



# MEETING AGENDA

- Small Area & Corridor Plan Purpose
- 2030 Land Use & Implementation Work Plan
- George W. Liles Small Area Plan
- Weddington Road Corridor Plan
- Questions?
- City of Concord Updates

# WHAT IS A SMALL AREA PLAN? CORRIDOR PLAN?

- A *small area and/or corridor plan is a guiding document* for future decisions on land use, zoning, transportation, open space and other capital improvements.
- Small Area Plans identify opportunities for commercial revitalization, economic development, and mixed-use development.
- Corridor Plans identify opportunities for improvements along a corridor for multi-modal connectivity and roadway improvements.

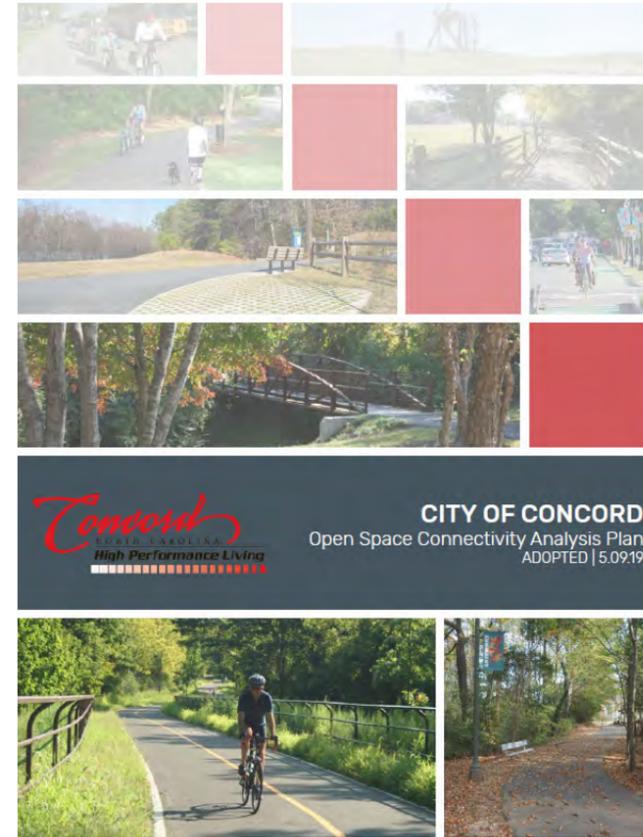
# WHAT IS THE PURPOSE OF A SMALL AREA OR CORRIDOR PLAN?

- A small area or corridor plan's *purpose is to improve the design and management of public and private spaces* and the way they are experienced and used.
- Public space includes all spaces used on a day-to-day basis by the general public, such as streets, plazas, sidewalks, multi-use paths, greenways, parks and public infrastructure (water, sewer, electric, transit, etc.).
- Small Area Plans can also lead to better urban design at the local level and help guide future private development.

# 2030 LAND USE PLAN & IMPLEMENTATION WORK PLAN



Comprehensive Parks & Recreation Master Plan  
2016



Open Space Connectivity Analysis Plan 2019



2020 Cabarrus County Long Range Public Transportation Master Plan

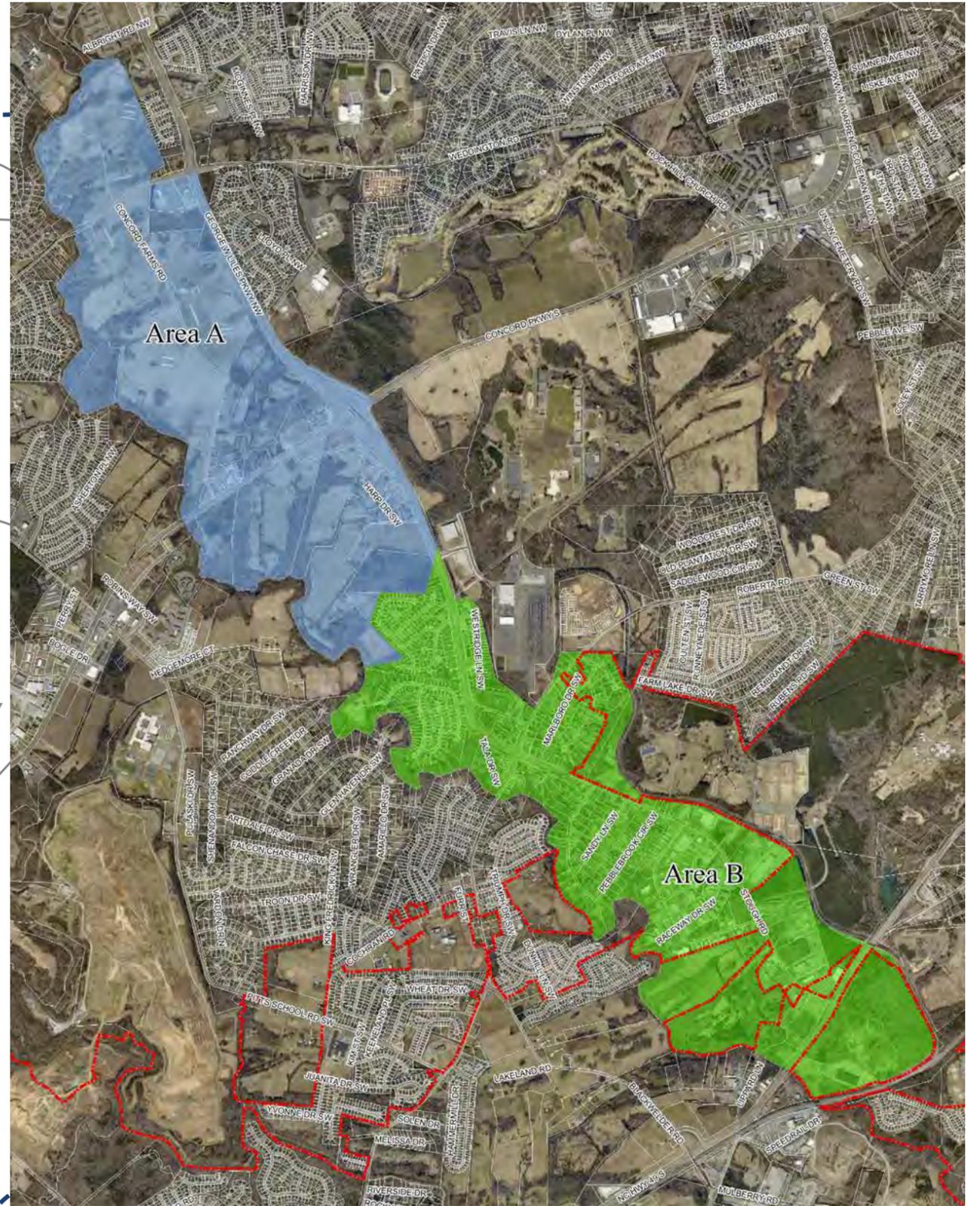
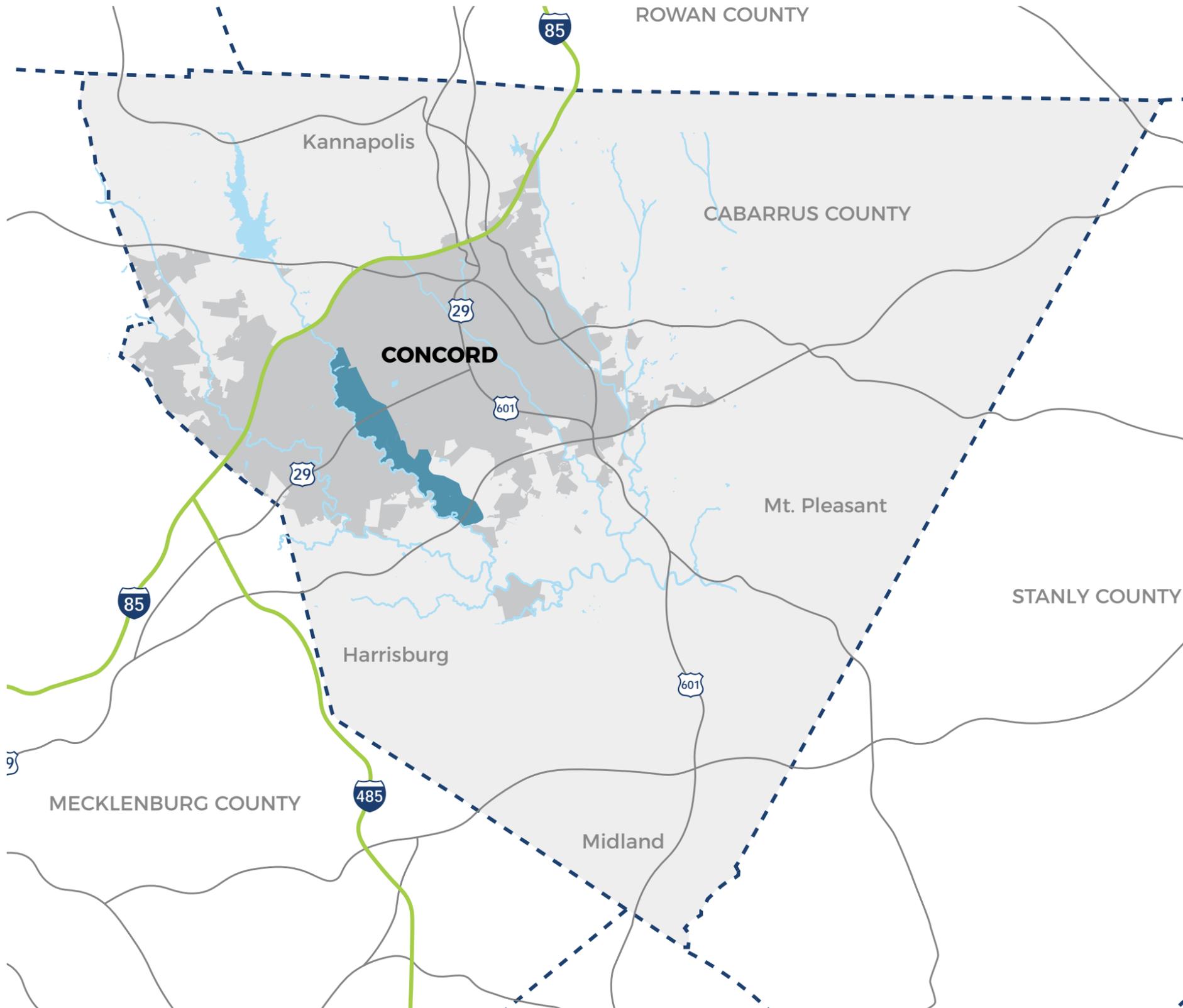




# GEORGE W. LILES PKWY SMALL AREA PLAN

*Concord*  
NORTH CAROLINA



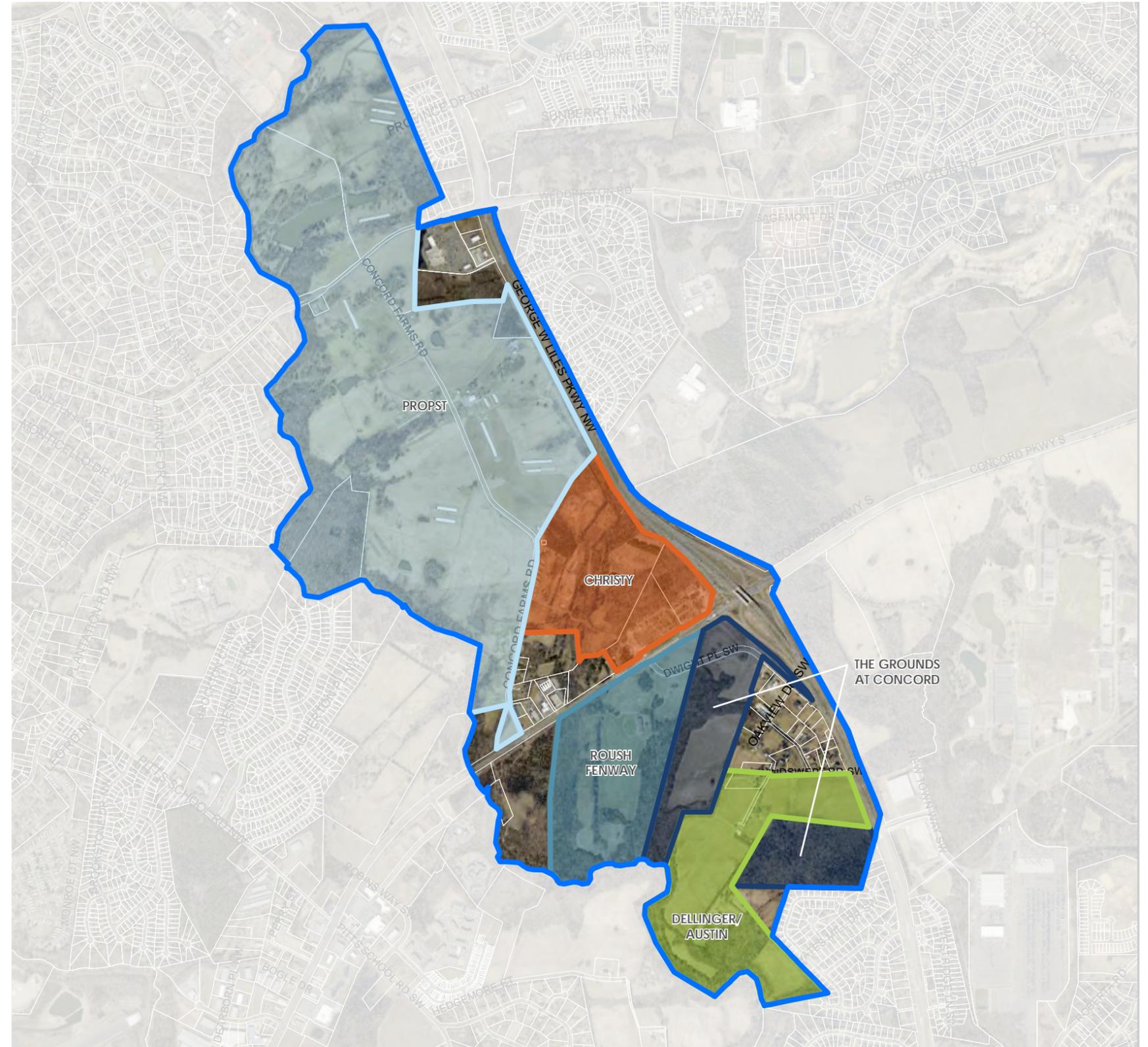
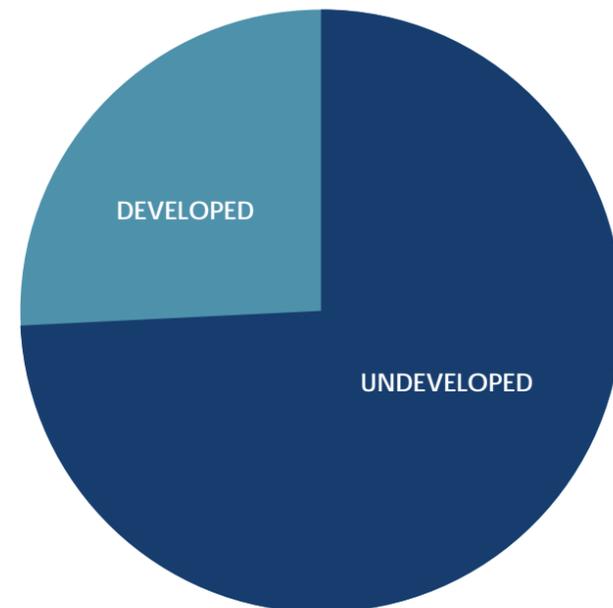


# AREA A - EXISTING CONDITIONS

Area A comprises approximately 1,214 acres located between the Coddle Creek floodplain to the west, George Liles Pkwy to the east, Cannon School to the north, and the Roberta Farms neighborhood.

## Existing Development:

- Propst Farm
- Willow Oaks Crossing
- Christy's Nursery
- North Side of Concord Parkway
- South Side of Concord Parkway/The Grounds at Concord
  - Roush Fenway Racing (Vacant 101 acres)
  - The Grounds at Concord (Vacant 86 acres)
  - Low-Density Residential and Light Industrial

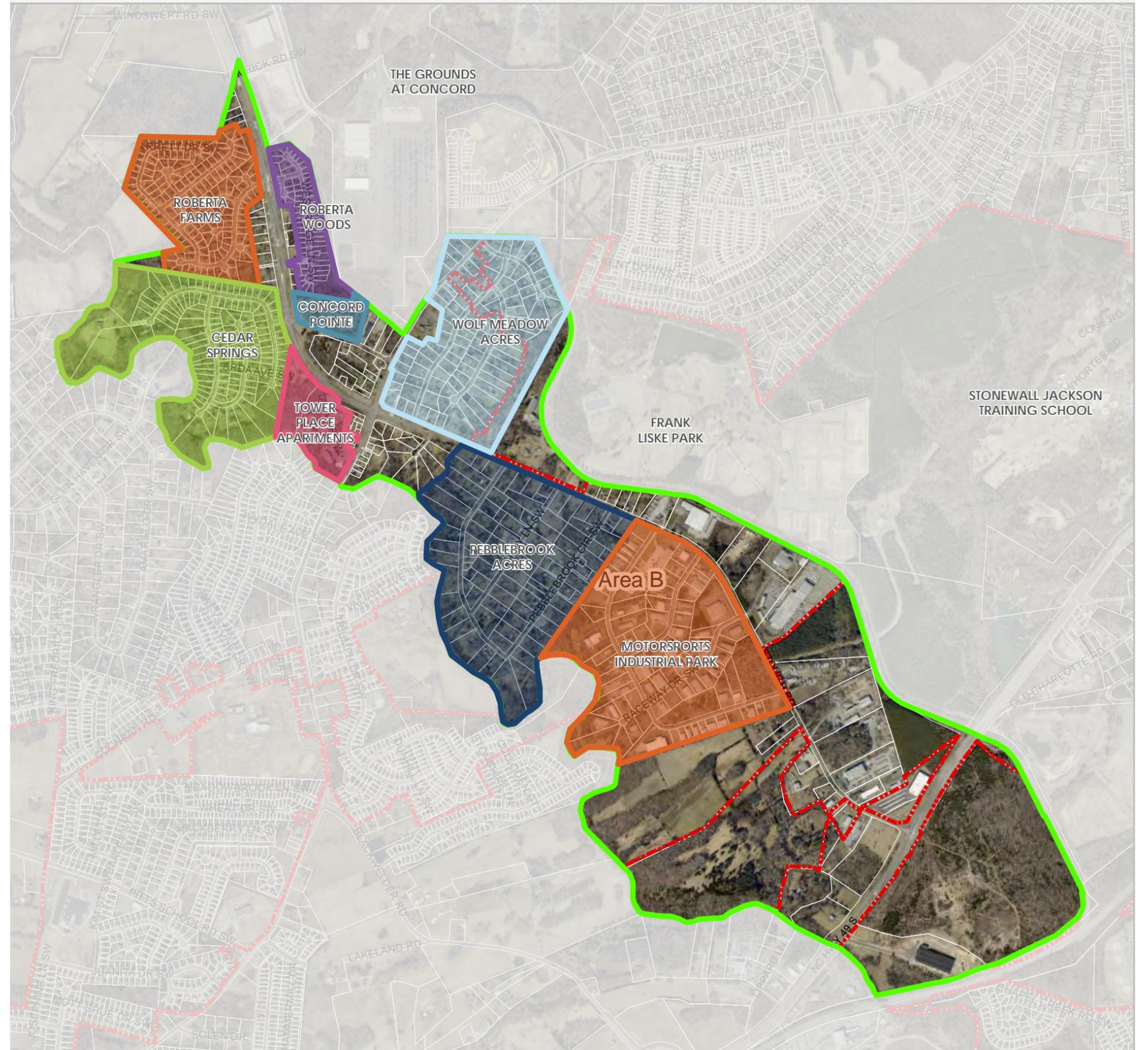
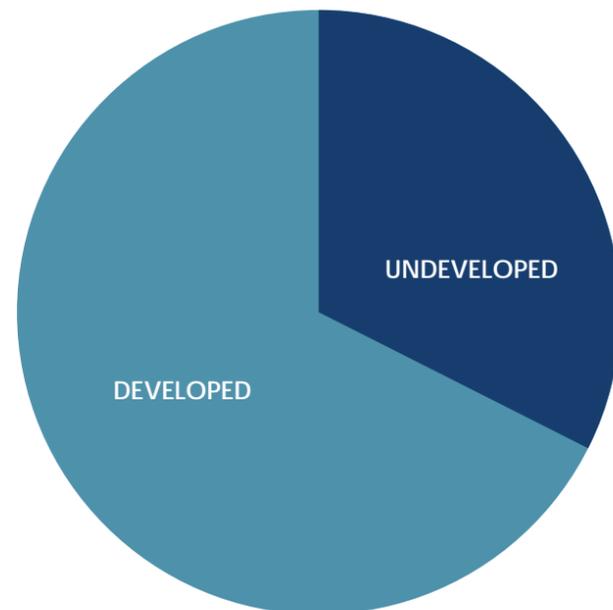


# AREA B - EXISTING CONDITIONS

Area B comprises approximately 1,214 acres located between the Coddle Creek floodplain to the west, the Bootsmead Rail Spur to the East, Area A to the north, and parcels just south of Hwy 49. Unlike Area A, much of Area B is already developed, with a few notable exceptions.

## Existing Development:

- Roberta Farms
- Roberta Woods
- Concord Pointe
- Cedar Springs
- Tower Place Apartments
- Wolf Meadow Acres
- Pebblebrook Acres
- Motorsports Industrial Park
- Miscellaneous Industrial



# PUBLIC INPUT SURVEY RESULTS

## Project Engagement

VIEWS: 1,601  
 PARTICIPANTS: 246  
 RESPONSES: 5,356  
 COMMENTS: 371  
 SUBSCRIBERS: 128



### What services would you like to see in Area A?

- 1 Recreation
- 2 Dining
- 3 Entertainment

### What services would you like to see in Area B?

- 1 Recreation
- 2 Dining
- 3 Workplace/Employment

### What kind of Shopping Experience do you prefer?

- 1 Main Street
- 2 Outdoor Mall
- 3 Specialty Shops

## If family/friends/business associates are visiting you in Concord, where do you go with them for shopping, dining and entertainment?

	Shopping	Dining	Entertainment
Concord Mills	61% ★	24%	16%
Downtown Concord	8%	74% ★	17%
Afton Village	24%	69% ★	7%
Charlotte	15%	33%	52% ★
Huntersville/Cornelius	38%	48%	14%
Harrisburg	18%	70% ★	12%
Kannapolis	22%	27%	51% ★
Other	27%	38%	35%

Other: Birkdale, Blakeney, Belmont, Whitewater Center, Salisbury, Greensboro, Raleigh, Other Areas in Concord, UNCC University Area, Winston-Salem

## If family/friends/business associates are visiting you in Concord, where do you go with them for recreation?



## What is your Vision for Area A?



## What is your Vision for Area B?



### Define your Vision:

- STUDY AREA A:**
- Green Space/Leave it Natural
  - No Apartments or High Density Housing
  - More Parks & Recreation
  - More Shopping & Dining
  - Mixed-Use Development

- STUDY AREA B:**
- Green Space/Open Space
  - No Apartments
  - Stay-As-Is/Limit New Development
  - More Shopping & Dining
  - Corporate Office/Employment

\*Reflects some (not all) of the comments received.

# PUBLIC INPUT SURVEY RESULTS

Which architectural style do you prefer?



◀ **BAXTER TOWN CENTER & VILLAGE**  
Fort Mill, South Carolina  
Main Street Town Center  
Walkable Mixed-Use Community

▼ **SERENBE**  
Chattahoochee Hills, Georgia  
Arts & Crafts Style Architecture  
Agriculture, Arts & Health Focus



## WANT

- Green Space/Open Space
- Parks, Recreation and Greenways
- Pedestrian & Bike Friendly
- Walkable Community
- Entertainment Options
- More Shopping & Dining Options
- Mixed-Use Development
- Employment Opportunities
- Boutique/Specialty Shops
- Mom-and-Pop Dining Options
- Small Town Character/Feel
- Controlled Development

## DON'T WANT

- Apartments
- Increased Traffic Congestion
- Strip Mall Shopping
- Car-Dependent Development
- Industrial Development
- High Density Development
- Multi-Family Housing

\*Reflects some (not all) of the comments received for both Area A & B.

# SMALL AREA PLAN VISION

Live-Work-Play Community

Healthy & Active Living

Connected & Accessible Places

Enhance Quality of Life

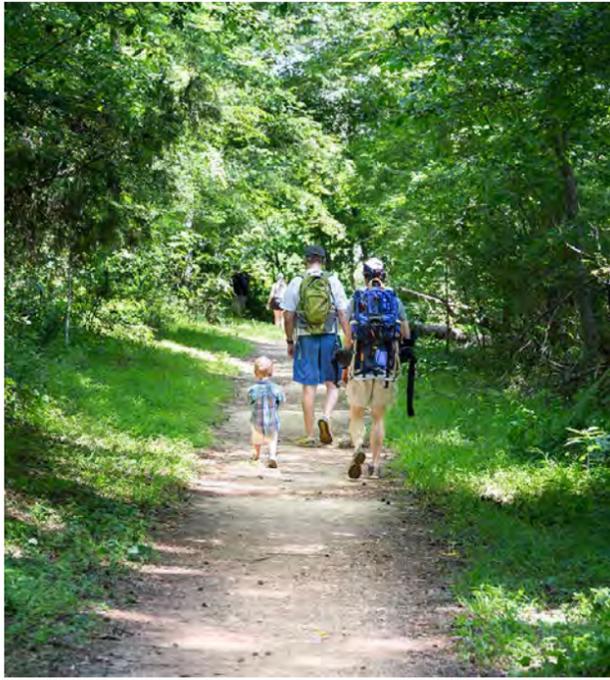


Live-work-play communities provide benefits such as convenience for low-stress living, more walking, a healthier lifestyle, and greater connection with neighbors.



## LIVE-WORK-PLAY COMMUNITY





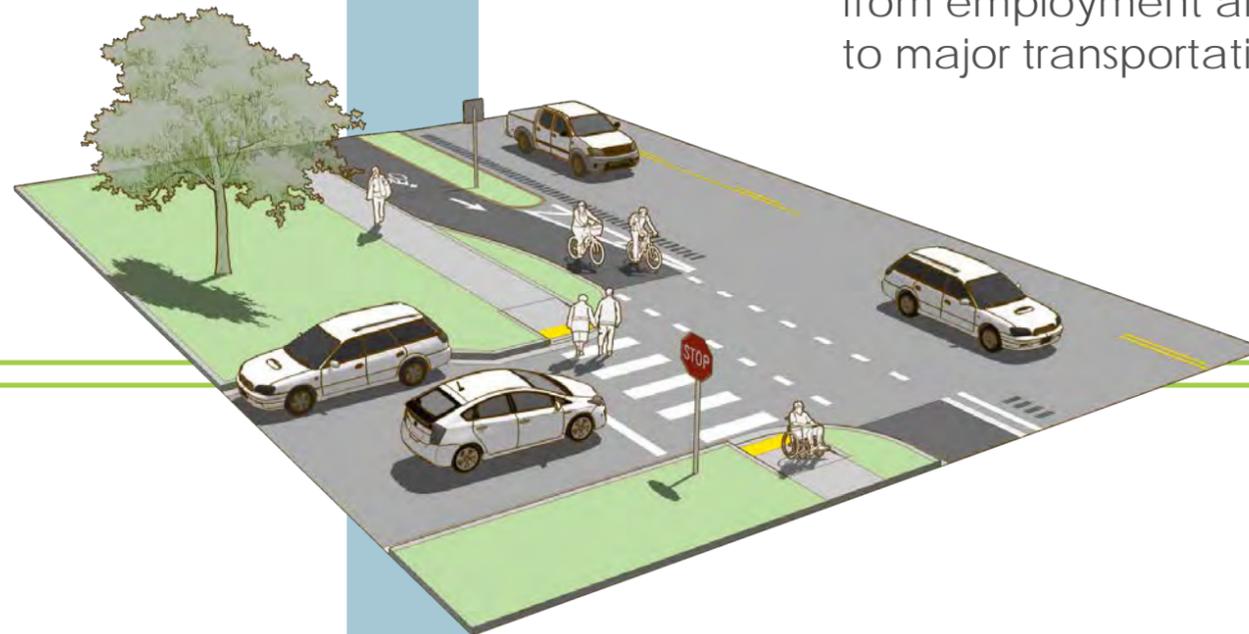
Healthy and active living choices, beyond their natural habits, involve the provision of infrastructure and amenities that encourage healthy activity and access to healthy food.

## HEALTHY & ACTIVE LIVING





## CONNECTED & ACCESSIBLE PLACES



The ideal transportation network will provide access from the neighborhood to employment and lifestyle centers and from employment and industrial centers to major transportation routes.





## ENHANCED QUALITY OF LIFE



This Small Area Plan aims to layout growth and future development along the George W. Liles Parkway in such a manner as to enhance the community's quality of life and position the Corridor as a place people want to live, work and visit.

# AREA A - LAND USE & BUILT FORM

## Lifestyle Focus

Feedback from stakeholders and a review of the housing market suggest that a key component missing from the local market includes a master planned community with lifestyle amenities such as connected greenways, public gathering space and historical relevance (e.g. Great Wagon Trail, Coddle Creek and other historical/agricultural elements).

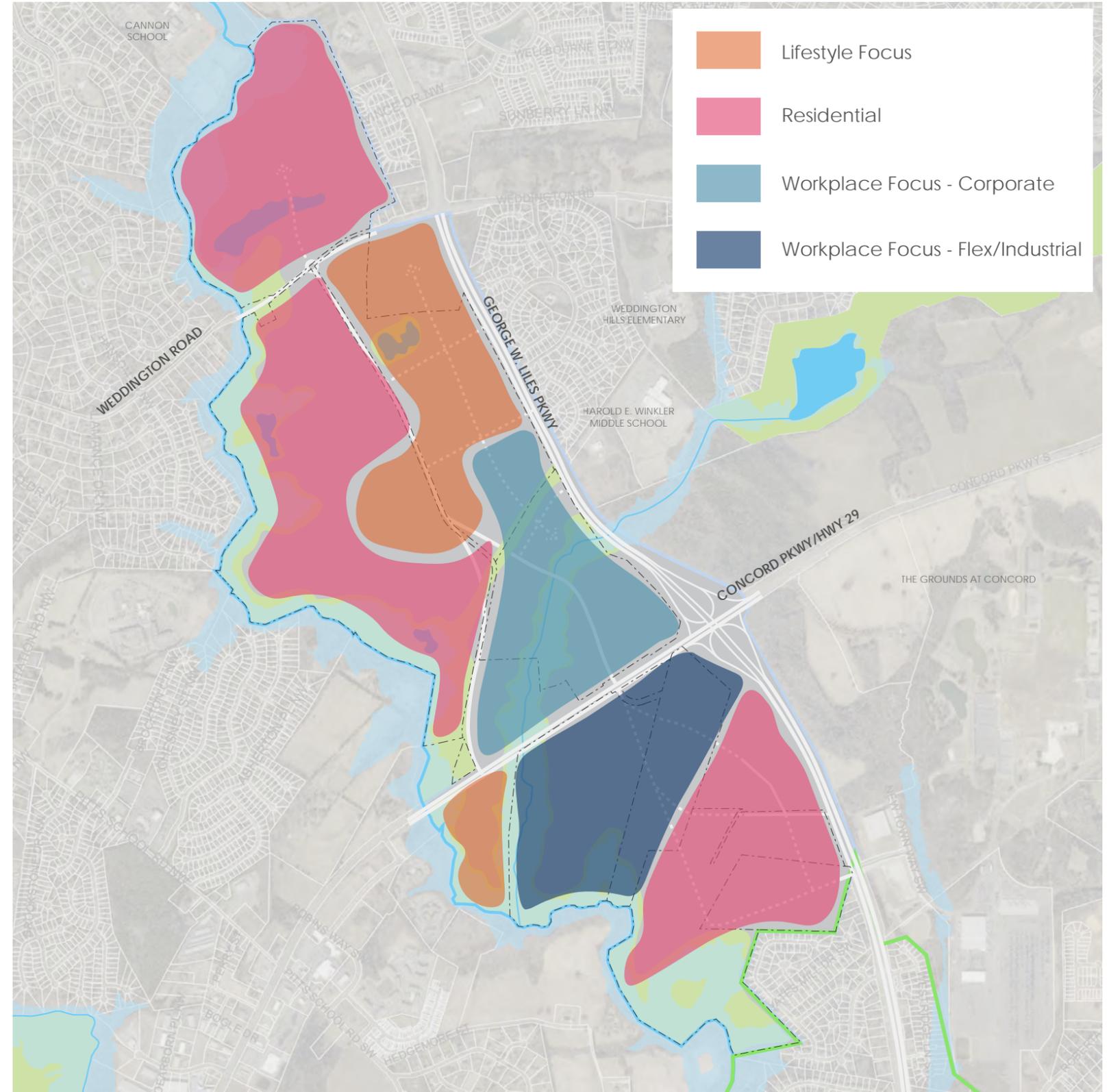
## Workplace Focus

Concord's position as the county seat, adjacent to major educational and health institutions suggest a strategy to attract both small and larger office investment – in tandem with targeted industries identified with local/regional Economic Development organizations. Master planned campuses focused on employment must include unique amenities to attract future forward companies and their discerning employees.

## Residential

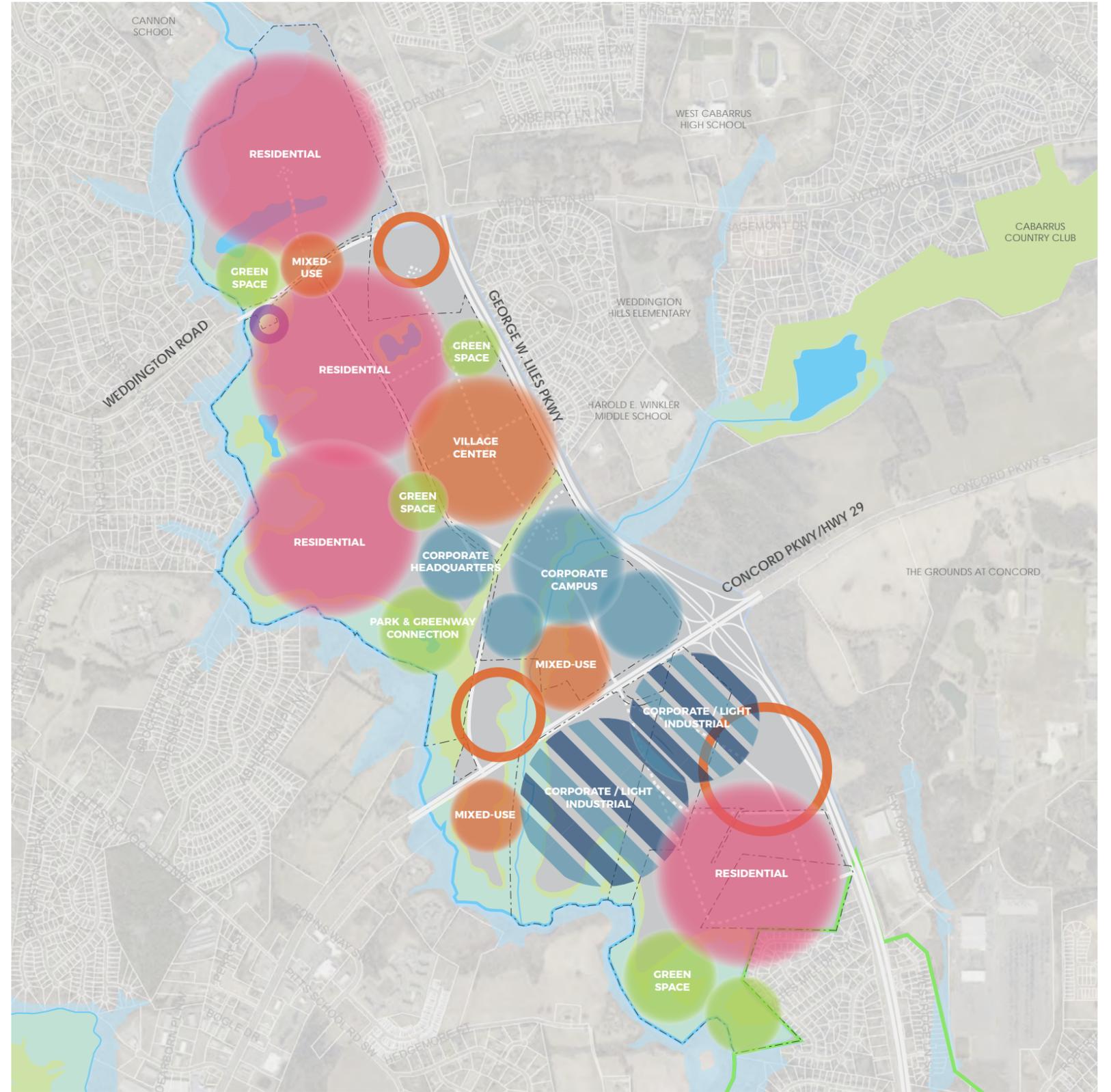
Housing of all price ranges from affordable to executive housing for working age generations and retirees, both consumer markets that are seeking similar live-work-play community experiences.

*Flexibility built into the Plan.*



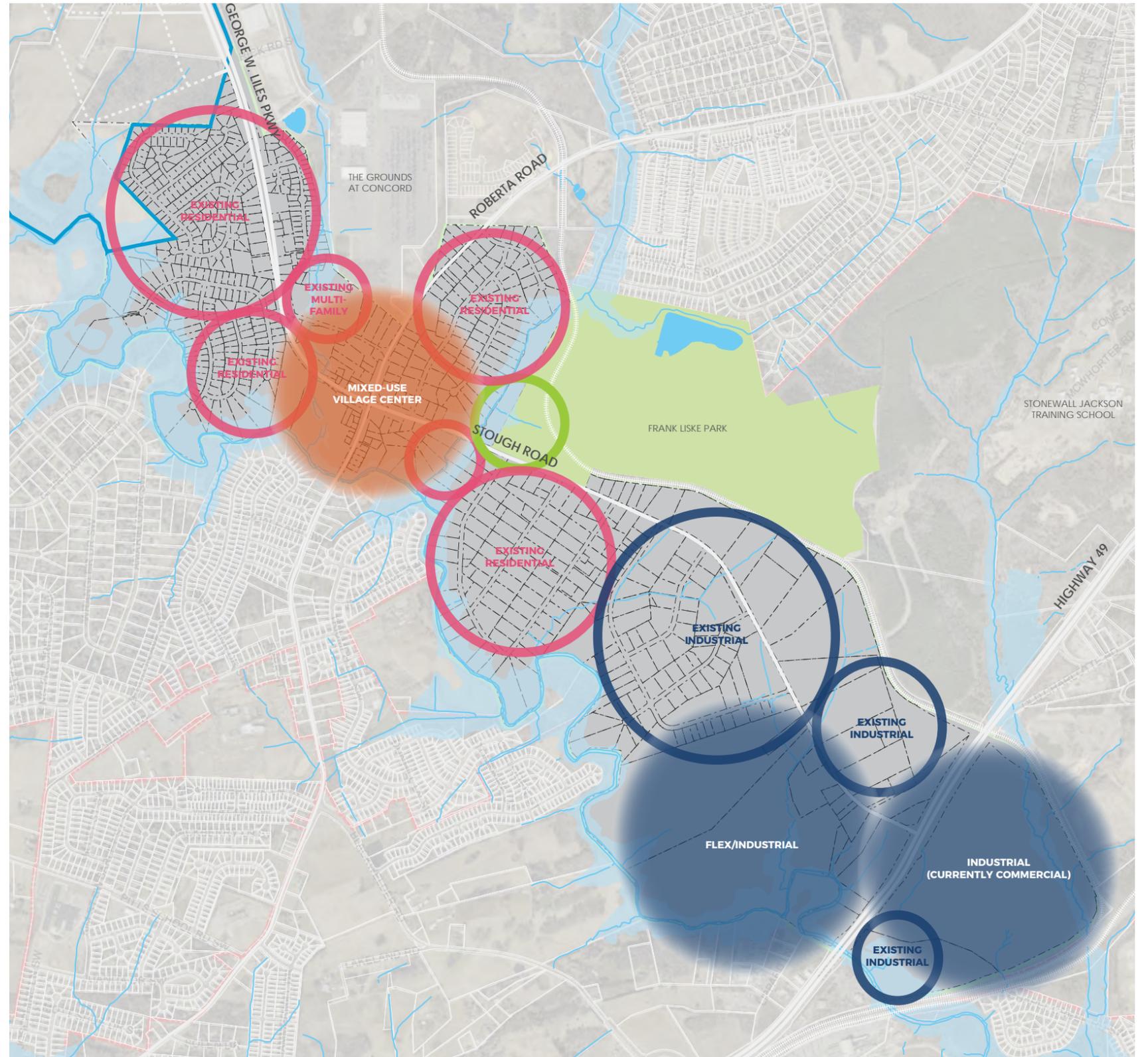
# AREA A - FUTURE FOCUS LAND USE

-  Existing Mixed-Use
-  Proposed Mixed-Use
-  Existing Electrical Substation
-  Proposed Residential
-  Proposed Corporate
-  Proposed Corporate/  
Light Industrial/Flex
-  Proposed Park/Open Space



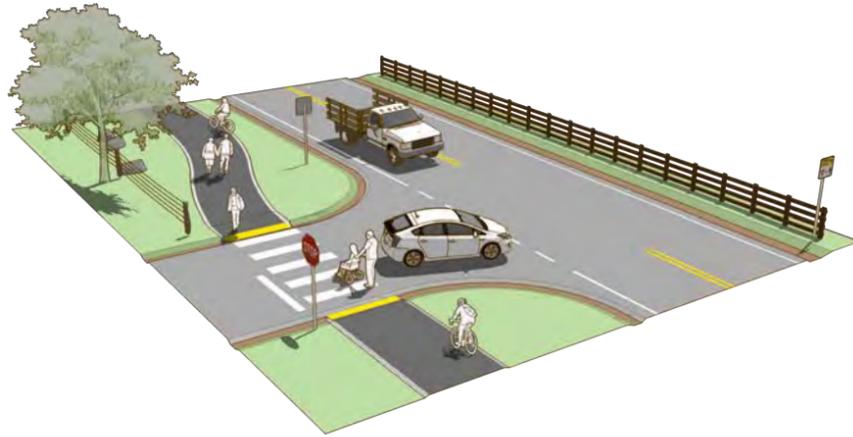
# AREA B - FUTURE FOCUS LAND USE

- Existing Mixed-Use
- Proposed Mixed-Use
- Existing Industrial
- Proposed Industrial
- Existing Residential
- Existing Green Space



# AREA A - PARKS & RECREATION

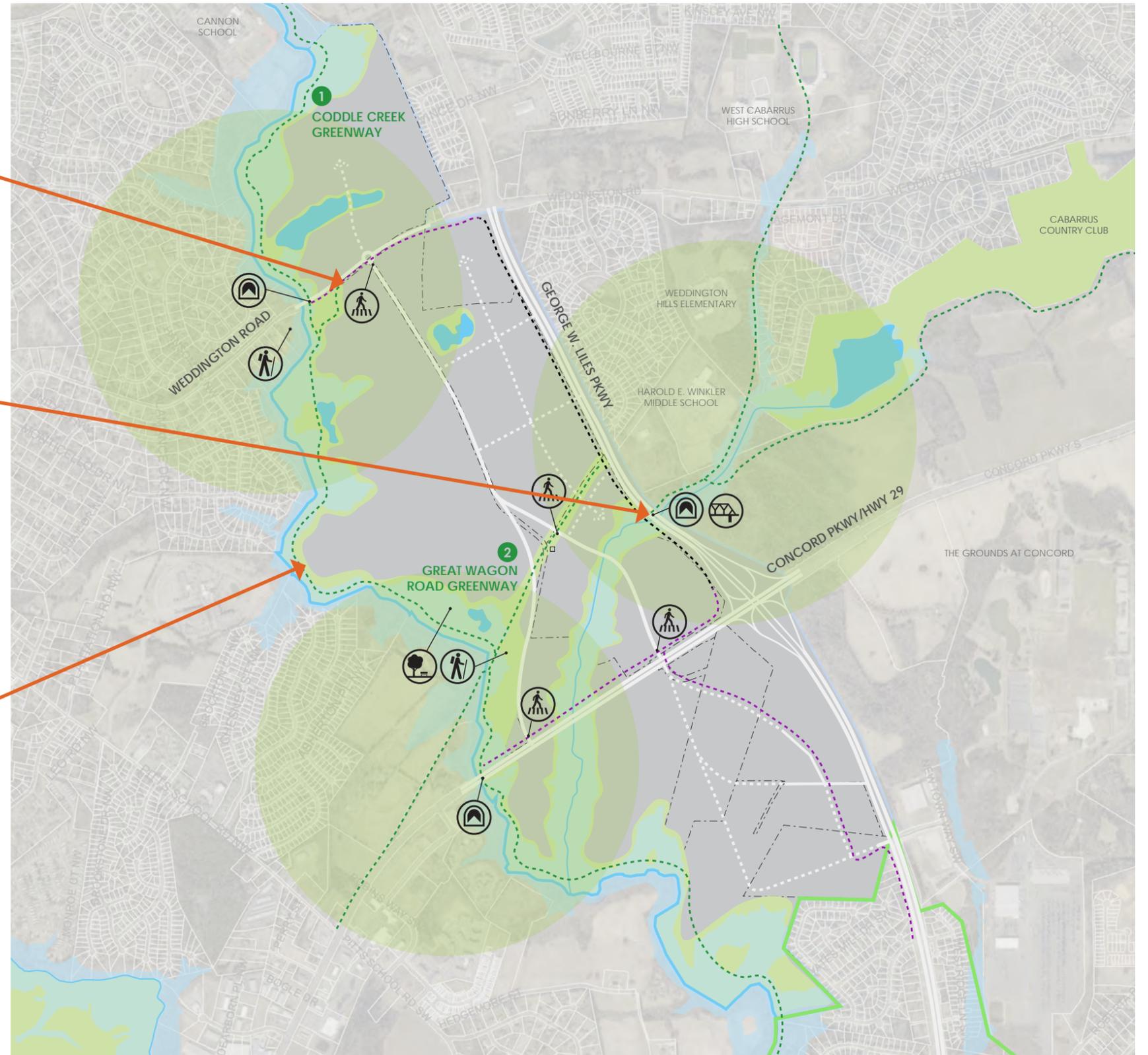
Multi-Use Path



Pedestrian Bridge



Greenway

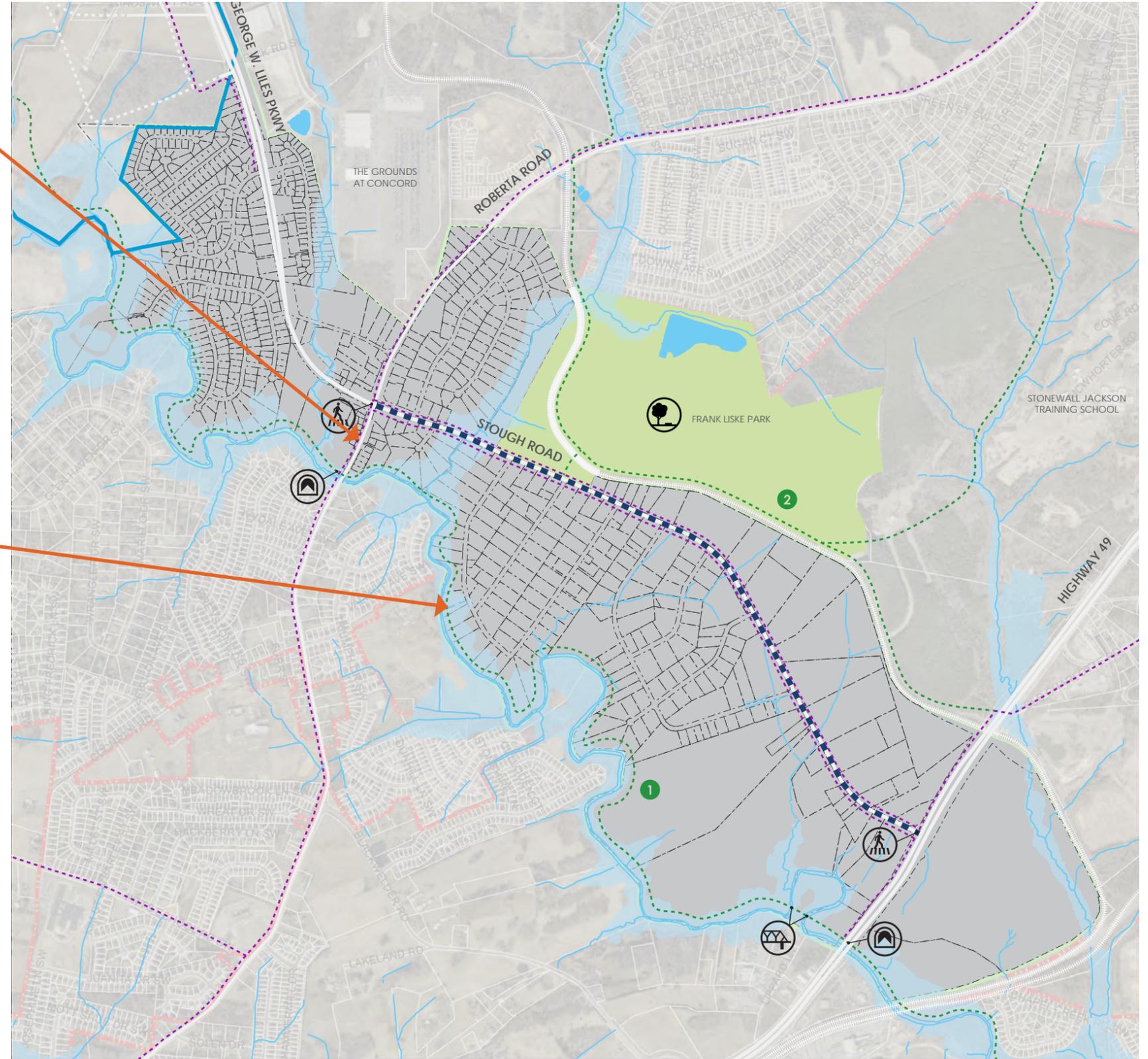


# AREA B - PARKS & RECREATION

Multi-Use Path

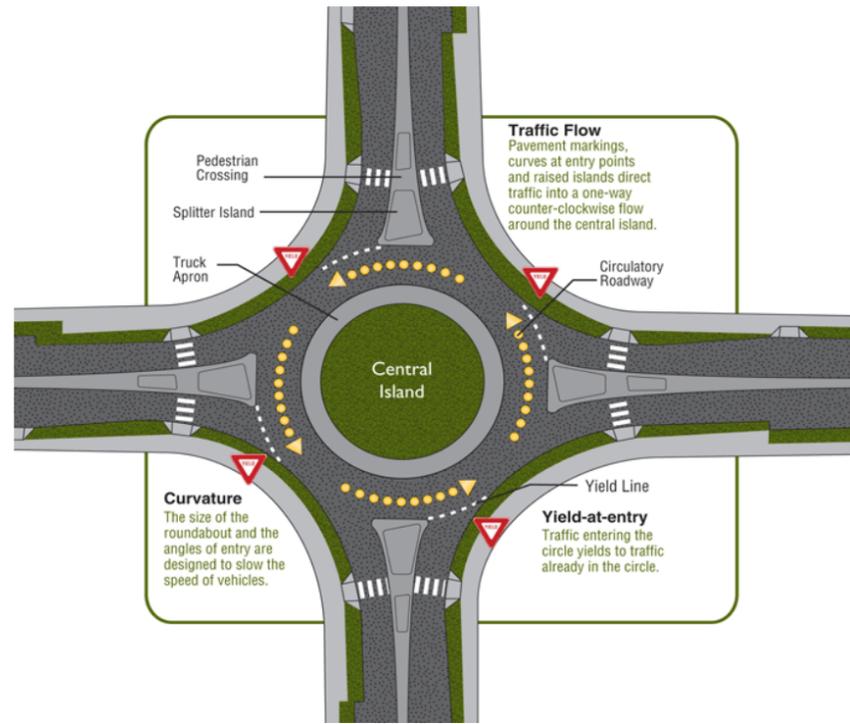


Greenway

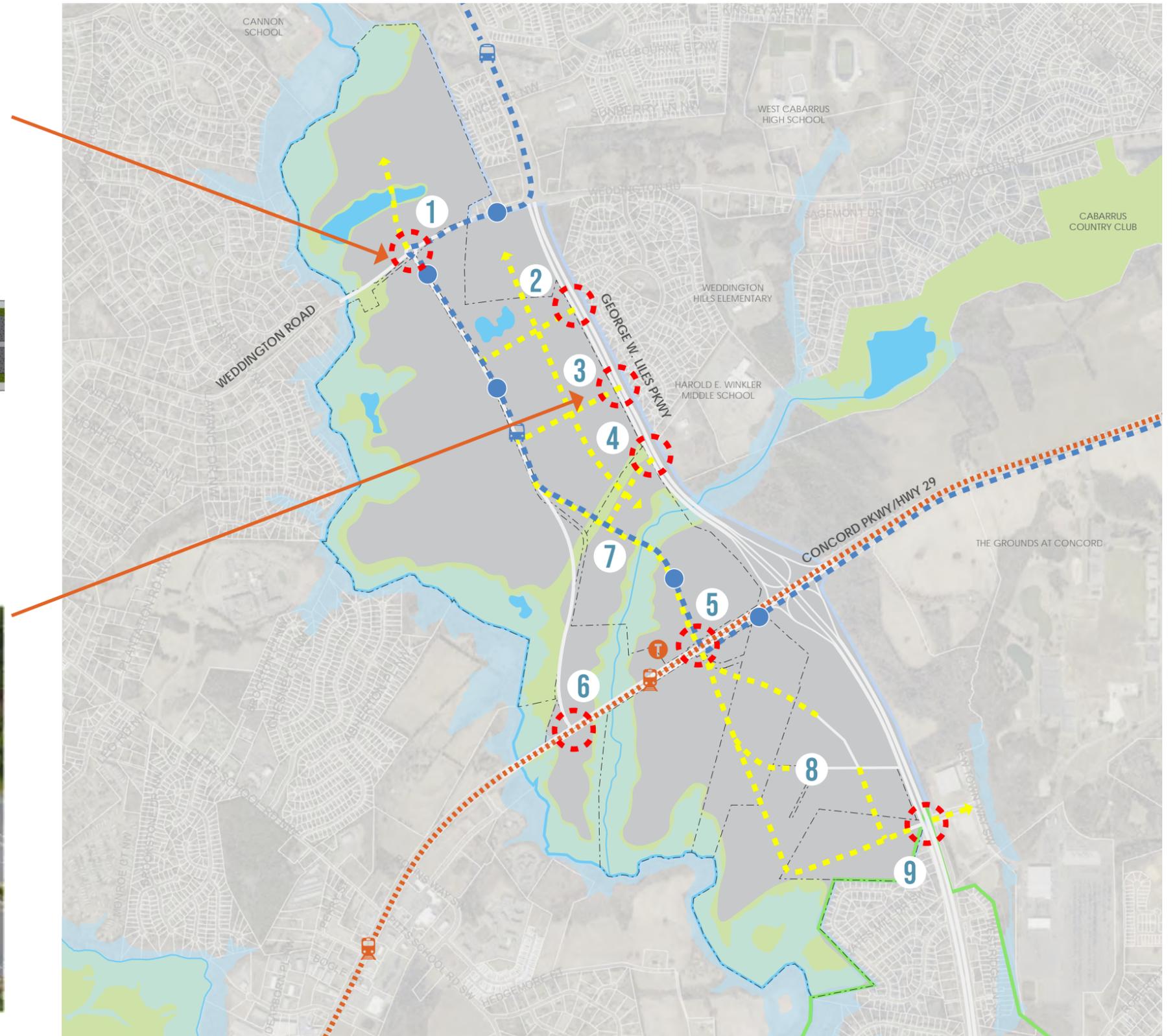


# AREA A - TRANSPORTATION & TRANSIT

## Roundabout



## George W. Liles Intersections

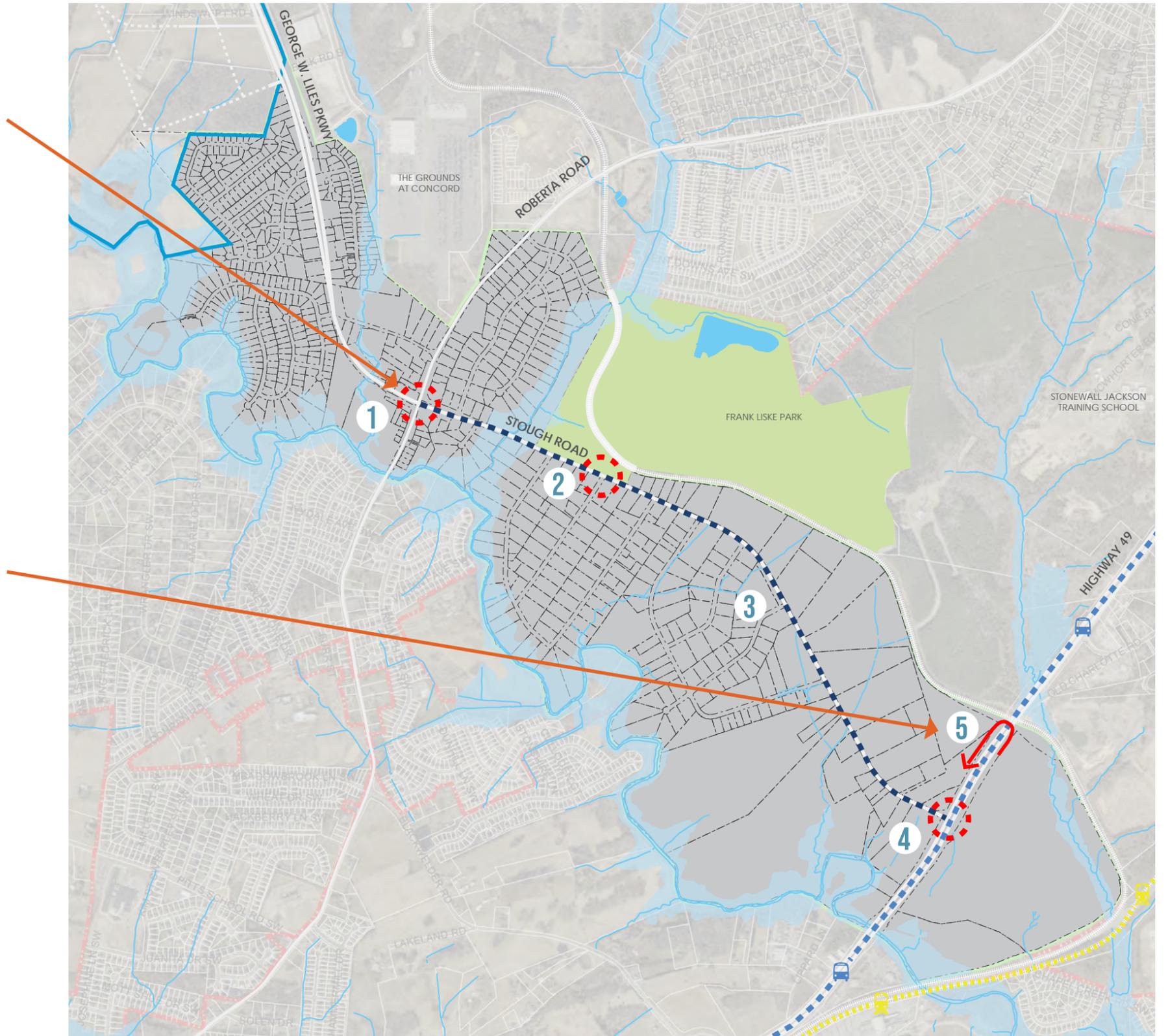


# AREA B - TRANSPORTATION & TRANSIT

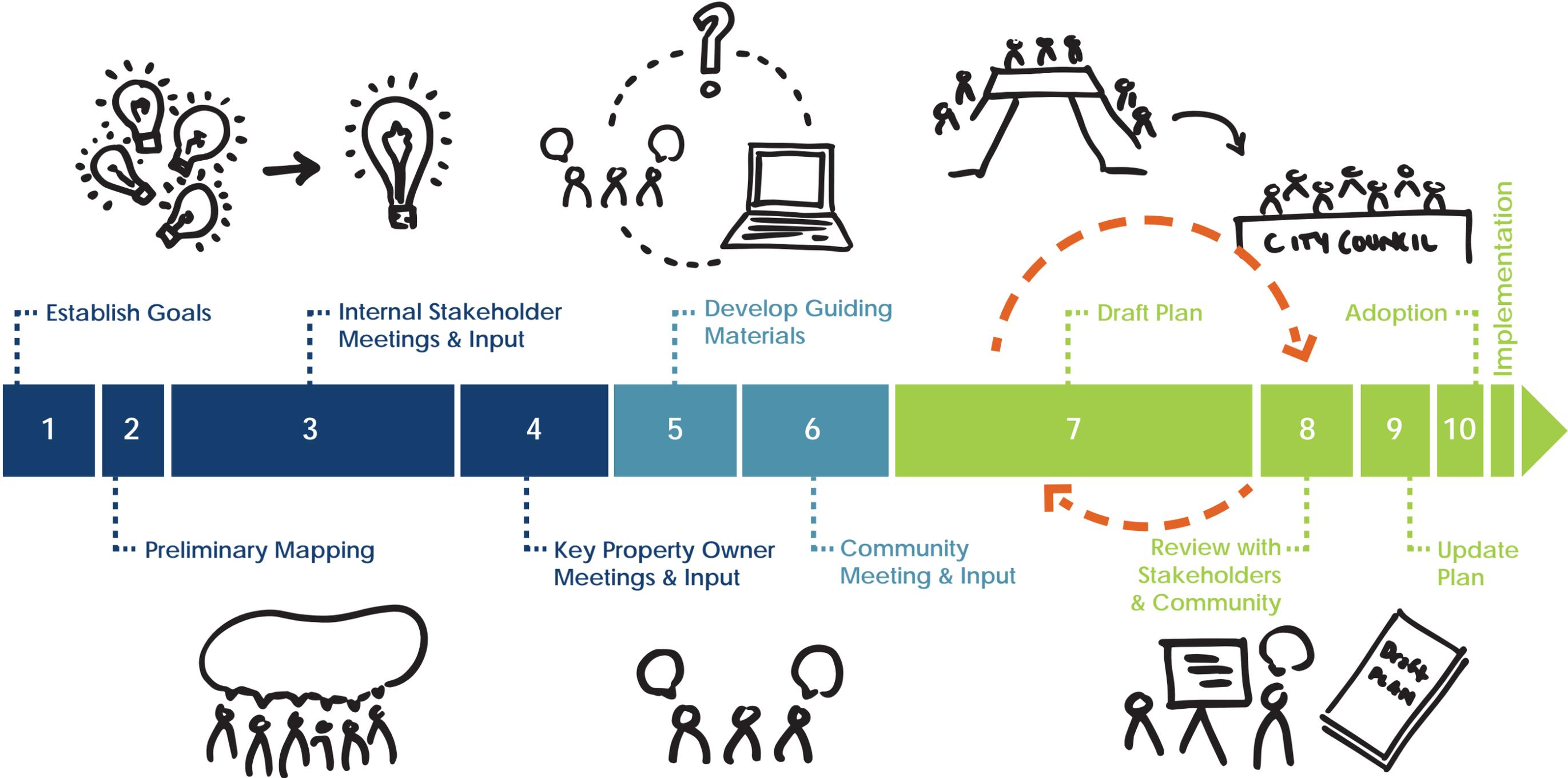
Roberta Road  
(EXISTING)



Hwy 49 U-Turn Area



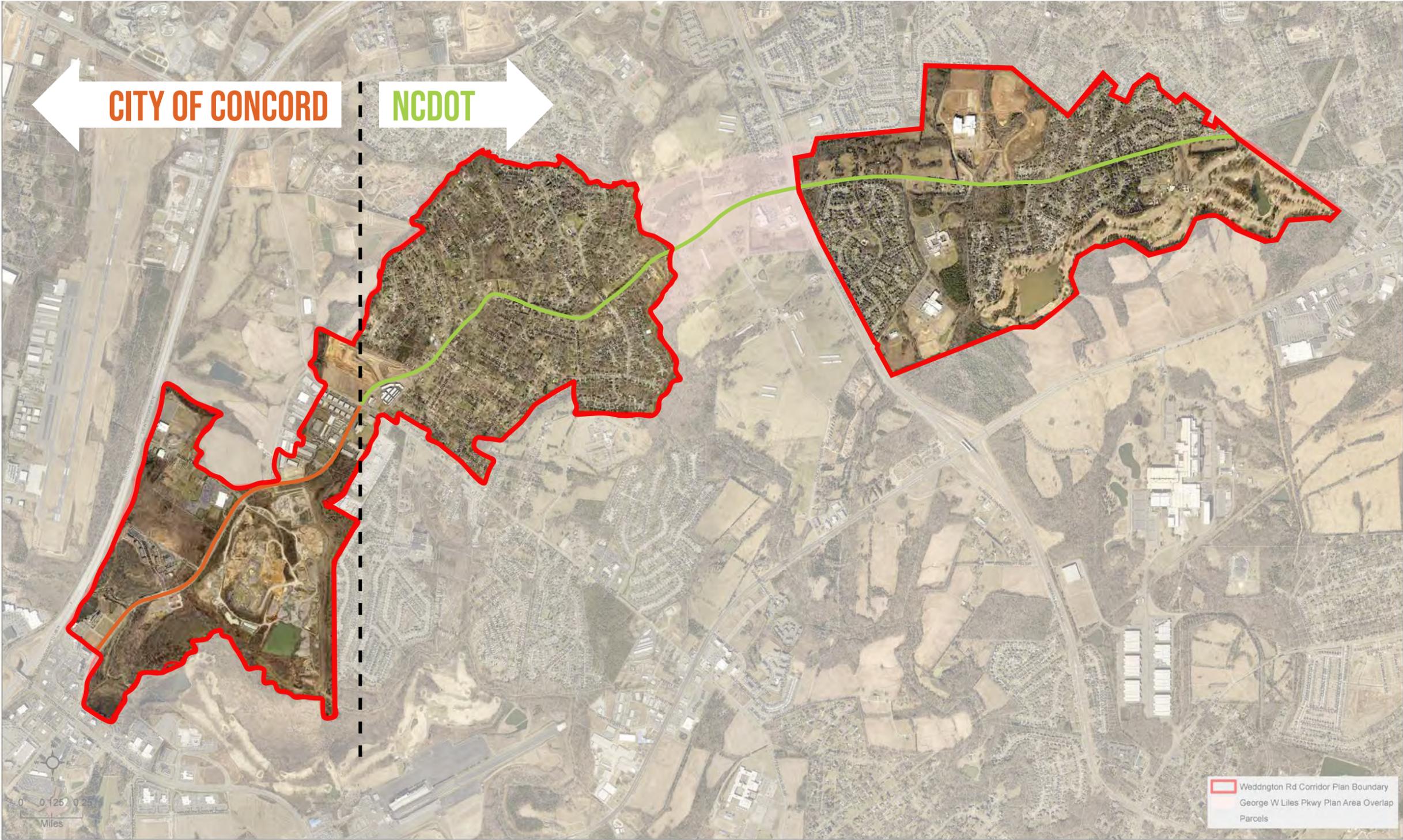
# NEXT STEPS IN THE PLANNING PROCESS





# WEDDINGTON ROAD CORRIDOR PLAN

# BOUNDARY & CORRIDOR OWNERSHIP



# EXISTING & PLANNED DEVELOPMENT



# PUBLIC INPUT SURVEY RESULTS

## Project Engagement

VIEWS  
1,255

PARTICIPANTS  
170

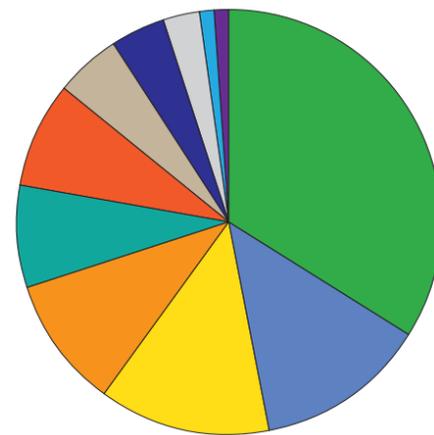
RESPONSES  
907

COMMENTS  
590

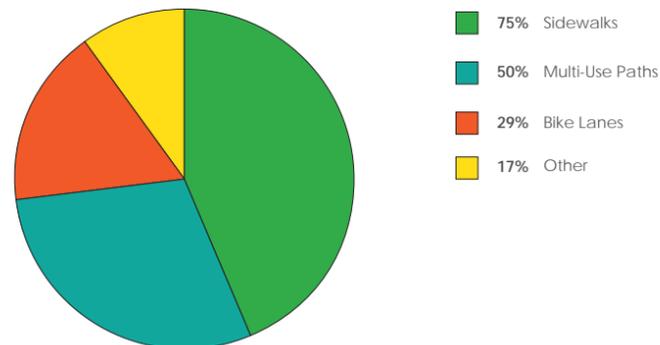


## In which of the following neighborhoods do you reside?

- 34% Other Concord Neighborhood
- 13% Fairway Ridge
- 13% Sheffield Manor
- 10% Freedom Manor
- 8% Carriage Downs
- 8% Rosewood
- 5% Weddington Woods
- 4% Woodlands
- 3% Asheford Green
- 1% Laurel View
- 1% Outside of Concord



## Which of the following interests you?



## Where do you go for recreation?



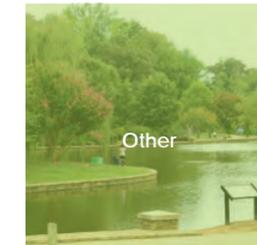
Frank Liske Park



Dorton Park



Weddington Bark Park  
Hector Henry Greenway



Other

## What types of land-uses would you like to see?



Parks & Recreation



Shopping & Dining



Residential



Commercial

## Define your vision for the Weddington Road ?



Greenway/  
Sidewalk Connections



Road Improvements/  
Bike Lanes



Parks and Greenspaces



Land-Use

## What could make Weddington Road Safer?

- Better street lighting
- More sidewalks and pedestrian crossing
- Reduce speed limit
- Roundabout
- Wider shoulders
- Less Development

\*Reflects some (not all) of the comments received.

# PUBLIC INPUT SURVEY RESULTS



Green Space/Open Space  
Greenways  
Good access to major roadways  
Direct Route to shopping  
Close proximity to schools  
Great mix of neighborhoods and schools  
Accessibility to each end of town  
Mature Landscaping and beautification

**What do you like  
about Weddington Road?**

Increased traffic congestion  
Limited walkways, and cross walks  
Dark at night, more street lighting  
Flooding during strong storms  
Speeding vehicles  
Large trucks

**What do you not like?**

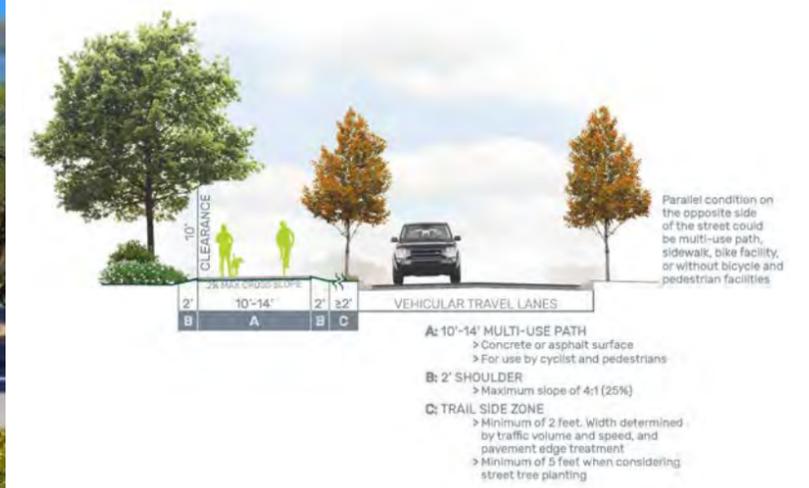
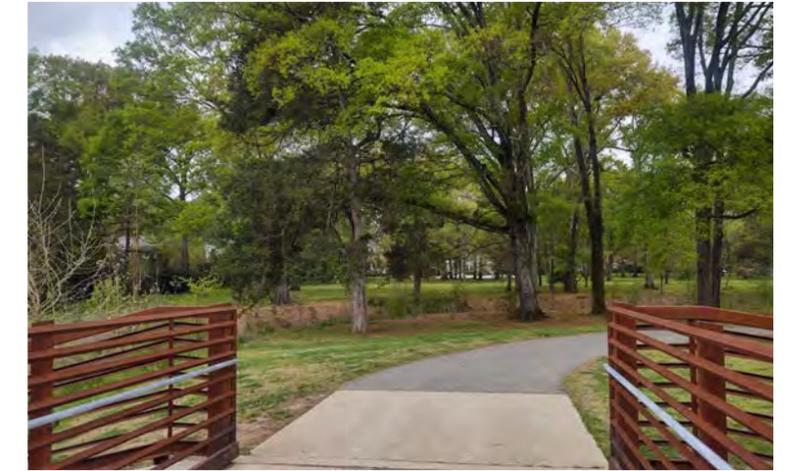
\*Reflects some (not all) of the comments received for both Area A & B.

# CORRIDOR PLAN VISION

Connectivity

Mobility

Beautification



# CONNECTIVITY

Provide continuous accommodations for both Bicycle and Pedestrian use

Connect to existing and future Greenways and Multi-Use Paths

Hector Henry Greenway improvements at Rocky River Bridge



# MOBILITY

Intersection Improvements for Pedestrians

Construct a new Roundabout at Rock Hill Church Road

Utilize High-Intensity Activated Crosswalk (HAWK) beacons for safe crossing by Bicyclists and Pedestrians



# BEAUTIFICATION

Identify area(s) for future Open Space

Add landscaping, furnishings and wayfinding signage to improve Aesthetics along the Corridor

Consider Green Streets strategies to help with Stormwater Management



# MOBILITY & CONNECTIVITY

## Sidewalks & Bike Lanes

**Sidewalks** are dedicated to and designed for use by pedestrians. They should be safe, comfortable, and accessible to all. Sidewalks are physically separated from the roadway by a curb or unpaved buffer space and are paved.

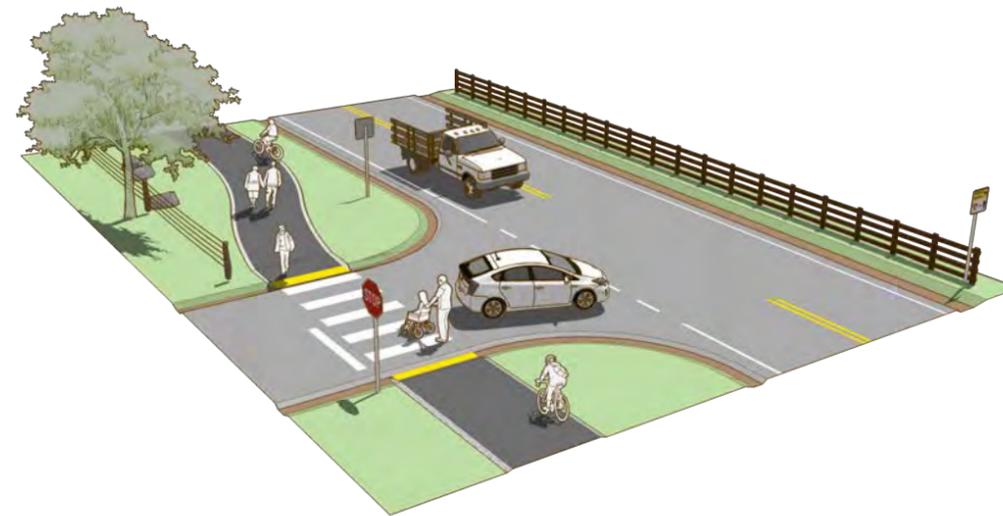
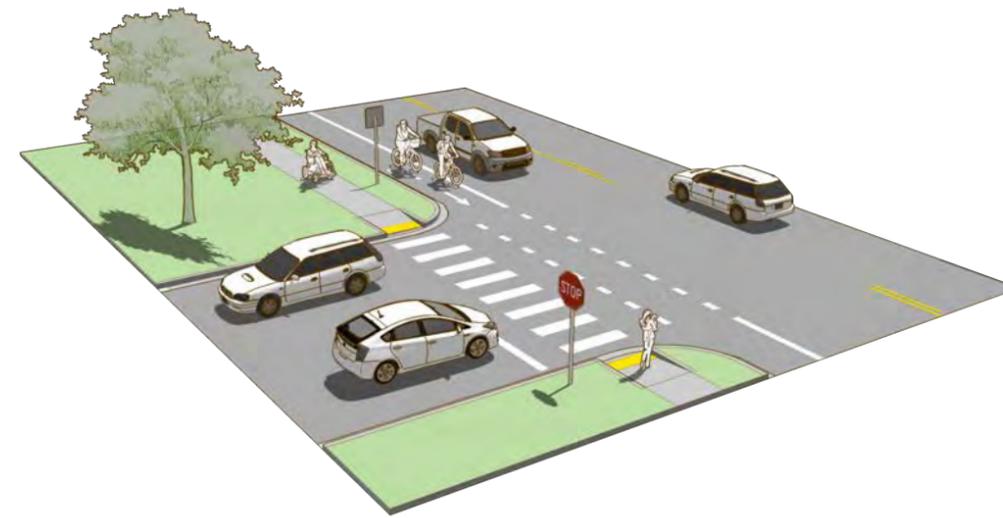
**Bike lanes** allocate an exclusive space for bicyclists with a designated 5-foot striped lane, pavement markings, and signage and enable bicyclists to ride at their chosen speed without interference from traffic.

## Multi-Use Paths

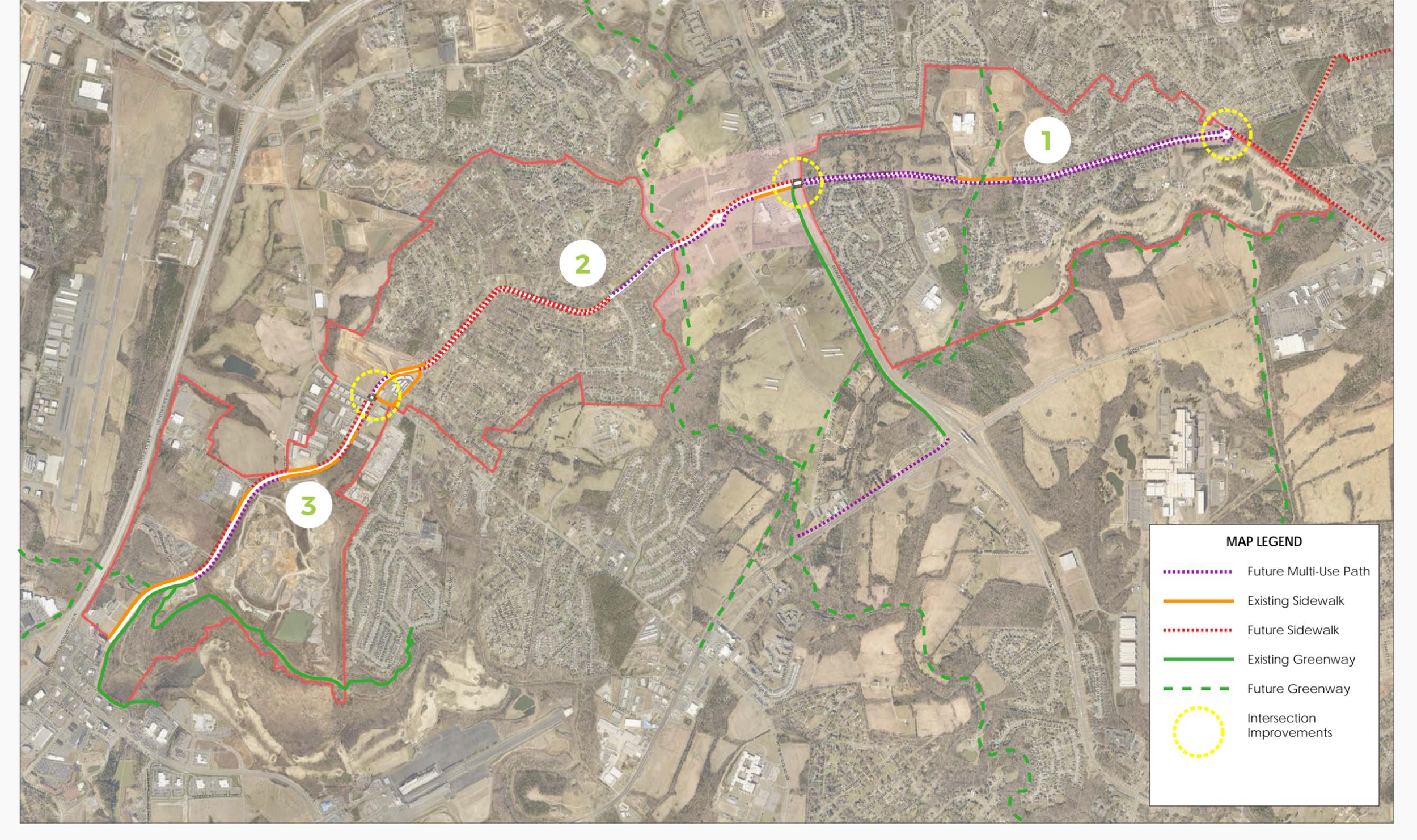
Located immediately adjacent and parallel to a roadway, shared multi-use paths are 10-14 feet in width for two-way traffic flow and are physically separated from vehicular travel through vegetated landscape strips, rumble strips or site furnishings.

## Greenways

**Greenways** can be defined as linear open space areas, often associated with wildlife corridors or valuable vegetative buffers. Most often located within a dedicated easement or public utility right-of-way, greenway trails usually include a developed (hard) surface to allow ease of usage for bicycles.



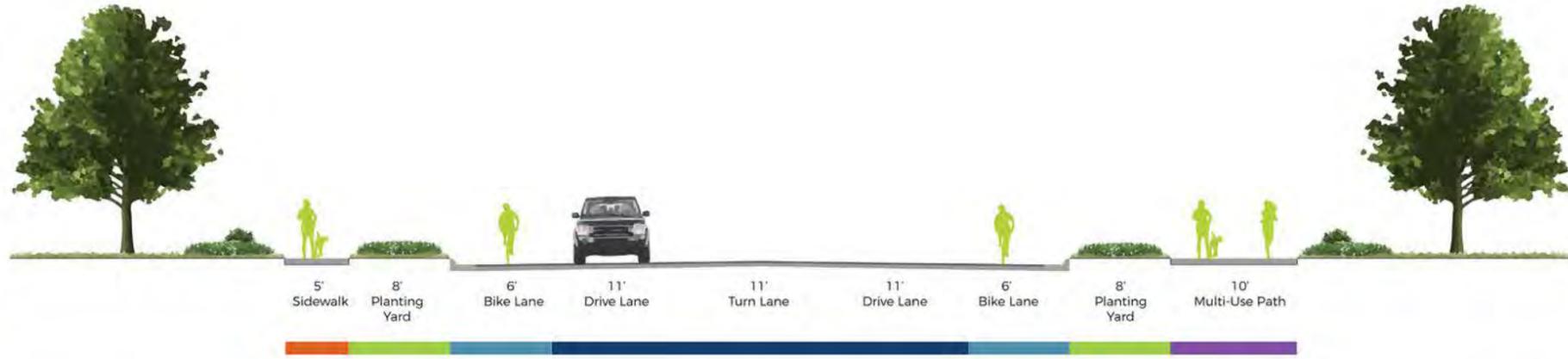
# MOBILITY & CONNECTIVITY



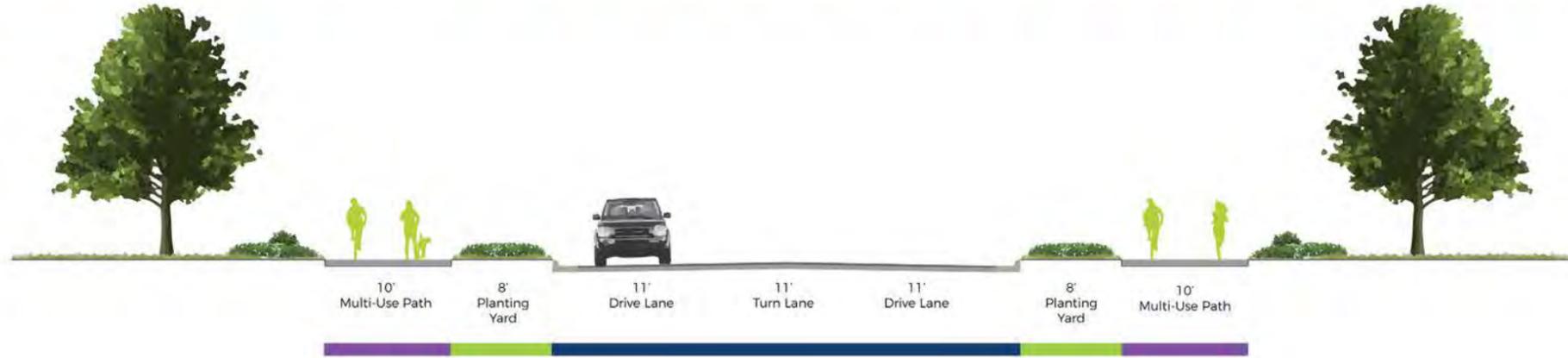
# GEORGE W. LILES PKWY TO ROCK HILL CHURCH RD (NCDOT)

1

OPTION 1B



OPTION 1A



80-foot Right-of-Way (INCREASED)

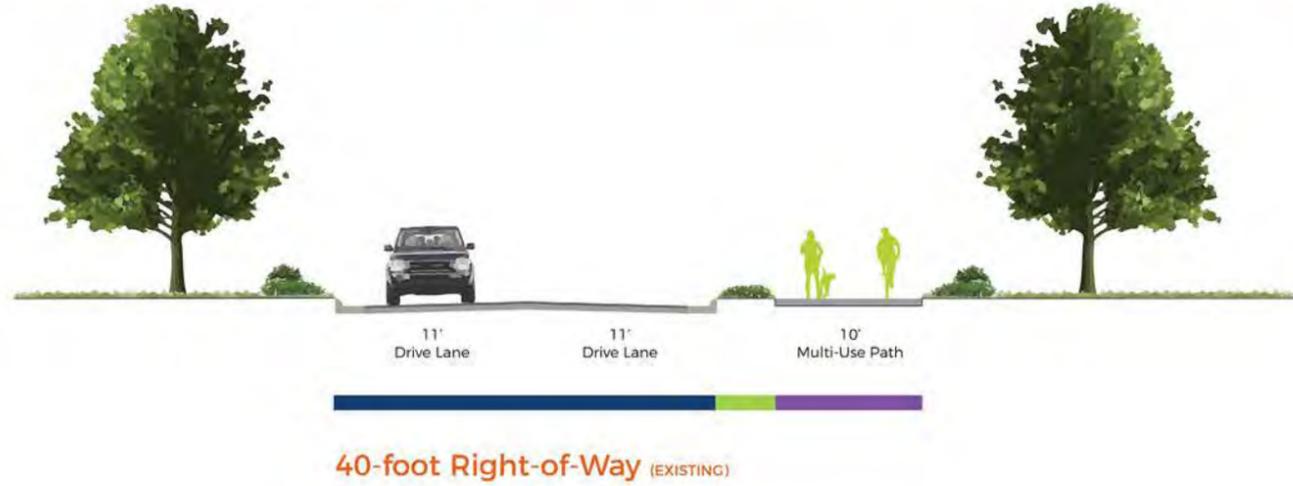


# PITTS SCHOOL ROAD TO GEORGE W. LILES PKWY (NCDOT)

OPTION 2B



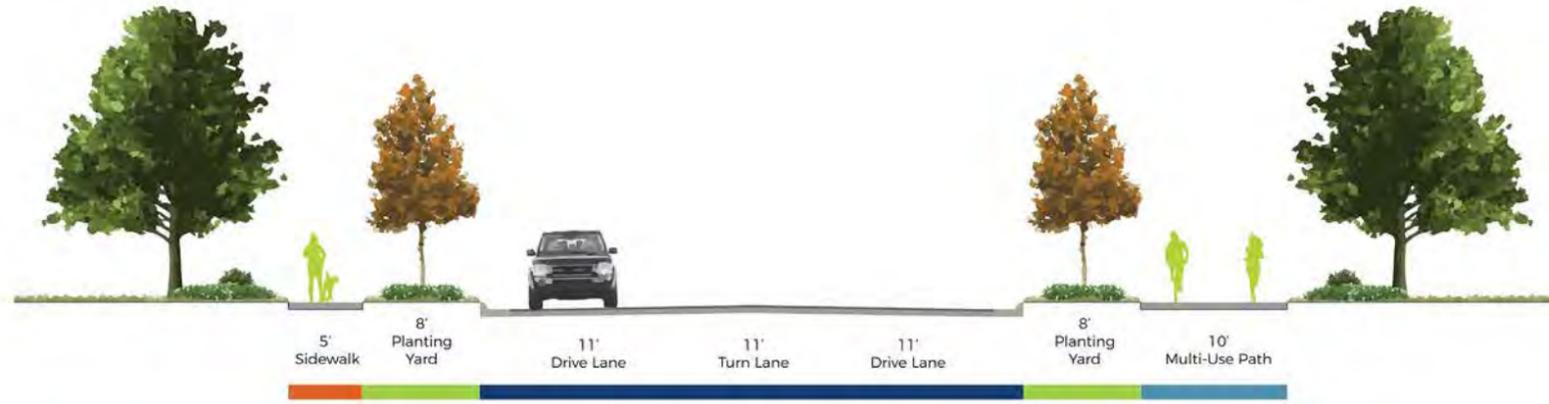
OPTION 2A



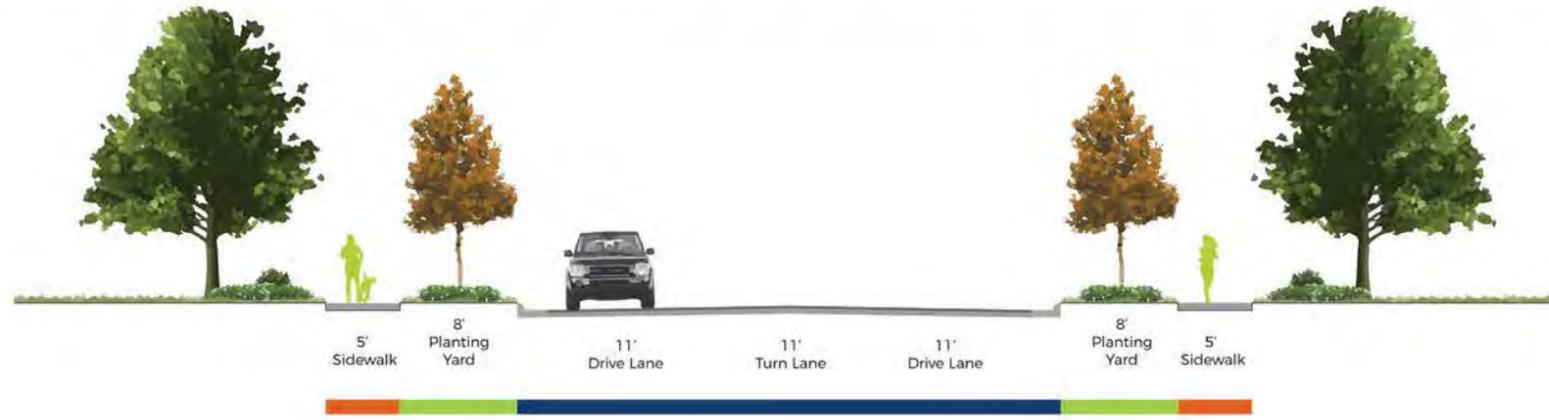
# RUBEN LINKER ROAD TO PITTS SCHOOL ROAD (CITY)

3

OPTION 3B



OPTION 3A



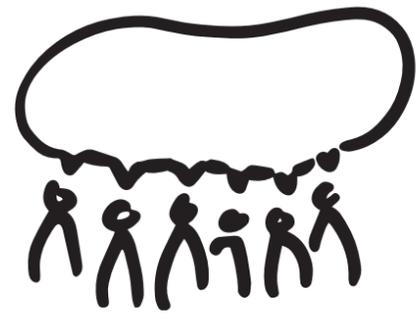
80-foot Right-of-Way (EXISTING)



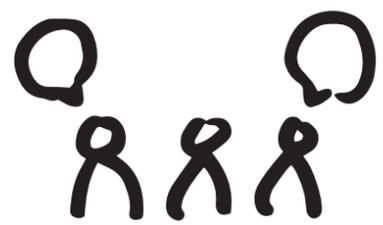
# NEXT STEPS IN THE PLANNING PROCESS



Preliminary Mapping



Key Property Owner Meetings & Input



Community Meeting & Input

Review with Stakeholders & Community



Update Plan

Implementation



# QUESTIONS?

# CONTACT INFORMATION



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*Planning & Neighborhood Development*

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(704) 920-5151

# STAY CONNECTED

CITY OF CONCORD WEBSITE - [CONCORDNC.GOV](http://CONCORDNC.GOV)

Sign up for the City Link Newsletter

CONCORD DOWNTOWN WEBSITE - [CONCORDDOWNTOWN.COM](http://CONCORDDOWNTOWN.COM)

Sign up for the Concord Downtown Newsletter

PUBLIC INPUT - [PUBLICINPUT.COM/CONCORD](http://PUBLICINPUT.COM/CONCORD)

## SOCIAL MEDIA:

Facebook - [FACEBOOK.COM/CONCORDNC](http://FACEBOOK.COM/CONCORDNC)

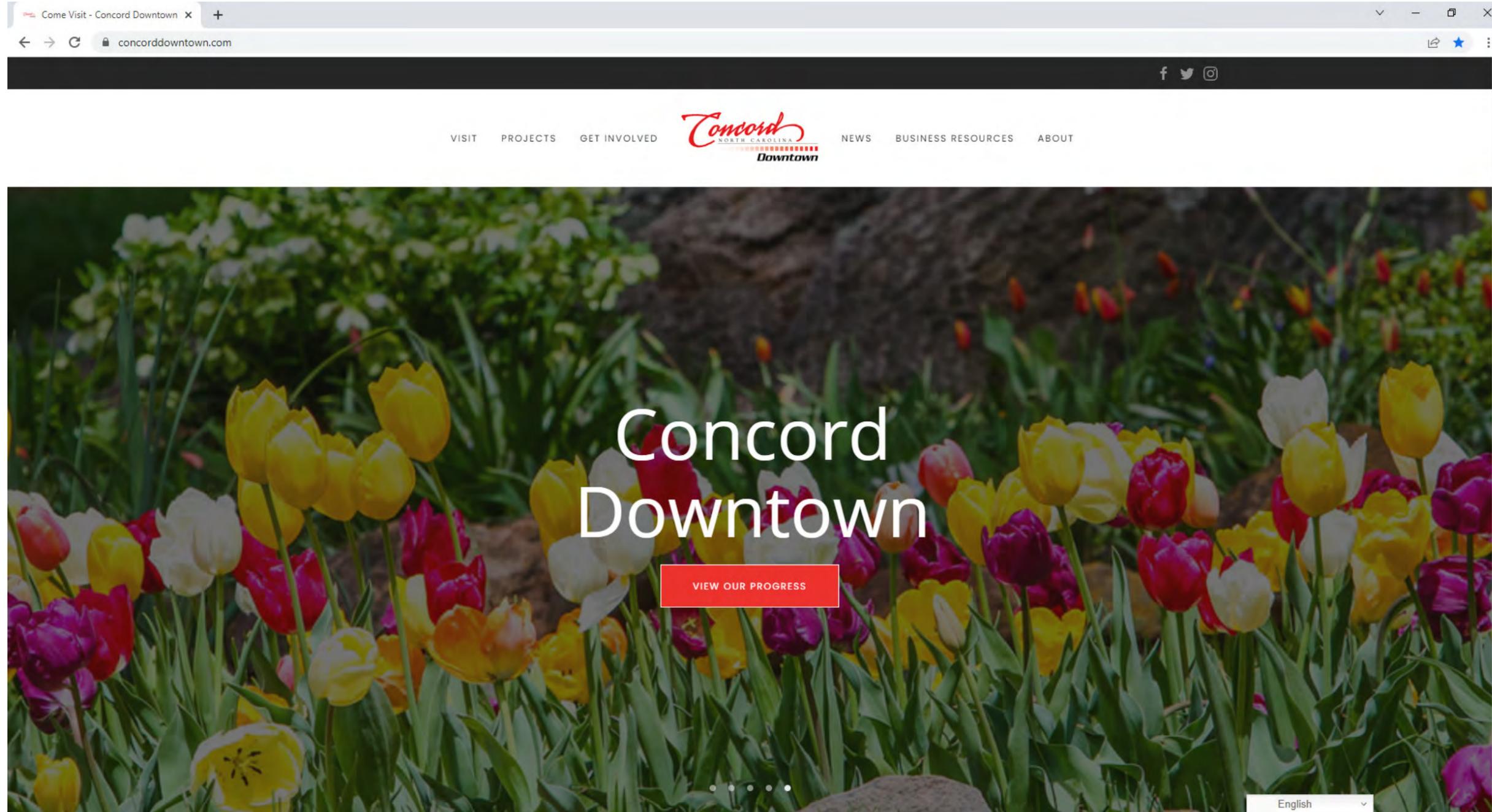
Instagram - [@CONCORDNCGOV](https://www.instagram.com/CONCORDNCGOV)

Twitter - [@CONCORDNCGOV](https://twitter.com/CONCORDNCGOV)

Nextdoor



# DOWNTOWN CONCORD UPDATES



[www.concorddowntown.com](http://www.concorddowntown.com)

# CLEARWATER ART CENTER & STUDIOS - CERAMICS CENTER CONSTRUCTION



# PUBLIC ART MASTER PLAN

## HELP BRING MORE ART TO CONCORD

THE CITY OF CONCORD IS DEVELOPING  
ITS FIRST-EVER PUBLIC ART MASTER PLAN

TAKE OUR SURVEY!



SURVEY IS OPEN  
THROUGH MAY 13TH

[PUBLICINPUT.COM/CONCORDARTPLAN](https://publicinput.com/concordartplan)

MORE INFORMATION ABOUT THE PUBLIC ART  
MASTER PLAN IS AVAILABLE ON THE CITY'S  
WEBSITE AT [CONCORDNC.GOV/PUBLICART](https://CONCORDNC.GOV/PUBLICART)



[publicinput.com/concordartplan](https://publicinput.com/concordartplan)