PLAN SUMMARY

Blocks Created in Plan	**6**
Total Developable Acreage	**16.93 acres**
Block 1	*2.81 acres*
Block 2	*1.58 acres*
Block 3	*3.62 acres*
Block 4	*1.78 acres*
Block 5	*4.02 acres*
Block 6	*3.12 acres*
Total Green/Civic Spaces	**1.02 acres**
City Hall Park	*0.39 acres*
Block 5 Park	*0.51 acres*
Block 4 Plaza	*0.12 acres*
Percent Green/Civic Space	**5.7%**

RIGHTS-OF-WAY KEY

Dean Forest Road	120' R.O.W.
Central Avenue	60' R.O.W.
Town Center Drive	60' R.O.W.
Sunshine Road	60' R.O.W.
D1	60' R.O.W.
D2	60' R.O.W.
E1	52' R.O.W.
E2	52' R.O.W.
H1	52' R.O.W.

MASTER PLAN KEY

- Primary Street — 80% Minimum Build-To*
- Secondary Street — 30% Minimum Build-To*
- Civic Plaza
- Green or Park
- Tree Well in Sidewalk**
- Continuous Tree Lawn**

* See Building Types in the Garden City Mixed Use District for Build-To requirements.

** Final landscape configurations to be determined by development of adjacent block face.

Scale

0 200 400

North

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Information contained herein is conceptual. Information has been compiled from various sources and does not claim complete accuracy nor guarantee zoning or other types of development approvals. It is intended to provide an overview and analysis of urban conditions and strategies for development. **Sottile & Sottile, 2010**

NOTE: FINAL BLOCK SIZES AND CONVEYABLE LANDS SUBJECT TO FINAL D.O.T. DECISION ON URBAN STREET SECTION FOR DEAN FOREST ROAD.

GARDEN CITY TOWN CENTER
MASTER PLAN

Mix of Uses
In keeping with the goals set forth in the Garden City Mixed Use District, the Master Plan for Garden City's new Town Center creates a framework to support a balanced mix of retail, professional, residential, civic, entertainment, and cultural uses that can change and evolve over time, resulting in an authentic and healthy urban environment.

Streets and Blocks
An interconnected street system is established throughout the site. All streets include travel lanes, on street parking, street trees and sidewalks. Blocks are of a compact and walkable scale, with no block perimeter exceeding 2,400 linear feet as measured at street centerline. Streets are designed to be fronted by buildings and to provide safe and convenient access for pedestrians.

Build-to Lines
Continuity of building frontage creates a sense of defined space in the public realm. Build-To Lines are established on each street frontage, designating a range of required building placement based upon the designated Street Type.

Primary Streets
Primary Streets are designed within 60 foot rights-of-way and include two way travel, on-street parking and sidewalks on both sides. Street trees are accommodated in tree lawns or tree wells, depending upon the adjacent use fronting the street. Build-to lines are included on primary streets which are to be defined by a built edge along a minimum of 80% of their block frontage.

Secondary Streets
Secondary Streets are designed within 52 foot rights-of-way and include two-way travel, on-street parking and sidewalks on both sides. Street trees are accommodated in tree lawns or tree wells, depending upon the adjacent use fronting the street. Build-To Lines are included on secondary streets which are to be defined by a built edge along a minimum of 30% of their block frontage.

Civic Space
The new Garden City Town Center fronts onto the Town Green as a primary Civic Space. Pocket parks and green spaces are located at regular intervals within the plan. Additionally, a civic site has been set aside on Central Avenue for the construction of a civic building that will front onto a Civic Plaza.

Architectural Compatibility
All new development within the plan will be designed under the architectural requirements of the Mixed-Use ordinance, which will ensure the consistent use of high-quality materials, compatible architectural language and an appropriate relationship between the buildings and the street through transparency, proper orientation, and regular pedestrian scaled entrances.

Garden City
New City Center
GARDEN CITY, GEORGIA

City of Garden City
Garden City Town Center, LLC
Thomas & Hutton Engineering Co.
JB+A, Inc. Landscape Design
Hussey Gay Bell & DeYoung, Inc.
Sottile & Sottile, *Urban Design*