

Steering  
Committee #5  
June 24, 2020





# Agenda

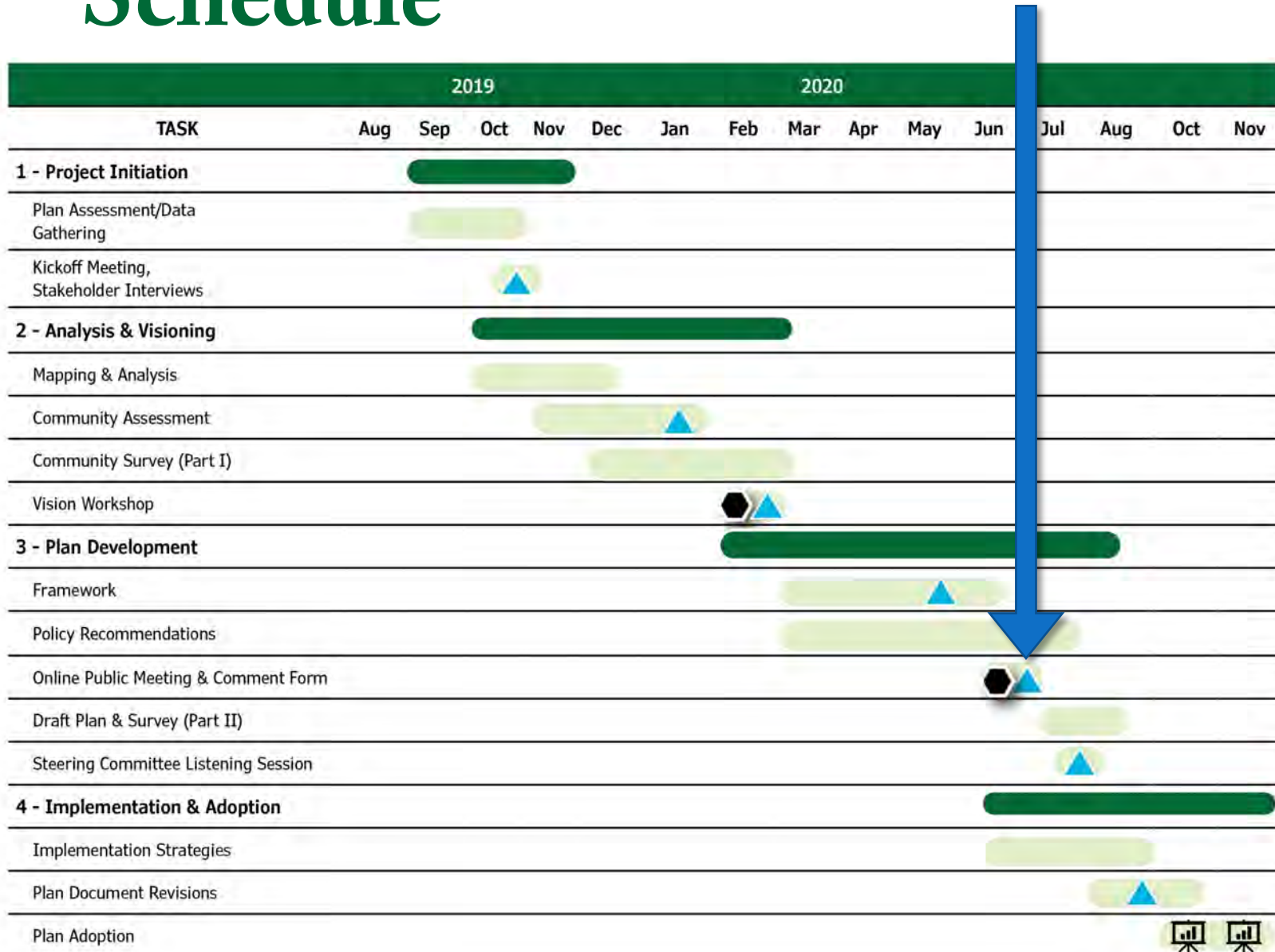
- Roll Call / Chairman's Remarks
- Approval of Meeting Summaries
- Public Comments
- Schedule & Public Engagement
- June 16th Community Meeting Debrief
- Plan Framework Survey Results
- Discussion on Draft Recommendations & Outstanding Questions
- Next Steps





# Schedule

# We are here





# Public Engagement

- Online Community Meeting
  - 47 Peak Live Viewers
  - 5,358 Facebook Views of Post
  - 454 Post Engagement Views
- Upcoming Engagement
  - Draft Plan Survey (Survey #3)
  - Steering Committee Listening Session
  - Potential drop-in meeting(s) dependent on the Coronavirus situation and state/town policies





# Draft Vision

“the most livable  
community in NC”





# Draft Vision

The Most livable community in NC...

By 2040, Huntersville will be a vibrant community that provides attractive options for its residents to live, work, play, and grow. Pursuing the highest level of excellence, the town will guide growth and development in a way that prioritizes quality of life, green spaces and environmental safety, meaningful economic development, and multimodal transportation.



# Draft Goals



**Growth Management:** Focus growth near the town core and limit growth in less developed areas.

**Transportation:** Improve streets and sidewalks and expand transportation options.



**Downtown(s):** Create vibrant, walkable mixed-use areas with restaurants, small businesses, and housing options.





# Draft Goals



**Greenways & Trails:** Connect 30,000 residents to greenways and trails by 2030.

**Environment & Open Space:**

Preserve/protect existing tree canopy, natural areas and watershed.



**Public Services & Schools:** Excellent public services and excellent community schools.





# Draft Goals

**Economic Development:** Balance the tax base, encourage entrepreneurship and attract target industries.



**Housing:** Encourage walkable housing options and address affordability. Improve link between new housing and adequate transportation facilities.





# June 16<sup>th</sup> Meeting & Survey





# Online Community Meeting



- Draft framework review
- “Ask a Planner” segment
- 3 Live polls, 3 discussion questions
- Live chat for attendees
- Online Comment Form
  - ~50 Responses
  - Open Until 6/30



# OCM Comment Form

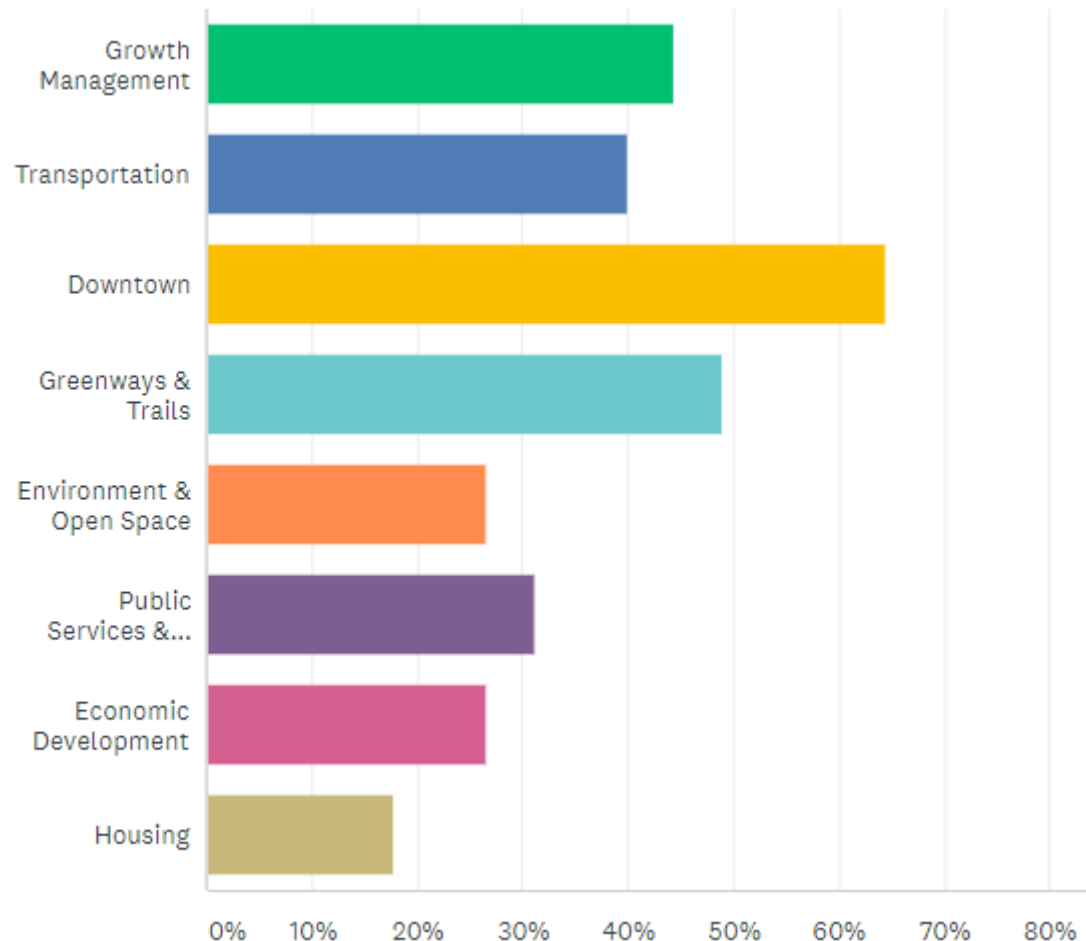
- Vision Questions
  - General support or support with minor modifications (83%)
  - 92% say it ambitious or will be with minor modifications
- Comments
  - Shorten tagline: Huntersville, the Most Livable Community! (Goal should be beyond NC)
  - Longer statement:
    - Reword that has been incorporated
    - Should mention education, diversity, affordability
    - Need to shorten
    - More action, less discussion





# OCM Comment Form

“What are your Top 3 priority goals?”





# OCM Comment Form

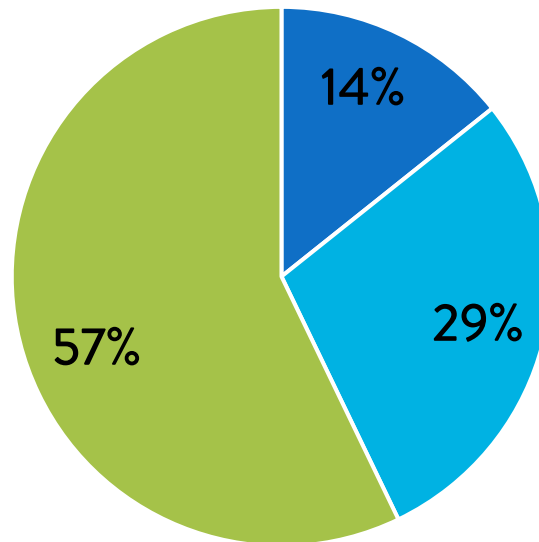
- Goal Comments
  - More action, less discussion
  - Missing Sense of Place and Historic Preservation
  - Repeated mention of community appearance standards
  - More discrete, less ambiguous
  - Some comments that will lead to recommendations:
    - Design review
    - Historic preservation
    - High quality development
    - Reserve land for schools
    - Growth management
    - Road improvements
    - NC 73 as economic development opportunity





# Live Poll

1. How should the current adopted land use plan be changed?

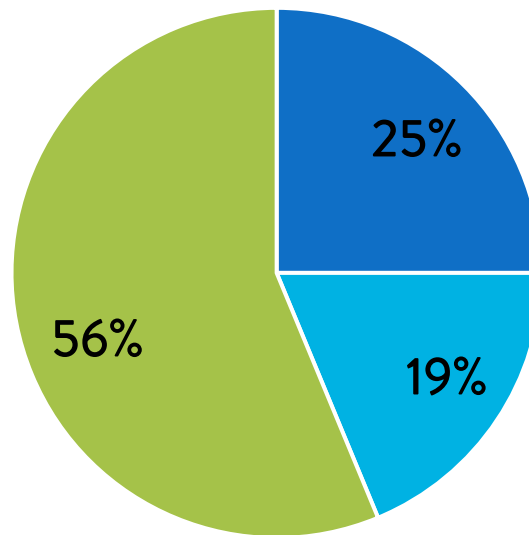


■ Other   ■ Allow more growth   ■ Limit growth



# Comment Form

1. How should the current adopted land use plan be changed?

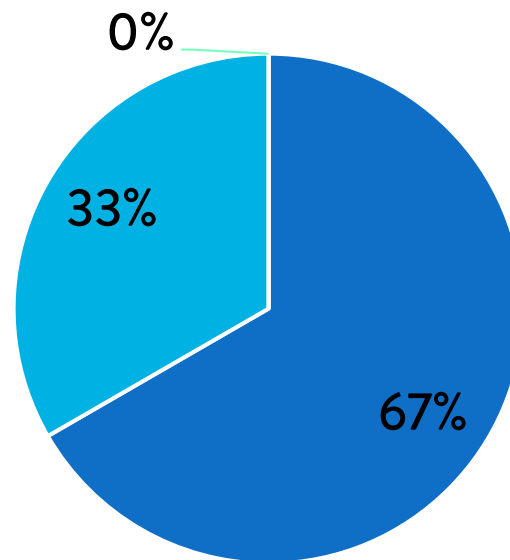


■ Other / No opinion ■ Allow more growth ■ Limit growth



# Live Poll

2. Huntersville has housing options that will serve my needs and/or my children as we grow older?

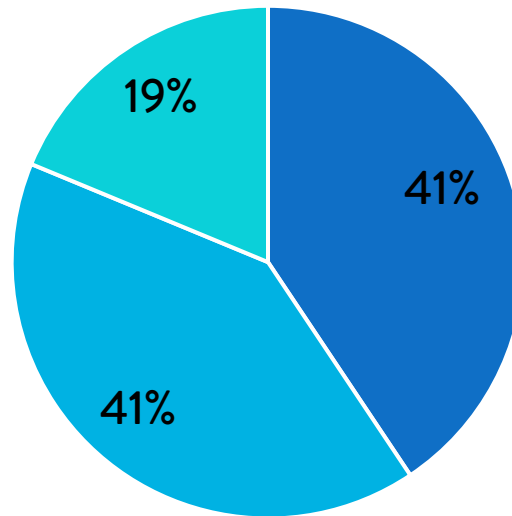


- Yes, there are adequate housing options for older people and young people in town
- More housing options are needed
- Not sure



# Comment Form

2. Huntersville has housing options that will serve my needs and/or my children as we grow older?

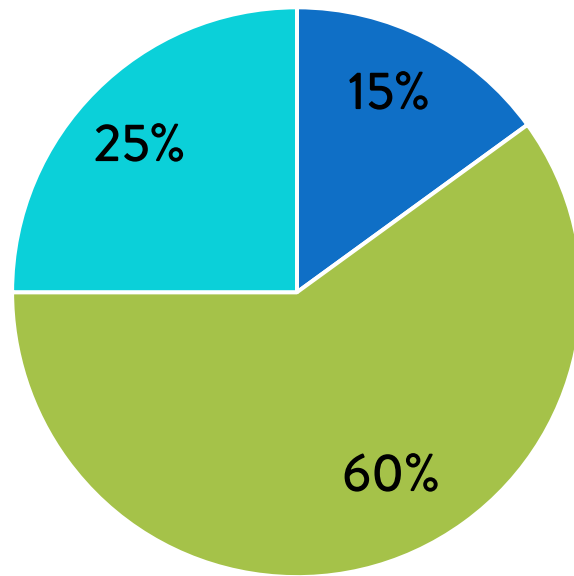


- Yes, there are adequate housing options for older people and young people in town
- More housing options are needed
- Not sure



# Live Poll

3. Should the town still plan for future commuter rail even though the railroad would have to change its policies and it may only be a long-term option?

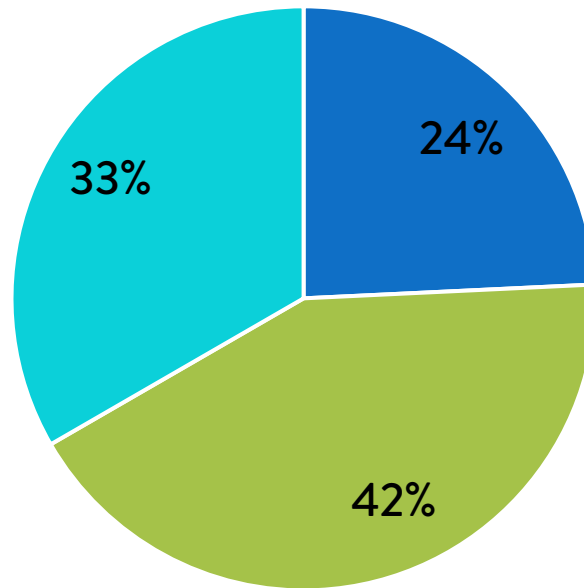


■ Not sure ■ Yes ■ No



# Comment Form

3. Should the town still plan for future commuter rail even though the railroad would have to change its policies and it may only be a long-term option?



■ Not sure / Need more information   ■ Yes   ■ No





# Draft Recommendations & Outstanding Questions



# Draft Recommendations & Outstanding Questions

- Transportation Recommendations
- Transit and Red Line Policies
- Future Land Use Map Updates
- NC 73 Corridor Land Use Recommendations & Options





# What We Heard

## Transportation Themes

- ✓ **CONNECTED**  
*Improve connectivity throughout the study area*
- ✓ **SAFE**  
*Improve safety for bicyclists, pedestrians, and motorists*
- ✓ **MULTIMODAL**  
*Make it easier to get to bus stops and more comfortable when at the bus stops; Make transit better with buses and trains*
- ✓ **PROACTIVE**  
*Ensure the transportation network keeps up with growth and development*





# Transportation Recommendations

How it's organized...

## Character Area Descriptions

*Parking, Street Pattern, Right-of-Way Widths, Bicycle/Pedestrian Features*

## Mobility Framework

1

Character Areas

2

Corridors and Nodes

## Policies and Programs

CONNECTED

SAFE

MULTIMODAL

PROACTIVE





# Transportation Recommendations

## Policies and Programs

Build on policies/programs from the 2030 Community Plan

Link policies/programs to the transportation themes from the 2040 Community Plan engagement process:

*CONNECTED* | *SAFE* | *MULTIMODAL* | *PROACTIVE*

.....

- Street Design (with direct ties to land use Character Areas)
- Huntersville Mobility Plan
- Transit-Ready / Transit-Oriented Development
- TIA Program Modifications
- Transportation Funding (local, regional, state, public/private)



# Transportation Recommendations

## Mobility Framework

### 1 Character Areas



Consolidated Category	Land Use Character Area
Walkable Mixed Use	Walkable Mixed Use
Community Core	Town Core   Employment Center
Transitional	Residential Edge   Activity Center
Rural Edge	Rural Conservation   Open Space





# Transportation Recommendations

## Mobility Framework

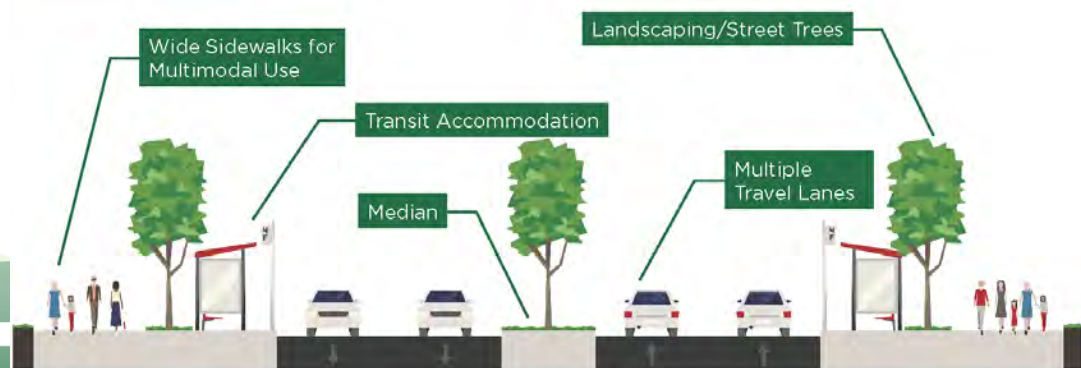
**DRAFT**

### 1 Character Areas

#### Walkable Mixed Use

DESIGN ELEMENT PRIORITY	<i>Boulevard</i>	<i>Major Thoroughfare</i>	<i>Minor Thoroughfare</i>	<i>Local</i>
Multimodal Roadway/Intersection Design	High	High	High	Low
Vehicle Throughput At Intersections	High	Medium	Medium	Low
On-Street Parking	Low	Medium	High	High
Landscaping/Street Trees	High	High	Medium	Medium
Sidewalk Width	High	High	High	Low
Medians	High	Medium	Low	Low
Transit Accommodation	High	Medium	Low	Low

High Priority Elements





# Transportation Recommendations

## Mobility Framework

### 2 Corridors and Nodes

#### Design Considerations for Pipeline Projects

*This section will set the Town's expectation for design enhancements to major transportation projects (e.g., NC 73, US 21, NC 115) to ensure design aligns with land use expectations.*

#### Walkable Nodes

*This section will feature a map and narrative of the Town's highest priority walkable nodes (Walkable Mixed Use area and schools). These areas will be overlaid on existing and funded sidewalks and greenways.*


#### Transit Considerations

*This section will be a series of maps that ties transit-supported policies to potential regional and local transit initiatives.*





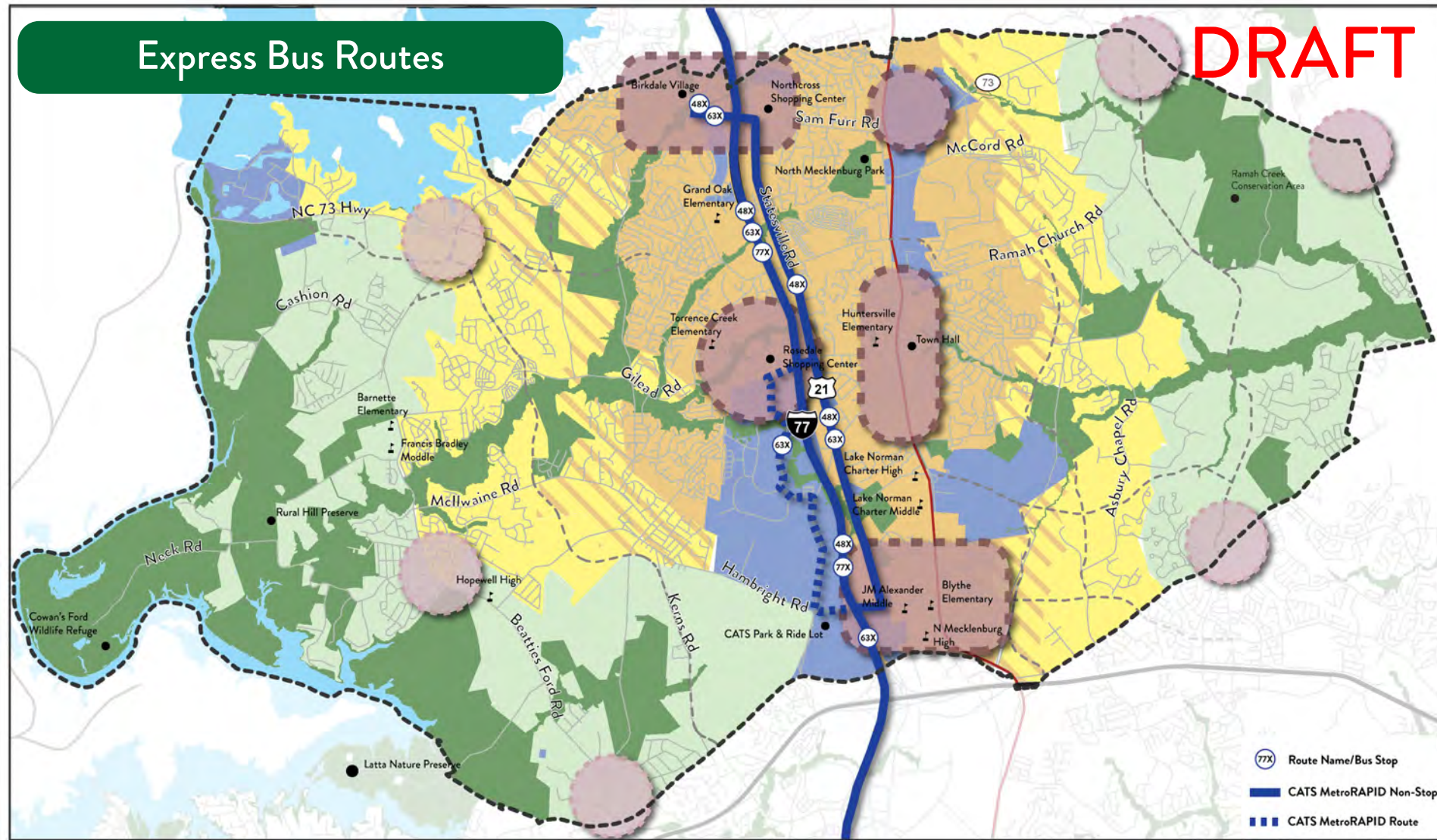
To what degree should we support future transit with development?

- 60% | Allow taller, denser development with good design
  - 20% | Go “All In” allow Transit Oriented Development (TOD) as dense as market will allow
  - 10% | Existing policies are good (some support some restrictions (i.e. building height) (10% of votes)
  - 10% | Need more input from public
- 



## Express Bus Routes

**DRAFT**

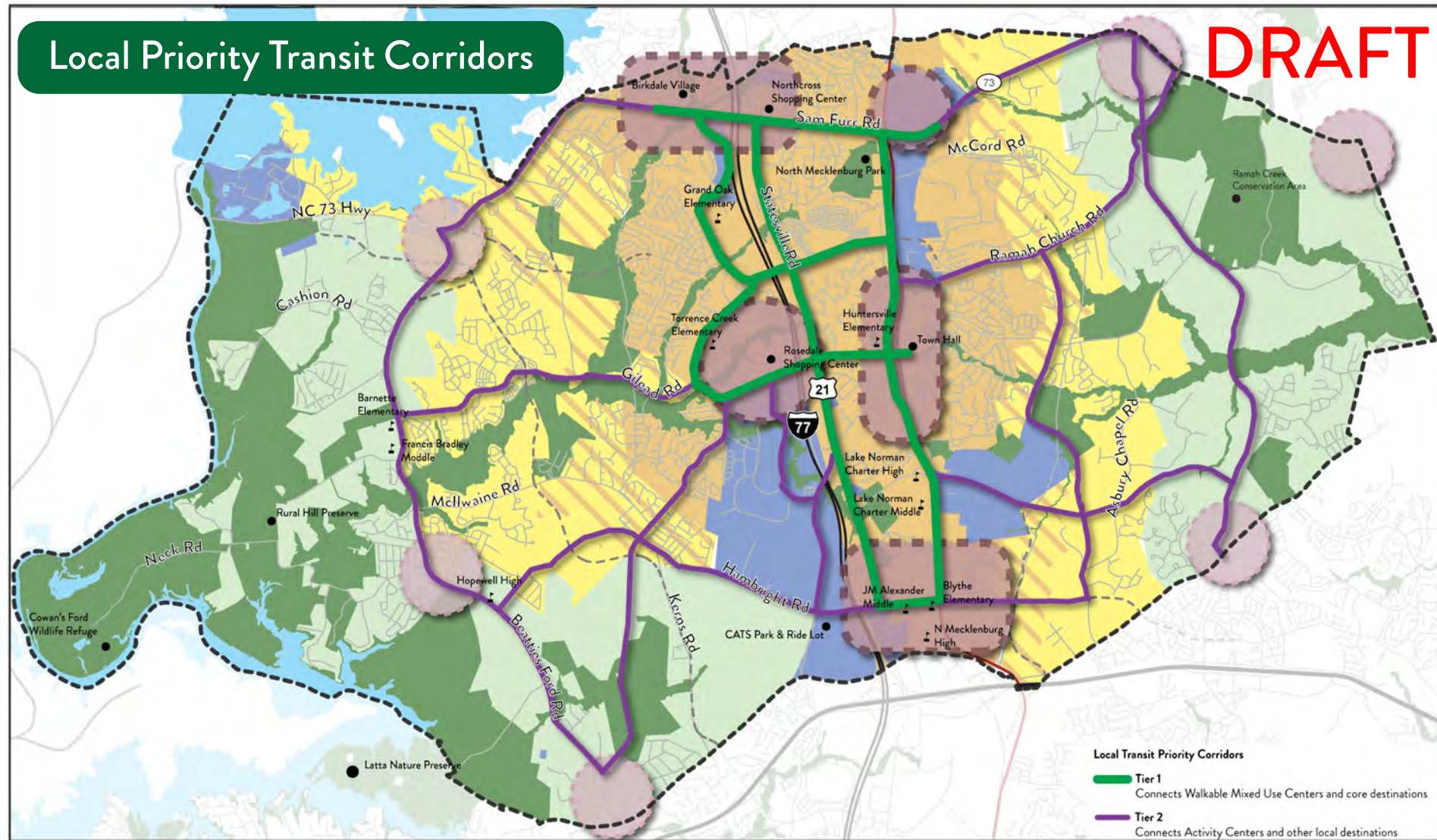


Encourage Transit-Ready Development within the WALKABLE MIXED USE and COMMUNITY CORE consolidated character areas to leverage/enhance existing Express Bus Routes.



# Local Priority Transit Corridors

DRAFT

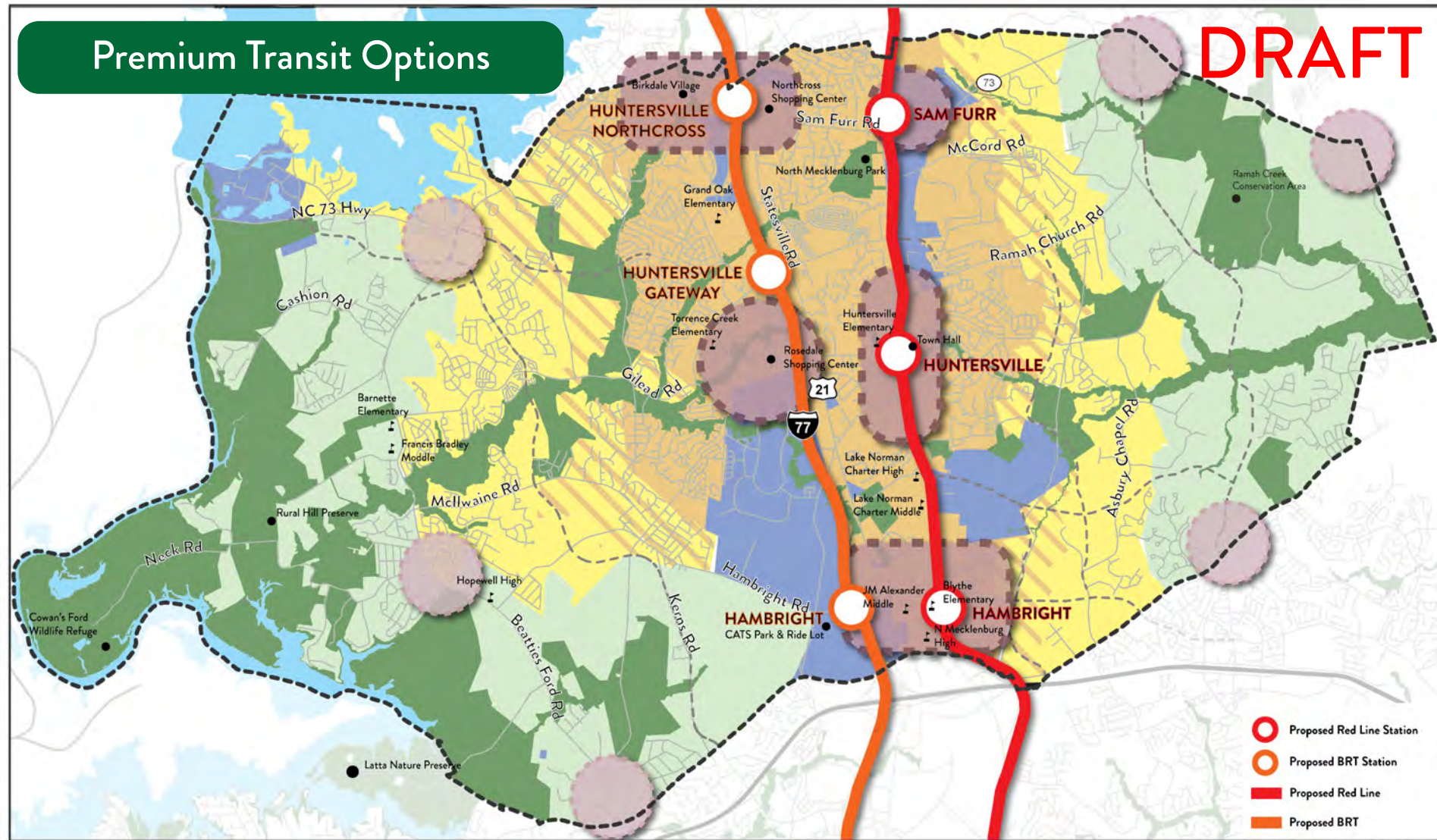


In coordination with regional partners, explore local transit options with an initial focus on Tier 1 priority corridors for the highest levels of transit service.



## Premium Transit Options

**DRAFT**

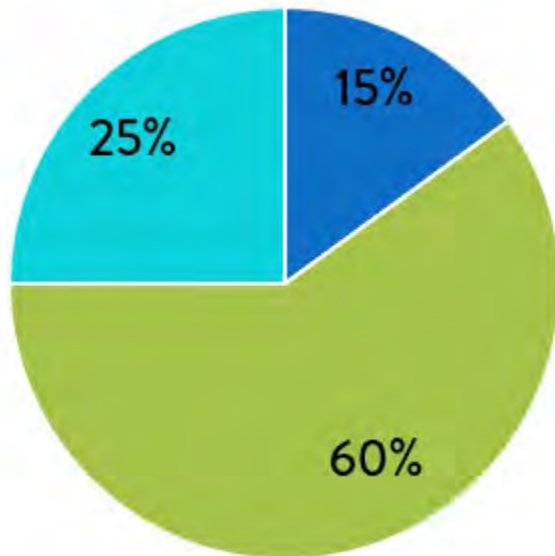


Continue to support premium transit options to promote regional travel choice and advance community initiatives related to growth and economic development.

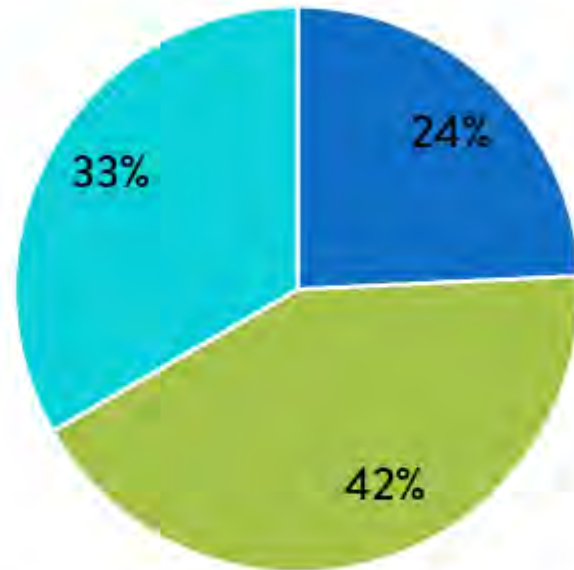


Should the town still plan for future commuter rail even though the railroad would have to change its policies and it may only be a long-term option?

Live Poll



Comment Form



■ Not sure / Need more information ■ Yes ■ No



# Red Line Discussion

Should the Town still plan for future commuter rail?

## Charlotte, N.C., still hoping for Red Line despite Class 1's resistance to share track

Written by Bill Wilson, Editor-in-Chief



Norfolk Southern is refusing to share the O Line in North Carolina for a new passenger rail route.

## The Red Line is the Dead Line




BY NEWSROOM • FEBRUARY 18, 2018 • POST A COMMENT

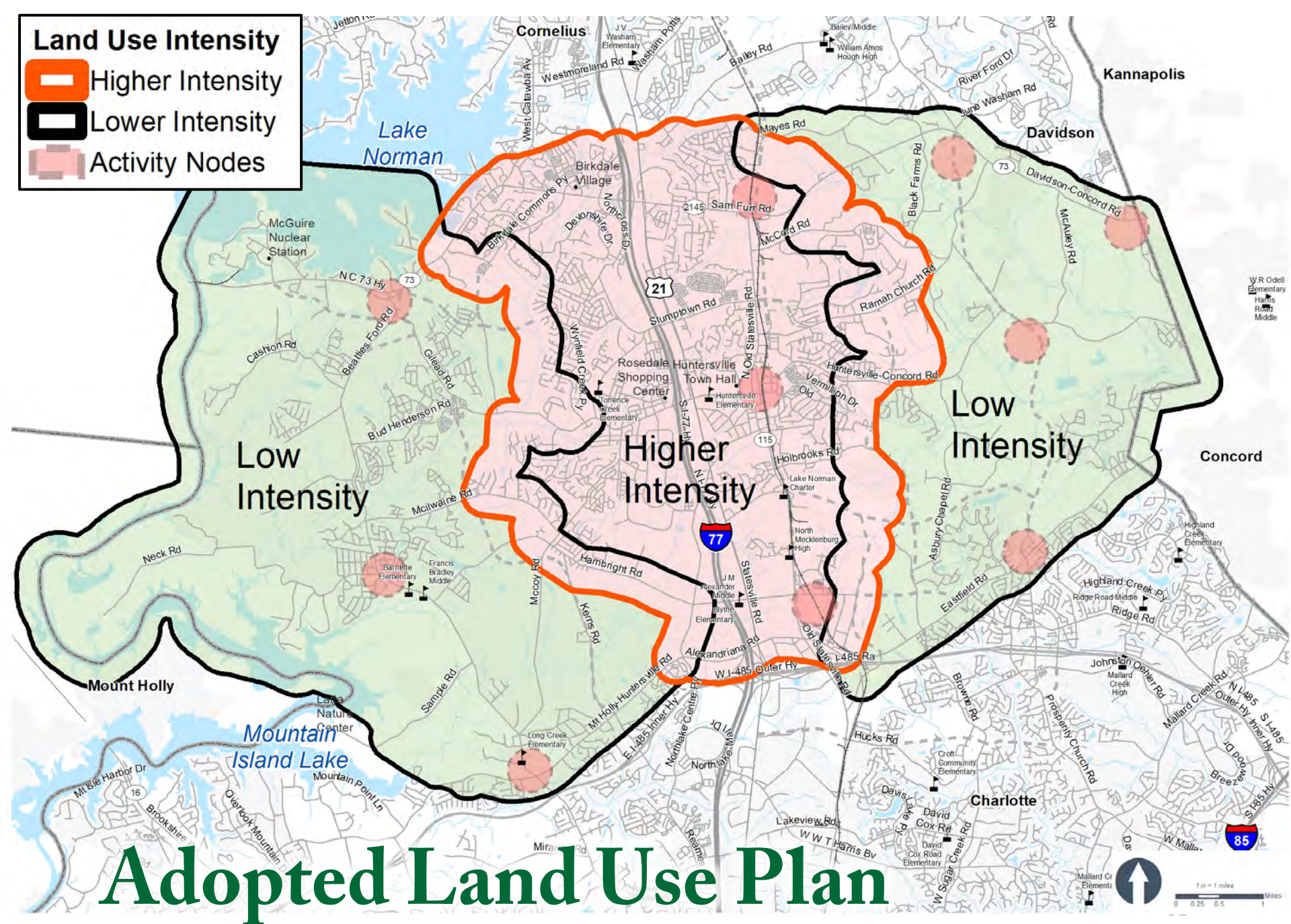


Keep in mind: Need walkability is needed for transit, but transit is not necessary for walkability...

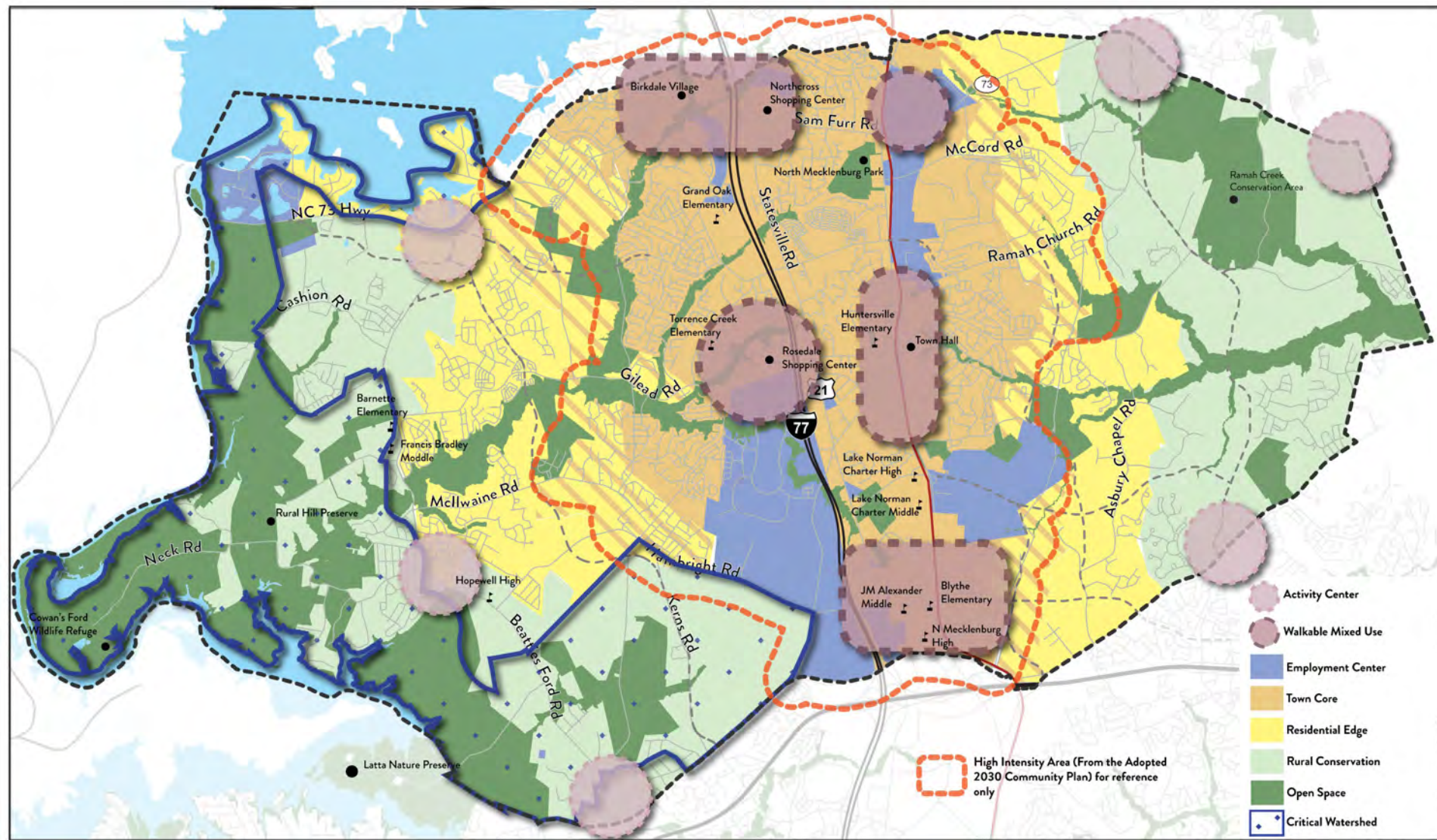


## Land Use Intensity

-  Higher Intensity
-  Lower Intensity
-  Activity Nodes







# Draft Future Land Use Concept



# Future Land Use - Highlights



## Walkable, Mixed-Use Centers

- Mix of uses and residential type
- Birkdale, Rosedale as existing precedents
- Infill and redevelopment downtown



## Activity Centers

- At key intersections of major or minor thoroughfares. Transition to lower gross density with more open space quickly.





# Future Land Use - Walkability



## Factors that Influence Walkability

- **Diversity** of uses, incomes and ages
- **Density** of homes and destinations
- **Design** of things along the way  
(comfort, safety, variation)
- **Distance** to and between things  
(including transit)



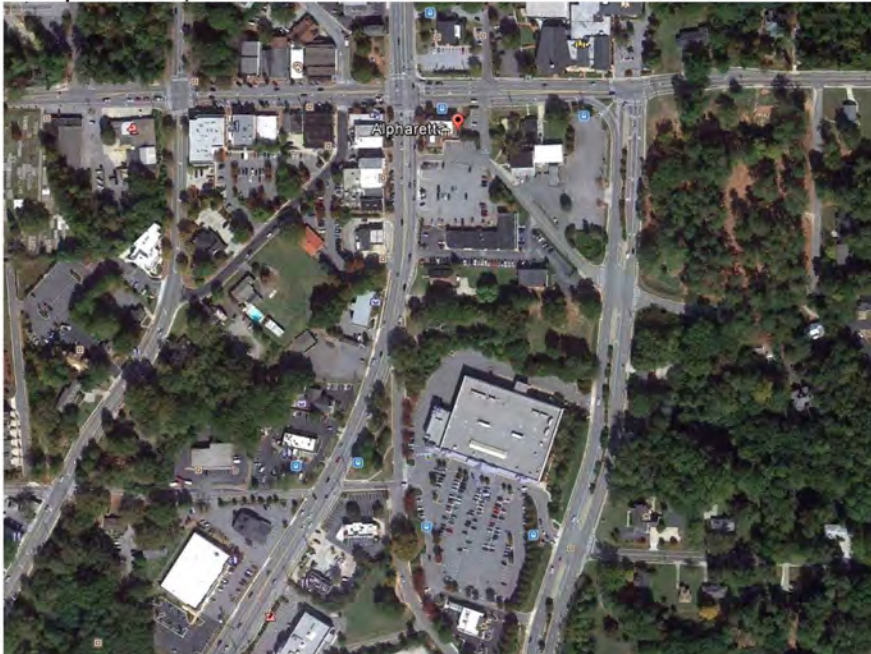
# Future Land Use - Walkability

## Walkability $\neq$ Transit

Case Study:  
Alpharetta, GA

Alpharetta, GA

2011



2018

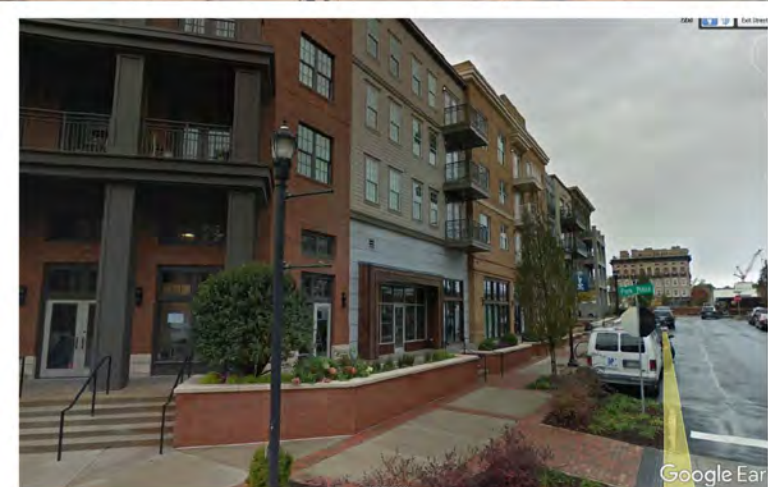




# Future Land Use - Walkability

Walkability  $\neq$  Transit

Case Study:  
Alpharetta, GA





# Future Land Use - Walkability

## Walkability ≠ Transit

Case Study:  
Carmel, IN





# Future Land Use - Walkability

Walkability  $\neq$  Transit

Case Study:  
Carmel, IN





# Future Land Use - Highlights



- *Employment Center*: Mix of uses including office, industrial and institutional. Modern employment campuses in key locations that can include some retail and residential to create a live, work, play environment.



HUNTERSVILLE BUSINESS PARK



HUB RTP



# Future Land Use - Highlights



- *Town Core:* Mix of residential, including single family homes, townhomes and apartments. Design focused on traditional neighborhood planning principles.



- *Residential Edge:* Transition from higher density areas to lower density area. Mostly single family, high amounts of open space.





# Future Land Use - Highlights



- *Rural Conservation:* Preserve elements of rural character. Balance open space conservation and some residential development. Farmhouse Clusters and low-density Conservation Subdivisions (if access to utilities).



- *Critical Watershed:* Limit development in Critical Watershed Areas of Mt. Island Lake and Lake Norman. No large-scale development. Conservation areas, farms, homesteads, Farmhouse Clusters. Significant built-upon area restrictions.

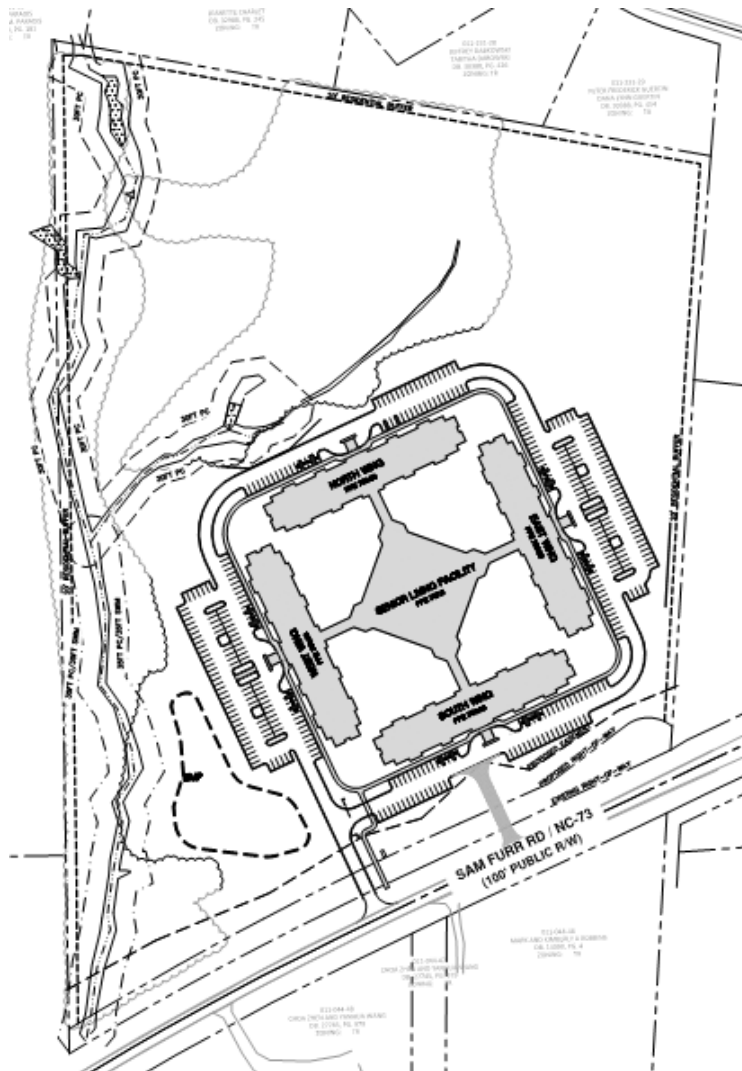


# NC 73 Corridor Discussion

- Rezoning slides
- 2030 Plan
- NC 73 Corridor Plan
- Draft FLU Plan







## R19-17 PROPOSAL SUMMARY:

SIZE: 35.8 acres

Current Zoning: Transitional Residential (TR)

Proposed Zoning: Neighborhood Residential Conditional District (NR-CD)

Current Use: Vacant - Former Horse Farm

Proposed Use: Congregate Care - Independent Living Facility

Building Type: Civic

Number of Units: 320

Proposed Density: 8.9 units/acre.





Recent Aerial  
of Subject Area







NCDOT STIP

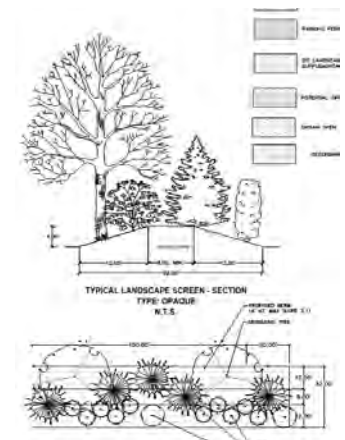
R-2362A

Current Construction FY23

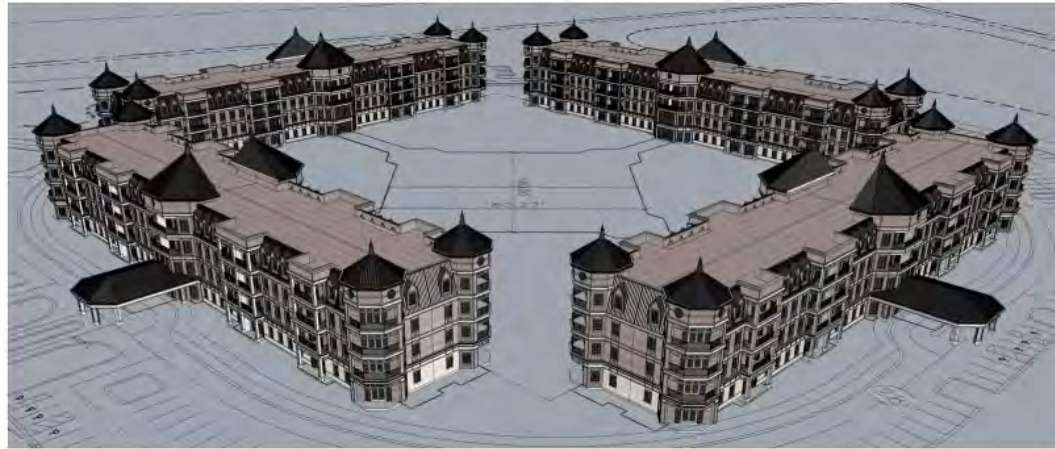


Urban Open Space  
Plaza

Berm Width Varies







**ColeJenest  
& Stone**




**SAM FURR INDEPENDENT LIVING**  
4675.00 | 05.29.2020 | HUNTERSVILLE, NC

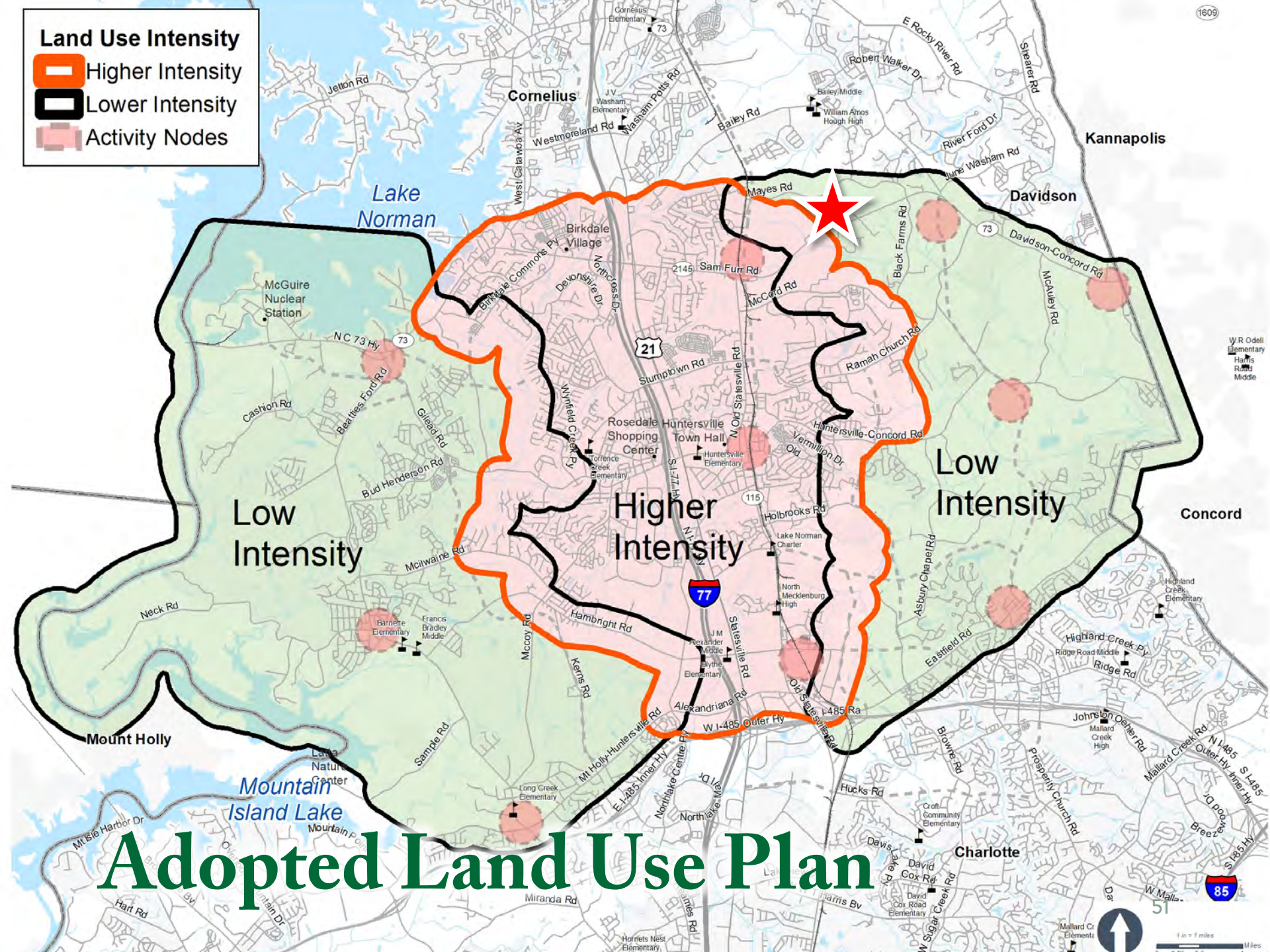
ARCHITECTURAL ELEVATIONS

N.T.S.



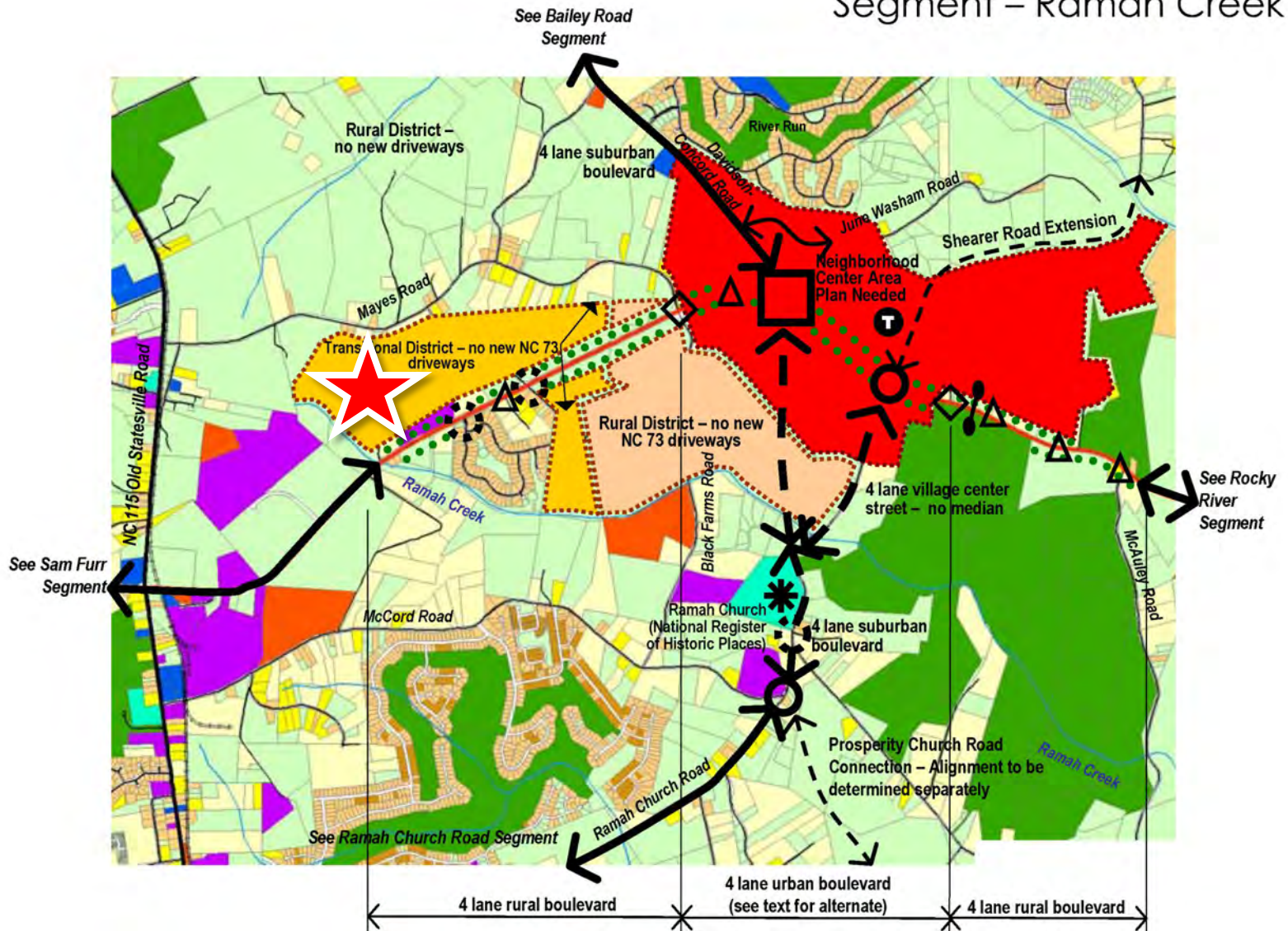
## Land Use Intensity

-  Higher Intensity
-  Lower Intensity
-  Activity Nodes





## Segment – Ramah Creek



# NC 73 Plan

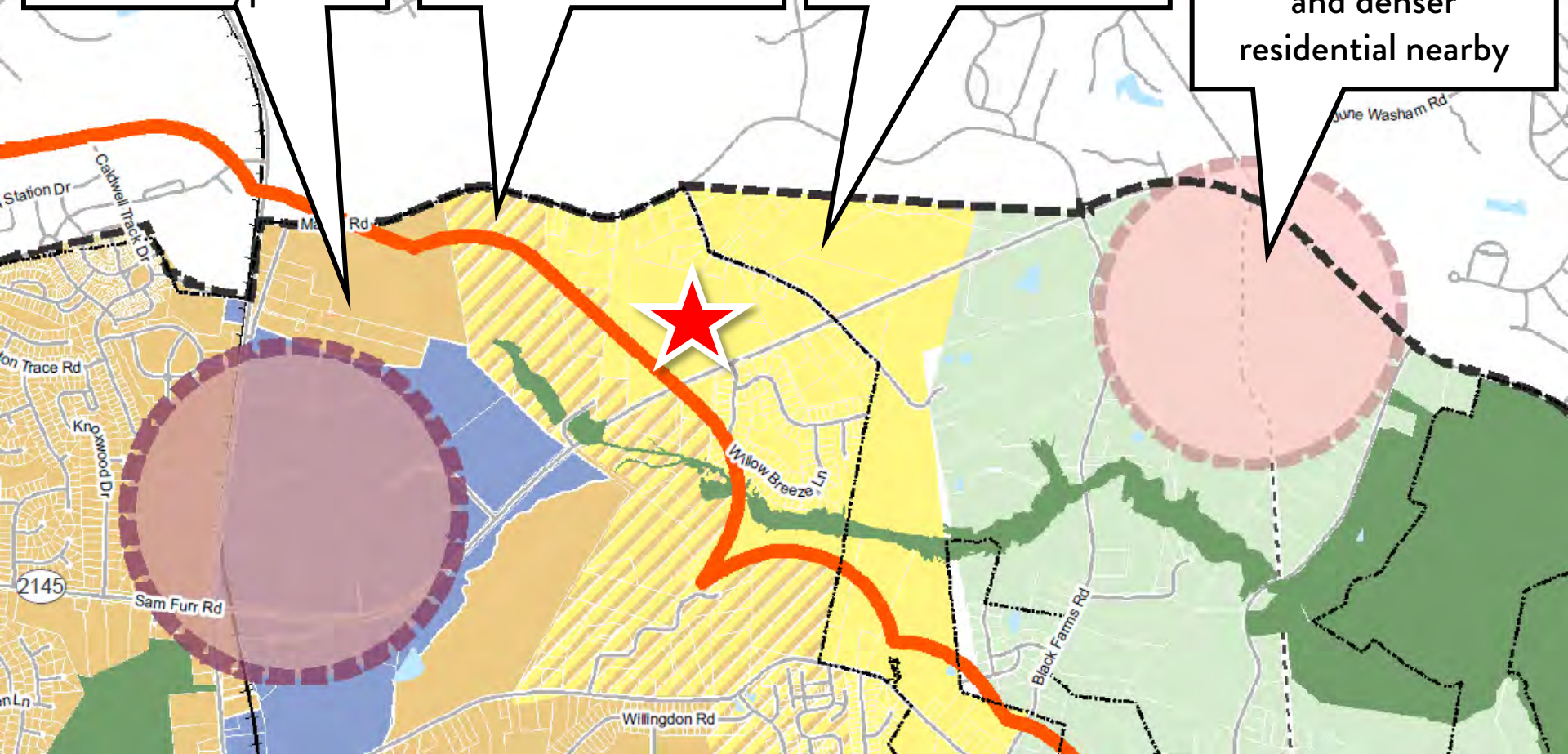


Town Core:  
Denser residential,  
mix of types

Overlap Area:  
Step-down in density

Residential Edge:  
~1.5 Dwelling Unit  
Per Acre

Activity Center:  
Some non-residential  
and denser  
residential nearby



# Draft Future Land Use Plan



# Additional Info

- Public Input
  - Priorities and Traffic and Congestion and Growth Management
- Location
  - Edge of “High Intensity” area from 2030 Plan
  - 1 Mile to mixed use / activity nodes
- Options
  - No Change, push this type of development to Mixed Use Areas, Town Core or Activity Centers
  - Given location of NC 73 and future improvements do we treat the corridor differently than past plans? (i.e. Like US 21)
    - Would require adjusting the boundaries of the Town Core, Residential Edge or overlap “flexible” area
  - Gather more public input on future land use options along the NC 73 Corridor



# Discussion





# Next Steps

- Community Survey Part 2 & Draft Plan:  
Mid-Late July
- SC #6: Listening Session + Draft Plan
- SC #7: Implementation

