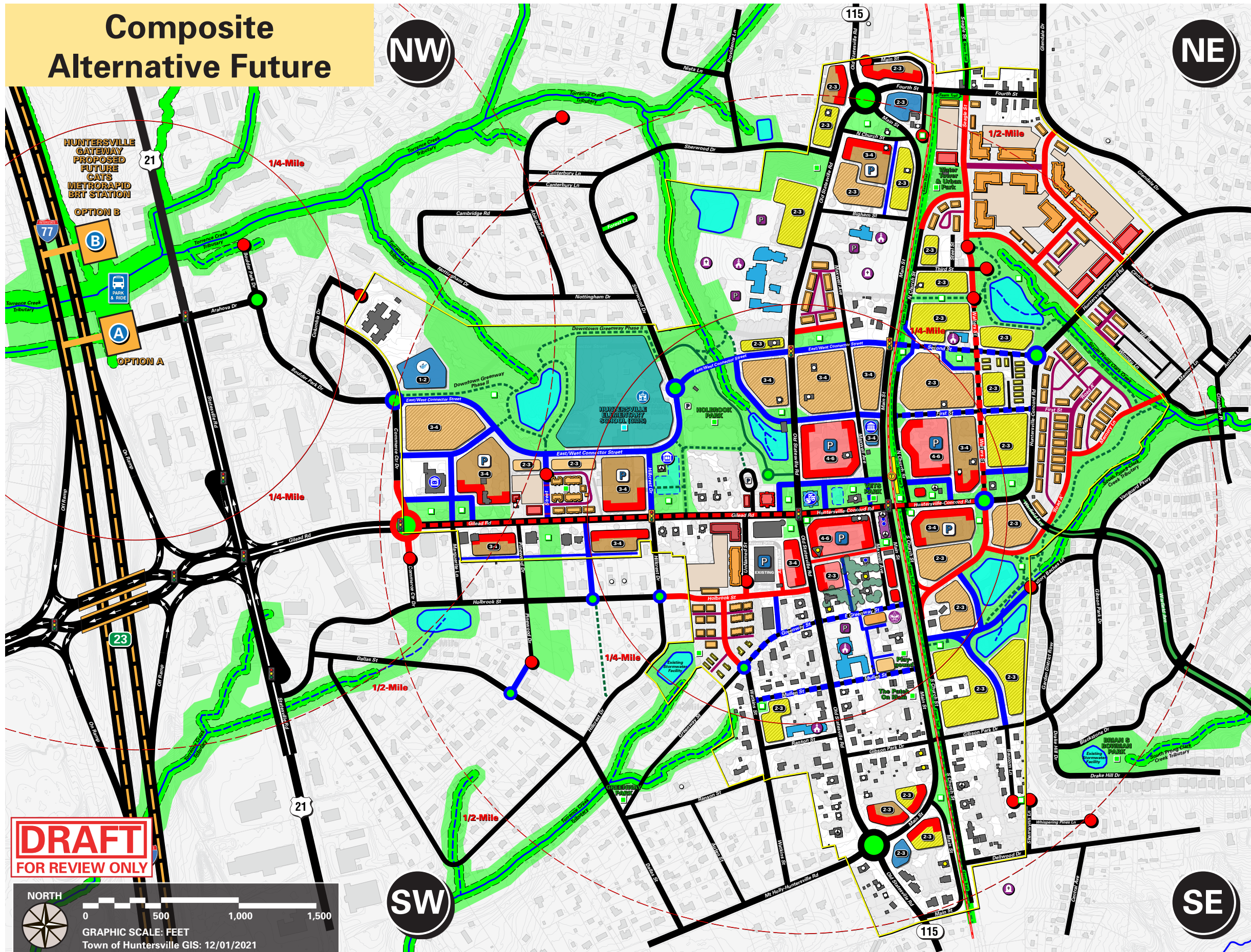


Composite Alternative Future



LEGEND

BLOCK TYPES

■ MIXED-USE - A: Building Types: COMMERCIAL URBAN WORKPLACE SHOPFRONT BUILDING	■ MIXED-USE - B: Building Types: RESIDENTIAL SHOPFRONT BUILDING APARTMENT	■ 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 - E: Building Types: SINGLE FAMILY DETACHED HOUSE
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BLOCK FEATURES

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

EXISTING & PROPOSED CIVIC PROPERTY & BUILDINGS

- Ⓜ CHURCH
- Ⓜ SCOUTS
- Ⓜ TOWN HALL
- Ⓜ CULTURAL ARTS
- Ⓜ ANGELS & SPARROWS
- Ⓜ CEMETERY
- Ⓜ SCHOOL
- Ⓜ FIRE STATION
- Ⓜ LIBRARY

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

- EXISTING PARK
- PROPOSED PARK
- EXISTING TRAILS
- PLANNED & PROPOSED TRAILS
- STORMWATER FACILITY

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

TRAFFIC SIGNALS

- Ⓜ EXISTING TRAFFIC SIGNAL
- Ⓜ PROPOSED TRAFFIC SIGNAL
- NOTE: INCLUDES NCDOT TIP PROJECTS CURRENTLY UNDER CONSTRUCTION

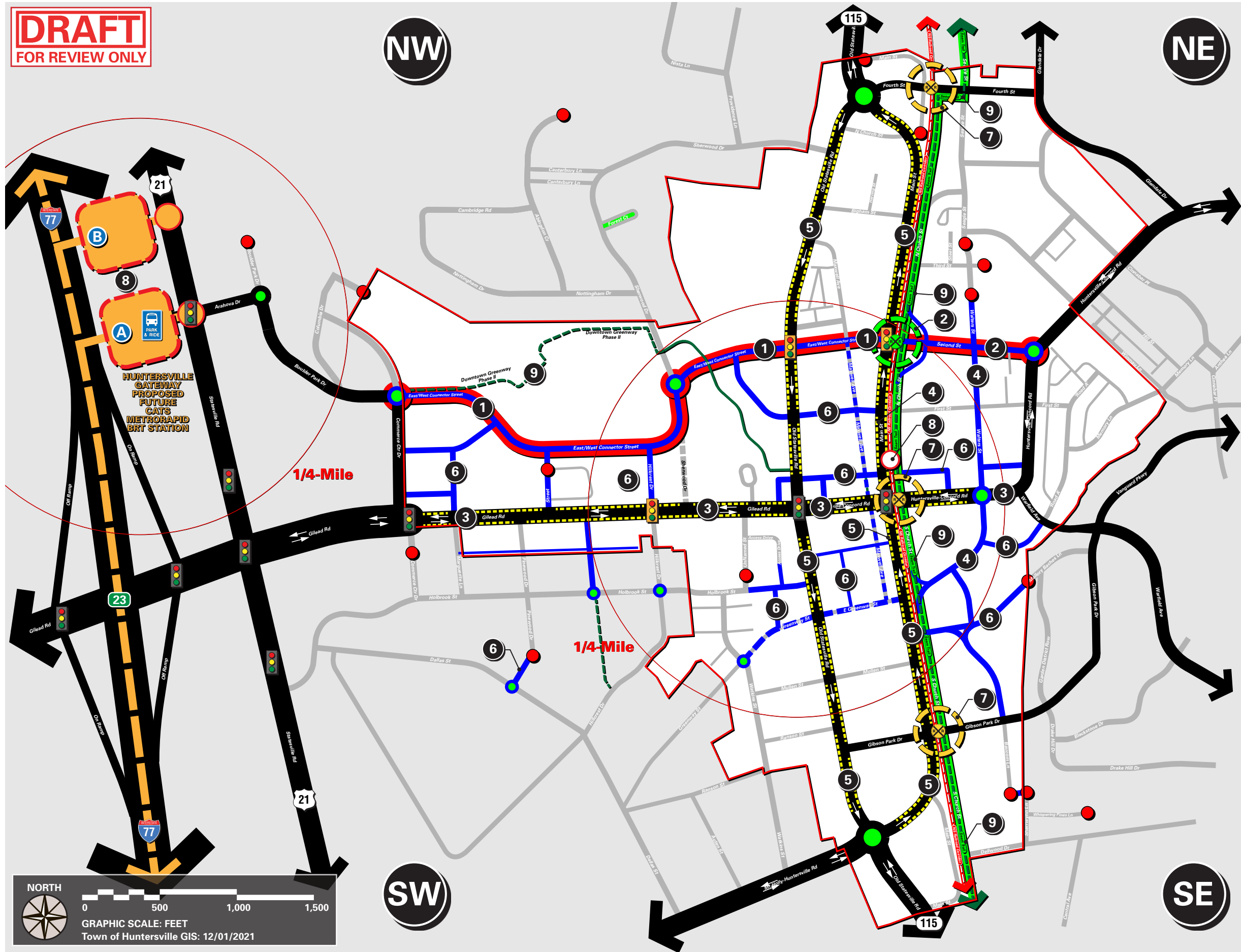
TRANSIT

- 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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FOR REVIEW ONLY

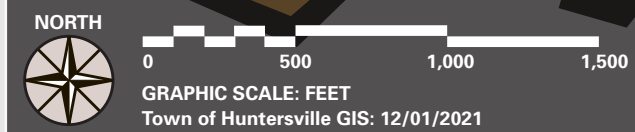


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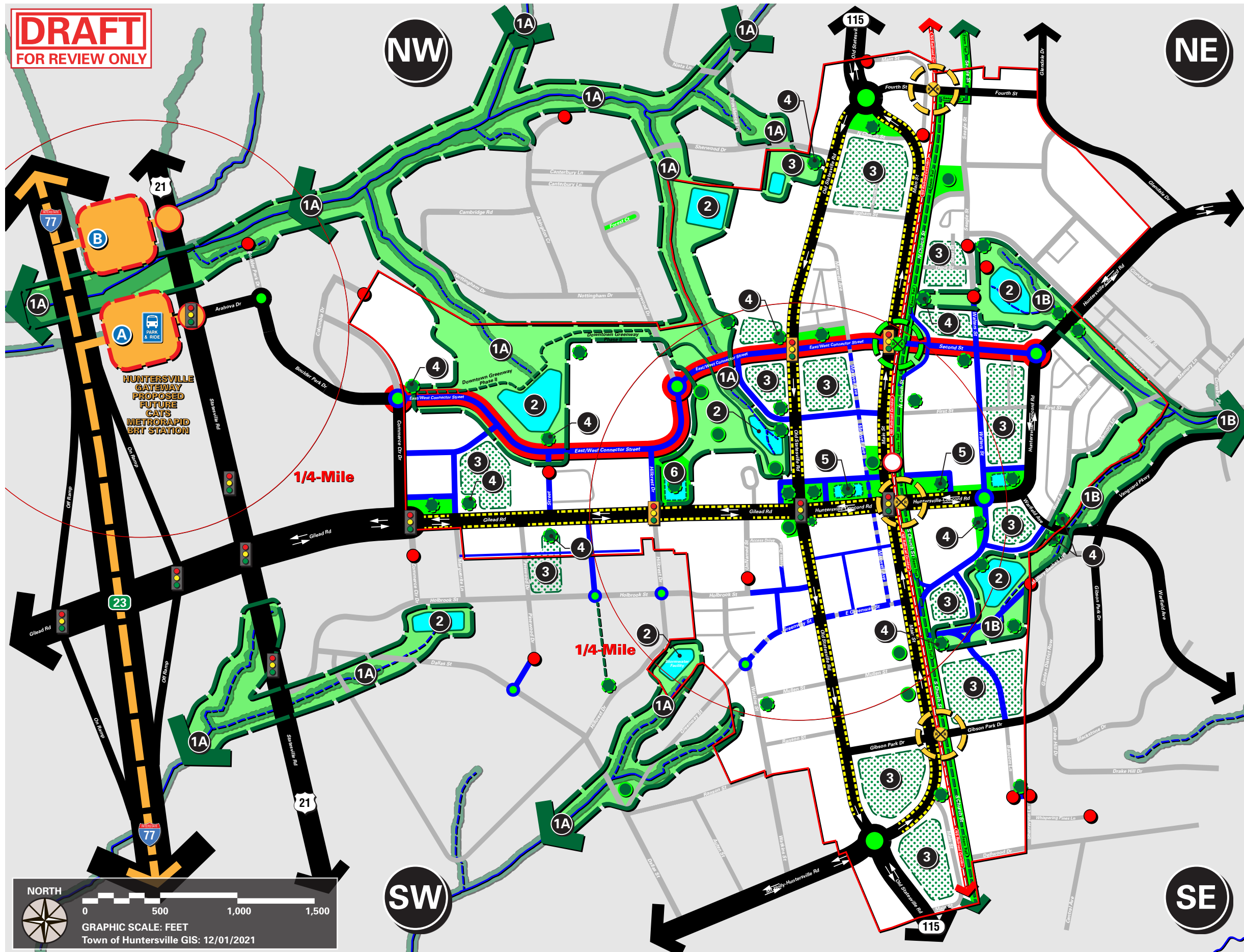


Composite Alternative Future Mobility

- 1 Proposed East/West Connector Street provides access between Commerce Center Dr and Main St along the South Side of the CMS Property.
- 2 The continuation of the East/West Connector Street connection to Huntersville-Concord Rd is pursued with the provision of an additional street access at grade across the Norfolk Southern Railroad Corridor at Second St.
- 3 Gillead Rd and Huntersville-Concord Rd are designed as a Multimodal streets and include on-street parking.
- 4 Walters Street is improved & extended to provide enhanced North/South Access.
- 5 Main St Improvement Project is potentially modified in the future from a Two-Way to One-Way Pair traffic pattern to facilitate additional On-Street Parking.
- 6 Street Network, Connectivity and Block Sizes are improved with a range of New Streets & Types.
- 7 Street Access Across the Norfolk Southern Railroad Corridor remain and are improved at Three Locations: Fourth St, Huntersville-Concord Rd, and Gibson Park Dr.
- 8 Transit Planning includes ALL CATS North Corridor Recommendations:
Long Term
Future Red Line Commuter Rail.
- 9 Downtown Greenway - Phase II and The Seam Trail are advanced.

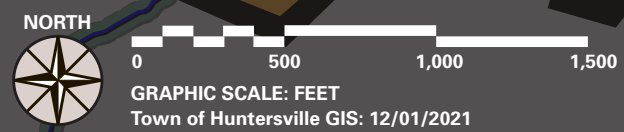


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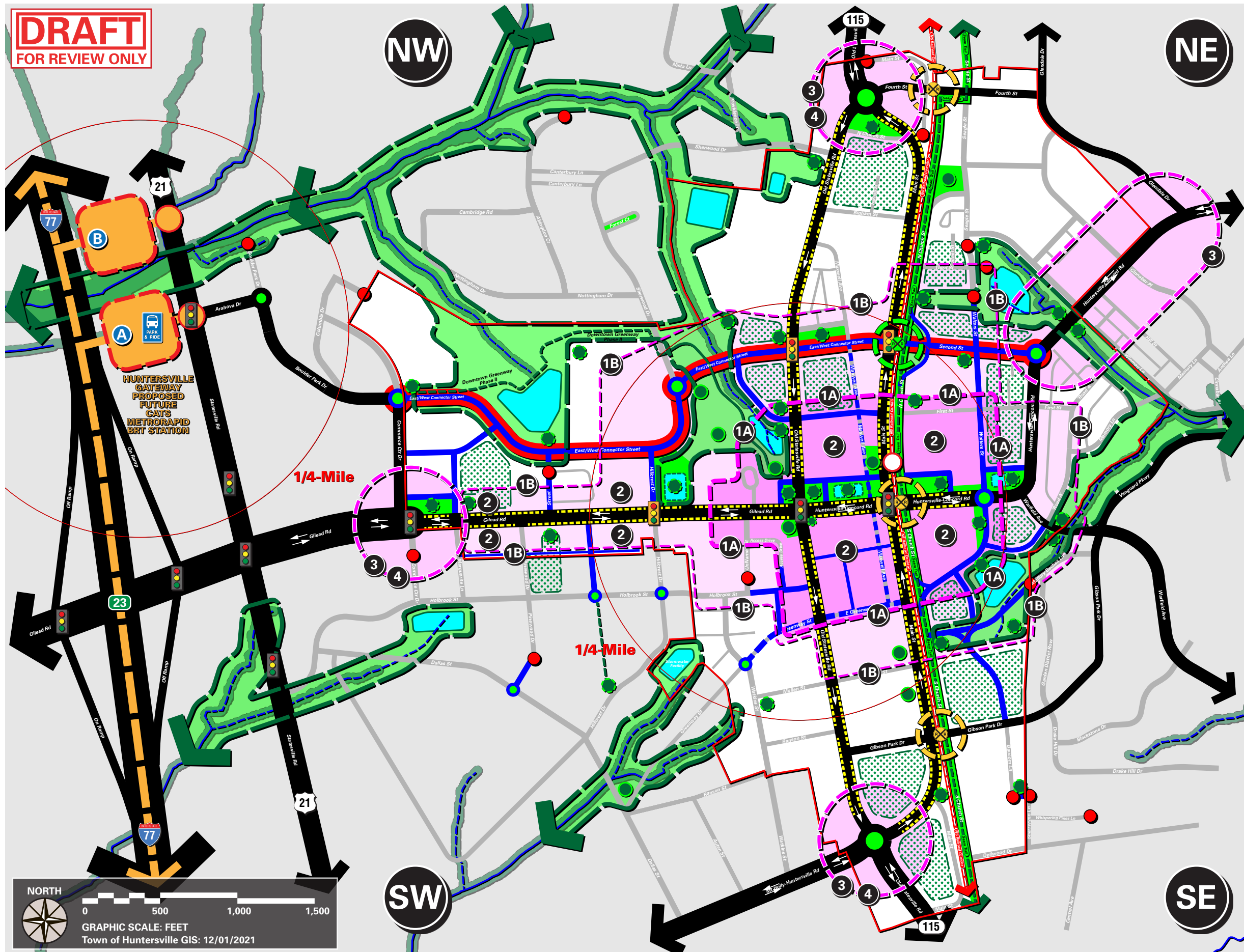


Composite Alternative Future Nature

- 1 Greenways along streams are Maximally preserved and protected as the primary natural water cycle corridors flowing from Downtown into and within the surrounding watershed basin areas:
 - A. Catawba River (Torrence Creek).
 - B. Yadkin-Pee-Dee River (South Prong Clarke Creek).
- 2 A Regional Stormwater Strategy is evaluated to provide additional capacity and management within Downtown.
- 3 Significant tree canopy areas are Selectively preserved and protected with future new development.
- 4 Greenway connections are established at intentional locations along existing/planned Trails and Streets.
- 5 A new Central Park is established as a connected squares linking with the Downtown Greenway.
- 6 A new Neighborhood Park is created as an extension of Holbrook Park.
- 7 A street tree implementation program is established along primary streets.



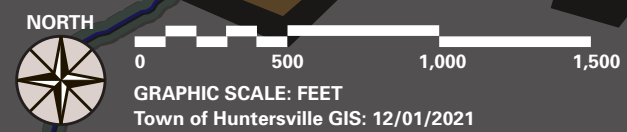
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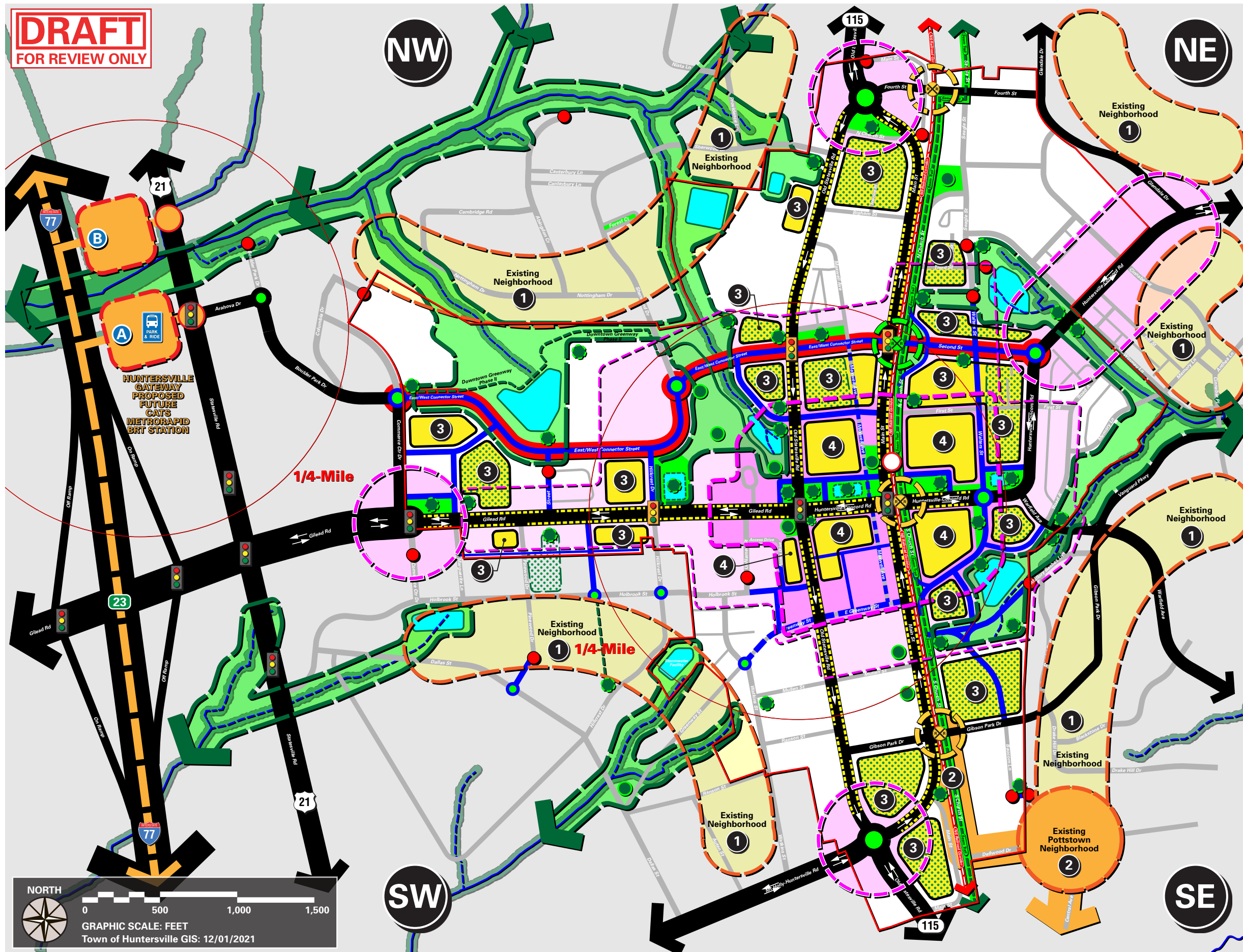
Composite Alternative Future Gathering

- 1 A layered approach to the Primary Gathering Area is defined whereby:
 - Area A.** The Downtown Core micro-district encompasses a few blocks, crosses the NS Railroad Corridor, and is focused around:
 - The existing Commercial Block.
 - Town Hall.
 - Veterans Park.
 - Discovery Place Kids.
 - Entrance to Downtown Greenway & Holbrook Park.
 - Proposed Central Square.
 - Area B.** The Primary Gathering Area is expanded as the approximate 1/4-Mile walkable district to encompass several blocks on both sides of NS Railroad Corridor, and extend along Gilead Rd between the West Gateway and Downtown Core.
- 2 New Commercial Development is limited to feasible locations within the Primary Gathering Area.

Note: This does mean that the entire Primary Gathering Area (A or B) would or should contain Commercial Development.
- 3 Secondary Gathering Areas are focused around the North, South, East and West Downtown Gateways.
- 4 New Commercial Development is limited to locations within the Secondary Gathering Areas defined in each Downtown Gateway.



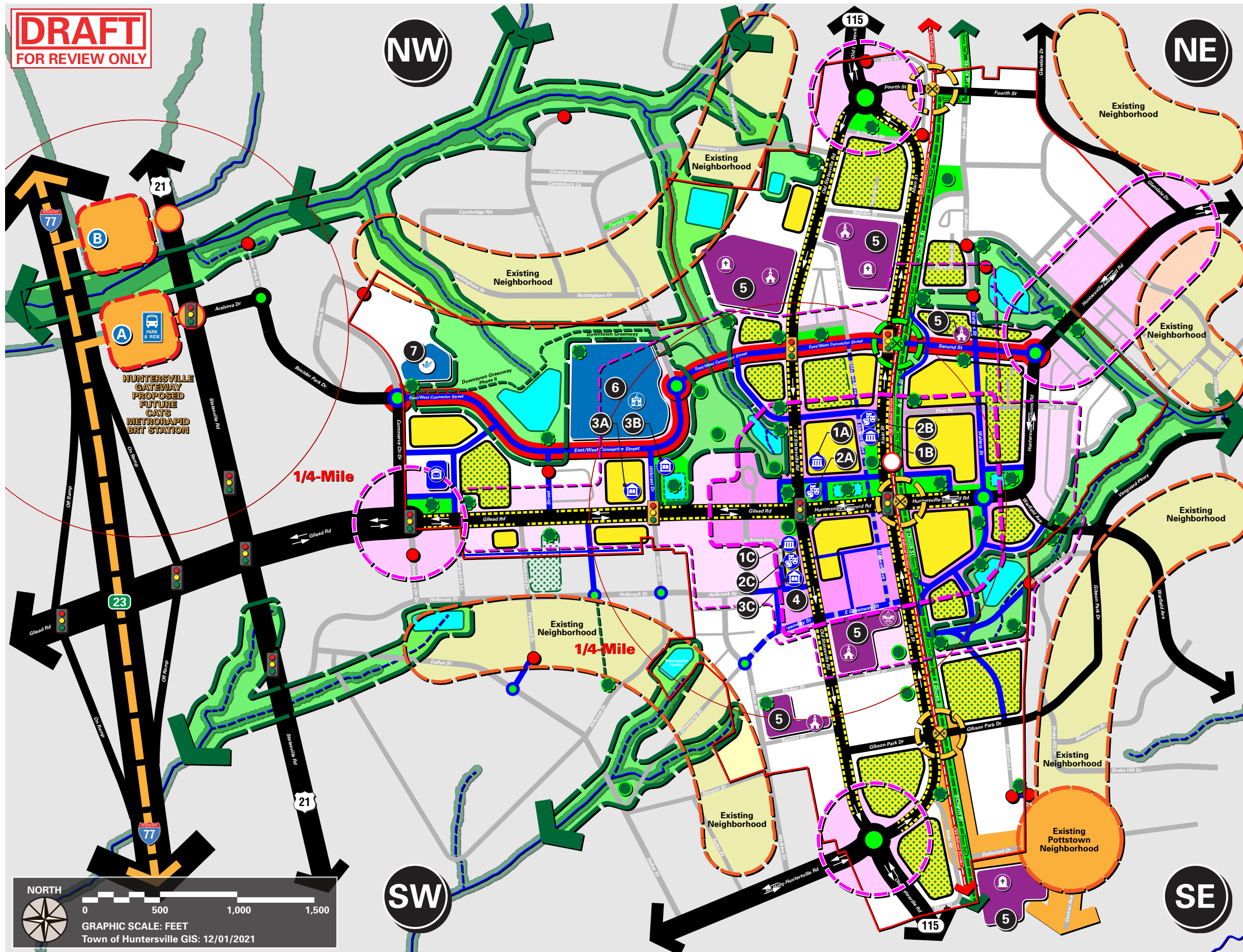
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Composite Alternative Future Living

- 1 Existing Neighborhoods located adjacent to Downtown are respected in strict accordance with current zoning designations.
- 2 Pottstown Neighborhood is respected and embraced with enhanced connection to Downtown along Dellwood Drive, South Church Street, and The Seam Trail.
- 3 Potential New Residential Development areas (in addition to currently approved Projects) are defined by focused redevelopment areas supported by existing and potential future ownership patterns and improvements to infrastructure capacity, and balanced with pre-existing vacant and/or under-developed land areas.
- 4 A range of Mixed-Use Multifamily and Attached housing types are encouraged within the Downtown Core as defined by the Primary Gathering Area A.
- 5 **General Note:** A range of housing options and building types are encouraged within Downtown as permitted by existing Zoning regulations; along with potential amendments, which may enhance existing and/or define new building and lot types, and associated form-based regulations (such as building height and setbacks) and transit-based regulations (such as parking ratios).

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Composite Alternative Future Civic

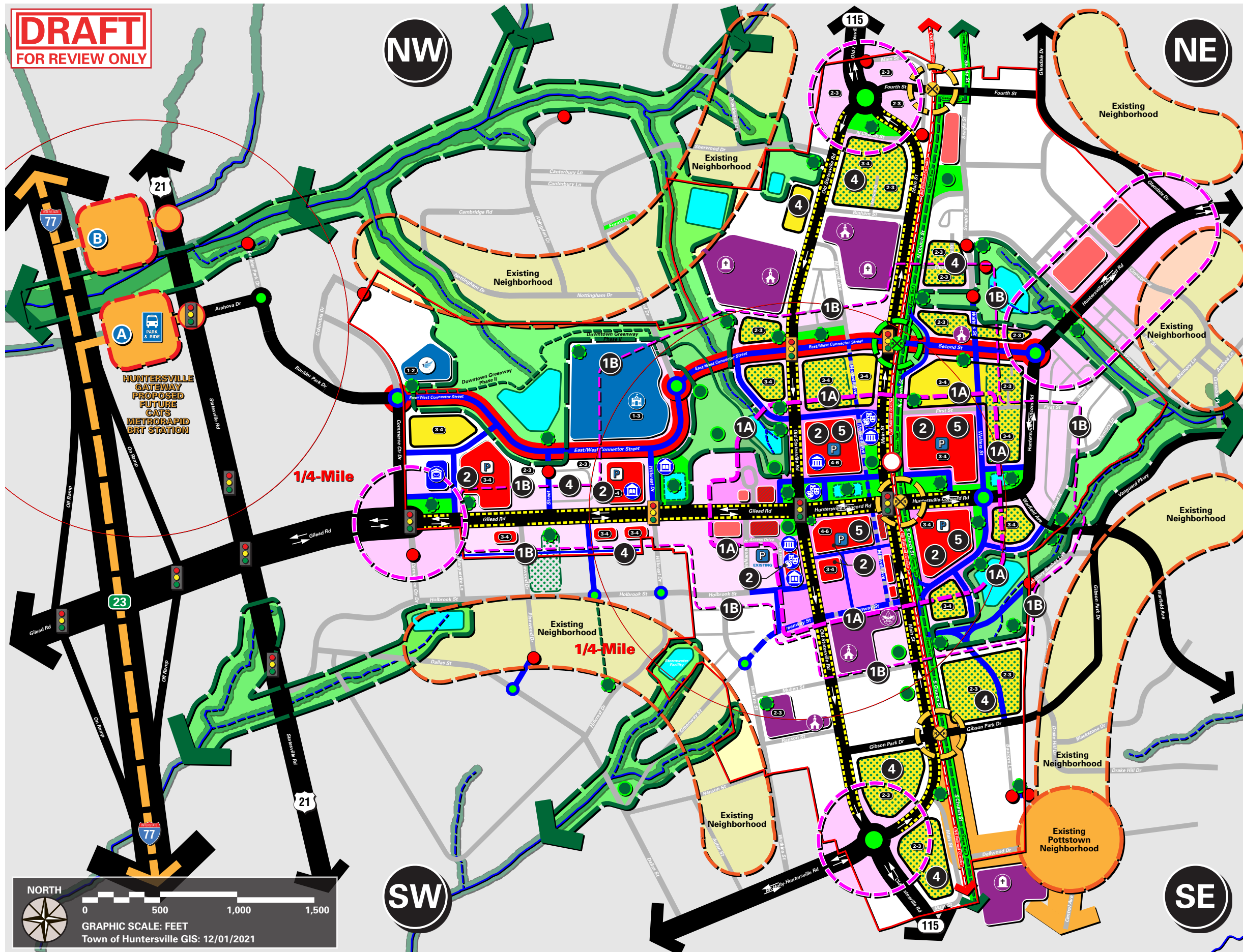
- 1** Options for locating the new Huntersville Town Hall building include:

 - A.** The existing Huntersville Town Hall building is preserved and expanded with a new addition to accommodate current and future government space needs.
 - B.** A New facility is designed and constructed to anchor Veterans Park.
 - C.** A new Huntersville Town Hall building is constructed adjacent to Huntersville Town Center according to recent plans - Currently on hold.
- 2** Options for locating the Huntersville Arts & Cultural Center include:

 - A.** Relocation to the existing Town Hall building, OR designed as a new building anchoring the new Central Square.
 - B.** A New facility is designed and constructed to anchor Veterans Park.
 - C.** A new facility is designed and constructed adjacent, OR as part of the new Town Hall building option adjacent the Town Center - DKP.
- 3** Options for locating a potential new Public Library include:

 - A.** Adaptive Re-use of a portion of the existing CMS Huntersville Elementary School building.
 - B.** Adaptive Re-use of the historic Agricultural (Ag) building on the CMS property anchoring the new extension of Holbrook Park.
 - C.** A new facility is designed and constructed adjacent, OR as part of the new Town Hall building option adjacent the Town Center - DKP.
- 4** Huntersville Fire Station #1 is relocated to an alternate Downtown site - TBD.
- 5** Existing churches and the community programs they sponsor are embraced as civic anchors.
- 6** A new CMS Huntersville Elementary School is site and building is designed and constructed in accordance with current neighborhood-friendly prototypes and functional criteria.
- 7** Angels and Sparrows Community Table & Resource Center is relocated along the Downtown Greenway.

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Composite Alternative Future Soul

- 1 Development in the Primary Gathering Area (A & B) is balanced with selective and context sensitive redevelopment while enhancing and celebrating existing civic and historic Downtown buildings, open spaces, and activities.
- 2 New mixed-use blocks are created on the both sides of Huntersville-Concord Rd, anchored by key Civic and Mixed-Use buildings and with frontage along Holbrook Park, Veterans Park and the new Central Square.
- 3 New development within the Downtown Core is controlled, market-driven, and follows a form-based approach to scale (3-4 Story, with possible up to 6-Story in key locations), and is supported by new street, block and ownership patterns.
- 4 New development outside of the Downtown Core transitions with a form-based scale with modulated building heights that respect existing neighborhoods.
- 5 Parking strategy includes a balance of parking structures and off-street surface lots to support mixed-use building types.

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:
23 June 2022

Composite Alternative Future Soul

AF-OP:6.1