

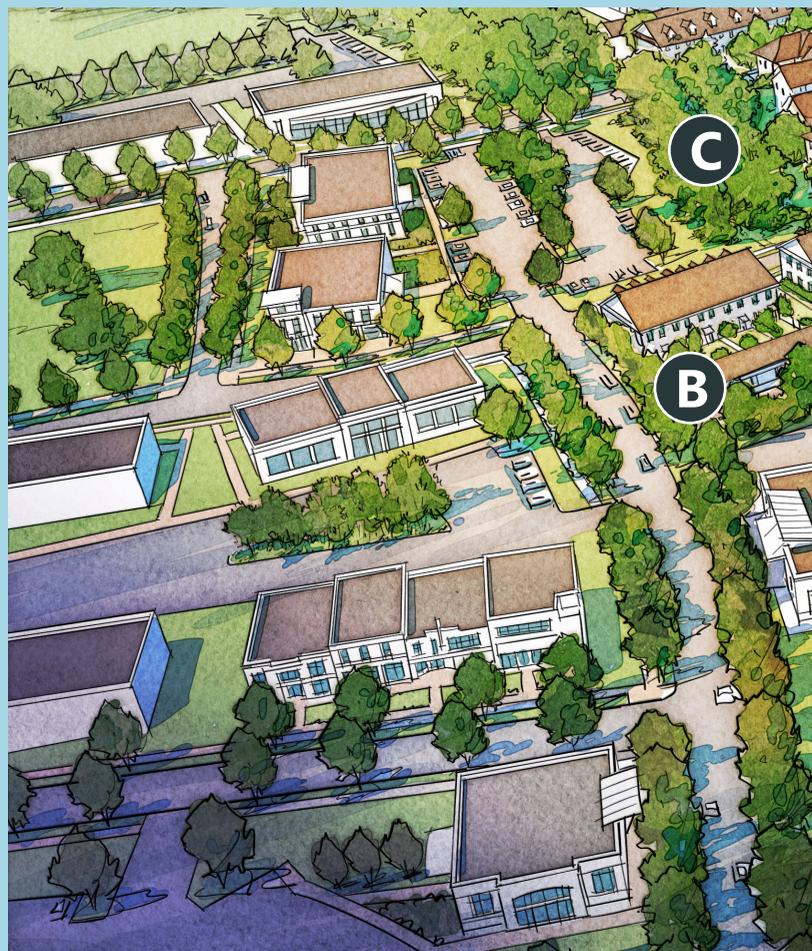
Spotlight on: Development Compatibility & Site Transitions

The Town of Garner will have opportunities to support infill development and redevelopment in the future. And, it is important new buildings, open space, parking lots, landscaping, or outdoor facilities in new neighborhoods or activity centers complement existing development intensities and patterns to avoid incompatible adjacencies. Areas to prioritize new rules, requirements, or procedures that address development compatibility or site transition issues should include the “Areas to Transform” presented on the General Growth Framework Map.

On smaller infill or redevelopment sites where existing development patterns are established and expected to remain in the future, the massing and scale of new buildings should be similar to nearby surrounding buildings. On larger infill or redevelopment sites, new lots or buildings that are significantly different in mass or scale from adjacent development should be located toward the center of the site, with lots and building sizes near the perimeter graduating to transition to the massing or scale of existing surrounding development.

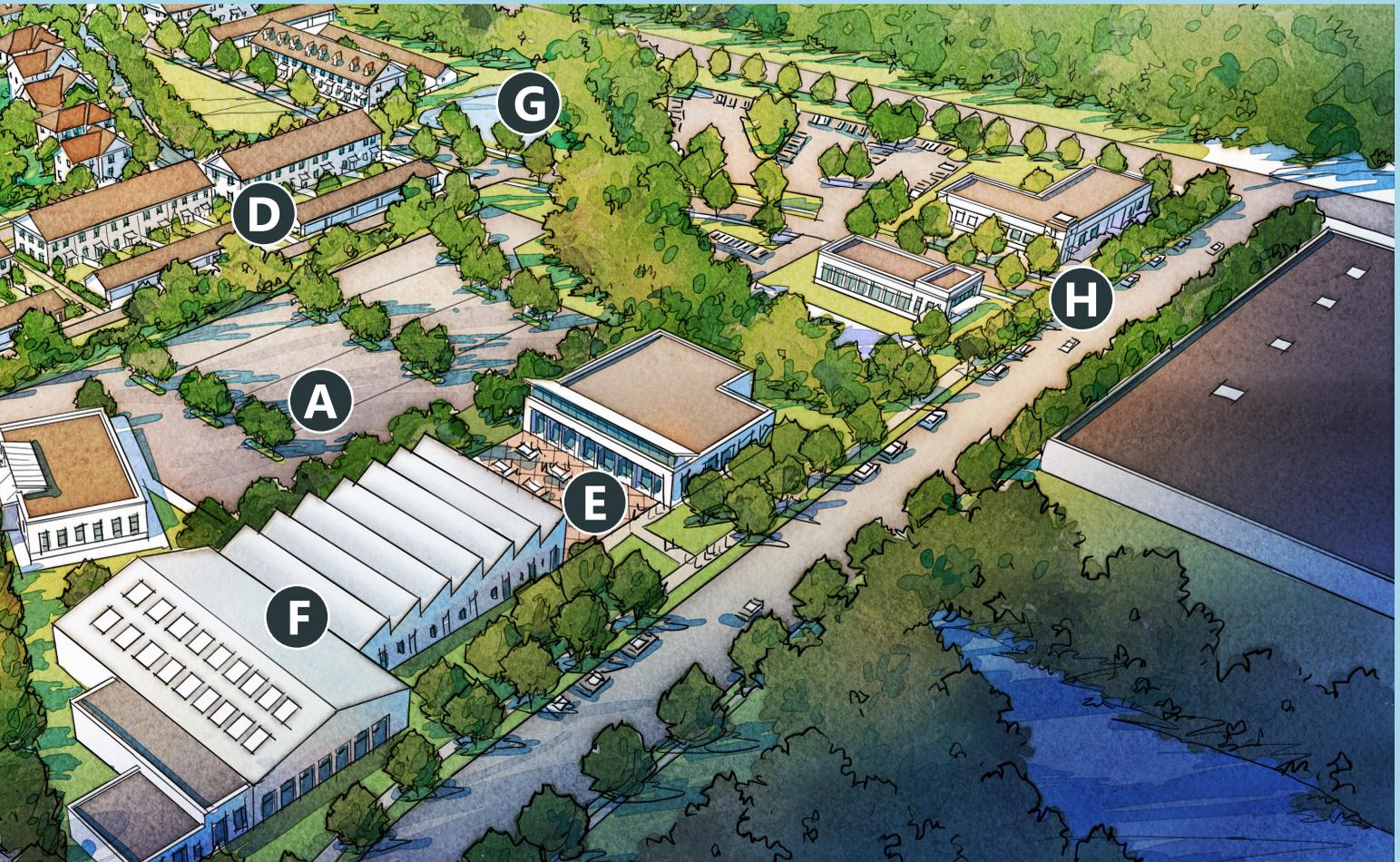
New commercial, light industrial, or flex space developments in close proximity to residential areas should limit their operations to those considered low-intensity, unobtrusive, or at a scale and design compatible with nearby neighborhoods. The design of new activity centers should also transition effectively between residential and non-residential uses, and include safe and convenient pedestrian and bicycle access for nearby residents. Future development in larger activity centers should focus density and intensity around existing or new street intersections on or adjacent to the site, and provide appropriate transitions to less intense edges of the site compatible with existing development.

New development across the street from existing development should be complementary in lot size, building mass, and placement. Development in the Town’s identified Areas to Transform should specifically follow a “like vs. like” approach, where buildings facing each other are similar in scale and massing. Changes in scale or massing may take place along the face of a street.



For example, taller, more dense buildings may occur at one end of the street (like in a town center), with medium, less dense buildings in between, and smaller, low-density buildings further away from the town center (as a transition to adjacent neighborhoods). Transitions may also take place at the rear lot line (especially in a site with alleyways), where one side of a block may have a different character and intensity than the opposite side of the block.

Architectural elements should also serve as important transitional features for new infill development or redevelopment sites. Where a clearly established building character is expected to remain in an area of Garner, new buildings and site design elements should be similar in size and architectural detail, including roof types, windows, doors, awnings, arcades, cornices, façade materials, outdoor furniture, or other building and site details.



- A** An interior parking lot provides separation between light industrial or flex space uses in the buildings along the primary street and nearby townhomes interior to the site.
- B** Rear-facing garages serving the townhomes provide a physical and visual barrier between private home space and the parking lot.
- C** A community green with an abundance of trees (potentially a tree save area from the site's original condition) provides separation between single-family detached homes and a parking lot and adjacent low-profile office buildings.
- D** Bicycle and pedestrian access between buildings provides safe and efficient connections between destinations in the activity center and nearby homes.
- E** Public space is integrated into the overall design of the activity center, providing connected "outdoor rooms" for employees, residents, and visitors.
- F** Architecture for non-residential buildings in the development (in this case flex space/makers space) is interesting and complements more historic elements from older building periods.
- G** Stormwater features on the site are designed to be community amenities and include green space or walking trails adjacent to activate the space.
- H** Building heights in the new activity center reflect the condition of existing development across the street.