The City of Concord

US29 US601 Small Area Plan Public Workshop

Presented By:

HNTB Urban Design & Planning

Warren and Associates

We Promise to Provide

1. Listen to your input

2. Create a vision for the small area plan based on community principles

3. Generate an implementable development plan based in market realities

The Design Approach

CREATING THE VISION

High Quality Architecture
- Engage the Street
- Parking behind
- Pedestrian Scale

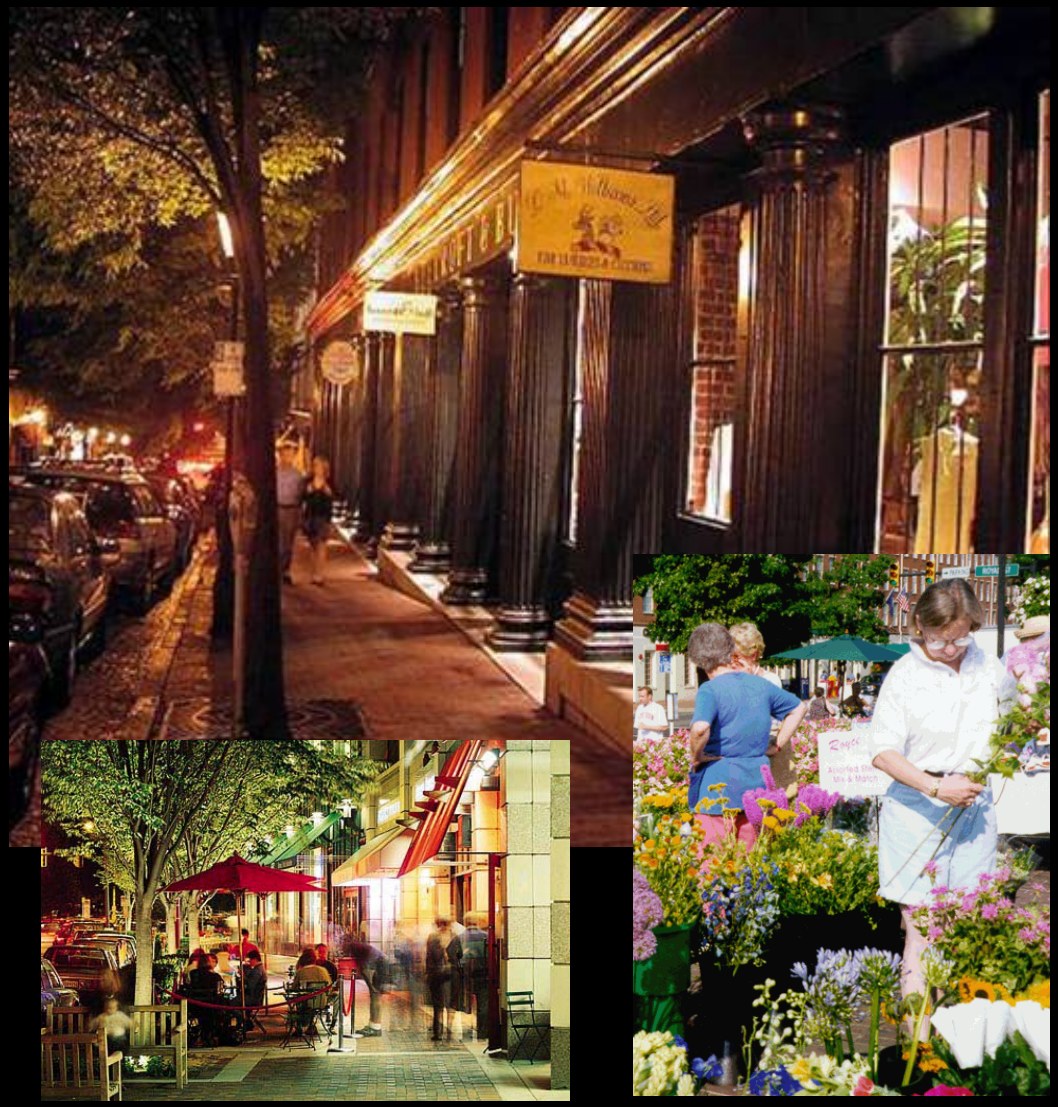
Pedestrian Friendly Environment
- Design for the Pedestrian
- Protect existing residential
- Promote Higher Uses

Diverse Range of Housing
- Single Family
- Townhomes/Condo's
- Apartments
- Lofts / Other housing

Variety of Parks and Open Spaces
- Neighborhood Parks
- Regional Open Space

The Design Approach

CREATING THE VISION



Promote a Mixture of Uses

- Daytime & night time activity
- Restaurants / Retail
- Office / Lifestyle Centers
- On-street Parking

The Design Approach

CREATING THE VISION

Protect and Enhance

- Existing Neighborhoods
- Users / Uses
- History

Create a Well Define District

- Approach
- Place
- Departure

Define the Place

- Who are the Users?
- What are the Uses?

Planning Area Land Inventory

- There are approximately 545 acres within the Planning Area; 76% are already developed.
- Of the 414 developed acres, 58% could be redeveloped over the next 10 years, based on ownership, use and location criteria.
- Five property owners control 170 acres, or 46% of the 371 vacant/redevelopment acres.

US-601/US-29 Planning Area, April 2006

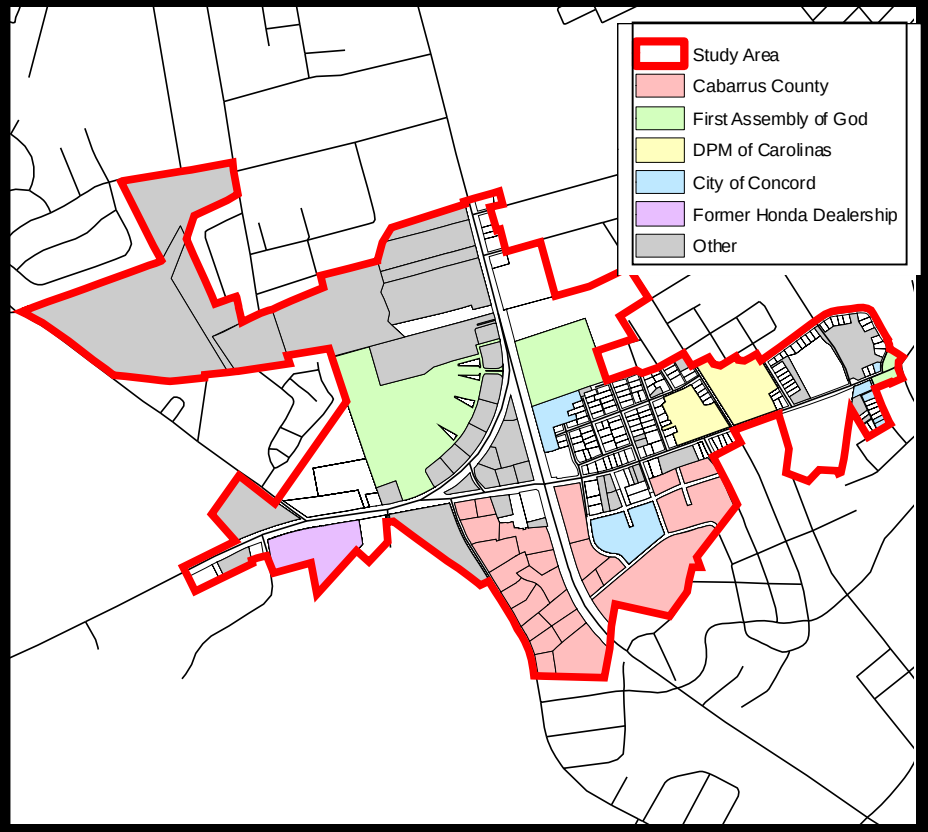
Parcel Category	Acres	Percent of Acres
Developed	414	76.0%
Vacant	131	24.0%
Total	545	100.0%

Source: City of Concord, Warren & Associates

Vacant/Redevelopment Parcels
US-601/US-29 Planning Area, April 2006

Owner	Parcels	Acres	% Of Total Acres
Cabarrus County	24	71	19.2%
First Assembly of God	11	56	15.1%
DPM of the Carolinas	2	17	4.6%
City of Concord	9	14	3.8%
James Simmons Family	1	11	3.1%
Other	48	201	54.2%
Total	95	371	100.0%

Source: City of Concord, Warren & Associates



Residential Market Trends

Residential Market Trends, Cabarrus County, 2002-2005

	New Closings			
Year	Single Family	Townhouse	Condominium	Total
2002	1,228	108	4	1,340
2003	1,239	139	37	1,415
2004	1,648	107	48	1,803
2005	2,203	107	46	2,356
Total	6,318	461	135	6,914
% of Total	91.4%	6.7%	2.0%	100.0%

Note: Annual data is from March to March

Source: M.O.R.E., Warren & Associates

- Single family development dominates the Cabarrus County residential market, comprising over 91% of the 6,914 new closings between 2002 and 2005.

Apartment Market Trends, Cabarrus County, 2002-2005

Year	Completions	Net Absorption	Vacancy Rate
2002	82	108	12.9%
2003	0	138	9.8%
2004	0	51	7.9%
2005	0	60	6.5%

Note: Annual data is from February to February

Source: Real Data, Warren & Associates

- Given the absence of apartment construction, the vacancy rate in Cabarrus County steadily improved from 12.9% in February 2002 to 6.5% in February 2006, indicating a significant market opportunity.

Commercial Market Trends

- Because of strong residential growth, the retail market is flourishing in Cabarrus County. Demand has exceeded supply during three of the last four years.

- The Planning Area has nearly 1.4 million square feet of commercial space. The retail inventory is predominantly located within the Village and Triangle shopping centers, while the Brown and Norcott mills and S&D Coffee comprise almost all of the industrial inventory.

Retail Market Trends, Cabarrus County, 2002-2005

Year	Completions	Net Absorption	Vacancy Rate
2002	134,338	264,053	6.4%
2003	575,000	588,880	5.4%
2004	110,439	215,711	3.5%
2005	294,612	200,790	4.9%

Source: Karnes Research Company, Warren & Associates

Commercial Inventory, US-601/US-29 Planning Area, April 2006

Type	Square Feet	Estimated Vacant Square Feet	Estimated Vacancy Rate
Retail	672,855	48,000	7.1%
Office	36,780	0	0.0%
Industrial	647,600	151,800	23.4%
Total	1,357,235	199,800	14.7%

Source: City of Concord, Warren & Associates

Vacant Sites and Redevelopment Opportunities

- In addition to the 131 vacant acres, another 240 acres have been identified as most competitive for redevelopment over the next 10 years, based on current ownership, use and location.

Potential Land Development Capacity
US-601/US-29 Planning Area, April 2006

Parcel Category	# Tax Parcels	Acres	Percent of Acres
Vacant	51	131	35%
Redevelopment	44	240	65%
Total	95	371	100%

Source: City of Concord, Warren & Associates

- Located on Cabarrus Avenue, which is undergoing a multi-million dollar improvement, the Brown and Norcott mills are well-positioned to anchor a catalyst infill project with close proximity to downtown Concord and US-29.

Brown Mill

Development Forecasts

Residential Units Forecast, US-601/US-29 Planning Area, 2006-2025

Type	2006	2015	2025	Change, 2006-2025 Number	Change, 2006-2025 Percent
Single Family	166	350	550	384	231.3%
Townhouses	0	150	300	300	N/A
Condominiums	0	100	200	200	N/A
Apartments	32	300	650	618	1931.3%
Total	198	900	1,700	1,502	758.6%

Source: City of Concord, Warren & Associates

- Based on the supply of land available for residential development, slightly over 1,500 additional units could be absorbed between 2006 and 2025. The average annual increase of 75 units equates to 4% of the Cabarrus County annual growth of 1,850 units between 2002 and 2005.

Commercial Square Footage Forecast, US-601/US-29 Planning Area, 2006-2025

Type	2006	2015	2025	Change, 2006-2025 Number	Change, 2006-2025 Percent
Retail	672,855	625,000	525,000	-147,855	-22.0%
Office	36,780	125,000	250,000	213,220	579.7%
Industrial/Flex	647,600	550,000	500,000	-147,600	-22.8%
Total	1,357,235	1,300,000	1,275,000	-82,235	-6.1%

Source: City of Concord, Warren & Associates

- While the total supply of commercial space could be relatively unchanged between 2006 and 2025, the mix, character, intensity and location would be significantly altered.

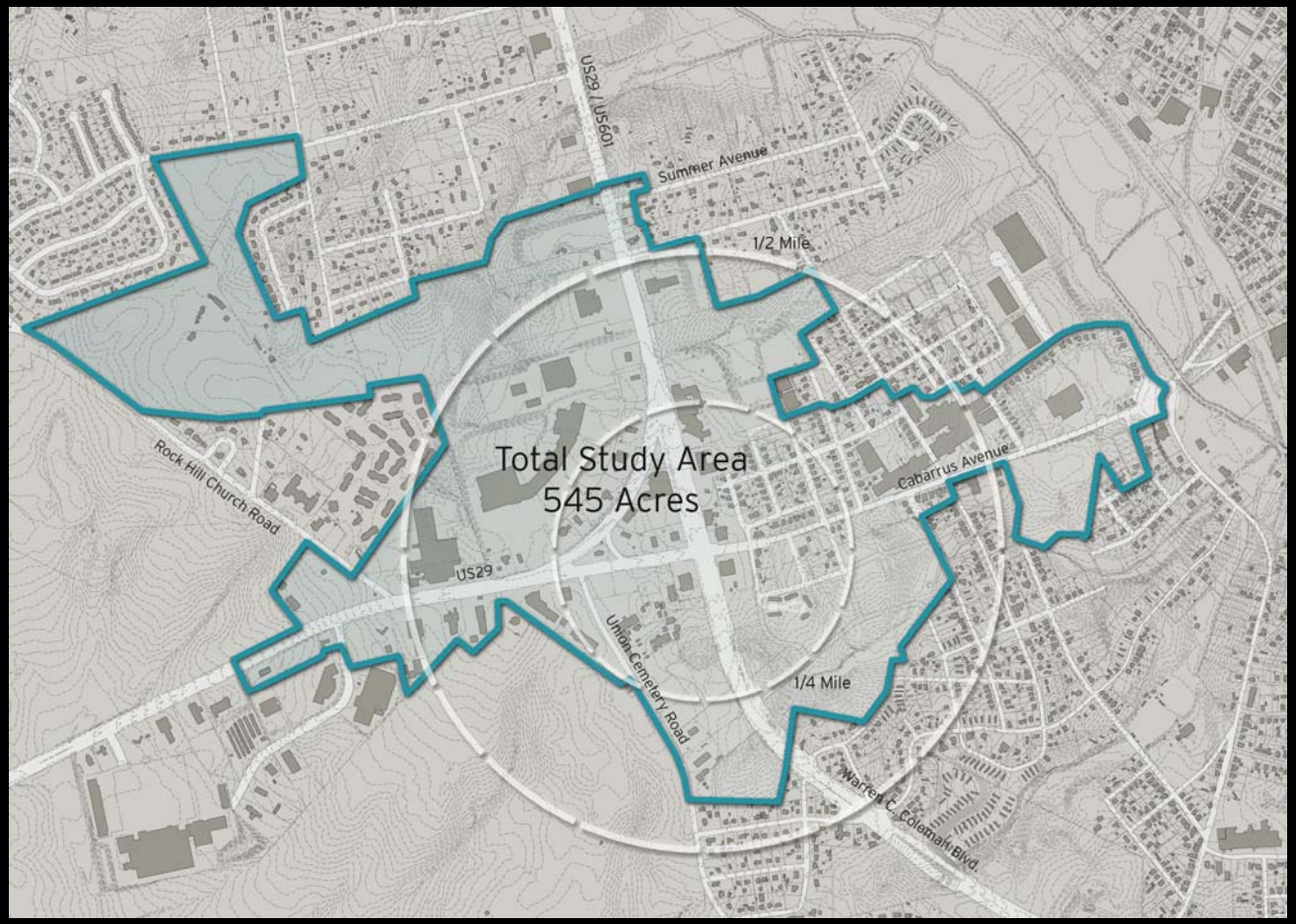
Figure Ground Street & City Patterns

Concord, North Carolina c2006
Concord, North Carolina 20 Year Projection

Richmond Virginia c2006

Savannah, Georgia c2006

Site Analysis



Pedestrian Unfriendly Streets

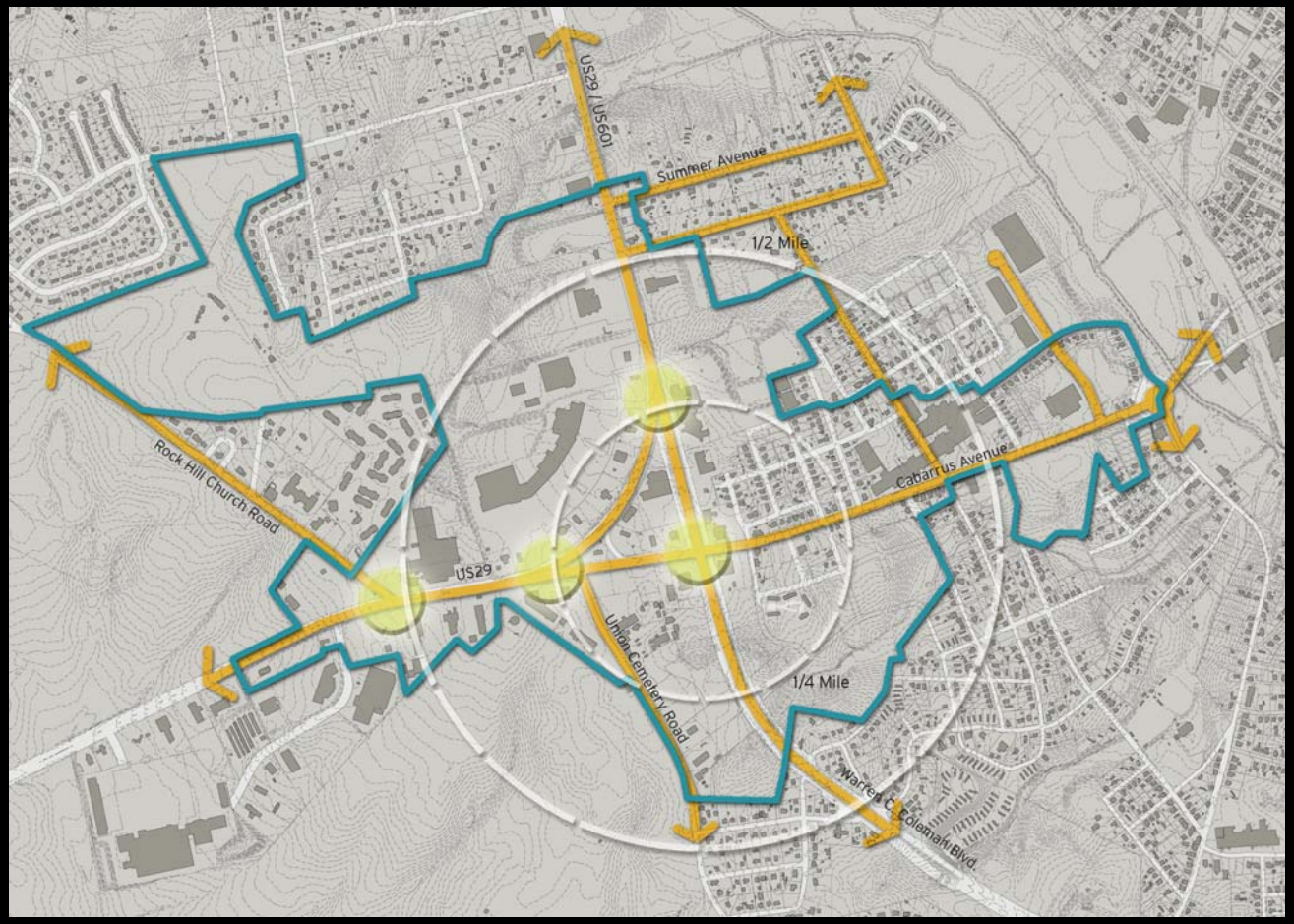
Textile Mills

Vacant Building and Parcels

Existing Conditions

- Pedestrian Unfriendly Streets
- Suburban Sprawl
- Vacant Building and Parcels
- Traffic Congestion

Site Analysis

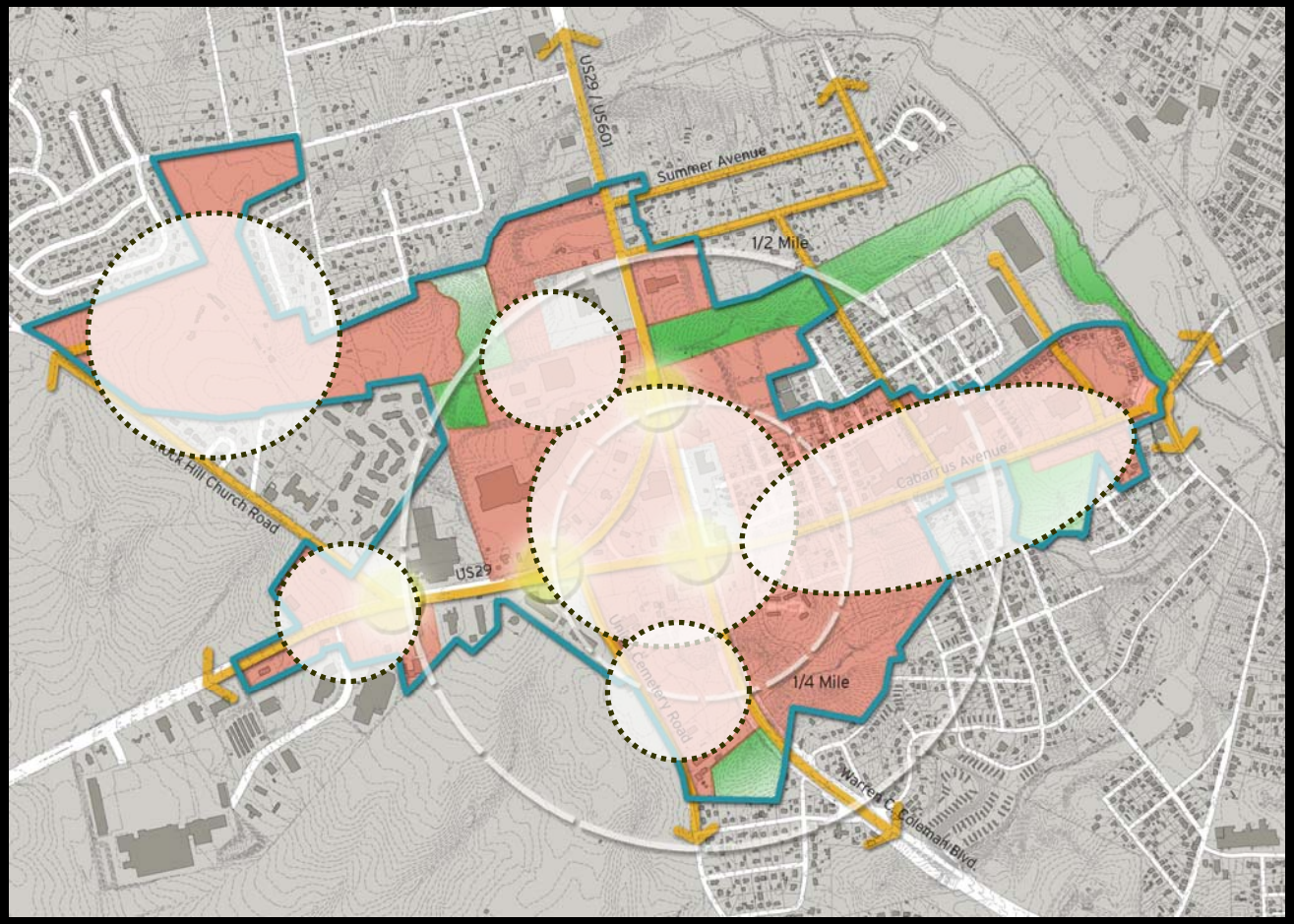


Existing Road Network

- Vehicular Dominant
- Wide Street Sections
- Poor Connectivity

Redevelopment Simulation

Site Analysis

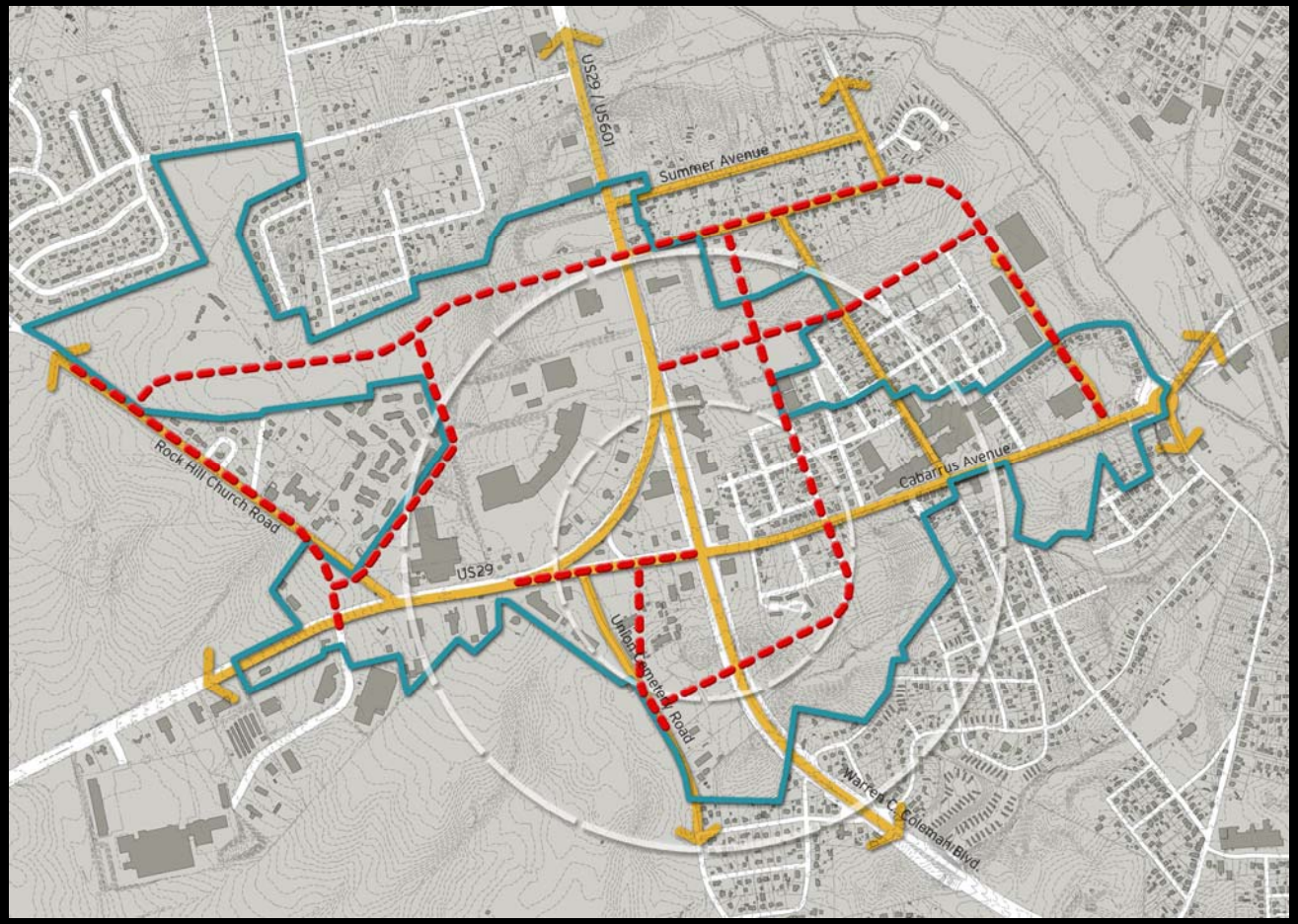


Redevelopment Opportunities

- Infill Development
- Parking Lots
- Existing Neighborhoods

Redevelopment Simulation

Site Analysis
Alternative 1



Proposed Alignments

- Realign Rock Hill Church Rd & US29 Intersection
- Realign Union Cemetery Rd & US29 Intersection
- Connect Union Cemetery Road to Cabarrus Avenue
- Remove Small Southeast Movement from US29 to US29
- Straighten US29 to Cabarrus Avenue

Site Analysis
Alternative 1

Proposed Alignments

- Realign Rock Hill Church Rd & US29 Intersection
- Realign Union Cemetery Rd & US29 Intersection
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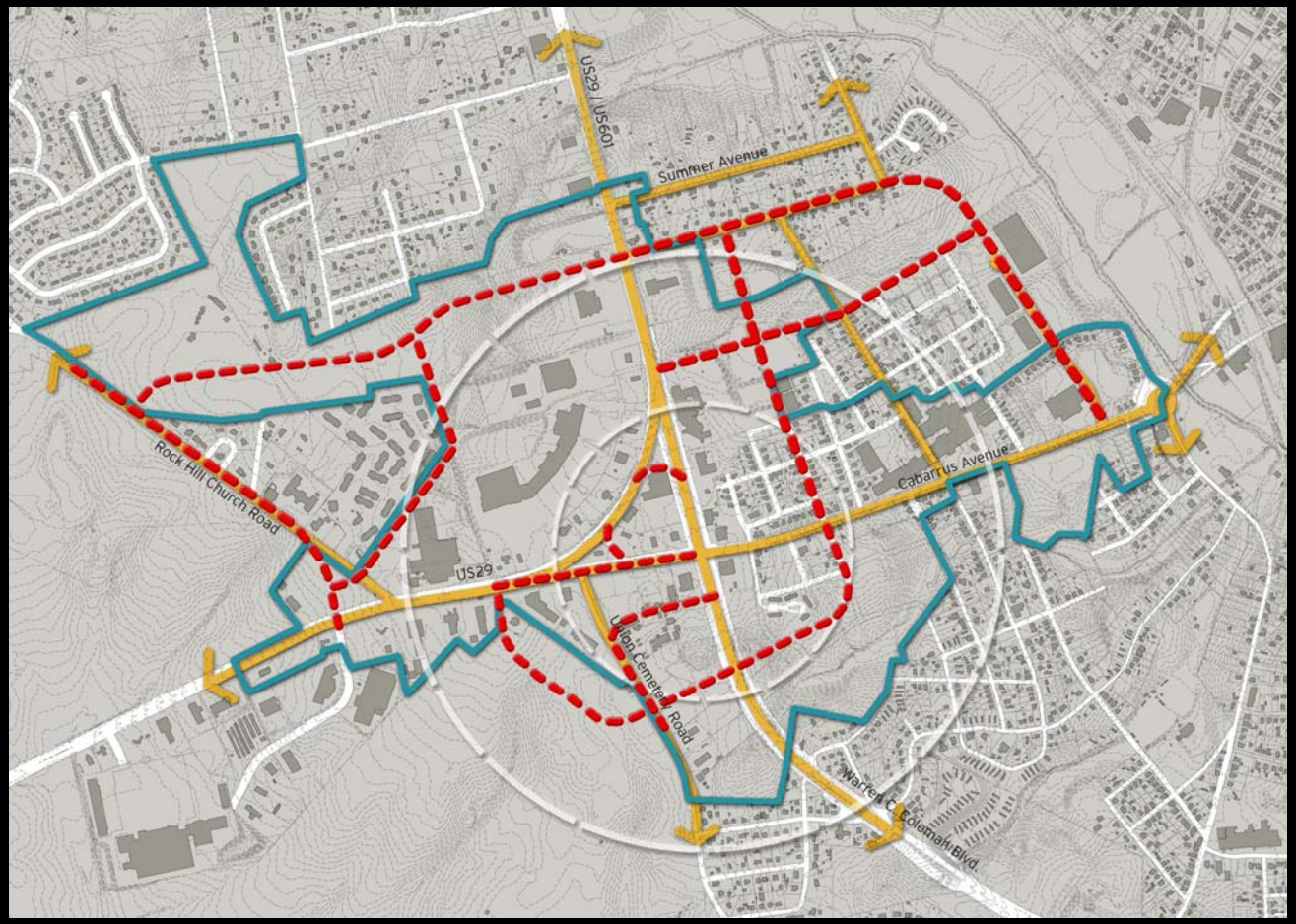
Site Analysis
Alternative 2



Proposed Alignments

- One way Pair System
- Straighten US29 to Cabarrus Avenue
- Provide New ROW Access from US29 to Union Cemetery
- Terminate Union Cemetery Road & Realign to W. C. Coleman Blvd.

Site Analysis
Alternative 2

Proposed Alignments

- One way Pair System
- Straighten US29 to Cabarrus Avenue
- Provide New ROW Access from US29 to Union Cemetery
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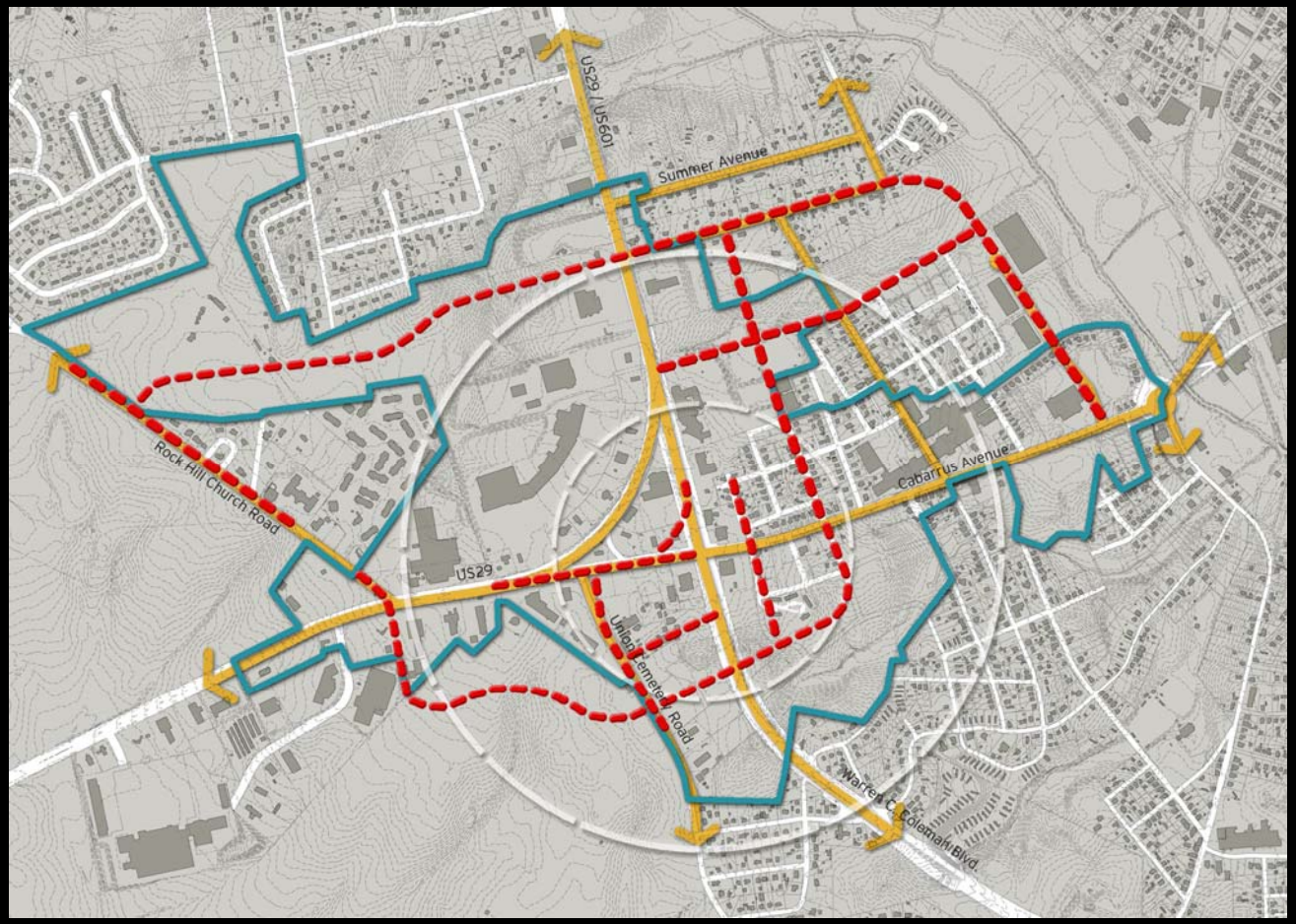
Site Analysis
Alternative 3



Proposed Alignments

- Realign US29 Bypass
- Realign Rock Hill Church Rd intersection
- Connect Rock Hill Church Rd To Union Cemetery Road to US601 & Over To Cabarrus Ave.

Site Analysis
Alternative 3

Proposed Alignments

- Realign US29 Bypass
- Realign Rock Hill Church Rd intersection
- Connect Rock Hill Church Rd To Union Cemetery Road to US601 & Over To Cabarrus Ave.

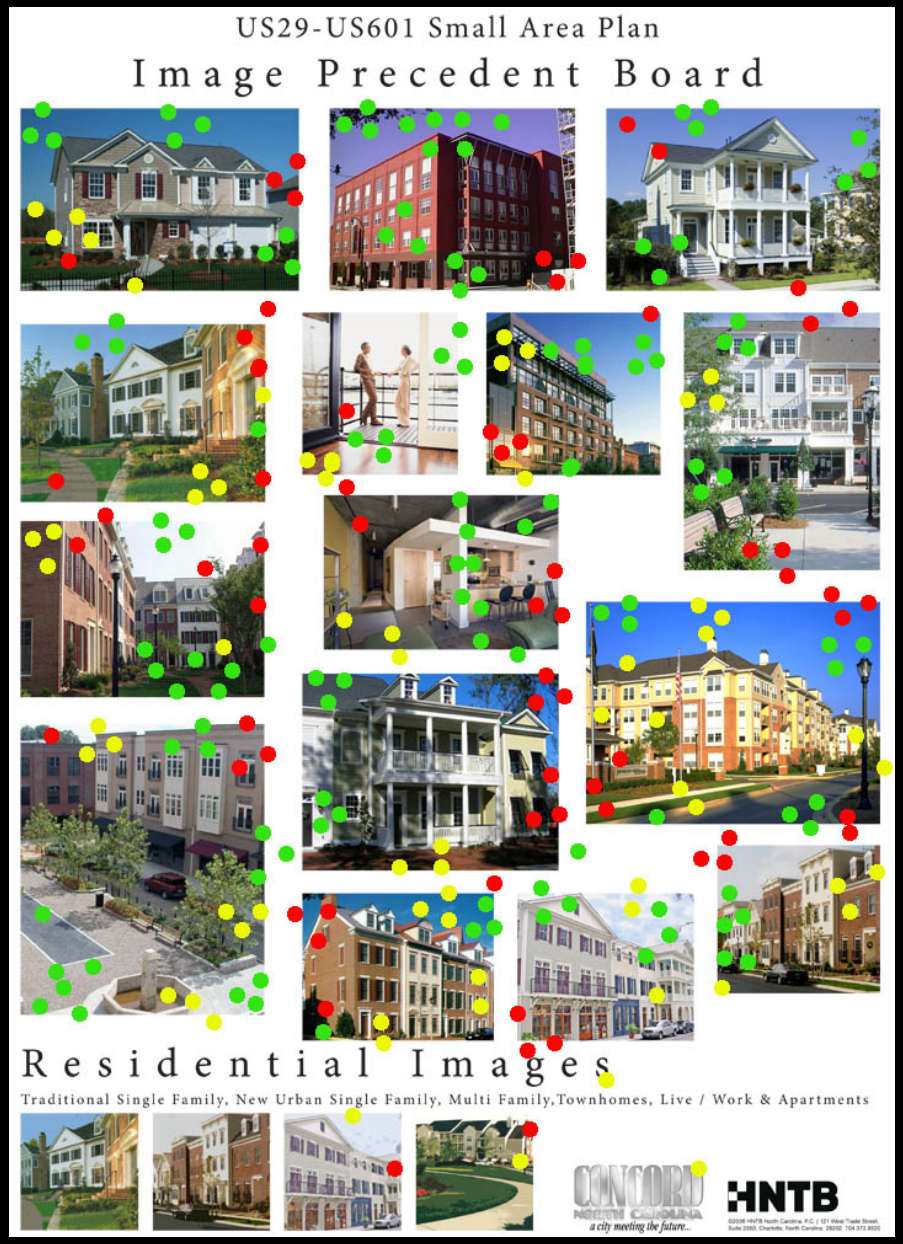
Community Leadership

“We are a community family which prides itself on being a good place to live, work and play. We have worked hard to address the education, health and housing needs of our citizens. This hard work paid off with being designated as an All-America City”

Mayor J. Scott Padgett

"I believe that our citizens expect and deserve a good quality of life and a safe community to live in. Good streets and roads, low taxes and increasing our tax base, investing in existing neighborhoods as well as preparing for new ones.”

Council Member District #4
Alfred M. Brown Jr.



Likes Image

Dislikes Image

Image Has Potential

Next Steps

✓ Phase I – Research & Analysis

- Review Background Information with Staff
- Develop Base Maps / Assemble Data
- Prepare Communications Plan
- Conduct Stakeholder Interviews

✓ Phase II – Framework Definition

- Development of Plan Program
- Document Relevant Precedents
- Prepare Initial Concept Alternatives
- Conduct Stakeholders Meeting

✓ Phase III – Master Development Plan

- Refine Plan Program
- Conduct Public Workshop / Charettes
- Develop and Refine Workshop Products
- Prepare Urban Design & Development Vision

Phase IV –Implementation Plan

- Implementation Strategies
- Development Initiatives / Priorities
- 10/20 year Strategic Plan
- Council Presentations

Phase V – Plan Documentation

- Prepare Draft Plan
- Prepare Final Plan
- Provide Deliverables

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End PowerPoint

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