



## Downtown Master Plan

Town of Waxhaw | Waxhaw, NC

# BOUDREAUX



Located in the booming southern edge of the Charlotte metro, Downtown Waxhaw is a thriving historic Main Street with near 0% vacancy and growing demand from prospective businesses. Commissioned by the Downtown Waxhaw Association, the Downtown Master Plan embraces this momentum while preserving the small-town character and walkability that define the community.

Built on extensive public engagement—including a multi-day charrette, community survey, and stakeholder meetings—the plan reflects both pride in place and urgency to manage growth. It outlines a forward-thinking strategy to expand commercial space, address parking needs, and improve connections for pedestrians, cyclists, and drivers.

Recommendations include context-sensitive infill, adaptive reuse of historic buildings, and potential downtown expansion. Parking solutions combine public-private partnerships, better wayfinding, and more efficient use of existing assets. The plan also enhances links to parks, neighborhoods, and greenways