HOW TO GROW

- Combine underutilized lots in order to create connected coordinated developments.
- Focus on accessory housing.
- Create softened transitions between commercial and residential areas.
- Establish neighborhood conservation districts with guidelines for infill and redevelopment.
- Introduce a variety of housing types

POTENTIAL STRATEGIES

POTENTIAL STRATEGY
Create a coordinated master plan for the Northern Riverfront area that considers transitions to Brooklyn Arts District and Cape Fear Community College.

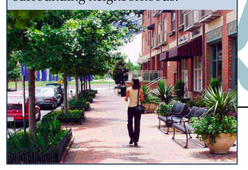
POTENTIAL STRATEGY
Develop and redevelop with higher-density residential. Identify appropriate housing types.

POTENTIAL STRATEGY
Allow for conversion of single-family homes to non-residential uses and create bike and pedestrian connections to adjacent neighborhoods.

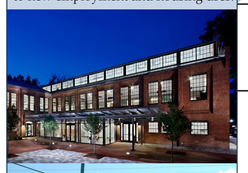
POTENTIAL STRATEGY
Develop and redevelop with multi-family housing. Establish bike and pedestrian connections to surrounding area.

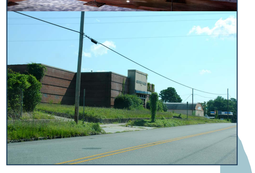
POTENTIAL STRATEGY
Establish the architectural character of these areas and use design guidelines to ensure compatibility.

POTENTIAL STRATEGY
Address development in the transition area between downtown and the surrounding neighborhoods.

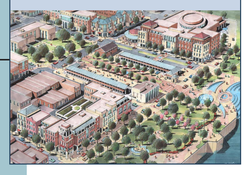


POTENTIAL STRATEGY
Identify and create incentives for the conversion of old industrial buildings to new employment and housing uses.





POTENTIAL STRATEGY
Develop a high-density urban center along the intracoastal waterway.



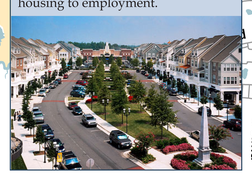
POTENTIAL STRATEGY
Develop and redevelop parcels for large-lot single family homes.

POTENTIAL STRATEGY
Redevelop the Starway Flea Market. Create roadway connections from Carolina Beach Road to some neighborhoods. Make a smooth transition from high to low densities.

POTENTIAL STRATEGY
Develop more medical offices between Carolina Beach Road and South 17th Street. Connect housing to employment.

POTENTIAL STRATEGY
Combine lots to create a sensible block structure as opposed to numerous street segments. Create walkable waterfront villages.

POTENTIAL STRATEGY
Develop and redevelop parcels with single-family homes and connect housing to employment.



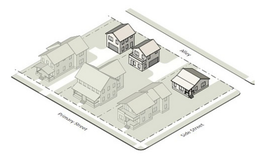
POTENTIAL STRATEGY
Develop and redevelop parcels for large-lot single family homes.

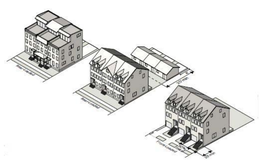
WHERE TO GROW

- VACANT LAND
- POTENTIAL REDEVELOPMENT SITES
- PARKS

ALTERNATIVE BUILDING TYPES FOR SINGLE-FAMILY AREAS

Accessory Dwelling Unit (Backyard Cottage)



Courtyard Cottages

Townhomes