

GUIDING PRINCIPLES

A big reason that so much care and effort were dedicated to working with the public and team members was that the input from all of these efforts would lead to the overarching goals and objectives shown in the graphic on the opposite page.

Inputs were also checked repeatedly as the consulting team developed the recommendations in the next section of the Comprehensive Plan, and in the Transportation Plan as well.

Building On and Conserving the Existing

Character of Garner will help the Town attract quality private development – which in turn helps Garner be in a better position to attract new development with favorable design qualities and amenities that can also build improvements to infrastructure that help ensure long-term financial viability in a “virtuous circle” of sustainable improvements.

- Balance Costs with Revenues
- Influence Design to Keep our Character and Improve Value
- Create a Vibrant Community
- Partner with Civic and Other Organizations, Public & Private
- Recommendations Need to Address Schools and Performance

Housing for Garner’s citizens should continue to adapt to changing market influences and should specifically focus on location, quantity, and design quality to drive how Garner will look in the future.

- Attract Young and Old Populations
- Use Design and Location to Create Good Multi-Family Places
- Refocus on our Centers, Including Downtown Garner and North Garner
- Anticipate Redevelopment Surge

Recreation Opportunities in Garner do more for our community than just provide a place to play: they signify our commitment to being a healthy place; increase property values through association with green space; and connect great places to great neighborhoods along quality trails.

- Identify and Invest in Outdoor Space
- Keep Adding Indoor Recreational Space
- Connect Us Internally with Open Space
- Connect Us with Regional Trail Network

Commercial Development, both in terms of retail establishments and office spaces, should be a reflection of what we in the community of Garner need to have nearer to us, not only what the marketplace wants today. Recognizing changing trends in shopping experiences, workplace flexibility, and how work, home, and fun can be integrated are important to creating great places within Garner.

- Attract Unique Commercial Establishments
- Align Development Code with Our Desired Ends
- Support Anticipated Increase in Office Needs
- Take Advantage of Work-in-Place Trends
- Understand Utility Demands Associated with Development

The **Transportation System in Garner** is crucial to more than just moving traffic: we must be able to move people and business products safely and efficiently. The extent to which we can achieve this objective depends in part on our willingness to commit Town-level resources to the solutions, but in places where we want to retain a sense of community then walking, biking, and public transportation may provide alternative ways of accessing nearby destinations.

- Use the Full Range of Congestion Management Techniques Available to Us
- Identify “Bang-for-Buck” Projects and New Funding
- Increase the Role of Transit, but Use Technology to the Fullest Benefit
- Prioritize and Defend Connectivity
- Create Great Streets - Start with One
- Celebrate Entry Points (Gateways)
- Manage I-540 as an Asset

“Based on the team’s understanding gathered from over 1,140 survey results; numerous public meetings; past planning efforts; and meetings with the Steering Committee, Town Staff, and Consultant, the following are important issue statements and action items that the Garner Forward Plan must address to be successful.” - Garner Forward Conditions + Directions Report

Balance Costs with Revenues
Influence Design to Keep our Character and Improve Value



Building on and conserving the existing character of Garner will help the

Town attract quality private development – which in turn helps Garner be in a better position to attract new development with favorable design qualities and amenities that can also build improvements to infrastructure that help ensure long-term financial viability in a “virtuous circle” of sustainable improvements.

Create a Healthy Brand
Partner with Civic and Other Organizations, Public & Private

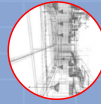
Recommendations Need to Address Schools and Performance

Housing for Garner’s citizens should continue to adapt to changing market influences and should specifically focus on location, quantity, and design quality to drive how Garner will look like in the future.



Attract Young and Old Populations
Use Design and Location to Create Good Multi-Family Places
Refocus on our Centers, Including Downtown Garner and North Garner
Anticipate Redevelopment Surge

Commercial development, both in terms of retail establishments and office spaces, should be a reflection of what we in the community of Garner need to have nearer to us, not only what the marketplace wants today. Recognizing changing trends in shopping experiences, workplace flexibility, and how work, home, and fun can be integrated are important to creating great places within Garner.



Attract Unique Commercial Establishments
Align Development Code with Our Desired Ends
Support Anticipated Increase in Office Needs
Take Advantage of Work-in-Place Trends
Understand Utility Demands Associated with Development

Recreation opportunities in Garner do more for our community than just provide a place to play: they signify our commitment to being a healthy place; increase property values through association with green space; and connect great places to great neighborhoods along quality trails.



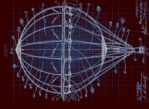
Identify and Invest in Outdoor Space
Connect Us Internally with Open Space
Explore Public and Private Partnerships, Including Neighboring Towns
Keep Adding Indoor Recreational Space
Connect Us with Regional Trail Network

Use the Full Range of Congestion Management Techniques Available to Us
Identify “Bang-for-Buck” Projects and New Funding
Increase the Role of Transit, but Use Technology to the Fullest Benefit
Prioritize and Defend Connectivity of community then walking, biking, and public transportation may provide alternative ways of accessing nearby destinations.
Manage I-540 as an Asset
Create Great Streets - Start with One
Celebrate Entry Points (Gateways)



The transportation system in Garner is crucial to more than just moving traffic; we must be able to move people and business products safely and efficiently. The extent to which we can achieve this objective depends in part on our willingness to commit Town-level resources to the solutions, but in places where we want to retain a sense of community then walking, biking, and public transportation may provide alternative ways of accessing nearby destinations.

CLIENT: Steering Committee
PROJECT: Garner Forward 12.6.2016



This page intentionally left blank.

