



Adopted October 2009

BOONE 2030

Land Use Plan | Boone, North Carolina

ACKNOWLEDGMENTS



This Plan was Prepared For:
THE TOWN OF BOONE, NORTH CAROLINA

MAYOR AND TOWN COUNCIL

Mayor Loretta Clawson
Mayor Pro Tem Lynn Mason
Rennie Brantz
Janet Pepin
Stephen Phillips
Liz Aycock

DEVELOPMENT SERVICES STAFF

John Spear <i>Development Services Director</i>	Jane Shook <i>Planner</i>
Greg Young <i>City Manager</i>	Christy Turner <i>Planner</i>
Ricky Hurley <i>Planning Supervisor</i>	David Weakley <i>Environmental Planner</i>
David Graham <i>Development Coordinator</i>	Brian Johnson <i>Urban Design Specialist</i>

PROJECT ADVISORY COMMITTEE

Lynne Mason, Town Council
Stephen Philips, Town Council
Bunk Spann, Chair, Planning Commission
Mary Ruth McRae, Vice-Chair, Planning Commission
Rich Crepeau, Chair, Board of Adjustment
Adrian Tate, Chair, Community Appearance Commission
Mike Curcio, Greenway Committee
Betty Bond, Chair, Historic Preservation Commission
Rob Holton, Economic Development Commission
Dan Meyer, President, Chamber of Commerce
Rich Jacobs, President, Downtown Boone Development Association
Greg Lovins, Vice Chancellor for Business Affairs, Appalachian State University
Debra Miller, Board Member, Watauga County Schools
John Cooper, Commissioner, Watauga County

CONSULTANT TEAM

THE LAWRENCE GROUP

Craig Lewis, AICP, LEED AP, Principal in Charge
Dave Malushizky, AIA, LEED AP
David Walters, RIBA, CNU
Tom Harrington, RLA
John Cock, AICP
Chad Hall
Megan Duskocil
Amanda Huggins
Shawn Satterfield

ROSE & ASSOCIATES

Kathleen Rose, CCIM

KUBILINS TRANSPORTATION GROUP

Wade Walker, PE
Tegan Smith
Neil Burke
in association with Walter Kulash

EQUINOX ENVIRONMENTAL CONSULTATION & DESIGN

David Tuch, RLA



PO Box 873
108 South Main Street
Suite B
Davidson, NC 28036
P 704.896.1696
F 704.896.1697
www.thelawrencegroup.com

We would like to thank the Town of Boone and the numerous citizens and stakeholders who participated in this exciting planning process. This effort is a reflection of the community's vision and serves as the foundation for the next stages of Boone's growth. It is intended to guide the leaders of today and the visionaries of tomorrow.

– Craig Lewis, Principal in Charge

© 2009 by Town of Boone, NC, and
The Lawrence Group Architects of the Carolinas, Inc.
Reproduction Permitted with Credit in Print.

TABLE OF CONTENTS

1	EXECUTIVE SUMMARY	1
	Summary Recommendations.....	6
2	INTRODUCTION & ANALYSIS	10
	History & Context.....	11
	Land Use Plan Purpose & Process.....	12
	Plan Area.....	13
	Previous Planning Efforts.....	14
	Existing Zoning.....	16
	Market Analysis.....	17
3	CIVIC DIALOGUE AND PARTICIPATION	22
	Public Input & Community Priorities.....	23
	Advisory Committee.....	24
	Community Survey.....	25
	The Charrette.....	27
	Charrette Feedback.....	31
	Charrette Deliverables.....	33
4	THE FRAMEWORK PLAN	34
	Purpose & Philosophy.....	35
	Methodology.....	36
	Environmental Considerations.....	38
	The Framework Plan.....	39
5	INFRASTRUCTURE & SUSTAINABILITY	47
	Green Infrastructure.....	48
	Stormwater Management & Water Quality Protection.....	51
	Watershed Protection/Water and Sewer Infrastructure.....	53
	Sustainable Site Planning.....	54
	Best Practices for Development on Slopes.....	56
	Slope Stability and Landslides.....	57
	Sustainable Building Practices.....	58
	Sustainable Energy.....	59
6	TRANSPORTATION	60
	Issues & Opportunities/Existing Conditions.....	61
	Liveable Transportation Principles.....	66
	Daniel Boone Parkway.....	68
	Downtown Transportation.....	71
	US 421/East King Street.....	73
	US 321 South.....	74
	Other Roadway Recommendations.....	76
	Transit.....	78
	Bicycle & Pedestrian Access & Mobility.....	81
7	DOWNTOWN BOONE	84
	Assessment of Existing Conditions.....	85
	Walking Tour Assessment.....	86
	Downtown Concept Plan.....	88
	Parking in Downtown.....	92
	The Combined Downtown & ASU Vision.....	93
	Urban Design & Retailing Principles for Downtown.....	94
8	FOCUS AREAS	96
	Overview.....	97
	Old High School Site.....	98
	105 & Poplar Grove.....	99
	State Farm Road Infill.....	100
	105 Extension Infill.....	101
	East King Street Gateway.....	102
	421 Redevelopment.....	103
	Park & Ride.....	104
	Mixed Use along the Greenway.....	105
	Kraut Creek/Boone Creek Restoration Concept.....	106
	Kmart Site Redevelopment.....	109
	Hospital District Redevelopment.....	110
9	IMPLEMENTATION & REGULATORY RECOMMENDATIONS	111
	Housing Opportunities & Choices.....	112
	Historic Preservation.....	114
	Design Guidelines.....	115
	Visitability & Universal Design.....	116
	Other Implementation Recommendations.....	117