

LAWRENCEVILLE DOWNTOWN DEVELOPMENT AUTHORITY

FEBRUARY 23, 2004

MEMBERS PRESENT: Gene Wasserman, Kathy Monroe, Danny Gravitt, Carter Gorman, Mike Reedy, John Heard, and Mike Reedy

Minutes approved from the January 26, 2004 meeting.

TSW representatives Bill Tunnell and Alycen Whiddon were present to make a presentation of a draft of the revitalization plan for Lawrenceville.

A map was presented with specific areas planed for single family homes, large home/small lot and townhouses. Consultants indicated how certain areas of Lawrenceville will be targeted for higher density housing such as high end townhouses. Consultants indicated by the map colors that too much land in the downtown is presently zoned commercial. There is a need for a better balance of commercial versus residential.

Consultants called attention to the light blue (commercial area) around the town square should be developed with retail/office on the ground floor with housing above the first floor. Buildings could be built out to the sidewalk.

The best area for high end residential (townhouses) would be overlooking Rhodes Jordan Park and near the Justice Center along Constitution Blvd. These townhouses would be high density, constructed of brick or stone fronts. They could have front porches and garages in the rear. These particular features tend to create a hometown atmosphere. The planners see the development from the center of Lawrenceville developing out.

In discussion with the DDA members it was decided that the buildings fronting the downtown square should be limited to three stories. Out from the nine block area buildings could rise to 4 and 5 stories. Also out from the nine block area commercial centers could be limited to major intersections. This would also help traffic flow.

New grid streets were shown that would move traffic through the area. These streets could be alternative routes around the town. At present these routes may look blighted but could be improved with street scapes.

Any parking garages could have retail on the ground level and parking in areas behind and up the decks. Parking garages would have entries from the "B" streets.

Developers could build with higher density but be required to have a certain amount of green space set aside.

The plan is to make the now commercial property become more valuable as residential. Planners believe the current market demand for lofts, large single family homes on a

small lot, and mixed use would increase the presently zoned commercial land to be rezoned residential. This would permit a live work environment for the downtown area.

In the end plan, if followed, property values would be greater. Incentives would be there for developers to build high end housing. This has happened on the Marietta Square and other small towns where TSW has had a working relationship. Alycen Whiddon remarked that the overall goal of the plan is to bring in this high end residential development. With the hospital and center of county government in Lawrenceville there should be demand for the type of housing in the plan.

The consultants will present a final draft version of the plan to the DDA and the public on March 9 at City Hall. This meeting will begin at 6:00 p.m.

In other DDA business it was noted that one person had resigned from the Lawrenceville Trade and Tourism Board. Joseph Lawson was appointed to fill the position of Erin Baird.

Gene Wasserman passed out a DDA "Basic Training" 2004 schedule. Members who have not gone for training were encouraged to choose a time and place.

Meeting adjourned.

Marie Beiser
Secretary