

Downtown Master Plan



Livable Centers Initiative (LCI)



5-YEAR UPDATE

March 2017



Lawrenceville
G E O R G I A



Mayor and City Council

Judy Jordan Johnson, Mayor

Bob Clark, Council Member

Tony Powell, Council Member

Keith Roche, Council Member

David Still, Council Member

Josh Ferguson

City of Lawrenceville Planning and Zoning

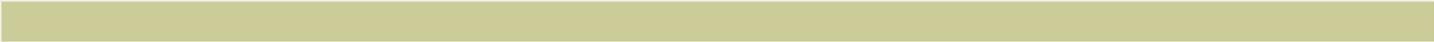


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Introduction

The Livable Centers Initiative (LCI) program is administered by the Atlanta Regional Commission (ARC) to promote greater livability and sustainability in town centers, activity centers and corridors. The program provides access to funds supporting community-based planning efforts, then offers competitive implementation grants for transportation, housing and other initiatives.

The LCI program encourages local governments to create plans that link transportation improvements with land use development strategies to create mixed use communities consistent with regional development policies. Each completed LCI report includes an implementation strategy with a specific 5-year action plan that outlines activities to be completed in implementing the LCI plan. The Lawrenceville Downtown Master Plan was grandfathered as an LCI plan in 2006, and an initial 5-year update was developed and adopted by the City Council in October, 2011. This 2017 report represents the next subsequent 5-year update to the LCI plan.

The implementation of the LCI plan is a long-term process and the requirement for a 5-year action plan as part of the original document was meant to be just the beginning of the implementation process. Preparing 5-Year LCI Plan Updates will ensure continued plan implementation. Building upon the past 5-year update in 2011 is also an opportunity to take a detailed assessment of implementation progress and make needed adjustments to capture the spirit of the original plan.

In addition to goals supporting mixed-use development, providing a mix of transportation options, and using a community-based planning process, primary goals for downtown Lawrenceville include:

- Organize the Downtown Study Area into a series of character areas around the Courthouse Square.
- Provide an interconnected street system supporting a range of route options, transportation modes, reduced congestion on major arterials and future development.
- Create a sense-of-place through quality architecture that responds to Historic Lawrenceville and is unique to the Downtown.
- Ensure that walking within Downtown is safe convenient and enjoyable.
- Provide well maintained roads that facilitate the smooth flow of traffic on the community's terms.
- Create a dignified public realm that encourages human interaction and promotes civic identity.
- Provide a mix of land uses within close proximity, while protecting existing residential areas.

The master plan also included a zoning revision to codify the vision emerging from the process and ensure that any future growth in the greater downtown area would support its realization. The initial zoning revision was completed in 2005. Through the support and direction of the Downtown Development Authority, the City Council of the City of Lawrenceville adopted an additional zoning amendment to the Downtown Overlay District, which was approved in 2016. The primary focus of the amendment was to encourage new housing options and protect existing residentially zoned properties by the creation of an additional mandatory compliance subarea.

Since completing the initial zoning effort, Lawrenceville has made significant strides towards achieving its downtown vision. There is great anticipation that the 2016 zoning amendment will continue to drive further development much like was seen previously by the renovation of historic buildings, new housing being built, transportation upgrades taking place, and progress being made toward upgrading existing public spaces and the addition of new public space.

Evaluation and Appraisal

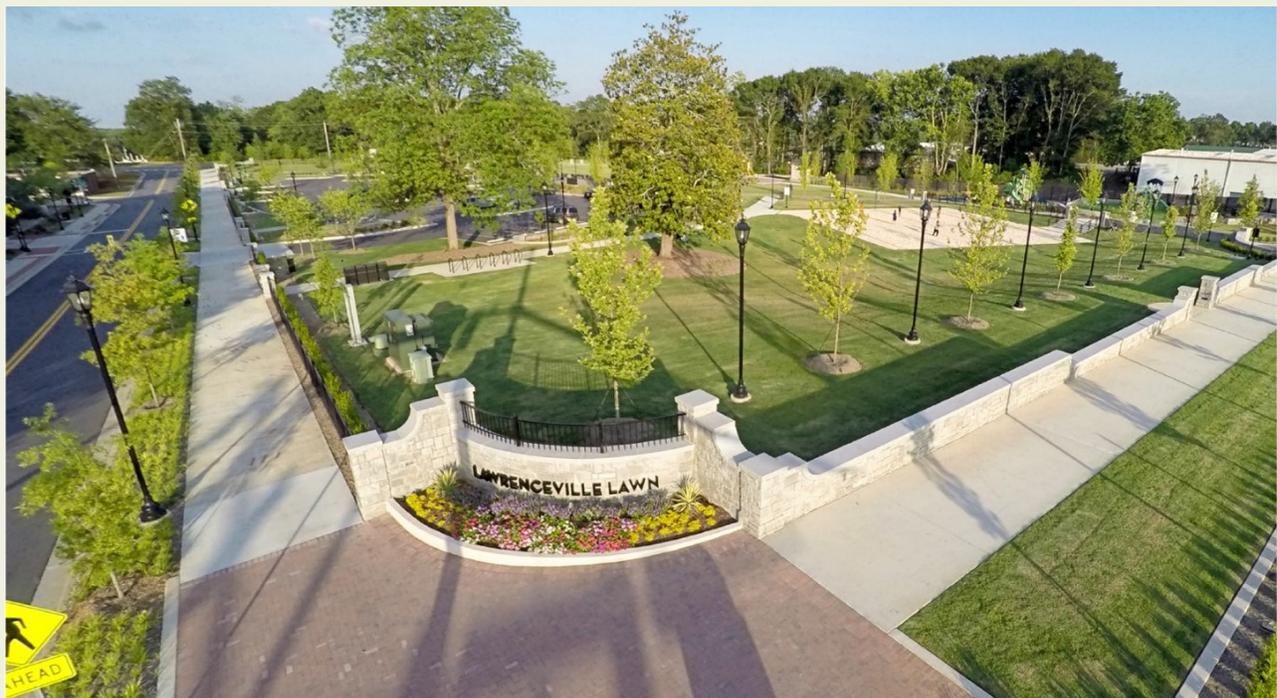
The Evaluation and Appraisal section provides a discussion of Downtown Lawrenceville Master Plan implementation progress to date. It highlights completed actions, new developments, and infrastructure upgrades, as well as actions that have not been accomplished from the 2005 plan.

Overall Plan Success

The City of Lawrenceville has made great strides in implementing the Downtown Master Plan. As outlined on the attached Report of Accomplishments, there are many completed projects, and many more underway.

Highlights of the completed projects since 2011 or projects that have been initiated since that time but are not yet complete include:

The **Lawrenceville Lawn** is a park project that was previously identified in the LCI plan as the Jackson Street Park. Phase one of the project is complete and includes a playground and volleyball court, a meeting/gathering space, an amphitheater and a short walking trail with connectivity to the Heritage Trail. The park has served as a catalyst of activity as the primary location for city events such as Rockin' Ribville, Summer Concert Series, Paws in the Park, Movies on the Lawn, Artfest Gwinnett, Pizza with the Police, Prelude to the Fourth, and many more. Each event serves to engage the community to create a wonderful sense of place in line with the goals of the LCI plan.



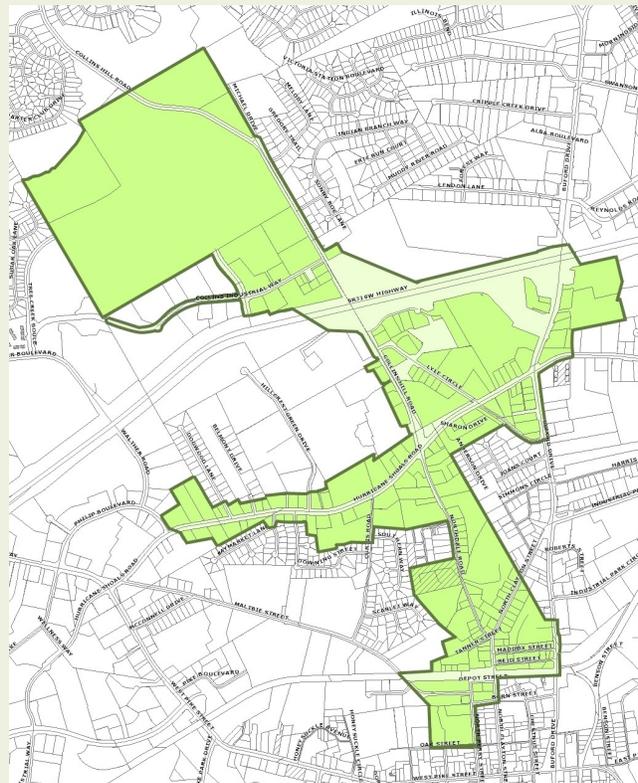
The **Lawrenceville Lawn Phase Two** is a project that is just underway and in the initial planning stages. This project will include the relocation of existing City of Lawrenceville service utility departments to an area outside of the LCI boundary to allow for a major redevelopment effort in partnership with potential private developers.

Heritage Trail Pedestrian Facilities, a project that links the Fallen Heroes Memorial to Rhodes Jordan Park was completed in 2012. The project included improved lighting, shade trees, benches and trash receptacles, improved pedestrian street crossings, and heritage medallions. Additional trail connectivity projects have either begun or are being discussed which are outside of the LCI boundary.

The **Clayton Street/Perry Street two-way pairing** project is in the design and project bid phase. The project will return the current one-way streets to two-way along with parking and pedestrian improvements.

Pike Street Parking Lot Improvements is a project that is taking place with the coordination of the City of Lawrenceville and Gwinnett County through a long term lease. The City of Lawrenceville has installed centralized dumpsters and will soon begin a resurfacing/stripping project to improve and increase available public parking.

College Corridor, a new road along with pedestrian improvements is a project to the Northern boundary of the LCI but continues much further outside of the study area. This project will serve as a linkage between the downtown and the Georgia Gwinnett College. This project is in the design phase and right-of-way acquisition has begun.



College Corridor Redevelopment Area

Recent Private Development

Since the last 5-year update in 2011, through public efforts there has been an increased interest in private investment in the downtown core LCI study area. Several new private development projects have been undertaken, including both new construction and the adaptive reuse of historic downtown buildings. Projects include:

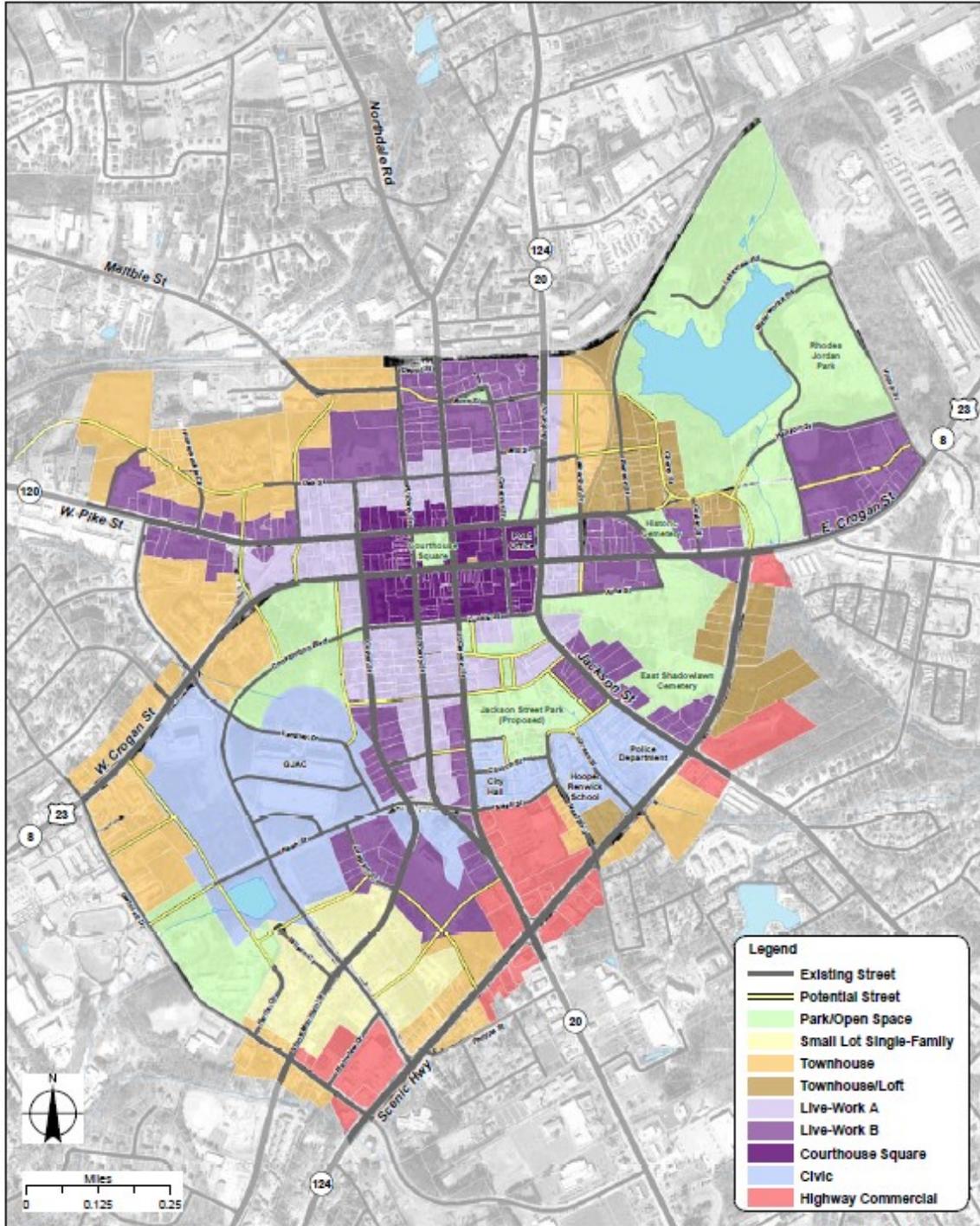
- Expansion and relocation of the Local Republic pub and restaurant into a newly renovated space on the downtown square.
- Construction of the Slow Down Brewing Company, which is Gwinnett County's first local brewery, has begun in a historic 106-year-old building in the City's rail depot district.
- The addition of a Universal Joint (U-Joint) restaurant, which reused a former service station and includes indoor and outdoor dining.

These are in addition to several smaller projects and similar efforts that have improved the quality of downtown.



Downtown Framework Plan/Land Use Map

In 2011, several significant updates to the Downtown Master Plan were incorporated. The Downtown Framework/Land Use Plan shown below remains relevant and in effect, and represents a union of the study area’s proposed future land uses and street network.



Downtown Framework Plan / Land Use Plan

Report of Accomplishments

The report of accomplishments contained in the Appendix provides a detailed overview of the status of specific projects. In reviewing the overall success rate, it is important to note that many of the projects that are not completed or underway are new street projects, which would have been promoted by private redevelopment efforts. The feasibility of these projects will continually be evaluated as the implementation plan moves forward.

Implementation Challenges

As noted in the previous 5-year LCI update, one of the greatest challenges to the implementation of the LCI plan is funding. While this obstacle will continue to be present, Lawrenceville is committed to devoting resources to projects that will drive and encourage additional redevelopment efforts. This has proven to be the case as there has been an increased interest in private projects within the past five years.

Another challenge is the difficulty of applying a block and street pattern retroactively. As stated previously, this block pattern will be reevaluated and potentially revised as the implementation moves forward.

A challenge identified in the original plan was bureaucratic issues that arise since each arterial within the LCI boundary is controlled by the Georgia Department of Transportation (GDOT). This concern/challenge has lessened in the past 5 years because state designation has been removed from Clayton Street and Perry Street. The City of Lawrenceville will continue to work with GDOT on the removal of the designation for Crogan and Pike Streets.

Updated 5-Year Implementation Plan

The Implementation Plan outlined in the Appendix provide steps for the City of Lawrenceville to take to continue to implement its LCI plan in the coming years. The table of projects and initiatives has been updated to remove completed projects, adjust timings, and add new projects identified by the city since the last 5-year update in 2011. This update will serve as a blueprint for continuing the Downtown Master Plan's vision over the next five years.

Steps Toward Implementation

To ensure implementation of the identified projects as well as the policies of the Downtown Master Plan, continued diligence will be required on the part of Lawrenceville's residents, businesses, and leaders. Each must monitor development and public improvements to ensure that they are consistent with the vision embodied in the master plan. Specifically, stakeholders must cooperate with city government and developers to ensure that private developments that support the vision are implemented satisfactorily.

The City of Lawrenceville, especially the Downtown Development Authority, must continue to stay engaged in review of potential funding options for transportation projects. Although the city has successfully competed for LCI funding, transportation projects may also be funded through a variety of other sources administered through the ARC. The City of Lawrenceville should continue to work with ARC staff to ensure that projects requiring transportation funds are included in future Regional Transportation Plans (RTPs).

For the plan's vision to continue to become reality, it is key that the following also be kept in mind by all Lawrenceville's stakeholders:

The Vision: Of all of the components of this study, the vision is its most lasting legacy. The ideas contained in the Community Vision & Goals component of the original master plan document represent the results of an inclusive public involvement process. It is unlikely that the general vision and goals resulting from this process will change significantly, even though the steps to achieving them may.

Flexibility: While the vision is unlikely to change in the near future, it is critical that Lawrenceville recognizes that the ways in which the vision is achieved can and will change. The addition or subtraction of policies or projects should not be viewed as a compromise of the study, but rather its natural evolution. Many of the original assumptions used to guide this process, including the economic climate, land costs, transportation costs, and development trends, are never fixed. Lawrenceville must be prepared to respond to changes to ensure a relevant plan.

Development Guide: One of the greatest long-term values of the Downtown Lawrenceville Master Plan LCI, in addition to its role in procuring transportation funding, is that it lays out a detailed land use framework. All development proposals should be reviewed for compatibility with the framework.

By being mindful of these three concepts, the Downtown Lawrenceville Master Plan can continue to guide positive change for years to come.

APPENDIX

Report of Accomplishments

Transportation

Housing

Other

Five-Year Implementation Plan (2017-)

Transportation

Housing

Other

**REPORT OF
ACCOMPLISHMENTS
Lawrenceville LCI / March 2017**

Instructions: In the left columns, list all projects/actions identified in your LCI 5-Year Action Plan. Check the appropriate status box for each project. Provide details when necessary, including when a project has missed its deadline or has become irrelevant.

Transportation Initiatives

Project	Description	PE Year	Construction Year	STATUS				Notes
				Complete	Underway	Not Started	Not Relevant	
Heritage Trail Pedestrian Facilities	Improved lighting, shade trees, crossings	2011	2012	X				
Fallen Heroes Memorial to Culver St via Constitution Blvd (Heritage Trail)	Improved lighting, shade trees, crossings	2011	2012	X				
Luckie St from Culver St to Chestnut St (Heritage Trail)	Improved lighting, shade trees, crossings, sidewalks and widening	2011	2012	X				
Chestnut St from Luckie St to E. Crogan St (Heritage Trail)	Improved lighting and new sidewalks	2006	2007	X				
E. Crogan St from Chestnut St to Atha St (Heritage Trail)	Improved lighting, shade trees, crossings, and new sidewalks	2011	2012	X				
E. Crogan St from Atha St to Rhodes Jordan Park (Heritage Trail)	Improved lighting, shade trees, crossings	2006	2007	X				
North Clayton Pedestrian Facilities	Improved lighting, shade trees, crossings, and new sidewalks	2011	2017		X			Project to bid first quarter 2017
Courthouse Square	Pedestrian Facilities upgrades	2016	2017		X			Project to bid first quarter 2017
Buford Drive at Pike St	Pedestrian Intersection upgrades	2016	2017		X			Project to bid first quarter 2017
S. Perry St from W. Crogan St to Nash St	Pedestrian Facilities upgrades	2016	2017		X			Project to bid first quarter 2017
S. Clayton St from W. Crogan St to Nash St	Pedestrian Facilities upgrades	2016	2017		X			Project to bid first quarter 2017
Two-way street conversion	Roadway operations	2016	2017		X			Project to bid first quarter 2017
Wayfinding signage program	Roadway operations, Pedestrian	2011	2012	X				
Crogan St and Pike St traffic calming	Roadway operations, Pedestrian	2016	2017		X			
Scenic Parkway (Scenic Hwy extension)	New Street	-	-				X	Due to Rhodes Jordan Park improvements (To be revisited at a later date)
McArthur St extension North	New Street	-	-				X	Recent business approval indicates project is not desired at this time
Jarmon St extension (East to proposed Scenic Parkway)	New Street	-	-				X	Due to Rhodes Jordan Park improvements (To be revisited at a later date)

**REPORT OF
ACCOMPLISHMENTS
Lawrenceville LCI / March 2017**

Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	Notes
McArthur St extension South to Atha St	New Street	-	-				X	
Born St Realignment	New Street, Intersection (realign to remove offset to Maltbie St)	-	-				X	
Gordon St extension (South to Constitution Blvd)	New Street	-	-				X	
Macedonia St extension (South to Constitution Blvd)	New Street	-	-				X	
Macedonia St widening (between Oak St and W. Pike St)	New Street	-	-				X	
Macedonia St extension (North to Maltbie St)	New Street	-	-				X	
Oak St extension (West to Buchanan St)	New Street	-	-				X	
New Street A (from W. Crogan St to Langley Dr East of GJAC)	New Street	-	-				X	
Seminary St extension (West to New Street A)	New Street	2021+	2021+			X		To be evaluated. May utilize alignment of Don's Way.
Seminary St extension (East to Jackson St per Jackson St Master Plan)	New Street	2017	2019			X		To be included with imminent development.
New Street B (From New Street D to Seminary St extension per Jackson St Park Master Plan)	New Street	2017	2019			X		To be included with imminent development.
New Street C (From Branson St extension to Seminary St extension per Jackson St Park Master Plan)	New Street	2017	2019			X		To be included with imminent development.
New Street D (From S. Clayton St to Jackson St including spru North to Luckie St per Jackson St Park Master Plan)	New Street	2017	2019			X		To be included with imminent development.
Branson St extension (East from Neal Blvd to Jackson St per Jackson St Park Master Plan)	New Street	2017	2019			X		To be included with imminent development.

**REPORT OF
ACCOMPLISHMENTS
Lawrenceville LCI / March 2017**

Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	Notes

Other Local Initiatives

Project	Description	Study / Implementation Year	STATUS				Notes
			Complete	Underway	Not Started	Not Relevant	
Jackson Street Park Phase I		2012	X				
Jackson Street Park Phase II		2020+			X		
Train Depot	Market for business use	2012	X				
New Utility Building	Relocate utility departments	2016/2017		X			
New City "gallery"		-				X	
Plaza		-				X	
Honeysuckle Hill Park		-				X	
Neighborhood Park South		-				X	
Louise Cooper Park		2011	X				
Courthouse Square Improvements		-				X	
Greenway Network Connections		2017			X		Possible 2017 SPLOST project.
Greenway Network Connections		2017					Possible 2017 SPLOST project.
Greenway Network Connections		2017					Possible 2017 SPLOST project.
Rhodes Jordan Park Renovation		2012	X				
Conversion of former City Hall and Police Station to Other Use		2012	X				
New Park (Southwest corner of S. Clayton St and Nash St)		2018			X		
Water Tower branding sign		-				X	Water Tower no longer exists
Downtown Gateway projects		2015	X				

FIVE YEAR IMPLEMENTATION PLAN

Transportation Projects

Description	Type of Improvement	Engineering Year	Engineering Costs	ROW Year	ROW Costs	Construction Year	Construction Costs	Total Project Costs	Responsible Party	Funding Source
North Clayton Pedestrian Facilities	Improved lighting, shade trees, crossings, and new sidewalks	2017	\$167,700	2017-2018	\$0	2018-2019	\$1,118,000	\$1,285,700	City of Lawrenceville	LCI, TE
Courthouse Square	Pedestrian Facilities upgrades	2017	\$80,625	2017-2018	\$0	2018-2019	\$537,500	\$618,125	City of Lawrenceville	LCI, TE
Buford Drive at Pike Street	Pedestrian Facilities upgrades	2017	\$18,544	2017-2018	\$0	2018-2019	\$123,625	\$142,169	City of Lawrenceville	LCI, TE
S. Perry Street from W. Crogan St. to Nash St.	Pedestrian Facilities upgrades	2017	\$270,900	2017-2018	\$0	2018-2019	\$1,806,000	\$2,076,900	City of Lawrenceville	LCI, TE
S. Clayton St. from W. Crogan St. to Nash St.	Pedestrian Facilities upgrades	2017	\$283,800	2017-2018	\$1	2018-2019	\$1,892,000	\$2,175,800	City of Lawrenceville	LCI, TE
Two-way street conversion	Roadway operations	2017	\$80,625	2017-2018	\$0	2018-2019	\$537,500	\$618,125	City of Lawrenceville	LCI, TE
Crogan St. and Pike St. traffic calming	Roadway operations, Pedestrian	2018	\$24,188	2018-2019	\$0	2019-2020	\$161,250	\$185,438	City of Lawrenceville	LCI, TE
Seminary St. extension (West to New Culver St.)	New Street	2019+	\$124,163	2019+	TBD	2019+	\$827,750	\$951,913	City/Private	City/Private
Seminary St. extension (East to Jackson St. per Jackson St. Park Master Plan)	New Street	2019+	\$186,244	2019+	\$0	2019+	\$1,241,625	\$1,427,869	City of Lawrenceville	TBD
New Street B (From New Street D to Seminary St extension per Jackson St Park Master Plan)	New Street	2019+	\$106,425	2019+	\$0	2019+	\$709,500	\$815,925	City of Lawrenceville	TBD
New Street D (From S. Clayton St to Jackson St including spur North to Luckie St per Jackson St Park Master Plan)	New Street	2019+	\$212,850	2019+	\$0	2019+	\$1,419,000	\$1,631,850	City of Lawrenceville	TBD
Branson St extension (West to S. Perry St.)	New Street	2019+	\$124,163	2019+	\$0	2019+	\$827,750	\$951,913	City of Lawrenceville	TBD

Lawrenceville LCI / March 2017

Nash St extension (West to Gwinnett Drive)	New Street	2020+	\$123,625	2020+	TBD	2020+	\$827,750	\$951,375	City/Private	City/Private
South Parking Deck	Public Parking South of the Square	TBD	\$719,175	TBD	TBD	TBD	\$4,794,500	\$5,513,675	City/Private	TBD
West Parking Deck	Public Parking West of the Square	TBD	\$645,000	TBD	TBD	TBD	\$4,300,000	\$4,945,000	City/Private	TBD
Southwest Parking Deck	Public Parking southwest of the Square	TBD	\$645,000	TBD	TBD	TBD	\$4,300,000	\$4,945,000	City/Private	TBD
Parking Bank	Public Parking	n/a	n/a	n/a	n/a	n/a	Staff time	Staff time	City/Private	City
GGC Corridor (N. Clayton, N. Perry, Bom and Depot Streets from Pike Street to Railroad)	Roadway Operation, Pedestrian	2016	\$40,000	2016	\$8,000	2017	\$1,400,000	\$1,448,000	City of Lawrenceville	Bond and Stormwater fees
Stone Mountain Street/Five Forks Trickum Corridor (From Nash Street to Gwinnett Drive)	Roadway Operation, Pedestrian	2017	TBD	2018	TBD	2018	TBD	TBD	Gwinnett County and City of Lawrenceville	SPLOST

Totals	\$3,853,025	\$8,001	\$26,823,750	\$30,684,775
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Housing Projects/Initiatives

Description/Action	Cost	Year	Responsible Party	Funding Source

Other Local Initiatives

Description/Action	Cost	Year	Responsible Party	Funding Source
Jackson Street Park Phase II	TBD	2018	City/Private	City/Private
New Utility Building	\$17,000,000	2017	City of Lawrenceville	General Fund

Lawrenceville LCI / March 2017

Greenway Network Connections	TBD	2020+	City of Lawrenceville	TBD
New Park (Southwest corner of S. Clayton St. and Nash St.)	TBD	2020+	City of Lawrenceville	TBD
West Pike Parking Lot Refurbishing (Parking improvements)	\$30,000	2017	City of Lawrenceville	General Fund

RESOLUTION AI-2017-43

**RESOLUTION ADOPTING THE LAWRENCEVILLE DOWNTOWN LIVABLE
CENTERS INITIATIVE MASTER PLAN 5-YEAR PLAN UPDATE**

WHEREAS, the City of Lawrenceville supports regional efforts to develop a balanced transportation system to reduce dependence upon the automobile, enhance access, improve safety, encourage continued prosperity, and promote quality of life; and

WHEREAS, the City of Lawrenceville concurs that improvements in the quality of life from a well-planned downtown area will enhance the economic position of Lawrenceville; and

WHEREAS, THE City of Lawrenceville adopted the Lawrenceville Downtown Livable Centers Initiative Master Plan on July 25, 2005, and adopted its first 5-Year Livable Centers Initiative (LCI) Update on October 3, 2011;

NOW THEREFORE, the Council of the City of Lawrenceville, Georgia hereby resolves and ordains that the Lawrenceville Downtown LCI Master Plan 5-Year Plan Update is approved and adopted and resolves to continue participation in the Livable Center Initiative Program for an additional five years as a major step in preserving the health, well-being, and economic vitality of the Lawrenceville community.

IT IS SO RESOLVED this 3rd day of April, 2017.



Mayor Judy Jordan Johnson

ATTEST:



Karen Pierce
City Clerk