

Garner Station (Area 1)

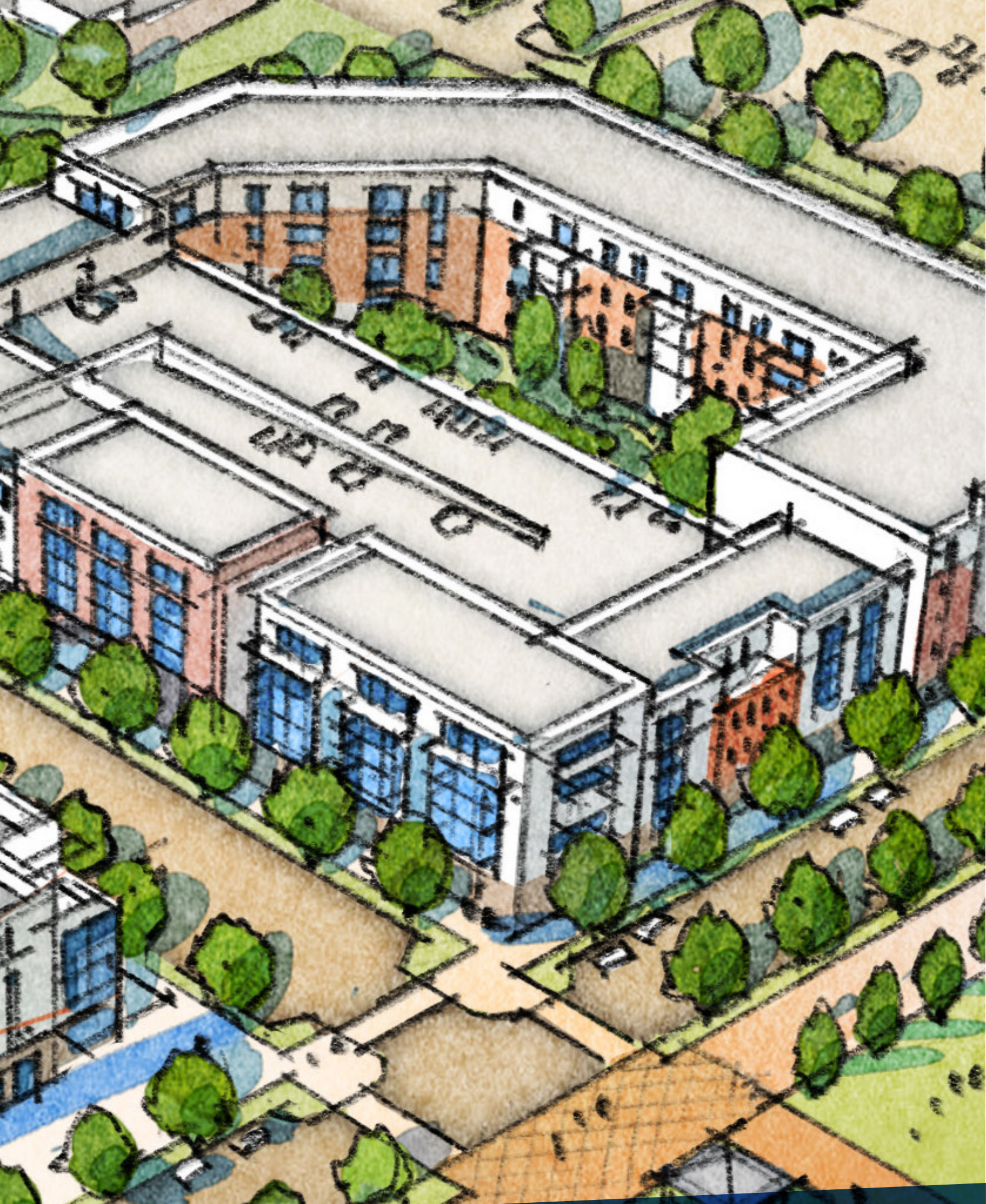
As a western gateway into the town, Garner Station presents an opportunity to redevelop existing commercial spaces and make a statement about the town at this critical point of entry. In addition to maximizing the utilization of the real estate, more intense development that features signature architecture could welcome visitors and help establish a new image for Garner.

- 1** Signature architecture facing the main traffic routes can serve to welcome those arriving from points north.
- 2** Central green is also a gathering space near a possible transit stop location.
- 3** An internal network of streets provides local access while reducing connections to and vehicular trips on the highways (i.e., US-401 and US-70).
- 4** The potential redevelopment of big-box stores opens up opportunities for more intense development needed for a successful transit service in this node.
- 5** Structured parking allows more real estate to be devoted to building space and amenities.

This conceptual illustration is one of several possibilities for development. It conveys the intended scale, mix of uses, organization of buildings and public spaces, locations for parking, and streetscape design. It is not meant to be prescriptive. Instead, it is a guide, expanding on the direction provided by the Character Typology Map.

An aerial architectural rendering of a city block. The drawing shows several multi-story buildings with various window patterns and colors (blue, orange, white). The streets are depicted with a grid pattern, and there are numerous green trees scattered throughout the block. The style is a hand-drawn sketch with colored washes.

Redevelopment of the parcels at this western gateway into Garner would provide an opportunity for introducing more intensity with multi-story, mixed-use buildings. Modifications to the street network to create a grid of local streets would improve access and circulation, particularly for bicyclists and pedestrians.



**B**

Small public spaces, such as this formal green, edged by small buildings (or one-, two-, and three-story facades) help create a pedestrian scale in the midst of larger, multi-story structures. Spaces like the one pictured in this illustration provide seating areas for those transferring to and from transit as well as areas into which businesses can extend functional space.



Establish a welcoming gateway that makes a positive statement about Garner.

Change the perception of Garner with investment in key development sites and the public realm. The organization of buildings, streets, and public spaces within could help create an inviting environment. Detailing of architecture and public spaces can be used to convey the community's commitment to quality development.

- Utilize streetscape, signage, landscaping, and art in combination to influence the visual experience on the approach into the area.
- Delineate sites to be the locations of key buildings, which should be the anchors within the center and focal points of the entry experience. These may be buildings that are taller than surrounding buildings and require more detailed architectural elements to distinguish them from adjacent structures.

Intensify development for a more viable business location and transit service.

The access via the road network, supplemented in the future by transit, makes this area suitable for more intense development. New development can be a continuation of the urbanization of the southern edge of Raleigh. By reimagining the sites within, a broader mix of uses can be accommodated. The adaptive reuse of existing buildings (i.e., INQ) coupled with additional square footage provided in new buildings could expand available floor area to house a wider variety of retail, restaurant, office, and service uses. Flanking and nearby residential development would help justify a mix of uses needed to create a more vibrant center and ensure a viable business location option for potential investors.

Reference: **A**

Integrate appropriately sized public spaces as organizing elements that also support a variety of gatherings.

Carefully designed public spaces surrounded by well-articulated building facades and streetscape elements can help achieve a human scale and support a range of activities to enliven the place. Green spaces and plazas can serve as foregrounds to key structures as well as places for people to gather for formal events and informal socializing.

Reference: **B**



Connect to the greenway planned for the US-401 corridor.

Design the sidewalk network to be a continuation of the greenway (or sidepath) to be constructed on the east side of the US-401 highway corridor, connecting this western gateway to neighborhoods that lie south.

