

AN INTRODUCTION

TO OUR COMMUNITY

The *Garner Forward* Comprehensive Plan, using an extensive outreach effort, dedicated Steering Committee, and assemblage of subject matter experts, explores issues and directions for our Town.

Comprehensive planning, the process whereby a community takes a technical approach and methods to review the broad directions for the community and growth of the community, has enjoyed a renaissance in recent years thanks in large part to the development of better, more informative technical methods. Technical analyses that used to be reserved for smaller, more detailed studies, coupled with an interest in making the plans more approachable in look and "feel" to the public, have started to change the image of the comprehensive plan. The *Garner Forward* Plan is really two plans: this document, which addresses land development and policy, and the Transportation Plan, which focuses on specific mobility improvements.

The Comprehensive and Transportation Plans that comprise the **Garner Forward** process are very relevant and significant to Garner in several ways:

- This plan is not "project-driven," but instead contemplates future land use, transportation, green space/recreation, utility, housing, and other issues together that result in realistic projects
- Provides an integrated pathway for decision makers who are asked to balance disparate community needs
- Allows the Town to assess current and anticipated market conditions, and how recent events like new transit subsidies and the advent of I-540 may change our thinking from the last plan (2006).

This plan starts with the introduction and provides an analysis and understanding of key issues and goals leading to recommendations and an implementation plan for the Town of Garner to follow. This is a "living document" - ask our staff about how to make great things happen here.



Housing, Character, Transportation, Recreation, and Commerce are **essential components to sustainable growth of the Town of Garner.**

A TIME OF MOVING FORWARD

The contract with Stantec Consulting is executed, and Garner Forward begins. Website and survey launch.

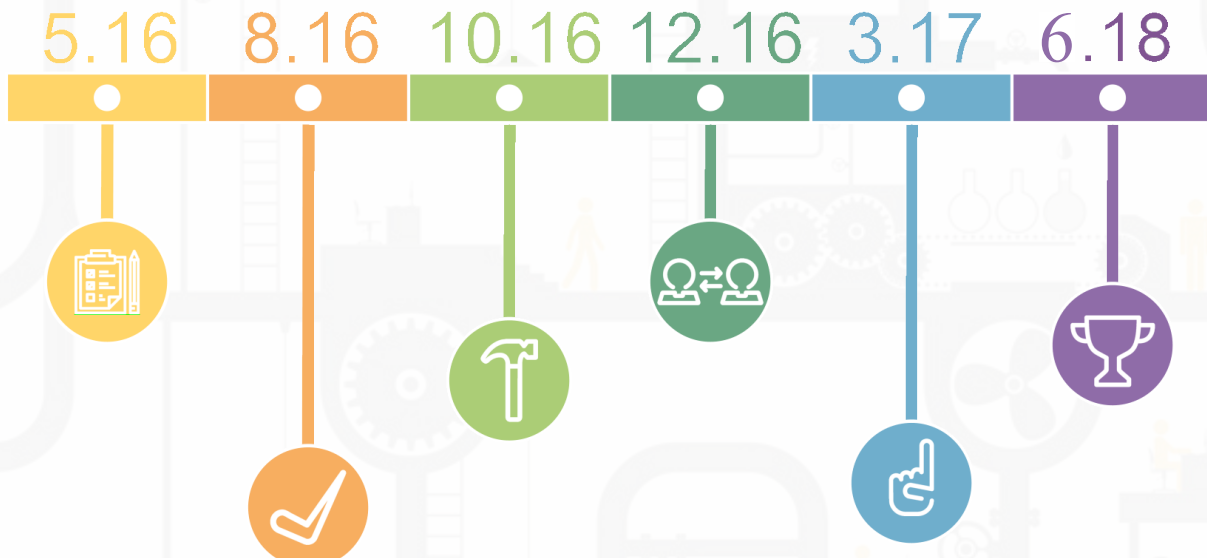
Most of the data collection, including focus groups, is underway or completed. Existing Conditions Report begins.

First workshop (one day) occurs. Initial topic areas (goals) are developed and sent to Steering Committee.

Second workshop (three day) occurs. Conditions + Directions, economic reports completed.

First draft reports of the Comprehensive and Transportation plans are developed and submitted to the Town.

Public engagement completed. Final draft ready for Town Council review and adoption by or before this date.



The Garner Forward project occurred over a two-year timeframe. This schedule allowed sufficient energy to be placed into public engagement, coordination with the Steering Committee at seven meetings, technical assessments, development / refinement of report recommendations, and production of the draft and final reports.

THE PROCESS OF GARNER FORWARD

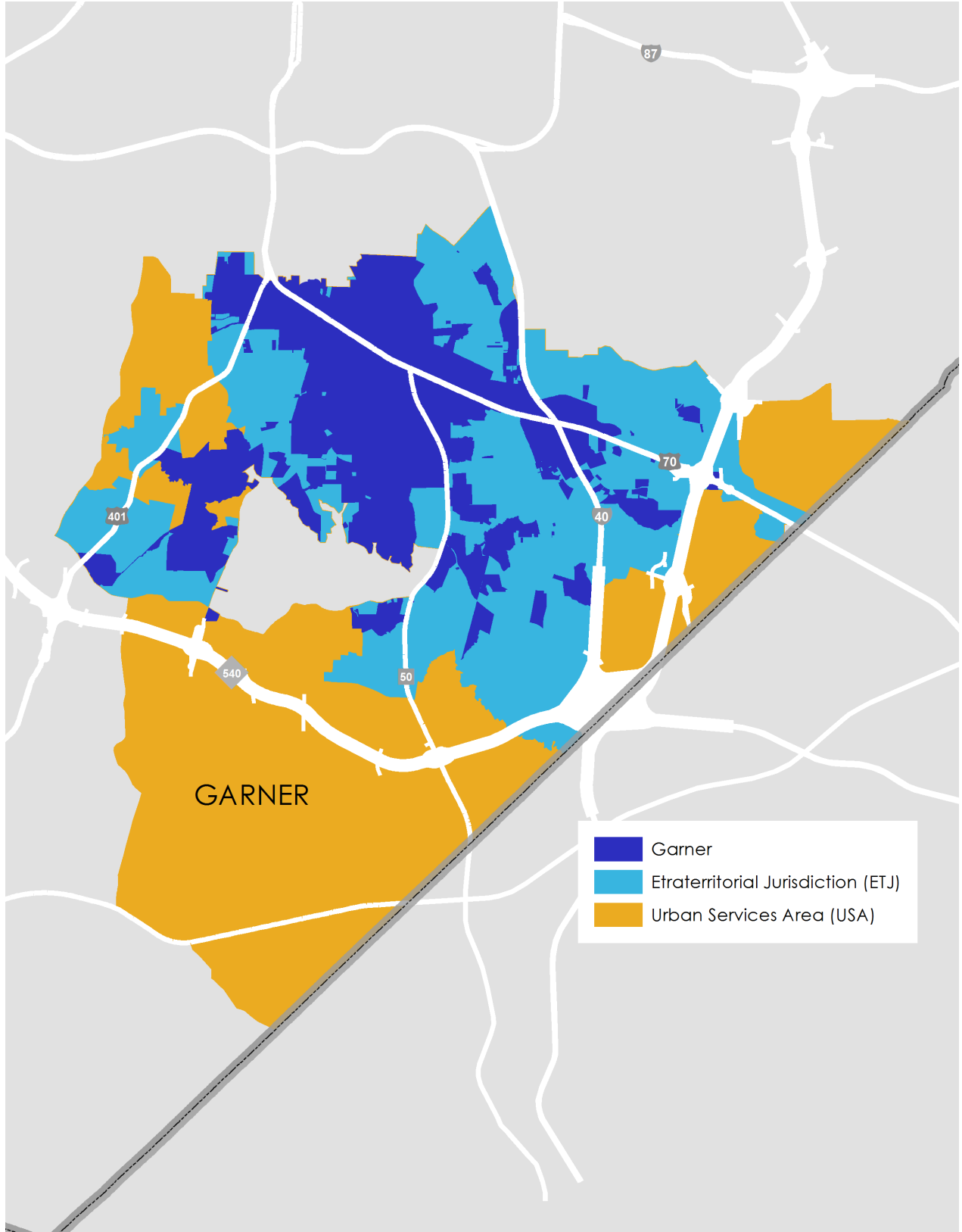
The process that produced a completely new comprehensive plan and an overhauled and updated transportation plan for Garner took about two years to complete from the execution of the contract to final plan adoption. The complete list of tasks is probably much longer than the public suspects, and most steps were collaborative efforts of the public, staff, consulting team, or some combination of everyone. Here is a partial list of the tasks and deliverable items in (roughly) the order in which they were completed.

● *The items highlighted in blue were opportunities for the public or stakeholders (represented by the Steering Committee) to engage the process and project team.*

- Develop document style sheet
- Contract inception and negotiation
- Launch first (issues) survey
- Develop mapping of known infrastructure (greenways, roads, water, sewer)
- Review past plans and policies
- Focus Group Meetings (9)
- Steering Committee Meetings (7)
- Develop transportation deficiency mapping
- Economics and demographics summary
- Convert key statistics into "infographic" images
- Conduct first, one-day workshop and presentation
- Develop and update Existing Conditions + Directions Report
- Develop and refine future land use map
- Develop new land use plans and update existing land use place types
- Three-Day Workshop and Presentation
- Make presentations to appointed and elected officials (4)
- Develop strategies, refinement across five topic categories
- Launch second (feedback) survey
- Prepare Draft Reports (Comprehensive and Transportation Plans)
- Prepare Final Reports



Website, Award-Winning Plan Video, and Charrette (top to bottom)



Study Area