

# Conceptual Development Plans

Prepared in conjunction with the 2030 Hendersonville Comprehensive Plan



## **Conceptual Development Plans**



**City of Hendersonville, North Carolina** 145 Fifth Avenue E Hendersonville, N.C. 28793 www.cityofhendersonville.org

### Completed in April 2009 by:



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## Section 4. Fourth Avenue East Corridor Conceptual Development Plan

### **Sub-Area Boundaries**

• Area bounded by Main Street on the west, Fifth Avenue East on the north, Maple Street on the east, and Third Avenue East on the south.

### **Existing Conditions**

- Fourth Avenue East, currently an underutilized area, represents an opportunity to "grow" downtown to the east and connect it with Jackson Park and, indirectly, the Seventh Avenue Historic District.
- Fourth Avenue East includes the Old Mill building, an important historic landmark in Hendersonville.
- A new location is being sought for the existing bus depot on Fourth Street East.

### **Conceptual Development Plan Summary**

The general intent of the Fourth Avenue East Conceptual Development Plan is to form a connecting link among Main Street, the Seventh Avenue Historic District, the proposed Farmers Market, the County Courthouse and Jackson Park through redevelopment and streetscape improvements. The plan also promotes development that provides both new shop and restaurant locations and second/third-story residential development to get housing closer to the major use areas. Figure 4a illustrates the key recommendations of this plan, while the following section describes these recommendations in detail.

## Conceptual Development Plan Description and Relationship to Comprehensive Plan Strategies

Conceptual Dev	elopment Plan Component	Applicable
		Strategies
Continue the Main Street streetscape theme for seating, plantings, and		CR-1.4, CR-
	Fourth Avenue East from Main Street to the Maple Street	4.4
	enhanced sidewalks will improve pedestrian flow from	
	e Seventh Avenue Corridor, Jackson Park and the	
County Courthouse.		
Redevelop properties on the east of King Street and on the north and		CR-4.3, CR-
	burth Avenue East with mixed-use buildings. Include	4.4
•	es on the first floor with access from the rear and front	
	yle housing on the second and third floors. Parking for all	
	Idings would be located to the rear of the buildings, away	
from the pedestri		0.0.1.5.0.5
	d Mill property to accommodate retail and/or offices.	CR-1.5, CR-
-	velopment with the new outdoor plaza and parking areas	4.4
	vill result from the redevelopment of the existing fertilizer	
	roleum distribution area.	
	uther King Jr. Park to increase greenspace in downtown	CR-3.3
	The current bus depot location would be shifted east from	
its current location adjacent to the existing park.		<b>TO ( ) TO</b>
	w location of the bus depot is just east along Fourth	TC-4.1, TC-
	wing the residents to have a new City location that would	4.2
	ocation as it currently exists. This new facility would	
	nd outdoor waiting areas and a new building with a	
	ling area. The location would also have direct access to	
the expanded ML		
	g garage on the current parking lot occupied by the	CR-3.3, CR-
	se. This parking garage would allow for the additional	4.4
	00 vehicles, allowing for more green space in downtown.	
	ublic Safety Center for future expansion of County	CR-4.4, CF-
	nter would be located east of the proposed parking	1.1
	of the Bus Depot location. It would also have a direct	
	destrian flows along Fourth Avenue and the proposed	
MLK Park expansion. Continue the Fourth Avenue East streetscape east of the Maple Street		
		CR-4.4
	the south side of Fourth Avenue East to Jackson Park.	
-	tional signage that advertises the presence of Jackson	
	rovide an enhanced, direct pedestrian connection with king park users to downtown and making this important	
	•.	
amenity more ac	cessible to downtown residents.	

### Figure 4a: Fourth Avenue East Corridor Conceptual Development Plan



### **EXISTING CONDITIONS:**



4TH AVE. TOWARDS JACKSON PARK





4TH AVE. TOWARDS JACKSON PARK



4TH AVE. VIEWING TOWARDS DOWNTOWN



4TH AVE. TOWARDS DOWNTOWN



MARTIN LUTHER KING JR. PARK



4TH AVE. LEADING INTO JACKSON PARK



### DOWNTOWN OVERALL CONCEPTUAL PLAN:





#### SPECIALTY PAVING (TYP.)

#### PLAZA SPACE

PEDESTRIAN GREENWAY

PROPOSED RETAIL (NEW BUILDINGS)

GREENWAY CONNECTION TO JACKSON PARK

PRESERVED MILL LOCATION

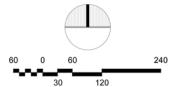
### PUBLIC SAFETY CENTER

EXPANDED MARTIN LUTHER KING JR. PARK

PROPOSED PARKING GARAGE

FUTURE CITY USE (PARKING/TRANSIT STATION)

EXISTING COURTHOUSE



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