

FOCUS AREA 4: VILLAGE PLACE/RATTLESNAKE TRAIL CORRIDOR

Village Place and the Rattlesnake Trail corridor offer interesting opportunities to expand the footprint of authentic Pinehurst - immediately north of the historic center of the community - and add a new front door to the historic center from Cannon Park and NC Highway 211. Approximately 100 acres in the focus area are represented by 70 different parcels. 13% of the land was identified as undeveloped in 2018, but significant land may become available in the future to redevelop existing, low-profile buildings for retail, residential, and entertainment uses, or for infill development on undeveloped land in between existing buildings for the same. Property owned by the Village along McCaskill Road (the Public Services Complex) provides interesting opportunities to influence development types and intensities near the walkable activity center.



BUSINESS-AS-USUAL

The Business-as-Usual Scenario contemplates how the area might develop following the Village's currently-adopted long-range comprehensive plan and zoning ordinance, including completion of the new recreation center at the corner of NC Highway 211 and Rattlesnake Trail. New buildings in the scenario are assumed to be one to three stories tall. Parking would be accommodated using a series of surface lots and on-street parking.

ALTERNATIVE SCENARIO NO. 1

Alternative Scenario No. 1 contemplates how the area might develop if resources are (re)targeted to make it into a mixed-use, walkable destination in the Village that extends the historic core north along Rattlesnake Trail to NC Hwy. 211. Existing industrial, retail, and multifamily uses in the area would be redeveloped into destinations that reinforce the one-of-a-kind village-character of Pinehurst. New buildings in the scenario are assumed to be one to three stories tall. Parking would be accommodated in a parking deck and series of surface lots and on-street parking. The scenario also assumes completion of the new recreation center at the corner of NC Hwy. 211 and Rattlesnake Trail.

FOCUS AREA 4: VILLAGE PLACE/RATTLESNAKE TRAIL CORRIDOR

SCENARIO COMPARISON

Development Program	Business-As-Usual	Alt. Scenario 1
Preserved Open Space (acres)	1	1
Recreation (acres)	16	16
Single-Family Detached (d.u.)	14	14
Single-Family Attached (d.u.)	4	4
Stacked Multifamily (d.u)	66	352
General Office (s.f.)	18,380	127,518
General Retail (s.f.)	158,576	288,152
Lodging (rooms)	20	20
Light Industrial (s.f.)	80,899	0

Likely Infrastructure Impacts	Business-As-Usual	Alt. Scenario 1
New Students (students)	45	185
New Water Demand (mgd)	0.04	0.11
New Sewer Demand (mgd)	0.03	0.10
New Daily Trips (trips)	4,575	8,303

Community Character (% of acres)	Business-As-Usual	Alt. Scenario 1
Open Space	23.1%	23.2%
Rural Living	0.0%	0.0%
Suburban Neighborhood	21.2%	16.7%
Suburban Center	47.9%	15.5%
Walkable Community Activity Center	7.8%	44.6%
Regional Activity Center	0.0%	0.0%

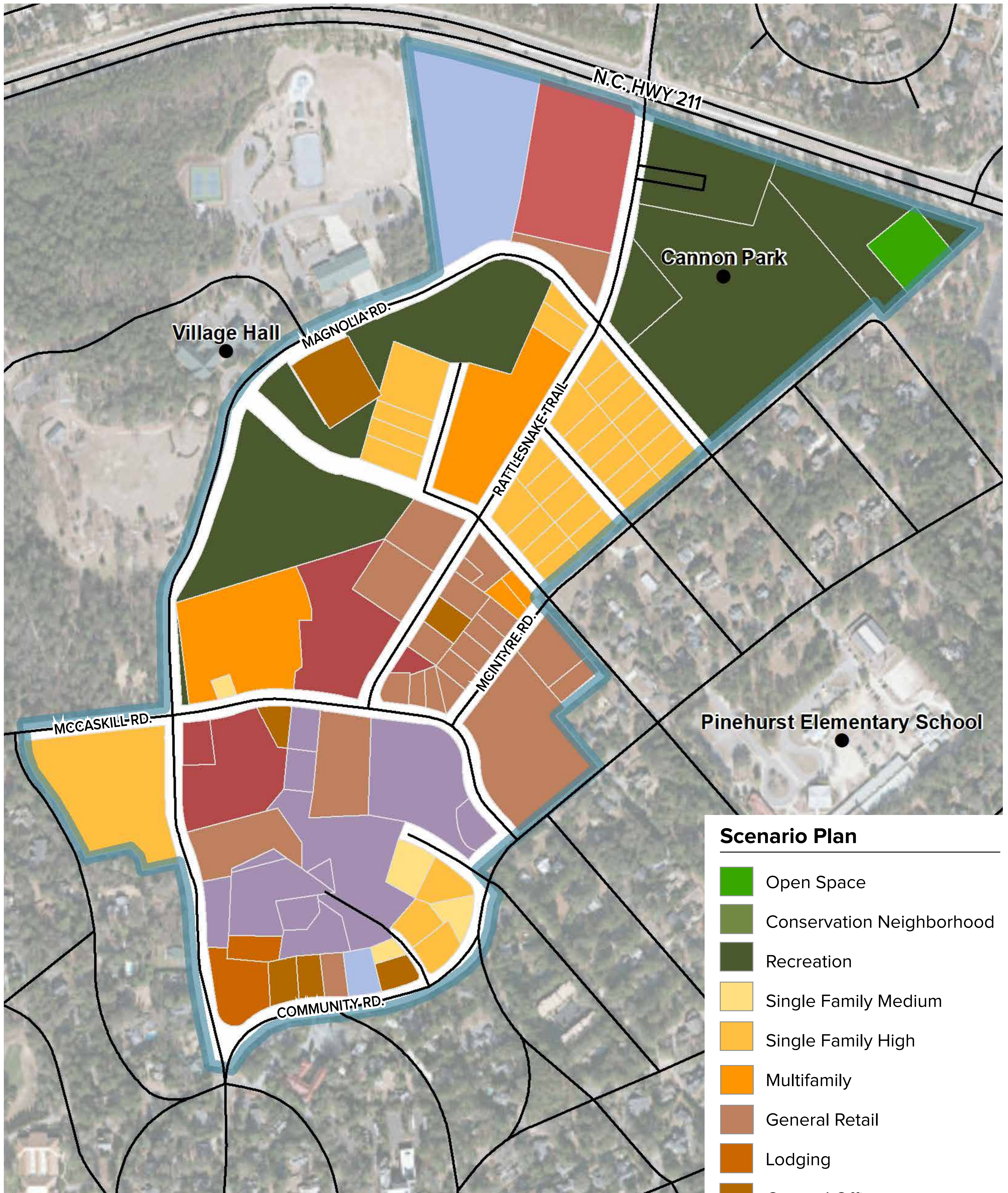
Home Choices	Business-As-Usual	Alt. Scenario 1
Single-Family Detached	16.7%	3.8%
Single-Family Attached	4.8%	1.1%
Stacked Multi-Family	78.6%	95.1%

Community Characteristics	Business-As-Usual	Alt. Scenario 1
New Residents	134	134
New Employees	728	1,363

Special Intensity Allocation	Business-As-Usual	Alt. Scenario 1
WS-II BW Watershed (acres)	17	17
WS-III BW Watershed (acres)	-	-

FOCUS AREA 4: VILLAGE PLACE/RATTLESNAKE TRAIL CORRIDOR

BUSINESS-AS-USUAL



FOCUS AREA 4: VILLAGE PLACE/RATTLESNAKE TRAIL CORRIDOR

ALTERNATIVE SCENARIO NO. 1

