

This document sets out the inline changes to the currently adopted General Planning Principles so that participants can see directly the changes that are being recommended.

1. We must preserve Davidson's character and sense of community.

The essence of Davidson is that residents know their neighbors and interact with them in a variety of well-designed settings. This sense of community is enhanced by:

- ~~Compact Walkable~~ developments with community open space
- A street, sidewalk, and greenway network that knits the community together
- Engaging public spaces
- Community events that foster engagement of residents across neighborhoods and cultures
- A walkable and historic downtown
- Neighborhoods welcoming to all citizens that are integral parts of town
- Balancing rural character protection with new opportunities to create special places and neighborhoods
- Neighborhoods as integral parts of town

2. We must preserve and enhance Davidson's unique downtown.

The presence of our cherished downtown has always contributed to ~~the our residents'~~ quality of life ~~of our residents and is viewed as critical to maintaining our small town character~~. This valuable asset will remain viable if we:

- Increase accessibility to and within downtown by making it easier to bike, walk, and park
- ~~Capitalize Build upon on~~ its status as Davidson's social and civic center and create additional compelling public spaces to foster interaction among residents
- Strengthen existing businesses by increasing customer accessibility and encouraging stewardship of historic buildings
- ~~while e~~Encouraging development of new businesses within vacant spaces to meet the needs and desires of a diverse community
- ~~Encourage a mix of uses in each building~~ to create a vibrant and active downtown
- ~~Maintain its walkability and increase its bikability~~
- Broaden the downtown area through design to better integrate North Main and South Main Streets and the edge areas along Jackson and Depot Streets

3. We must ~~encourage alternative means of active transportation~~ support active transportation through transit and new mobility options in addition to providing a safe and efficient road network for driving.

The built environment can enhance the use of alternatives to the car and increase our physical health. We will make it preferable to do some of life's activities without driving by:

- ~~Development and redevelopment in~~ Creating walkable, mixed-use, and connected neighborhoods (new #3)
- Planning commercial centers so walking, bicycling, and riding public transit to these destinations are viable and safe options (new #4)
- Developing ~~New~~ greenway, bike, and sidewalk connections to existing and new developments (new #2)
- Creating streets that ~~give preference to~~ are safe for cyclists, ~~and~~ pedestrians, and drivers (new #1)
- ~~Working with regional partners to educate residents about transportation options and incentivizing driving alternatives~~

4. We must wisely use ~~manage the our scarce finite~~ land and natural resources in the Town's planning area wisely.

The natural environment enhances our quality of life, both physically and socially. We will preserve this irreplaceable asset for future generations by:

- Being stewards of our land and natural resources and ~~Preserving~~ rural views, significant hardwood forests, farmland, wildlife habitats, rock outcroppings, parkland, and watersheds in their pristine form
- Guiding development to appropriate locations that are most suitable for development and away from important open spaces
- Balancing natural habitat with active and passive recreational opportunities in our preserved open space
- Encouraging development that uses green design, energy conservation, and flexible spaces
- Ensuring that development builds up and not out in strategic locations
- Preserving, enhancing, and establishing tree canopy as new development and redevelopment occurs

5. We must create an environment that ~~fosters~~ maintains and enhances ~~community~~ diversity.

We will create a community where all persons ~~are~~ feel welcome and are able to fully and safely participate in community life. To encourage diversity of all economic levels, all races and ethnic groups, all ages, and all physical and mental abilities we will:

- ~~Provide~~ Encourage a mixture of housing types and prices in every neighborhood (new #5)
- Support our citizens who wish to age in place by employing universal design and accessibility principles and providing supportive services (new #4)
- Encourage economic opportunities atfor all income levels and all abilities (new #1)
- Celebrate the diversity of residents by providing cultural events that appeal to many cultures and social backgrounds (new #2)
- Foster commercial and employment development that supports a diversity of socioeconomic backgrounds (new #3)
- Preserve our town's cultural heritage through historic preservation efforts (new #6)

6. We must manage growth and support economic development so the town can provide public facilities and services apace with development.

Livability depends on the timely provision of transportation, schools, public safety, utilities, commercial life, spiritual life, and job opportunities. It is our intent that all parts of a vibrant, successful community grow together through:

- Decision-making based on the long-term goals of the comprehensive plan rather than a short term benefit
- Establishment and maintenance of an adequate commercial tax base
- A healthy diversity of uses in walkable, ~~compact~~ neighborhoods
- Alternative transportation options between destinations
- ~~Encouragement~~ Fostering of economic growth ~~without jeopardizing~~ that supports our sense of community and placemaking
- Leveraging partnerships with agencies and neighboring jurisdictions to efficiently provide services within the region

7. We must enhance-maintain our quality of lifethe Ttown's unique sense of place through architecture and design.

Livable environments include well-designed buildings, a dynamic public realm, and seamless connections between the two. This means that:

- The built form is an integral component of place-making.
- Private buildings and public infrastructure must work together to shape public space and to build community character (new #2)
- We will actively work to preserve our historical assets (new #5)
- The design of our public spaces, parks, and plazas will encourage social interaction, cultural experiences, and recreational opportunities (new #3)
- Public art will animate our civic spaces (new #4)

8. We must consider the Ttown's fiscal health when making decisions.

Community planning and capital investment decisions can have real and direct impacts on the Ttown's fiscal health. The Ttown's long-term quality of life is dependent upon having a balanced fiscal approach. This means that:

- Fiscal information will be used to inform decisions made about new developments and public investments
- A balanced fiscal approach will take into account that not all community priorities will have net positive fiscal impacts
- Spending priorities will be aligned with the current and projected needs of the community
- Decision-making will encourage a fiscally sustainable balance between the residential and commercial components of the town's tax base.

9. We must support our institutional and nonprofit community partners that contribute to our quality of life.

Davidson's quality of life is exceptional in part because of the many nonprofit organizations, places of worship, and institutional partners that are committed to improving the lives of residents. The town will support these organizations by:

- Ensuring that planning policies and regulations are developed in collaboration with community partners
- Considering the impacts of community decisions on these organizations
- Partnering with organizations to support the advancement of community goals