



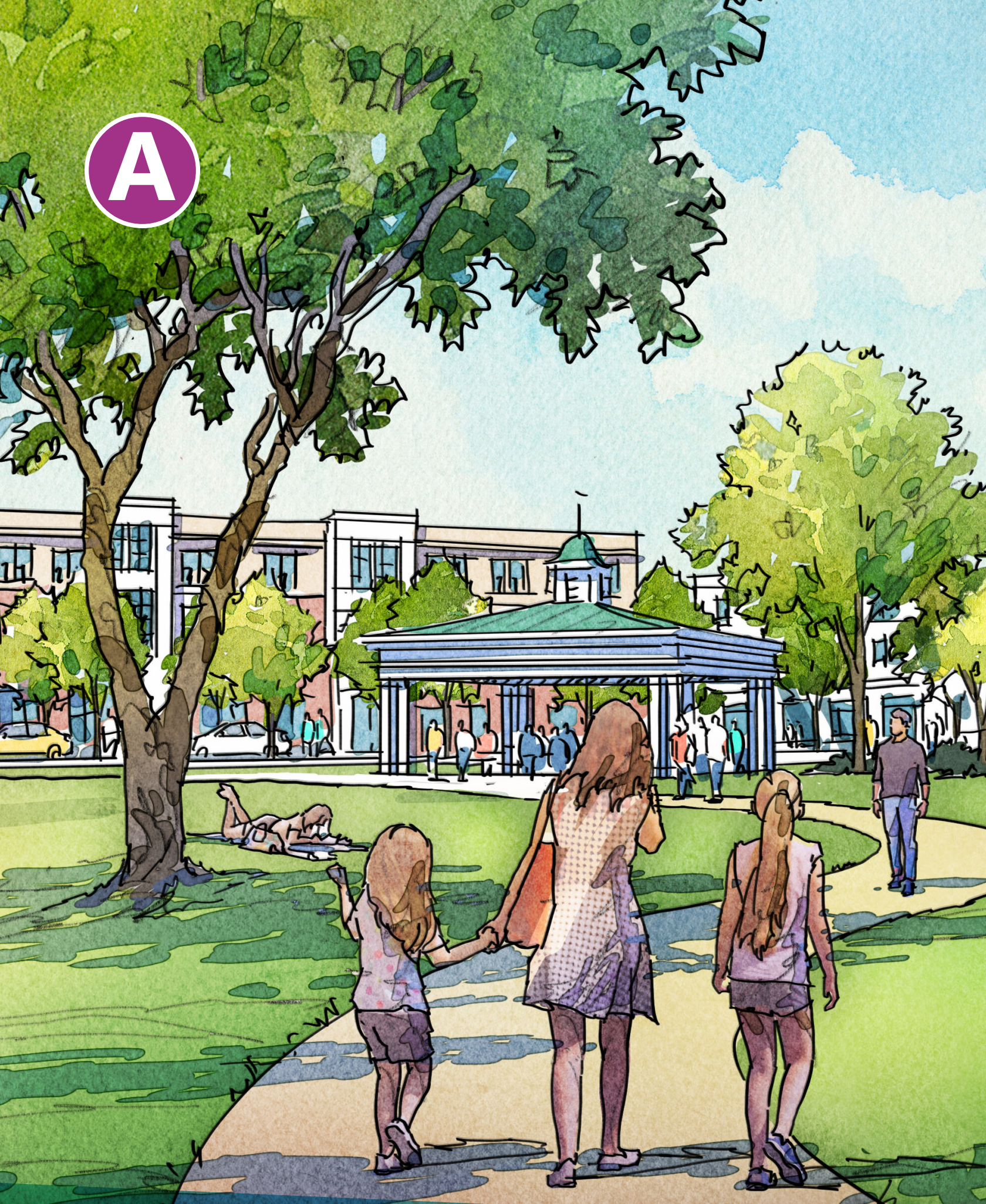


This conceptual illustration is one of several possibilities for development. It conveys the intended scale, mix of uses, organization of buildings and public spaces, locations for parking, and streetscape design. It is not meant to be prescriptive. Instead, it is a guide, expanding on the direction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

Fifth Avenue (Area 2)

Recent investments in the vicinity of the Fifth Avenue area are facilitating the transition of this area into a center for governmental activities as well as a neighborhood gathering space. While it will not replace the historic town center, it can serve as the town's new "front door." An orderly arrangement of municipal buildings, particularly in a campus-like setting, conveys a sense of organization and sound management. Infill and redevelopment along with some street realignments and closures will help create a walkable, mixed-use destination. Here, civic functions can be enhanced by commercial activity and amenities to be enjoyed by the community.

- 1** Existing town-owned facilities can be maintained or reused for municipal purposes.
- 2** Additional buildings intended for municipal functions could reinforce the emerging center for the concentration of governmental uses..
- 3** A public green would give visual access to existing commercial, which in turn would activate this space once supplemented by new commercial uses around the green.
- 4** Changes in the street network could divert pass-through traffic around this area and offer more pedestrian-friendly streets where local traffic is maneuvering.
- 5** Infill development will help build a critical mass necessary for this location to become more viable for businesses.
- 6** The redevelopment of existing multifamily sites could allow for more housing, which is suitable given the access to the area and places more households within walking distance for key civic anchors and businesses.

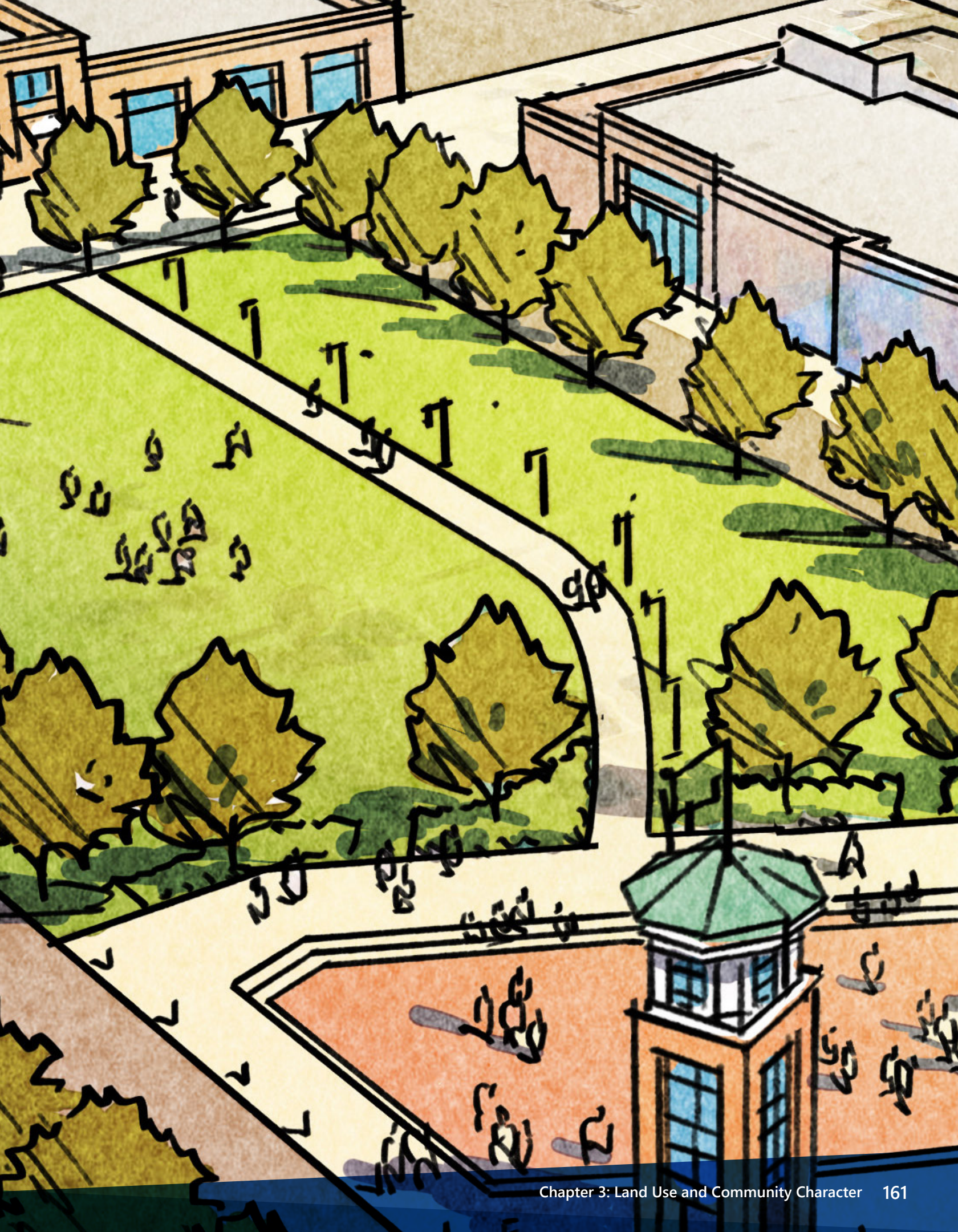




Ample green space around Town Hall lends itself to a wide variety of civic events and activities. Here, the community can feel a sense of ownership of the town properties, enjoying the grounds as another park space. It can be programmed throughout the year to bring the community together.

**B**

A formal public green can help organize an emerging neighborhood-scale, commercial center while providing a civic event space. A new street in front of the existing shopping center building, which may be adapted for new uses and tenants, provides an edge to the new park space. Together, they open up views to the existing commercial buildings along 5th Avenue. This visual access will be especially important if the connection between 5th Avenue and Vandora Springs Road is modified in the future.





Reaching a critical mass of commercial space will ensure this government center becomes a more viable location for existing and future businesses. The parcels that lie south of 7th Avenue are underutilized and could be redeveloped into a mix of residential and commercial development. This illustration depicts a vertical mix of uses in a single building (apartments above first-floor retail, restaurant, and/or office space). It may be an appropriate use of the land at the corner of 7th Avenue and a new intersecting street.



Re-imagine the Fifth Avenue focus area as a government center for Garner.

This area has been the focus of the town's recent investments in civic buildings and spaces, including the Town Hall building. The town should build on both public and private investments to create a cohesive mixed-use area.

- Continue public investments that contribute to the creation of a more cohesive, campus-like setting for municipal activities.

Reference: **A**

- Expand the geography associated with this area. For example, the parcels that lie south and east of the core area could become extensions of the area.



Enhance the public realm to support civic activities and maintain the viability of commercial development.

A variety of formal greens that support programming, an enhanced streetscape, and greenways should be integrated into the center to provide amenities while introducing a level of organization that knits the component parts together.

- To ensure the viability of existing commercial development, create a public space as a foreground to the existing buildings. New buildings can organize around this same green space creating an edge condition that frames the space and reinforces the pedestrian scale.

Reference: **B**

- Invest in streetscape that highlights the pedestrian spaces adding street trees, furnishings, and other elements to create a more comfortable, inviting environment. Install specialty pavers to physically delineate the "main street" loop.
- Treat the streets as linear parks and pedestrian connections that lead to the future greenway along the Creek.
- Create front-facing edges. Encourage site design that orients new buildings toward public spaces and the future greenway.



Modify the street network.

Circulation patterns should be easily understood to ensure navigation to and around the center is intuitive. Redirect pass-through traffic while creating a safe, connected system of pedestrian-scaled streets. Improvements may include the following:

- Close the access road at Aversboro Road and utilize that area which is also under the power lines for surface parking.
- Close access to Fifth Avenue while opening up the drive aisle in front of the existing Food Lion to become a new street.
- Study the possibility of connecting Fifth Avenue to Dupree Street via Village Court. This connection would improve accessibility to the area from US-70 (via Benson Road) but would involve a creek crossing. The cost of permitting and providing the culvert might only be warranted by the level of investment in infill development shown.
- Reconstruct Aversboro Road intersection with Seventh Avenue to create a fluid vehicular movement to Vandora Springs Road and US-70.



Expand the range of land uses that are included in the focus area.

Maximize the utilization of existing publicly-owned buildings and sites.

- Supplement the town-owned buildings with additional structures that can house more government functions while reinforcing a more organized pattern of development.

Encourage reinvestment in underutilized properties.

- Allow the intensification of underdeveloped sites to enable infill development that increases the mix of uses.
- Facilitate the reuse or redevelopment of existing buildings to accommodate additional commercial (retail, restaurant, office, and service) uses that would complement the existing commercial development and enhance the vibrancy of the center.
- Work with property owners and investors to secure parcels for redevelopment to increase the intensity of development around this area.
- Encourage the redevelopment of the existing multifamily sites for higher density multifamily and mixed-use buildings. This would lead to better utilization of available land, expand opportunities for business locations, and help provide the critical mass necessary for creating a viable center.

Reference: 