



Cullowhee

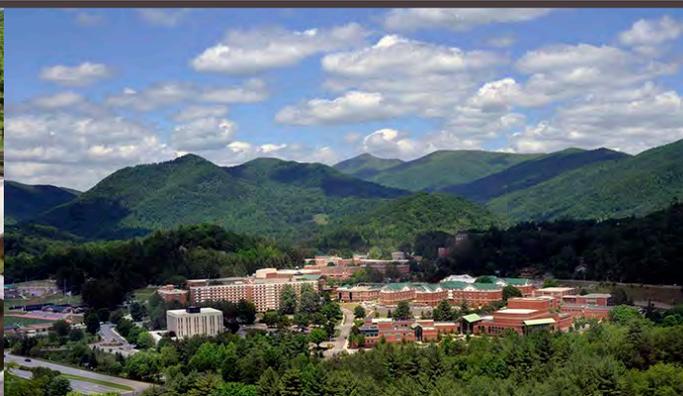
SMALL AREA PLAN

Public
Meeting

April 23, 2019



STEWART
Kimley»Horn



Agenda

Project Overview

Visioning Work Session Results

Q&A



Cullowhee **SMALL AREA PLAN**



Project Overview

What's a Small Area Plan?

- **Future land use map**
 - Identifies intended development pattern (i.e. Single-family Residential, Multi-family, Commercial)
- **Acts as a policy guide and strategic plan**
 - Land use, infrastructure, transportation, recreation, etc.
 - i.e. for infrastructure investment decisions
- **Policy, not regulatory**
 - Could lead to regulatory changes

Next Steps

Community Survey

- April-May

Steering Committee Meeting #3

- June

Public Meeting / Draft Plan

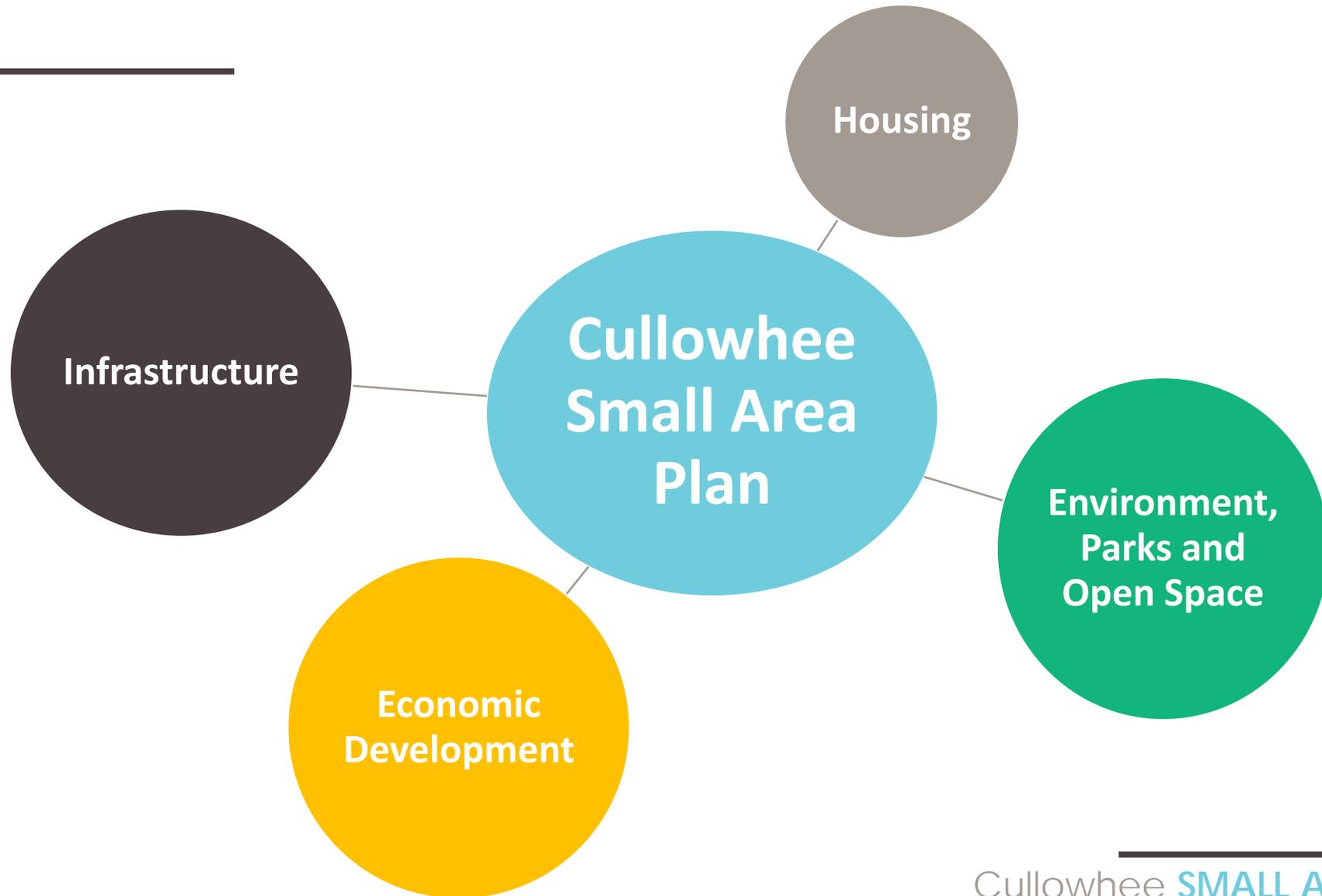
- August / September

**TAKE THE
SURVEY!**

[www.surveymonkey.com/
r/cullowhee](http://www.surveymonkey.com/r/cullowhee)



Plan Contents



Steering Committee

- Cullowhee Planning Council Members
- WCU Representative
- Student Liaison
- Jackson County Planning Rep



Cullowhee **SMALL AREA PLAN**

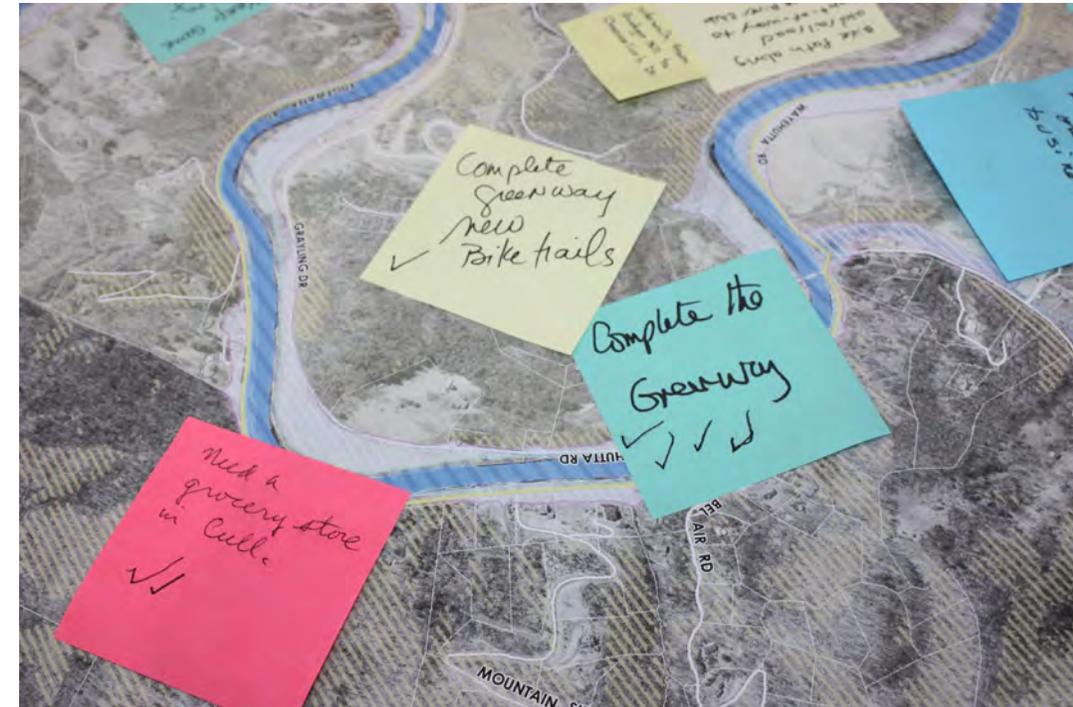


Visioning Session Results



Themes

1. Biking and Walking
2. Shopping and restaurants
3. Old Cullowhee
4. Student Housing
5. Non-student Housing
6. Natural Resources

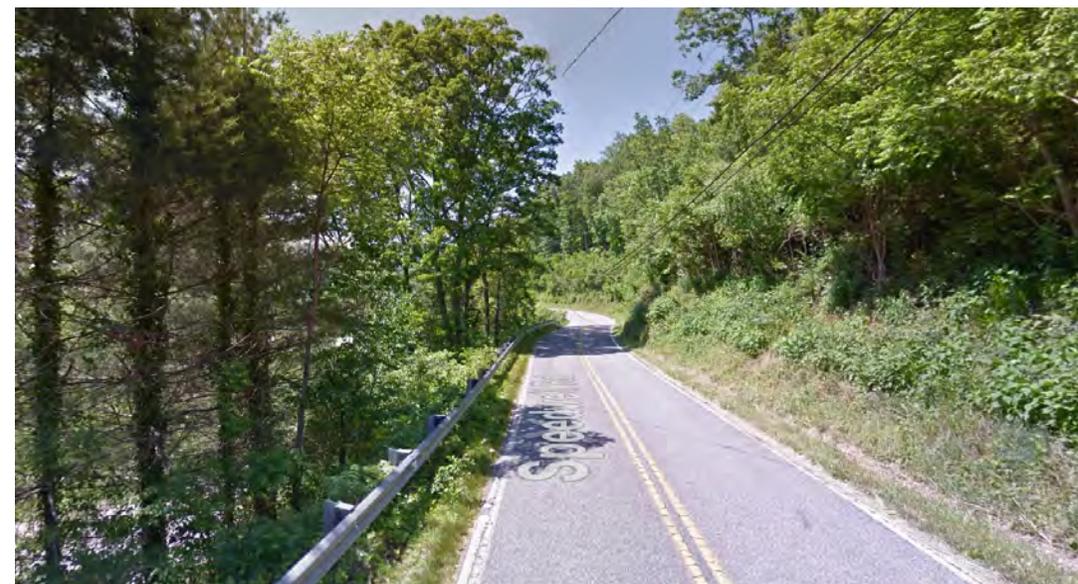
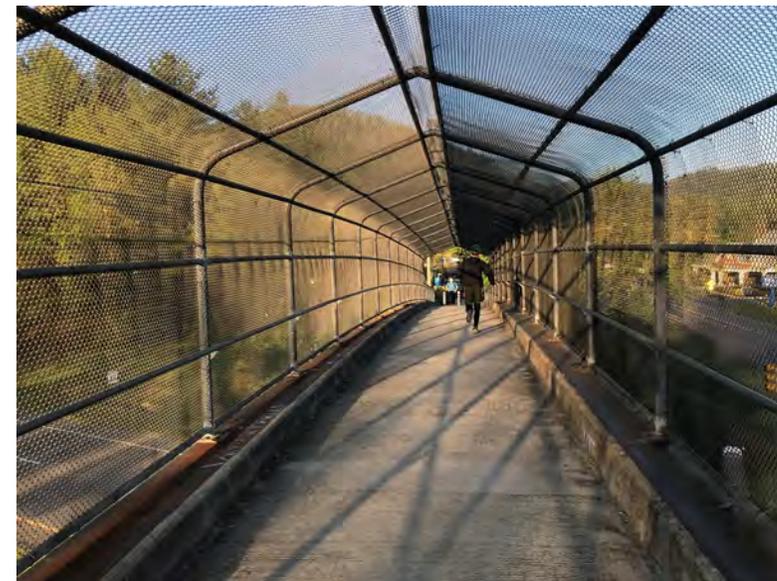




Biking and Walking

Existing Conditions

- Good pedestrian environment on campus
- Some connections off campus
- Pedestrian improvements needed on secondary roads
 - Ledbetter Road
 - Speedwell Road
 - Old Cullowhee Road
 - Little Savannah Road





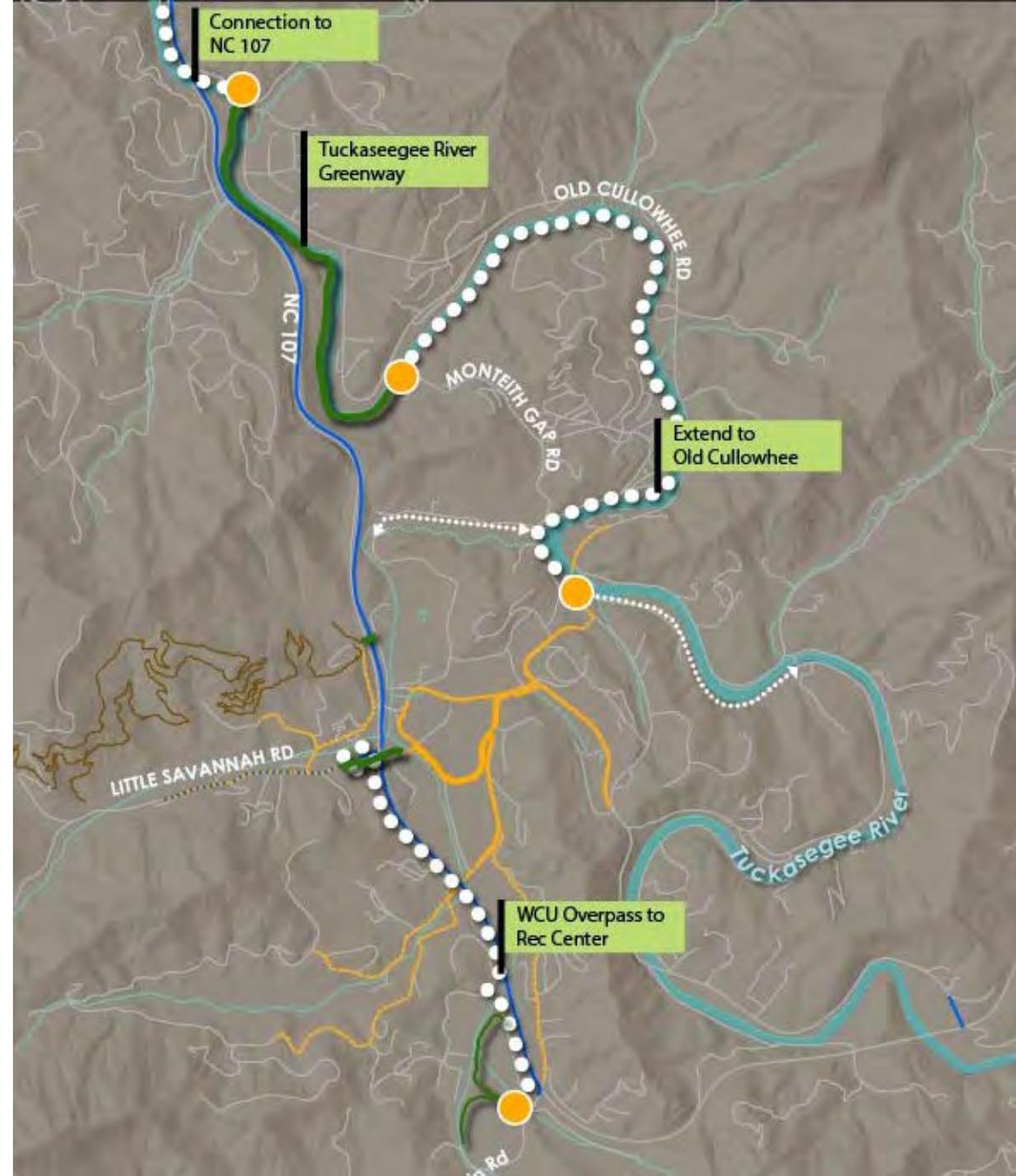
Biking and Walking

Pedestrian improvements

- Sidewalks
- Crossing improvements
- Roadway modernization

Greenway Extensions

- Montieth Gap Access to Old Cullowhee
- Locust Creek Access to NC 107
- Jackson County Rec Center to WCU Bike/Ped Overpass





Biking and Walking



Precedents for a
Potential Multi-use Path along 107





Biking and Walking



Precedents for a
Separation of bicyclists, pedestrians, cars



Old Cullowhee River Park



Shopping and Restaurants



Visual Preference Results –
Commercial Development



Painter Road Park

Riverside public space opportunity

- Bridge to be relocated
- Roundabout
- Remaining land could be pocket park
- Greenway could connect to larger river park in Old Cullowhee



Cullowhee State





Student Housing

- **Demand**
 - Growth of Western Carolina University
- **Issues**
 - Need to prioritize areas
 - Reduce conflicts with existing residents through design improvements





Multi-family / Apartments

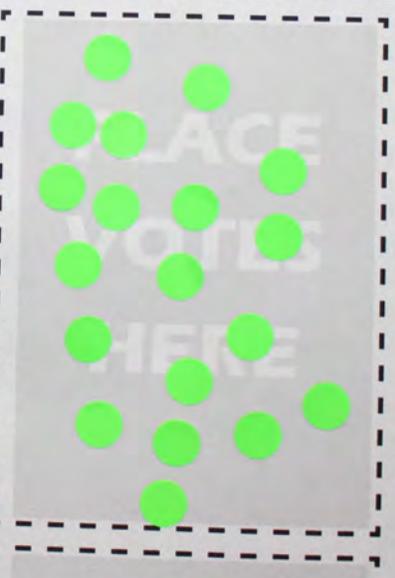




Student Housing

Walkable, People Oriented Development

- Focus new development along primary pedestrian corridors (current and future)
- Site design, scale policies
- Incentives for reduced parking, more open space, etc





Student Housing

Potential Design improvements

- Tree preservation
- Plantings / Buffers
- Parking lot design
- Open space / amenities
 - Increase standards
 - Prioritize features



Typical Parking





Student Housing

Potential Design improvements

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Alternative Parking Concept

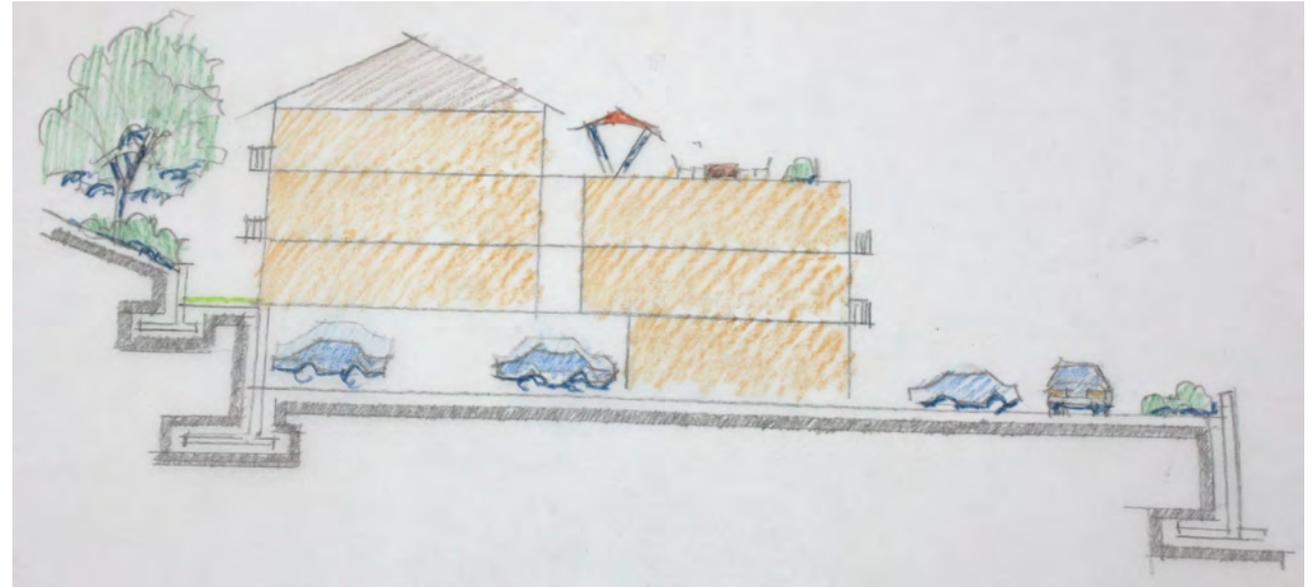




Student Housing

Potential Design improvements

- Incentives to design with the slope of the land
- Provide flexibility in height to encourage reduced grading

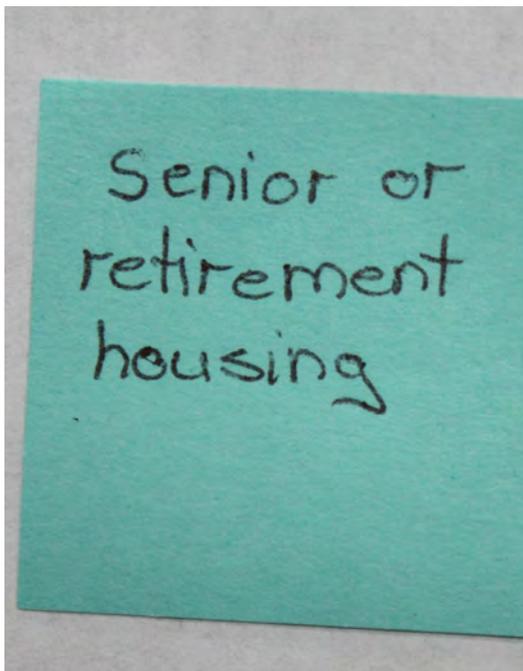


Hillside Development Concept





Non-student Housing

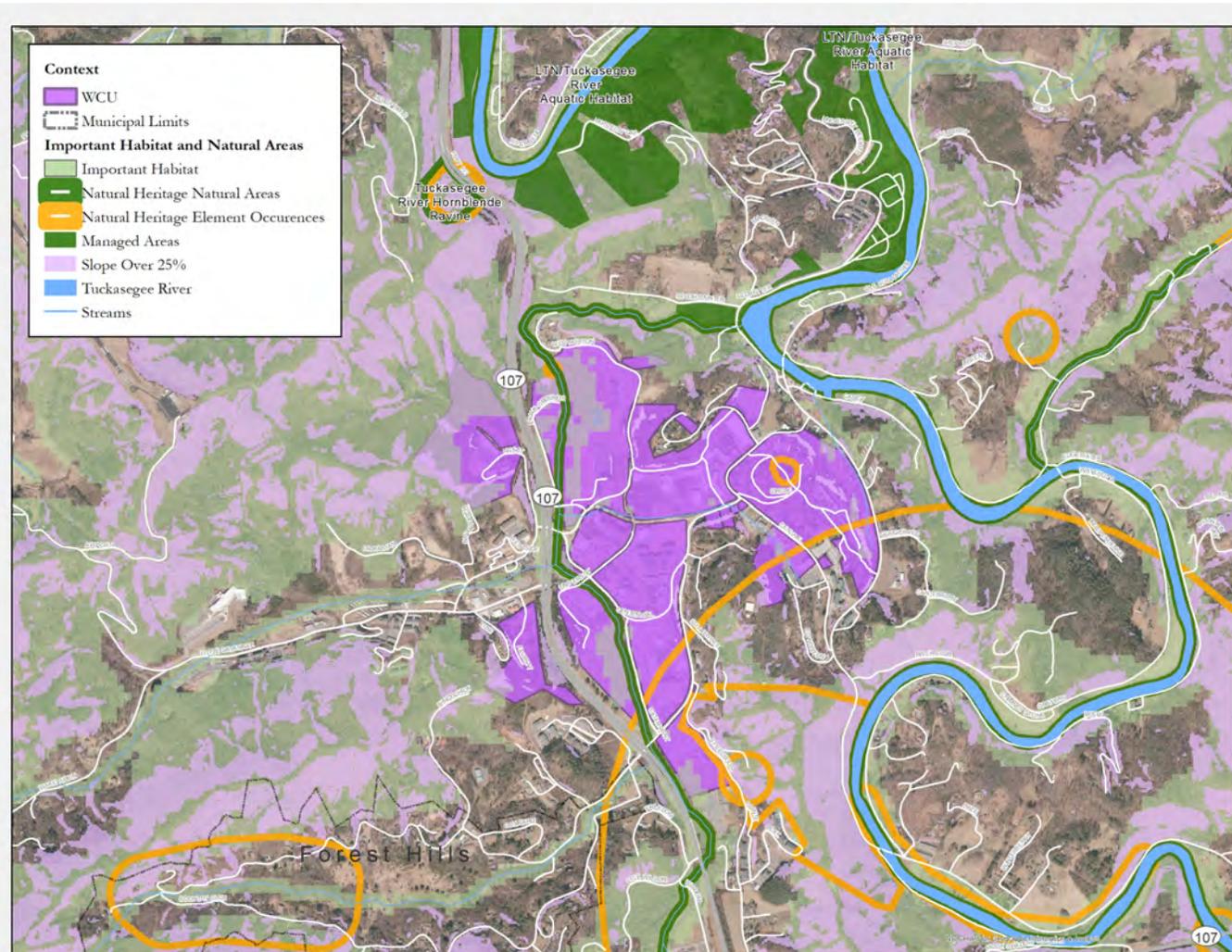


Visual Preference Results –
Residential Development



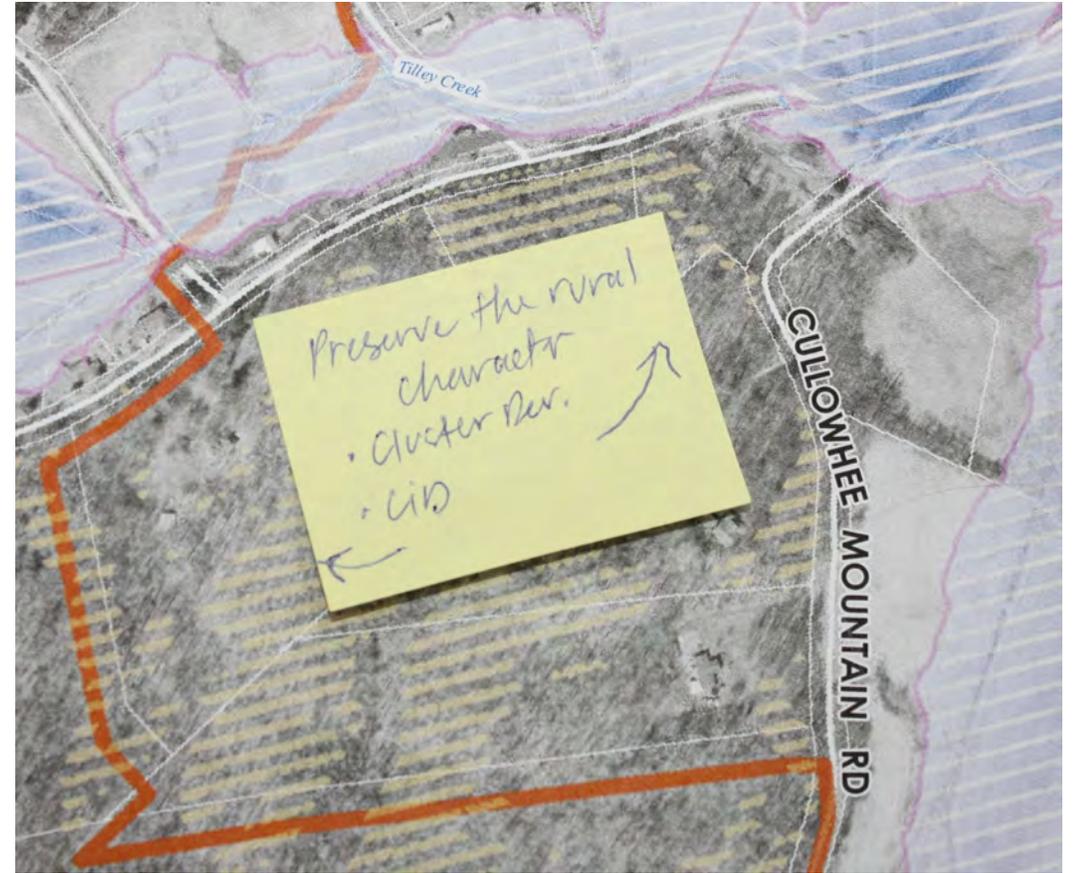
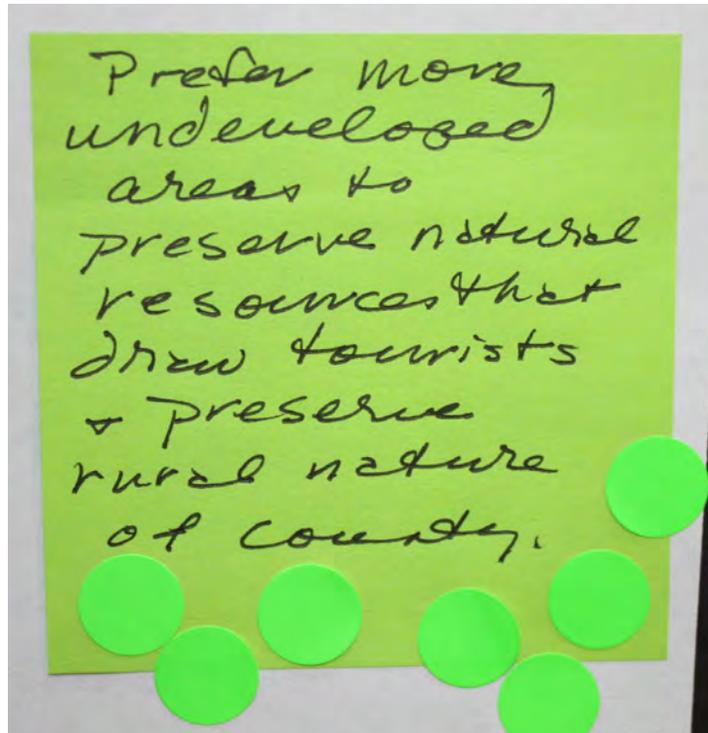


Natural Resources / Preservation





Natural Resources / Preservation





Natural Resources / Preservation



Conventional Subdivision

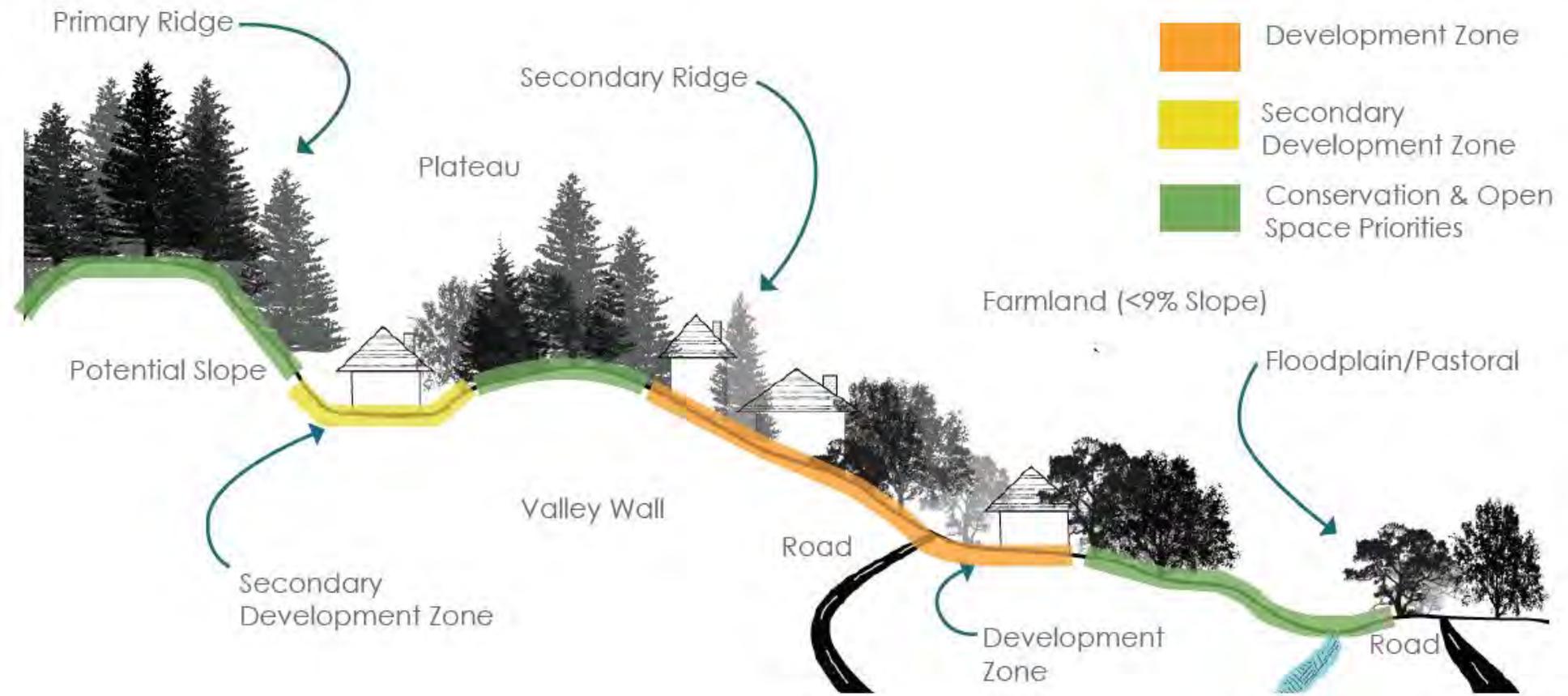


Conservation Subdivision





Natural Resources / Preservation



Other Issues

- **Recreation facilities**
 - Swimming Pool
 - Multi-purpose green
- **Leadership**
 - More formal leadership structure desired (i.e. mayor, council)
- **Relationships (residents, WCU, students)**
 - Strategies for safe campus connections, transit and parking in the valley



Q&A

- General Q&A
- Review and comment on materials in rear of room
- Take a flyer with the survey link!

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