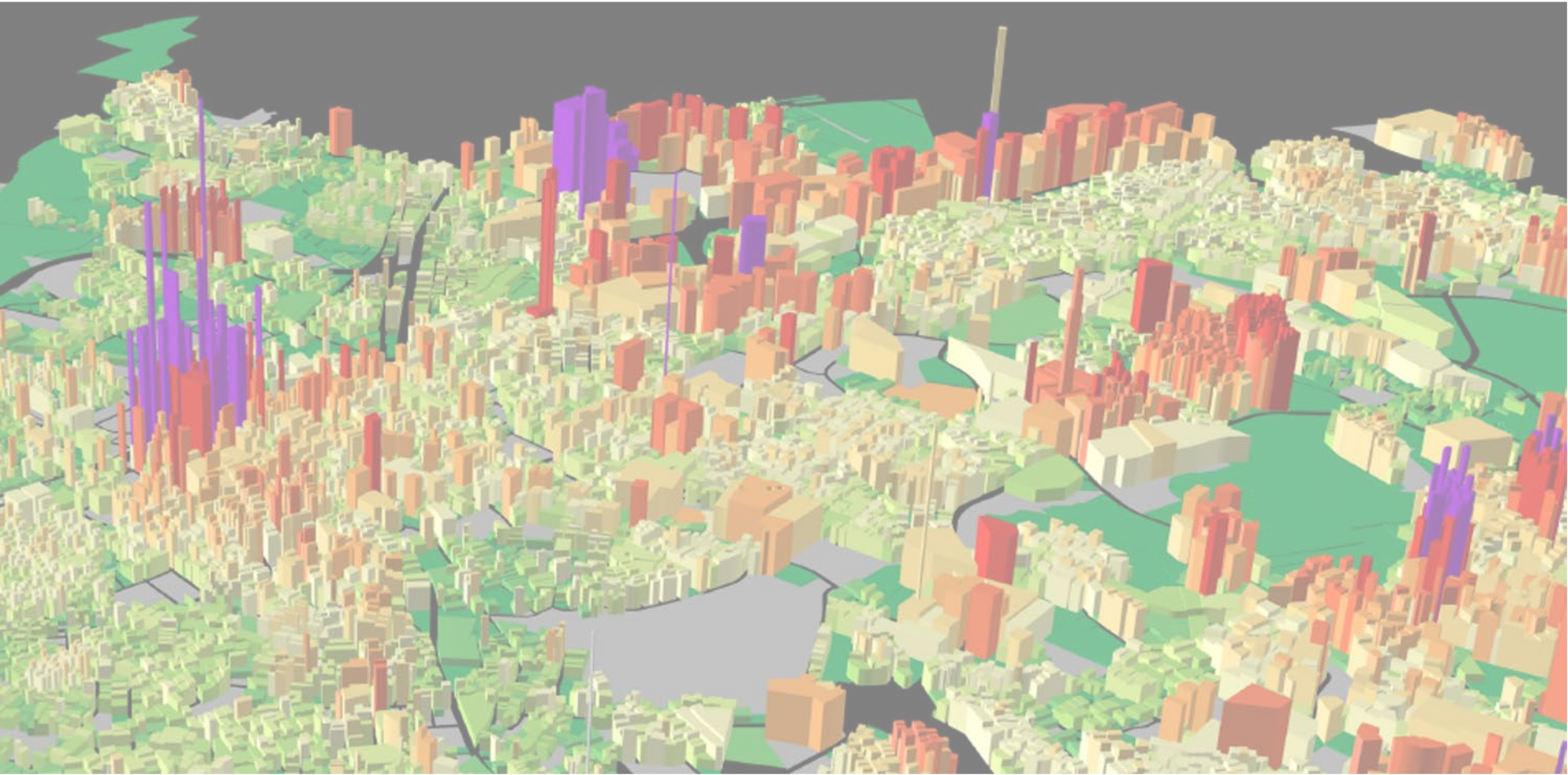


GASTONIA2050

Smart City Ambitions

- *How We Grow*
- *How We Move*
- *How We Live*



TOWNSTUDIO

METROCOLOGY





GASTONIA2050 Smart City Ambitions

- How We **Grow**
- How We **Move**
- How We **Live**



A collaborative group with decades of comprehensive planning experience



Focused on comprehensive plans that add value and create ROI



Innovators in comprehensive planning



Experience and a passion for working with smaller towns and cities



Best in class partners



Committed to community and stakeholder engagement



Planning with design and implementation experience



GASTONIA2050

Smart City Ambitions

- How We **Grow**
- How We **Move**
- How We **Live**

PLANS & MANUALS

Neighborhood, Block, Site

- Small Area/Specific Plans: Transportation, Neighborhood, Pedestrian, Cycle, Park/Recreation, Corridor, Strategic, Streetscape, Community Gardens
- Design Manuals: Planned Development, Overlay Zone, Historic District, Subdivision, Stormwater

ADVISORY
LOCAL

ORDINANCES & CODES

Zone, Block, Building

- Zoning: Zone, Planned Development, Overlay Zone, Historic District
- Subdivision: Blocks, Streets, Landscape/Open Space - Stormwater
- Water / Sewer - Building Codes - Health / Safety - Nuisance Codes

LEGAL
STATE, LOCAL

COMPREHENSIVE PLAN

County, Municipality, District

- Vision: Goals/Objectives - History - Existing Conditions: Demographics, Market Analysis, Population Trends
- Policy: Land Use, Budget, Investment Priorities, Fee Schedules, Heritage Preservation, Affordable Housing, Employment, Urban Agriculture, Public Private Partnerships, Grants

ADVISORY, LEGAL
FEDERAL, STATE, LOCAL

REGIONAL PLAN

Region, Metropolitan Area

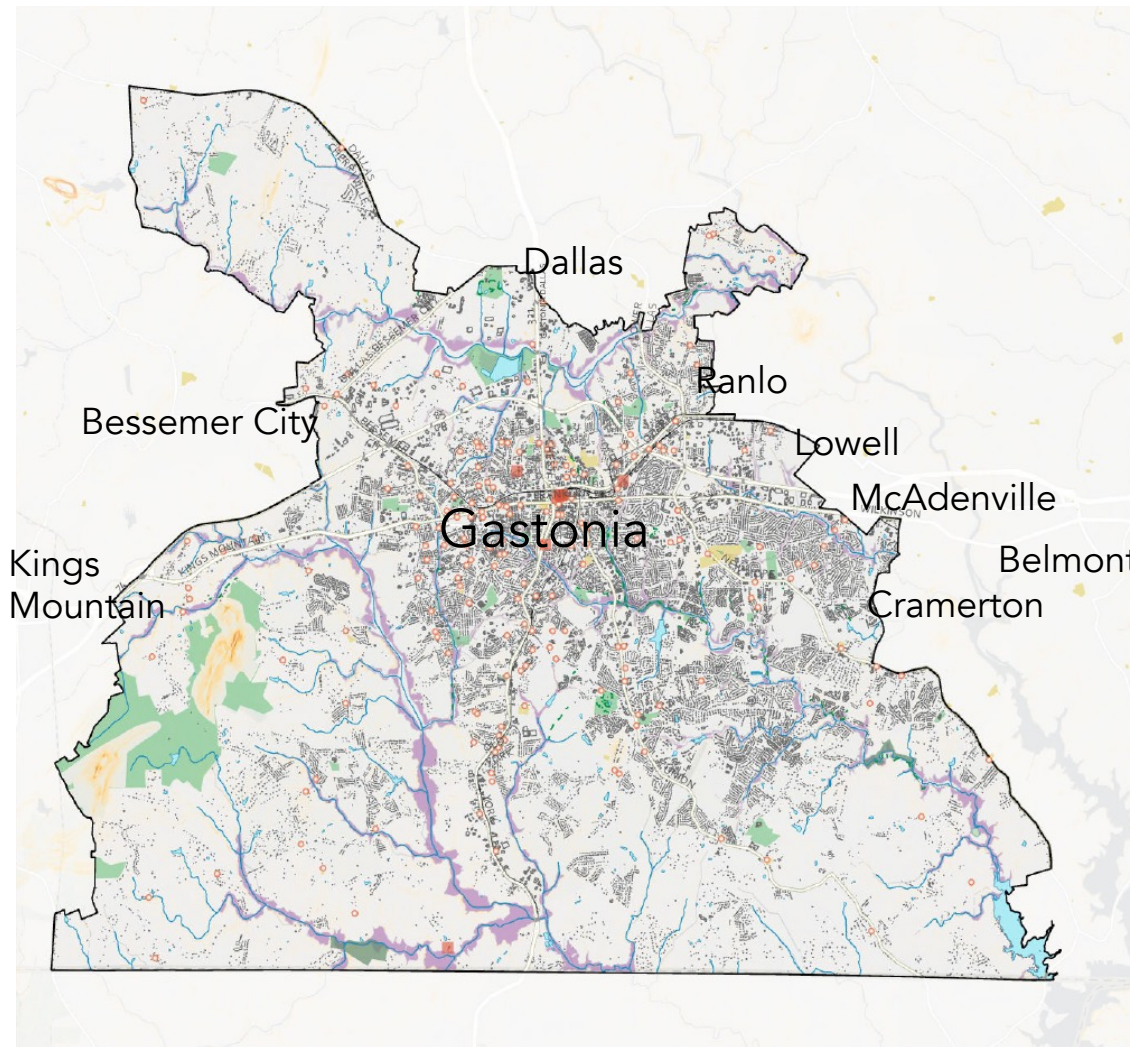
- Watersheds - Wetlands - Flood Plains - Airsheds - Transportation Networks: Rail, Interstate/Highways, Airports, Seaports
- Preserves: Riparian, Habitat, Forest - Legacy Lands: Woodlands, Farmlands, Viewsheds

LEGAL, ADVISORY
FEDERAL, STATE, LOCAL

The COMPREHENSIVE PLAN Project Boundary

GASTONIA2050 Smart City Ambitions

- How We **Grow**
- How We **Move**
- How We **Live**



Legend

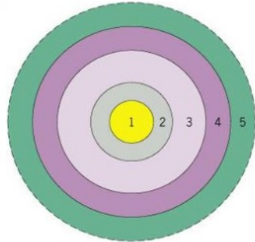
- Buildings 2021
- Cemetery
- Church
- Railroad
- Bridge
- Historic Building
- Open Access Protected Area
- Restricted Access Protected Area

The COMPREHENSIVE PLAN APPROACH

GASTONIA2050 Smart City Ambitions

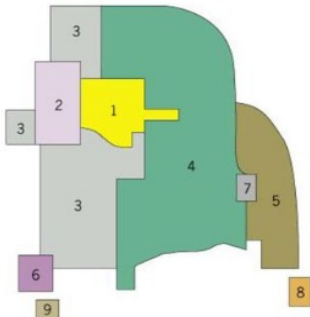
- How We **Grow**
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Concentric Zone (*Burgess, 1925)



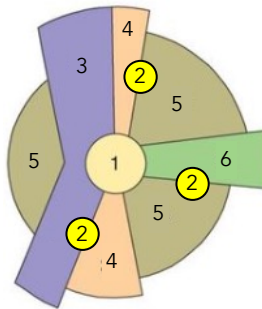
- 1 Central business district
- 2 Zone of transition
- 3 Zone of independent workers' homes
- 4 Zone of better residences
- 5 Commuters' zone

Multiple Nuclei/Polycentric (Harris-Ullman, 1945)

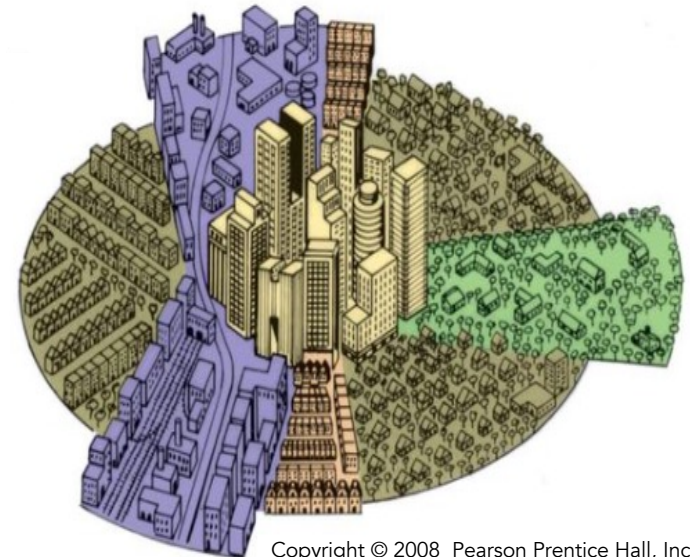


- 1 Central business district
- 2 Wholesale, light manufacturing
- 3 Low-class residential
- 4 Middle-class residential
- 5 High-class residential
- 6 Heavy manufacturing
- 7 Outlying business district
- 8 Residential suburb
- 9 Industrial suburb

Sector Model (Hoyt, 1939)



- 1 Central Business District
- 2 Secondary Business District
- 3 Transportation & Industry
- 4 Low Income
- 5 Middle Income
- 6 High Income



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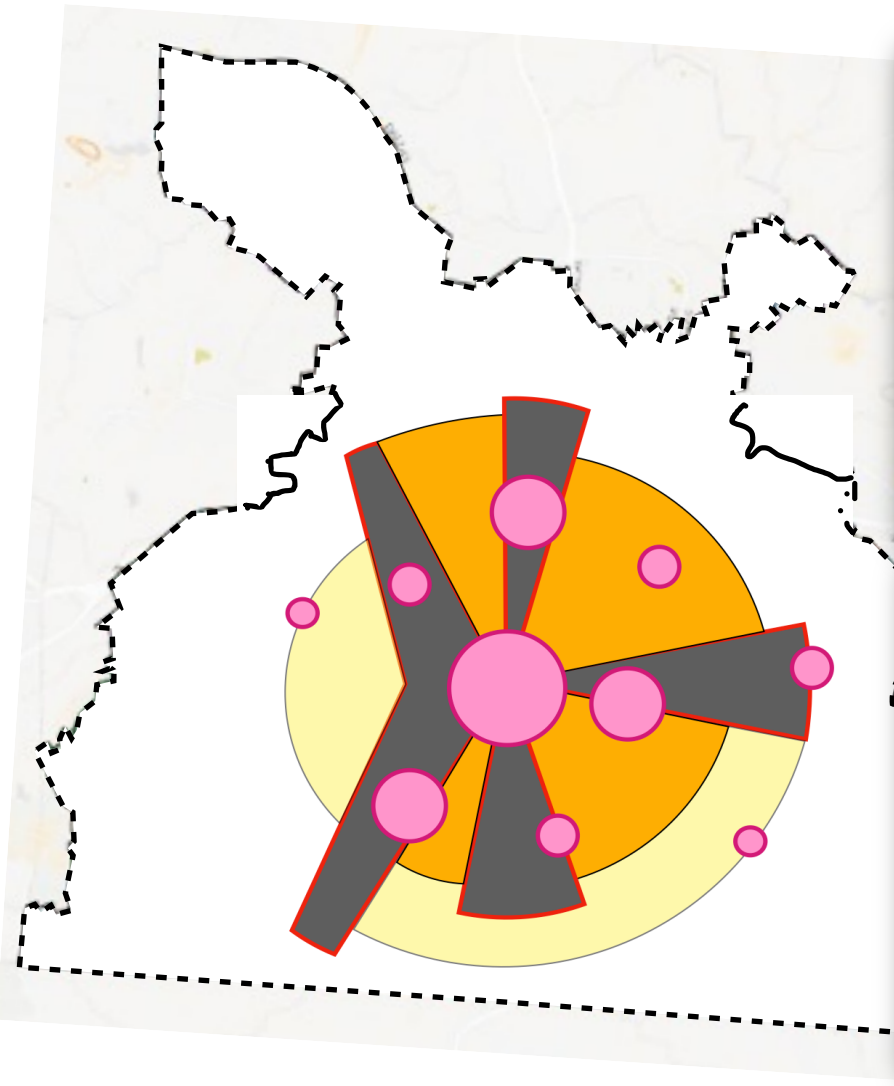
Concentric Zone (*Von Thunen 1828)

Agricultural rent model, illustrated by concentric rings surrounding a market, that mapped the ideal agricultural activities associated within each ring. These activities were established based on land values, rents, cost of transport and wages.

The COMPREHENSIVE PLAN APPROACH

GASTONIA2050 Smart City Ambitions

- How We **Grow**
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NODES

Characteristics

- Points of economic concentration

Future Potential

- Infill
- Redevelopment of underutilized land
- Transportation hubs
- pedestrian emphasis
- mix of uses
- high density

CORRIDORS

Characteristics

- Well connected & diverse in character extending along transportation corridors such as highways, major streets, rail & transit

Future Potential

- Infill
- Redevelopment of underutilized land
- Transportation integration
- pedestrian emphasis
- mix of uses around transit
- high & medium density

WEDGES

Characteristics

- Medium to lower density areas between corridors where neighborhoods grow, & stabilize in use & character

Future Potential

- Strengthening neighborhoods
- Redevelopment of underutilized land with multiple types of housing
- Transportation integration
- pedestrian emphasis
- neighborhood scale amenities and uses
- resource preservation

PERIPHERIES

Characteristics

- Underserved areas typically outside municipal boundaries where infrastructure is limited

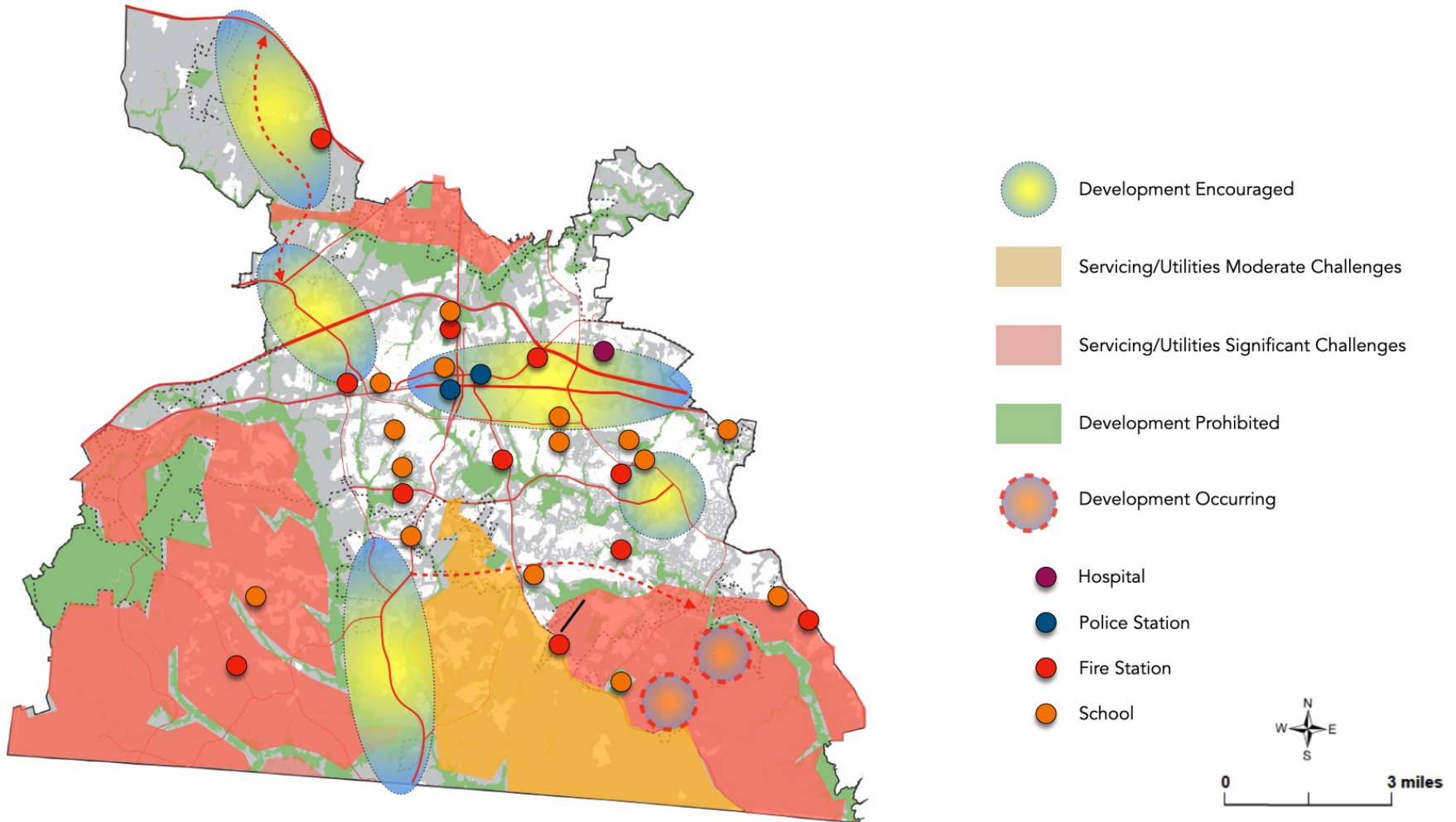
Future Potential

- Planning for extensions where appropriate
- focus on connections to corridors
- focus on resource preservation

The COMPREHENSIVE PLAN APPROACH

GASTONIA2050 Smart City Ambitions

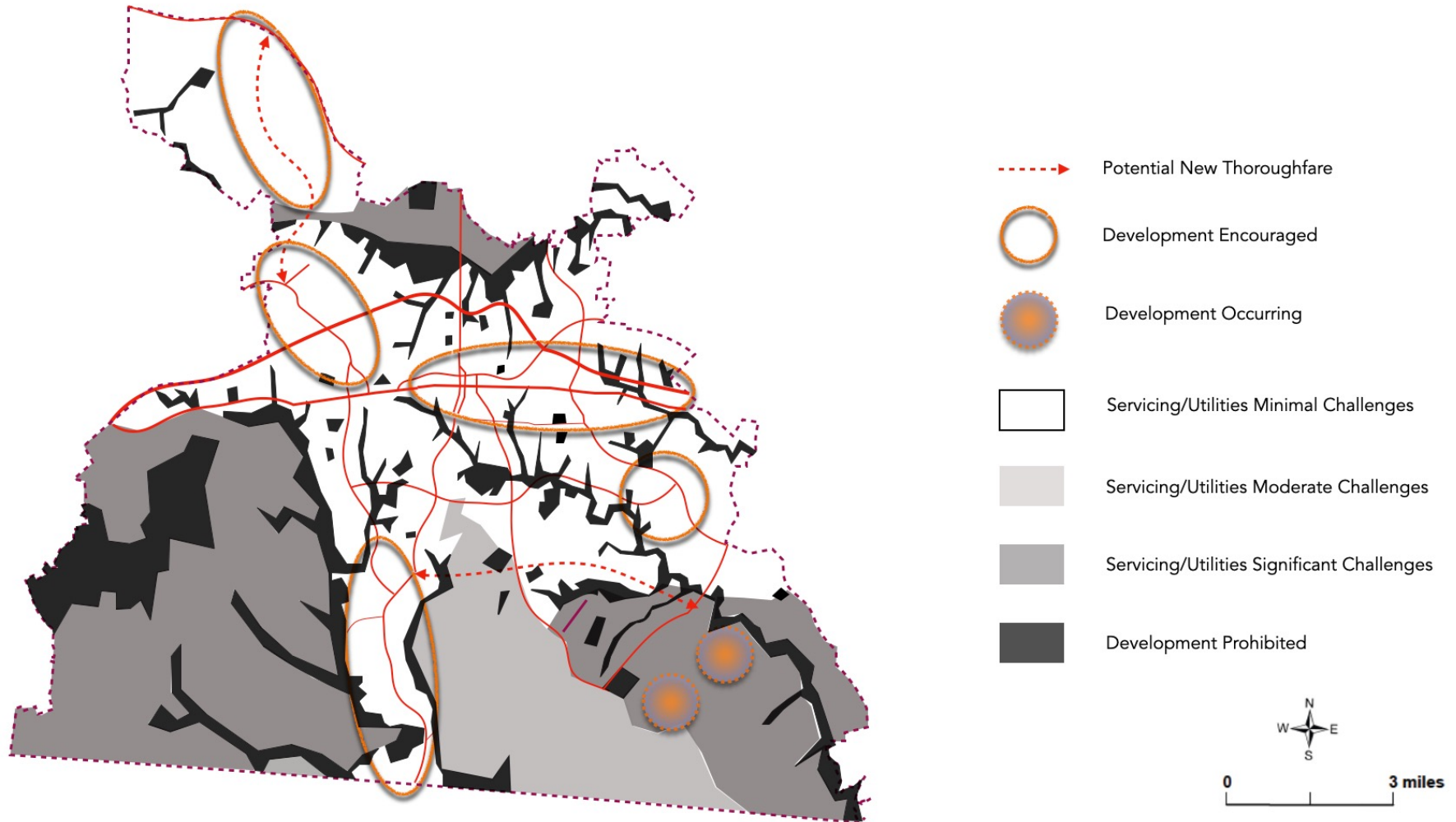
- How We **Grow**
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The COMPREHENSIVE PLAN APPROACH

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- How We **Grow**
 - How We **Move**
 - How We **Live**
-

GASTONIA2050 VISION STATEMENT

Since 2025 Gastonia has grown smartly into a city balancing economic growth and natural resource preservation, with equitable access to employment, health care, education, culture, and recreation. Gastonia is a unique place within metropolitan Charlotte leveraging its position, as one of the earliest and largest municipalities in the region, to support a broad offering of cultural events, a vibrant central city, and diverse neighborhoods, all while maintaining an attractive cost of living and high quality of life.

Gastonia's high quality of life is grounded in the City's neighborhoods, which are conveniently accessible, to jobs, shopping, education, and recreation, through a smartly designed pedestrian friendly road network, and transit system, that is augmented by extensive greenway, trail, and cycle facilities. Instead of social isolation and constrained mobility Gastonia chose a vision that has allowed the Community to develop into an equitable and safe City, providing its residents a great place to live and prosper.

- How We **Grow**
- How We **Move**
- How We **Live**

Neighborhood or Community Needs:

- Local markets and healthy foods
- Restaurants
- Youth programs
- Shopping choices

City-wide needs:

- Education and Youth Development
- Public Safety\Workforce Development
- Managing Growth

RESULTS FROM
POLLING SO FAR

- How We **Grow**
- How We **Move**
- How We **Live**

Impressions of Gastonia

- A city that has maintained its character while changing and evolving
- A city that lags behind in “quality of life” compared to surrounding cities

Items that need work:

- Transportation and development
- Type of growth and directions of growth
- Neighborhoods
- Center City
- Community Appearance

RESULTS FROM POLLING SO FAR

Responses to Growth

- Manage growth more carefully
- Slow and/or control sprawl into undeveloped areas
- Focus growth into compact nodes efficiently serviced by transportation and utilities

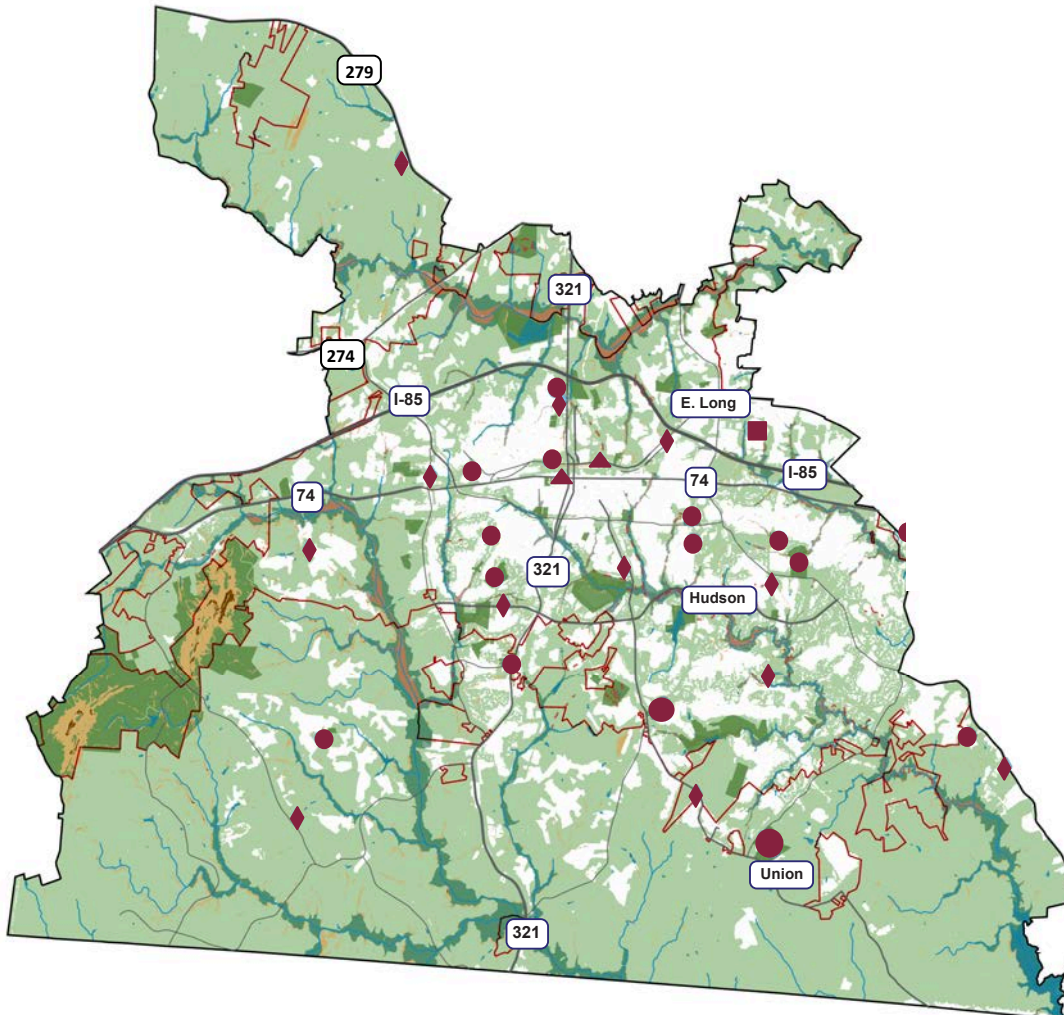
RESULTS FROM
POLLING SO FAR

The COMPREHENSIVE PLAN APPROACH

GASTONIA2050 Smart City Ambitions

- How We **Grow**
- How We **Move**
- How We **Live**

CHIP EXERCISE



- Where various densities of residential should go
- Where jobs and industry should go
- Where retail and mixed use should go
- Where open space should be preserved
- Where parks should go
- Where farm land should be protected
- Where new large road connectivity might be considered
- Where greenways could connect

- ◆ Fire
- Hospital
- ▲ Police
- School

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