



## BLUE RIDGE ROAD SMALL AREA PLAN KEY WORDS AND PHRASES

Below you will find some key words and phrases that will be used during the Blue Ridge Small Area Plan process. The thematic logo above provides key themes that stress the need to prepare for change but also respect identity.

Thematic logo phrases:

- Respect what exists
- Plan for changing conditions
- Protect scenic nature
- Grow tourism
- Value sense of place

Key words and phrases:

- **Growth management:** specific regulatory policies aimed at influencing how growth occurs, mainly within a locality. Seeks to accommodate growth rationally, not to prevent or limit it.
- **Compact form:** using the least amount of land for development and supporting infrastructure that is reasonable under the circumstances. Promotes high residential density with mixed land uses.
- **Street walls:** the front façade of a building where it is built on or close to the street boundary. Helps define the public realm.
- **Transit oriented development:** a type of development that maximizes the amount of residential, business and leisure space within walking distance of public transport.
- **Streetscape:** the visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees and open space, etc. that combine to form the street's character.
- **Active transportation** (or alternative transportation): carsharing, public transportation, bike commuting.
- **Context sensitive solutions:** transportation decision-making and design that takes into consideration the communities and lands through which streets, roads and highways pass.
- **Complete Streets:** streets for everyone. They are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.
- Connected system
- **Roadway capacity:** the maximum traffic flow obtainable on a given roadway using all available lanes.
- **AADT (annual average daily traffic):** total volume of vehicle traffic of a highway or road for a year divided by 365 days.
- **Long range plan:** a set of goals (usually five to ten years) that outlines the path for the future. It is important to note that this project does not have a specific timeline.

- **Conditional zoning:** a zoning in which the governmental body allows a change in zoning activities subject to certain conditions that are designed to protect adjacent land. The combination of uses is something that is informed by the community and goes through both the Planning Board and the Board of Aldermen.
- **Overlay:** a special zoning district placed over an existing base zoning district which identifies special provisions in addition to those in the underlying base zoning district.
- **Boulevard design:** buffers the commercial or residential street edge from a high-speed thoroughway by means of multi-way operations and frontage roads.
- **Mixed-use:** pedestrian-friendly development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses. The combination of uses is something that is informed by the community and goes through both the Planning Board and the Board of Aldermen.
- **Community visioning** (as a part of the process)
- **Civic engagement:** a necessary tool to promote and encourage community buy-in; we anticipate this one to be robust given the cross coordination with the NCDOT interchange meetings and the nature of the jurisdiction/constituents as a whole.
- Creating a **shared (community owned) vision:** a goal of the Small Area Plan
- **Sense of place**
- The Small Area Plan will stand as a **roadmap** to guide change as further opportunities for the interchange area occur.
- Create **people (user)-friendly space**
- **Create safe space** (roundabouts and traffic flow; pedestrian and biking possibilities)
- **Identity:** interchange and Blue Ridge Road area should reflect who Black Mountain is/wants to be
- **Stakeholders:** involve those that have an interest and desire for the area to flourish

Below you will find a link to a training module on conditional zoning offered through the UNC School of Government. The module will give you more information regarding conditional zoning.

<https://sog.adobeconnect.com/landuse-mod14>

Reminder that there will be a joint meeting between the Board of Aldermen and the Planning Board on Thursday, February 21, 2019 at 6:00 p.m. in the Board of Town Hall. Weatherill Engineering will be delivering a presentation regarding the Blue Ridge Road Small Area Plan.