

# Plan Archdale

Planning Board Hearing  
November 30, 2020

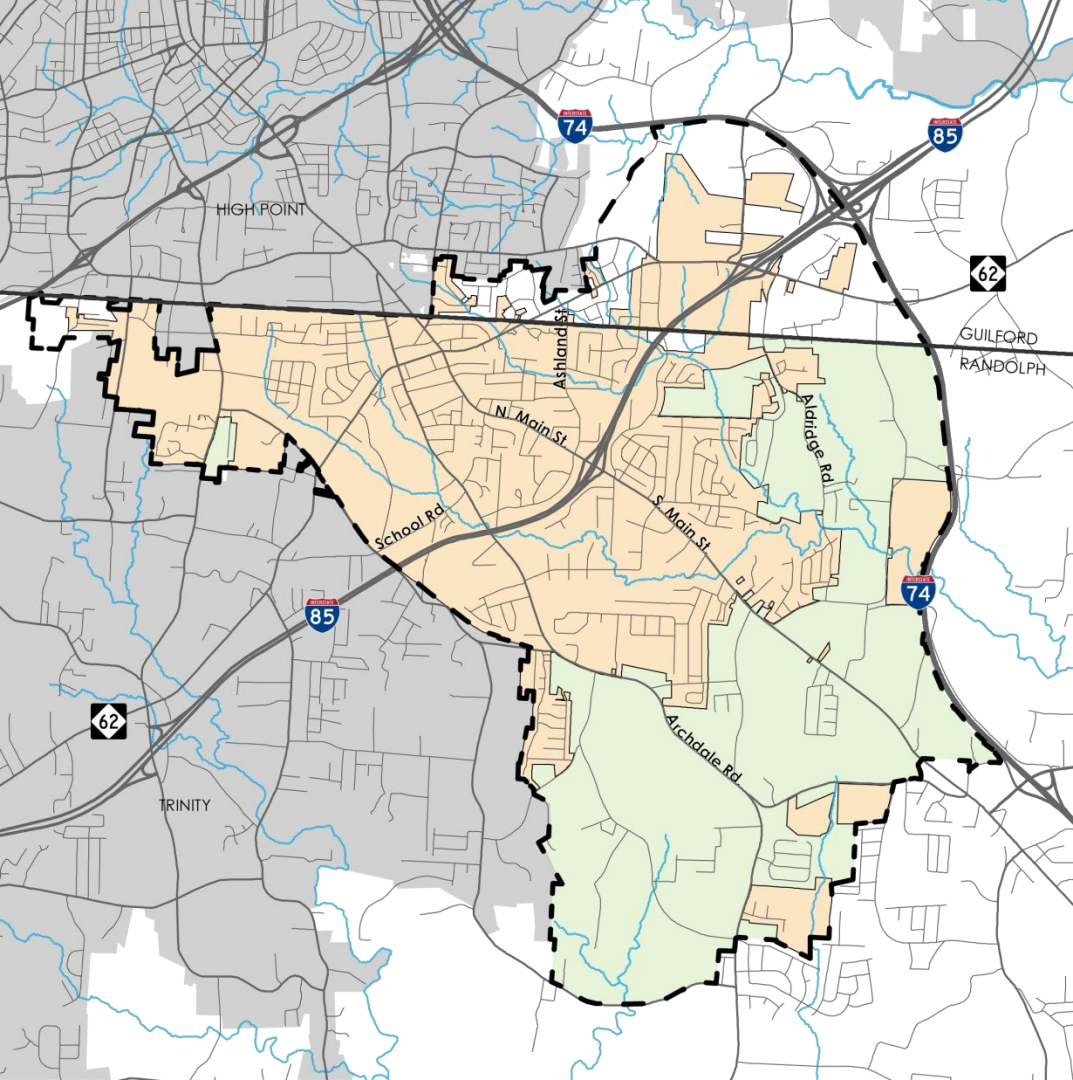


# PURPOSE OF THE PLAN

The City of Archdale Comprehensive Plan is intended to become the primary policy guide for land use, development, capital investments, and growth management decisions over the next decade and beyond, with clearly stated strategies for development that prioritize key projects for implementation by both the public and private sectors.

# STUDY AREA

The Comprehensive Plan study area encompasses the extent of the city limits, ETJ and annexation agreement boundaries.



# PROJECT TIMELINE

KEY MILESTONES	DATE
<b>2019 MILESTONES</b>	
PROJECT INITIATION	JUNE 1
STEERING COMMITTEE MEETING	JUNE 19
BACKGROUND RESEARCH	JUNE - SEPTEMBER
4TH OF JULY OUTREACH EVENT	JULY 4
STEERING COMMITTEE	JULY 25
STEERING COMMITTEE	AUGUST 15
PUBLIC KICKOFF MEETING	AUGUST 29
PUBLIC SURVEY	AUGUST 29 - OCTOBER 7
STEERING COMMITTEE MEETING	SEPTEMBER 10
STEERING COMMITTEE MEETING	OCTOBER 17
ECONOMIC DIVERSIFICATION FORUM	NOVEMBER 12
STEERING COMMITTEE MEETING	DECEMBER 10
GROWTH MANAGEMENT WORKSHOP	DECEMBER 10
<b>2020 MILESTONES</b>	
PLACEMAKING WORKSHOP	JANUARY 13 - 16
STEERING COMMITTEE MEETING	FEBRUARY 4
DRAFT PLAN DEVELOPMENT (DELAYED DUE TO COVID-19)	FEBRUARY - OCTOBER
STEERING COMMITTEE MEETINGS - PLAN RECOMMENDATIONS	MAY + JUNE
FINAL STEERING COMMITTEE MEETING	OCTOBER 8
PLANNING BOARD WORKSHOP	NOVEMBER 2
CITY COUNCIL PLANNING COMMITTEE	NOVEMBER 12
PLANNING BOARD HEARING	NOVEMBER 30
CITY COUNCIL HEARING	DECEMBER 15

# PLAN ARCHDALE STEERING COMMITTEE

- Eleven members appointed by the City Council
- Intended to act as an advisory body to the consultant and city staff.
- Review and discuss information, ideas, and recommendations prior to public presentation.
- Assist with public outreach and engagement
- Give final recommendation to the plan prior to advancing to the Planning Board and Council

# Plan Archdale



**+100**

RESPONSES

My Plan for Archdale  
July 4, 2019



**+100**  
ATTENDEES

Small Group  
Listening Sessions  
July 29 - 30, 2019



**+210**  
RESPONSES

Community Survey  
August 29 - October 7, 2019



**+60**  
PEOPLE

Economic Diversification Forum  
November 12, 2019



**+55**

PEOPLE

Public Kickoff Meeting  
August 29, 2019



**+65**

PEOPLE

Placemaking Workshop  
January 13 - 16, 2020



**+25**

PEOPLE

Growth Management Workshop  
December 10, 2019

# ONLINE / DIGITAL ENGAGEMENT

Home Steering Committee Document Center Contact

# Plan >>> Archdale

## About the Plan

The City of Archdale is excited to announce the beginning of its Comprehensive Plan process. With the support of elected leadership and city staff, the process will be guided by a commitment to public engagement, emphasizing the City's strong sense of community and mission to provide a high quality of life for all residents. The development of the plan coincides with the City's 50th anniversary. This presents a special opportunity to engage residents on all aspects of community life and government, to celebrate past and present accomplishments, and to look towards the future.

One of the key outcomes of the planning process will be a review and consolidation of all of the city's long-range planning documents and policies, along with an evaluation of the progress of the 20/20 Strategic Plan. When it is adopted, the Comprehensive Plan will become the primary policy guide for land use, development, capital investments, and growth management decisions over the next decade and beyond, with clearly stated strategies for development that prioritize key projects for implementation by both the public and private sectors.

## Announcements & Events

### Plan Archdale Kickoff Meeting

August 29, 2019 - 7:00 pm

Archdale Public Library

10433 South Main Street ([map](#))

### What's your plan for Archdale?



PlanArchdale.com



Plan Archdale added an event. June 27 at 11:09 AM

# Plan >>> Archdale

**YOU'RE INVITED!**

Plan Archdale Kickoff Meeting  
Date: August 29, 2019  
Time: 7:00 pm  
Location: Archdale Public Library  
Multi-Purpose Room  
10433 S Main Street

THU, AUG 29 AT 7 PM

### Plan Archdale Public Kickoff Meeting

Archdale Public Library · Archdale

47 people interested

★ Interested

14



# LISTENING SESSIONS

- 100+ attendees over 2 days (24 hours of sessions)
- Representatives from all sectors of the community, including elected / appointed officials, business, industry, education, real estate, city departments, state agencies, and many others.
- Provided significant insight into the state of the community.

# LISTENING SESSION MAJOR TOPICS

LOVE  
CREEKSIDE  
PARK

IDENTITY  
AND  
AESTHETICS

GREENWAYS  
AND  
SIDEWALKS

FOCUS ON  
RECREATION

MORE  
COMMERCIAL  
DEVELOPMENT

ATTRACT  
YOUNG  
RESIDENTS

POSITIVE  
VIEW OF CITY

GREAT  
LOCATION

IMPACTS OF  
AGING  
POPULATION

PLAN FOR  
GROWTH

# PUBLIC OUTREACH – JULY 4



# AUGUST 29 PUBLIC KICKOFF MEETING



## Plan Archdale

**YOU'RE INVITED!**

Plan Archdale Kickoff Meeting

Date: August 29, 2019

Time: 7:00 pm

Location: Archdale Public Library

Multi-Purpose Room

10433 S Main Street



# 211 Surveys Completed

Plan  Archdale

WHAT IS YOUR VISION FOR ARCHDALE?

Take the Plan Archdale survey online

August 29th - September 30th

[www.PlanArchdale.com/Survey](http://www.PlanArchdale.com/Survey)

Do You Dream of Greenways?

Plan  Archdale

We're Building a City For Her Future

Plan  Archdale

# Economic Diversification Forum

*November 12, 2019*

Presentation by a panel of regional experts about economic opportunities and challenges in the City



# GROWTH MANAGEMENT WORKSHOP

*December 10, 2019*

Attendees played “growth game,” where they allocated future development by land use



# PLACEMAKING WORKSHOP

Three day design workshop where attendees shared views on potential Town Center locations



*January 13 – 16*

*Around 50  
attendees per  
day*

*75 unique  
participants*





Our City



CITY OF ARCHDALE

# LIVABILITY FACTORS OVERVIEW



Overall Livability



Environment



Housing



Health



Neighborhoods



Engagement



Transportation



Opportunity

# Archdale's Scores



# Top Regional Scores

HIGHEST



AVERAGE

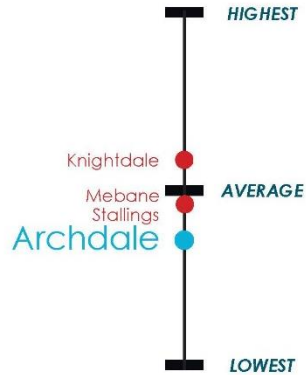
LOWEST

# NEIGHBORHOOD

▼ FIGURE 7 REGIONAL COMPARISON



▼ FIGURE 8 HIGH SCORING PEER CITIES

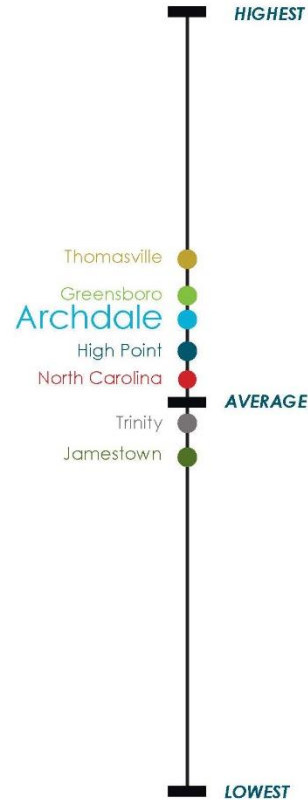


## Neighborhood

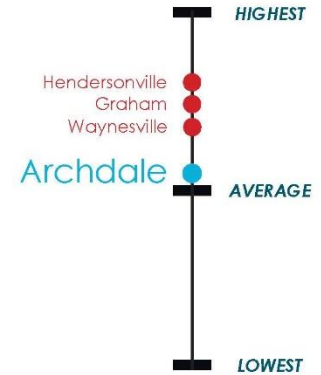
The neighborhood indicator evaluates proximity to destinations such as grocery stores, farmers' markets, libraries, and parks. Per AARP, Archdale has a neighborhood score of 46 (50 is average). This is higher than Randolph County and Trinity, though below or equal to the remainder of the region. While this is important to review, it should be noted that we believe Archdale's score for this category should be higher than indicated by AARP. The datasets used to score the Livability Index do not include details on Archdale's Library or Creekside Park. These two variables alone would have a relatively substantial impact on the City's overall score for this category.

# HOUSING

▼ FIGURE 5 REGIONAL COMPARISON



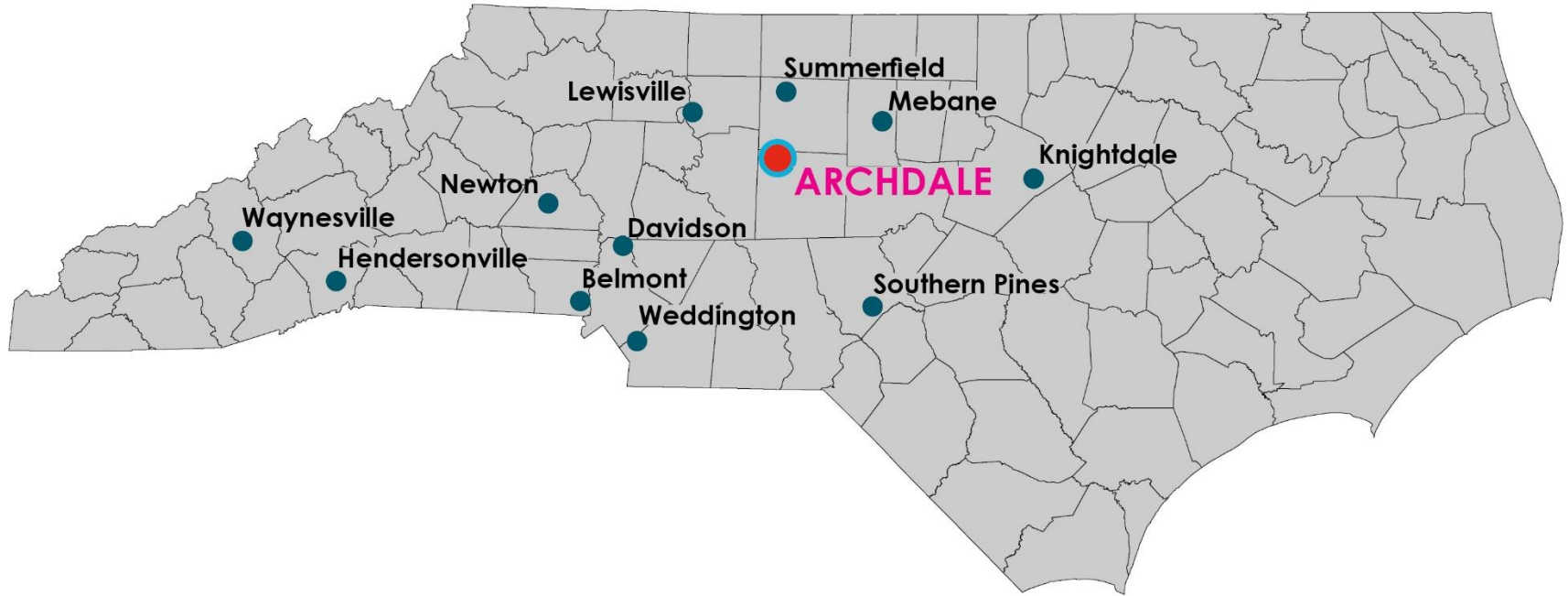
▼ FIGURE 6 HIGH SCORING PEER CITIES



## Housing

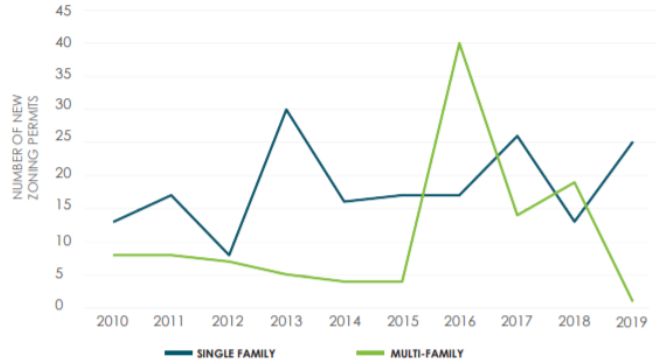
The AARP Livability Index defines housing livability by examining housing accessibility, multi-family availability, housing affordability, the cost burden of housing, and subsidized housing. Archdale does fairly well in this category, scoring slightly above the national average and comparable to the region. Of particular note are the two indicators that Archdale scores in the top third of the country: housing affordability (cost) and housing affordability (subsidized housing). It is clear by reviewing Census data on housing that the City has been making improvements in this regard, particularly with respect to housing occupancy and vacancy rates.

# NC PEER COMMUNITIES



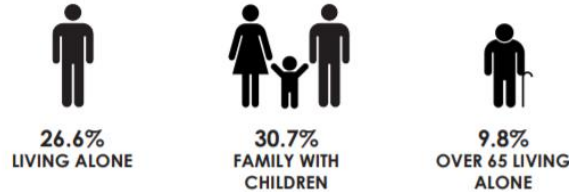
▼ FIGURE B.14 RESIDENTIAL ZONING PERMITS (2010-2019)

Source: City of Archdale



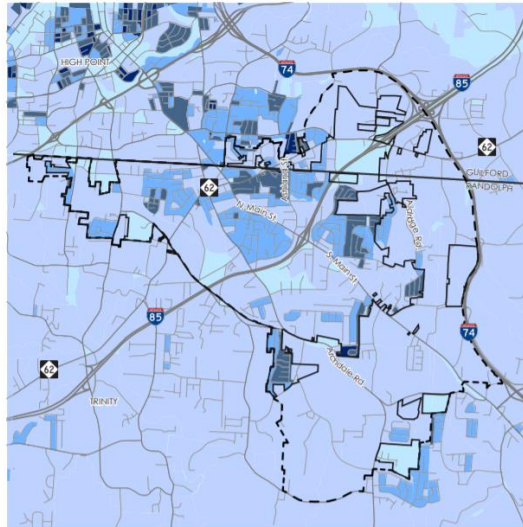
▼ FIGURE B.6 HOUSEHOLDS

Source: US Census Bureau, American Community Survey 2013-2017



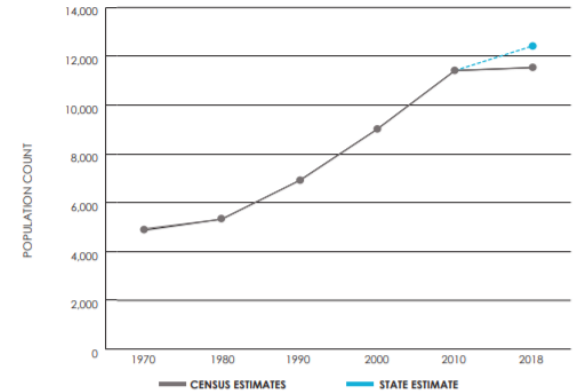
# BACKGROUND RESEARCH

▼ MAP B.1 BLOCK LEVEL POPULATION DENSITY MAP (2010 CENSUS)



▼ FIGURE B.1 HISTORIC POPULATION GROWTH

Source: US Census Bureau, American Community Survey 2014-2018



## Components:

- Demographic Profile
- Housing
- Economic Profile
- Natural Resources
- Public Services
- Parks and Recreation
- Transportation
- Land Use

# Our Plan for the Future



# FOUR FOCUS AREAS

- Creating a More Livable and Inclusive Community
- Building a Strong, Diverse, and Resilient Economy
- Managing Growth in a Vibrant and Dynamic City
- Fostering a Sense of Place



# CREATING A MORE LIVABLE AND INCLUSIVE COMMUNITY

# LIVABILITY STRATEGIES



Housing



Health



Neighborhoods



Engagement



Transportation











Opportunity











Environment

## NEIGHBORHOOD

1	Encourage the development of housing in close proximity job-rich areas and seek to align housing types in the neighborhoods with the economic characteristics and needs of the workforce.	
2	Encourage the development of housing that is in close proximity to areas where everyday goods and services are provided, particularly grocery stores, pharmacies, and similar businesses.	
3	Develop new parks and recreational amenities within and in close proximity to neighborhoods that lack such facilities that are easily accessible to residents.	
4	Adopt policies that require parks and recreation amenities to incorporate Universal Design concepts, to the extent feasible.	
5	Require the development of parks and recreational amenities in new neighborhoods to ensure that residents of all ages have access to these vital assets.	
6	Ensure that the geographic distribution of parks and recreational amenities throughout the City is equitable, with a particular focus on ensuring access for neighborhoods with fewer mobility / transportation options.	
7	Encourage the development of new housing in close proximity to both existing and planned cultural and educational facilities, and ensure that such facilities are as accessible as possible for residents with fewer mobility / transportation options.	
8	Explore opportunities to provide residents with better access to the regional job market through partnerships with agencies such as the Piedmont Authority for Regional Transit.	

## NEIGHBORHOOD

9	Support the development of a diverse array of employment options in the City that will provide residents with more opportunities to both live and work in Archdale.	
10	Encourage larger developments to integrate appropriately scaled non-residential components into plans to increase the availability of jobs, goods, and services in close proximity to residential areas.	
11	Promote the development of higher density housing in areas where adequate transportation and utility networks can support them.	
12	Continue to support proactive, engaged community oriented crime prevention strategies that help maintain neighborhood stability and promote cooperation between residents and law enforcement.	
13	Train police officers in the principles of Crime Prevention Through Environmental Design (CPTED) and utilize their knowledge in the review and application of development standards.	
14	Develop a program that allows property owners to consult with CPTED trained police officers to identify issues and develop solutions to mitigate weaknesses in existing building and site designs.	
15	Support Archdale's low housing vacancy rate through policies that encourage the maintenance of the existing housing stock, the rehabilitation of substandard housing, and the removal of blighted / dilapidated housing that is unfit for habitation.	
16	Support programs that provide financial literacy training, foreclosure prevention, rental subsidy, and similar efforts that help to maintain neighborhood stability.	



# TRANSPORTATION

1	Pursue the implementation of adopted plans to increase pedestrian and bicycle connectivity between neighborhoods, parks, schools, employment centers, and shopping destinations.	
2	Prioritize the construction of pedestrian facilities that serve as the backbone of the overall system or connect large populations / important destinations to the primary routes.	
3	Incorporate Universal Design concepts that exceed basic ADA standards into the design of pedestrian transportation infrastructure.	
4	Identify and eliminate obstacles that impair mobility on pedestrian routes, with a particular focus on ensuring ADA accessibility on primary routes.	
5	Work with NCDOT to prioritize and implement safety improvements at major intersections that experience high crash volumes.	
6	Pursue a city-wide reduction of speed limits to 25 miles per hour on residential neighborhood streets to enhance safety for motorists, pedestrians and bicyclists.	
7	Implement a city-wide "complete streets" program to enhance the functionality and safety of all streets in the City for all modes of transportation.	
8	Plan and implement a road diet on North Main Street to convert it from its current 5 lane high design speed cross section to an urban 3 lane cross section with interspersed medians, pedestrian and bicycle infrastructure, and aesthetic enhancements to improve safety, reduce speeds, and promote redevelopment along the corridor.	

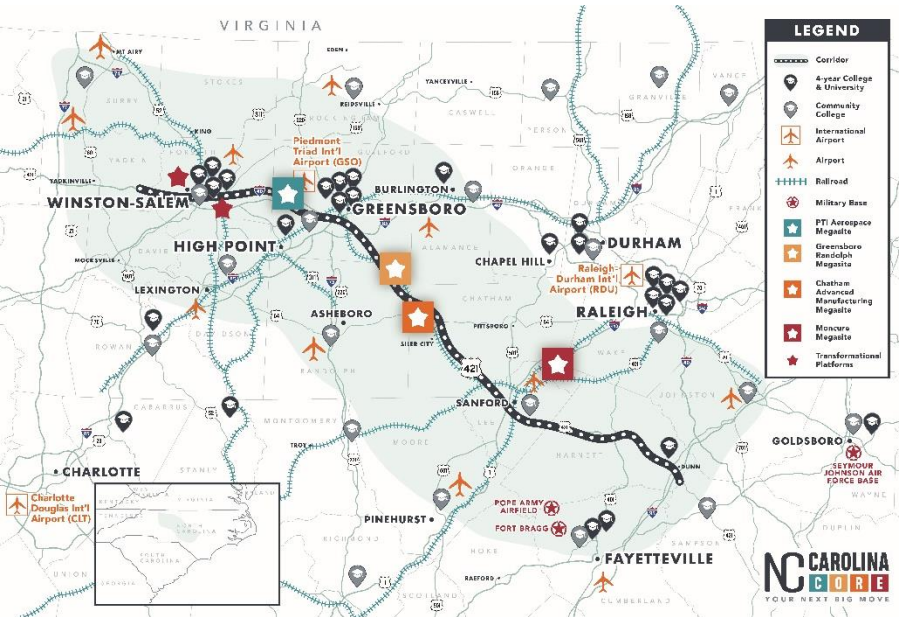
PLAN TITLE	GOAL, POLICY, OR RECOMMENDATION	PLANS THAT ALIGN	STATUS
<b>NC 62 CORRIDOR ACCESS PLAN</b>	Use future collector street network as a tool to review proposed development.	2020 Strategic Plan	COMPLETE
	Consider adopting policies and dedicating funding to construct traffic calming.	Pedestrian Trails Master Plan, Safe Routes to School Plan	NOT COMPLETE
	Require all new development provide connections or stub-out streets.		IN PROGRESS
	Adopt the Plan.	Weant Road Feasibility Study	COMPLETE
	Perform feasibility study for Weant Road alignment.	Weant Road Feasibility Study	COMPLETE
	Apply recommendations of this plan during development review process.	Weant Road Feasibility Study, Safe Routes to School Plan	IN PROGRESS
<b>WEANT ROAD FEASIBILITY STUDY</b>	Work with NCDOT to secure funding and implementation.	Weant Road Feasibility Study	COMPLETE
	Adopt findings of the study.	NC 62 Corridor Access Plan, Safe Routes to School	COMPLETE
	Integrate findings into the HPMP0 LRTP.	NC 62 Corridor Access Plan	COMPLETE
	Develop construction design plans.	NC 62 Corridor Access Plan	IN PROGRESS
<b>SAFE ROUTES TO SCHOOL PLAN</b>	Work with NCDOT to secure funding and implementation.	NC 62 Corridor Access Plan	IN PROGRESS
	Complete Streets	Pedestrian Trails Master Plan	IN PROGRESS
	Neighborhood Traffic Calming	Pedestrian Trails Master Plan, NC 62 Corridor Access Plan	COMPLETE
	School Zones		NOT COMPLETE
	Sidewalks	Pedestrian Trails Master Plan, Street Network Plan, Comp. Parks and Recreation Plan, Pedestrian Network Plan	IN PROGRESS
	ADA Compliance	Pedestrian Trails Master Plan, Street Network Plan, Comp. Parks and Recreation Plan	NOT COMPLETE
	Bicycle Facilities	Pedestrian Trails Master Plan, Street Network Plan, Comp. Parks and Recreation Plan	NOT COMPLETE
	Shared-Use / Multi-Use Pathways	Pedestrian Trails Master Plan	IN PROGRESS
	Intersections	Street Network Plan	NOT COMPLETE
	Install sidewalks / greenways connecting residences and schools.	Pedestrian Trails Master Plan, Street Network Plan, Comp. Parks and Recreation Plan	IN PROGRESS
	Review signage and pavement markings in school zones		COMPLETE

# BUILDING A STRONG, DIVERSE, AND RESILIENT ECONOMY

# Regional Engagement



## Carolina Core



# Commerce Park



## Tourism



# MANAGING GROWTH IN A VIBRANT AND DYNAMIC CITY

# FUTURE LAND USE – PLACE TYPES

## What is a place type?

Establishes the desired development “character” of an area in the City’s planning jurisdiction. But...Place Types are not “zoning.”

Place types guide density, intensity, land use mix, utilities, transportation, and the provision of services

It is about creating a long-term cohesive vision for unique areas within the overall planning area to:

Maintaining the current character of an area, or

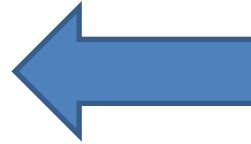
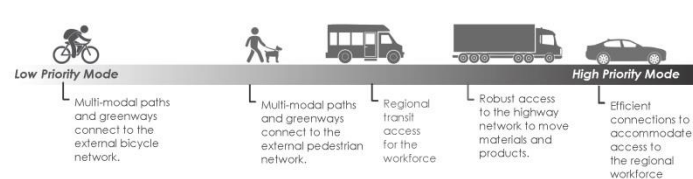
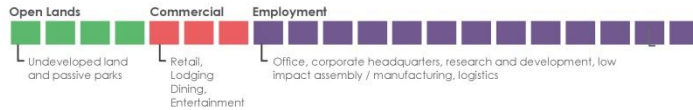
Foster change and establish the desired character of an area



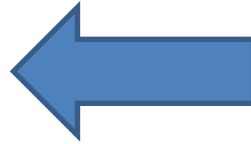
## COMMERCE PARK

The Commerce Park is an economic development focused place type, with the intent of fostering the creation of a unified and cohesive growth opportunity to attract new jobs and businesses to the City. The location of the Commerce Park near the major crossroads of Interstate 85 and Interstate 74 provides the City with a major strategic asset in a location that is accessible to the regional workforce and the primary backbone of ground transportation in the state.

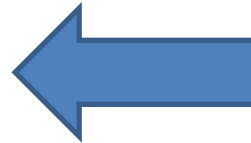
The Commerce Park is less intensively developed than a typical "industrial park" - with its development sites integrated into the landscape to provide a setting that is conducive to a wider range of uses. It is contemplated that the Commerce Park would focus on attracting uses spanning office, research & development, logistics, and high-tech / low impact manufacturing sectors. By focusing on a more diverse array of tenants, the Commerce Park will help to broaden the City's economic base, particularly as it looks to expand the number of higher paying / non-manufacturing employment opportunities in the City. Supporting all of this will be a well-planned site development pattern that presents an attractive image to prospective clients and tenants, including a special focus on integrating natural features and pedestrian / bike facilities.



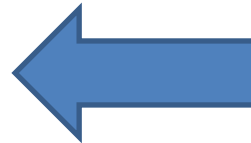
# DESCRIPTION



# EXAMPLE



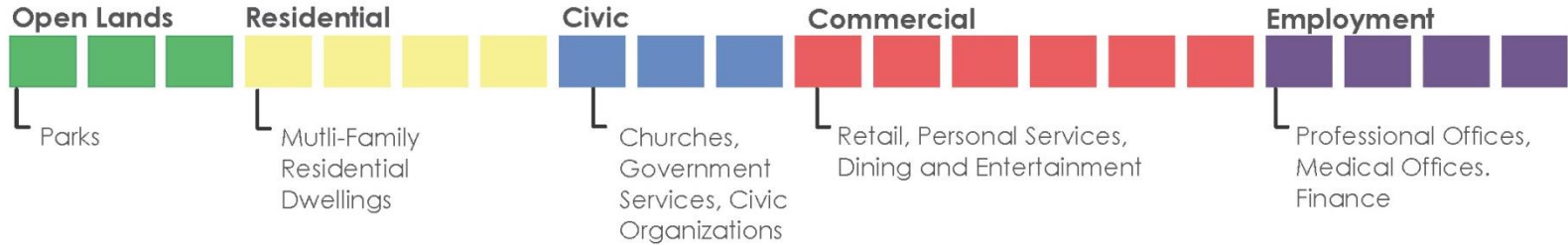
# LAND USE



# TRANSPORTATION

# LAND USE MIX

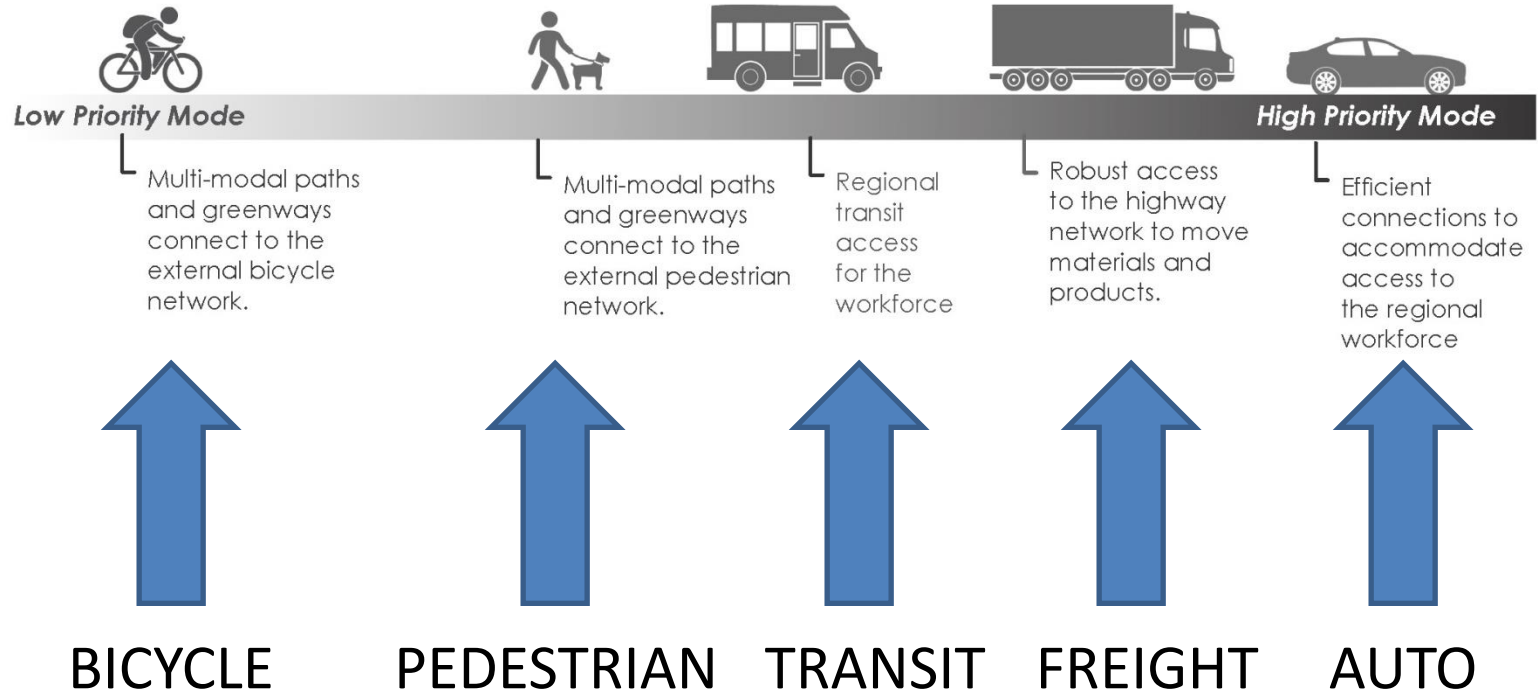
## MAIN STREET MIXED USE



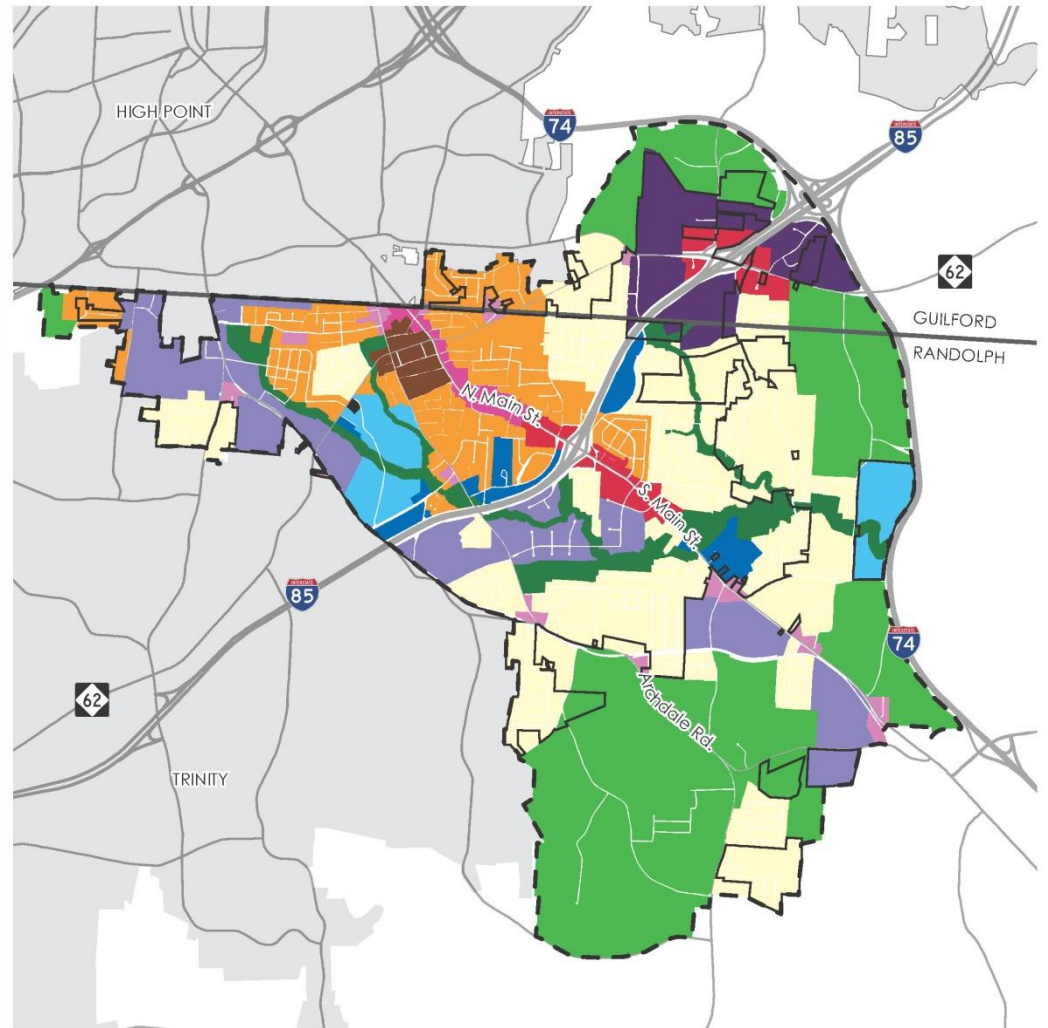
## SUBURBAN NEIGHBORHOODS



# TRANSPORTATION



-  Green Belt
-  Countryside
-  Suburban Neighborhoods
-  Urban Neighborhoods
-  Village
-  Community Services
-  Neighborhood Center
-  Commercial Corridor
-  Main Street Mixed Use
-  City Center
-  Industrial
-  Commerce Park



# FUTURE LAND USE – IMPLEMENTATION

Following adoption, the Future Land Use map and Place Types inform zoning decisions.

Interim use of current zoning districts while working on revisions to the Zoning Ordinance.

Seek consistency – not strict conformance.

Following adoption of the new Zoning Ordinance, new districts are in place that better correspond to the intent of the Place Types.

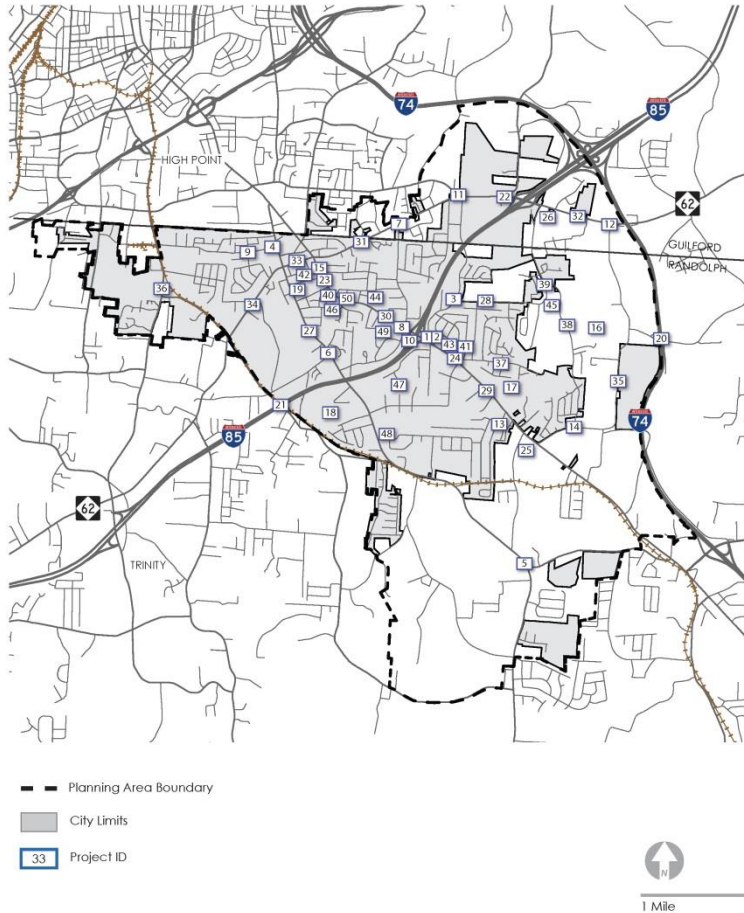
# TRANSPORTATION RECOMMENDATIONS

50 Project Recommendations in 9 Categories

Improve mobility, safety, and capacity for growth.

Long range transportation planning that supports the future land use plan.

Long time horizon – not intended to all be completed at once. Many projects will cycle into subsequent plans.



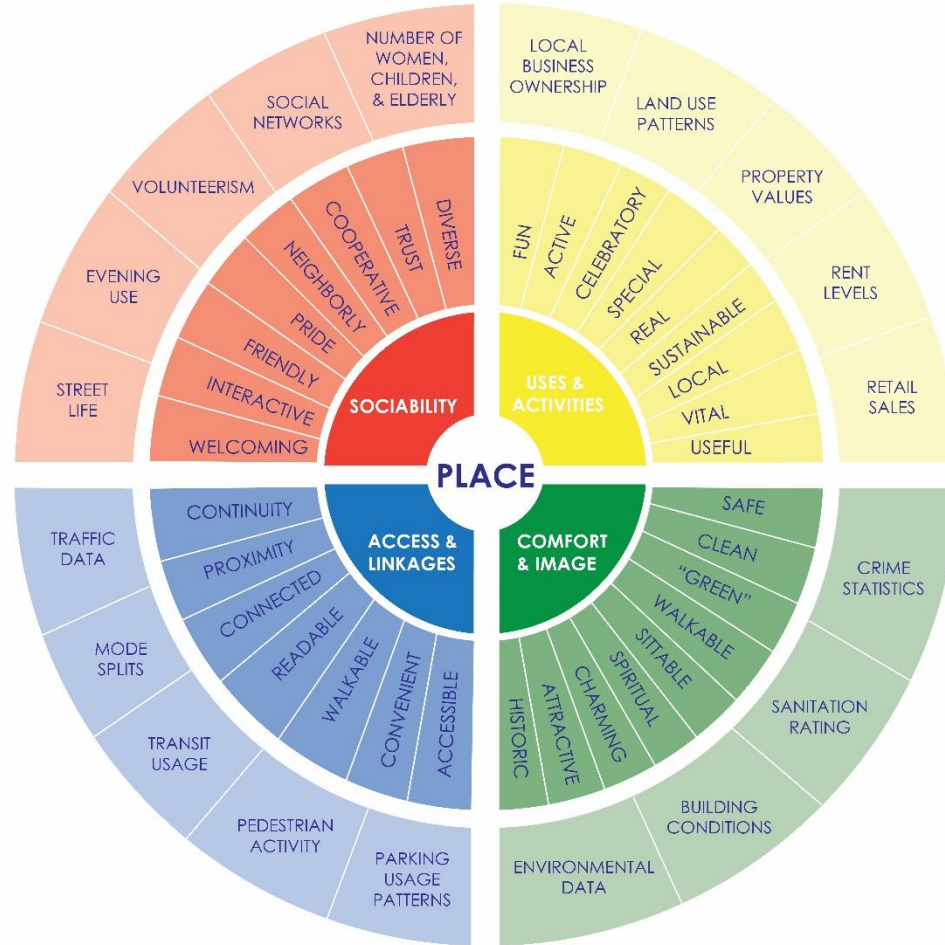
**Table C.1: Recommended Transportation Improvements**

ID	TYPE	ROAD	LOCATION	DESCRIPTION
1	Directional Closure	Aldridge Road	From Main Street to Burgemere Street	Convert Aldridge Road to one-way northbound from Main Street to Burgemere Street
2	Intersection Improvement	Aldridge Road / Burgemere Street	Intersection	Construct a traffic circle
3	Intersection Improvement	Aldridge Road / Huff Road	Intersection	Signalize Intersection
4	Intersection Improvement	Archdale Road / Eden Terrace	Intersection	Signalize intersection
5	Intersection Improvement	Archdale Road / Old Glenola Road	Intersection	Realign to make a standard 3-way signalized intersection OR construct a traffic circle
6	Intersection Improvement	Archdale Road / School Road	Intersection	Signalize intersection
7	Intersection Improvement	Ashland Street / NC 62	Intersection	Signalize Intersection
8	Intersection Improvement	Balfour / Ashland / Main	Intersection	Construct safety, traffic management and capacity improvements
9	Intersection Improvement	Eden Terrace / Garrell Street	Intersection	Construct safety and functional improvements
10	Intersection Improvement	I-85 / Main Street Interchange	Northbound and southbound off ramps	Widen to accommodate dual left turn lanes from ramps to Main Street

# FOSTERING A SENSE OF PLACE



# What makes a great place?



## Placemaking - Access & Linkages



- Connected
- Accessible
- Convenient
- Walkable
- Proximity
- Multi-modal
- Continuity
- Parking

## Placemaking - Sociability



- Diverse
- Interactive
- Neighborly
- Friendly
- Welcoming
- Street Life
- Evening Use
- Stewardship

## Placemaking - Comfort & Image

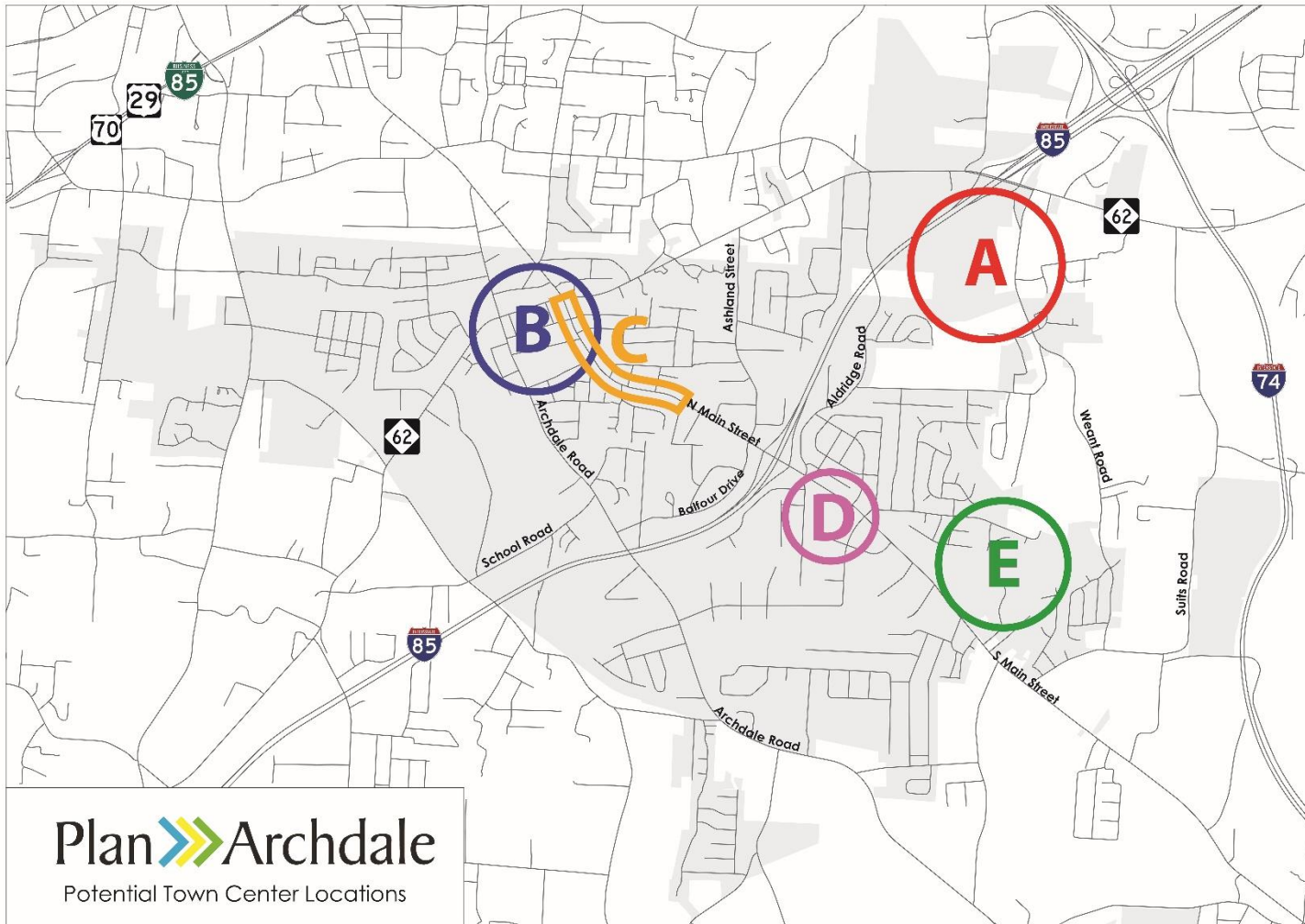


- Safe
- Clean
- Walkable
- Charming
- Sittable
- Attractive
- Green
- Well-lit

## Placemaking - Uses & Activities



- Local Ownership
- Entertainment
- Outdoor Dining
- Youth Activities
- Active
- Retail Sales
- Land Uses
- Fun





# IMPLEMENTATION

Primary tables for each of the plan's four focus areas – 35 total recommendations / strategies.

Project- specific tables for the three major implementation initiatives (referenced in primary tables)

Referenced to detailed Livability and Transportation Projects tables.

# IMPLEMENTATION MATRIX

Each recommendation includes:

- ID Number
- Description
- Responsibility
- Actions
- Resources
- Time Frame

ED-3	Actively engage with the Piedmont Triad Partnership to raise the City's profile as a potential economic development partner in the Carolina Core.			
	Responsibility	Actions	Resources	Time Frame
	City Manager City ED Board	Engage with the Piedmont Triad Partnership. Promote the City as part of the Carolina Core.	Staff / ED Board	Ongoing

# Primary Table

Building a Strong, Diverse, and Resilient Economy (ED)				
	Establish a municipal economic development board / agency to coordinate with other economic development entities and promote the City's economic diversification goals and local economic development activities.			
ED-1	Responsibility	Actions	Resources	Time Frame
	City Council	Establish an Economic Development Board / Agency.	Staff / Council \$10,000 (recurring)	3Q 2021
	Develop a Commerce Park in coordination with private property owners and economic development organizations.			
ED-2	Responsibility	Actions	Resources	Time Frame
	City Council City Manager ED Groups Property Owners	See Commerce Park action items table.		2021 - 2023
	Actively engage with the Piedmont Triad Partnership to raise the City's profile as a potential economic development partner in the Carolina Core.			
ED-3	Responsibility	Actions	Resources	Time Frame
	City Manager City ED Board	Engage with the Piedmont Triad Partnership. Promote the City as part of the Carolina Core.	Staff / ED Board	Ongoing
	Develop an economic development recruitment sector plan that identifies recruitment targets that correspond to the City's diversification goals			
ED-4	Responsibility	Actions	Resources	Time Frame
	City ED Board City Council	Prepare a recruitment plan. Actively recruit / prospect for targeted sector companies. Leverage the Commerce Park for ED.	\$20,000	1Q 2022

# Project-Specific Table

Commerce Park Action Items (CP)					
The following is a general outline of the anticipated process and required resources for the development of a new Commerce Park as a joint endeavor of the City, its Economic Development agency, private property owners and developers.					
ID	Action	Responsibility	Resources	Time Frame	
CP-1	Prepare a high level schematic plan to determine the most feasible extent of the proposed Commerce Park.	City Manager Engineer Planning City Council	\$20,000	3Q 2021	
CP-2	Work with private property owners in the Commerce Park area to gauge interest in participating in a master development.	ED Board City Manager	Staff / Board Members	4Q 2021	
CP-3	Identify a private development partner to work with on site acquisition and improvements.	ED Board City Manager	Staff / Board Members	4Q 2021	
CP-4	Prepare and implement development regulations for the Commerce Park place type. (Coordinate with ordinance updates)	Planning Planning Board City Council	Staff / ED Board / City Council	2022	
CP-5	Prepare a site master plan to identify potential development sites basic and infrastructure requirements.	City Manager Engineer Planning ED Board	\$50,000	2Q 2022	
CP-6	Determine whether portions of the park / infrastructure will be developed speculatively.	City Manager ED Board City Council	Staff / ED Board / City Council	4Q 2022	
CP-7	Budget for speculative land acquisition and improvement costs, as necessary.	City Manager Finance City Council	TBD	2Q 2023	
CP-8	Enter into development agreements with property owners and master developer for the Commerce Park.	City Manager City Council	Staff / City Council	3Q 2023	
CP-9	Begin active promotion and recruitment efforts, and refine development plan as needed.	ED Board	Board Members	3Q 2023	

# Plan Archdale

Planning Board Hearing  
November 30, 2020