

# NEW GARDEN ROAD STRATEGIC PLAN



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**Community Open House #2**  
**November 15, 2018**

### 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

- The Community has an effective voice in the decision-making process about the future of the Corridor.
- 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).
- The community is also linked through non-vehicular interconnections.
- 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.
- The balance between residential and commercial environments is enhanced, and the natural environment is part of daily life.

### Draft Strategies

- Build stronger community relations.
- Diminish the impact of vehicular traffic on quality of life.
- Increase neighborhood interconnectivity without increasing neighborhood through traffic.
- Enhance corridor character and sense of place.
- Tighten control of land uses.

### Draft Strategies

#### 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.

#### 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.

#### Increase neighborhood interconnectivity without inducing 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.

### Draft Strategies (continued)

#### 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) sign 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

#### 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.