



Lake Benson Park Easter Egg Hunt.

CREATING SUCCESS

THE IMPORTANCE OF PARTNERSHIPS

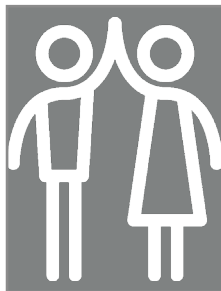
Implementing the recommendations detailed within this Plan will require strong partnerships with clearly defined roles and shared objectives. It is through such collaboration that these visions can be financed, designed, constructed and maintained for a better future for the Town of Garner. In order to create these new relationships, it is imperative to identify and engage all potential stakeholders and what they bring to the table.

Wake County: As a municipality in Wake County, Garner has access to the best amenities and support systems in the state. In collaboration with the GoTriangle and GoRaleigh Transit systems, Garner's growth offers increased ridership and long-term funding, while in turn, expanding these systems allows for increased connectivity through Town and access for its citizens. Additionally, this growth and increased connectivity can mutually benefit Wake County Public Schools through expansion.

NCDOT: At the state level, the North Carolina Department of Transportation plays a major role in planning and funding transportation projects at the state, regional, and city or town levels. The NCDOT is already very involved in the growth of Garner with the extension of I-540 and can be a critical partner in the design, construction, and regulation of transportation solutions in and outside of the Town.

Neighboring Jurisdictions: Through Garner's location, it has direct access to several major thoroughfares in the region; I-40, I-540, US-70, and US-401. These highways and neighboring towns and townships allow for the opportunity to collaborate on jointly led improvements throughout the region, possibly through corridor studies and economic development around key nodes, or the creation of new nodes to fill gaps in service along borders.

Civic Organizations: Groups focused on the local community can get involved with the development and implementation of the Plan and be vital to the success of a Plan and the adaptation of it's elements by the community. In joining the local government and designers, they will help the projects reach a wider audience while encouraging engagement and volunteerism. Community involvement and ownership will bolster relationships through and across neighborhoods and organizations.



These recommendations will require **strong public/private and community relationships** to bring them to fruition

The development of recommendations laid out in this Plan and accompanying documents begin and end with the needs of Garner. In balancing these needs with those of the stakeholders working with the Town in the important partnerships discussed previously, the recommendations can be sorted by necessity into an achievable sequential time frame.



Implementation Actions and Priorities

This section provides concrete steps to transition the Comprehensive Plan from a document into action. Success depends on building essential partnerships, having clear implementation objectives and priorities, and consistently monitoring and updating the Plan to reflect progress and new developments. The Implementation Matrix is an essential guideline for outlining time frames and partnerships for each recommendation, policy, and practice proposed in the Plan.

In order to prioritize the Implementation Matrix the Town should convene a Comprehensive Plan Implementation Committee, including staff from other departments. This Committee will be responsible for prioritizing the recommendations, establishing performance measures, and developing action plans.

Effective monitoring depends on quantifiable performance indicators that can track changes over time. It is important to establish a point of reference for comparison in order to observe progress. In addition to deciding on the performance measures the Committee should also select target values to demonstrate a rate of success or complete achievement.

Following the adoption of the Comprehensive Plan, zoning regulations should be amended to reflect the recommendations for the Unified Development Ordinance (UDO) and classifications in the Future Land Use Map.

All the Town's other plans for development, parks and open space, utilities, public services, and environmental preservation must be consistent with the Comprehensive Plan. To determine joint planning opportunities and uniformity with the Comprehensive Plan all Town departments will submit annually to the Town Manager and Planning Director a list of plans and studies for the upcoming year.



The Implementation Matrix on the following pages includes all of the recommendations, polices, and practices proposed in the Plan. Additional information can be found in the relevant topic chapters. The time frame is divided out by short-term actions to be completed within five years, mid-term actions within five to ten years, and long-term actions with ten to twenty years.



Short-Term

The task would be best handled within **1 - 5 years**



Mid-Term

The task would be best handled within **5 - 10 years**














Long-Term















The task would be best handled within **10 - 20 years**

























Ongoing















The task is ongoing with periodic updates

Time Frame	Character Recommendations	Partners
	Market a healthy brand that celebrates the local flair of Garner and emphasizes the Town's positive evolution	Chamber of Commerce, Garner Revitalization Association (GRA)
	Create a "historical and cultural" centerpiece. Use the Downtown Streetscapes plan to identify design treatments and strategies	Garner Revitalization Association (GRA)
	Create a Support Network for Public Schools	Civic organizations and churches (ex. Rotary, Lion's)
	Promote design standards that enhance community appearance and maintain a unique sense of place	Local government offices, committees, and officials
	Display community values and pride through our architecture, landscape design, and public art	Arts League of Garner, local art organizations
	Promote coordination to preserve each area's historic resources.	Neighborhoods, municipality staff and civic organizations
	Develop an infrastructure improvement plan to address the appearance of railroad bridges and water towers.	Railroad leadership, local government offices, committees, and officials
	Design and build attractive and creative landscaped gateways that display the unique character of the place.	Chamber of Commerce, local government offices, committees, and officials
	Encourage redevelopment and reuse of existing sites and buildings that are complimentary to the surrounding area	Property owners
	Establish a Regular Evaluation among Peers	Conducted by Planning staff
	Promote open spaces and natural features such as major trees, streams, hills and woodlands	Local government offices, committees, and officials

Time Frame	Housing Recommendations	Partners
	Preserve and Protect Garner's Existing Housing Stock	Planning Commission, the public, and business interests
	Establish Community Forums	Civic organizations and churches to help with public outreach
	Promote Multi-Family Housing in Select Areas	Real estate professionals, Urban Land Institute (ULI), and private developers
	Emphasize growth areas for new types of housing styles, especially in walkable, mixed-use locations	Integrate with partners in UDO update
	Favor master-planned, larger tracts over smaller, greenfield developments to maximize private contributions and amenities	Integrate with partners in UDO update
	Allow and even encourage shared-use and mixed-use developments, including accessory dwellings	Integrate with partners in UDO update
	Support neighborhood "brand identity" to create loyalty and an added sense of place; create a great neighborhood award	Neighborhood associations
	Support more 55+ housing opportunities, both in attached and separated formats, especially those that are integrated with the parks and greenways	Integrate with partners in UDO update
	Support affordable housing in new, multi-family and small-lot detached housing developments by providing development incentives such as density bonuses	Integrate with partners in UDO update
	Favor infill housing, especially in North Garner to support the ongoing redevelopment that is already occurring	Integrate with partners in UDO update
	Improve Design Outcomes with Form-Based Code	Planning Commission, the public, and business interests
	Evaluate housing proposals on a life cycle cost and revenue basis - know the ramifications for utilities and other downstream expenses	Local government offices, committees, officials, and developers
	Conduct yearly summits to ensure that development reviews, practices, and regulations aren't discouraging desirable products	Developers
	Elevate the standards for multi-family housing, including exterior materials, open space requirements, and facades	Integrate with partners in UDO update

Time Frame	Commercial Recommendations	Partners
	Revisit and Revise Parking... Comprehensively	Developers and homeowners
	Support live/work arrangements in UDO update and ensure existing regulations allow new hybrid office, retail, industrial, and housing combinations in commercial areas of town	Integrate with partners in UDO update
	Establish target measures that report on desired outcomes: three groceries within one square mile; number of non-chain commercial applications, etc.	Chamber of Commerce, local government offices, committees, and officials
	Partner with the Garner Chamber of Commerce for staff support to make some of the action items happen sooner	Garner Chamber of Commerce
	Consider formal restrictions on "formula businesses," those that operate as chains with nationally standardized decor and operations	Developers and business owners
	Create a consistent message on desired developments	Local government offices, committees, and officials
	Enhance bridge crossings while lighting dark spaces and increasing safety	NCDOT, local government offices, committees, and officials
	Sponsor a bike share station in the historic downtown area	City of Raleigh
	Don't wait for lightning to strike - proactively seek out the companies and businesses people want to see more of in Garner	Developers and business owners
	Report demand for utilities of new, proposed development at completion, full build-out, and in 20 years' time to ensure "no surprises" later on.	Local government offices, committees, and officials
	Create one Co-work space and establish a Cooking Studio/ Farmer's Market	Chamber of Commerce, community groups, retail-oriented landowners
	Develop the north side of Garner	Garner Revitalization Association (GRA)

Time Frame	Recreation Recommendations	Partners
	Develop a Public Arts Program	United Arts Council of Raleigh and Wake County
	Continue to implement the Town's Parks and Recreation, Open Space and Greenways Master Plan, but also prepare an update to this plan	Parks and Recreation departments
	Hardwire greenway and sidewalk language into the development code to align open spaces and connections between projects that occur under different time frames	Integrate with partners in UDO update
	Support health related events and design a 5K course incorporating the Garner bridges	Local health organizations
	Expand the existing linked open space system by acquiring other potential open space and/or "green fingers along potential stream easements or utility corridors	Parks and Recreation departments
	Preserve, Install, and Maintain Street Trees	Parks and Recreation departments
	Increase the number of recreational facilities and fields for athletic events and partner with athletic leagues to maintain and expand	Athletic leagues
	Secure Open Space and Recreational Areas in the South of Town	Wake County, Triangle Land Conservancy
	Invest in the Maintenance of Current Parks and Recreation Facilities and Increase Programming	Local arts and health organizations
	Encourage the use of conservation developments to preserve natural features and green space	Private developers

Time Frame	Transportation Recommendations	Partners
	Develop a "green street" design standard as part of the Complete Street policy; Garner could benefit from less runoff, pollution, and street flooding	NCDOT
	Create a cool crosswalk someplace - many communities are celebrating their unique places with artistic variations of crosswalk designs	Local civic organizations
	Work closely with other, land use-oriented decisions to ensure that capacity is managed and design standards are contemplated (e.g., UDO update)	Integrate with partners in the UDO update
	Establish a Connectivity Standard	NCDOT
	Adopt a Complete Street Policy and Guidelines and keep that mindset for all future site and roadway proposals	Integrate with partners in UDO update
	Support "trunk line" bus services on US 401 and US 70; wait on financing circulator routes until place-to-place (P2P) and route-deviation options are exhausted	GoTriangle
	Support a partnership with a peer-to-peer ridesharing service to substitute for transit and first-mile/last-mile trips - this space is evolving rapidly	Ridesharing service (Lyft or Uber)
	Continue support for future commuter rail, with design, safety, and station enhancements when called upon to do so - if it supports the town's objectives	Wake County, NCDOT
	Establish a rotating set-aside for small construction projects to connect sidewalks to transit stops	GoTriangle, NCDOT
	Support school zone safety through enforcement of speeding laws, and support bicycle and pedestrian safety classes at local elementary schools	Police department, Wake County schools
	Fill gaps in existing sidewalks and the greenway system	CAMPO
	Strengthen Access Management	NCDOT
	Cover maintenance of sidewalks, lighting, and streetscape features first before building something new	Local government offices, committees, and officials
	Conduct Small Area Plans	CAMPO, the public, elected officials, churches, employers

Updating & Monitoring this Plan

The Comprehensive Plan will be updated every five years to reflect development in implementing the recommendations. In addition, the Planning Department should prepare an annual report to assess the Town's progress and to set priorities for the coming year. The report will be submitted to the Town Manager, Town Council, and the public. Following the assessment, minor plan amendments can be proposed that address changing markets and priorities.

The Planning Department will be responsible for preparing the annual report on the Town's progress at the outset of the annual budget preparation process. The report should include progress of the performance indicators and action items for priorities in the coming fiscal year.

Amendments to the Comprehensive Plan would fall under map changes or text changes. The Application Procedure is as follows:

1. A pre-application meeting with the Planning Director prior to the monthly submittal deadline.
2. Submit a Comprehensive Growth Plan Amendment Application with filing fee.
3. Planning staff review the application and prepare an analysis and summary to the Town Council and Planning Commission.
4. The Planning Commission makes a recommendation to the Town Council to approve or deny the request.
5. The Town Council holds a public hearing, then decides to approve or deny the request.

- **Amendment Criteria:**

- A change in the zoning code that creates an inconsistency with the land use map also constitutes a change to the land use map without further action
- Significant changes have occurred since the adoption of the Comprehensive Plan
- Adoption of the amendment includes public policies established by the Town that are not reflected in the Comprehensive Plan
- Current policies or actions in the Plan inhibit other public policy objectives
- Will achieve substantial improvement in the quality of life for Town residents
- Ability to achieve the goals of the Comprehensive Plan will be increased, or will improve Town operations