


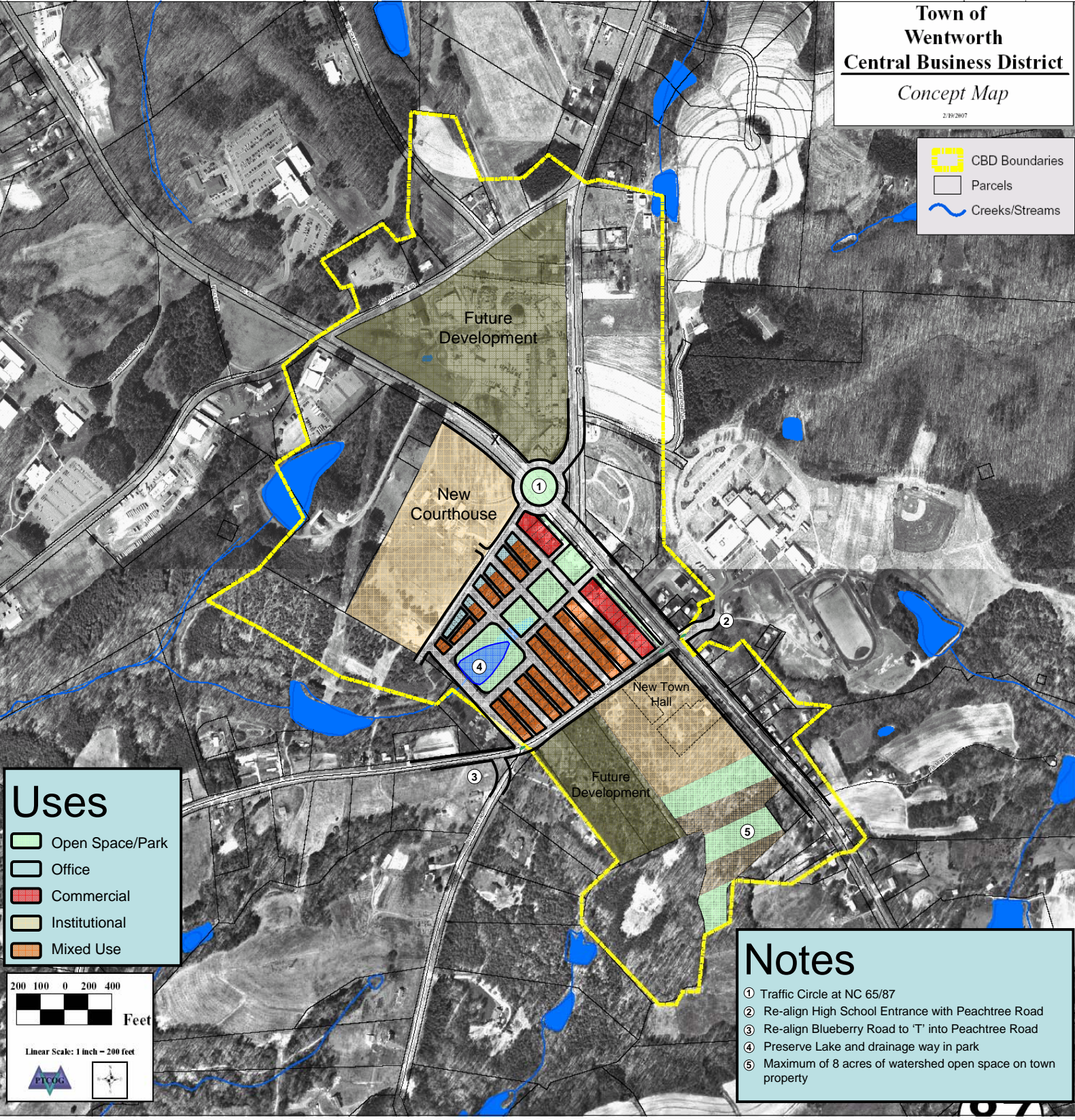


**Town of
Wentworth
Central Business District**

Concept Map



2/19/2007

 CBD Boundaries
 Parcels
 Creeks/Streams



Uses

 Open Space/Park
 Office
 Commercial
 Institutional
 Mixed Use

200 100 0 200 400
 Feet
 Linear Scale: 1 inch = 200 feet


Notes

- ① Traffic Circle at NC 65/87
- ② Re-align High School Entrance with Peachtree Road
- ③ Re-align Blueberry Road to 'T' into Peachtree Road
- ④ Preserve Lake and drainage way in park
- ⑤ Maximum of 8 acres of watershed open space on town property

Town of Wentworth

Central Business District Design Concept

On September 18, 2006 a community design charette was held with members of the town council, planning board and interested property owners. On November 14, 2006 a follow up meeting was held to review findings and make final recommendations. Working from the results of various workshops, participants identified key design considerations for the central business district. The considerations were grouped into three groupings, with a 'parking lot' category for items outside the purview of the design charette process.

CBD Priority Design Considerations

Sidewalk and walkway considerations

- Greenway connections
- Type and width of sidewalks
- Pedestrian connectivity beyond the CBD

Building design considerations

- Façade standards (what the visible 'face' of the building looks like)
- Setbacks
 - Relationship of building to sidewalk
 - Courtyards, places to sit near but not on the sidewalk
- Minimum and maximum lot sizes
- Mixed land uses
- Off-street parking standards
 - Number
 - Location related to the building and the street
- Watershed considerations (constraints regarding water supply watershed)

Street design considerations

- Improvements to NC 87/65
- Grid for new roads
- Street design (layout)
- Underground utility requirements for CBD
 - Decorative street lights
- Driveway controls
 - Minimum spacing and frontage
 - Access control

Wentworth Central Business District Design Recommendations

CBD design preferences

Façade standards

- Brick with contrasting material details
- Lots of 'maintenance free' windows
- 'Green' roofs and metal roofs
- Mixed one- and two-story buildings
 - Maximum of three stories
- Integrate architectural design with existing historic buildings:
 - Old school
 - Old courthouse
 - Old county home
 - Old county jail
 - Variations of Richardsonian-Romanesque style(1870-80s)
- Varied rooflines
- No metal awnings

Setbacks

- Side setback of zero to allow buildings to adjoin
- 0 – 20 foot maximum front setback, allow for variation
 - 12 foot 'courtyards' allowed for outdoor café style seating

Lot Size

- No minimum size
- 30 foot minimum frontage width
- Maximum envelope: no more than four 30' lots (build up, not out)

Mixture of land uses

- Business and commercial
- Apartments
- Office
- Institutional (post office, town hall, etc...)

Off-Street parking

- Alleys (privately owned and maintained by property owners association)
- Employee parking behind businesses
- Small surface parking lots, scattered through site if needed

Design Recommendations, continued...

Street Trees

- Consider containers for trees
- Use under story varieties:
 - Crepe Myrtles
 - Dogwood
- 30 – 40 feet on center

Street Lighting

- Decorative, historical style
- Full cut-off
- 3-4 lights per block, half as many as trees

Walkways

- 10 – 12 foot width, constructed of compacted granite screenings
- Use bollards to light
- Consider solar lights that 'turn off' after a couple of hours

Sidewalks

- Sidewalks next to street, constructed of concrete, brick, cobblestone, etc
- Crosswalks marked with contrasting paint or materials
- 6 foot minimum width
- 8-10 foot width in primary central business district area

Final CBD design

- Town Park Concept
 - Grid street system with open space clustered on town property (8 acres of town property)
 - 235' x 400 blocks with 30 foot 'lots', except at corners
 - traffic circle at NC 65/87 with new road to south
 - Realignment of Peachtree Road with High School entrance drive
 - 'Town Lawn' Park in center of CBD, featuring pond
 - Courthouse serves as west terminus of CBD; Town Hall serves as east terminus of CBD
 - 30' Alleyways split blocks for service access and employee parking (parallel spaces, one side)
 - 60' R/W for roads includes on-street parking and 10' sidewalks
 - Park and Town Park open space will meet 30% pervious watershed requirement

Next Steps and Parking Lot

Participants were asked what needed to occur next to begin implementing these recommendations.

Remaining Next Steps

- Coordinate with...
 - Courthouse architect
 - Civic center architect
 - Town architect
- Relocate NC 87 on new location to County Home Road; create a one-way pair
- Explore existing design standards (Oak Ridge)

Parking lot items

- Money – how will we pay for this?
- Maintenance plan trees, lighting, walkways, streets
- Getting the land
- Action plan
 - Five year plan
 - ten year plan

Richardsonian Romanesque Examples

