



Background

In 2017, the property located at 212 W. Main Avenue, Gastonia, NC, was sold to CNB1920, LLC as an economic development project by the City of Gastonia. As part of this project, a vehicle and pedestrian pass-through will be constructed. To support the construction of this pass-through, which would provide public benefit to the citizens and visitors in the Downtown Gastonia area, the proposed appropriation of funds from Gaston County in the amount of \$400,000.00 is requested.

The City of Gastonia has committed to financially supporting the construction of the pass-through, and staff recommends the approval of the budget change request and authorization for the County Manager, or His Designee, to execute needed documentation to financially support the construction of said project.

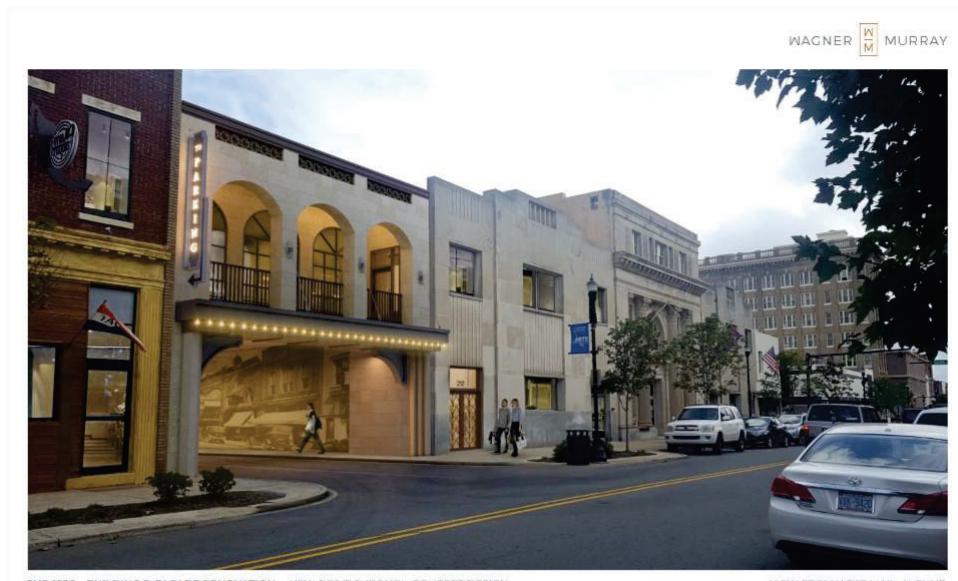
Public Benefits for Pass-through

A porte cochere (a covered vehicular drop-off area allowing cars to pass through) can provide several planning and zoning benefits when incorporated into a mixed-use residential/commercial building in a downtown district. These benefits depend on the city's code, but the advantages generally fall into four categories: circulation, urban design, functionality, and regulatory compliance.

- Improved site flow
 - Useful for loading and unloading out of the main street so traffic is not impeded
- Enhanced safety for pedestrians
 - Creates a designated area for vehicle drop off
 - Pedestrians on the sidewalks of main street are somewhat protected from the vehicle circulation behind the main buildings
 - Visible crosswalks should be considered in the design if in a high traffic area
- Reduced on-street parking and congestion
 - Allows for better streetscapes
 - Maintains downtown "feel"

- Maintains an active street frontage that is pedestrian-oriented and walkable
- Reduces the need for on-street parking
- Allows for reduced front setbacks
- Potential to provide "housing choice" to residents

Renderings of Pass-through Construction



CNB 1920 - BUILDING D FAÇADE RENOVATION - NEW DRIVE THROUGH CONCEPT DESIGN
GASTONIA, NC | 6/21/2023

VIEW FROM WEST MAIN AVENUE

WAGNER  MURRAY



BUILDING D DRIVE | CONCEPT VIEW AT REAR PARKING AREA

CNB 1820 | GASTONIA, NORTH CAROLINA | DECEMBER 2023