

Central West Focus Area

Citizens Concept Plan

Why are we submitting a Citizens concept plan and map

- More consistent with the principles and goals of Steering Committee
- Represents a good faith, well conceptualized, and aesthetically pleasing beginning from which impact studies can be undertaken
- Better represents the input and sentiments of the area residents
- Enhances the transition from lower to higher density development while complementing surrounding neighborhoods
- Minimizes additional vehicular traffic pressure on an already congested road system
- Decreases pressure on local schools already at /near capacity
- Enhances safety of non vehicular road users in a walk to school zone
- Is more compatible with the timetable delays of Carolina North new campus
- Holds greater potential to enhance the quality of life of all town residents who either live in the area or move through it regularly

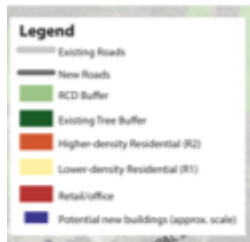
Guiding Principles used for Citizens Concept Map

- Create a strong sense of place
- Ensure community compatibility
- Create social connections
- Improve physical connections (see bike-ped map)
- Minimize vehicular traffic impacts
- Enhance ped/bike experience
- Encourage a diverse mix of uses
- Diverse population
- Respect existing neighborhoods
- Feature, repair and enhance natural resources

Initial Citizens Concept Map



Initial Citizens Concept Map



CCM: Retail Space facing MLK

- Accessed only via MLK. Two -3 story office space. No higher than tree canopy. Adjacent open green / park area (Butler property (western 1/3 retail))



CCM: Garden Town Homes

- Garden town houses for professionals and families accessed from Estes. Trails provide access from neighborhoods to retail and park.
- Butler property eastern 2/3 and Rummel property western 1/2



CCM: Workforce & Senior Housing

- Allotment for “workforce” housing (R2) similar to those on N of Estes (Davis property on Estes)
- Clustered senior housing, 3 story or small cluster of buildings as topography permits.



- **Access south of YMCA will afford access on MLK and Estes**

CCM: Single Family Homes

- Single family homes (R1) (but with significantly reduced acreage) provides effective transition from surrounding neighborhoods without adding significantly to existing traffic congestion problems.
 - Rummel property eastern ½ access via Somerset
 - Davis property: eastern most section along Estes access to Estes and most southern section as Maple Dr extension

Initial Citizens Connectivity Map



Pedestrian / bike map

- To increase safe “walk / bike-ability” of this walk to school zone
- To link with existing trail networks
- To capitalize on land alongside existing easements and riparian buffers

Bike and Pedestrian Trails



Criticism of the CCM

- -several stake holders believe development reflected is too dense
- -some believe it still does not adequately address negative environmental impact
- -even this scaled down version introduces too many people into an already congested area
- Conclusion: the CCM is a starting point from which development will be scaled DOWN as impact studies reveal detrimental effects