

The Core

The Core is the geographic center of the study, and the heart of the corridor. The district is bounded by Yadkins Road to the west, and Canal Drive to the east. The core is currently comprised of shallow commercial lots that back onto stable residential neighborhoods. The plan proposes mixed commercial and residential uses in the core.

1. South Military Highway Street Section

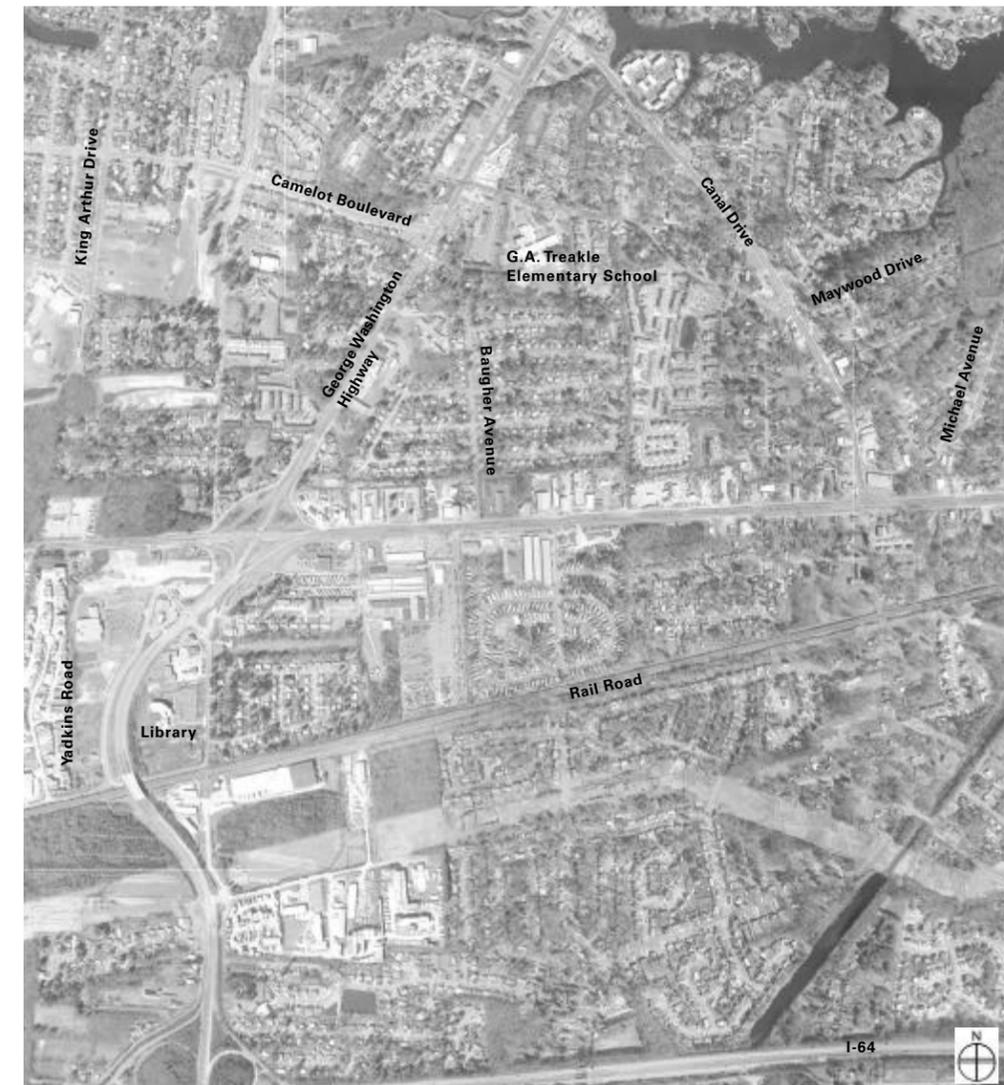
South Military Highway will be widened into new a six-lane boulevard with large sidewalks. The current frontage roads will be transformed into one-way parking streets to encourage ground floor retail development. A five foot easement on both sides of the road will be encouraged to create a wide 10-foot sidewalk. On-street bike lanes, in both directions will be accommodated

2. South Military Highway Street Frontage

Buildings are encouraged to be built up to the property line with parking lots at the rear of the lot. The buildings along the core of South Military Highway should be two to three stories tall. Large sidewalks and on-street bike lines are proposed along the core of South Military Highway to encourage ground floor retail and public uses.

3. Parking Streets

The current frontage roads should be transformed into one-way parking streets that can be accessed from South Military Highway. Over time, curb cuts should be limited along South Military Highway, and public alleys and shared parking should be encouraged.



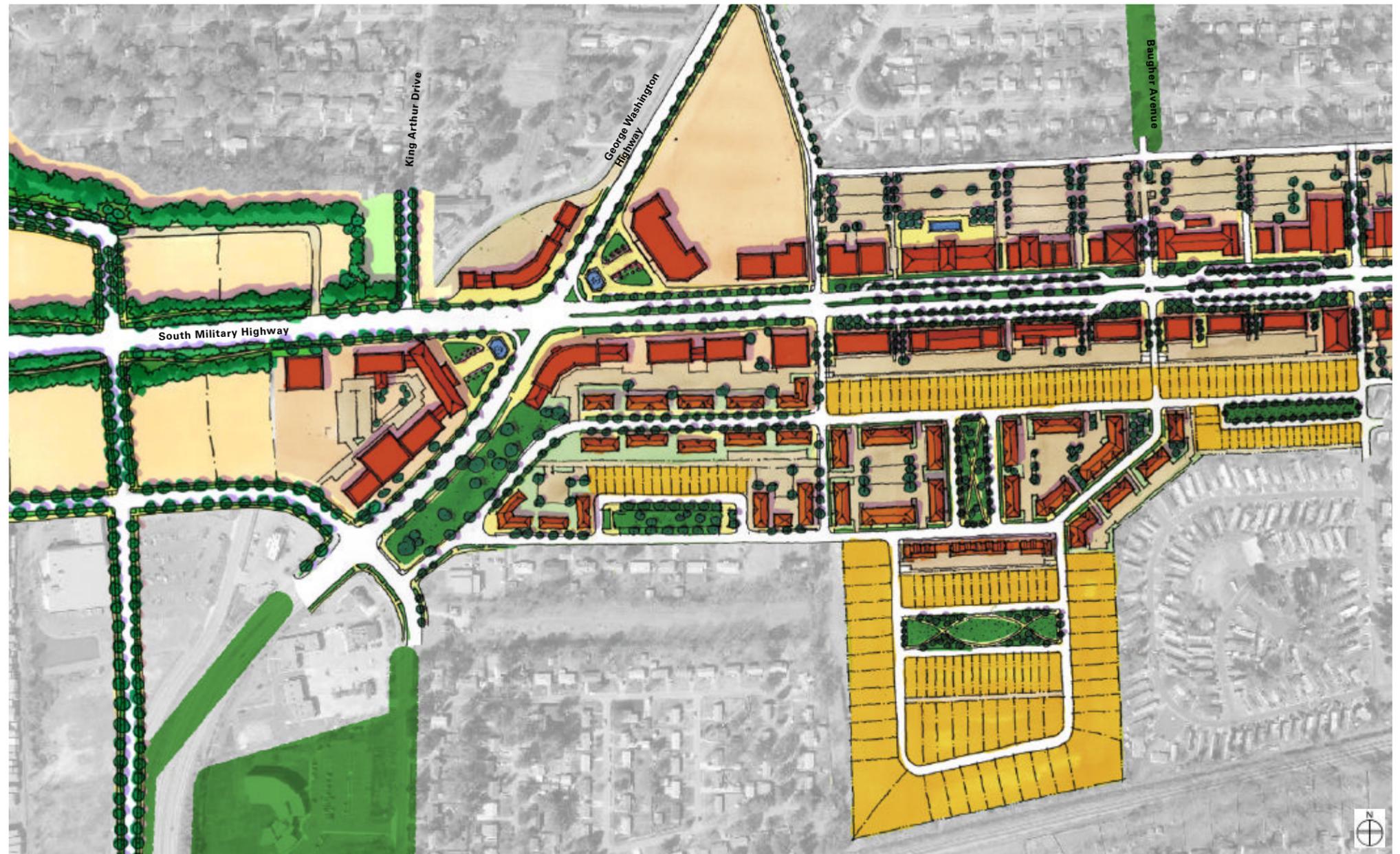
EXISTING CONDITIONS The neighborhoods in the Core are bisected by South Military Highway.

4. New Residential Neighborhoods

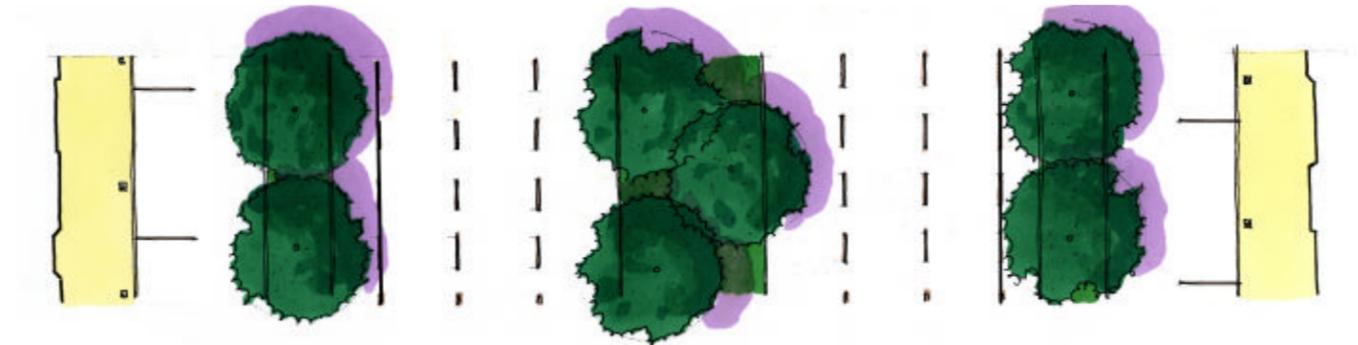
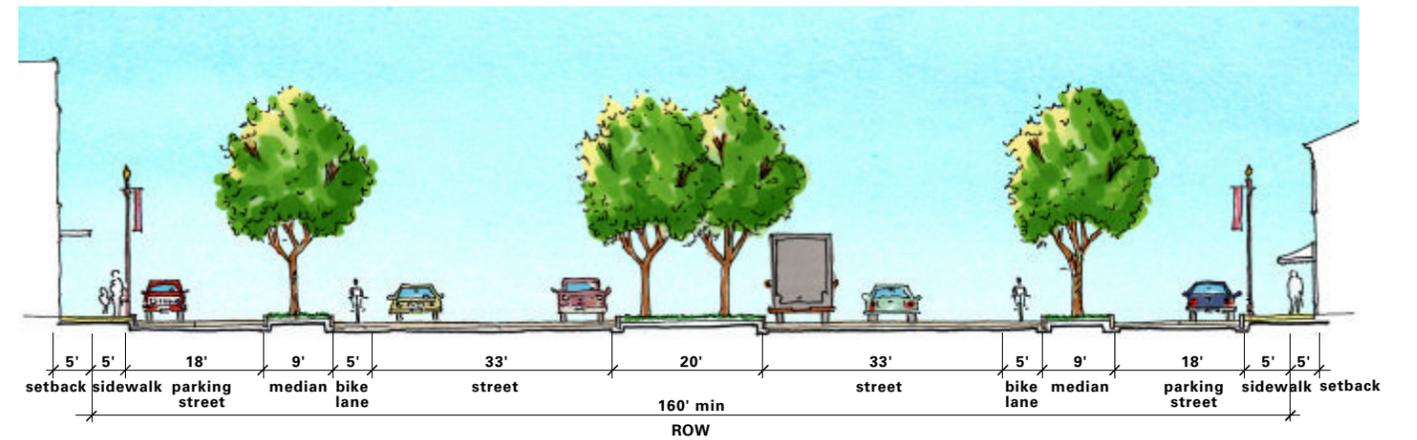
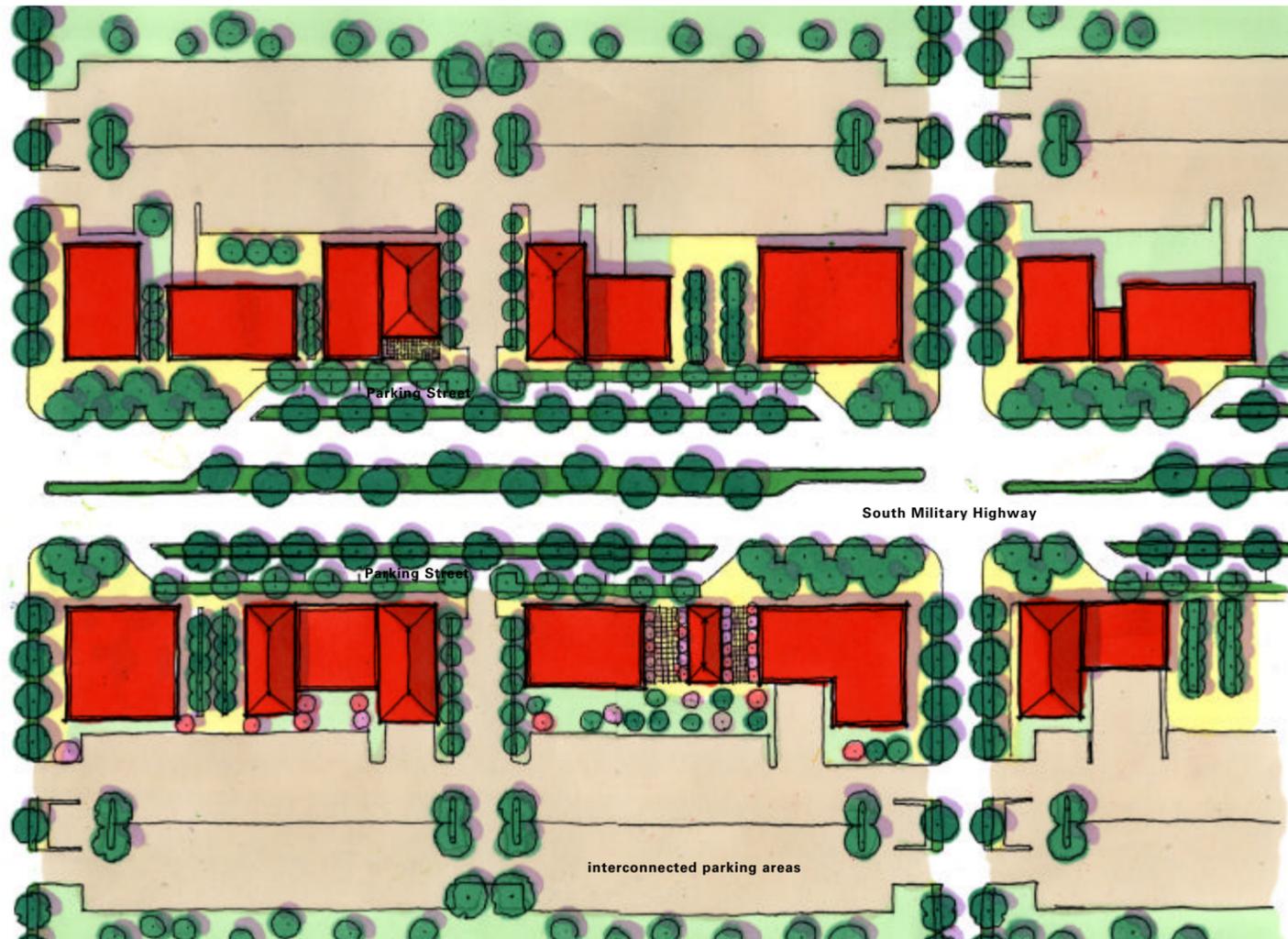
Reclaiming the core for the community is one of the design principles for this study. Large parcels not facing onto South Military Highway in the core are encouraged to develop into mixed use residential neighborhoods.

5. Gateway

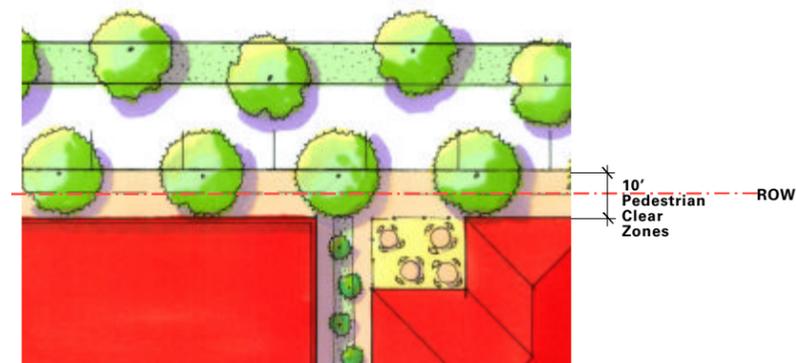
The existing intersection at South Military Highway and George Washington Highway can be reclaimed as an urban intersection. By reconstructing and modifying the dedicated right-turn lanes, the corner properties can be redeveloped with multi-story buildings making a gateway to the community.



ILLUSTRATIVE PLAN The Core will be redeveloped with new mixed-use development and neighborhood serving retail and commercial.



PARKING STREET Proposed street section and plan for the parking streets and pedestrian oriented development along South Military Highway



10' PEDESTRIAN ZONE Proposed plan detail of the sidewalk and building setback



(TOP) Existing conditions along South Military Highway
 (BOTTOM) Aerial perspective looking west along South Military Highway towards George Washington Highway

(TOP) Perspective of initial phase of redevelopment in the Core
 (BOTTOM) Perspective of proposed mixed-use corridor