

---

# 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

# Town of Davidson, NC

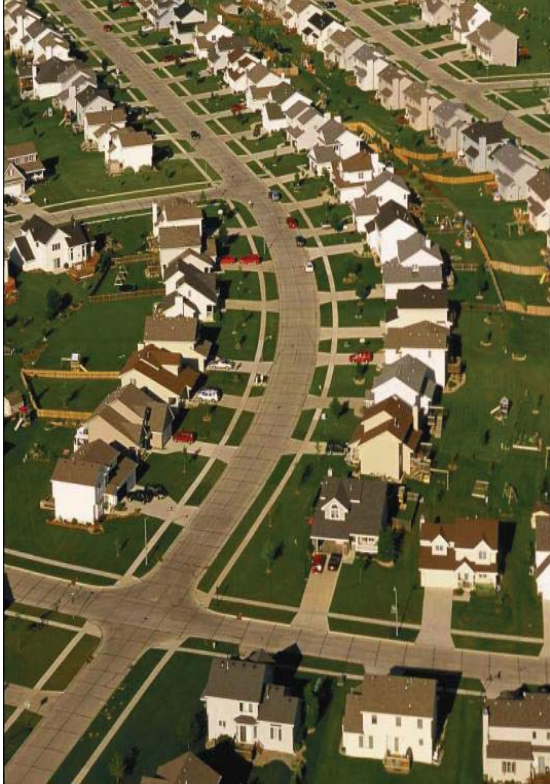
2010 est.  
population:  
**10,300**

2004 EPA  
Smart Growth  
Award in  
Overall  
Excellence



Themes for – Livability

Davidson, NC



**Challenges  
Policies  
Tools**

Themes for – Livability

Davidson, NC

## Challenge: Explosive Population Growth

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

## 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 4<sup>th</sup> nationally in the increase of persons over age 65+

North Carolina is ranked 3<sup>rd</sup> 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.

Themes for – Livability

Davidson, NC

**Challenge: Continued Reliance on the Passenger Vehicle which is Negatively Impacting Quality of Life and the Environment.**



© #256975 www.photostogo.com

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

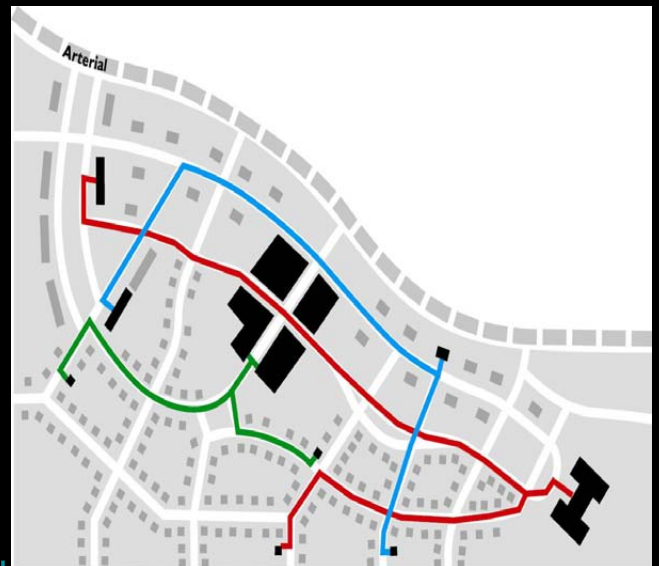
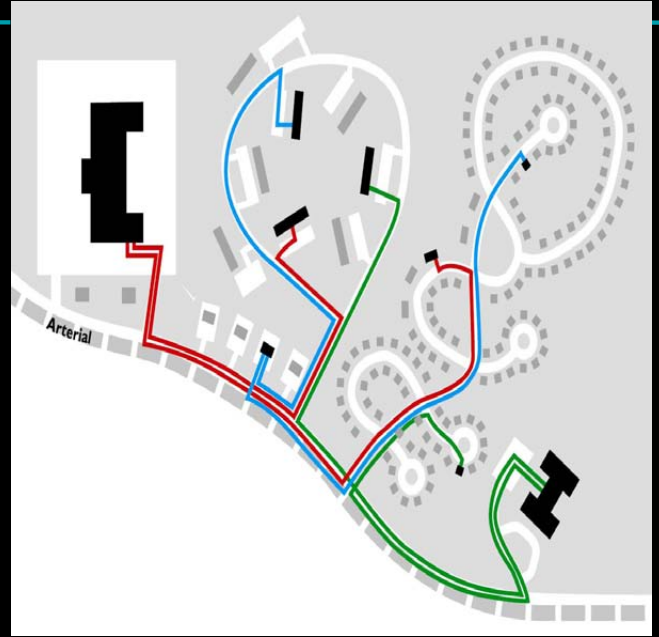
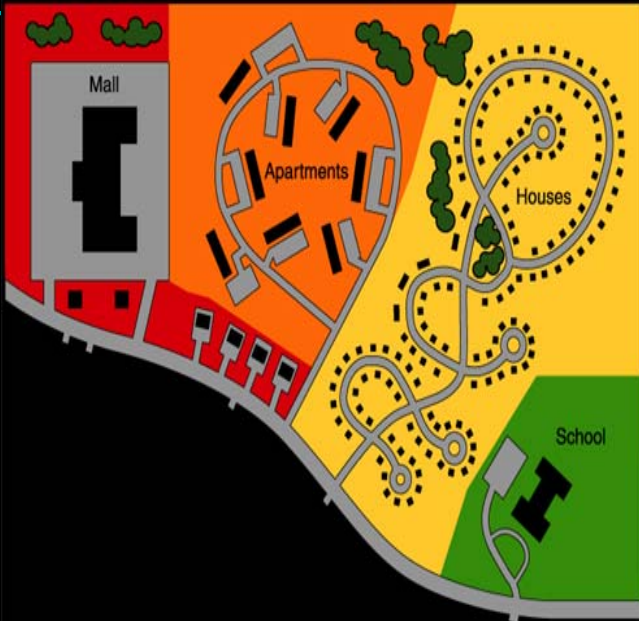


**Need more balanced “complete” street design**

Themes for – Livability

Davidson, NC

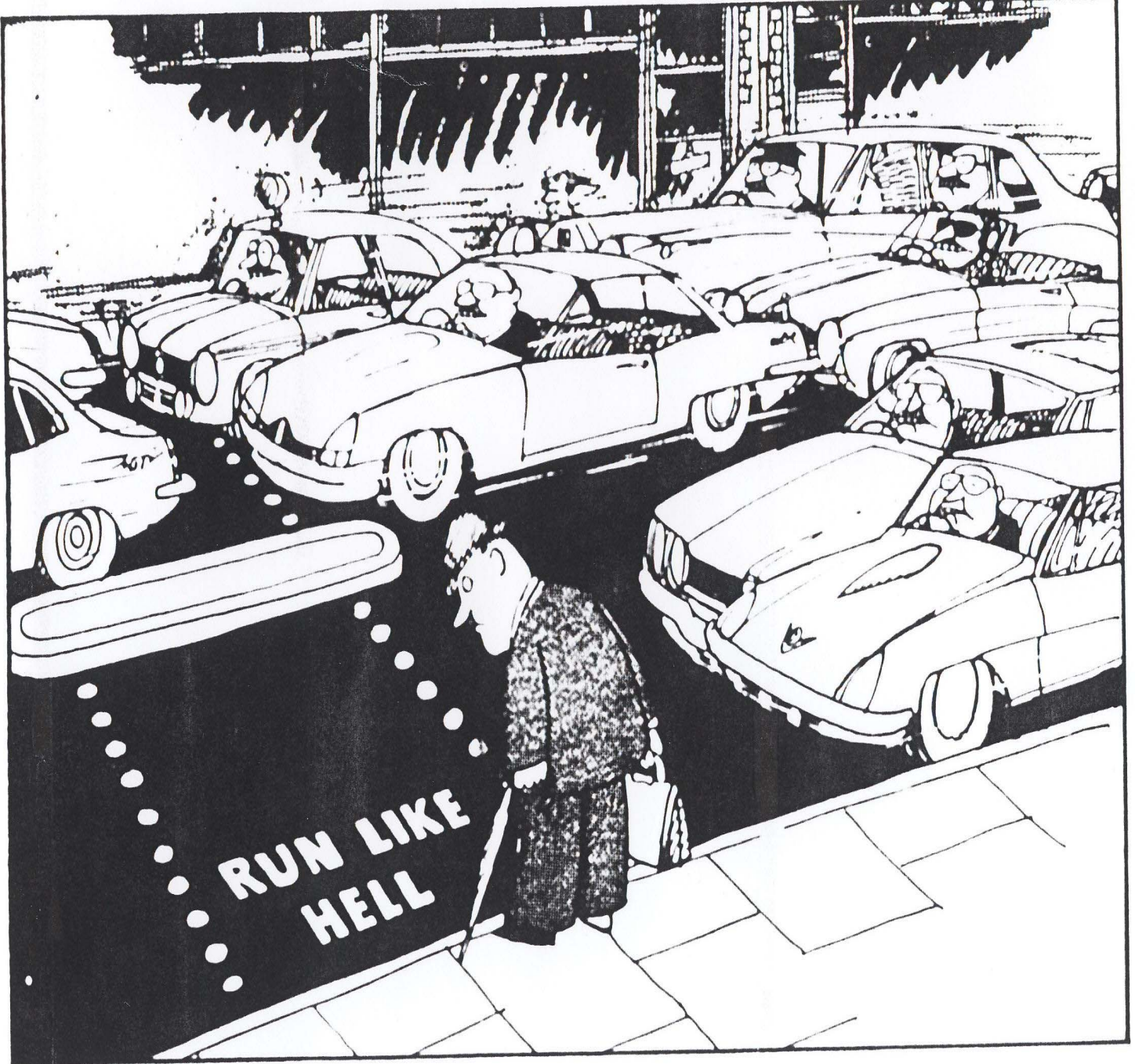
# Challenge: Lack of Connectivity and Access



Enemies for – Livability

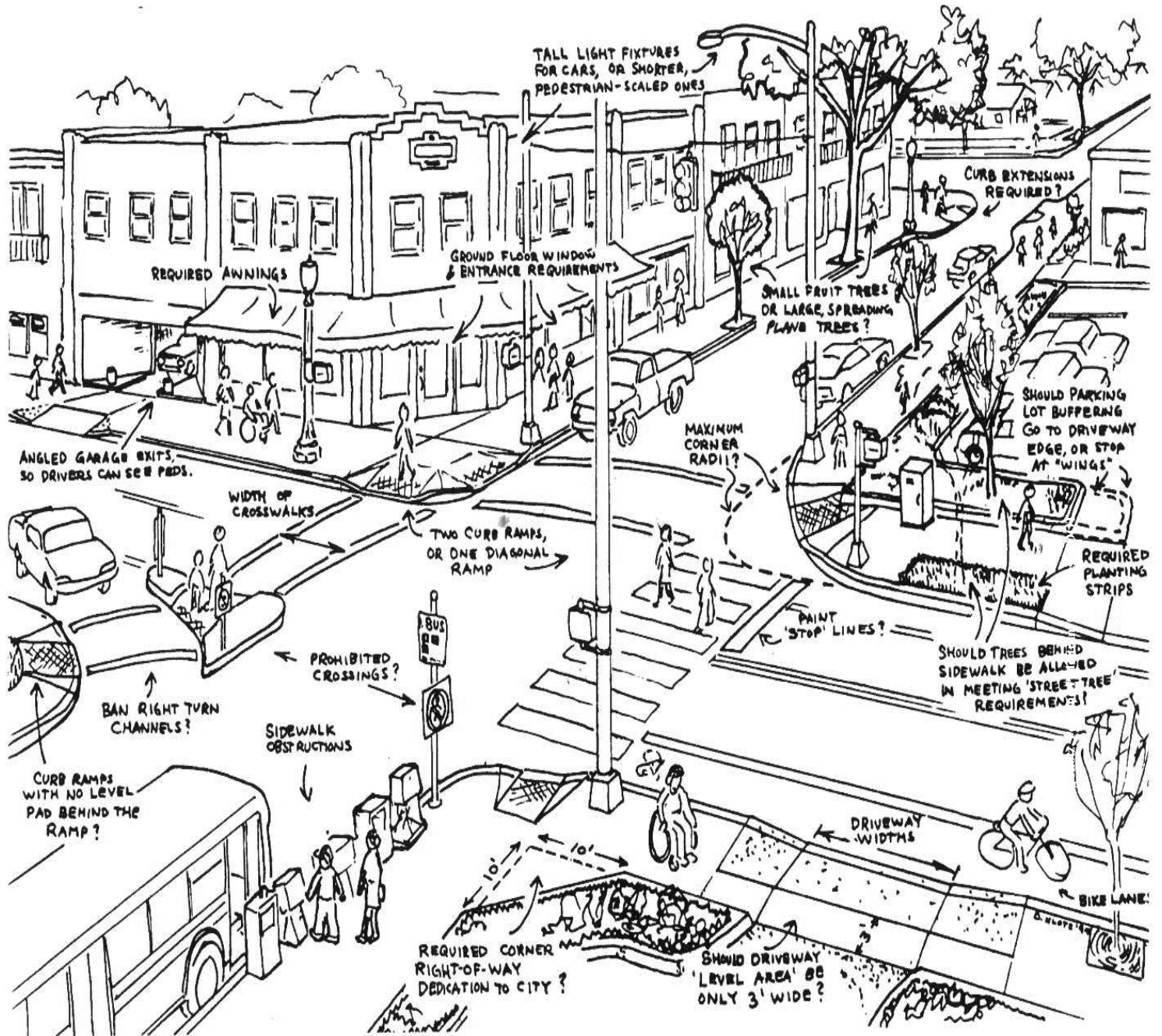
Davidson, NC

## Challenge: Making our streets safe and welcoming



Edward MacLachlan.

# Challenge: Re-integrating pedestrians



# Challenge: Sprawl vs. Smart Growth

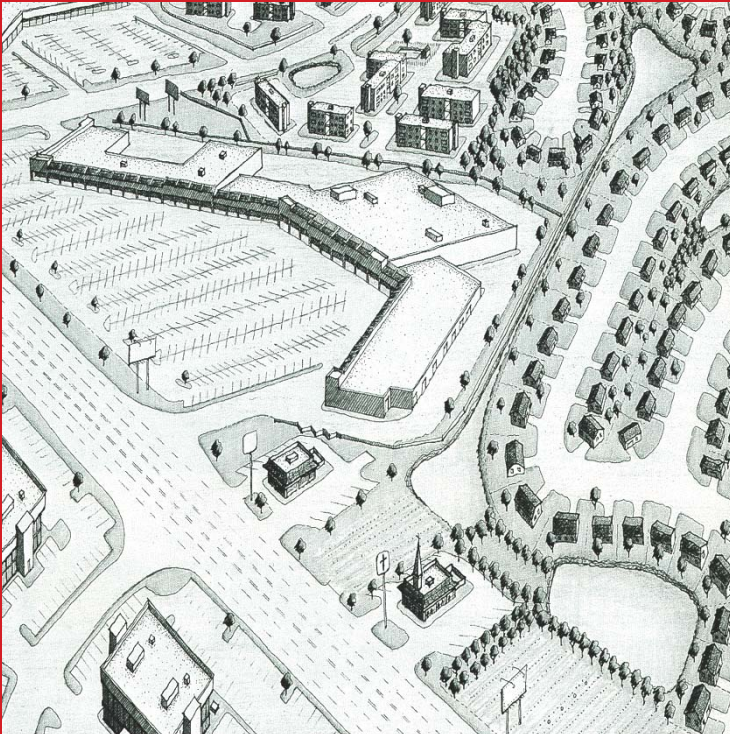


Themes for – Livability

Davidson, NC

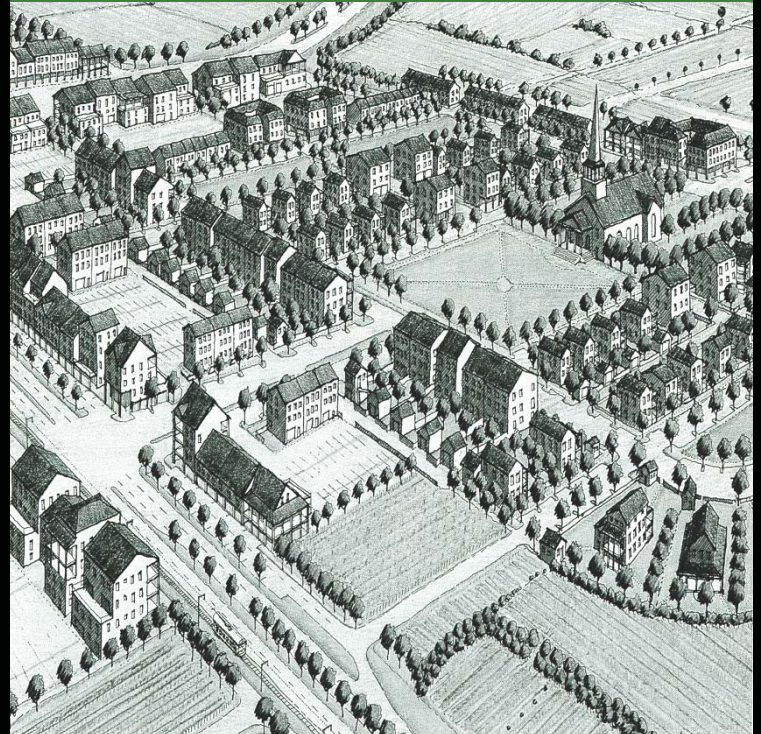
# Challenge: Creating Sustainable Communities

## 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

Images by Dover Kohl & Partners

Themes for – Livability

Davidson, NC

# Challenge: Directing Growth



Country

Rural

Town

Urban

Themes for – Livability

## Things to Consider

- Infrastructure
- Intensity
- Proximity to Services
- Comprehensive Plan
- Regional Planning

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

Themes for – Livability

---

Davidson, NC

# 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**

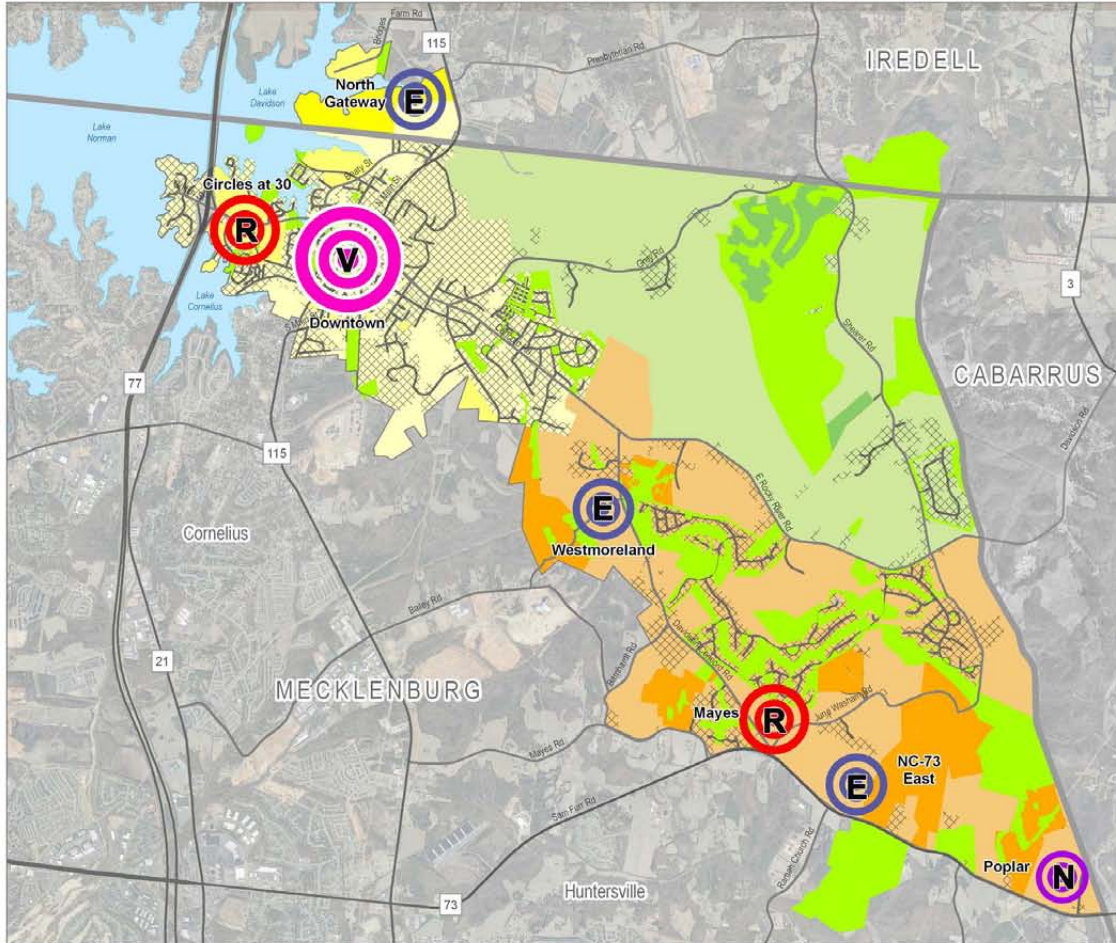
1. **Target Growth:** limit subdivision in rural areas, require compact, higher density mixed use and affordable housing, encourage infill, preserve sense of place and open space.
2. Create Walkable environments through **Mobility Planning:** require connectivity, accommodate pedestrians and bicycles, 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



## Davidson Targeted Growth Plan

Davidson Comprehensive Plan

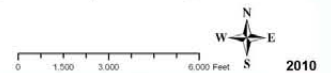
### Legend

- Village Center (Downtown)
- Regional Commercial Centers
- Employment Centers
- Neighborhood Service Centers
- Existing Road Network
- Protected Open Space
- Rural Approved Development
- Smart Suburban Approved Development
- Village Area Approved Development
- Existing Development
- Rural Area Reserve
- Smart Suburban Growth Reserve
- Village Area Growth Reserve

The Davidson Comprehensive Plan describes the vision for future development by the Targeted Growth Plan. The Targeted Growth Plan is based on criteria for development set by the Livability Themes and the plan's goals and recommendations.

Davidson's zoning jurisdiction is divided into three growth reserve areas: the Village Area, Smart Suburban, and the Rural Area. Within each growth reserve, primary and secondary targets for future development are identified, as well as areas for land conservation and farming.

The primary and secondary growth targets are described as one of four types: Village Center (Downtown Davidson, a large civic and mixed-use center), Regional Commercial Centers (highly visible and accessible mixed-use centers), Employment Centers (office, industrial, or service job centers), or Neighborhood Service Centers (small residential-support retail uses). Actual target locations and land uses may change based on current trends, but all will be designed as walkable, mixed-use settings.



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

# Require Affordable Housing

Who needs a teacher as a neighbor?



We all do.

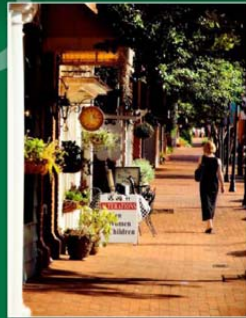
Think you can't afford to live in Davidson?  
Think again.

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](http://www.ci.davidson.nc.us)



Enriching Our Community • Affordable Housing

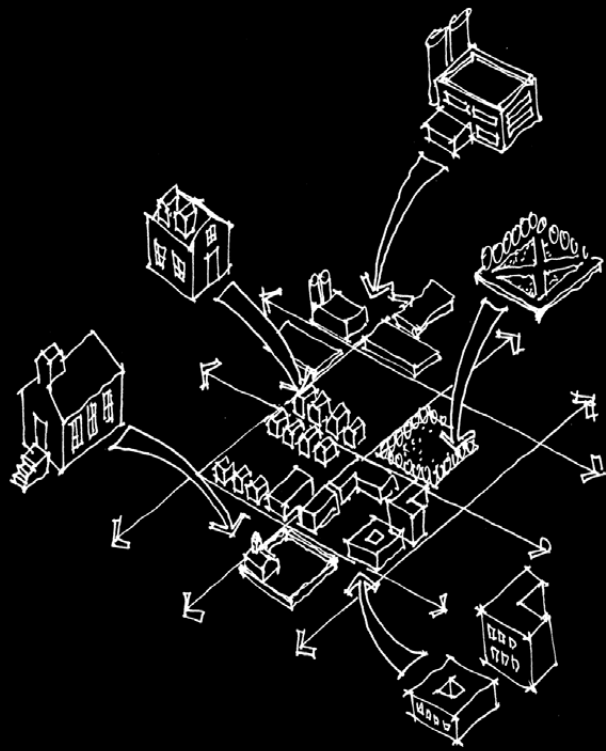


Themes for – Livability

Davidson, NC



# Preserve and Enhance Historic Character with Context Sensitive Infill



Themes for – Livability

Davidson, NC

# Preserve Open Space Through Development



Themes for – Livability

Davidson, NC

# Preserve Open Space Through Development



Themes for – Livability

Davidson, NC



# Mobility Principles and Tools

---

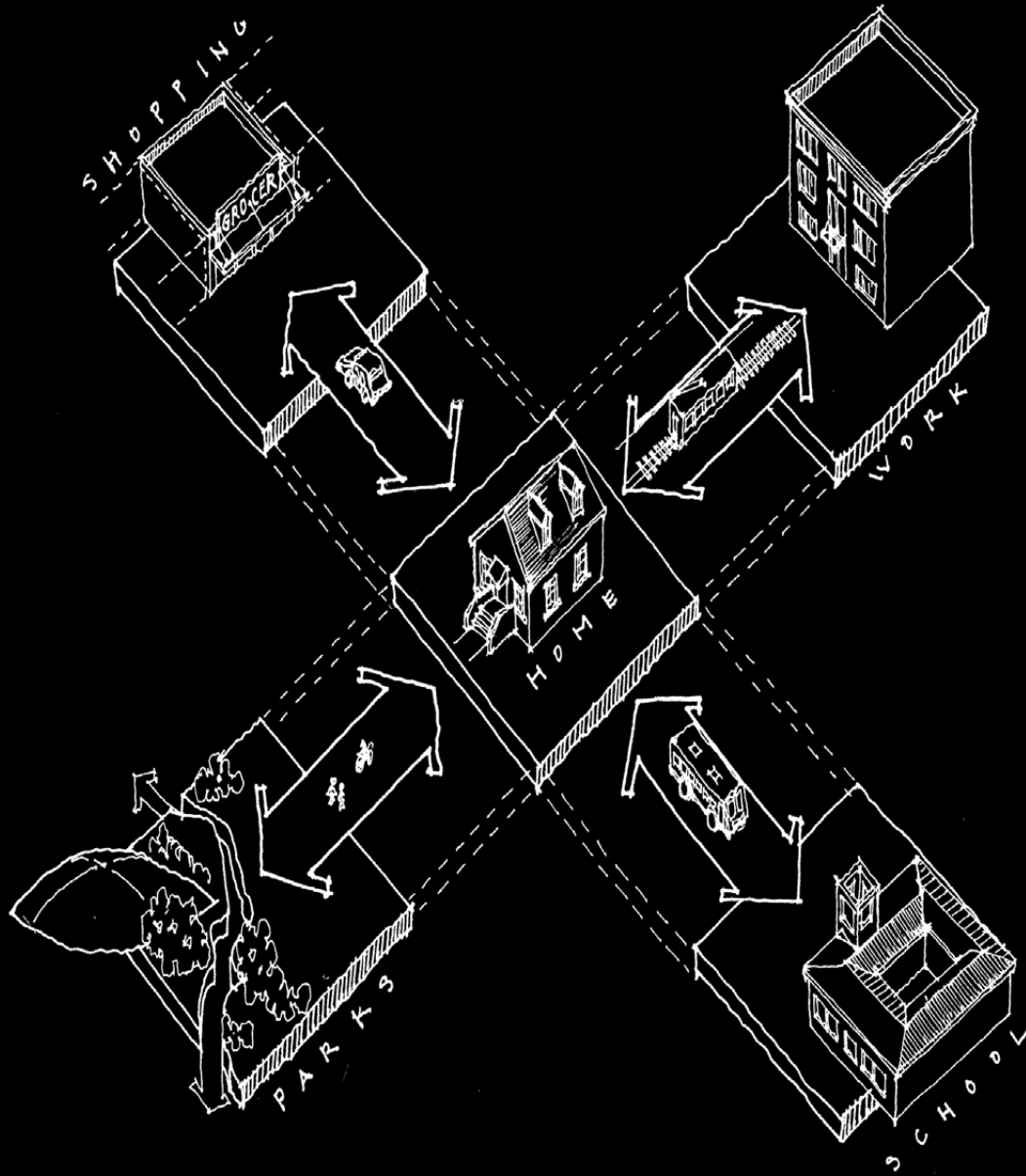
- Focus on **Transportation Options** and facilities: Transit, walking, bicycles
- Require **Connectivity**
- Design and implement **Complete Streets** for all users
- Use **Traffic Calming** to slow traffic speeds
- Engage in comprehensive **Pedestrian Planning**
- Promote **Safe Routes to School**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

Themes for – Livability

---

Davidson, NC

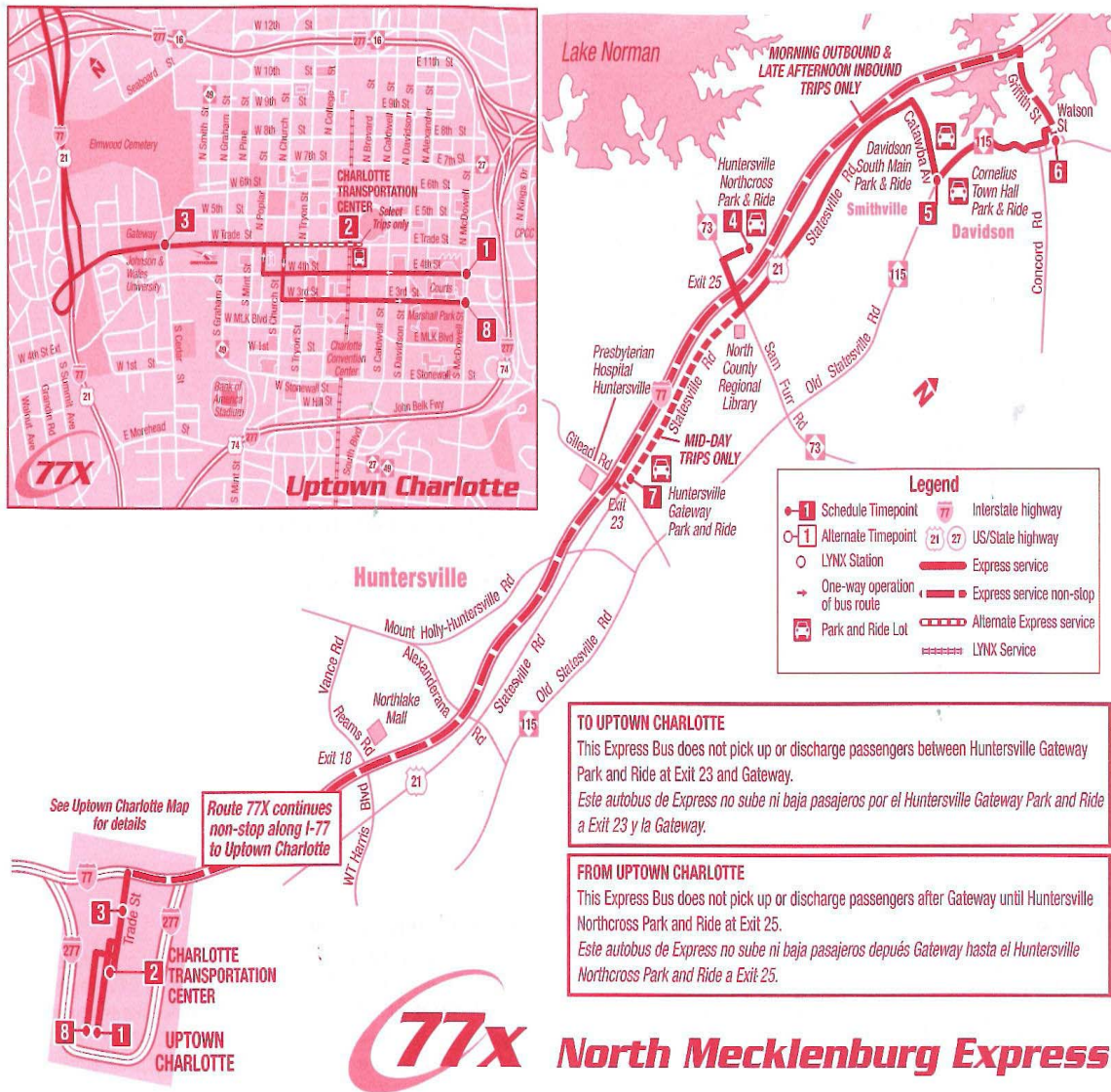
# Transportation Options



Themes for – Livability

Davidson, NC

# Transportation Options: Commuter Bus



Themes for – Livability

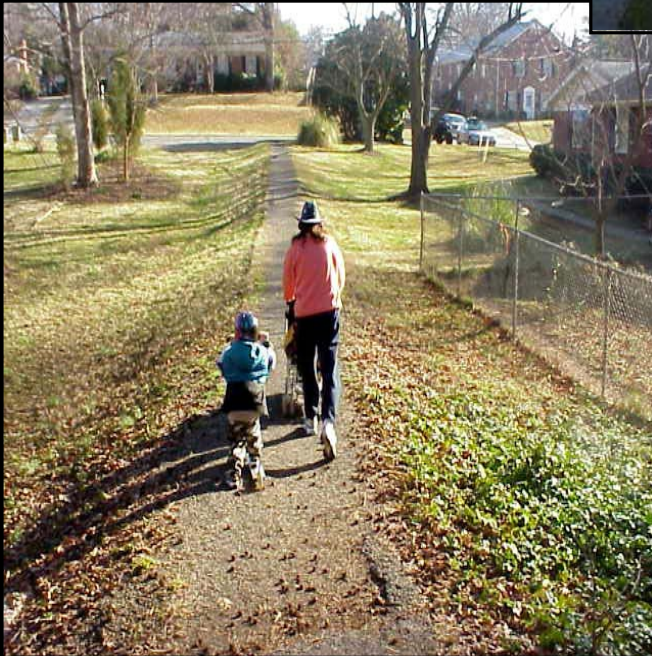
Davidson, NC

# Transportation Options: Village Rider





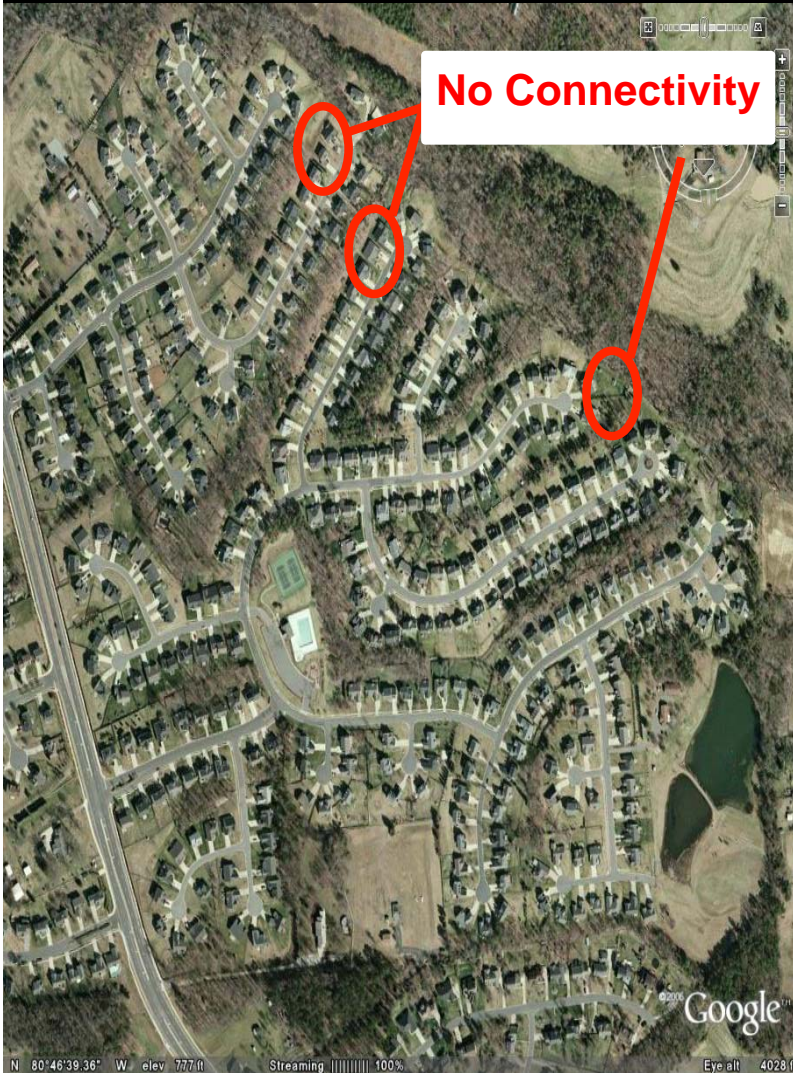
## Multi-modal Transportation Options



Themes for – Livability

Davidson, NC

# Require Connectivity



**Other Community**

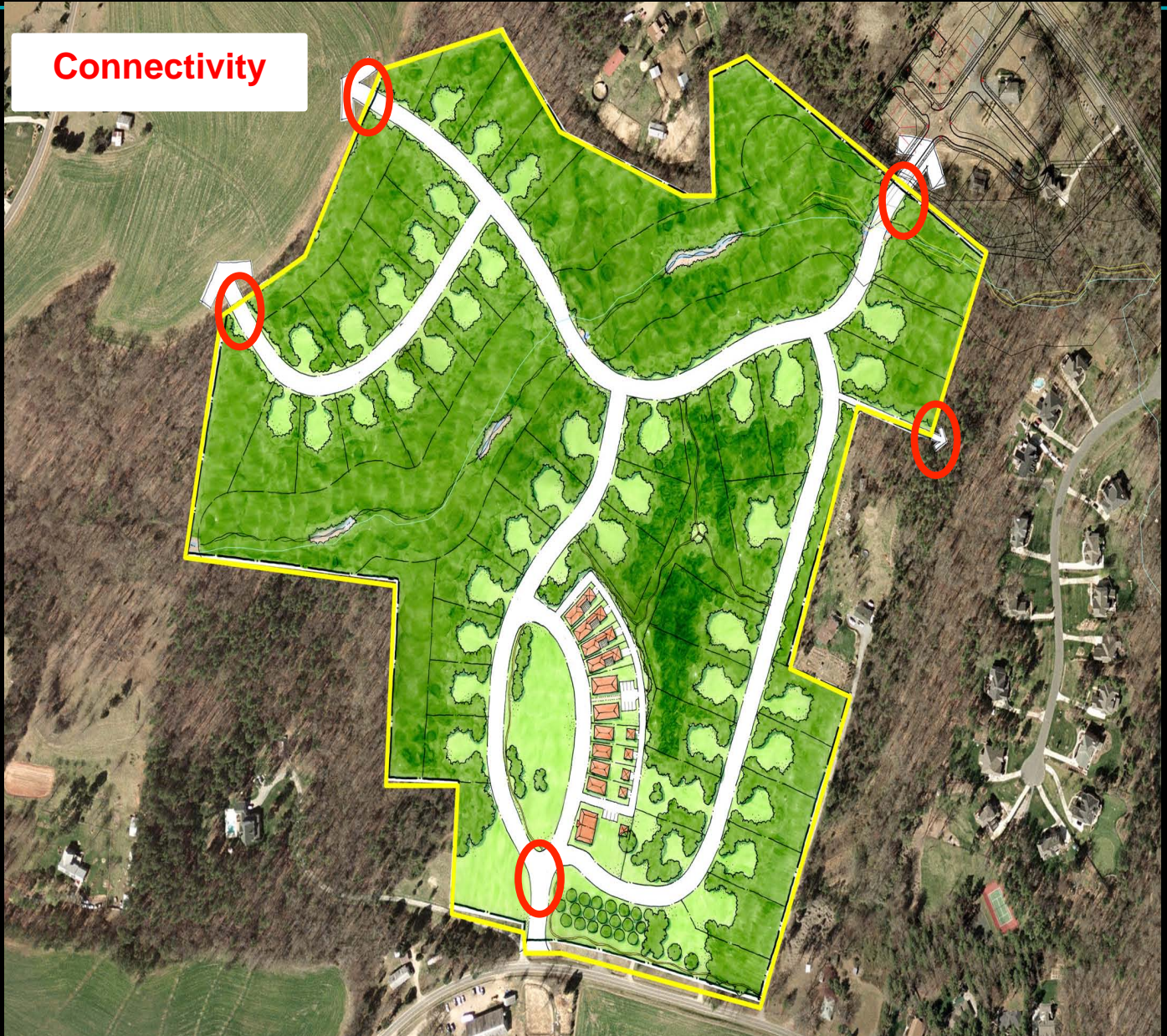


**Davidson**

Themes for – Livability

Davidson, NC

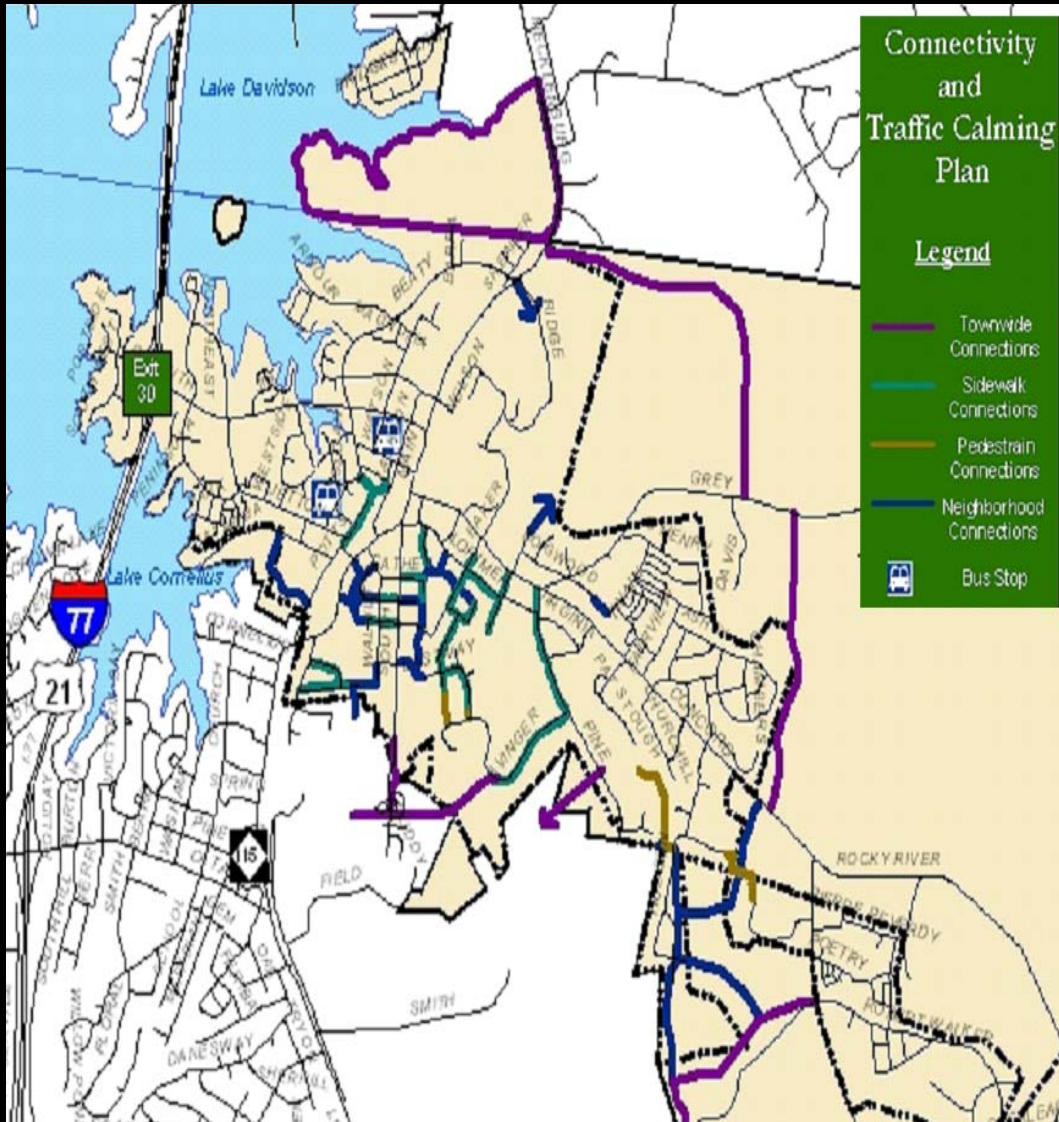
# Require Connectivity



Themes for – Livability

Davidson, NC

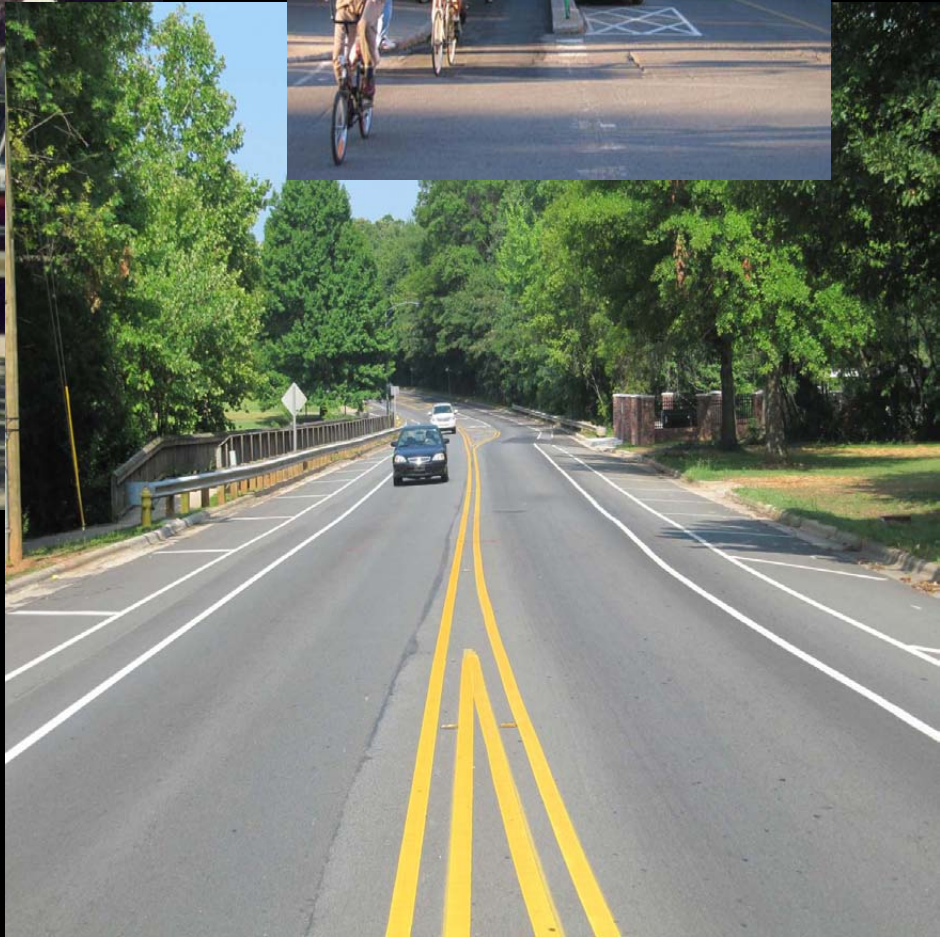
# Establish in-town Connectivity Plan before infill development



Themes for – Livability

Davidson, NC

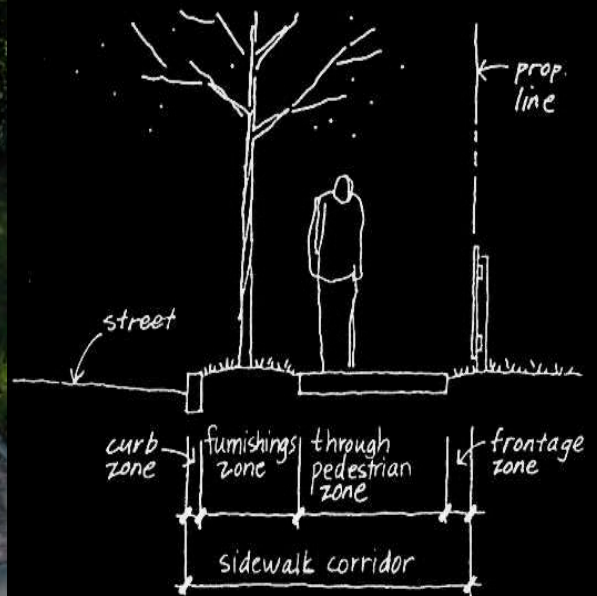
# Design and retrofit for Complete Streets



Themes for – Livability

Davidson, NC

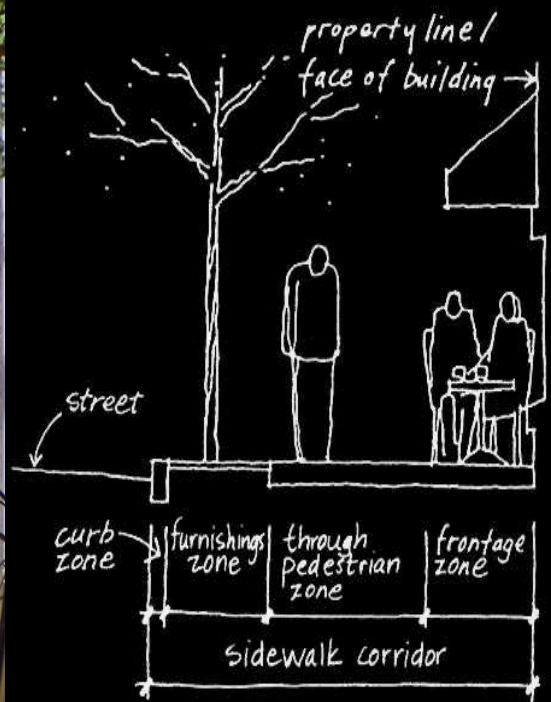
# Residential Sidewalk Zones



Themes for – Livability

Davidson, NC

# Commercial Sidewalk Zones



Themes for – Livability

Davidson, NC

# Use Traffic Calming

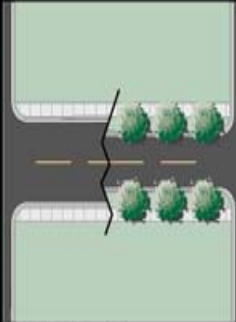
## Narrowing the Street



Stripe Lanes



Parking



Rebuild Street



Bulbout Midblock



Bulbout Intersection

## Deflecting the Vehicle Path



Chicane



Modified Intersection



Knockdown

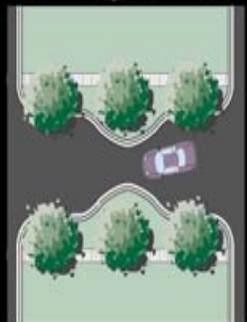


Roundabout

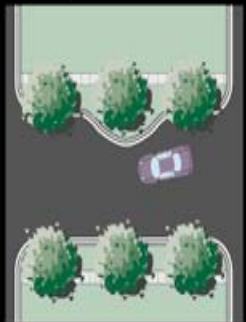


Traffic Circle

## Sharing the Pavement



Centered Mid-Block Yield Point



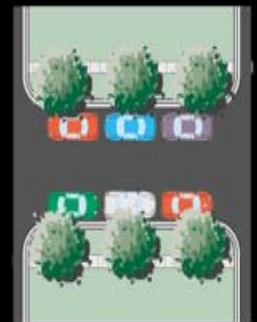
Offset Yield Point



Intersection Yield Point



On-Street Parking One Side



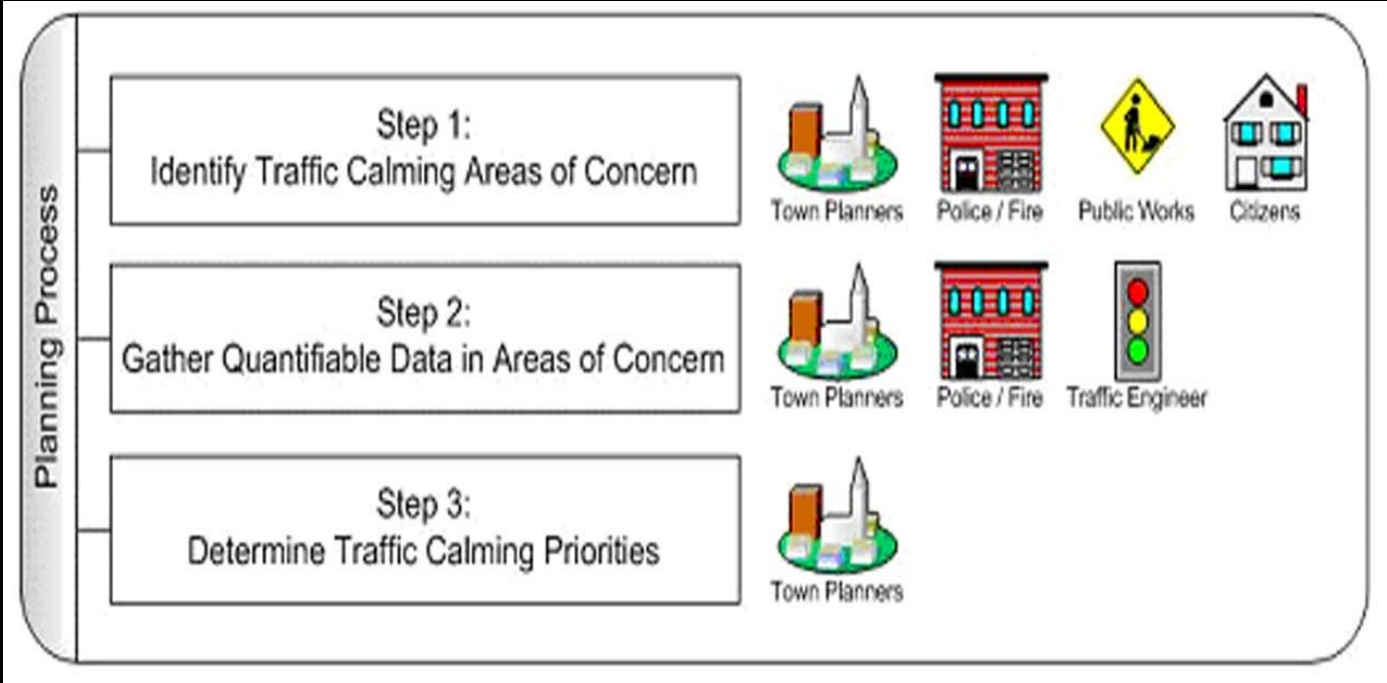
On-Street Parking Both Sides

MEMES FOR - LIVABILITY

Davidson, NC



# Traffic Calming Decision Making Process



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

SECTION NINE 9  
DESIGN REGULATIONS



*We shape our buildings; thereafter  
they shape us.*  
-WINSTON CHURCHILL

The Town of Davidson Planning Ordinance Section 9

- 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

# Require a Minimum of Active 2 Story Buildings



*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.*

Themes for – Livability

Davidson, NC

## SECTION NINE DESIGN REGULATIONS

### 9.2.4 Civic Building Type

Civic buildings are used for public purposes. These buildings must be designed appropriately to fit within neighborhoods as integral parts of the community. The scale and architectural sophistication of these buildings should match their civic importance and complement the best of Davidson's existing civic buildings, such as the Davidson Public Library.

Civic uses include, but are not limited to: community buildings, including meeting halls, libraries, post offices, schools, child care centers, religious institutions, recreational facilities, museums, performing arts buildings, and municipal buildings.



Davidson Public Library found on Main St. next to the Village Green.



The Davidson Day School is located at Jetton Circle on Griffith St.



St. Albans Church is a civic building type in New Neighborhood in Old Davidson.

#### 9.2.4.1 Civic - Site Design

	Lakeshore/NC 73		College Campus		Village Center		Rural	
	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
Front Setback	0	0	0	N/A	0	0	0	0
Side Setback	0	10	0	N/A	0	N/A	0	N/A
Rear w/Parking*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rear w/out Parking	N/A	N/A	N/A	N/A	N/A	N/A	Equal to Height of bldg	N/A
Height	2 stories	4 stories	2 stories	4 stories	2 stories	4 stories	2 stories	4 stories

\* Governed by landscaping and park regulations

Section 9 The Town of Davidson Planning Ordinance

- Attached/  
Detached House
- Civic

## SECTION NINE DESIGN REGULATIONS

### 9.2.7 Detached House Building Type

Detached houses are currently the dominant residence type in Davidson. Models for this type include homes on local Davidson streets like Woodland Street, Concord Road, and Mock Circle.



A single family home located on Concord Rd.



Single family home found in the Bailey Springs neighborhood.

#### 9.2.7.1 Detached House - Site Design

	Lakeshore/NC 73		College Campus		Village Center		Village Infill		Rural/NC 73/RR	
	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
Front Setback	10	25	0	N/A	0	20	*	*	10	N/A
Side Setback**	3	N/A	3	N/A	3	N/A	5	N/A	3	N/A
Rear Setback	20	N/A	20	N/A	20	N/A	20	N/A	20	N/A
Height	1 story	3 stories	1 story	3 stories	1 story	3 stories	1 story	37 ft***	1 story	3 stories

Themes for – Livability

Davidson, NC



# Building Types

- Workplace
- Main Street Storefront



Themes for – Livability

TOWN OF  
DAVIDSON

# Commercial Infill



ARTISAN  
CUSTOM HOMES

MOONEY'S CORNER

LAWRENCE

Themes for – Livability

Davidson, NC

TOWN OF  
DAVIDSON

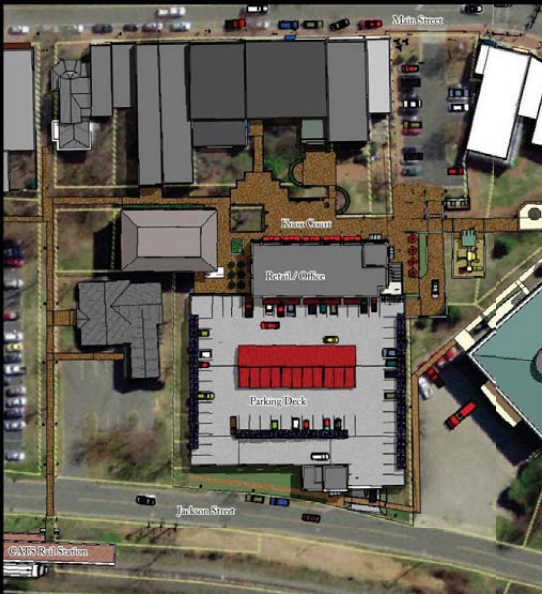
# Stowe's & Mooney's Corner



Themes for – Livability

Davidson, NC

# Mixed Use Parking Deck



Themes for – Livability

Davidson, NC



## ① South Main Square

**What:** A seven-acre complex of seven existing office/retail buildings that will be upgraded, with more offices and condos on the way, developed by Urban Organic I LLC. Tenants include several existing arts groups. Will include public art along South Main Street. Residential condos, 900 to 1,250 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.



## Davidson's South Main Infill

## ② Walnut Grove

**What:** 20 townhomes and two single-family homes built by JD North Construction. Townhomes range from \$375,000 to \$700,000; homes range from \$700,000 to \$800,000. Two "affordable" townhomes to cost around \$140,000. **Investment:** \$11 million. **When:** Roads and utilities in by the end of December to mid-January. Buildings to start in mid-January. First homeowners moving in by June.



## ③ Village at South Main

**What:** 39 townhomes developed by Corinthian Development from 1,788 square feet to 2,000 square feet ranging in cost from \$289,000 to \$320,000. Four "affordable" townhomes to cost around \$140,000. **Investment:** \$8 million to \$10 million. **When:** Roads and utilities by end of December. Break ground on homes by spring. First townhomes ready by summer.

## ④ Spring at Walnut

**What:** Eight to nine single-family homes ranging in size from 2,000 square feet to 4,000 square feet, by John Marshall Custom Homes, Inc. Prices range from \$400,000s to \$700,000s with one "affordable" unit between \$120,000 and \$140,000. **Investment:** \$3.5 million to \$4 million. **When:** Roads and utilities likely to start in early spring with homes starting in early summer.

**Map key**  
  
 ■ NEW DEVELOPMENTS  
 — NEW STREETS  
 - - NEW ALLEYS/DRIVEWAYS  
 - - - - FUTURE CONNECTIONS

Architectural renderings provided by Sprocket Design-Build Inc., The Laurence Group Planners & Architects

WM PITZER: bpz@wm.com; charlett@wm.com

Themes for – Livability

Davidson, NC

# South Main Square



Themes for – Livability

Davidson, NC



Themes for – Livability

# Walnut Grove



Themes for – Livability

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

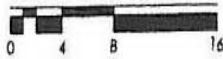
# Villages of South Main

HALT SHINGLE ROOFING  
WOOD GUARDRAIL, PAINTED  
WIDE DOOR  
WOOD GUARDRAIL  
BRICK PATIO WALL  
METAL RAIL  
DETAIL OF FURRED BRICK DETAIL  
DETAIL OF DOWNSPOUT



7 EAST ELEVATION

Scale: 1/8" = 1'-0"



## 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



Themes for – Livability

Davidson, NC