

# Main Street Plan

## Why is it being done?

- 2007-2027 Comprehensive Plan recommendation
- Town Council authorized its creation
- Planning Board created the scope of work and launched the initiative

## Who did it?

- Main Street Master Plan Stakeholder Steering Committee
- Lake Lure Planning Board
- Knight Strategies, PA (on contract)

## What goals were established during the Steering Committee Meetings?

- Goal #1 – Create a plan that celebrates the architecture of the Lake Lure Inn.
- Goal #2 – Develop a plan to accommodate the future relocation of NC 64/74A.
- Goal #3 – Develop a mixed-use development plan that creates a main street corridor while preserving open space and the connection to the lake.
- Goal #4 – Propose Highest and Best use for ABC Store property.

# Programming & Parking Analysis

## PARKING ANALYSIS

Lake Lure Town Center | Main Street Small Area Plan

Structure	Retail Area	Office Area	Restaurant Area	Multi-purpose	Residential Units	Hotel	Stories	Floor Area	Total Area
Lake Lure Inn/Motor Lodge			5,000.00			69.00	3		
Arcade Building	10,000.00	4,000.00	4,000.00		8.00		3	18,000.00	40,500.00
Building 1	11,000.00	14,000.00	3,000.00				2	14,000.00	28,000.00
Building 2	5,750.00	5,750.00					2	5,750.00	11,500.00
Building 3	4,200.00	4,200.00					2	4,200.00	8,400.00
Building 4					12.00		2	8,125.00	16,250.00
Building 5					8.00		2	13,000.00	26,000.00
Building 6					16.00		2	9,600.00	19,200.00
Building 7	10,800.00				18.00		3	10,800.00	32,400.00
Building 8	6,250.00				10.00		3	6,250.00	18,750.00
Building 9				22,000.00	36.00		3	22,000.00	66,000.00
Building 10					8.00		2	13,000.00	26,000.00
Building 11	2,500.00				4.00		3	2,500.00	7,500.00
Building 12				5,000.00			1	5,000.00	5,000.00
Building 13				3,000.00			1	3,000.00	3,000.00
Building 14	4,125.00						1	4,125.00	4,125.00
Building 15			5,000.00				1	5,000.00	5,000.00
	<b>54,625.00</b>	<b>27,950.00</b>	<b>17,000.00</b>	<b>30,000.00</b>	<b>120.00</b>				<b>317,625.00</b>

Parking Required (ULI Shared Parking)

645

Parking Provided

734

**Net Parking Overage/(Shortage)**

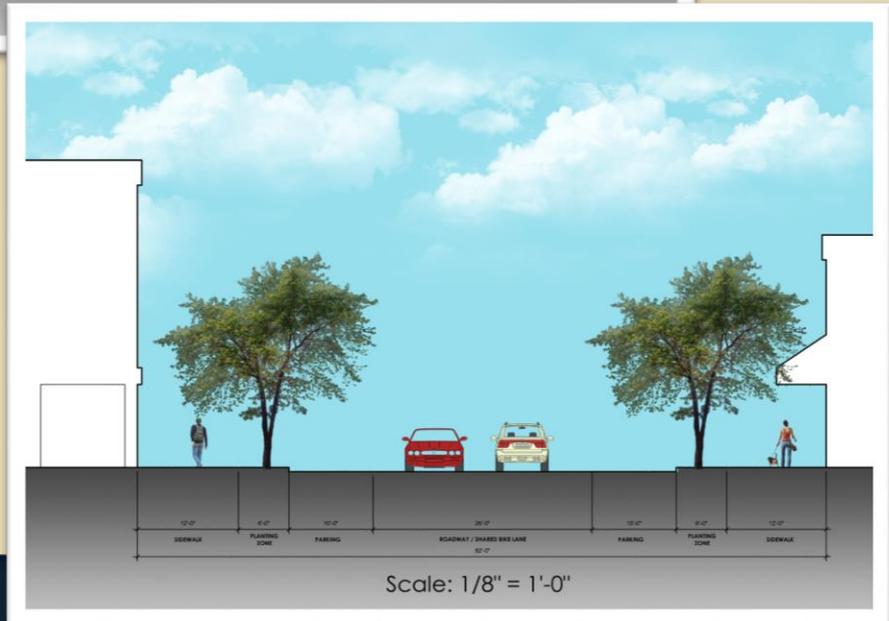
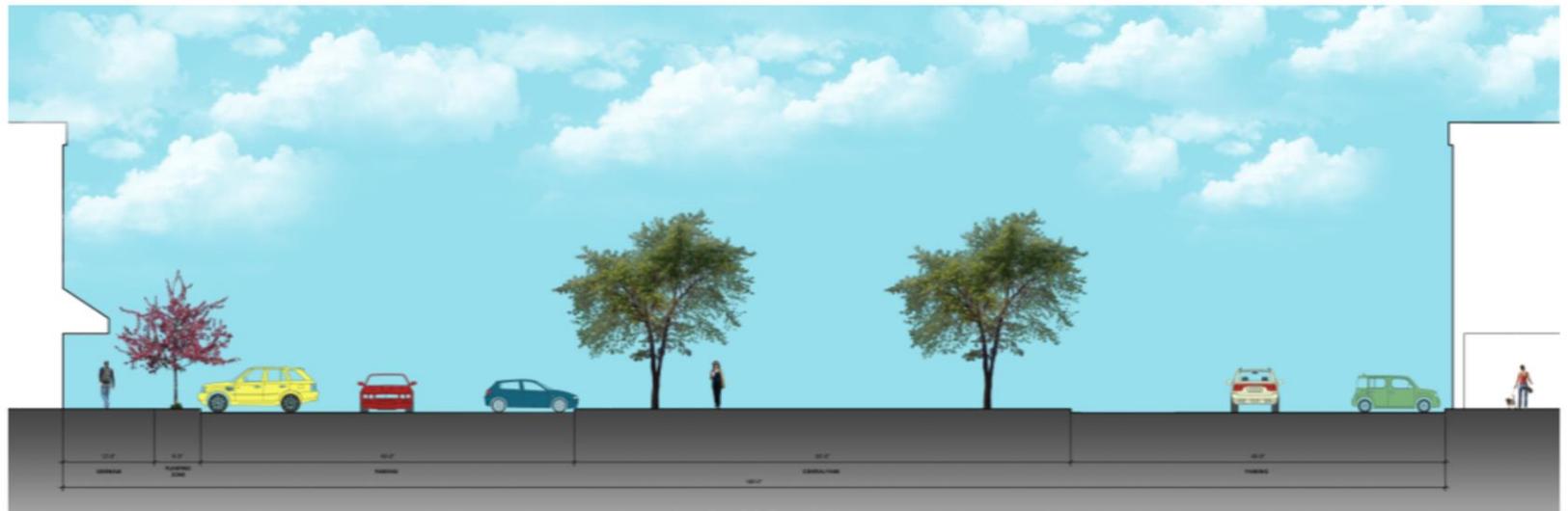
**89**



# Main Street Diagram



# Main Street Cross-Sections



# Main Street Plan

**Using it as a guide, it will assist the town in the effort to make better decisions relative to**

- Water Distribution (line size & location)
- Sewer Collection (line size & location)
- Transportation Facilities (walkways, bikeways, streets)
- Land Use (zoning districts)
- Economic Growth & Development (Securing Investment)

## RECOMMENDATIONS & PRIORITIES

- Recommendation – Priority #1: Develop Marketing Material to seek private investment in Town Center.
- Recommendation – Priority #2: Consider relocation of ABC Store in 1-3 years.
- Recommendation – Priority #3: Engage State Leaders and continue to work with CRSP to develop priorities.
- Recommendation – Priority #4: All utilities (power, telephone, fiber, etc) should be located underground in Town Center as redevelopment occurs.

## NEXT STEPS

- Present to Town Council September 9, 2014 for review and adoption
- Begin Implementation of Recommendations-Priorities