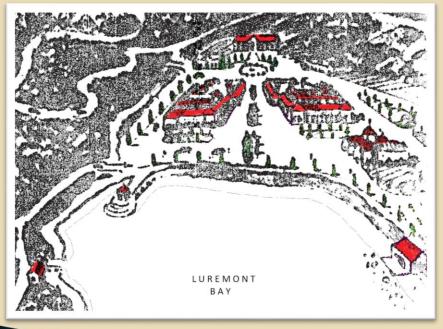
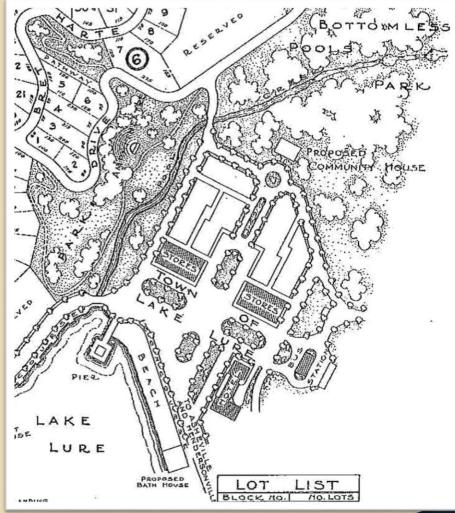




1926 Draper Business Center Plan

1926 Draper Bird's Eye View







2011 Chimney Rock State Park Master Plan





2012 Land Design Master Plan





LAKE LURE TOWN CENTER VISION

MASTER PLAN

2013 NCDOT Transportation Plan (Phase 1, 2 & 3)





Small Area Plan

Hwy 64/74A Relocation





2014 Revised Master Plan





2014 Morse Park Bridge





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.



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			Ĵ	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
	54,625.00	27,950.00	17,000.00	30,000.00	120.00			-	317,625.00

Parking Required (ULI Shared Parking)	645
Parking Provided	734

89

Net Parking Overage/(Shortage)



Main Street Plans





Main Street Diagram

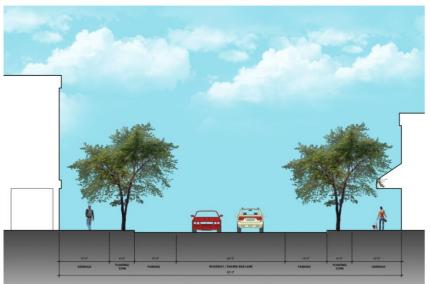




Main Street Cross-Sections



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





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

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



Small Area Plan

Hwy 64/74A Relocation





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).



PARKING ANALYSIS

Lake Lure Town Center | Rocky Broad Gateway Small Area Plan

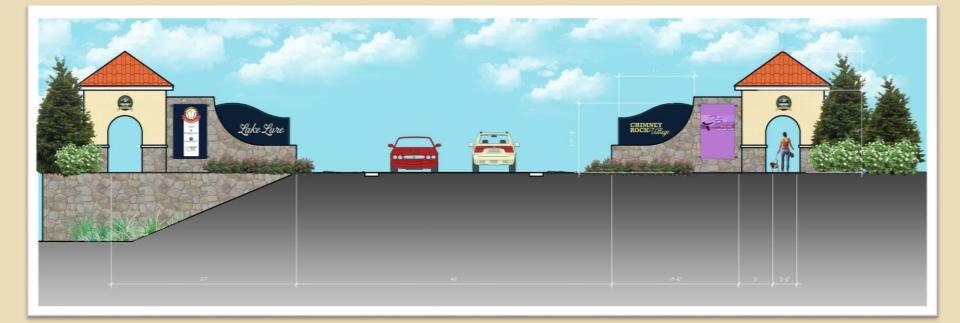
Structure	Retail Area	Office Area	Restaurant Area	Floors
Outdoor Adventure Center	9,000.00			1
Building 1	5,000.00			1
Building 2	5,000.00			1
Building 3	5,000.00			1
Building 4			6,000.00	1
Camping		25 spaces		
	24,000.00	-	6,000.00	
Parking Required (ULI Shared Parking)		195		
Parking Provided		210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







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

