Concord Parkway/ Roberta Church Road Small Area Plan

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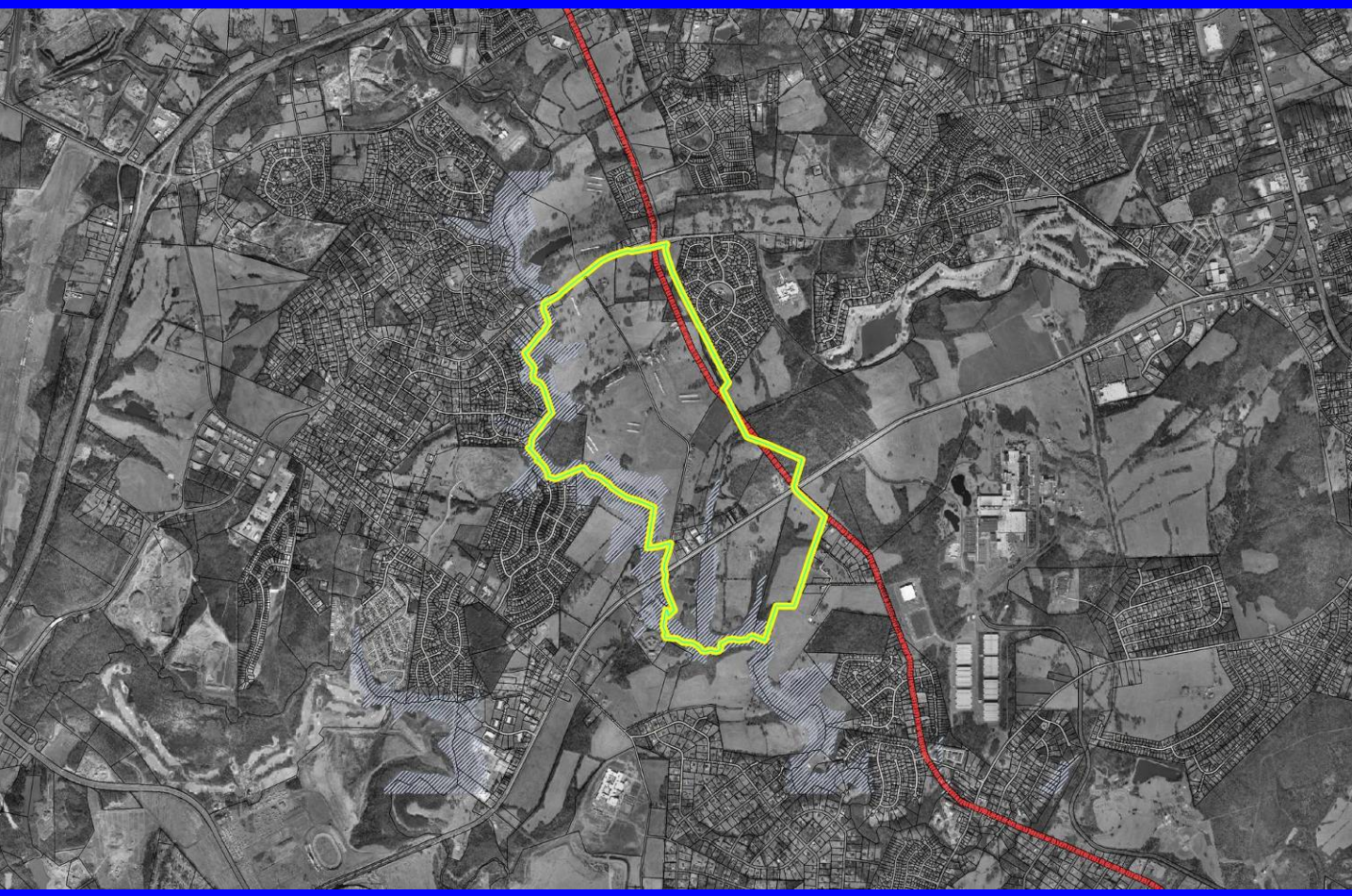

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Project Principles

- Work collaboratively
- Design cross-functionally
- Use design to achieve a shared vision and create holistic solutions
- Work in detail

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Workshop Schedule

	Monday		Tuesday		Wednesday		Thursday		Monday
	11/29/2004		11/30/2004		12/1/2004		12/2/2004		12/6/2004
9:00	Breakfast	PLANNING & DESIGN	Breakfast	PLANNING & DESIGN	Breakfast	PLANNING & DESIGN	Breakfast	PLANNING & DESIGN	
9:30	9:00 Design Studio Setup		9:00 Parks & Rec 9:00 Bob Dowless & Mark Kincaid - Concord Parks & Rec. 10:00 Doug Stafford & Bob Rourke - LMS		9:00 Hold for Additional Meetings 9:00-10:00 Cherie Collins, Neighborhood Planner 9:00-10:00 Randy Holloway Concord Fire Chief 10:00 Cabarrus Co. Schools		PLANNING & DESIGN		
	10:00 Tour of Study Area		11:00 Environmental Protection		11:00 Hold for Additional Meetings				
12:00	Market Study Presentation and Lunch		Lunch		Lunch		Lunch		
1:00			1:00 Utilities Allen Scott- Env. Services Bill Seamone - Electric Joe Wilson - Streets Mark Fowler - Wastewater Henry Waldroup - Water Paul Campbell - Engineering		1:00 Hold for Additional Meetings 1:00-2:00 Jonathan Marshall, Rodger Lentz - Cabarrus Co. 1:30-2:30 Carol Lovin - NEMC		PLANNING & DESIGN		
	2:00 NCDOT		3:00 Codes and Development Standards 3:00 - 4:00 Dev. Services Dept.		3:00 Hold for Additional Meetings 3:00 Ryan McDaniels - CEDC				
5:00	5:00 Dinner with Committee & Elected/Appt'd Officials		5:30 Pin-Up Session and Project Update		5:30 Pin-Up Session and Project Update		5:30 Pin-Up Session and Project Update		
6:00			Dinner		Dinner				6:30 Reception
7:00	**Opening Presentation and Facilitated Design Session**		7:00 Local Residents and Neighbors		7:00 Local Residents & Neighbors				**7:30 Closing Presentation**

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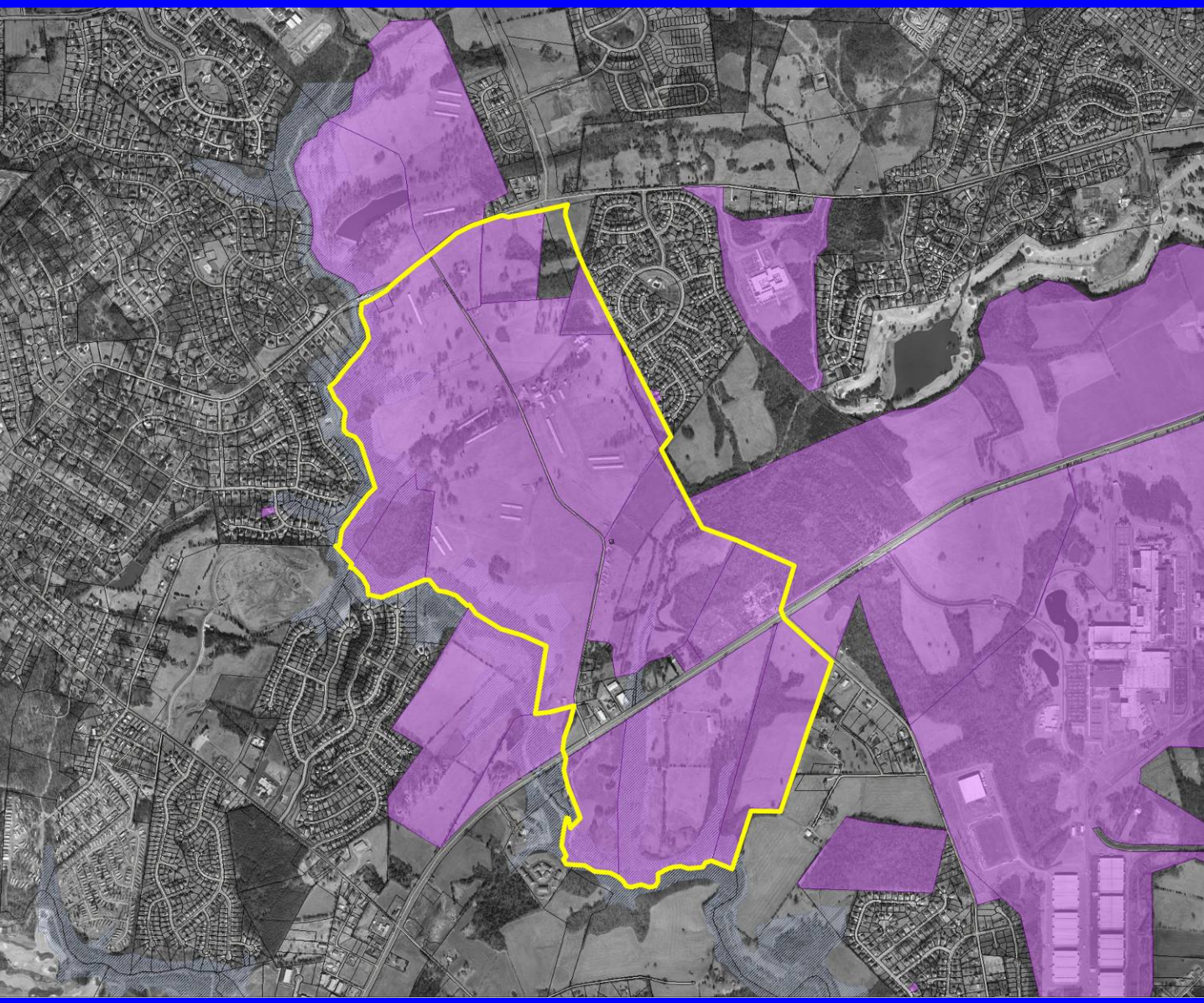
Participation



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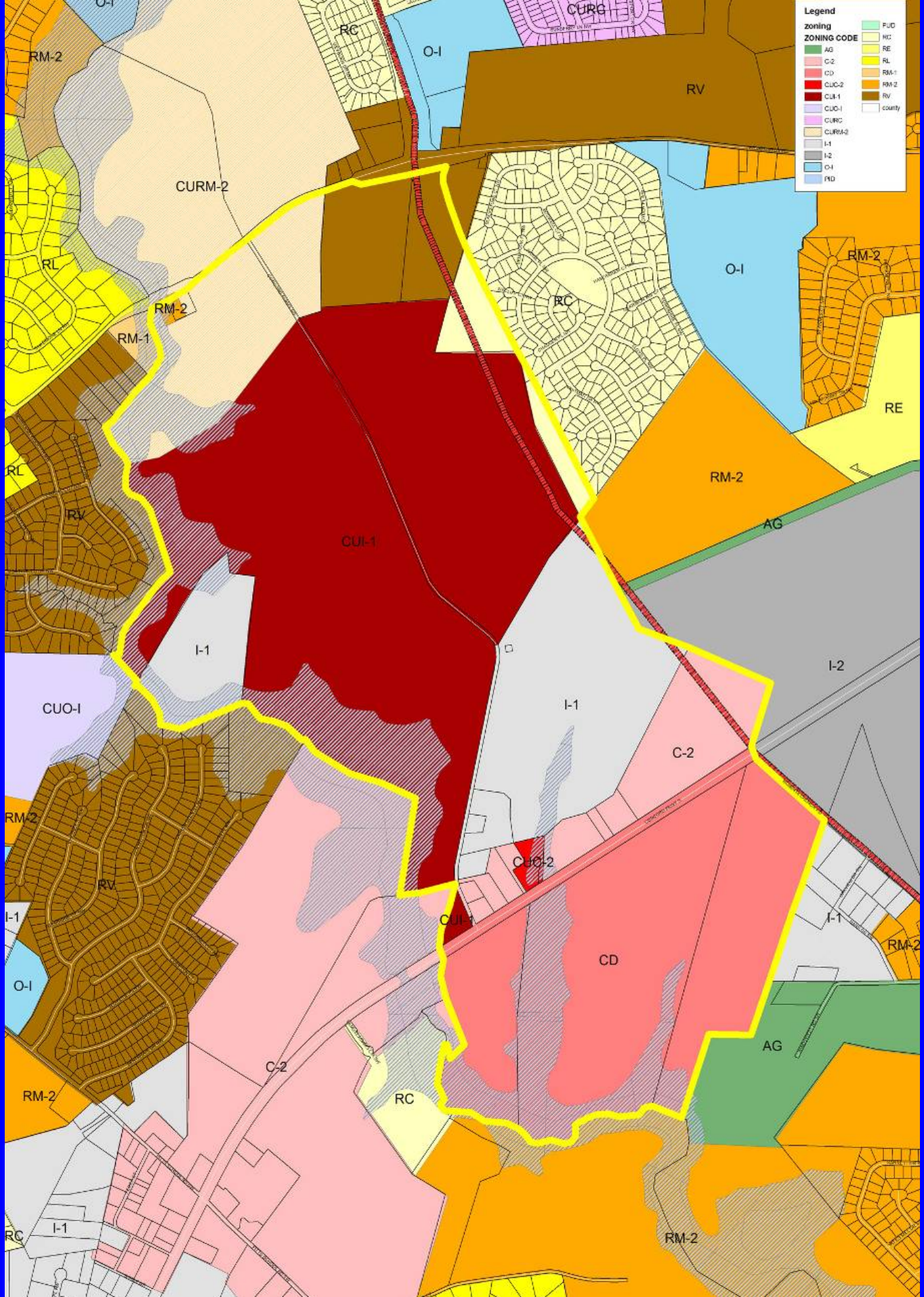
Legend
zoning
ZONING CODE
AG
C-2
CD
CUC-2
CUI-1
CUO-I
CURC
CURM-2
I-1
I-2
O-I
PUD
RC
RE
RL
RM-1
RM-2
RV
county
O-I
RC
CURC
RV
CURM-2
RM-2
RM-1
RL
RC
O-I
RM-2
RE
RM-2
AG
RL
RV
CUI-1
I-1
I-2
CUO-I
I-1
C-2
RM-2
CUC-2
RV
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C-2
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RC
I-1
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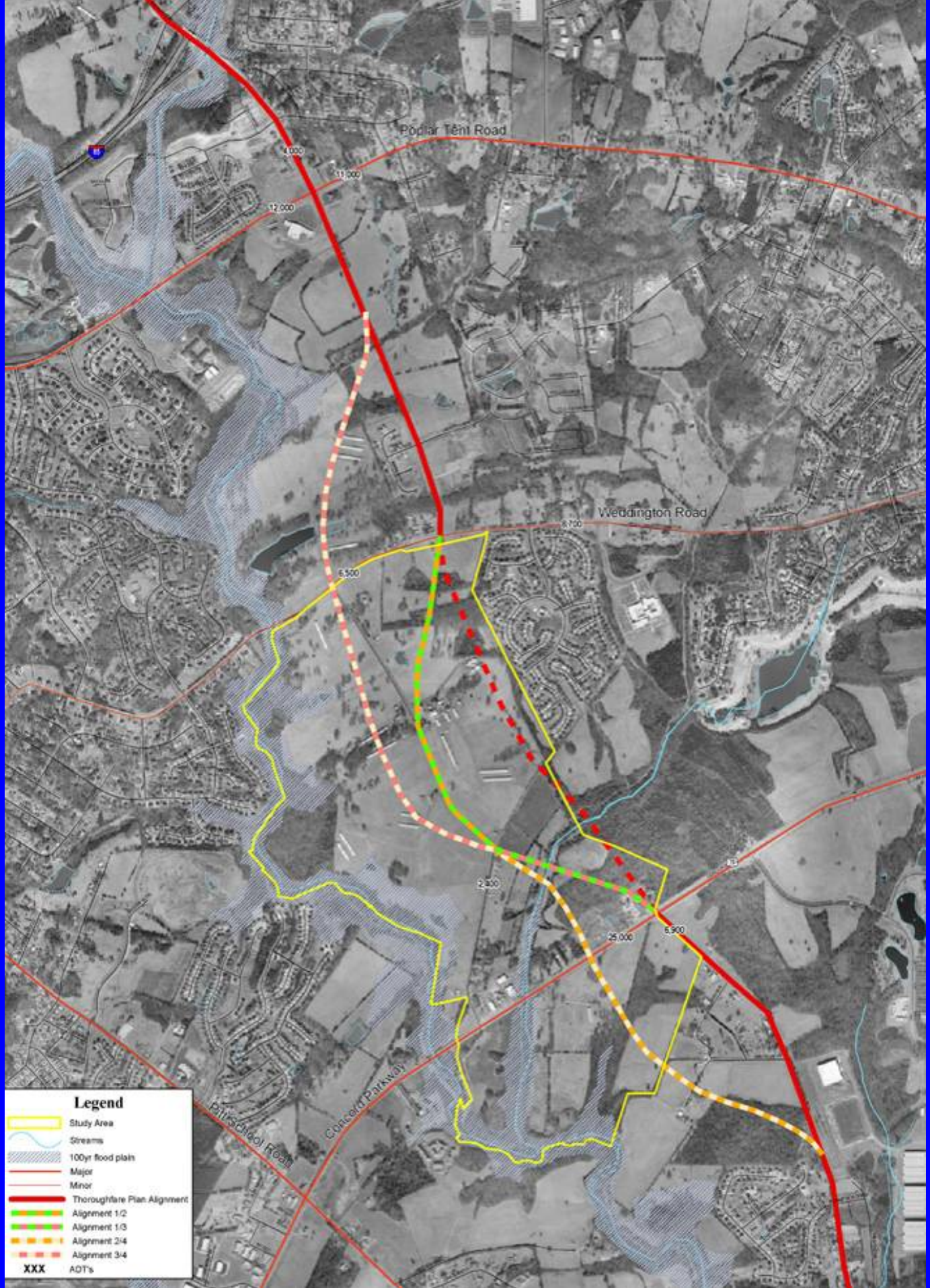
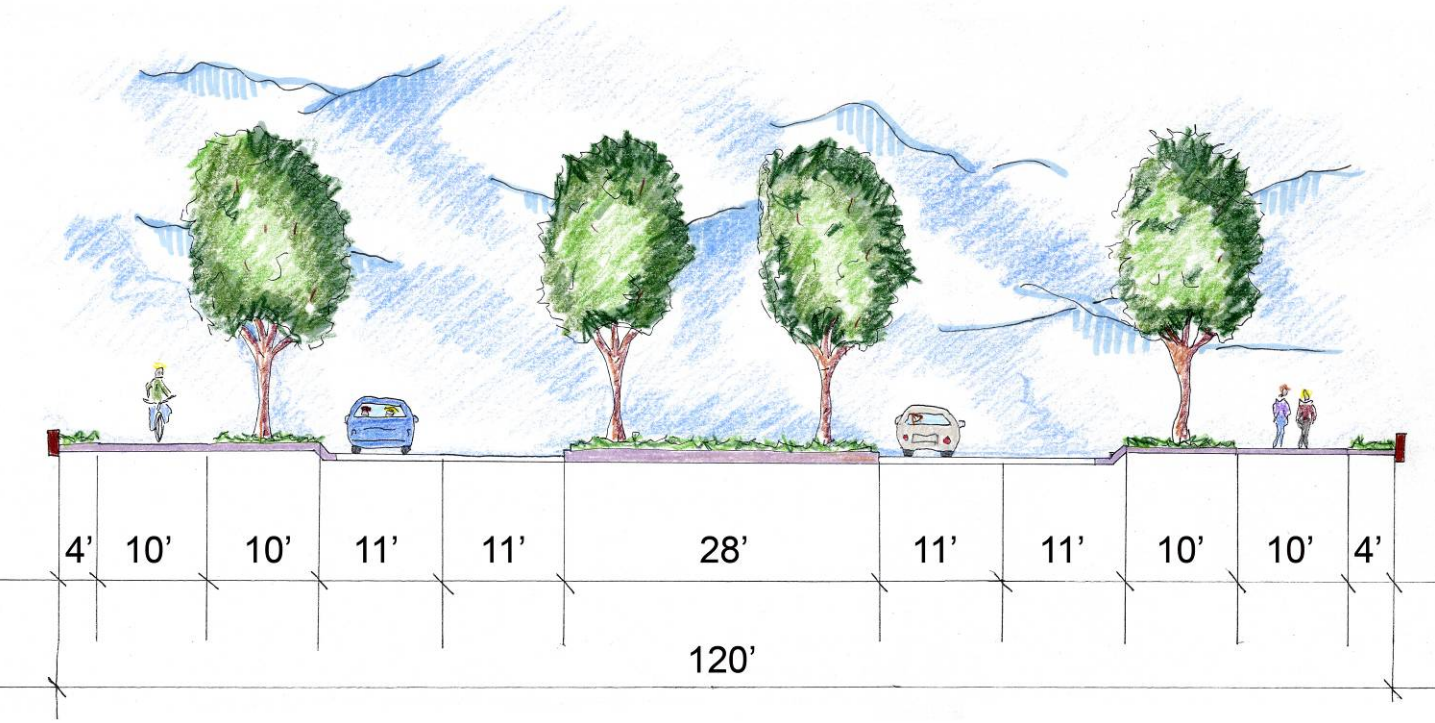

Poplar Tent Road
Weddington Road
Pitt School Road
Concord Parkway
4,000
11,000
12,000
6,700
6,500
2,800
25,000
6,900
Legend
Study Area
Streams
100yr flood plain
Major
Minor
Thoroughfare Plan Alignment
Alignment 1/2
Alignment 1/3
Alignment 2/4
Alignment 3/4
XXX
ADT's

Westside Bypass



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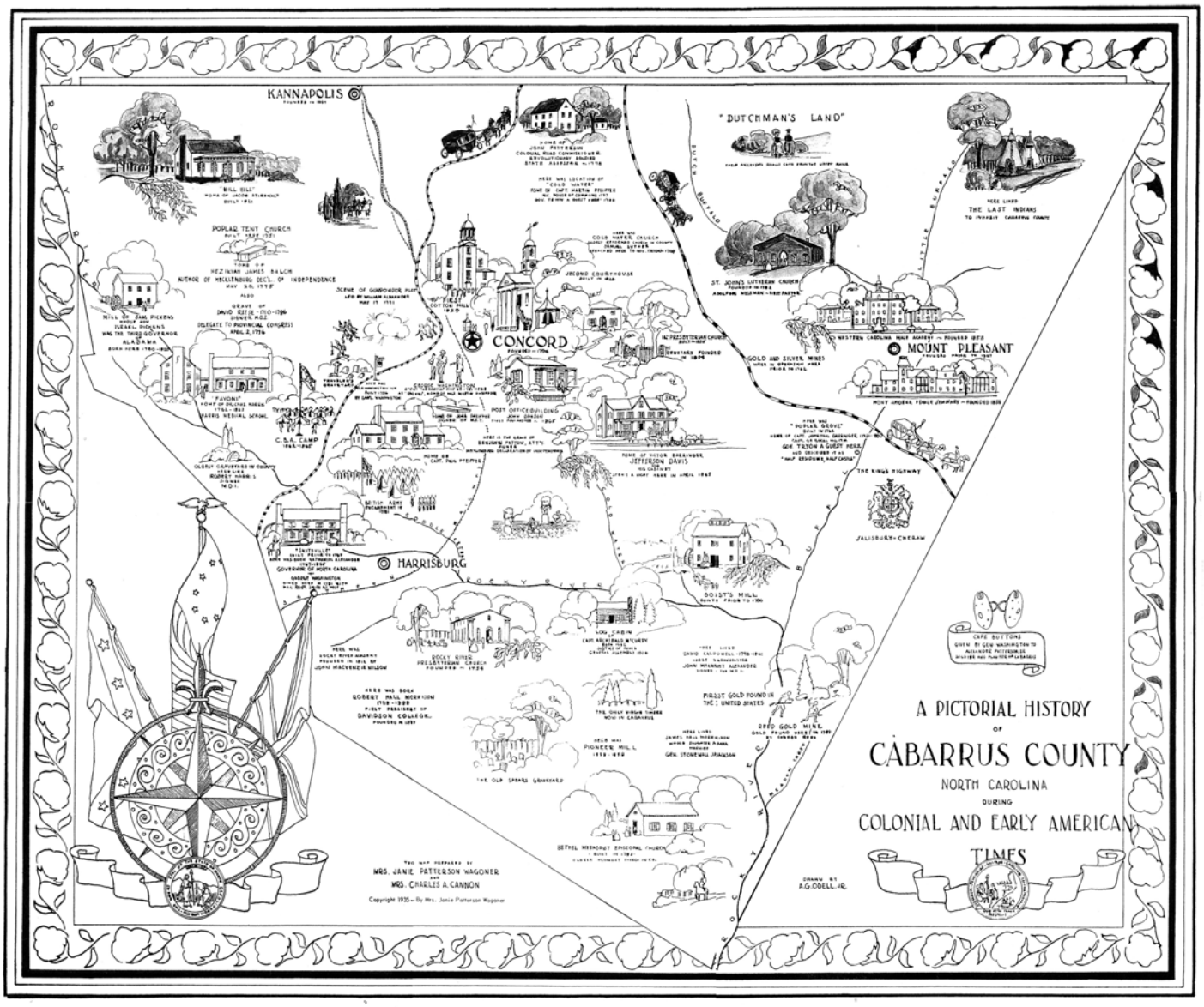
The Old Stage Route



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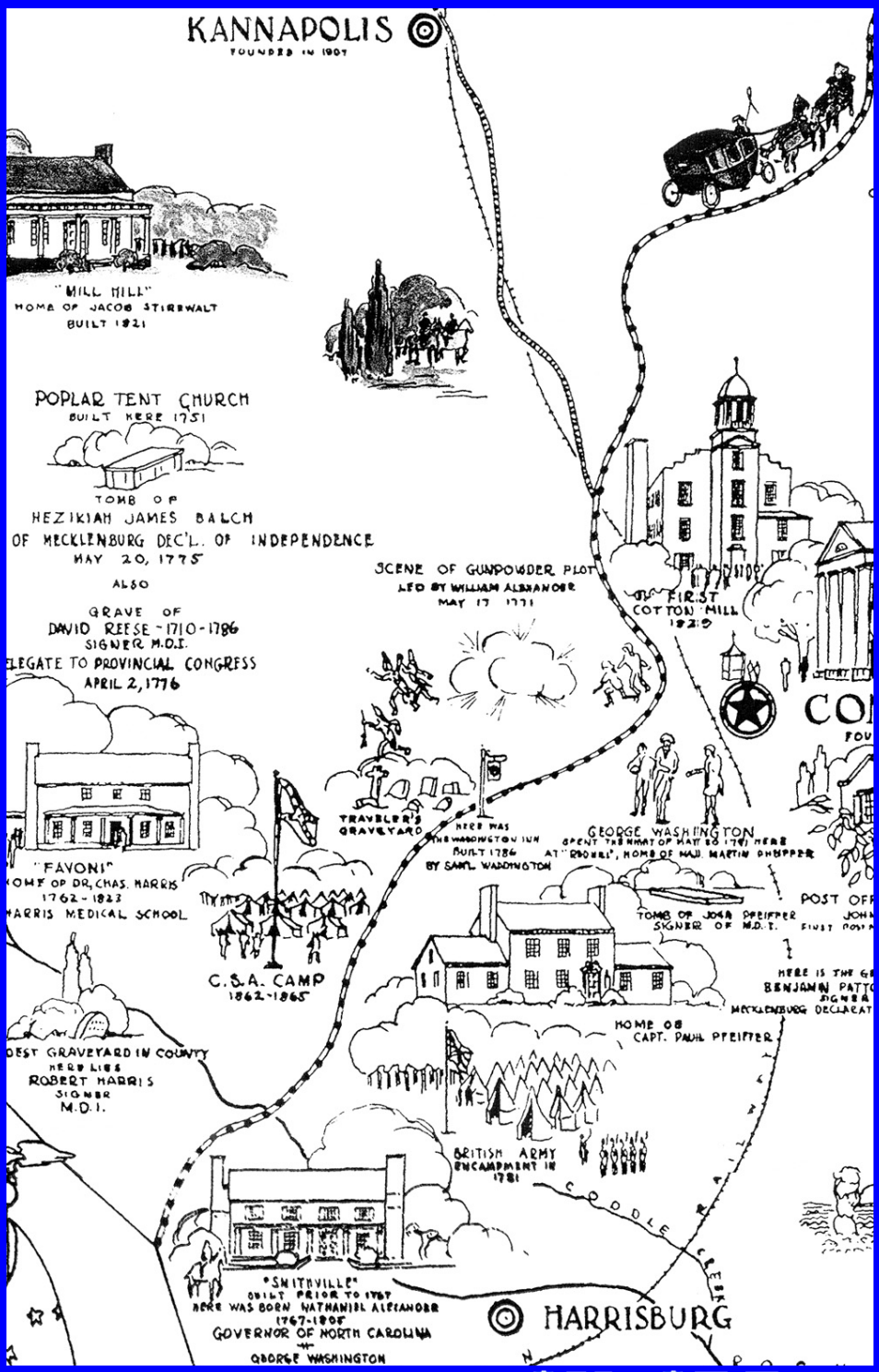

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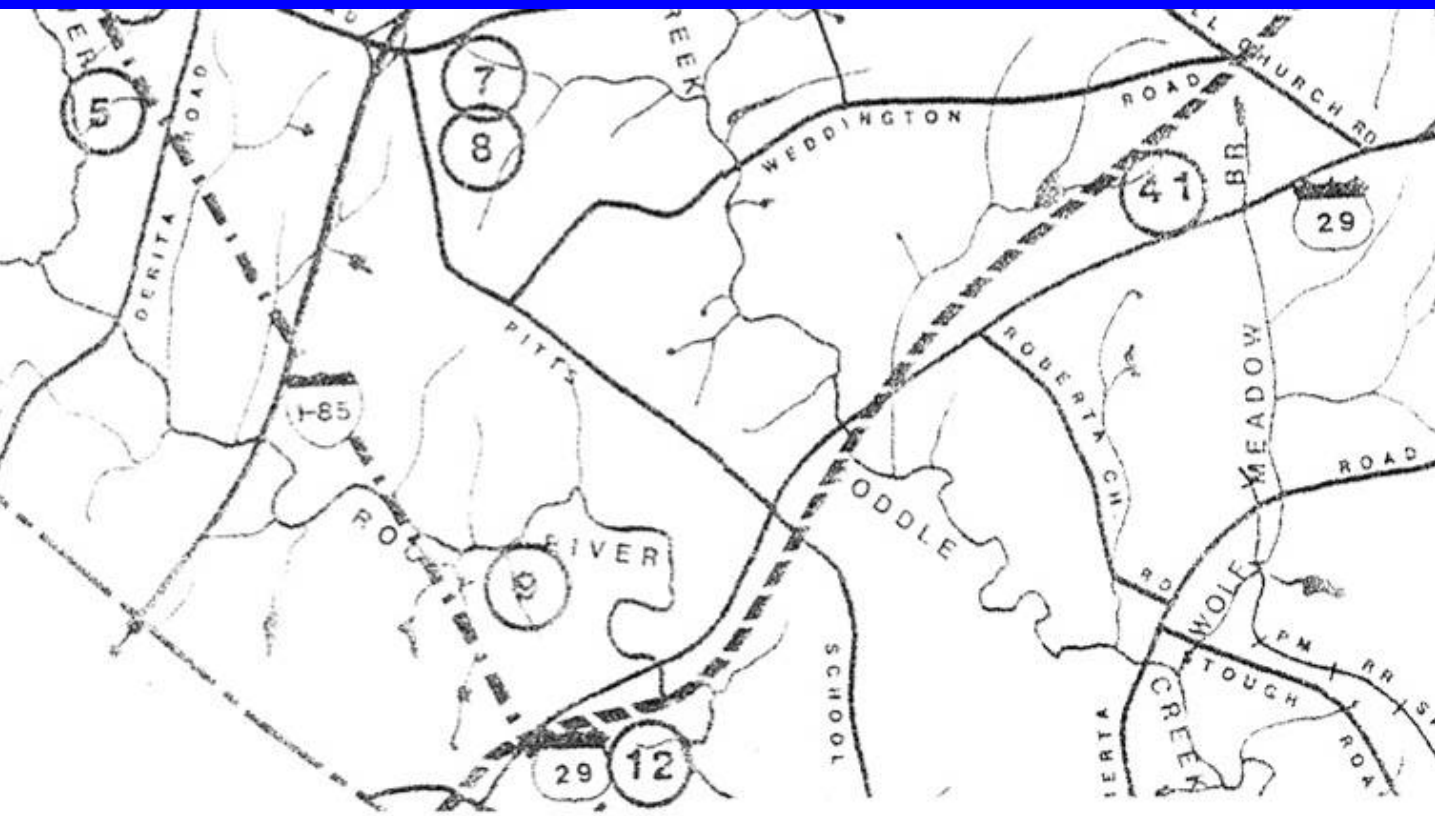

OLD STAGE ROUTE
TRAVELLED BY PRESIDENT GEORGE WASHINGTON.

OLD STAGE ROUTE
TRAVELLED BY GOVERNOR TRYON, 1768

ROUTE OF COL. BRYAN
AND HIS 800 TORIES

ROUTE OF HUGH McADEN, 1755

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Preliminary Findings...

- Hwy 29 Commercial Corridor - mix of uses;
- Rapidly growing residential - mostly single family
- Transportation issues - new road extension
- Transitional areas - gap in recreational/open space
- Physical constraints:
  - High tension lines
  - Floodplain/watercourses
  - Roadway bifurcation

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Initial Recommendations

- Create expanded opportunities for housing;
- Transition residential from high to low density; - renter & owner mix
- Create opportunities for expanded business;
- Flex/Office/Warehouse - corporate campus;
- Limited Neighborhood Retail at crossroads;
- Knit uses together - retail & motorsports?;
- Integrate Open Space/Recreation

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Recommendations

- Retail - convenience oriented to service local residents 75,000 - 150,000 s.f.
- Office - medical & professional in a mixed-use campus 200,000 - 300,000 s.f.
- Business/Service - flexible based on industry clusters & (non-retail) service 200,000 - 300,000 s.f.
- Phasing over 10 year period...

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Recommendations

- Residential - mix of product type & price range... phasing over 10 year period...
  - Ownership
    - townhomes two-story $200-500k
    - townhomes one-story $175-300k
    - midrise condominium $175-300k
    - single family - patio/courtyard/traditional $250-400k
  - Rental
    - assisted living/retirement
    - luxury apartments-mixed income

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The Conceptual Plan

Concord Parkway

- Preserve/Extend the frontage as a linear park (100 ft min)
- Incorporate a 10 ft multi-use path

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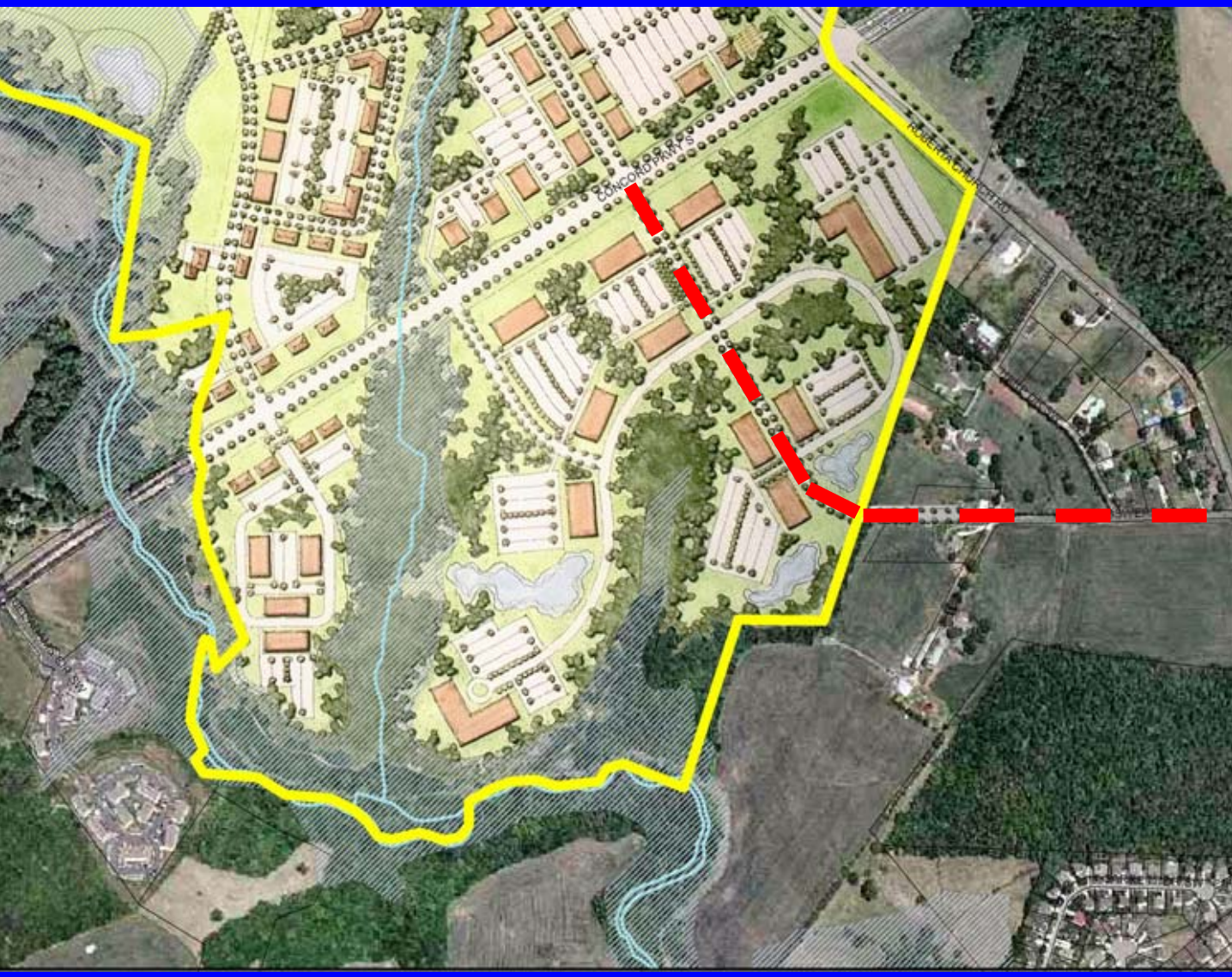
Southside Employment Area



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Southside Development Totals

- Office/Flex - 476,500 sf
- Small Office/Retail – 28,800 sf

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Concord Parkway Neighborhood Center

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Bypass Interchange Option

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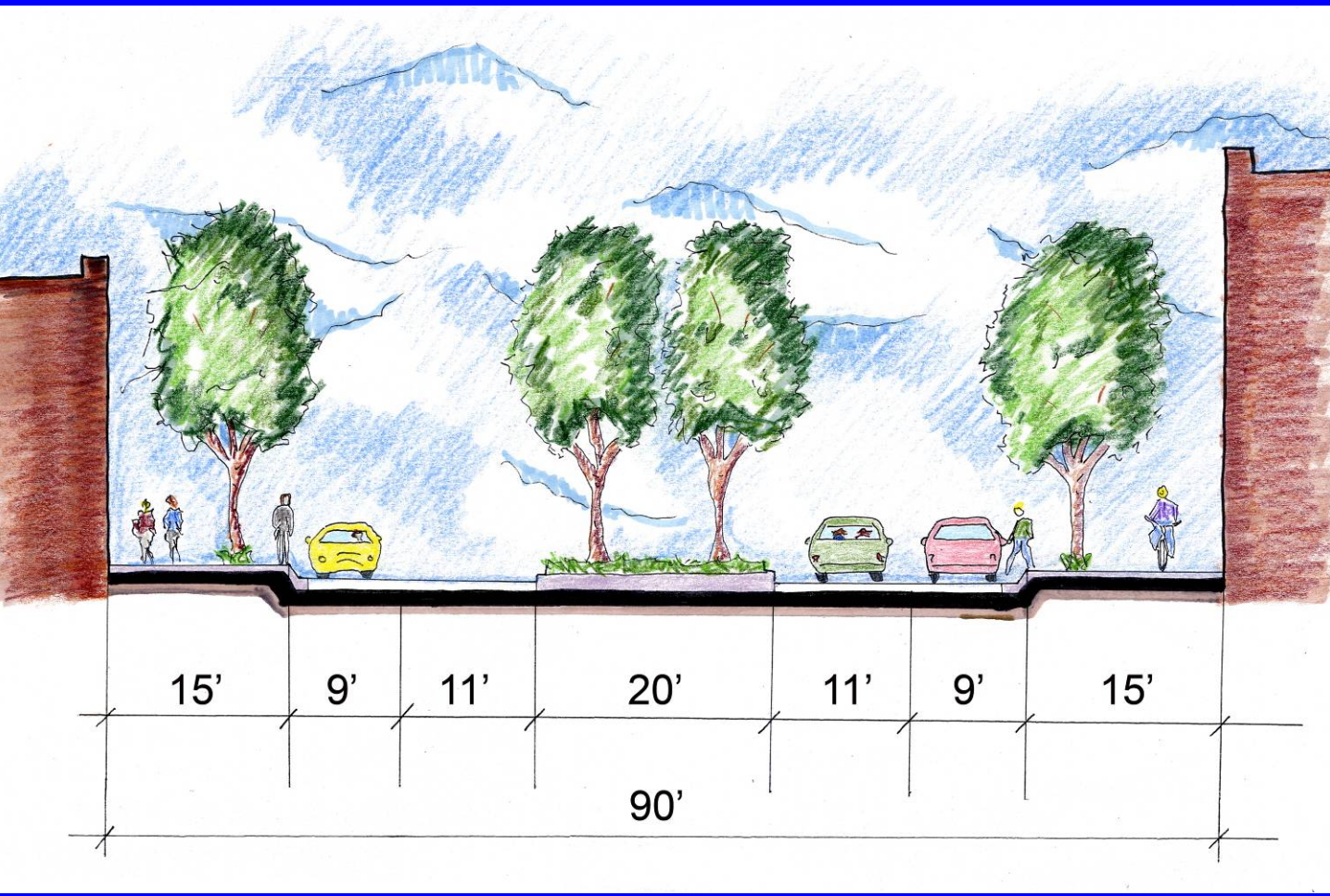
The Boulevard/ Main Street



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The Main Street

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Concord Parkway Neighborhood Center

- Retail – 124,000 sf
- Mixed-Use – 150,800 sf

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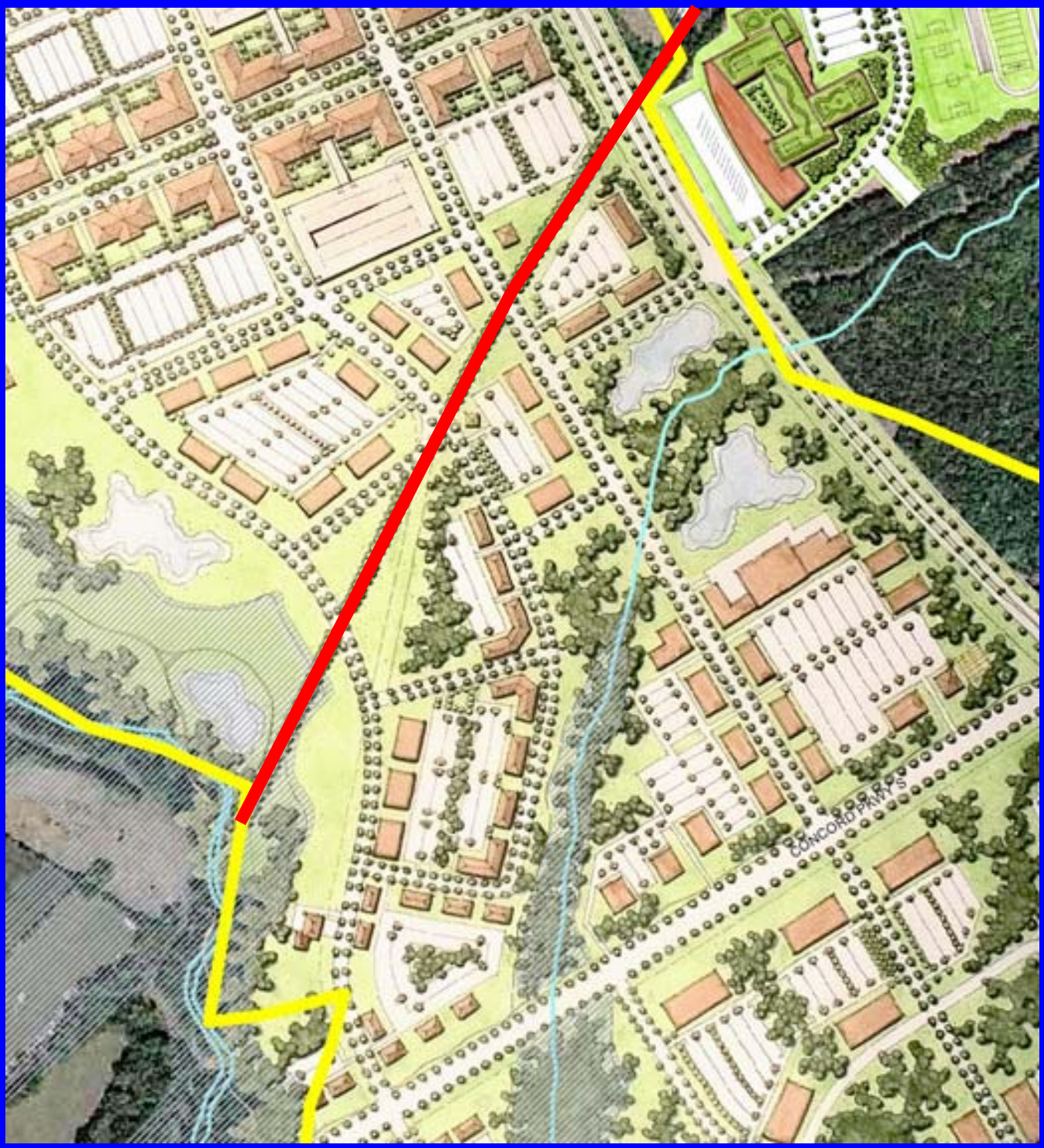
The Carriage Route



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Carriage Route Development Totals

- Urban Residential – 350 units
- Small Office/Retail – 112,200 sf
- Office – 223,200 sf
- Civic/Institutional - 14,200 sf

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The Mixed-Use Campus

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The Employment Center

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Campus Development Totals

- Mixed-Use – 1,483,800 sf
- Civic/Institutional – 194,600 sf

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Conceptual School Site

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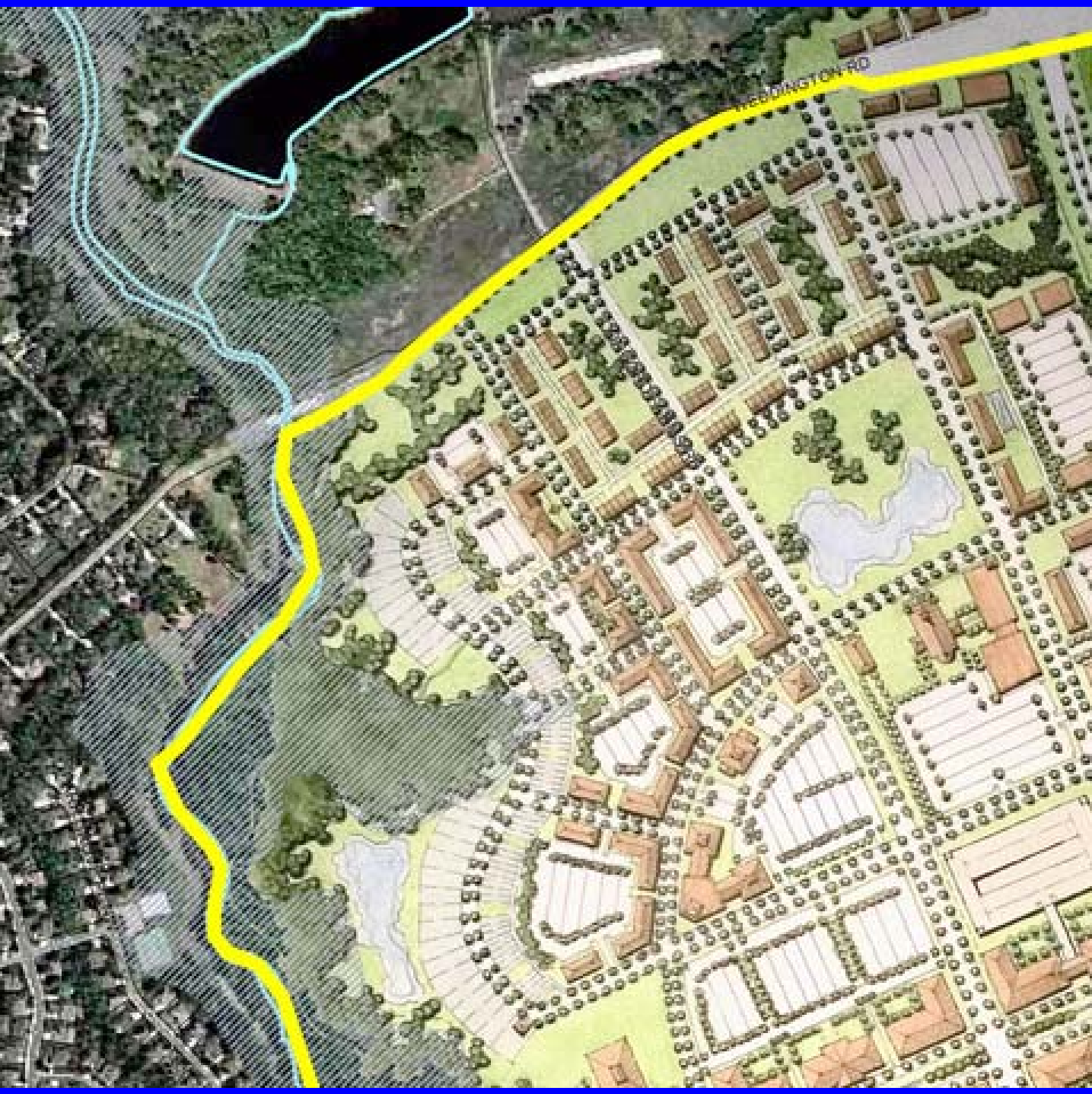
The Neighborhood



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The Neighborhood Development Totals

- Residential Lots – 90 units
- Urban Residential – 839 units
- Office – 187,600 sf

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Weddington Neighborhood Center

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Weddington Area Development Totals

- Civic/Institutional – 100,600 sf
- Urban Residential – 201 units
- Office – 147,200 sf
- Small Office/Retail – 86,400 sf
- Retail – 66,400 sf

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Development Totals

- Residential Lots – 90 units
- Urban Residential – 1,390 units
- Retail – 190,400 sf
- Small Office – 227,400 sf
- Flex Space – 476,500 sf
- Office (Class A)– 558,000 sf
- Mixed Use – 1,634,600 sf
- Civic/Institutional – 309,400 sf

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Next Steps

- Implementation Strategies
- Zoning Amendments
- Design Guidelines

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