



Conceptual Development Plans

Prepared in conjunction with
the 2030 Hendersonville
Comprehensive Plan



Conceptual Development Plans



City of Hendersonville, North Carolina
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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 Development Plan Component	Applicable Strategies
Continue the Main Street streetscape theme for seating, plantings, and pavement along Fourth Avenue East from Main Street to the Maple Street extension. The enhanced sidewalks will improve pedestrian flow from Main Street to the Seventh Avenue Corridor, Jackson Park and the County Courthouse.	CR-1.4, CR-4.4
Redevelop properties on the east of King Street and on the north and south sides of Fourth Avenue East with mixed-use buildings. Include commercial spaces on the first floor with access from the rear and front sides, and loft-style housing on the second and third floors. Parking for all uses in these buildings would be located to the rear of the buildings, away from the pedestrian flow.	CR-4.3, CR-4.4
Renovate the Old Mill property to accommodate retail and/or offices. Integrate this development with the new outdoor plaza and parking areas to the east that will result from the redevelopment of the existing fertilizer store and the petroleum distribution area.	CR-1.5, CR-4.4
Expand Martin Luther King Jr. Park to increase greenspace in downtown Hendersonville. The current bus depot location would be shifted east from its current location adjacent to the existing park.	CR-3.3
The proposed new location of the bus depot is just east along Fourth Avenue East allowing the residents to have a new City location that would be in the same location as it currently exists. This new facility would provide indoor and outdoor waiting areas and a new building with a covered bus loading area. The location would also have direct access to the expanded MLK park.	TC-4.1, TC-4.2
Develop a parking garage on the current parking lot occupied by the County Courthouse. This parking garage would allow for the additional parking of 200-300 vehicles, allowing for more green space in downtown.	CR-3.3, CR-4.4
Develop a new Public Safety Center for future expansion of County services. This center would be located east of the proposed parking garage and north of the Bus Depot location. It would also have a direct connection to pedestrian flows along Fourth Avenue and the proposed MLK Park expansion.	CR-4.4, CF-1.1
Continue the Fourth Avenue East streetscape east of the Maple Street extension along the south side of Fourth Avenue East to Jackson Park. Incorporate directional signage that advertises the presence of Jackson Park. This will provide an enhanced, direct pedestrian connection with Jackson Park, linking park users to downtown and making this important amenity more accessible to downtown residents.	CR-4.4

Figure 4a: Fourth Avenue East Corridor Conceptual Development Plan



EXISTING CONDITIONS:

EXISTING DOWNTOWN



5TH AVE. VIEWING TOWARDS DOWNTOWN



4TH AVE. VIEWING TOWARDS DOWNTOWN



MARTIN LUTHER KING JR. PARK



4TH AVE. TOWARDS JACKSON PARK



4TH AVE. TOWARDS JACKSON PARK



4TH AVE. TOWARDS DOWNTOWN



4TH AVE. LEADING INTO JACKSON PARK



DOWNTOWN OVERALL CONCEPTUAL PLAN:

