Themes For Livability through Smart Growth policies and Form-Based Coding

03 February, 2011

Kris Krider
Economic Development Manager, Town of Davidson, NC

Themes for - Livability
Davidson, NC

Themes for – Livability

Town of Davidson, NC

2010 est. population: 10,300

2004 EPA Smart Growth Award in Overall Excellence
Themes for Livability

Davidson, NC
### Challenge: Explosive Population Growth

<table>
<thead>
<tr>
<th>Location</th>
<th>1990</th>
<th>2000 (Actual)</th>
<th>2010</th>
<th>2030</th>
<th>% Change 2010-2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charlotte N. of I-85</td>
<td>66,792</td>
<td>108,892</td>
<td>139,827</td>
<td>28%</td>
<td></td>
</tr>
<tr>
<td>Cornelius</td>
<td>2,581</td>
<td>14,103</td>
<td>24,985</td>
<td>41,755</td>
<td>67%</td>
</tr>
<tr>
<td>Davidson</td>
<td>4,046</td>
<td>8,011</td>
<td>12,137</td>
<td>20,666</td>
<td>70%</td>
</tr>
<tr>
<td>Huntersville</td>
<td>3,014</td>
<td>27,550</td>
<td>52,407</td>
<td>96,688</td>
<td>84%</td>
</tr>
<tr>
<td>Mooresville/S. Iredell</td>
<td>9,317</td>
<td>40,614</td>
<td>62,159</td>
<td>97,999</td>
<td>58%</td>
</tr>
<tr>
<td>N. Meck/S. Iredell TOTAL</td>
<td>157,070</td>
<td>260,580</td>
<td>396,935</td>
<td>66%</td>
<td></td>
</tr>
</tbody>
</table>
## Challenge: Aging in Place

By 2010, 30% of the population in North Mecklenburg County will be over 50 and 10% will be over 67.

Davidson’s senior population will be higher due to our progressive planning.

North Carolina is ranked 4th nationally in the increase of persons over age 65+

North Carolina is ranked 3rd nationally in persons sixty plus moving into the state.

Mecklenburg County can expect a growth in older adults. Based on 2000 Census 11.9% of the population will be older adults by 2025.

The 45-59 age group is one fourth of the workers in our county.
Challenge: Continued Reliance on the Passenger Vehicle which is Negatively Impacting Quality of Life and the Environment.

Themes for Livability

Davidson, NC
Challenge: Traditional Highway Design Standards

Before DOT engineering

Themes for - Livability

Davidson, NC
Challenge: Traditional Highway Design Standards

After DOT engineering

Themes for - Livability

Davidson, NC
Challenge: Traditional Street Design Standards

Need more balanced “complete” street design

Themes for - Livability

Davidson, NC
Challenge: Lack of Connectivity and Access
Challenge: Making our streets safe and welcoming

Edward MacLachlan.
Challenge: Re-integrating pedestrians
Challenge: Sprawl vs. Smart Growth

Themes for - Livability

Davidson, NC
Challenge: Creating Sustainable Communities

Sprawl

- ‘Single Use’ Development
- Lack of Connectivity
- Daily Reliance on the Big Road

Sustainable Growth

- Mixed-Use Development
- Compact/Walkable Development
- Network of Streets / options

Themes for - Livability

Davidson, NC
Challenge: Directing Growth

Things to Consider
• Infrastructure
• Intensity
• Proximity to Services
• Comprehensive Plan
• Regional Planning

Themes for – Livability

Davidson, NC
Challenge: Conventional Suburban Design

No trees or front porches and dominated by driveways and garages
How Does Davidson Do It?

Begin with Comprehensive Plan “Themes for Livability”

- Create Diverse Business and Job Opportunities
- Support Safe and Vibrant Spaces and Neighborhoods
- Promote Cultural, Socioeconomic and Age Diversity
- Encourage Committed Civic Involvement and Responsibility
- Provide Sustainable and Healthy Choices for Transportation, Food, and Energy Use
- Enable Faithful Stewardship of the Natural and Historic Resources
- Continue to Provide Effective and Efficient Public Services
- Maintain Quality Design and Sound Planning Principles
How Does Davidson Do It?

Begin with Comprehensive Plan
“Themes for Livability”

• Create Diverse Business and Job Opportunities
• Support Safe and Vibrant Spaces and Neighborhoods
• Promote Cultural, Socioeconomic and Age Diversity
• Encourage Committed Civic Involvement and Responsibility
• Provide Sustainable and Healthy Choices for Transportation, Food, and Energy Use
• Enable Faithful Stewardship of the Natural and Historic Resources
• Continue to Provide Effective and Efficient Public Services
• Maintain Quality Design and Sound Planning Principles

Themes for – Livability

Davidson, NC
How Does Davidson Do It?

Five Key Policy Steps for **Maintaining Quality Design and Sound Planning Principles**

1. **Target Growth:** limit subdivision in rural areas, require compact, higher density mixed use and affordable housing, encourage infill, preserve sense of place and open space.

2. Create **Walkable environments through Mobility Planning:** require connectivity, accommodate pedestrians and bicycles, offer transit.

3. Utilize **Form-Based Neighborhood Land Use Standards:** zero setbacks, front door at sidewalk, parking in the rear (or none at all), no drive-thrus, maintain town character

4. Require **Traditional Building Type Standards:** Storefront, attached residential, civic, workplace – all a minimum of 2 stories

5. Appoint a **Design Review Board (DRB):** **Architectural Design Standards** specify massing, composition, fenestration, signage and materials.

**Themes for – Livability**

Davidson, NC
Begin with a Targeted Growth Plan

Themes for – Livability

Davidson, NC
Require Compact Neighborhoods

Lake Davidson Park

Themes for - Livability

Davidson, NC
Preserve Historic Sense of Place

Themes for - Livability

Davidson, NC
Maintain Small Town Character

Themes for Livability

Davidson, NC
Themes for Livability

Who needs a teacher as a neighbor?

We all do.

Think you can’t afford to live in Davidson?
Think again.

Davidson is a wonderful place to call home, so let us show you how. Please call our affordable housing coordinator at the Town of Davidson, 704-892-7591.

www.ci.davidson.nc.us

Enriching Our Community • Affordable Housing

Davidson, NC
Preserve and Enhance Historic Character with Context Sensitive Infill

Themes for – Livability

Davidson, NC
Preserve Open Space Through Development
Preserve Open Space Through Development

Themes for Livability

Davidson, NC
Use Public funds to preserve Open Space
Mobility Principles and Tools

- Focus on Transportation Options and facilities: Transit, walking, bicycles
- Require Connectivity
- Design and implement Complete Streets for all users
- Use Traffic Calming to slow traffic speeds
- Engage in comprehensive Pedestrian Planning
- Promote Safe Routes to School - crossings and intersections
- Design and install Helpful Signage and wayfinding

Themes for – Livability

Davidson, NC
Themes for – Livability

Davidson, NC
Transportation Options: Commuter Bus

Themes for – Livability

Davidson, NC
Transportation Options: Village Rider

Town of Davidson Village Rider VR97

- Bus Stops
- Bus Route
- Parkland
- Major Roads

Points of Interest:
1. Homewood Suites
2. Gas Station
3. Davidson Commons
4. Grocery Store
5. Roosevelt Wilson Park
6. Ada Jenkins Center
7. Armour Street Theatre
8. Cotton Mill
9. Sadler Square
10. Village Inn
11. Post Office
12. Davidson College
13. Pharmacy
14. South Main Square

Created January 2010 by Erica Palmquist
Multi-modal Transportation Options

Themes for – Livability

Davidson, NC
Themes for Livability

Require Connectivity

Other Community: No Connectivity

Davidson: Connectivity

Davidson, NC
Require Connectivity

Themes for – Livability

Davidson, NC
Establish in-town Connectivity Plan before infill development
Residential Sidewalk Zones

Themes for – Livability

Davidson, NC
Commercial Sidewalk Zones

Themes for - Livability

Davidson, NC
Use Traffic Calming

Narrowing the Street
- Stripe Lanes
- Parking
- Rebuild Street
- Bulbous Midblock
- Bulbous Intersection

Deflecting the Vehicle Path
- Chicane
- Modified Intersection
- Knockdown
- Roundabout
- Traffic Circle

Sharing the Pavement
- Centered Mid-Block Yield Point
- Offset Yield Point
- Intersection Yield Point
- On-Street Parking One Side
- On-Street Parking Both Sides
Traffic Calming Decision Making Process

Step 1:
Identify Traffic Calming Areas of Concern
Town Planners, Police/Fire, Public Works, Citizens

Step 2:
Gather Quantifiable Data in Areas of Concern
Town Planners, Police/Fire, Traffic Engineer

Step 3:
Determine Traffic Calming Priorities
Town Planners

Themes for – Livability
Davidson, NC
Creative Solutions

Themes for - Livability

Davidson, NC
Promote Safe Routes to School

Themes for – Livability

Davidson, NC
Crossings and Intersections

Themes for – Livability

Davidson, NC
Install pedestrian scale wayfinding signage

Themes for – Livability

Davidson, NC
Planning Ordinance

- Encourage infill to increase density and support downtown
- Emphasize historically compatible design
- Orient building to street with zero setback
- Place front entrance at sidewalk (not from rear parking lot!)
- Require minimum 65% storefront glass
- No Drive thru windows
- Min. 2 active stories

Themes for – Livability

Davidson, NC
Located in downtown Davidson, the Planning Ordinance required that the new CVS building have two functional stories with the primary entrance on Main Street.

As per the ordinance, this gas station will have pumps in the rear and a second story mezzanine for convenience store customers.
Building Types

- Attached/Detached House
- Civic

Themes for - Livability

Davidson, NC
Building Types

- Workplace
- Main Street Storefront

Themes for - Livability

Davidson, NC
Commercial Infill

Themes for - Livability

Davidson, NC
TOWN OF DAVIDSON

Stowe’s & Mooney’s Corner

Themes for Livability

Davidson, NC
Mixed Use Parking Deck

Themes for Livability

Davidson, NC
**Themes for - Livability**

**TOWN OF DAVIDSON**

**Residential Infill**

1. **South Main Square**
   - What: A seven-acre complex of seven existing office/retail buildings that will be updated, with more offices and condos on the way, developed by Urban Organic LLC. Tenants include several existing art groups. Will include public art along South Main Street.
   - Residential condos: 900 to 2,200 square feet, start at $152,900; office condos, 1,200 to 2,500 square feet, start at $210,000.
   - Investment: $15 million to $20 million.
   - When: Renovation and new construction to finish in the next one to two years.

2. **Walnut Grove**
   - What: 20 townhomes and two single-family homes built by JD North Construction. Townhomes range from $379,000 to $700,000, homes range from $700,000 to $900,000. Two "affordable" townhomes to cost around $140,000.
   - Investment: $3 million.
   - Where: Ready and utilities in by the end of December to mid-January.
   - Buildings to start in mid-January.
   - First homeowners moving in by June.

3. **Spring at Walnut**
   - What: Eight to nine single-family homes ranging in size from 2,000 square feet to 6,000 square feet, by John Marshall Custom Homes, Inc. Prices range from $450,000 to $750,000, with one "affordable" unit between $230,000 and $340,000.
   - Investment: $3.5 million to $4 million.
   - When: Ready and utilities likely to start in early spring with homes starting in early summer.

**Davidson, NC**
South Main Square
Themes for - Livability
Davidson, NC
Walnut Grove

Themes for - Livability

Davidson, NC
Themes for - Livability

Davidson, NC
Themes for – Livability

Davidson Bay

Davidson, NC
Design Review Process

• Public Design Charrette
  – 1-4 Days
• Technical Review
• Site Plan Approved by staff after Town Board review
• Design Review Board
  – Elevations, perspective, plan, materials
• Building Permit after staff confirms consistency

Themes for – Livability
Villages of South Main

Before Design Review

Themes for - Livability

Davidson, NC
Villages of South Main

After Design Review

Themes for - Livability

Davidson, NC
The Alternative to Smart Growth

Here's another one from our cross-country driving trip... I believe this is Oklahoma... no wait - Arkansas!.. or maybe Georgia... perhaps Virginia?.. Ohio?.. Actually, this might be from... before we left....

Themes for - Livability

Davidson, NC