



PURPOSE OF THE LAND USE MASTER PLAN

The land use master plan is composed of a land use plan map and land use category descriptions. The goal of the land use master plan is to provide a general pattern for the location, distribution and character of the future land uses within Boone's growth area. As a guideline the land use master plan is not a zoning document but rather a reflection of the community's vision of its future self.

The land use plan is intended to promote public health, safety and general welfare by providing efficiency and economy in the process of growth. Among other things, the land use plan will include:

- Land development & redevelopment policies & map
- Transect based framework plan
- Transportation network enhancements & multi-modal concept plan
- Retrofit plan for key suburban corridors
- Conceptual planning in 3 dimensions for key locations in various contexts
- Downtown & surrounding neighborhoods urban design/urban infill plan
- Financing strategies, public-private partnerships programs, and key parcel development pro-forma analysis
- Strategic initiatives for environmental sustainability
- Strategies for the provision of affordable housing
- Key historic preservation initiatives

The land use master plan works together with the comprehensive plan and other plans and programs to provide for the Town of Boone's long range growth. The land use master plan is a three-dimensional framework for the comprehensive plan and will serve as the basis for all the facility and service needs of the town.

PLAN DEVELOPMENT PROCESS

The master planning process is shaped by the physical, environmental, economic, and social conditions in the Boone community and has to find the right balance between vision, prescription, and flexibility. Through the master planning process, the vision is created.

In order to achieve this vision, the Town has hired a professional urban planning and architectural design firm to provide the planning and design services necessary to assist in the plan's preparation. The Lawrence Group, a nationally recognized leader in areas of smart growth and new urbanism, will be using a community charrette-based design philosophy to guide the overall master planning process. This process will involve significant community

input obtained within a compressed timeframe. The guiding principles of a charrette-based process are:

- Involve everyone from the start to foster a shared vision.
- Manage the process effectively to build trust between the team and the public.
- Work across disciplines to maximize group learning and productivity.
- Work in short feedback loops to test ideas and stimulate public participation.
- Work in detail to test the feasibility of alternative concepts.

MASTER PLAN IMPLEMENTATION

The best master plans are always accompanied by implementation documents such as form-based codes. Form-based codes provide the prescription and flexibility needed to accomplish the community's long-range vision. These codes are heavily design based and provide emphasis on urban design and architectural form. Conventional zoning codes on the other hand focus on land uses, which tend to come and go. Form-based codes focus less on uses in buildings and more on the massing, character and scale of the buildings themselves as well as the design of adjacent urban spaces which together contribute to local character far longer than do continually changing uses. Accordingly, form-based codes contain less text than in conventional zoning codes and are richly illustrated to depict the desired urban form and spatial relationships desired by the community in varying contexts.

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