



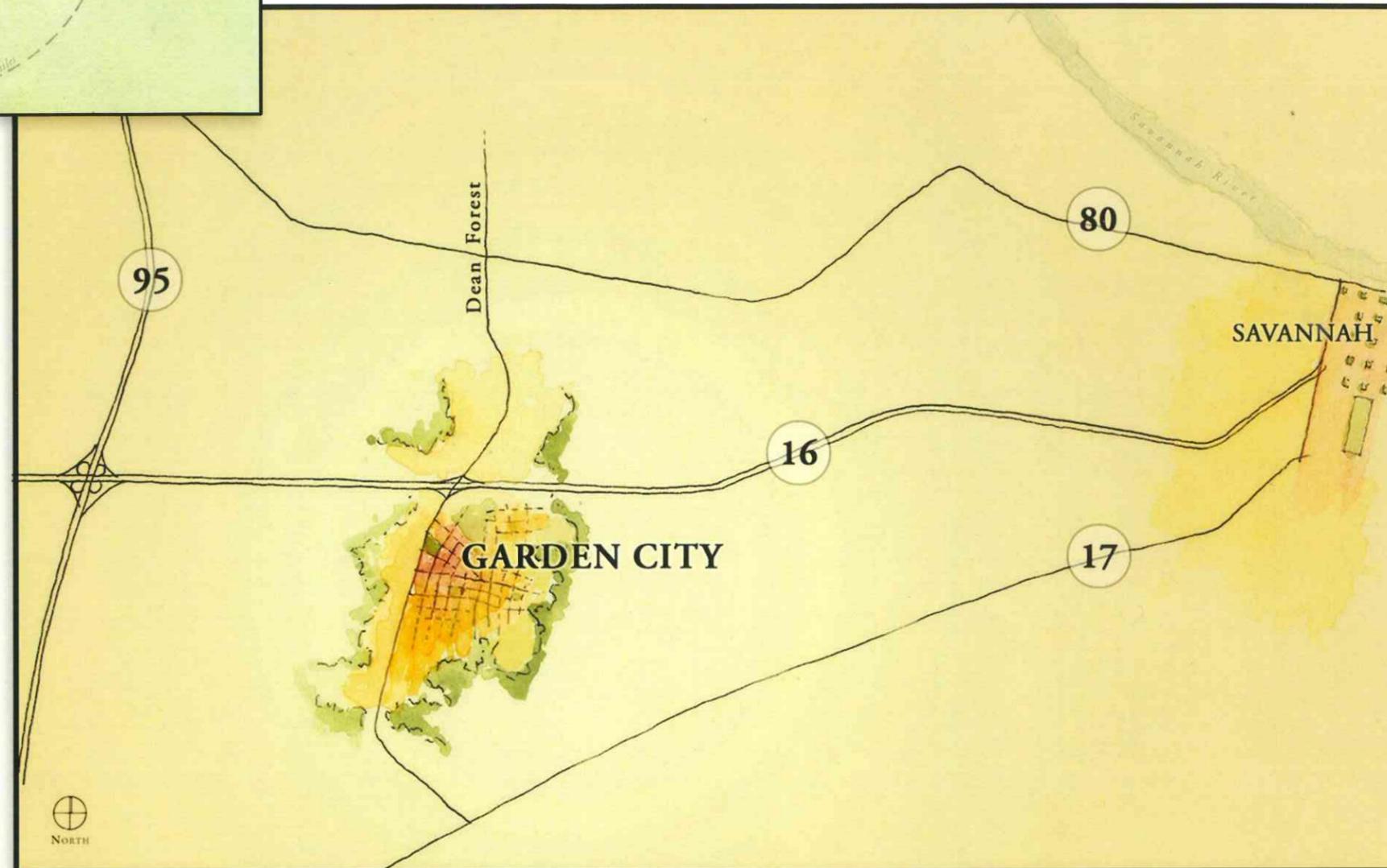
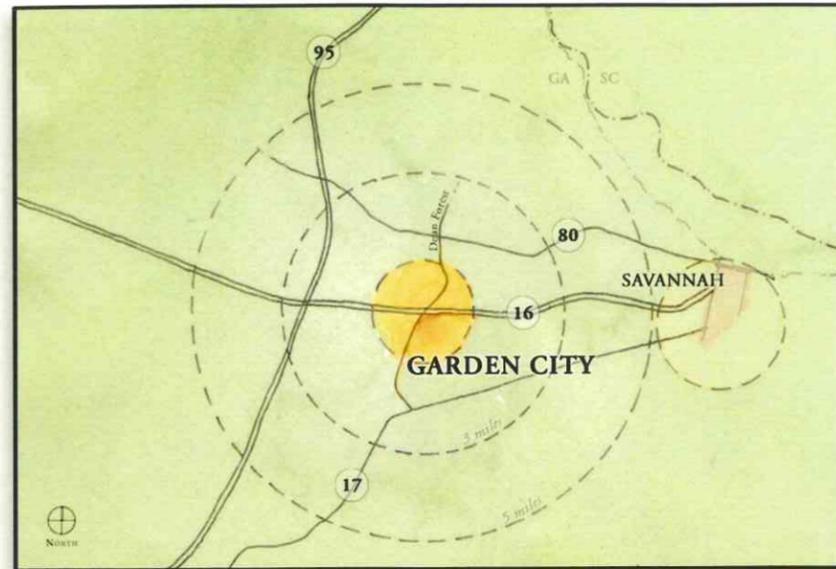
Garden City

— *New City Center* —

G A R D E N C I T Y , G E O R G I A

REGIONAL RELATIONSHIPS

These diagrams show the strategic position of the New City Center at the crossroads of I-16 and Dean Forest Road and its close proximity to both the City of Savannah to the east and I-95 to the west.



REGIONAL RELATIONSHIPS

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SCALE COMPARISONS

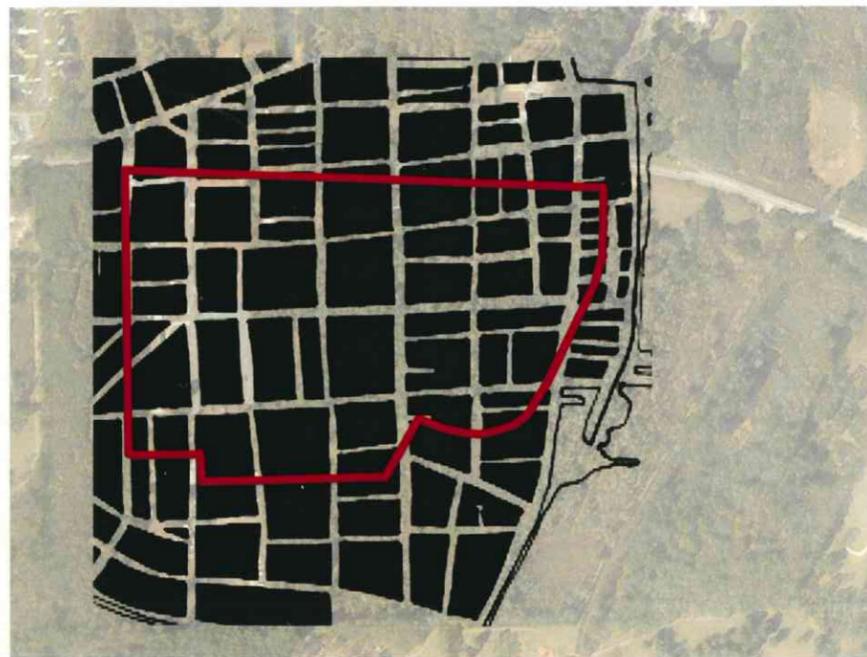
These figure-ground diagrams show block patterns in various cities to scale within the outline of Garden City's New City Center property. The block patterns illustrate the scale and character of blocks within these city centers. The last image shows a figure-ground diagram of the conceptual plan for the New City Center in Garden City, depicting green spaces and built blocks. The Comparison reveals a range of block sizes in the new plan and supports the idea that large blocks should be permeable, with lanes for service and parking lots and decks interior to the blocks.



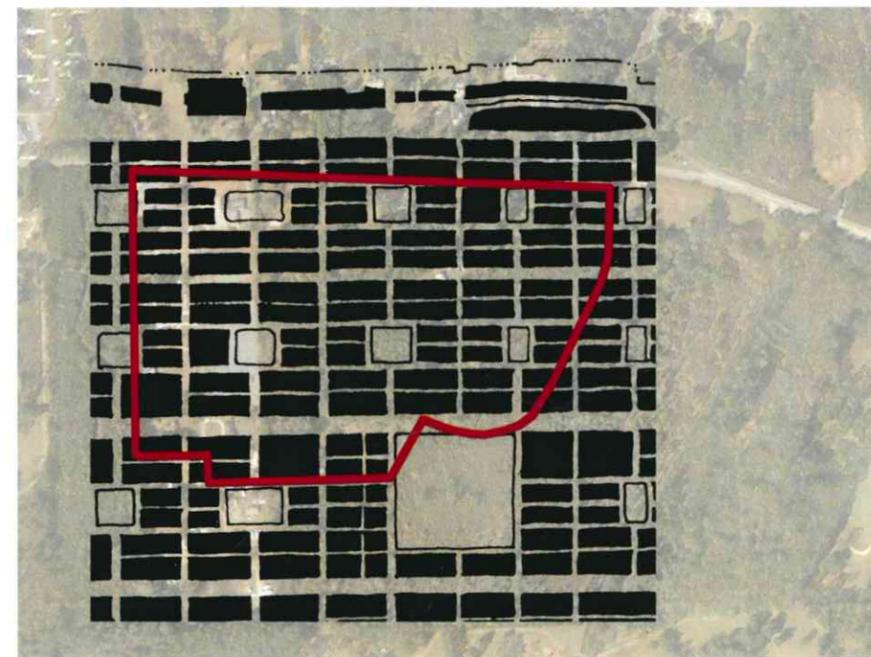
Site for a New Center, Garden City



Manhattan, NY



Charleston, SC



Savannah, GA



Garden City, GA

SCALE COMPARISON DIAGRAMS

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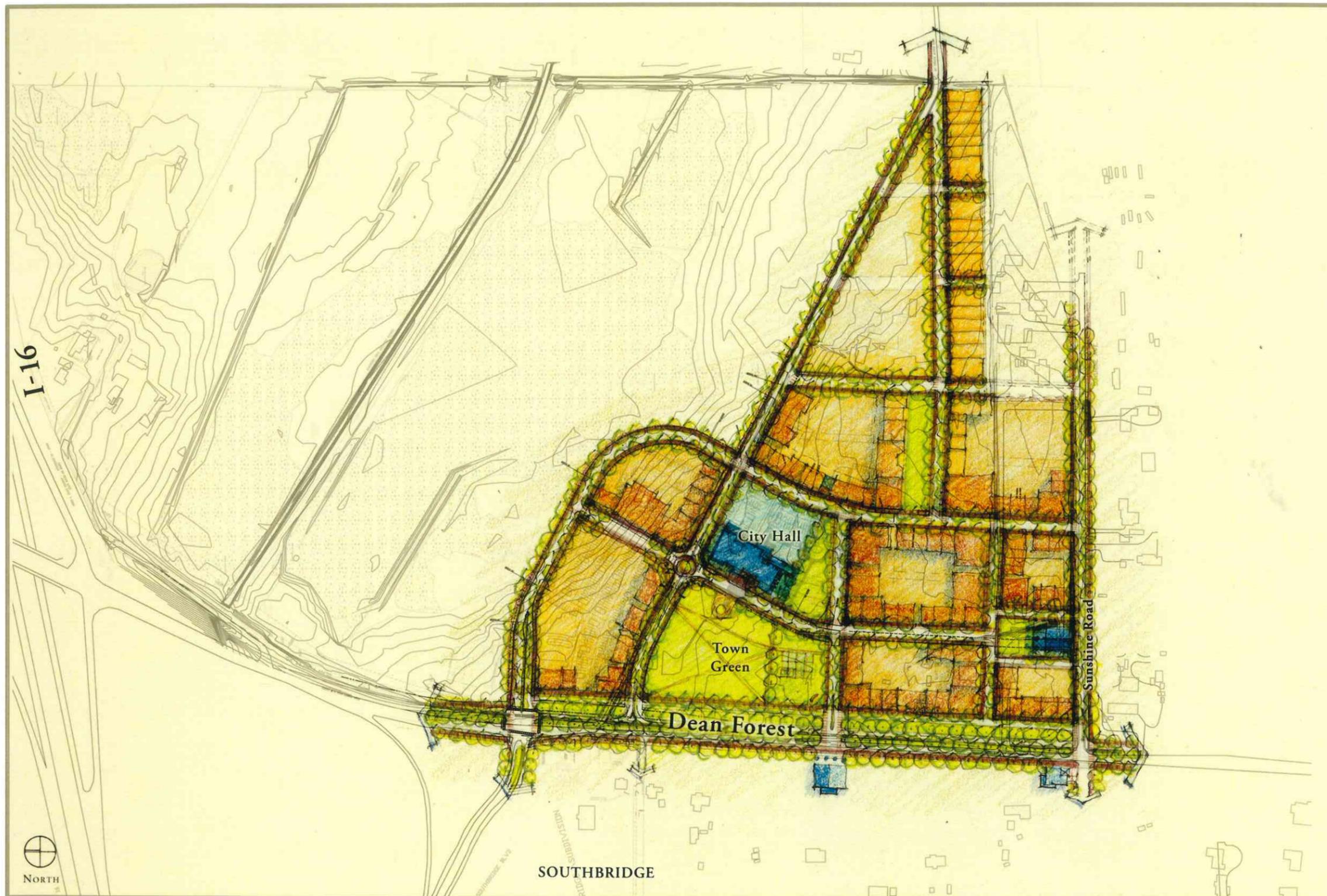
NEW CITY CENTER

This drawing envisions a built scenario for the plan. City Hall and the new Town Green define the core of the city center, and a new mixed-use district emerges between the Town Green and Sunshine Road.

Dean Forest Road is transformed into an urban boulevard fronted by the Town Green and mixed-use retail district on the west and by new civic uses such as the potential library and fire station on the east.

A mix of retail and dining establishments front the new street along the town green, with residential lofts, offices and other uses occupying the upper levels. Parking is accommodated both on-street and in lots and decks within the core of the blocks.

The development pattern is most compact immediately adjacent to City Hall and the Town Green and then transitions toward less intense residential and neighborhood commercial away from the civic core.



NEW CITY CENTER

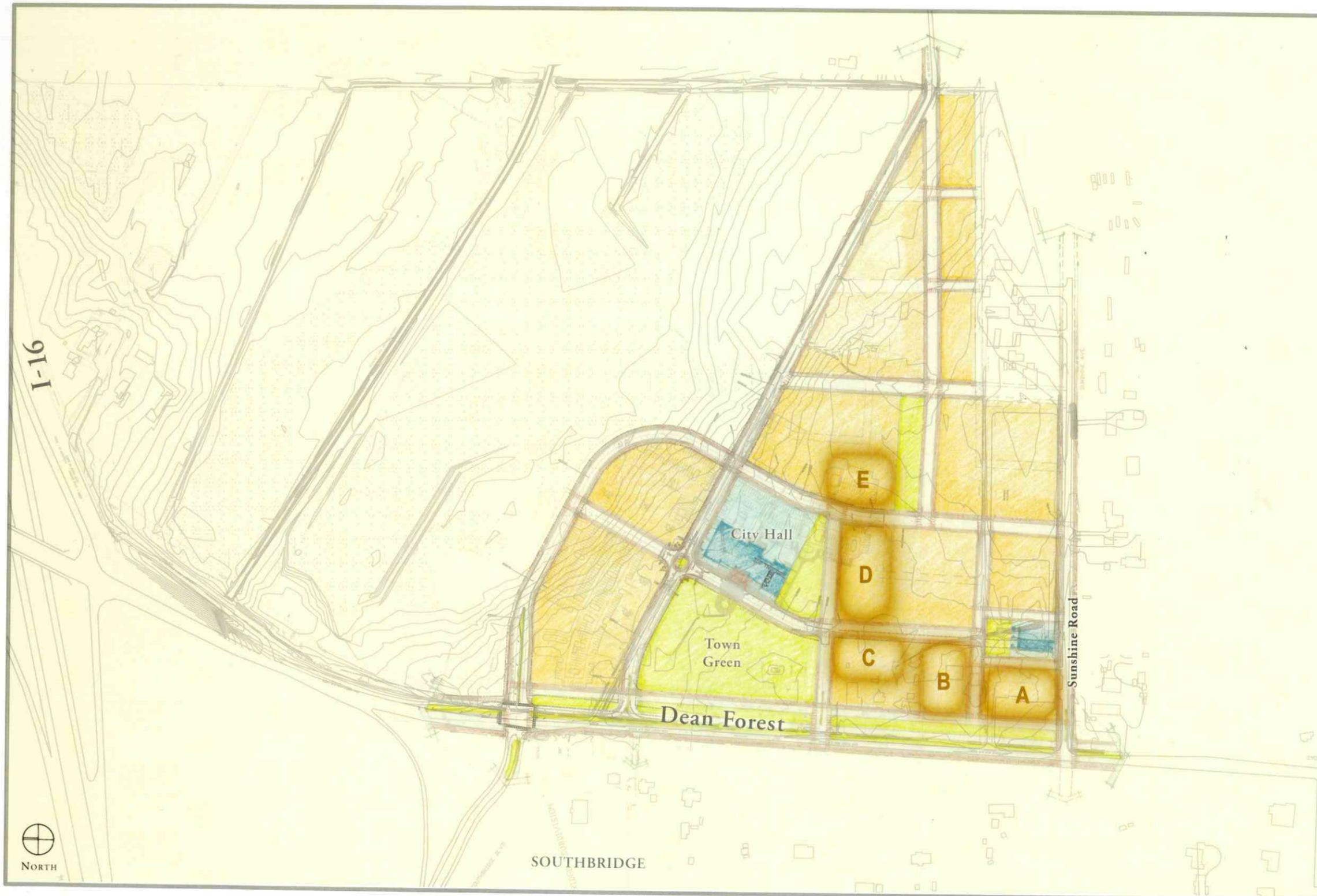
Garden City, Georgia

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LARGER RETAIL SITES

The locations pictured in this diagram have been identified as being uniquely suited for larger-footprint retail development.

A This location marks the first block of the urban boulevard at the corner of Dean Forest and Sunshine Road. It is a gateway site as one enters the new City Center and enjoys high visibility from Dean Forest Road.

B Located along the frontage lane of the urban boulevard and a corner street moving east, this site is well-suited for larger-format street fronting retail. The site has high visibility and is adjacent to a public plaza.

C This corner site occupies a major frontage location on the new Town Green and enjoys great visibility from Dean Forest Road.

D Immediately adjacent to the new City Hall, this site occupies a prominent location within the new City Center and a high degree of visibility across the Town Green.

E This site terminates the view down the new street that serves as a primary access point to the new City Center and presents an opportunity for a signature architectural expression at the end of the street axis.

POTENTIAL RETAIL SITES

Larger-Format Retail

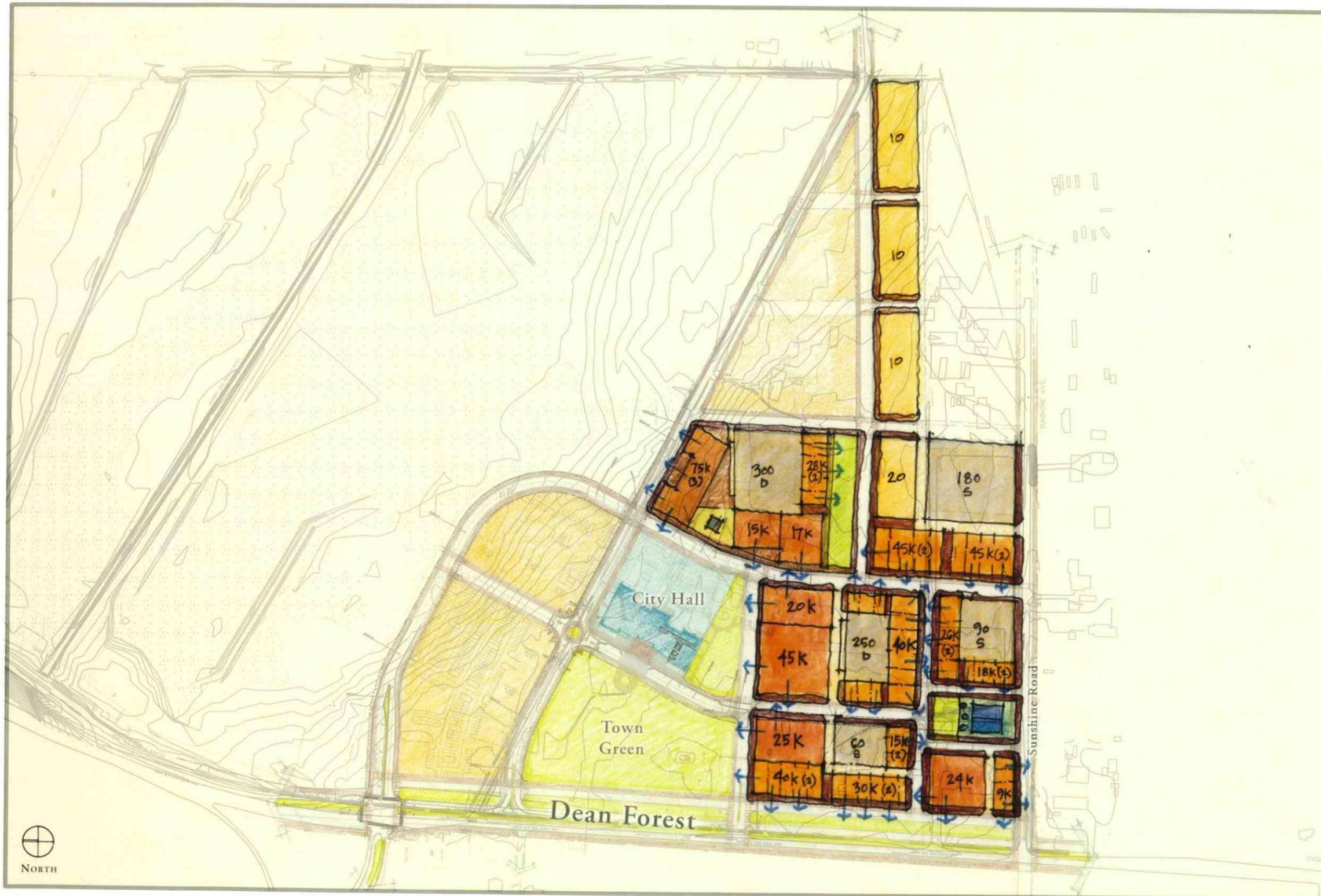
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POTENTIAL CAPACITY STUDY

DEVELOPMENT FORMAT	Sq.Ft.
2 Story Mixed Use	256,000
Street level retail, dining or other commercial uses with upper level used for commercial or municipal offices, loft residential, or additional retail or dining space.	
1 Story Liner Uses	40,000
Street level retail, dining or other commercial uses wrapping a parking lot or deck in the core of a block.	
1 Story Retail	146,000
Larger footprint retail uses with sidewalk entrances on all public block faces.	
3 Story Commercial Office	75,000
Commercial office building located on wetlands area with street level entrance across from City Hall.	
Residences	50 Units / 85,000
Primary residential in multiple formats including multi-family, town homes, and detached single family.	
TOTAL SQUARE FOOTAGE	602,000

PARKING (Capacity Study Area Only)

Surface Parking	550 spaces
Surface parking located within the core of blocks and lined with pedestrian uses accessed from the sidewalk.	
Tabletop Deck	330 spaces
Structured parking on a single upper level accessed from a single vehicle ramp.	
Residential Parking	94 spaces
Private surface or garaged parking, access from lane.	
On-Street Parking	462 spaces
On-street parallel parking with direct access to street facing storefront retail and larger footprint commercial.	
TOTAL Spaces	1436
(Capacity Study Area Only)	

PRELIMINARY CAPACITY STUDY

Conceptual Development Scenario

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GARDEN CITY TOWN GREEN

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A RESIDENTIAL STREET IN GARDEN CITY

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BOULEVARD DESIGN

The design of Dean Forest Road is critical to the success of the new City Center. In addition to supporting capacity, it should be designed for lower speeds to identify the presence of the City Center as it extends from more rural areas.

Dean Forest is proposed as a multi-lane urban boulevard with a slower moving local lane allowing on-street parking and retail frontage. The boulevard is fronted by the new Town Green and the mixed-use retail district on the west and by new civic uses such as the library and fire station on the east. Tree-lined medians and pedestrian crosswalks promote a sense of arrival and promote slower travel speeds.

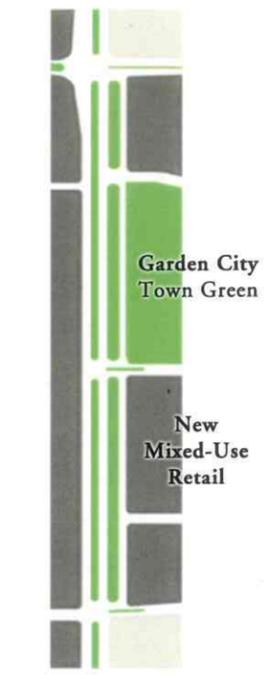
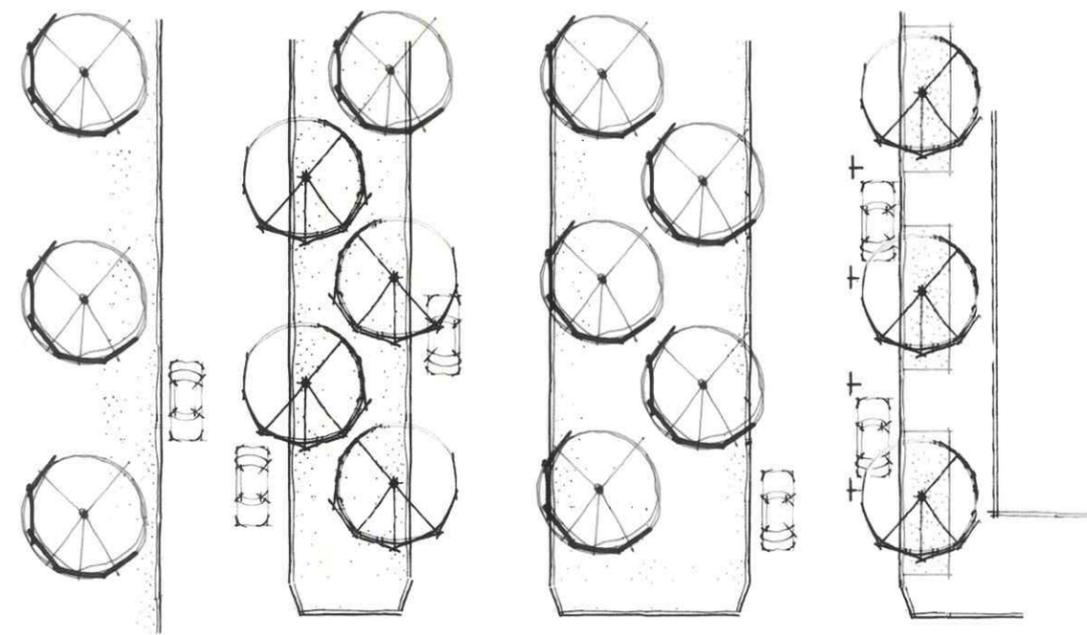
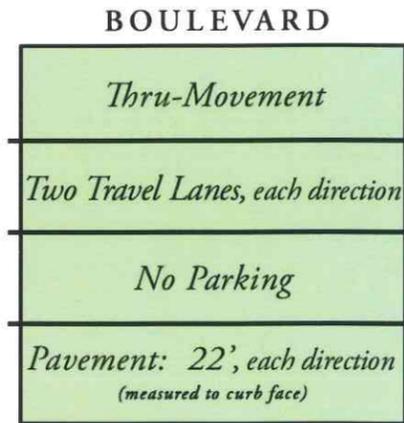
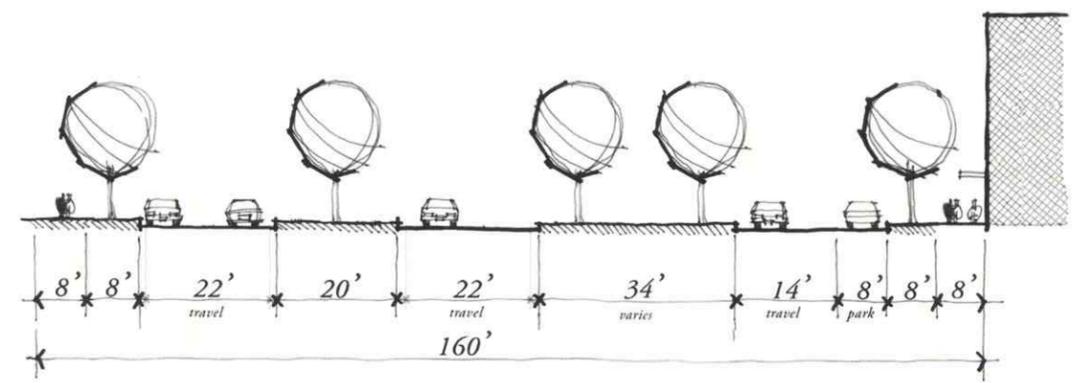
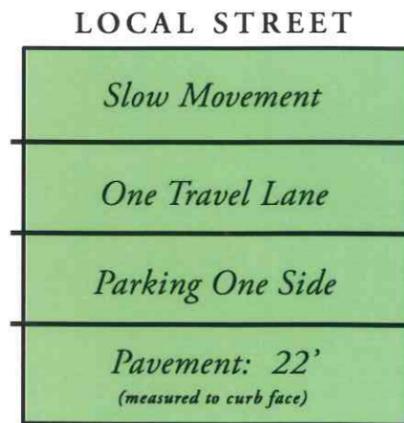


Diagram of Boulevard Concept



160'

Boulevard with Local Lane, On-street Parking



BOULEVARD DESIGN CONCEPT

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DEAN FOREST

BOULEVARD AT DEAN FOREST ROAD

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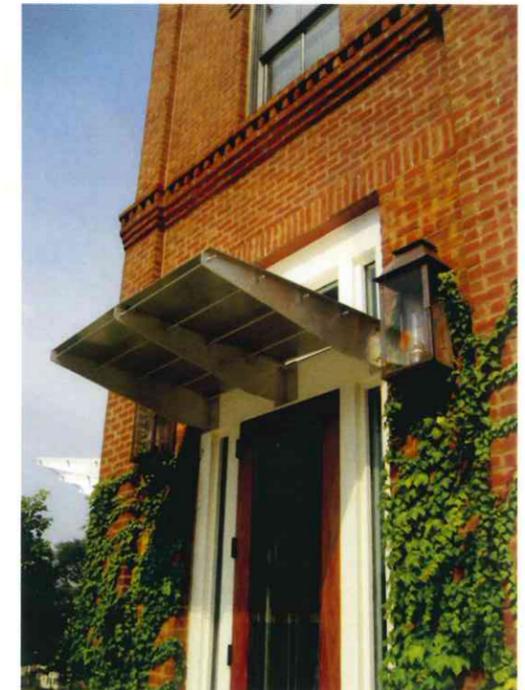
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URBAN DESIGN ELEMENTS