

### Land Use Plan Mixed-Use District and Neighborhood

The medical village will be a fully functioning mixed-use district and neighborhood with its emphasis on pedestrians, bicycles, transit, and cars. It will be suitable, and in fact very desirable, for people of all ages – young professionals, families with children, empty nesters and seniors. This type of neighborhood meets the demands of the highest growth demographic market over the next 40 years. It also happens to embody the timeless principles of successful neighborhoods. A key feature of the land use plan is the establishment of mixed-use village centers.

### District Expansion

It is anticipated that the medical village may grow over time as properties within and surrounding the area develop. Appropriate land uses for these areas will need to be determined at the time of development and should be based on the guiding principles in the plan, existing surrounding uses, availability of infrastructure, and the marketability of the proposed land uses.

### Flexible Growth

The key to achieving the goal of flexibility in development is to establish the framework of roadways, trails and open space; and to establish core land use areas, such as:

- VA Health Care Center
- FTCC West Campus
- Raeford/Gillis Hill/Rim Commercial Node
- Repurposing of South Reilly Road
- Existing and planned residential areas
- Possible additional specialized medical facilities

