

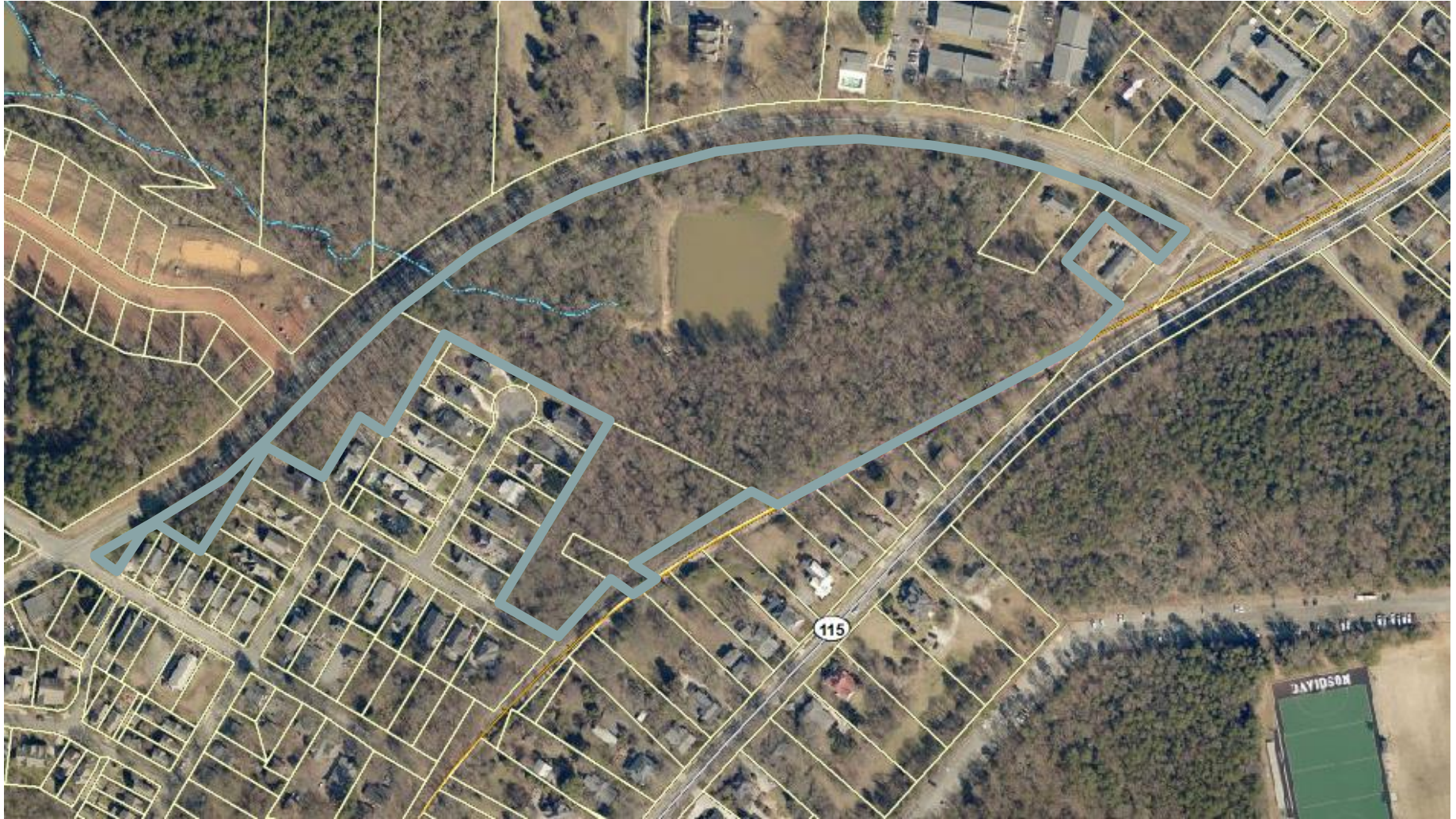


# *The* Town *of* Davidson

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College Town. Lake Town. *Your Town.*

# Beaty Street property





# Beaty Street property history

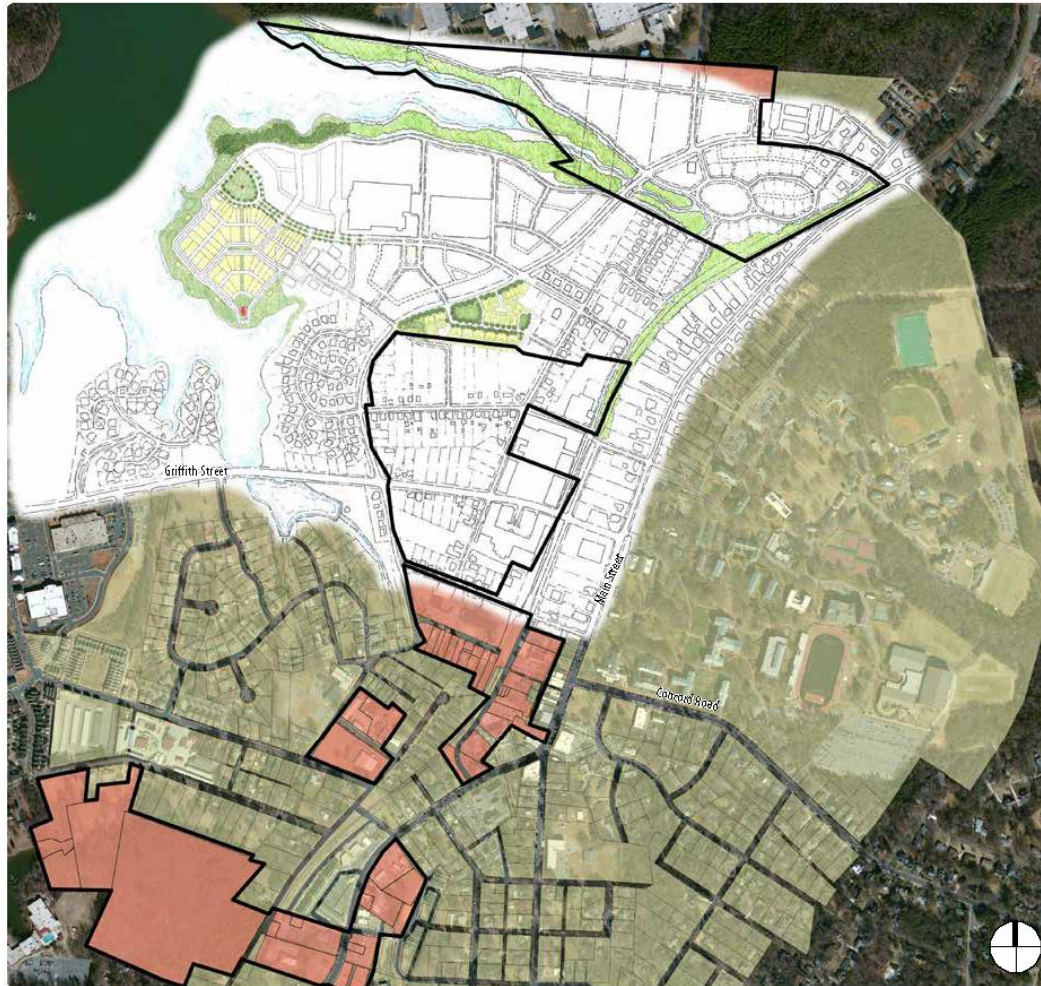
- Purchased from Klontz family in 1987
- Purchased additional adjoining parcels in 2006:
  - Fiji House – 832 Beaty Street
  - 825 Shearer Street house
- RFP to developers in 1996
  - No action taken

# PREVIOUS PLANS - 1996 BEATY STREET PLAN

**The Beaty Street Plan** was the first in a series of studies conducted to examine the context of the North of Griffith Area. This project included the design and layout for Lake Davidson Park, as well as the residential area that connects to Magnolia Street.

The Beaty Street Plan included several ideas that are still valid today including:

- > Connecting the Northern area of Beaty Street to Lake Davidson through a natural wooded shoreline park that extends across Beaty Street to the town-owned parcel.
- > Creating a public waterfront along the shoreline of Davidson Bay and the Clontz Property
- > Mixed-use development at specific nodes such as Sadler Square and Main Street.
- > Constructing a greenway along the railroad from the historic Village Center to the corner of Main Street and Beaty Street.



## Proposed Development Data

### Residential

Uncertain quantity

### Civic

Waterfront Park and Open Space connecting to Davidson Bay and Lake Davidson

### Commercial

Uncertain quantity

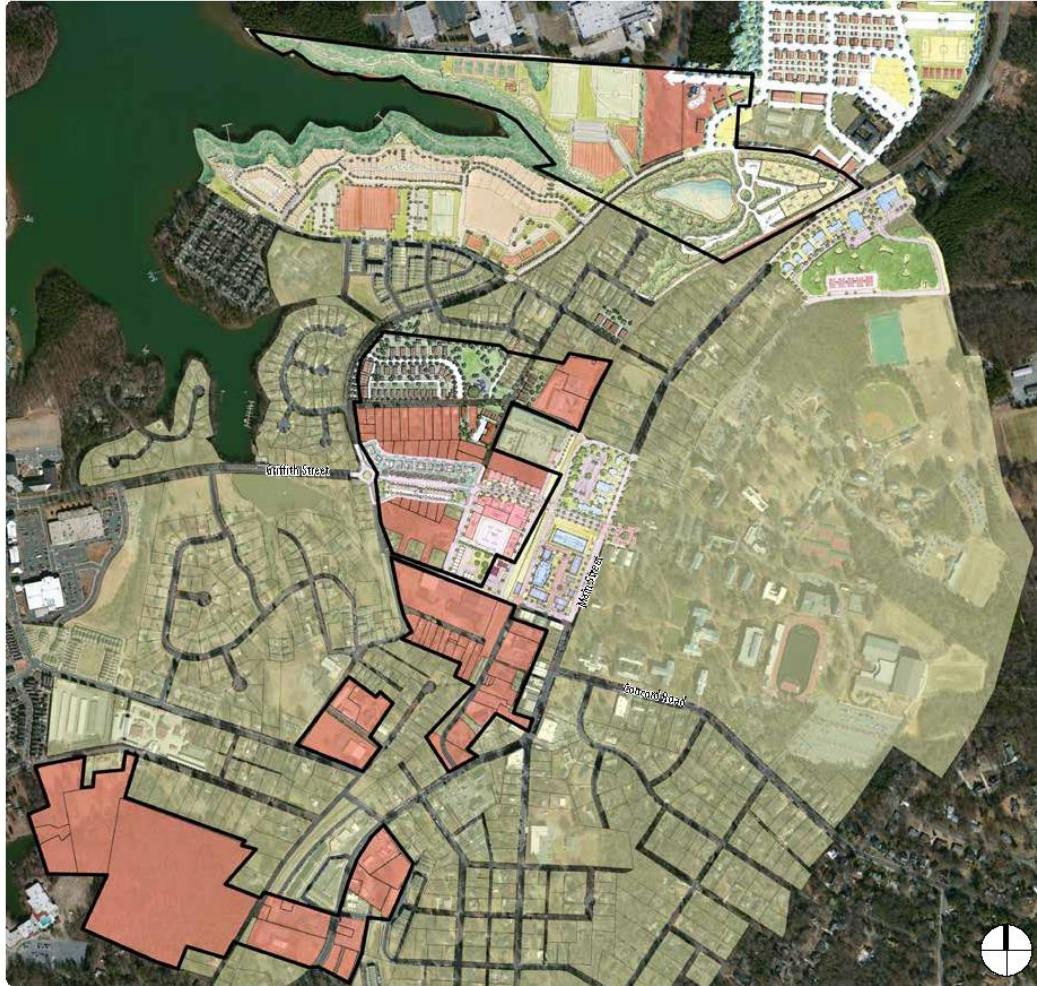


# PREVIOUS PLANS - 2009 NORTH OF GRIFFITH PLAN

**The North of Griffith Plan,** was a collaboration between local planners, architects, and volunteers to design and vet several options for potential development sites located along Griffith Street and to the north.

Keys to the North of Griffith Plan are:

- > An eco-industrial corner at Main Street and Beatty Street
- > An athletic complex and park on the north side of Beatty Street adjacent to Lake Davidson comprised of tennis courts, a soccerfield, baseball diamond and a public waterfront connecting to the Davidson Bay development
- > Infill detached single family homes and townhomes along Delburg Street, which take advantage of a new road connection and the existing deep lots
- > The creation of a consistent streetscape environment along Griffith Street as a gateway to the town through single family infill development on the north side of Griffith and attached residential to the south
- > Ground floor retail with residential units above on the current Sadler Square property, including new spaces for the current tenants and a potential parking deck on the interior of the block



## Proposed Development Data

### Residential

Single Family: 15 Units

### Civic

77,200 sq. ft.

15 Acre Park/Open Space

### Industrial

170,000 sq. ft.

- Inside Study Area Only



# NORTH STUDY AREA

## The North Study Area

includes the Town of Davidson owned property on Beaty Street and the Clontz Property to the north. The entrance to Ingersoll-Rand is also included.

### Design principles include:

- > Incorporating Townhomes and small apartment buildings on the Town of Davidson Property south and east of Beaty Street
- > Mixed-use, office flexspace in a 3-4 story building on the corner of Beaty Street and Main Street
- > Traffic calming Beaty Street by adding on-street parking, street trees, and Townhome development
- > Residential development on the Clontz Property that includes large lot single family houses, cottages, and duplexes. This can potentially be relocation housing for Ingersoll-Rand and meet a market niche that desires lake living, within walking distance to the amenities of downtown Davidson.
- > Town amenities on the Clontz property that tie to walking trails at Davidson Bay and provide new lakefront access for boaters, fisherman and kayakers



### North of Beaty Street

#### Residential

Apartments: 90 units  
Townhomes: 74 units  
Single Family: 8 units

#### Mixed-use

32,000 sq. ft. - 2 Stories

### South of Beaty Street

#### Residential

Apartments: 72 units  
Townhomes: 44 units

#### Mixed-use

50,600 sq. ft. - 2 Stories + 6 residential units (corner building 3 stories)

### Clontz Property

#### Residential

Duplexes: 12 units  
Single Family: 39 units

#### Civic

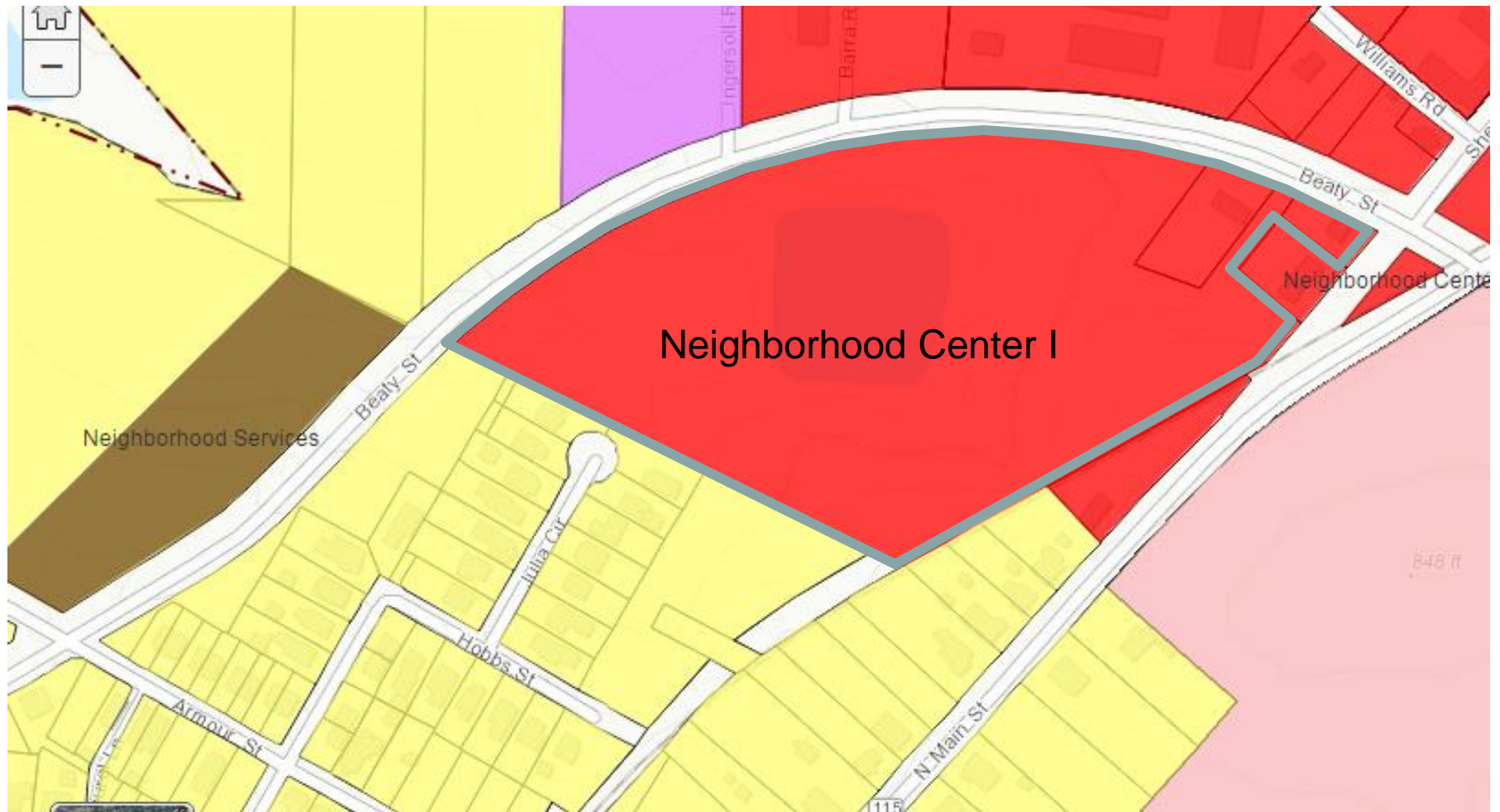
14.4 Acres of Natural Open Space with walking trails and a boat landing

### Conserved Watershed Land (inset)

#### Civic

24.9 Acres of Natural Open Space with walking trails and a boat landing

# Beaty Street Property Zoning



# Beaty Street Property Zoning

## Neighborhood Center I:

- Townhouse, Multi-family, Institutional, Workplace, and Storefront building types allowed
- Maximum height: 3 stories for townhouse and multi-family buildings, 4 stories for institutional, workplace, and storefront buildings
- 10% open space requirement





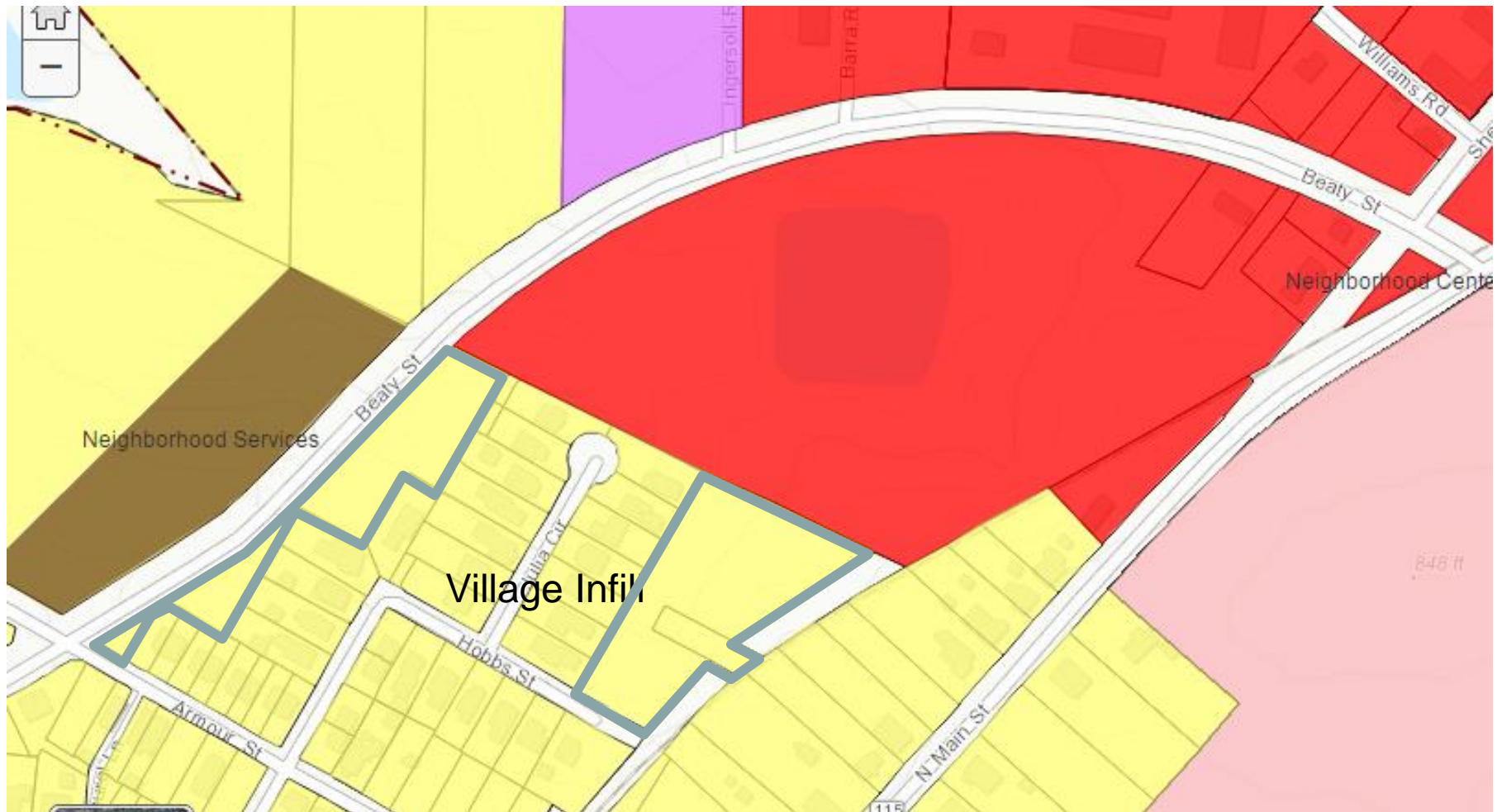
# Beaty Street Property Zoning

## Neighborhood Center I Permitted Uses:

- Residential (MF, TH)
- Commercial Services
- Hotel/Inn/Conference Center
- Micro-Brewery
- Professional Services
- Daycare center
- Fire, police stations
- Recreation facility – indoor and outdoor
- Religious Institution
- Retail – primary and secondary



# Beaty Street Property Zoning





# Beaty Street Property Zoning

## Village Infill

- Max height 37'
- No open space requirement
- Permitted Uses:
  - Residential (SF, TH, MF)
  - Outdoor recreation facility: tennis court, ball field, outdoor theatre, etc.
  - Police, fire, government services

# Beaty Street RFP Highlights

- Mixed-use commercial development (50,000 sq ft) preferred at northernmost corner.
- Residential to include a mix of housing types and price points. Prefer townhomes to multi-family buildings in Neighborhood Center I zoning.
- 12.5% affordable housing required.





# Beaty Street RFP Highlights

- Buildings will be reviewed by DRB, including townhomes.
- Plan must propose improvements for Main and Beaty intersection.
- 20 – 25% of area to be parks/open space.
- Significant trees to be saved or mitigated.
- Pond and dam may be removed if DENR approvals received.

# Beaty Street RFP Process

- Send to developers and advertise availability
- Receive proposals, review, finalize selection
- Upset bid process per NCGS 160A-269
- Contract and development agreement