

Recommendations

Community Design Policies:

- Development patterns will be organized around four commercial centers located along Garden City Boulevard. Higher density residential will be encouraged around these centers, with residential densities generally decreasing with distance from the centers. Zoning will implement and reinforce this development pattern.
- The transportation system will support mobility within the neighborhood and to other parts of the city. New development should seek to enhance or maintain the connectivity of the street system. Streets, particularly Garden City Boulevard, should support pedestrian and bicycle modes of transportation.

Community Design Actions:

- Change zoning patterns to reinforce primarily single-family residential areas and to encourage future commercial development that is compatible with neighborhood character in terms of intensity and scale.
- Provide continuous pedestrian and bicycle access along Garden City Boulevard.

Residential Development Policies:

- Zoning patterns will reinforce appropriate residential densities.
- New development on vacant land should use land efficiently. Principles for cluster development patterns, as discussed in *Vision 2001-2020*, should be considered for remaining developable land in the Garden City area. PUD (planned unit development) zoning districts should be considered to facilitate such development.

Residential Development Actions:

- Change zoning patterns to encourage appropriate residential density patterns as established by existing development.
- Consider higher density development near commercial centers and cluster developments on a case-by-case basis through the rezoning process.

Economic Development Policies

- Commercial zoning districts should be clearly delineated and compact.
- Village centers should provide a pedestrian oriented commercial area for nearby residents.

Economic Development Actions

- Limit commercial zoning to properties that are located at identified commercial centers.
- Encourage redevelopment of vacant commercial properties before adding land for new commercial development.
- Encourage outparcel and linear building development at the Riverland Road and Bennington Street village center.
- Improve pedestrian access and enhance and denote the village centers at Riverland Road/Bennington Street, and along Garden City Boulevard between Ray and Victory Roads with landscaping and stamped asphalt crosswalks.

Infrastructure Policies

- Streetscapes should be well maintained, attractive and functional for pedestrian, bicycle and motor vehicle traffic.
- Streets widths should be kept to the minimum necessary to accommodate vehicular traffic and on-street parking including fire and EMS vehicles.
- Public water and sewer service will be provided for all new developments unless it can be demonstrated that connection is not possible. Existing development should be evaluated for connections within the framework of existing policies.
- Curb, gutter and sidewalk will be provided for all new developments. Arterial and collector streets should have urban amenities such as sidewalks, and curb and gutter. Appropriate species of trees should be planted as a part of such improvements.
- Infrastructure should be installed in conjunction with new development, in some cases including street improvements to address added traffic. Traffic studies by prospective developers may be required.
- Stormwater runoff should be mitigated as much as possible through improvements that are consistent with the character of the neighborhood.

Infrastructure Actions

- Install sewer and water connections where needed within the framework of existing connection policies.
- Construct new curb, gutter and sidewalk based on the following factors:
 - Install curb, gutter and sidewalk on arterial streets and infill of blocks with incomplete networks.
 - New subdivisions – all new developments will have curb, gutter, and sidewalk.

- In select residential areas, install curb and gutter depending on existing drainage conditions. Refer to the infrastructure improvements map to identify potential project areas (p.32).
- Focus improvements in areas that have been identified as having storm-water problems. Sidewalks may be installed on only one side of a street where residual right-of-way is limited.
- Improve the appearance of Garden City Boulevard without compromising its function as the neighborhood's main street. Consider the following:
 - Improve pedestrian access with curb, gutter and sidewalk where feasible, and a stamped crosswalk in the vicinity of the village center between Ray and Victory Roads.
 - Add bike lanes and/or a greenway route (Garnand Branch) that will connect to the Mill Mountain Greenway and/or the Blue Ridge Parkway
 - Consider a center landscaped median near the village center between Ray and Victory Roads.

Storm Water Management Policies

- Alleviate storm water runoff as much as possible through alternatives to curb and gutter. Install curb and gutter in select areas that will alleviate drainage problems.
- Establish or maintain vegetated strips along streams to filter runoff and improve water quality.

Storm Water Management Actions

- Implement River and Creek Corridor overlay district along streams to protect vegetative buffers.
- Complete the remaining phases of the Garden City and Roanoke River Flood Reduction Projects.

Public Services Policies

- Police officers should keep neighborhood residents informed of significant occurrences of crime trends in the area.
- Fire/EMS stations should be outfitted to provide efficient and effective response.
- Code enforcement inspectors should take a proactive approach to addressing all property maintenance violations

Public Services Actions

- Continue communication between neighborhood organizations, Neighborhood Services, and the Police Department regarding crime prevention.
- Improve Fire/EMS Station Number 11 per the recommendations of the Fire/EMS Strategic Business Plan and continue automatic aid agreement with Roanoke County.
- Increase code enforcement efforts in the neighborhood, with particular emphasis on citing illegal outdoor storage.

Quality of Life Policies

- Neighborhood and area parks will be preserved to provide excellent recreational facilities for residents.
- The greenway routes of the Roanoke Valley Conceptual Greenway Plan will be developed to enhance the quality of life in the area.

Quality of Life Actions

- Identify park and public open space areas for preservation in the update of the zoning ordinance.
- Maintain and enhance access to recreation resources.
- Develop the Garnand Branch Greenway with a combination of on and off-road facilities.