



THE 2030 LAND USE MASTER PLAN

The Smart Growth Plan for the Heart of the High Country

PUBLIC KICK-OFF MEETING - RESULTS

October 15, 2008 Broyhill Inn & Conference Center

Small Group Discussion Questions

1. **What do value about Boone?** What are those key places, things, and/or values in the community that are uniquely Boone and that should be preserved or enhanced. (*List at least 3-5 items*)

Natural Resources/Beauty

- Creeks/Streams
- Beauty & Mountain Views
- Creeks & Water Features
- Natural Setting
- Climate/Seasons
- Quiet/Lack of (Jet) Noise
- Clean Air & Water

Sense of Community

- Sense of Community – Friendly People
- Sense of Belonging (Almost to Fault)
- Social & Economic Diversity
- Small Town Atmosphere
- Diversity of Cultures
- Celebrating Attitude – Life

Historic/Cultural Resources

- Historic Preservation Opportunities & Stories
- Historic Buildings (Including Old Post Office & Library)
- Cultural Opportunities
- Value of Arts
- Horn in the West

Downtown

- Downtown
- Eclectic Mix of Architecture Downtown
- Walkability/Biking in/near Downtown

Health Care/Community Facilities

- Swim Complex & Wellness Center
- Senior Center
- Hospital/Healthcare Systems

Educational Institutions

- ASU
- Education/Schools

Local Businesses

- Ability to Shop Locally
- Local Businesses – Meeting Places

Other

- Neighborhoods
- Transit-Friendly (AppalCART)
- Personal Safety
- Proximity to Outdoors/Recreational Opportunities (Including Parks & Greenway)

For More Information and Project Updates please go to:
boone2030.blogspot.com / 828.268.6960

2. **In 2030, how would you like to describe Boone?** Imagine you are standing in Boone in 20 years. What do you hope to SEE? What changes or accomplishments could you DESCRIBE for a visitor? What would you take them to SEE? (List 3-5 specific "visions". Star your most important ones. Describe your visions as specifically as possible. For example, instead of "small town atmosphere" you might say "new plazas and parks to gather with neighbors and friends.")

Transportation

- More Bicycling & Walking Throughout Town & Surrounding Areas (Blowing Rock)
- Working Transportation Systems
- Fewer Vehicles on Roads, Roadways that will Enable Downtown Movement

Streetscapes

- Buried Power Lines
- Well Cared For & Aesthetically Attractive Town
- Consistent Architectural Standards/Buildings that Reflect Mountain Architecture
- Design Standards

Downtown

- Urban Neighborhood/Downtown Living, Historic Core that is Surrounded by Density
- Vibrant, Ped-Friendly Downtown with Adequate Parking (Wider, Brick Sidewalks, Streetscape Furnishings)
- Downtown Park & Amphitheatre
- Reuse Historic Structures Downtown

Infill/Redevelopment

- Planning Infill
- More Parks, Green & Trees

- Old Buildings Redeveloped or Torn Down

Town/University Development

- Town/ASU are Compatible
- Safe & Well-Built Student Housing in Close Proximity to Campus that can Co-Exist with the Surrounding Community
- Limit on ASU Enrollment (On-Campus)

Other

- Model Mountain Community
- Kraut Creek Alive & Well & Open
- Jobs with Livable Wages
- More Civic Engagement
- Preserving Boone's Heritage
- Abundance of Retail Opportunities in Town
- Ability to See Howards Knob
- Daniel Boone Parkway
- Small Airport
- High Quality of Life, Healthy
- Density/Limit Sprawl - Grow Vertically Rather Than Horizontally
- Multi-Use Structures
- Incentives
- Larger Geographic Area

3. **What changes would you most like to see?** What specific ideas, ACTIONS OR STRATEGIES should the community undertake to achieve the 2030 vision you describe? (List 3-5 actions or strategies. Avoid generalities like "get rid of ugly development" and focus on specific action statements like "enhance site landscaping" or "enact design guidelines.")

Streetscaping

- Brick Paver Sidewalks
- Landscaped Medians on All Major Roads
- Sidewalks & Street Aesthetics (Street Trees, Medians)
- Landscape the Medians of Our Major Corridors (321/421/105/Blowing Rock Rd.)
- Bury Power Lines, Replace with Garden Rooms

Transportation

- Bypass around Boone (3)
- More Efficient Daily Traffic Flows
- More Parking Opportunities in Downtown and for Campus Functions
- Satellite Parking Connected to AppalCART
- Enhance Mobility – Consolidate Access, Connectivity
- Interconnectivity B/W Neighborhoods

- More Multimodal Route Options, Continuous Systems (3)
- Sidewalk/Park/Greenway Connection
- Sidewalks
- Expand AppalCART Service (2)
- Reduce Automobile Dependence
- Roundabouts's (i.e. – Library)
- Bike Paths & Racks
- Bike to Shopping
- Kids Should be Able to Ride to School

Design Guidelines

- Design Guidelines – Color, Materials, etc.
- Design Guidelines
- Uniformity in Architectural Style
- Design Standards (Encourage Green Developments, Appearance Standards Stronger CAC)
- Develop Stronger Architectural Standards
- Have the Town Embrace Quality Developers/Development

Greenways/Parks

- More Parks – Connect Greenway to Town Areas
- Greenway System
- Finish Greenway Trail – Including Blowing Rock
- Expanded Greenway Trail
- Greenbelt Around Town

Downtown

- Allow More Density Downtown
- Responsible Development Along E. King St.
- High-Quality Mixed Residential Downtown
- Create Downtown Central Park (i.e. – Blowing Rock Park)
- Restore Historic Character of King Street
- Parking Downtown
- Parking Deck, Transit Downtown
- More Non-Tourist Retail Downtown
- Renovate Downtown/Cultural Hub
- Downtown Boone, Create an Attractive Community
- Routing Traffic Away from Downtown

Natural Resources

- Commitment to Green Environment
- Open Creeks – provide paths, etc.
- Protect Watershed – Purchase Rights

- Stream/Creek Enhancement Systems
- Open-Up Urban Streams & Make Them a Focus/Amenity

Housing/Residential Density

- Allow More Flexible Densities for Single-Family Neighborhoods
- Variety of Housing Options
- Allow Accessory Apartments

Business corridors/Redevelopment

- Redevelop 321 & 105 Corridors – Specific Land Use Policies
- Expand B1 [downtown] Zoning to 105 Extension
- Upgraded 321/421/105 Corridor
- Encourage & Target Re-Use and Conversion Areas/Districts

Predictable Development Process

- Have a Consistent, Common-Sense Set of Regulations
- Exercise Common Sense
- Predictability – Currently Ambiguous
- Clear & Consistent Direction for Developers
- Form-Based Zoning
- Simplify UDO
- Sensible Rules for Developers, Businesses and Citizens

Economic Development

- Economic Growth (Long-Term Jobs)
- Attract New & High Tech Jobs

Smart Growth/Land Use Planning

- Extend Mixed-Use/Stop Sprawl
- Increased Density and Mixed Use
- Mixed Use Projects/Developments
- Follow Principles of Smart Growth
- Coordinated Growth with County
- Clearly Defined Business/Industrial Corridors
- Clearly Defined Land Use
- Clearly Defined Neighborhood Corridors
- Create Neighborhood Development Plans
- Expand City Limits
- Development Process & Vision

Green Energy/Building

- More Use of Solar on Residential and Commercial Uses
- Alternative Energy Development (Wind, Landfill Gas)
- Green Buildings/Developments

Development Standards

- Regulations for Big-Box Reuse
- Reduce Buffering Uses Between like Uses
- Phase-out Grandfathering
- Increased Landscape Guidelines

Cultural/Social Resources

- Create Significant Social Space for Gathering/Arts/Music
- Add ART – Involve Artists
- Cultural Museum

- Neighborhood Associations throughout the Community
- Farmer’s Market
- Historical Districts

Development Incentives

- Development Friendly Standards (Encourage/Incentive for Desired Development (Mixed Usage)
- Make it Financially Smart for Development
- Give Tax Incentives for Downtown Property Owners to Revitalize
- Incentives for Redevelopment
- Eliminate Start-up Impact Fees
- Provide Incentives for Developers for Infill
- Smart Growth Package by Right

Consolidated “Top 5” Recommended Actions from Groups

Transportation

- More Efficient Transportation Patterns & Parking Opportunities
- Daniel Boone Parkway
- Greenway Systems Pedestrian & Bikes & Creeks
- More Multi-Modal Route Options

Predictable Development

- Sensible and Fair Rules for Development
- Incorporate Common Sense
- Predictable Development Planning & Process

Natural Resources

- Protecting and Enhancing Environment for Appropriate Use
- Watershed and Stormwater Management

Community Interaction/Cultural Resources

- Developing More Opportunities for Community Interactions such as Farmer’s Market, Cultural Center, Neighborhood Associations

Housing

- Safe, Affordable Housing Opportunities for ALL
- Variety of Housing

Mixed-Use Development

- Responsible Mixed-Use Development
- Extend Mixed-Use/Stop Sprawl

Economic Development

- Economic Opportunities
- Attract New High/Green Tech Jobs

Other

- Design Guidelines – Colors, Materials, Art, Aesthetics
- Smart Growth Incentive Package by Right