

VISION + GOALS

DRAFT VISION:

The New Garden Road Corridor is the thread that connects terrific neighborhoods, places to shop, work, and play. The New Garden Road Strategic Plan informs residents, property-owners, and the City of Greensboro about the steps necessary to protect the community character, property values, and the quality of life that makes this area a desirable place.

DRAFT GOALS

- 1 The Community has an effective voice in the decision-making process about the future of the Corridor.
- 2 New Garden Road is not just a “through-route” for automobiles, as it supports the use of property, contributes to an attractive corridor character, and prioritizes accessibility for all modes (bicyclists, pedestrians, and vehicles).
- 3 The community is also linked through non-vehicular interconnections.
- 4 The Corridor has a consistent, high-quality level of design, construction and maintenance without being uniform across the entire corridor and indistinguishable from other corridors.
- 5 The balance between residential and commercial environments is enhanced, and the natural environment is part of daily life.

TRANSPORTATION

DRAFT GOAL

New Garden Road is not just a “through-route” for automobiles, as it supports the use of property, contributes to an attractive corridor character, and sets a high priority for accessibility by all modes, including bicyclists, pedestrians, and vehicles.

DRAFT STRATEGY: Diminish the impact of vehicular traffic on quality of life.

- ➔ Calm traffic through landscaping and corridor improvements.
- ➔ Improve the function and capacity of the Bryan Boulevard interchange and the connections to the interstate/urban ring as a means of diverting through-traffic away from New Garden.
- ➔ Evaluate the feasibility of a roundabout or other intersection improvements at New Garden/ Fleming Rd.



CONNECTIVITY

DRAFT GOAL

The community is also linked through non-vehicular interconnections.

DRAFT STRATEGY: Increase neighborhood interconnectivity without increasing neighborhood through traffic.

- ➔ Map neighborhood and local bike route connections to Citywide bike routes, and pursue the construction of these physical links with both public and private property improvements.
- ➔ Complete the sidewalk system throughout the neighborhood, with particular attention to early completion of links to Price Park, K.C. Edwards Library, schools, and other amenities and resources.
- ➔ Coordinate with Guilford College, American Hebrew Academy, Public and Private schools to establish safe pedestrian and bicycle routes to their campuses.

Better bike and pedestrian access to the military park. Path should be protected from cars.

Keep existing bike lanes clean and usable

Add asphalt bike path to NG - sidewalk should be for pedestrians

Add sidewalks/ bike lanes to make it safe to get to public uses/ parks/dining

Battleground Park should tie in to existing bike paths

Why have more sidewalks if they can't be used for exercise or pleasure?

Need bike paths and sidewalks to Battleground Park from NG

Bike paths should be on flat roads

No connectivity through Robin Ridge to school or library

Complete sidewalk to Battleground Park on one side (4)

Safe access needed from Guilford College to Friends Home

More sidewalks, bike paths to reduce car use and encourage walking

CHARACTER

DRAFT GOAL

The Corridor has a consistent, high-quality level of design, construction and maintenance without being uniform across the entire corridor and indistinguishable from other corridors.

DRAFT STRATEGY: Enhance corridor character and sense of place.

- ➔ Evaluate the need for safer and more attractive roadway lighting.
- ➔ Plan for more median and right-of-way plantings, especially where buildings do not closely frame the roadway.
- ➔ Develop a gateway (entry features) and wayfinding signs to set the tone for the corridor and provide helpful guidance to the significant amenities and historic sites that contribute to the corridor.

Battleground Shopping Center should be accessible on foot

Bury utilities!! (2)

Reduce light pollution!

create a signage scheme unique to the corridor

Please describe landscaping & corridor improvements being considered

Create landscape scheme along N.G. Road

Encourage Battleground Shopping Ctr to attract tenants

Install landscaped median

Lack of tenants at Battleground Shopping Center degrades the corridor!

Install street lighting between Horse Pen Creek Rd & Jeff Rd on NGR

COMMUNITY RELATIONS

DRAFT GOAL

The Community has an effective voice in the decision-making process about the future of the Corridor.

DRAFT STRATEGY: Build stronger community relations.

- ➔ Through regular meetings of a formal New Garden Corridor Advisory committee (during and after the adoption of the Plan), build the community's capacity to work together toward shared goals and objectives, and work with the City of Greensboro on the implementation of the adopted plan.

Are residential properties represented? If not, can they be?

NG Advisory Committee should meet quarterly

No commercial sandwiched between houses

NG Advisory Committee needs adequate notice for development proposals before they are filed

Don't put commercial property within residential neighborhoods

Development must be balanced

Keep commercial property in existing commercial areas - don't encroach on residential

LAND USE

DRAFT GOAL

The balance between residential and commercial environments is enhanced, and the natural environment is part of daily life.

DRAFT STRATEGY: Tighten control of land uses.

- ➔ Designate planned future land use for office and residential uses not exceeding townhouse densities (typically 12 du/ac. or less).
- ➔ Recognize the difference in zoning necessary to support community retail around Bryan Blvd. and regional retail at Battleground. Consider rezoning other business districts to the lowest intensity business zoning, permitting business uses with the narrowest list of uses which include existing conforming business uses.
- ➔ Maximize the importance of consistency with the Corridor Plan and the City's Comprehensive Plan in the evaluation of rezoning requests.
- ➔ After adoption of the New Garden Road Strategic Plan, require a noticed public hearing for any change in the land use designation of the GFLUM within the boundaries of the New Garden Road Strategic Plan.

USE NG ADVISORY COMMITTEE FOR EARLY NOTICE

keep the character of existing properties

Do not insert areas of differing character between existing properties

Keep residential only plan between Jefferson Rd and current commercial zone near Battleground Ave

No more development! (2)

No more multi-family / high density units on the corridor (2)

COMMERCIAL DEVELOPMENT HAS A NEGATIVE IMPACT ON TRAFFIC CONTROL

Fill the vacant shopping center at N & Battleground

Don't let small business encroach on residential

Maintain integrity of residential section of NG between Brassfield & Jefferson

Stop spot zoning (3)

Commercial development is crowding residential, with negative impact on property values

Consider true mixed development for key parcels (residential/office/neighborhood retail)

No more ugly "I" apartment buildings that look like multiple buildings

Protect residential property from Hobbs to GC/Fleming

townhomes ok, but no commercial on "legacy" lots yet to be sold

Too many large complexes

encourage restaurants that would be appealing to pedestrians & cyclists

Future development shouldn't decrease value of existing homes

No more high density apts