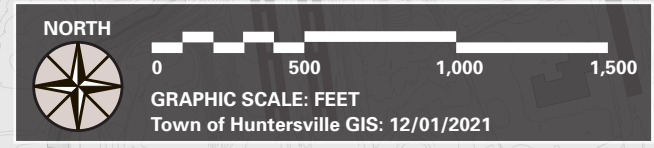
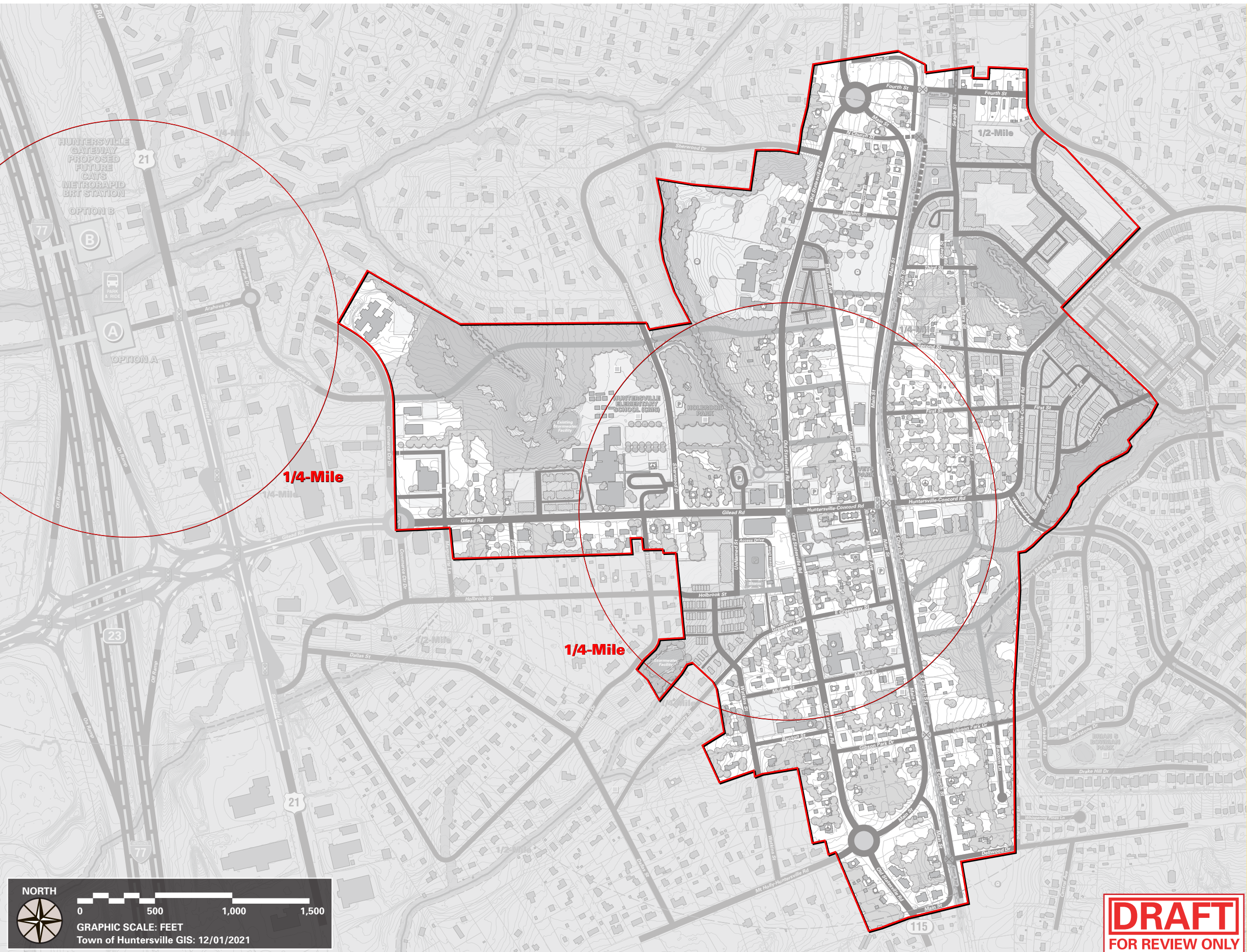


# Alternative Future #2 'Medium Intensity'

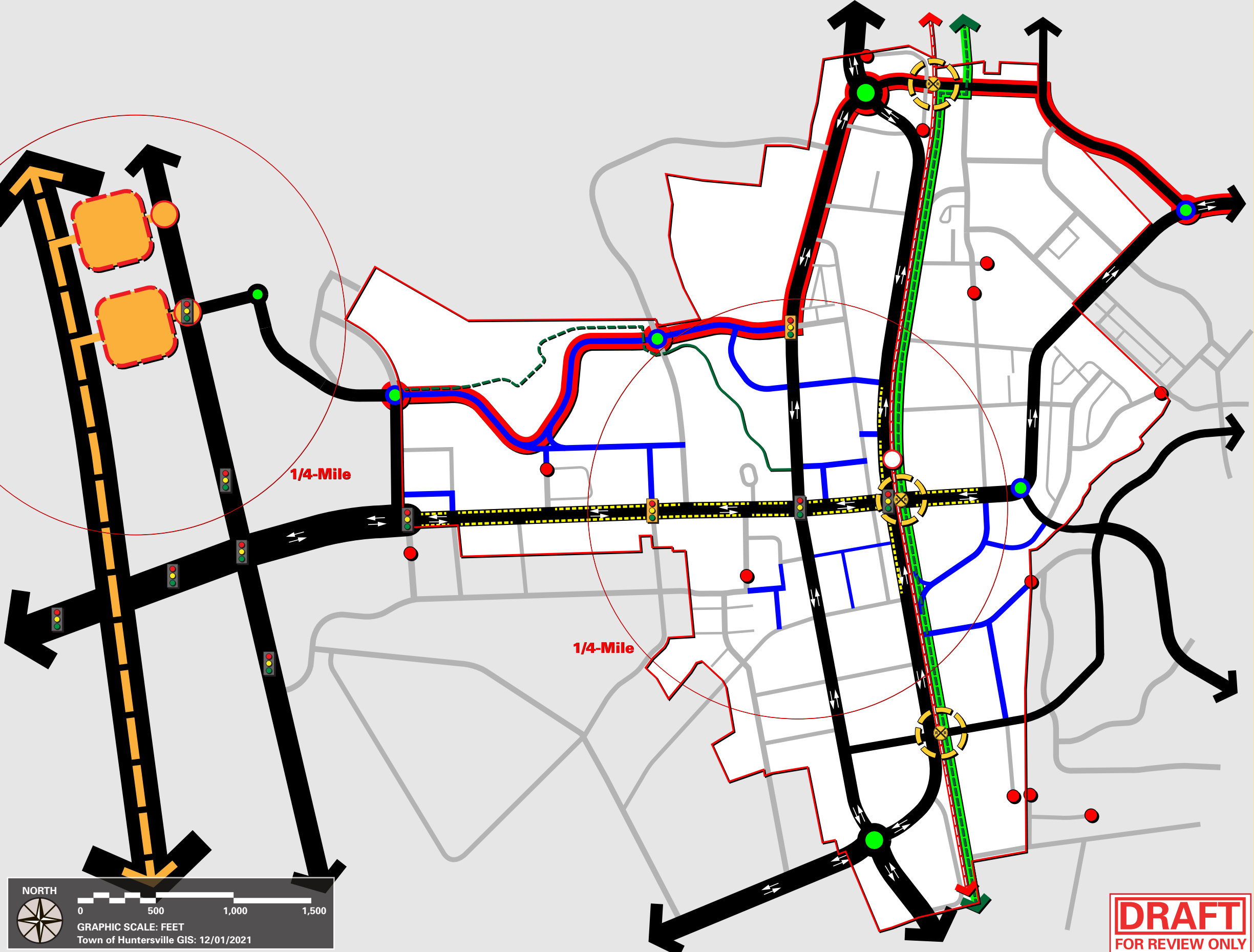
**Approach:**  
*Narrative In Progress*

- 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.



# Alternative Future #2 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.

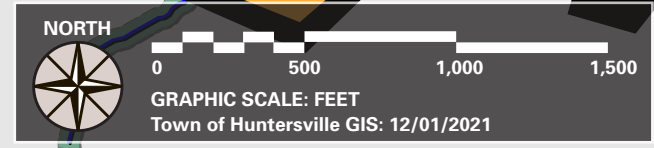
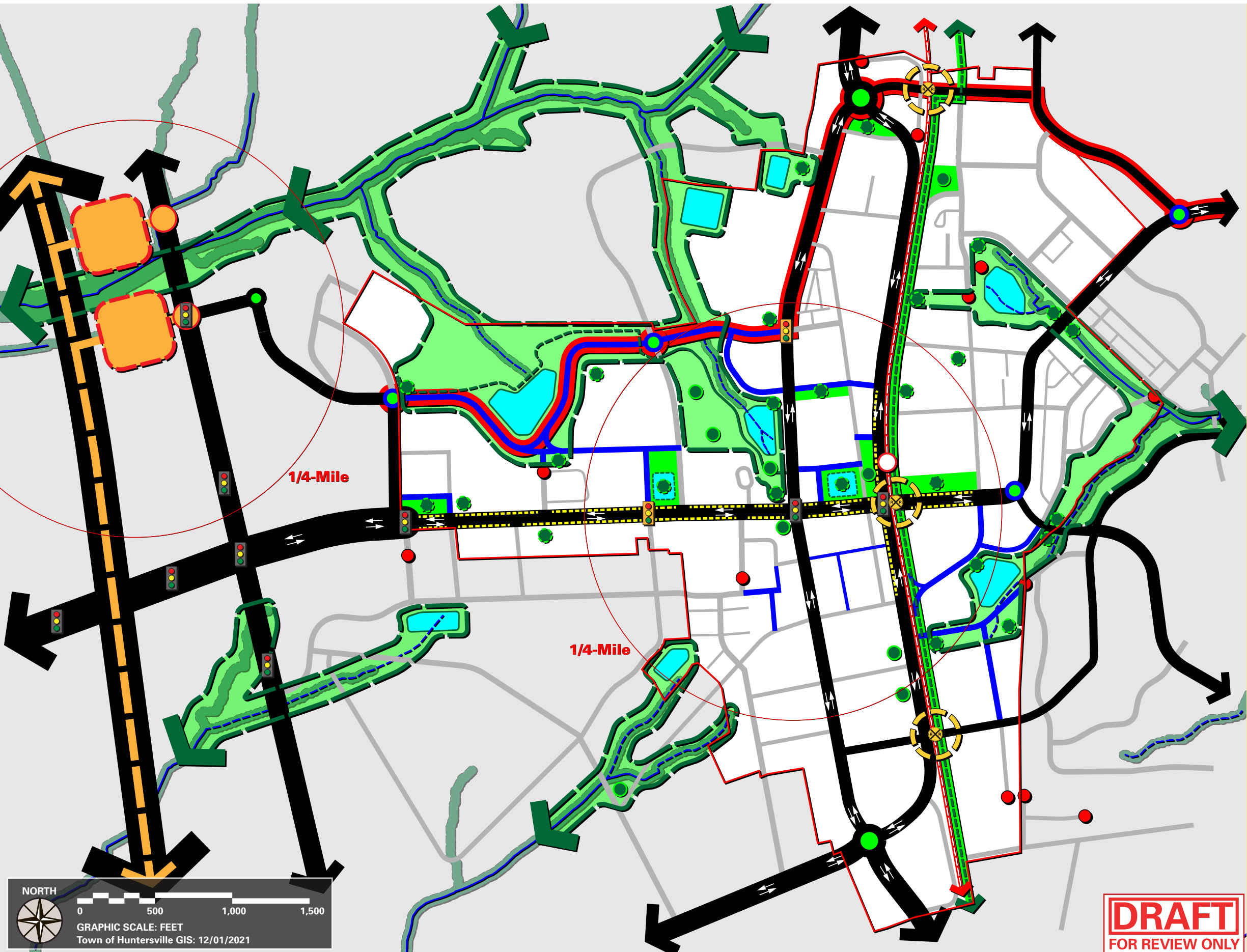


NORTH  
0 500 1,000 1,500  
GRAPHIC SCALE: FEET  
Town of Huntersville GIS: 12/01/2021

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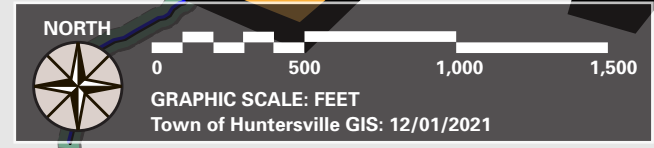
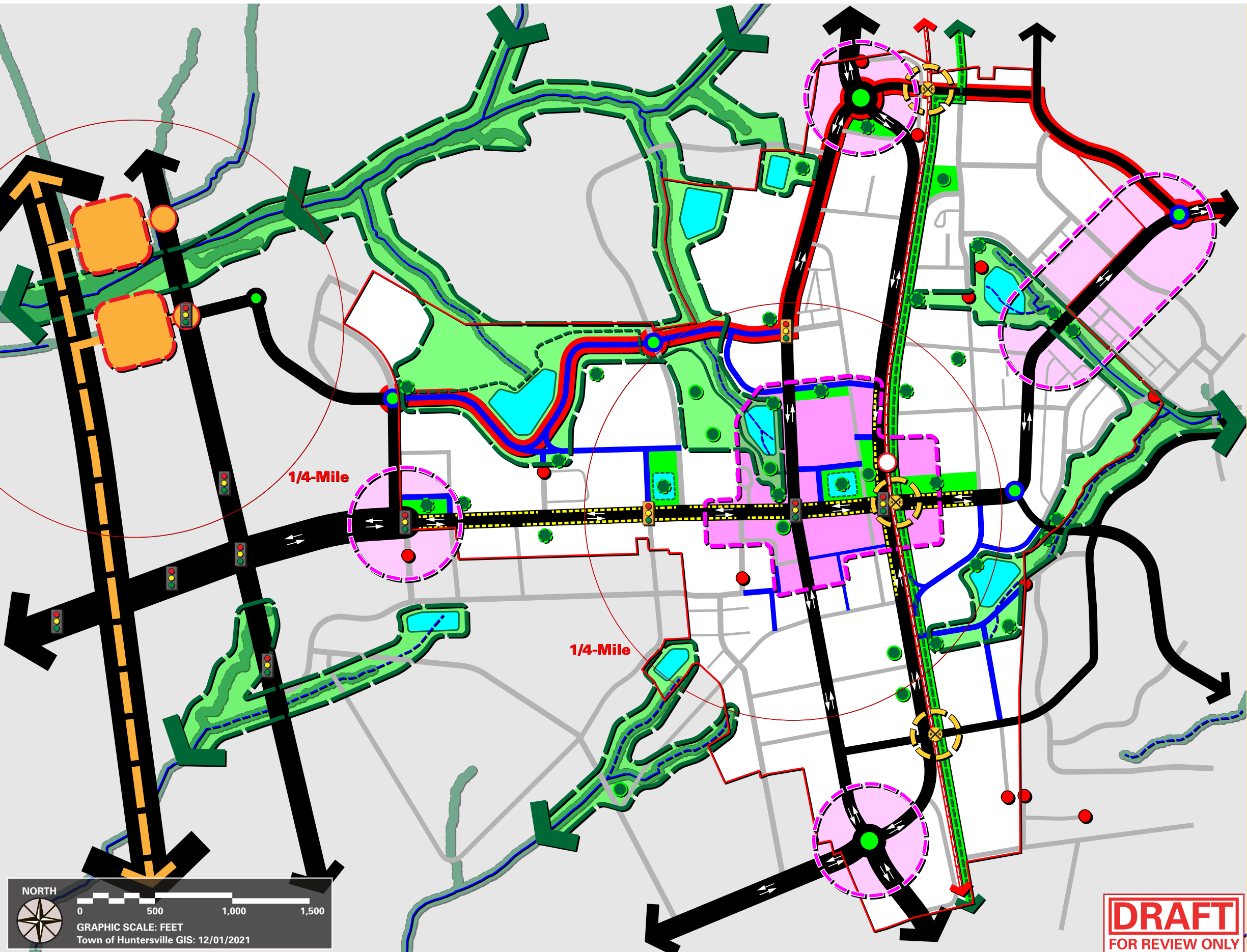
# Alternative Future #2 Nature

- 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 #2 Gathering

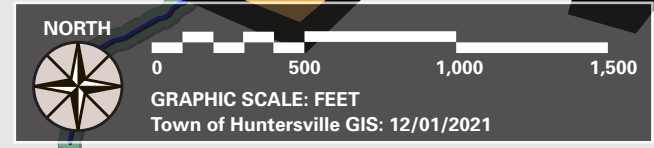
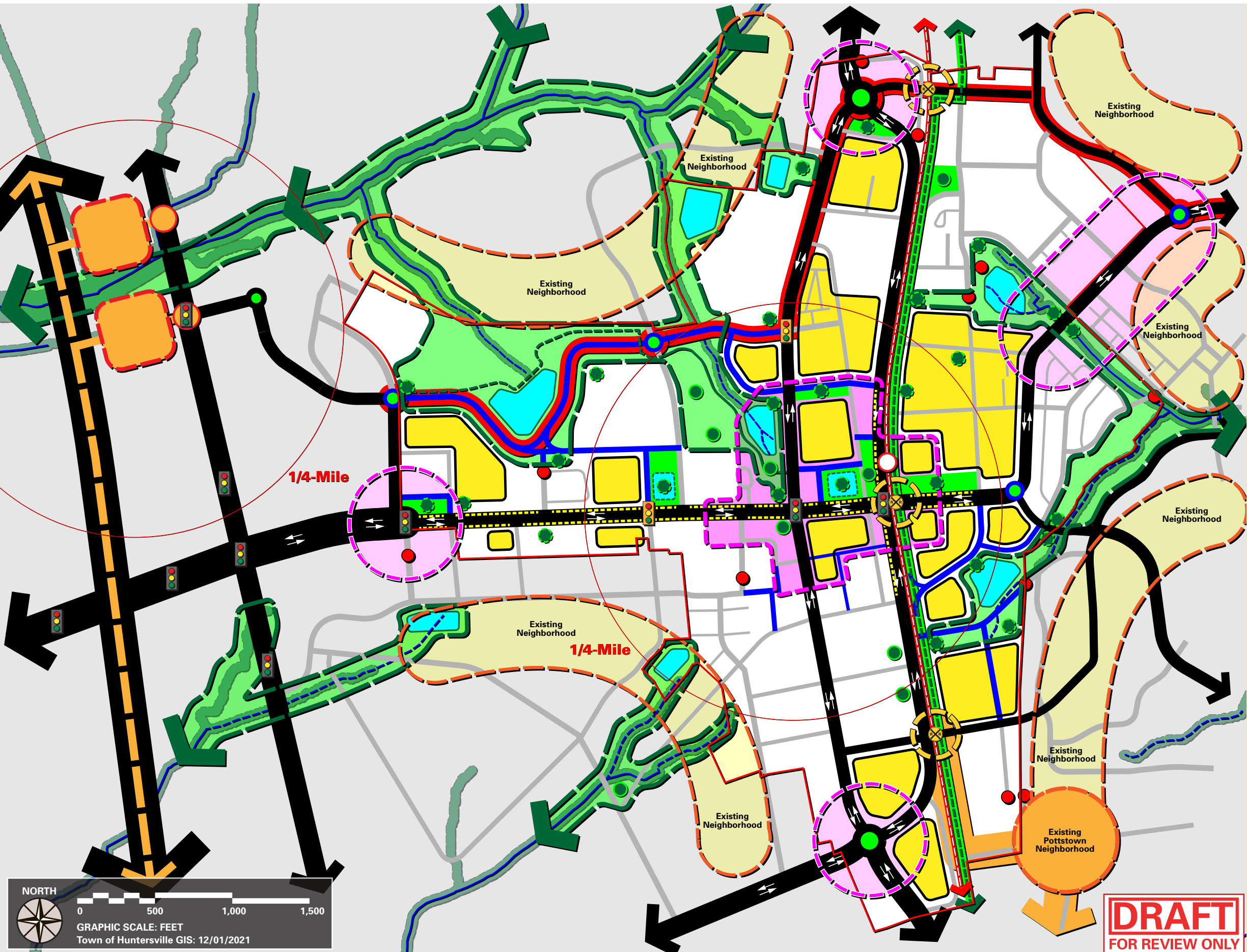
- Encourage uses that support, facilitate and celebrate a walking environment.
- Promote a balance of food and beverage venues and those stores that support town life and that appeal to visitors.
- Provide for office uses in step with Post-COVID expectations of Live/Work/Play.
- Establish a downtown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



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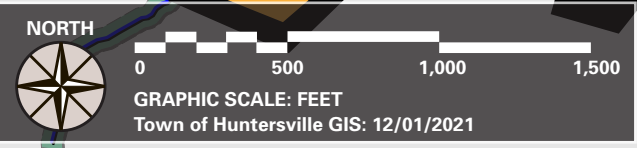
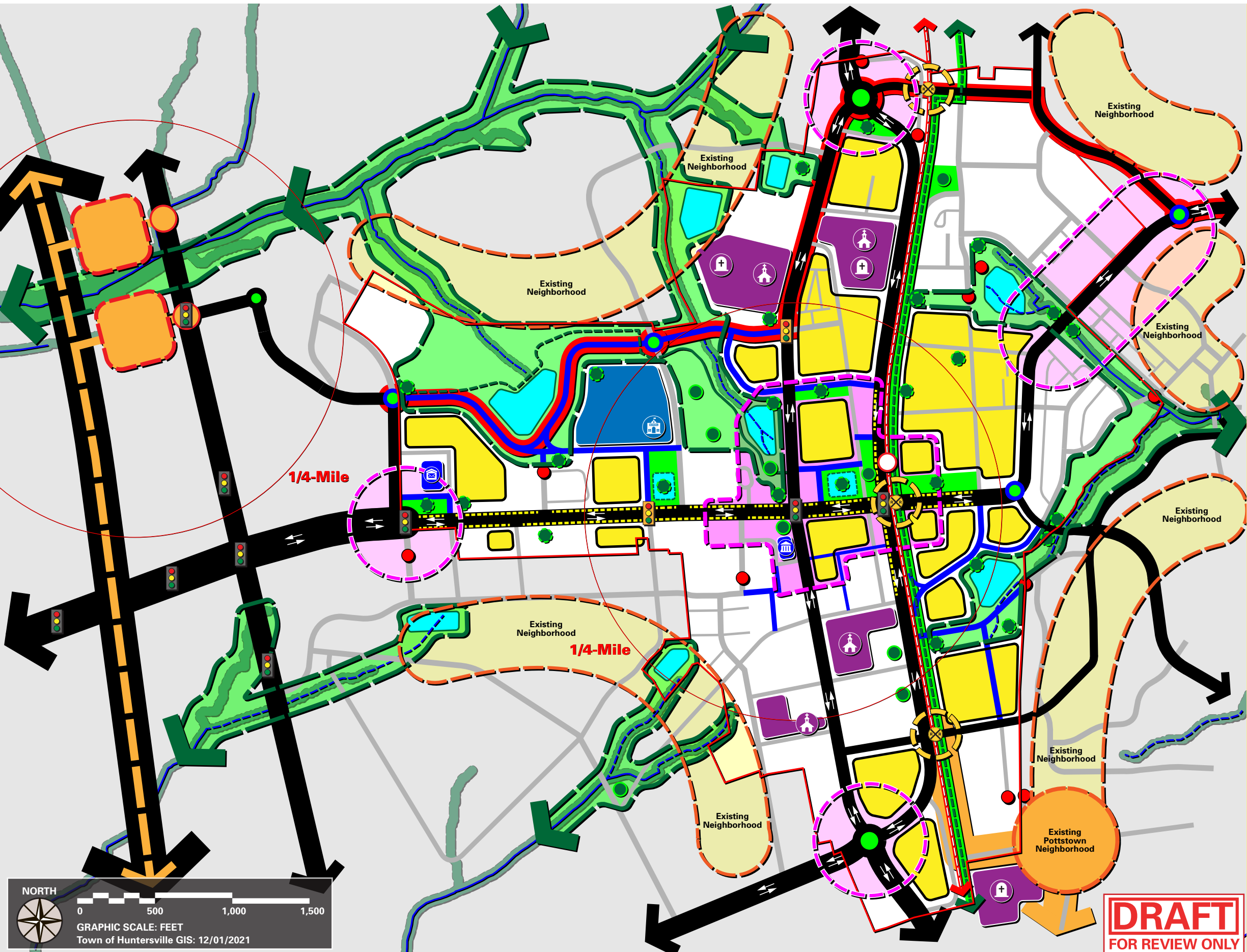
# Alternative Future #2 Living

- 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.



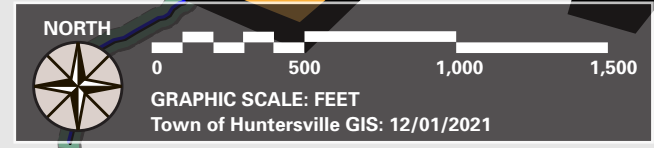
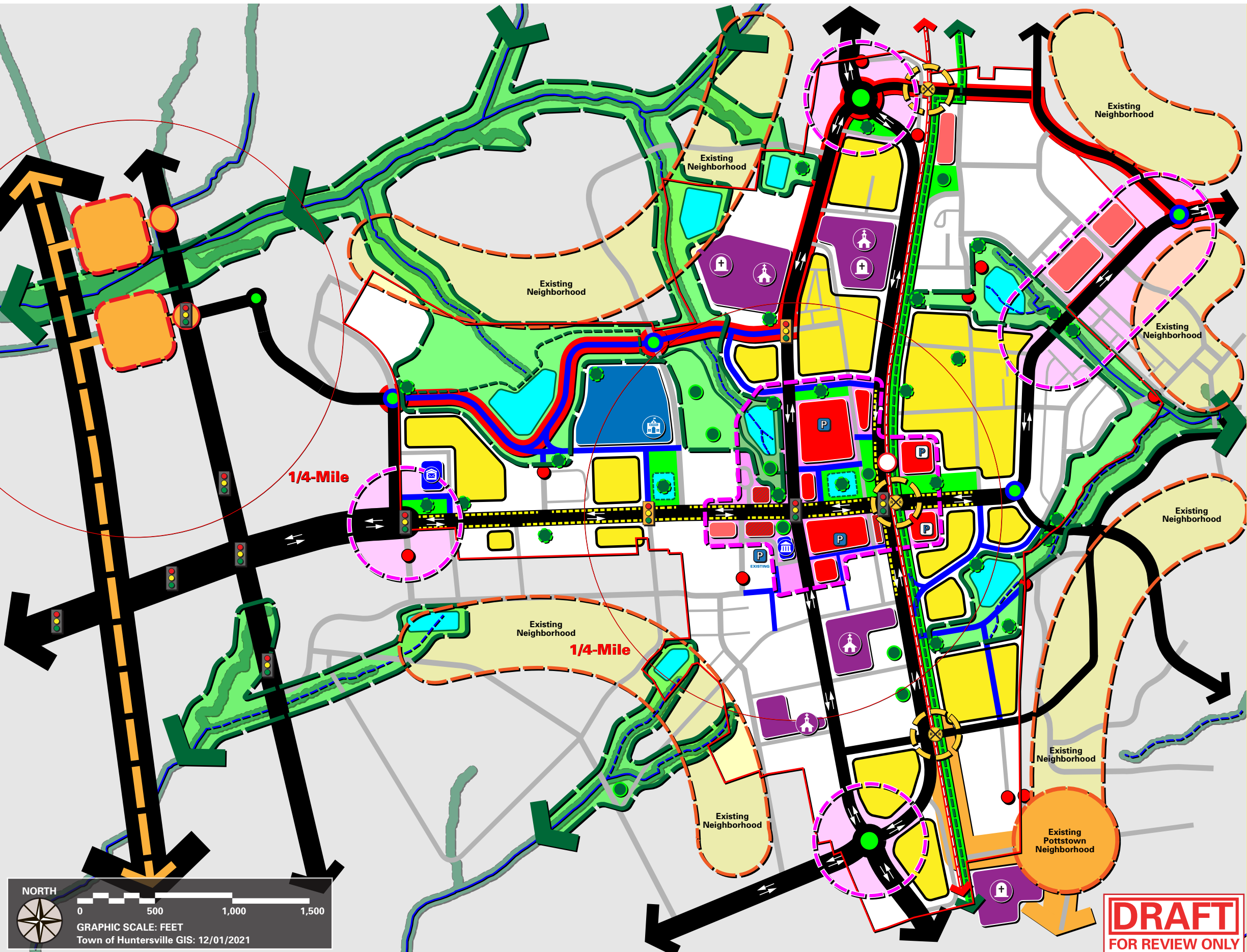
# Alternative Future #2 Civic

- 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.

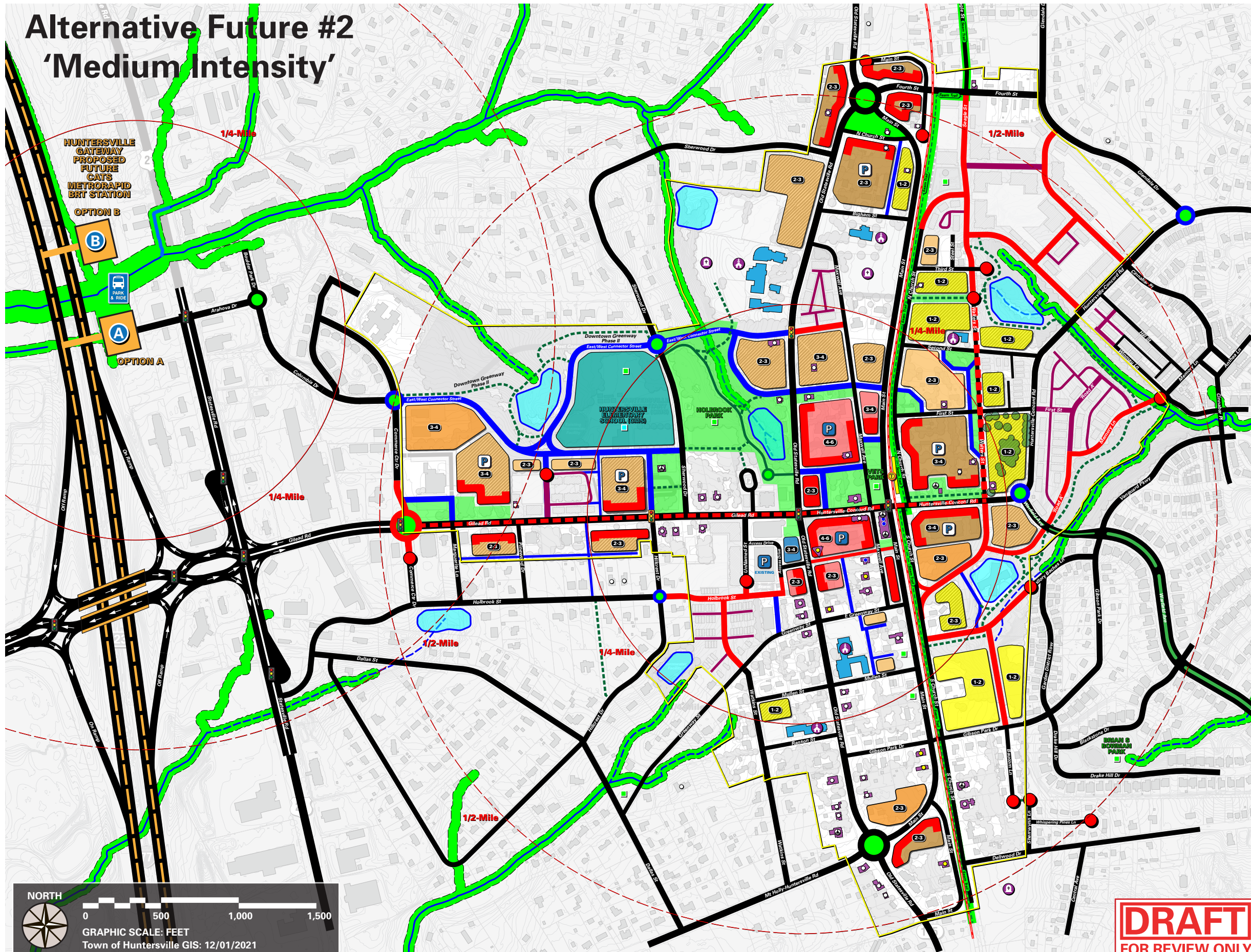


# Alternative Future #2 Soul

- 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 #2 'Medium Intensity'



### LEGEND

**BLOCK TYPES**

<span style="color: red;">■</span> <b>MIXED-USE - A:</b> Building Types: COMMERCIAL, URBAN WORKPLACE, SHOPFRONT BUILDING, APARTMENT, MIXED-USE (NR DISTRICT)
<span style="color: brown;">■</span> <b>MIXED-USE - B:</b> Building Types: RESIDENTIAL, SHOPFRONT BUILDING, APARTMENT, ATTACHED HOUSE, MIXED-USE (NR DISTRICT)
<span style="color: blue;">■</span> <b>CIVIC - A:</b> Building Types: GOVERNMENT, CIVIC
<span style="color: lightblue;">■</span> <b>CIVIC - B:</b> Building Types: CHURCH, CIVIC
<span style="color: teal;">■</span> <b>CIVIC - C:</b> Building Types: SCHOOL, CIVIC
<span style="color: orange;">■</span> <b>RESIDENTIAL - A:</b> Building Types: MULTI-FAMILY, APARTMENT
<span style="color: lightorange;">■</span> <b>RESIDENTIAL - B:</b> Building Types: MULTI-FAMILY, APARTMENT, ATTACHED HOUSE
<span style="color: yellow;">■</span> <b>RESIDENTIAL - C:</b> Building Types: MULTI-FAMILY, ATTACHED HOUSE
<span style="color: yellowgreen;">■</span> <b>RESIDENTIAL - D:</b> Building Types: MULTI-FAMILY + SINGLE FAMILY, ATTACHED HOUSE, DETACHED HOUSE
<span style="color: yellow;">■</span> <b>RESIDENTIAL - D:</b> Building Types: SINGLE FAMILY, DETACHED HOUSE

**BLOCK FEATURES**

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