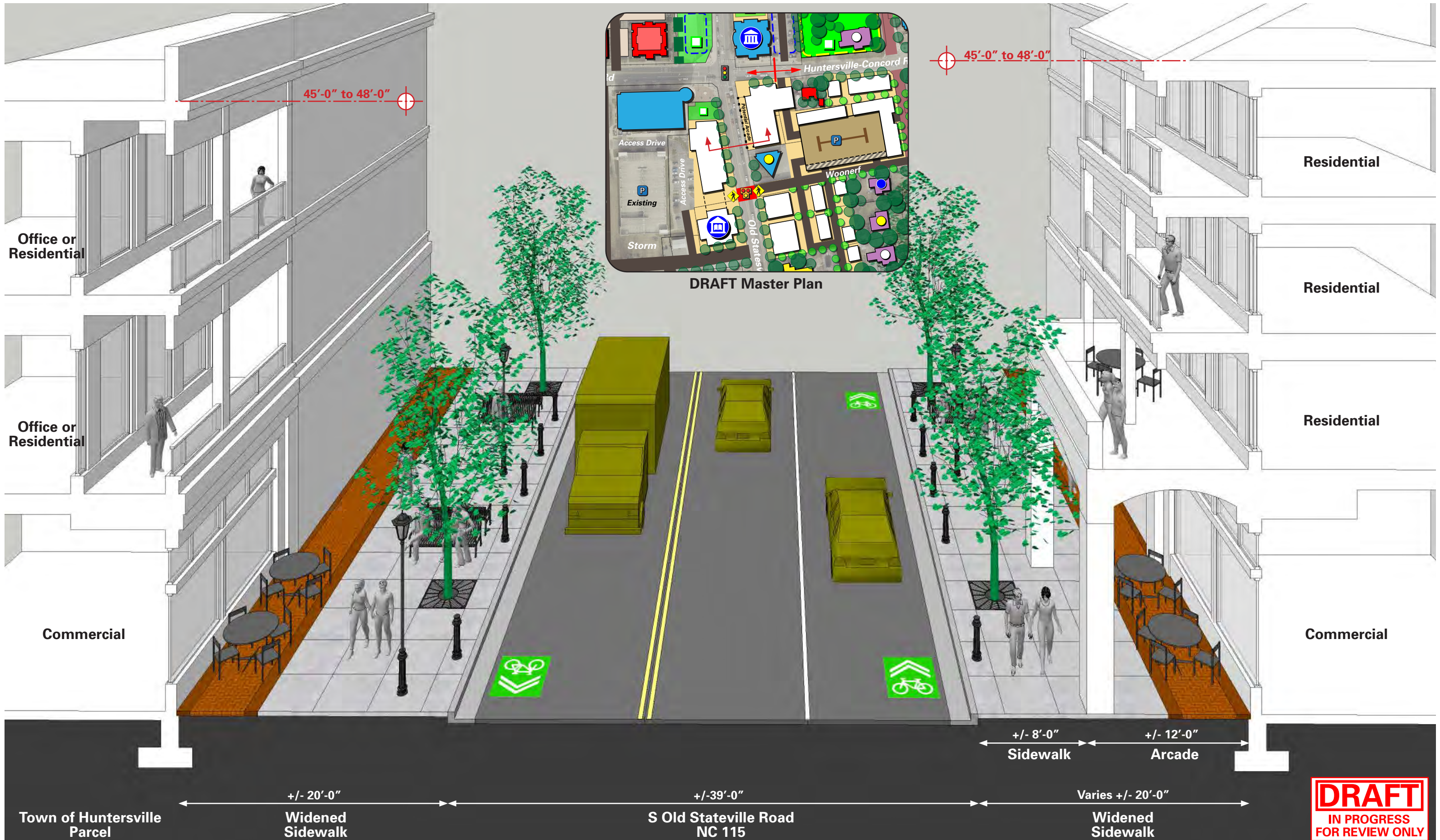
Town of Huntersville Parcel

Widened Sidewalk

S Old Stateville Road NC 115

Widened Sidewalk

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Town of Huntersville Parcel

+/- 20'-0"
Widened Sidewalk

+/- 39'-0"
S Old Stateville Road
NC 115

+/- 8'-0"
Sidewalk

+/- 12'-0"
Arcade

Varies +/- 20'-0"
Widened Sidewalk

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DRAFT Master Plan

Office or Residential

Office or Residential

Commercial

Residential

Residential

Residential

Commercial

45'-0" to 48'-0"

45'-0" to 48'-0"

+/- 20'-0"

+/- 39'-0"

8'-0"

+/- 12'-0"

Town of Huntersville Parcel

Widened Sidewalk

S Old Stateville Road NC 115

On-Street Parking

Widened Sidewalk

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shook kelley

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Town of Huntersville, NC
2022 Downtown
Master Plan

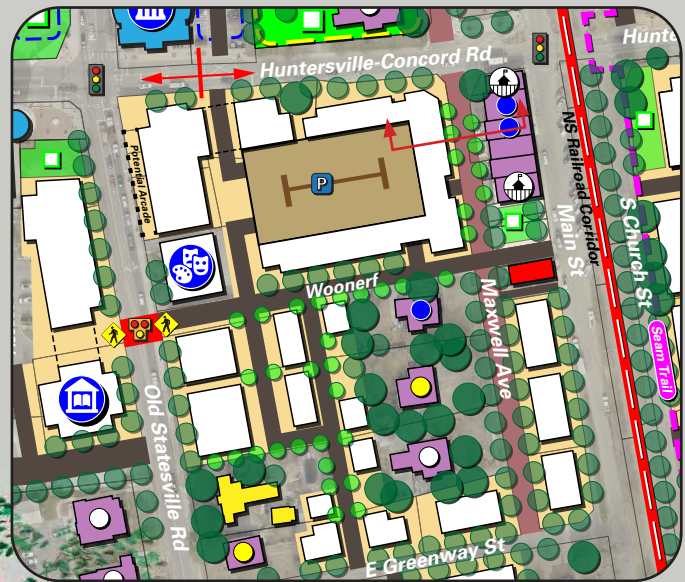
Prepared for:
Town of Huntersville
105 Gilead Road, 3rd Floor
Huntersville, NC 28070

Project: 21046
Issue Date:
20 October 2022

DRAFT Master Plan - Street Section
S Old Statesville Rd - Option F
DMP-SS:5F.1

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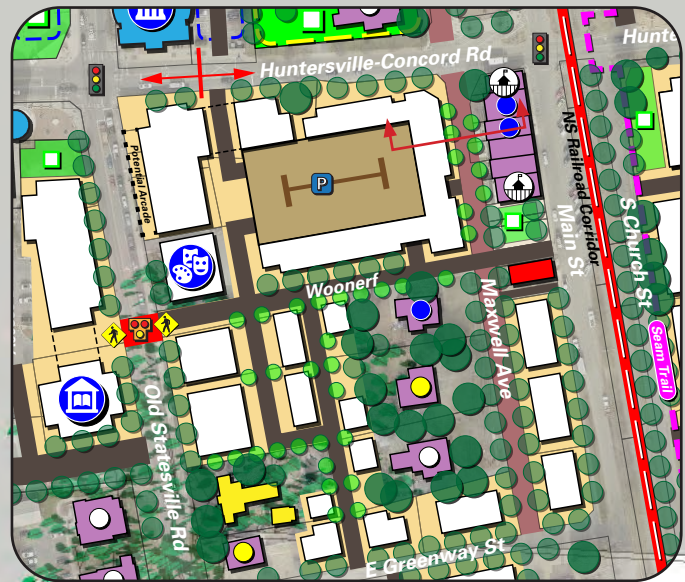
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DRAFT Master Plan



Potential Shared MU Parking Structure
 36'-0"
 Mixed-Use Liner Building Shopfront Building or Urban Workplace
 +/- 8'-0"
 Sidewalk
 28'-0"
 (South) Maxwell Avenue Potential Woonerf
 Varies +/- 28'-0"
 Existing & Improved Patio Areas
 Existing Main St Buildings



DRAFT Master Plan

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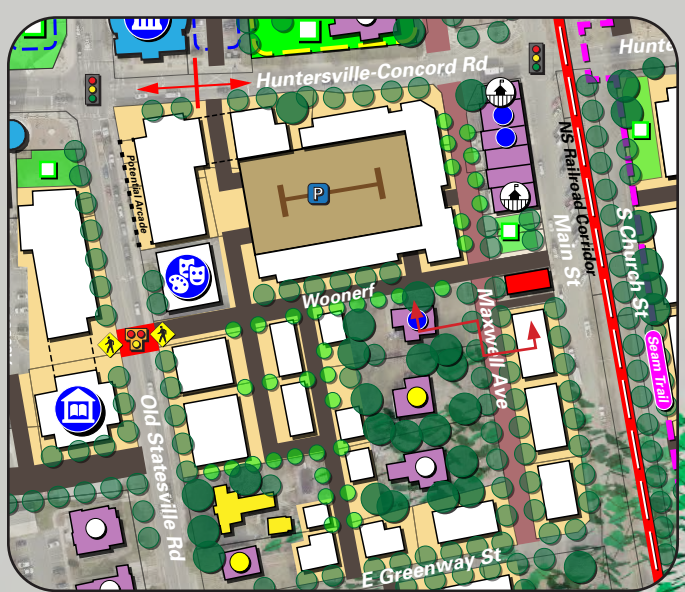
Town of Huntersville, NC
2022 Downtown
Master Plan

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

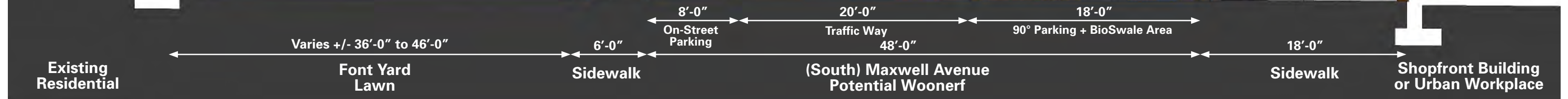
Project: 21046
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20 October 2022

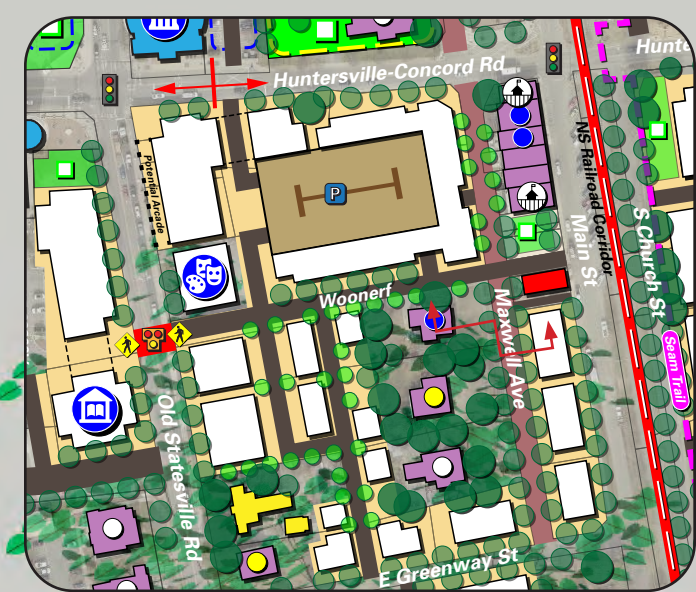
DRAFT Master Plan - Street Section
(South) Maxwell Ave
DMP-SS:6.2

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DRAFT Master Plan



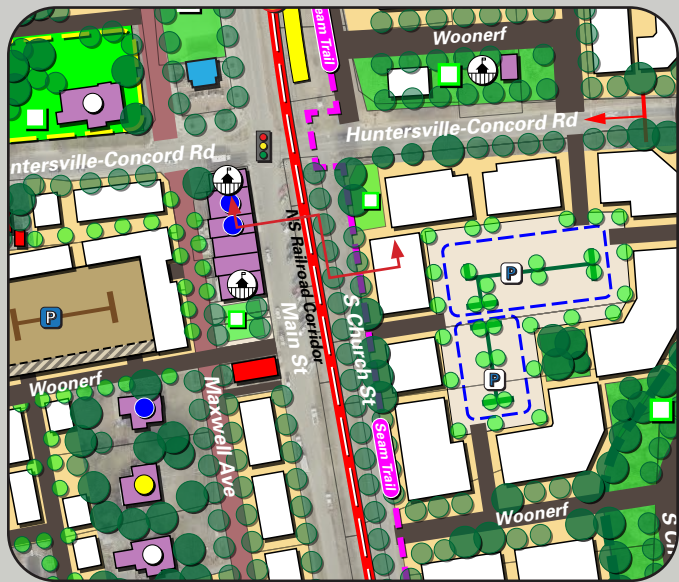


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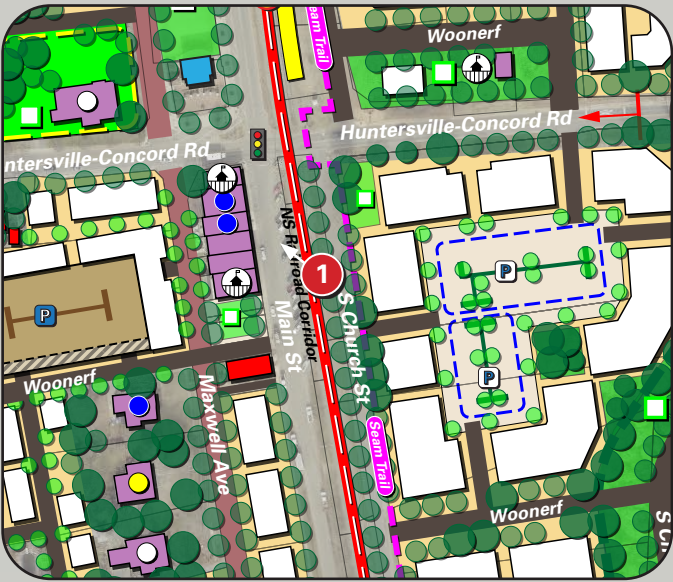
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DRAFT Master Plan





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Town of Huntersville, NC
2022 Downtown
Master Plan

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

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DRAFT Master Plan - Street Section
Main Street

DMP-SS:9.1