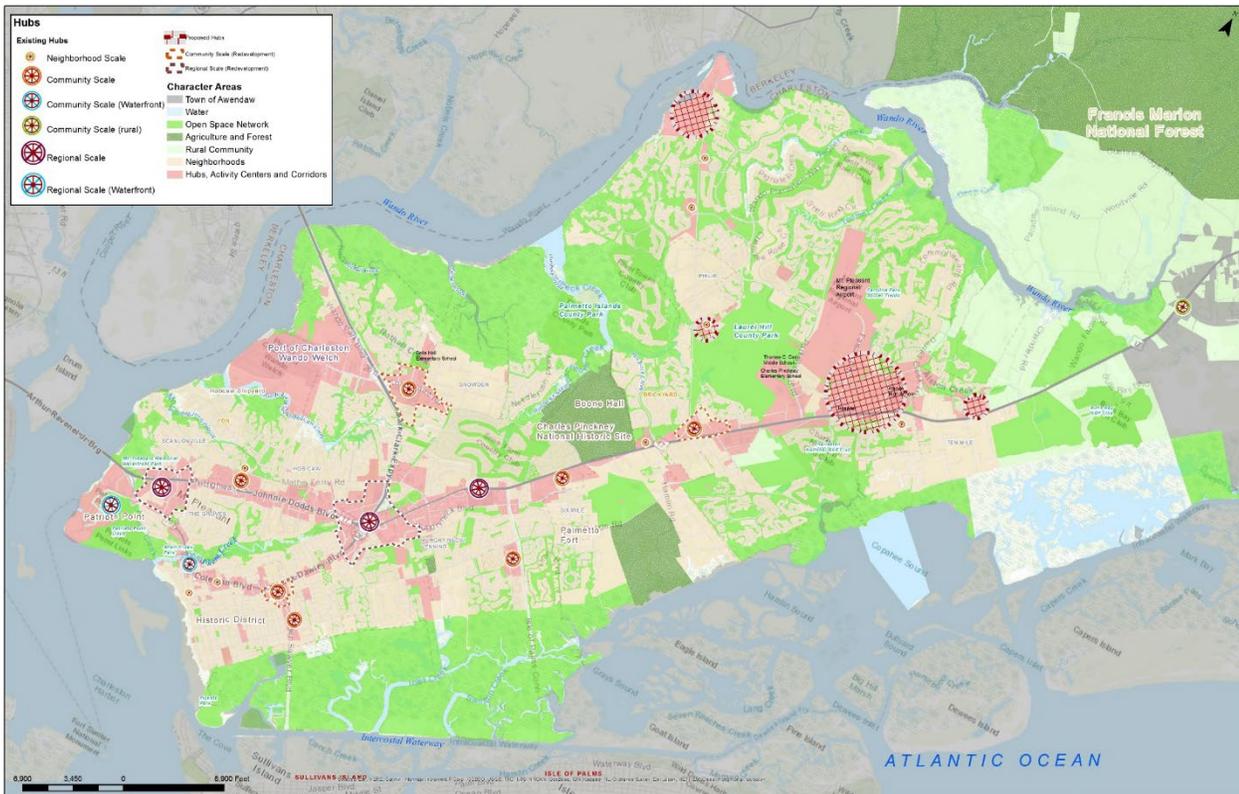


Community Issues (aka Future Initiatives)

Beyond the umbrella of goals to be accomplished, citizen input and the Plan Forum's discussion led to the identification of several specific issues that must be addressed to protect and enhance the character of the Town in the future. For several of these, the Town is in a position where lack of attention will inevitably lead to lost opportunities; however, immediate attention and commitment to addressing these issues will yield benefits for years to come. These issues address many of the preceding goals and are wide-reaching in their potential impacts on the community.

These Community Issues are:

1. **The Urban Corridor Overlay District**
2. Housing Diversity & Affordability
3. Settlement Communities
4. The Cultural Core
5. The Mount Pleasant Way
6. Financial Health/Resilience
7. Open Space Network



1- *The Urban Corridor Overlay District*

The Urban Corridor Overlay District (renamed in 2018 to the Boulevard Overlay District) was established following recommendations of the 2009 Comprehensive Plan to foster an active

pedestrian-oriented commercial environment with a variety of uses, activities and building scales. Over time, concerns have been raised that the effect would be to overwhelm Johnnie Dodds Boulevard, Coleman Boulevard and Chuck Dawley Boulevard, the three major corridors that create a major roadway loop in the older part of town.

This Plan recommends modifications to Town policies and codes that would instead designate various types of focal points of more intensive development only in specific areas of Town to be a focus of pedestrian-oriented development, as opposed to creating imposing linear strips along these arterial roadways. The redevelopment centers and hubs would concentrate appropriate mixed-use development in specific areas where the infrastructure is in place and current development patterns suggest that older commercial centers have considerable redevelopment potential. Such mixed-use development can be beneficial in many ways, including the potential for a reduction in automobile trips, employment and housing opportunities, improved transit options, and creation of civic spaces for use by the surrounding community.

Select Recommendations

1. Review the Boulevard Overlay Districts (Zoning) and other related zoning districts and standards and consider embedding appropriate design criteria in the base districts, as an alternative to continuing the Boulevards Overlay District.
2. Review all existing corridor overlay districts to determine if the codes can be streamlined, incorporating recommendations of this Plan.
3. Undertake a Special Area Plan to define specific criteria for each hub, to include character, uses, design criteria, and context of development.
4. Designate hubs in select locations to be the focus of future commercial, mixed-use, and community activity through new zoning based upon Special Area Plans (to include an analysis of needs and impacts) created with the public for each hub for redevelopment or proposed hub.

DRAFT COMPREHENSIVE PLAN PAGE REFERENCE: P. 25 (P. 3-3)

SEE ALSO: HUBS (OVERLAY DISTRICT): P. 188 (P. 7-20)

<https://www.tompsc.com/DocumentCenter/View/29786/TCDraftPlanReduced>

Note: The specifics related to the issue of “hubs” or “redevelopment centers” have raised many questions during this review process. These are the main source of changes to the proposed draft that are being considered by Town Council. These working changes are captured in the March 2020 redlined document available at

<http://www.tompsc.com/DocumentCenter/View/33462/ReducedConsolidatedDraftRedline3-13-2020>