

# Alternative Future #1

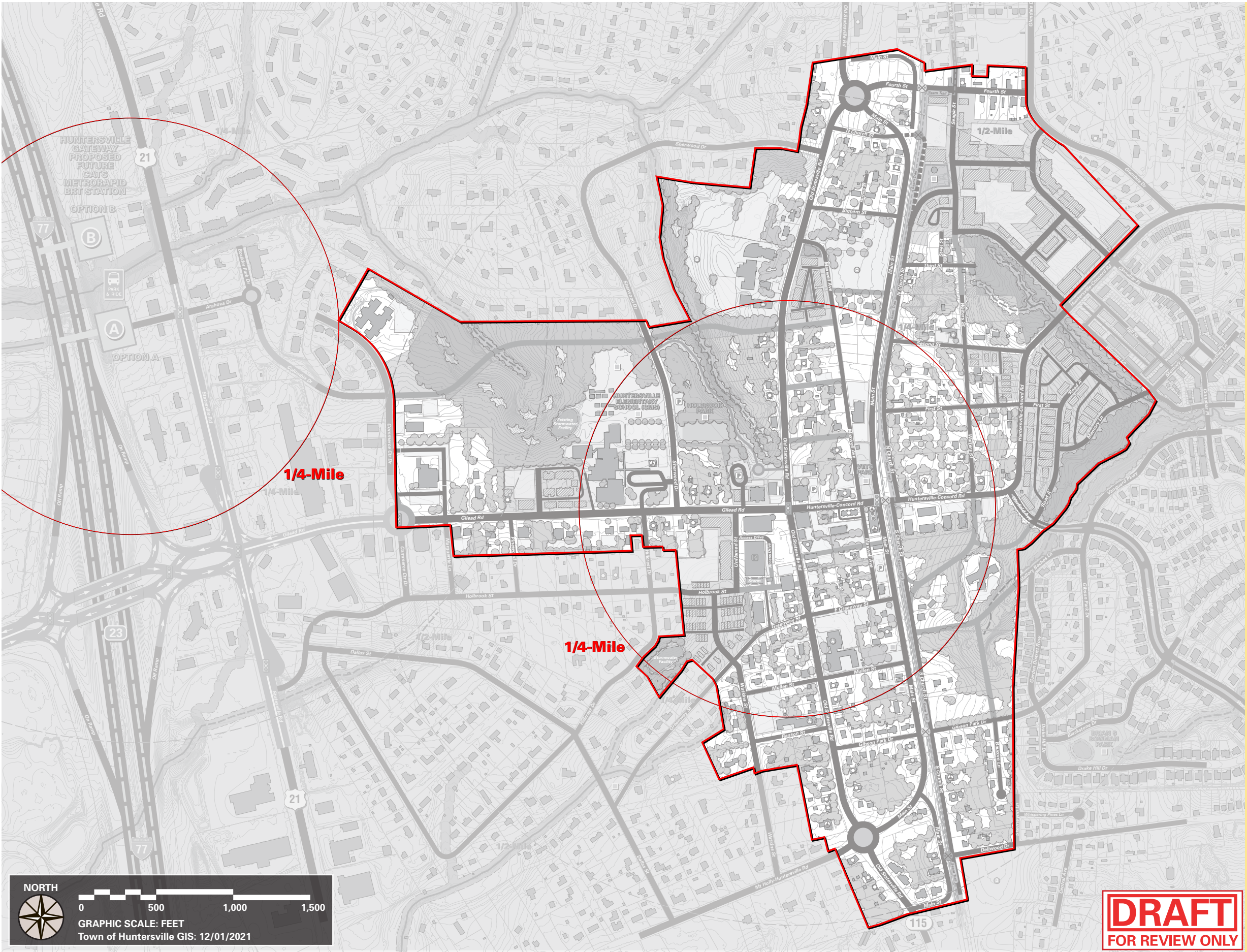
## ‘Low Intensity’

### 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.



0 500 1,000 1,500

GRAPHIC SCALE: FEET  
Town of Huntersville GIS: 12/01/2021

**shook kelley**

1545 West Trade Street  
Charlotte NC 28216

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**Town of Huntersville, NC**  
**2022 Downtown**  
**Master Plan**

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

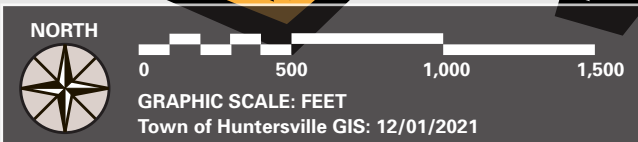
Project: 21046  
Issue Date:  
25 April 2022

**Alternative Futures**  
**Option 1: Low - Existing Conditions**

**AF:1.00**



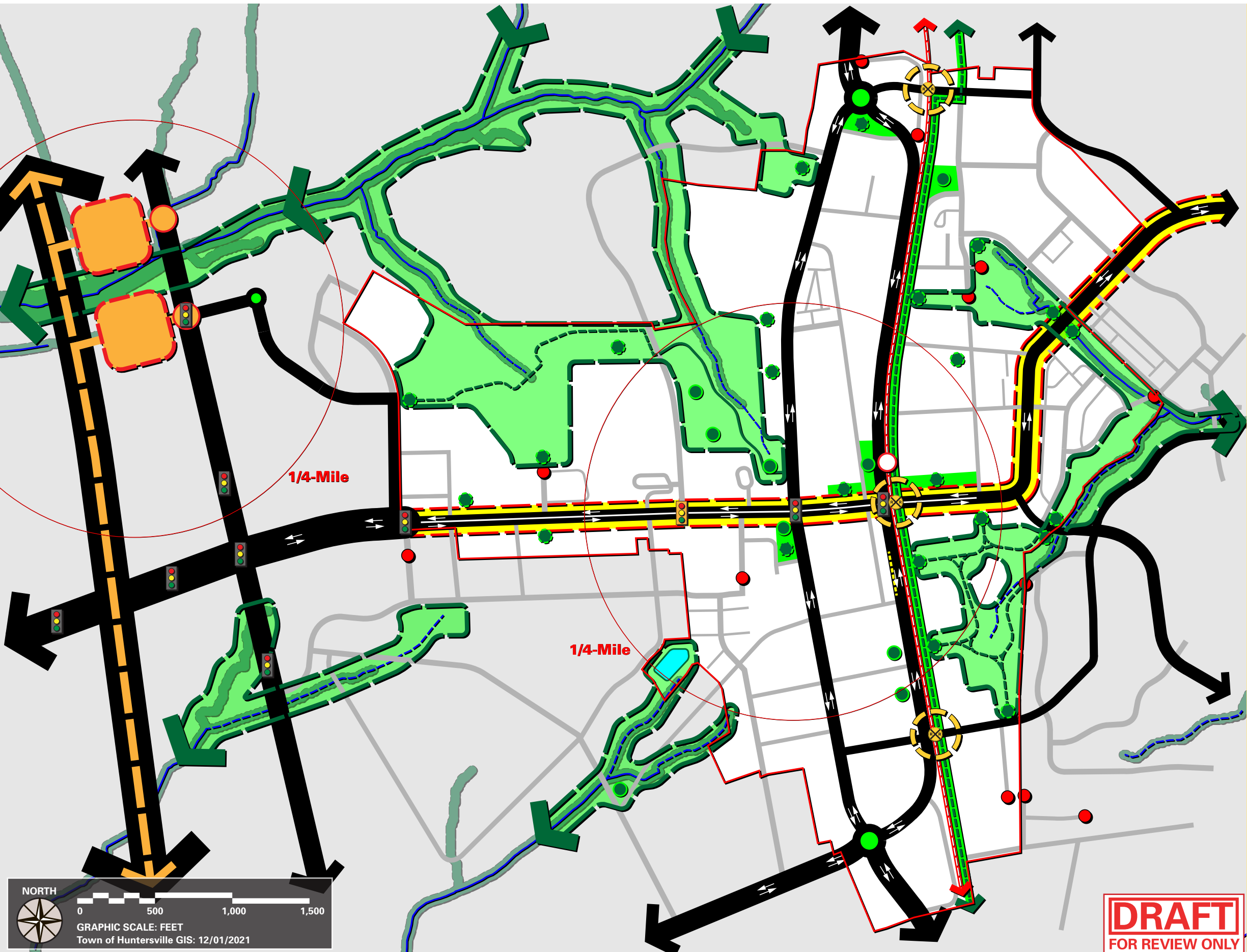
- **Treat the car as Guest on all streets.**
- **Create an optimal pedestrian environment—along all streets and within nature.**
- **Plan for automobile circulation with a street network approach vs. the current dendritic (branched, tree-like form) and disconnected pattern.**
- **Advance Transit planning.... for now and for whatever future may unfold.**
- **Seek on-street parking solutions in policy, design and in law.**



**DRAFT**  
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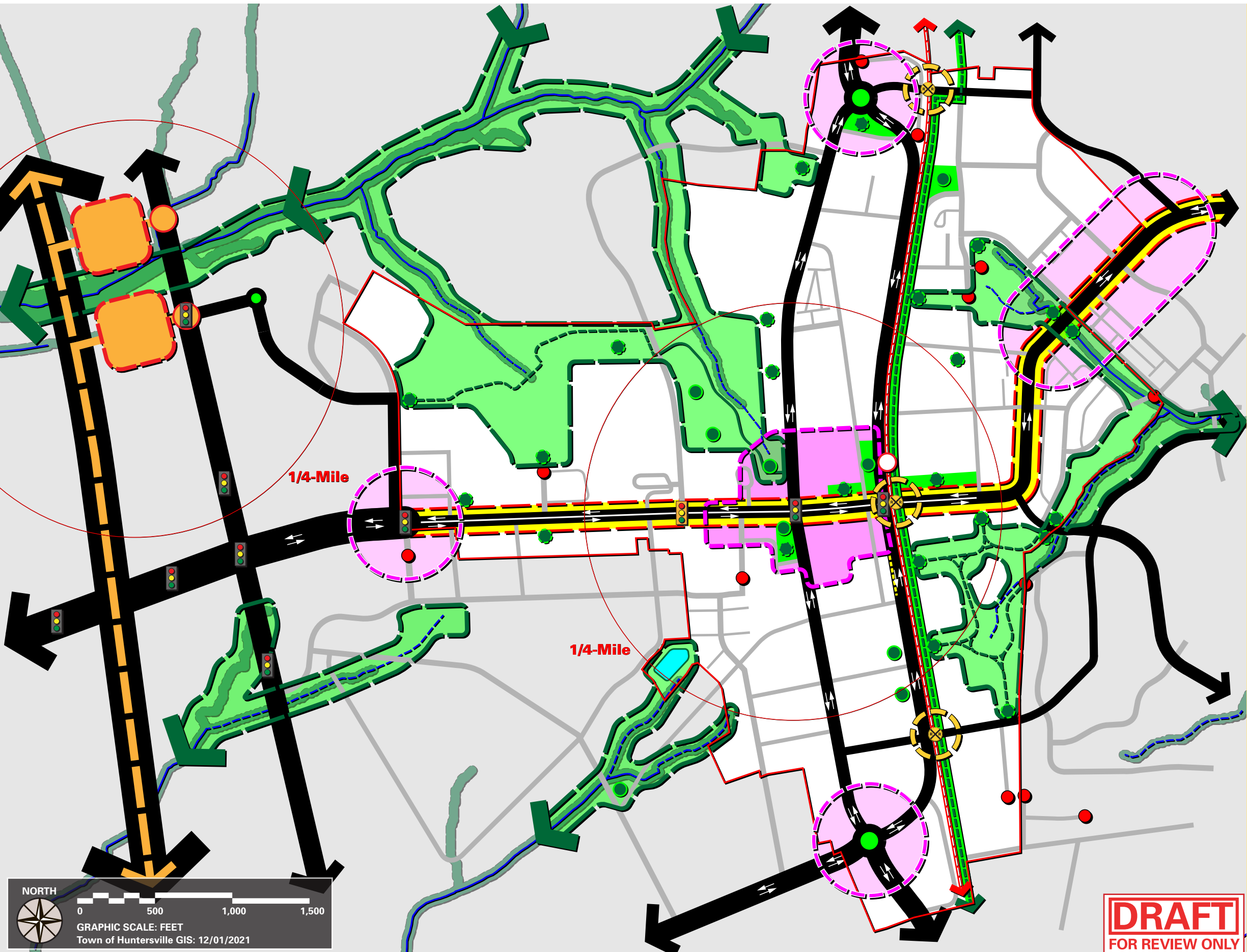
# Alternative Future #1 Nature

- 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.



# Alternative Future #1 Gathering

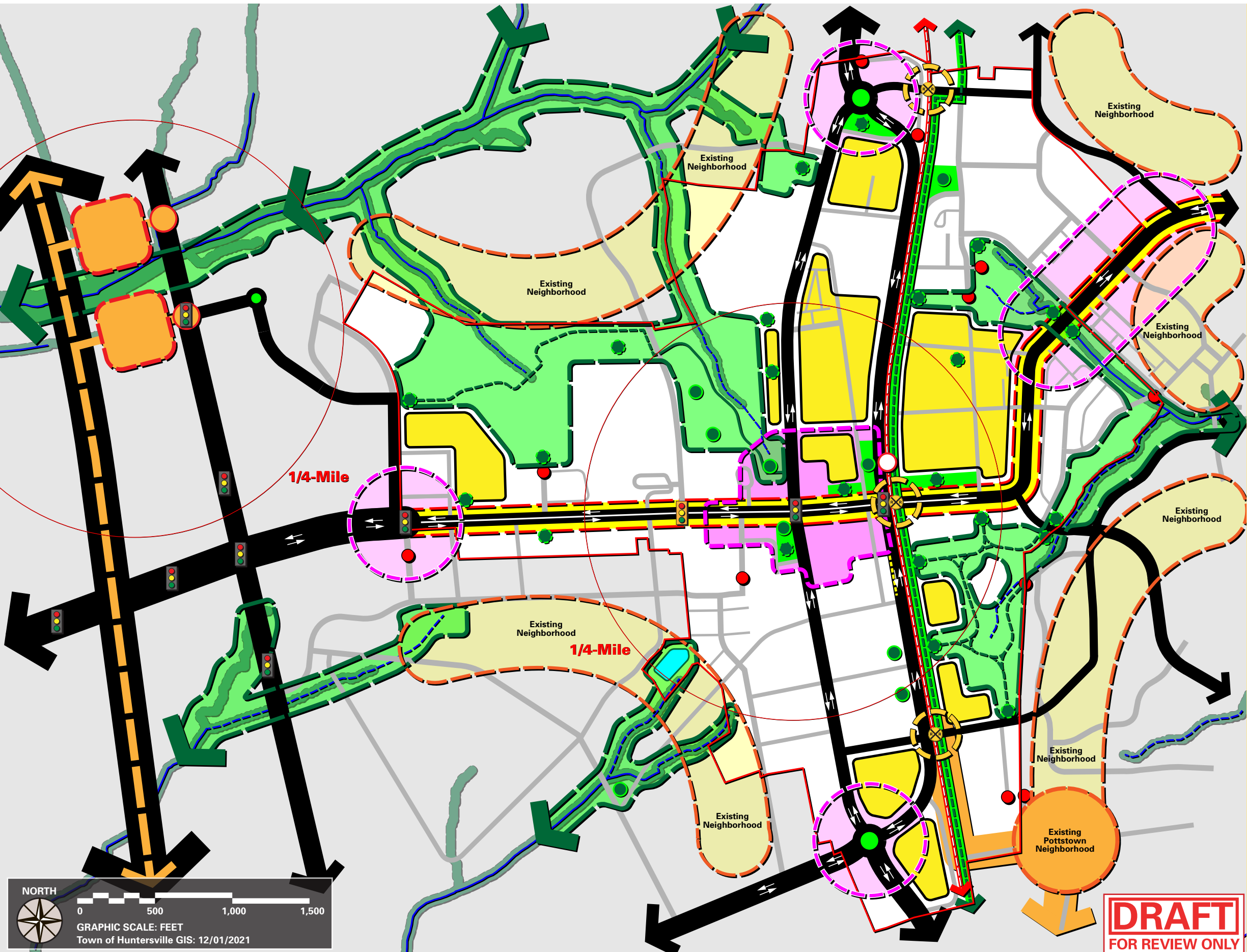
- Encourage uses that support, facilitate and celebrate a walking environment.
- Promote a balance of food and beverage venues and those stores that support town life and that appeal to visitors.
- Provide for office uses in step with Post-COVID expectations of Live/Work/Play.
- Establish a downtown that supports and encourages the creation of rituals— from 1 person to a 1,000 people.





# Alternative Future #1 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.



NORTH  
0 500 1,000 1,500  
GRAPHIC SCALE: FEET  
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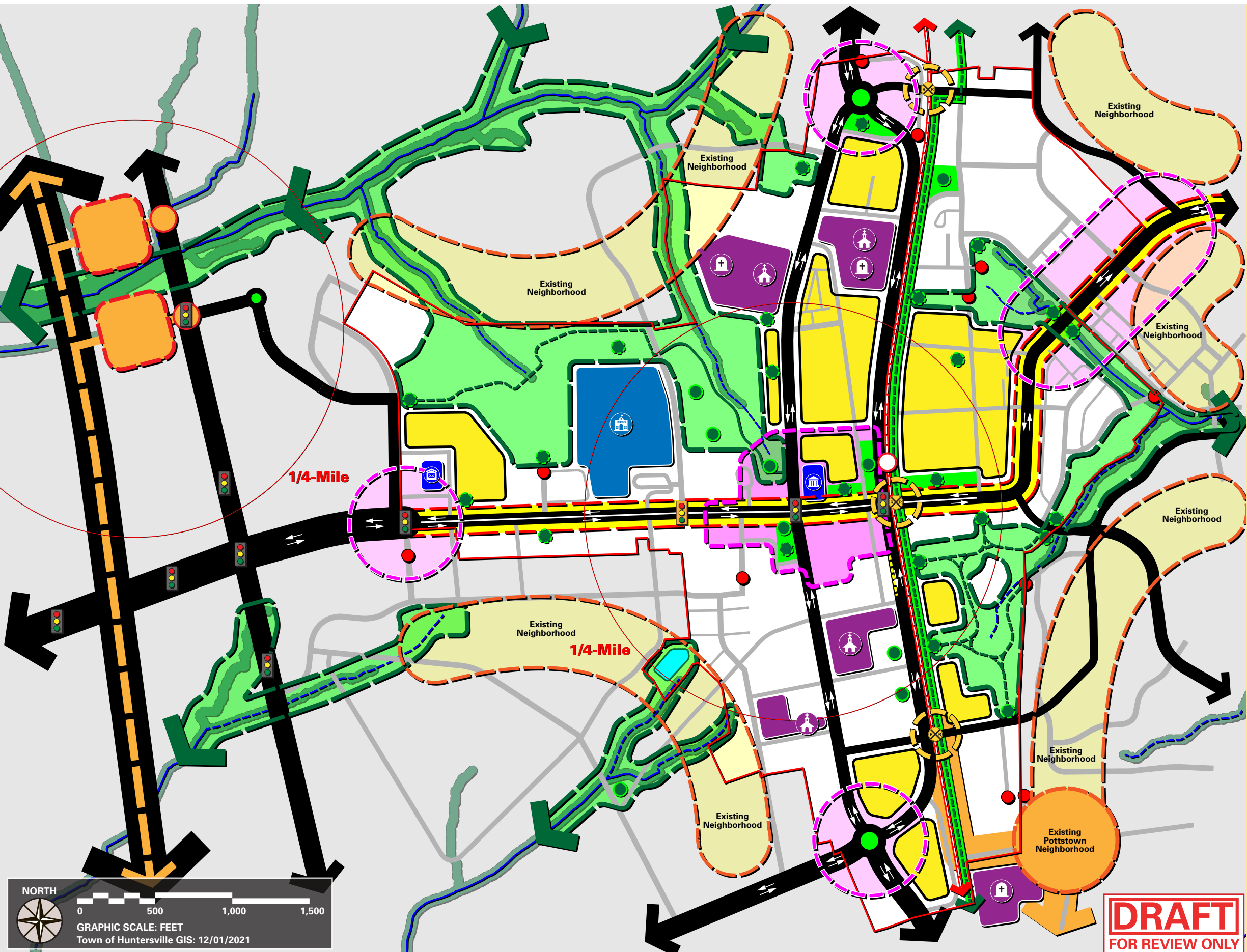
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**Alternative Futures**  
**Option 1: Low - Living**  
**AF:1.04**



# Alternative Future #1 Civic

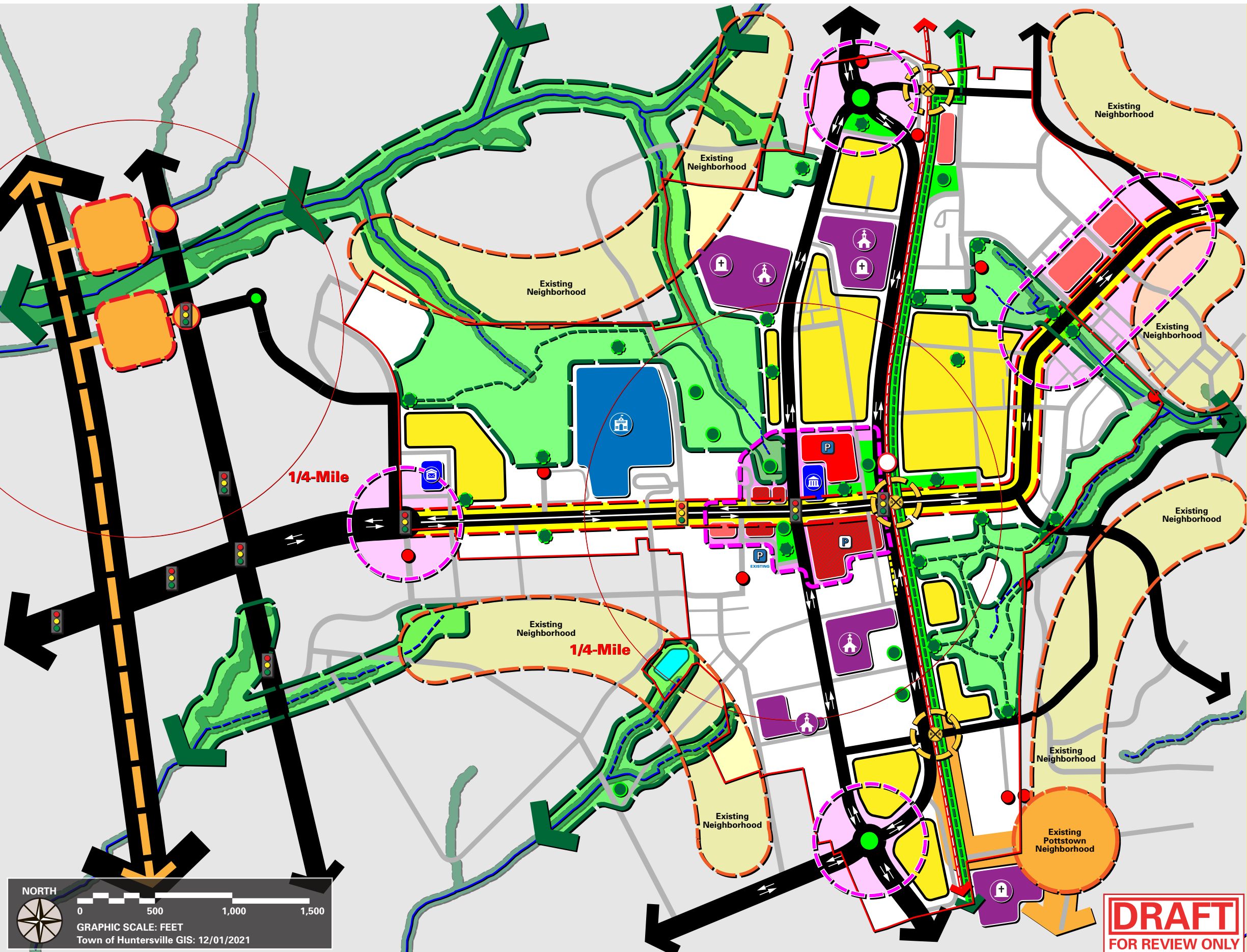
- Provide a place for all institutions of government, faith and the non-profit sector.
- Welcome and manage an institutional responsibility to be a good neighbor, supporting and adding to the life of the street.
- Strive toward being the example for the change the community wants to see.





# Alternative Future #1 Soul

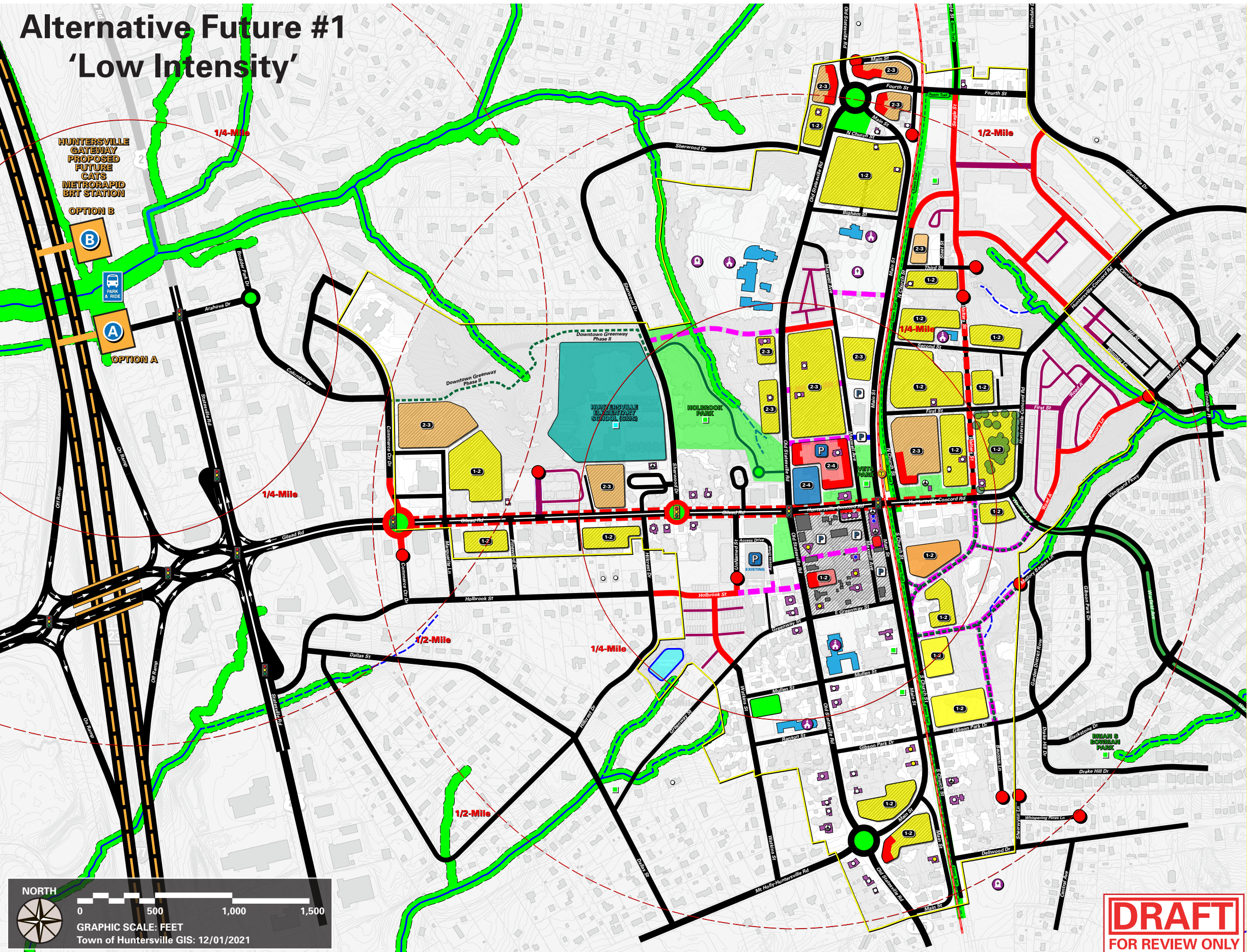
- Reflect a natural and moderated evolution and integration of a small rural town into a 21st Century metropolitan region.
- Build at a scale, at a rhythm, and according to patterns that respect historical precedent.
- Bend the arc of change more toward supporting small town livability and less toward 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.





# Alternative Future #1

## 'Low Intensity'



### LEGEND

BLOCK TYPES		
<b>MIXED-USE - A:</b>	<b>COMMERCIAL</b>	<b>APARTMENT</b>
Building Types:	URBAN WORKPLACE	MIXED-USE (NR DISTRICT)
	SHOPFRONT BUILDING	
<b>MIXED-USE - B:</b>	<b>RESIDENTIAL</b>	<b>ATTACHED HOUSE</b>
Building Types:	SHOPFRONT BUILDING	MIXED-USE (NR DISTRICT)
	APARTMENT	
<b>CIVIC - A:</b>	<b>GOVERNMENT</b>	
Building Types:	CIVIC	
<b>CIVIC - B:</b>	<b>CHURCH</b>	
Building Types:	CIVIC	
<b>CIVIC - C:</b>	<b>SCHOOL</b>	
Building Types:	CIVIC	
<b>RESIDENTIAL - A:</b>	<b>MULTI-FAMILY</b>	
Building Types:	APARTMENT	
<b>RESIDENTIAL - B:</b>	<b>MULTI-FAMILY</b>	
Building Types:	APARTMENT	
	ATTACHED HOUSE	
<b>RESIDENTIAL - C:</b>	<b>MULTI-FAMILY</b>	
Building Types:	ATTACHED HOUSE	
<b>RESIDENTIAL - D:</b>	<b>MULTI-FAMILY + SINGLE FAMILY</b>	
Building Types:	ATTACHED HOUSE	
	DETACHED HOUSE	
<b>RESIDENTIAL - D:</b>	<b>SINGLE FAMILY</b>	
Building Types:	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 CONSTRUCTION: • 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 ELIMINATION • 2022 DOWNTOWN MASTER PLAN
	EXISTING TRAFFIC SIGNAL NOTE: INCLUDES NCDOT TIP PROJECTS CURRENTLY UNDER CONSTRUCTION
	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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