

# Rocky Broad Gateway Plan

## Why is it being done?

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

## Who did it?

- Rocky Broad Gateway Plan Stakeholder Steering Committee
- Lake Lure Planning Board
- Knight Strategies, PA (on contract)

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

- Goal #1 – Recover the money invested in the Carr Property in 10-15 years.
- Goal #2 – Create a welcoming entrance into Lake Lure and Chimney Rock Village.
- Goal #3 – Create Connections on centrally located property (TOLL, CRV, CRSP, Rocky Broad River, Lake).

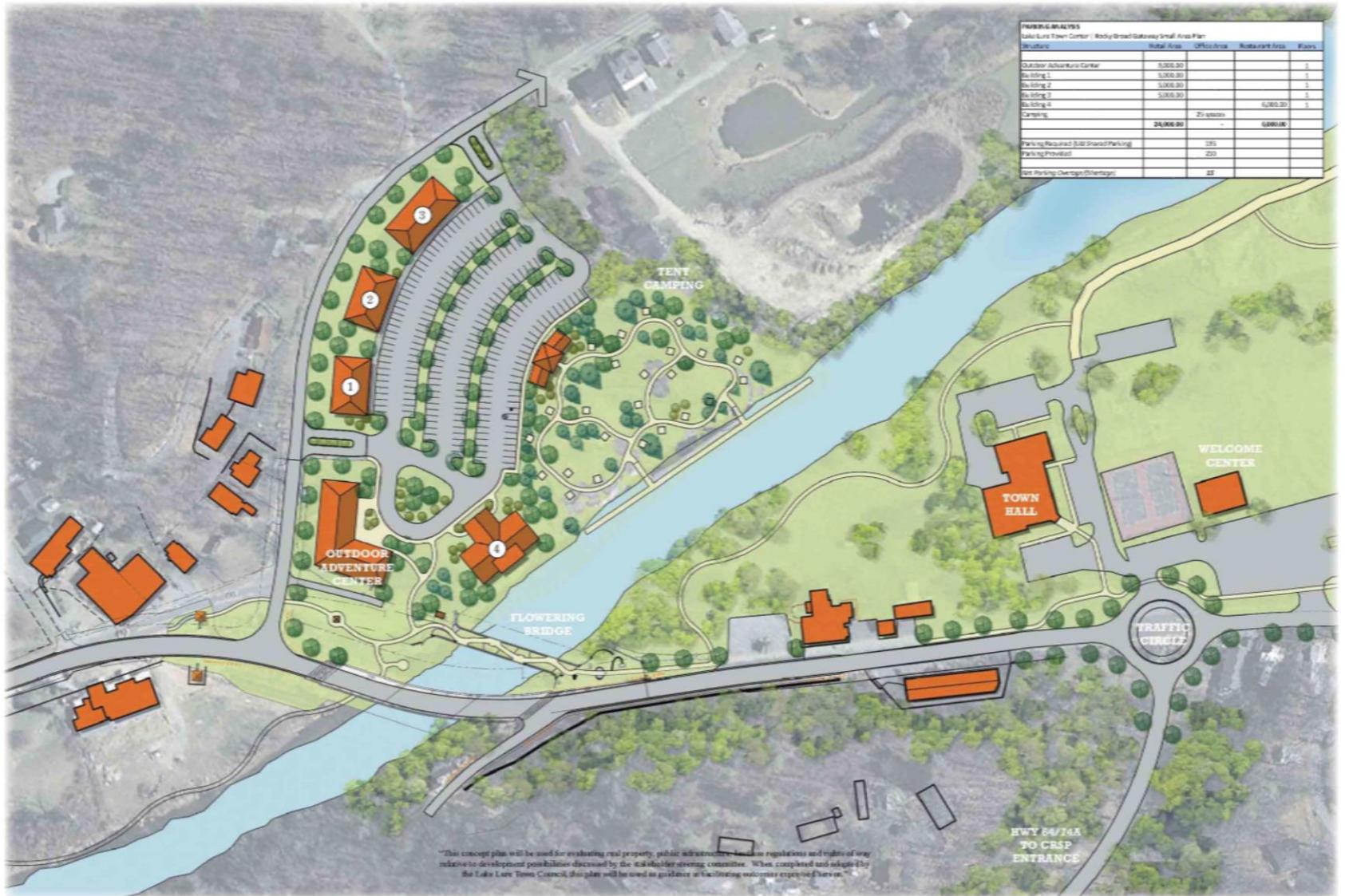
# Programming & Parking Analysis

## PARKING ANALYSIS

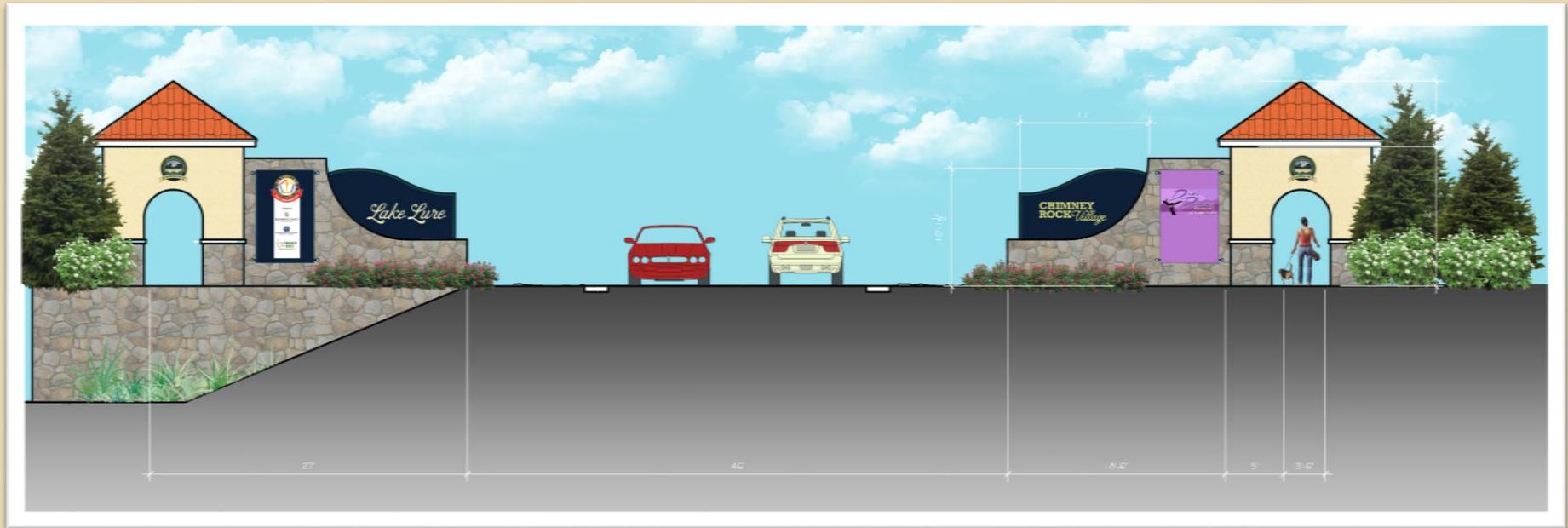
Lake Lure Town Center | Rocky Broad Gateway Small Area Plan

Structure	Retail Area	Office Area	Restaurant Area	Floors
Outdoor Adventure Center	9,000.00			1
Building 1	5,000.00			1
Building 2	5,000.00			1
Building 3	5,000.00			1
Building 4			6,000.00	1
Camping		25 spaces		
	<b>24,000.00</b>	-	<b>6,000.00</b>	
Parking Required (ULI Shared Parking)		195		
Parking Provided		210		
<i>Net Parking Overage/(Shortage)</i>		<b>15</b>		

# Rocky Broad Gateway Plan



# Rocky Broad Gateway Elevations



# Rocky Broad Gateway 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 for Gateway Properties.
- Recommendation – Priority #2: Utilize Carr Property as public park space for 5-10 years.
- Recommendation – Priority #3: Engage State Leaders and continue to facilitate partnerships between TOLL, CRV, CRSP, LLFB, HNG Chamber & Rutherford County TDA.

## NEXT STEPS

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