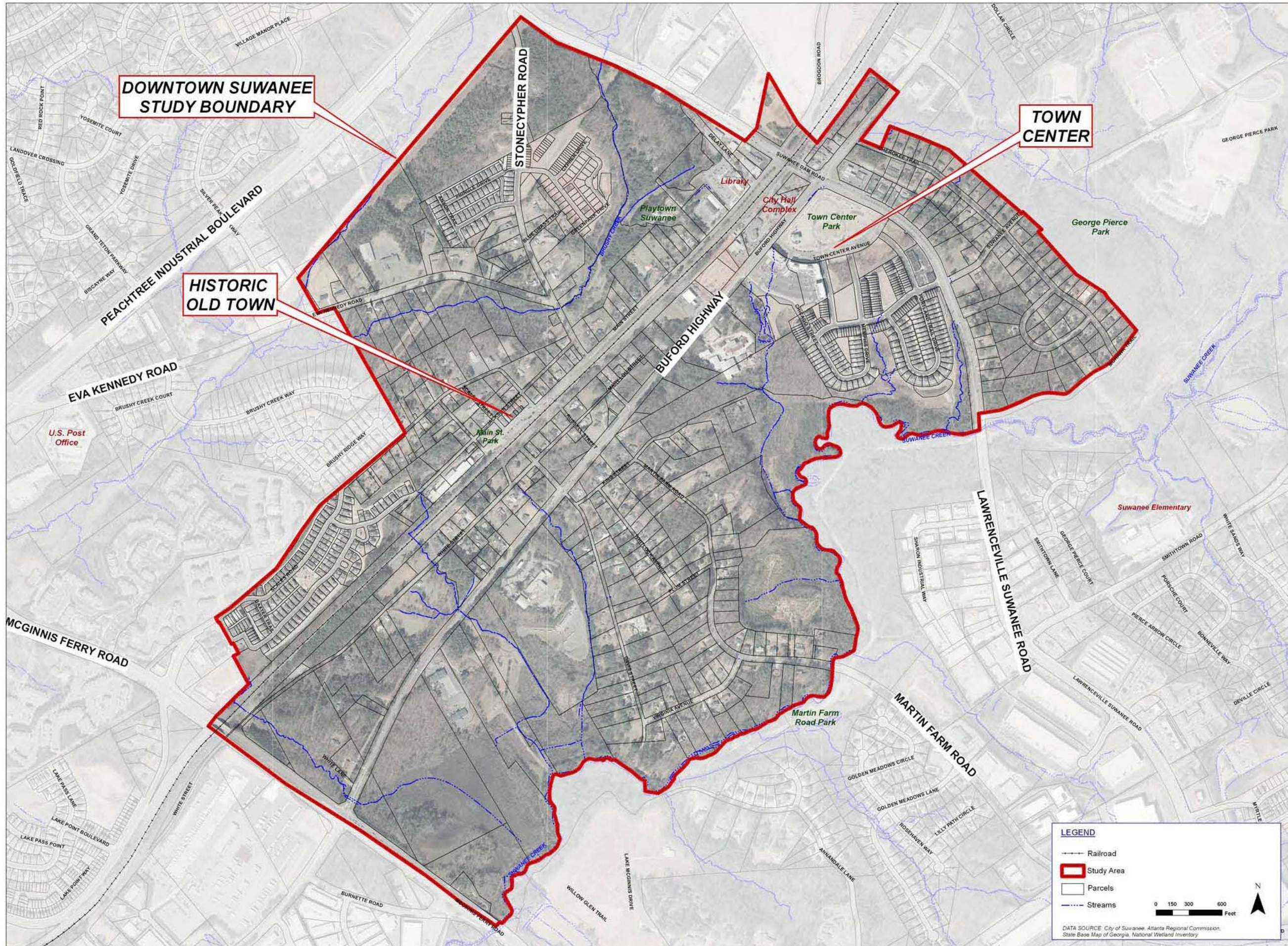


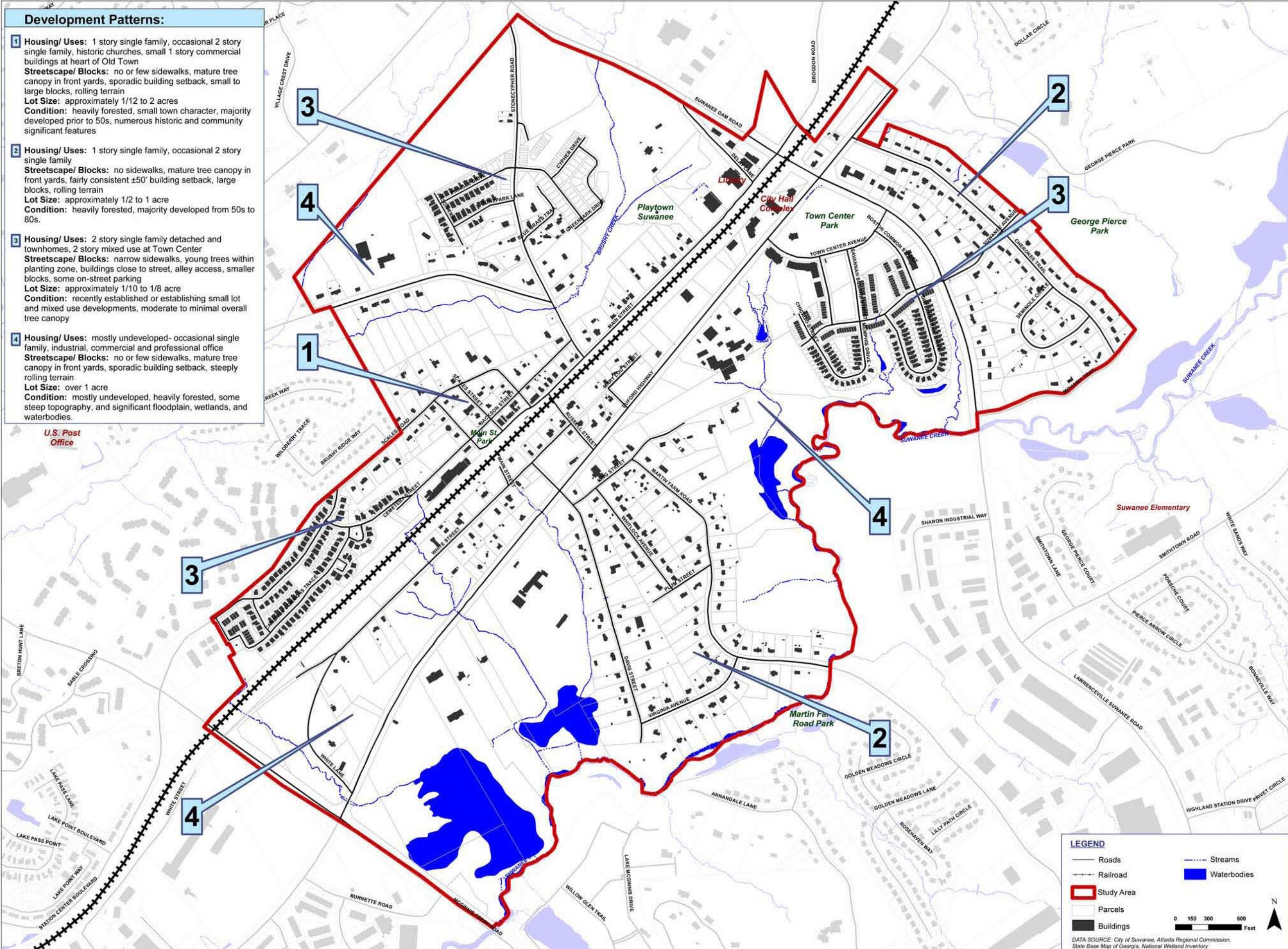
# Appendix A - Maps







- Development Patterns:**
- Housing/ Uses:** 1 story single family, occasional 2 story single family, historic churches, small 1 story commercial buildings at heart of Old Town  
**Streetscape/ Blocks:** no or few sidewalks, mature tree canopy in front yards, sporadic building setback, small to large blocks, rolling terrain  
**Lot Size:** approximately 1/12 to 2 acres  
**Condition:** heavily forested, small town character, majority developed prior to 50s, numerous historic and community significant features
  - Housing/ Uses:** 1 story single family, occasional 2 story single family  
**Streetscape/ Blocks:** no sidewalks, mature tree canopy in front yards, fairly consistent ±50' building setback, large blocks, rolling terrain  
**Lot Size:** approximately 1/2 to 1 acre  
**Condition:** heavily forested, majority developed from 50s to 80s.
  - Housing/ Uses:** 2 story single family detached and townhomes, 2 story mixed use at Town Center  
**Streetscape/ Blocks:** narrow sidewalks, young trees within planting zone, buildings close to street, alley access, smaller blocks, some on-street parking  
**Lot Size:** approximately 1/10 to 1/8 acre  
**Condition:** recently established or establishing small lot and mixed use developments, moderate to minimal overall tree canopy
  - Housing/ Uses:** mostly undeveloped- occasional single family, industrial, commercial and professional office  
**Streetscape/ Blocks:** no or few sidewalks, mature tree canopy in front yards, sporadic building setback, steeply rolling terrain  
**Lot Size:** over 1 acre  
**Condition:** mostly undeveloped, heavily forested, some steep topography, and significant floodplain, wetlands, and waterbodies.

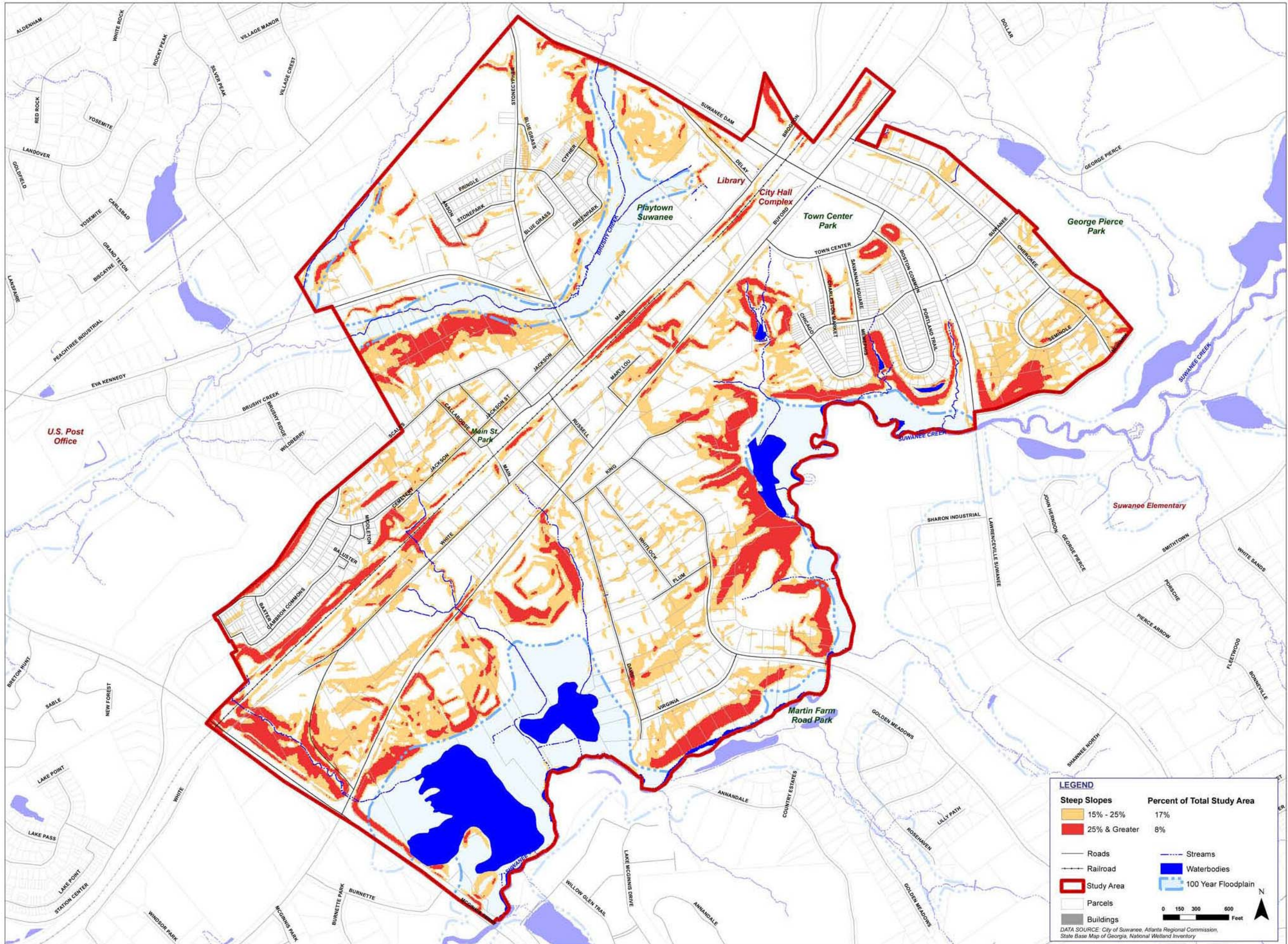


**LEGEND**

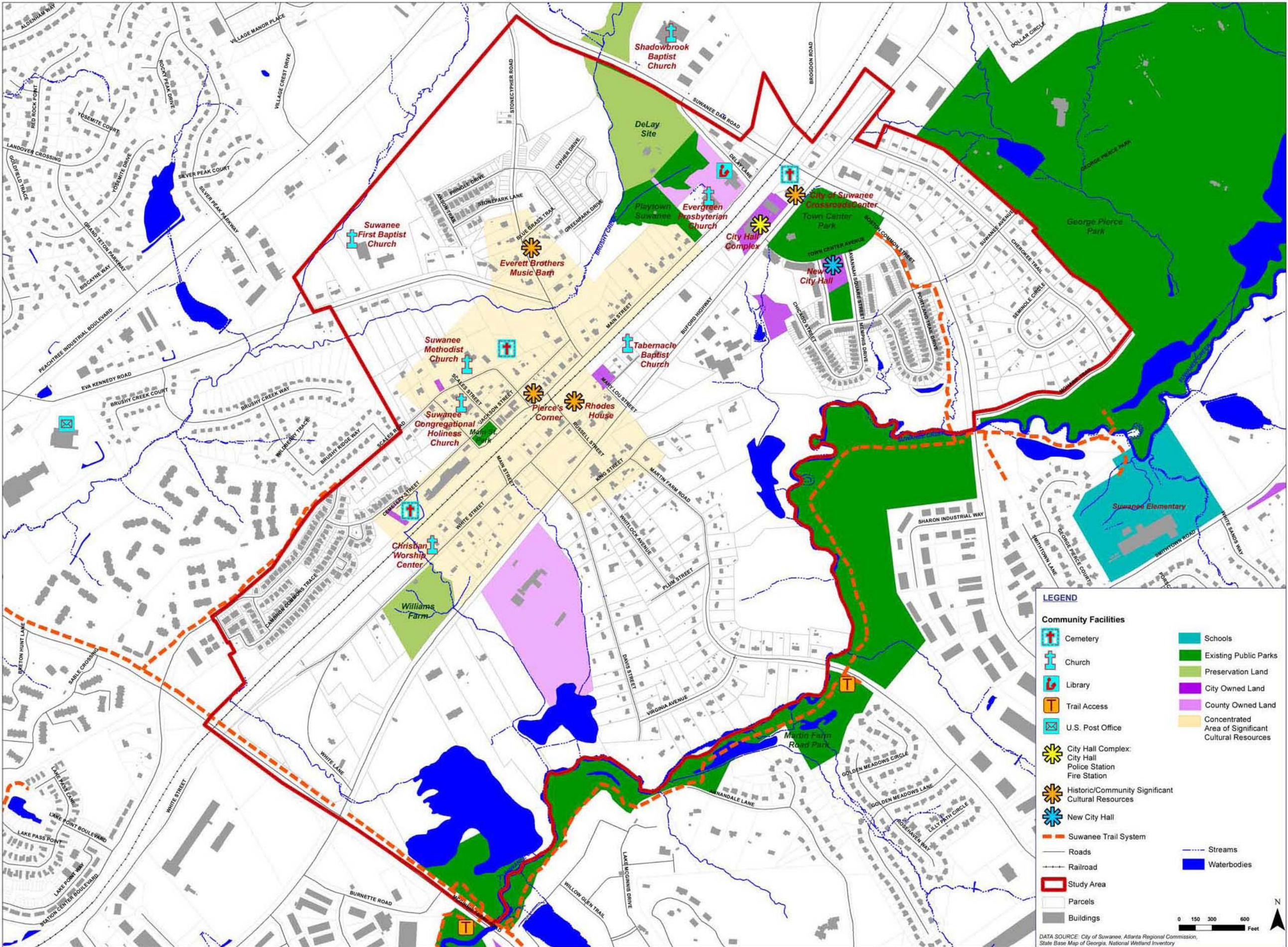
- Roads
- Railroad
- Study Area
- Parcels
- Buildings
- Streams
- Waterbodies

0 150 300 600 Feet

DATA SOURCE: City of Suwanee, Atlanta Regional Commission, State Base Map of Georgia, National Wetland Inventory







**LEGEND**

	Cemetery		Schools
	Church		Existing Public Parks
	Library		Preservation Land
	Trail Access		City Owned Land
	U.S. Post Office		County Owned Land
	City Hall Complex: City Hall Police Station Fire Station		Concentrated Area of Significant Cultural Resources
	Historic/Community Significant Cultural Resources		Suwanee Trail System
	New City Hall		Roads
	Study Area		Railroad
	Parcels		Streams
	Buildings		Waterbodies

0 150 300 600 Feet

DATA SOURCE: City of Suwanee, Atlanta Regional Commission, State Base Map of Georgia, National Wetland Inventory

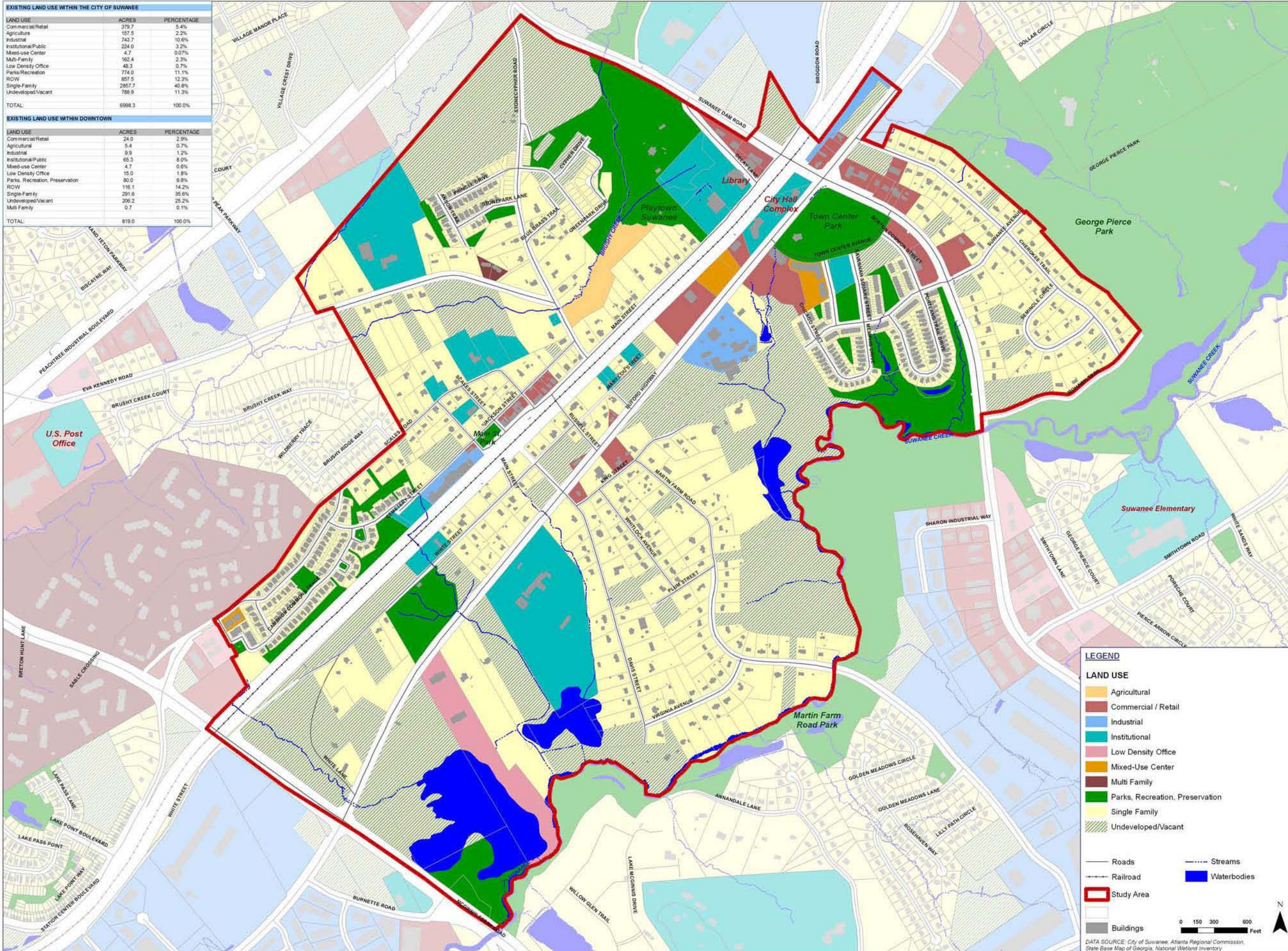
# EXISTING CONDITIONS | EXISTING LAND USE

## DOWNTOWN SUWANEE MASTER PLAN

EXISTING LAND USE WITHIN THE CITY OF SUWANEE		
LAND USE	ACRES	PERCENTAGE
Commercial/Retail	379.7	5.4%
Agriculture	157.5	2.2%
Industrial	743.7	10.6%
Institutional/Public	224.0	3.2%
Mixed-use Center	4.7	0.07%
Multi-Family	162.4	2.3%
Low Density Office	48.3	0.7%
Parks/Recreation	774.0	11.1%
ROW	857.5	12.3%
Single-Family	2857.7	40.8%
Undeveloped/Vacant	786.9	11.3%
<b>TOTAL</b>	<b>6999.3</b>	<b>100.0%</b>

EXISTING LAND USE WITHIN DOWNTOWN		
LAND USE	ACRES	PERCENTAGE
Commercial/Retail	24.0	2.9%
Agriculture	5.4	0.7%
Industrial	9.9	1.2%
Institutional/Public	65.3	8.0%
Mixed-use Center	4.7	0.6%
Low Density Office	15.0	1.8%
Parks, Recreation, Preservation	80.9	9.8%
ROW	116.1	14.2%
Single-Family	291.6	36.6%
Undeveloped/Vacant	206.2	25.2%
Multi Family	0.7	0.1%
<b>TOTAL</b>	<b>819.0</b>	<b>100.0%</b>



**LEGEND**

**LAND USE**

- Agricultural
- Commercial / Retail
- Industrial
- Institutional
- Low Density Office
- Mixed-Use Center
- Multi Family
- Parks, Recreation, Preservation
- Single Family
- Undeveloped/Vacant

— Roads      - - - - Streams

- - - - Railroad       Waterbodies

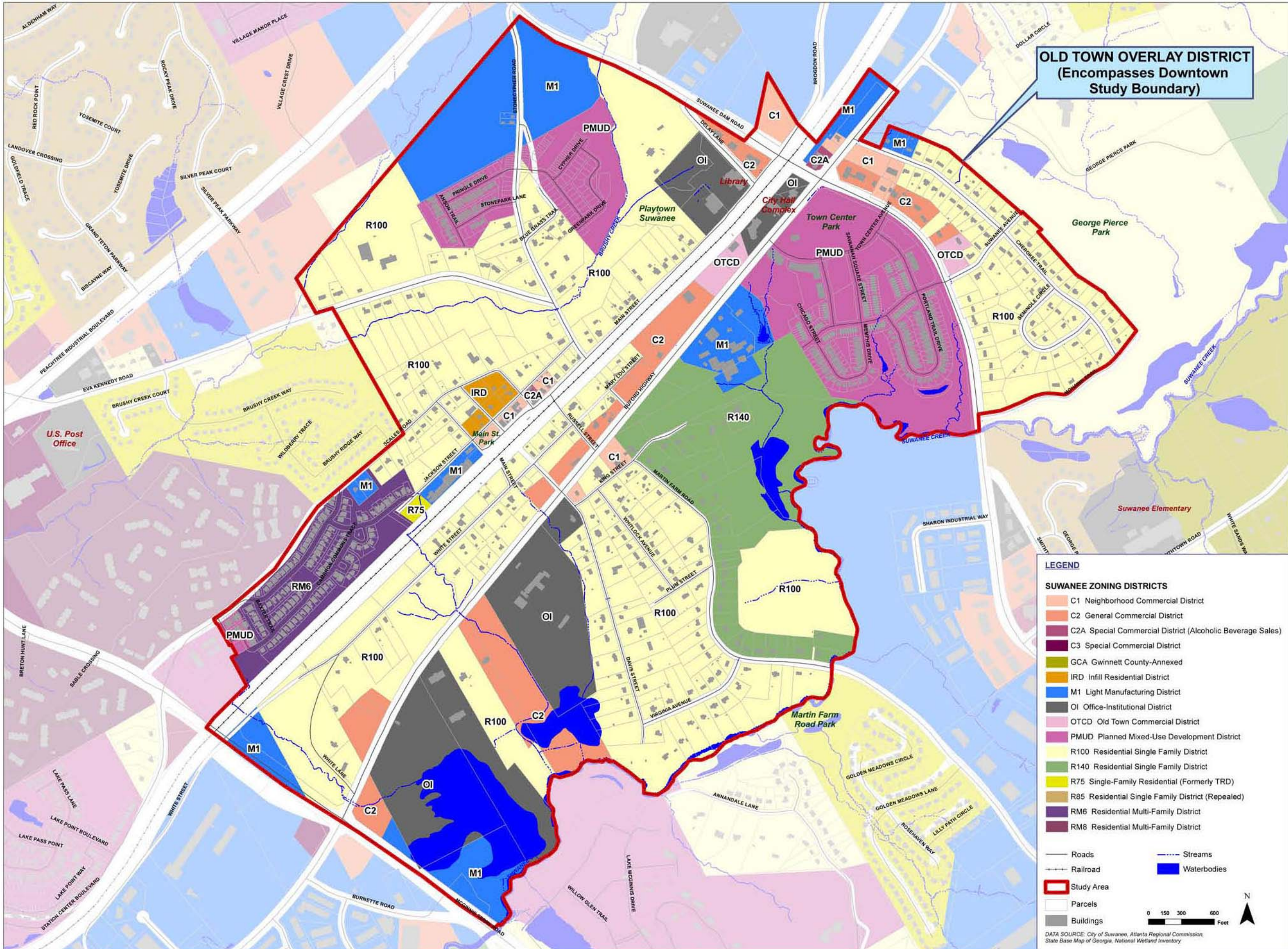
Study Area

Buildings

0 150 300 600 Feet

DATA SOURCE: City of Suwanee, Atlanta Regional Commission, State Base Map of Georgia, National Wetland Inventory





**OLD TOWN OVERLAY DISTRICT**  
 (Encompasses Downtown Study Boundary)

**LEGEND**

**SUWANEE ZONING DISTRICTS**

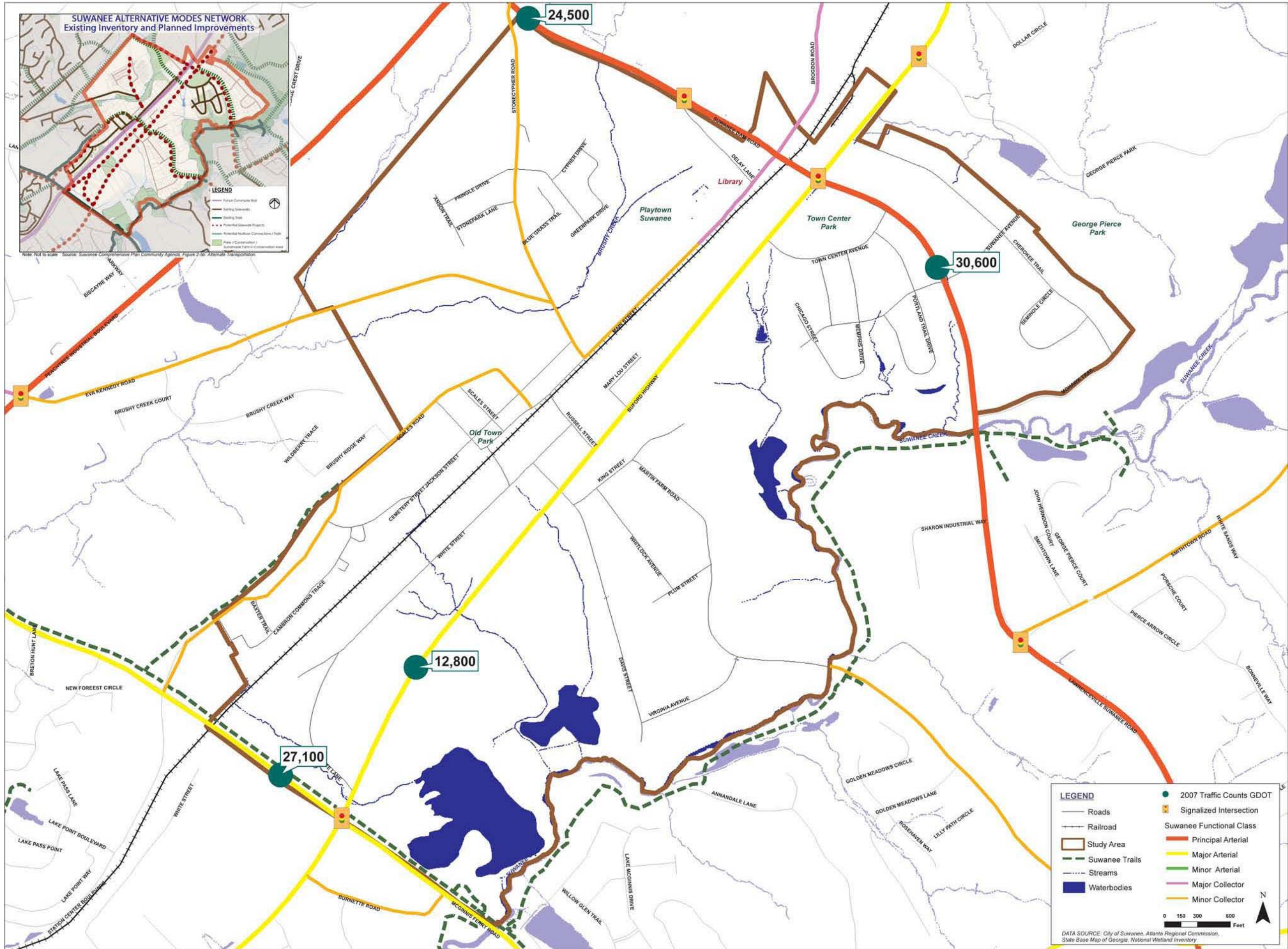
- C1 Neighborhood Commercial District
- C2 General Commercial District
- C2A Special Commercial District (Alcoholic Beverage Sales)
- C3 Special Commercial District
- GCA Gwinnett County-Annexed
- IRD Infill Residential District
- M1 Light Manufacturing District
- OI Office-Institutional District
- OTCD Old Town Commercial District
- PMUD Planned Mixed-Use Development District
- R100 Residential Single Family District
- R140 Residential Single Family District
- R75 Single-Family Residential (Formerly TRD)
- R85 Residential Single Family District (Repealed)
- RM6 Residential Multi-Family District
- RM8 Residential Multi-Family District

— Roads  
 — Railroads  
 — Streams  
 ■ Waterbodies

▭ Study Area  
 ▭ Parcels  
 ■ Buildings

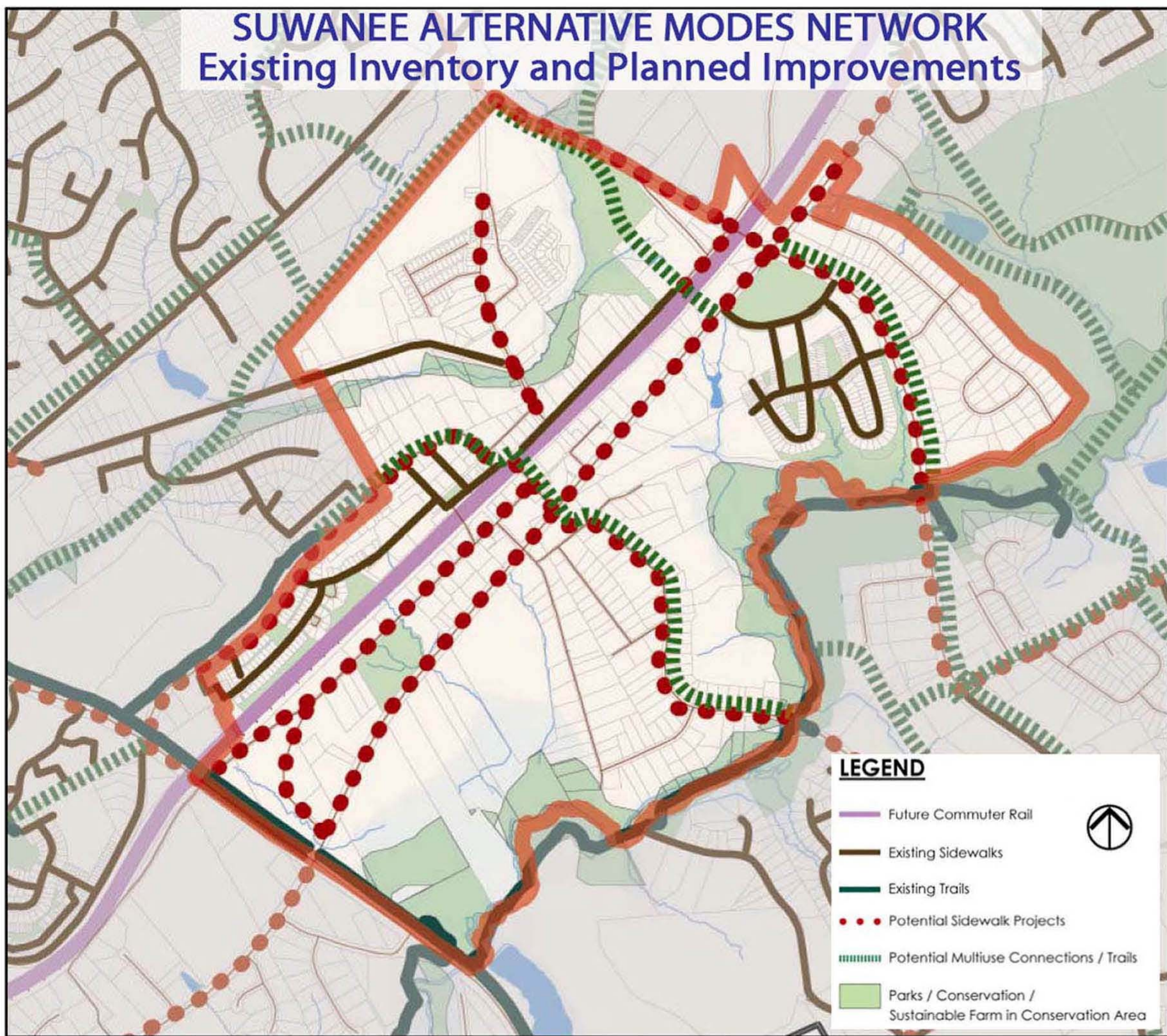
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DATA SOURCE: City of Suwanee, Atlanta Regional Commission, State Base Map of Georgia, National Wetland Inventory

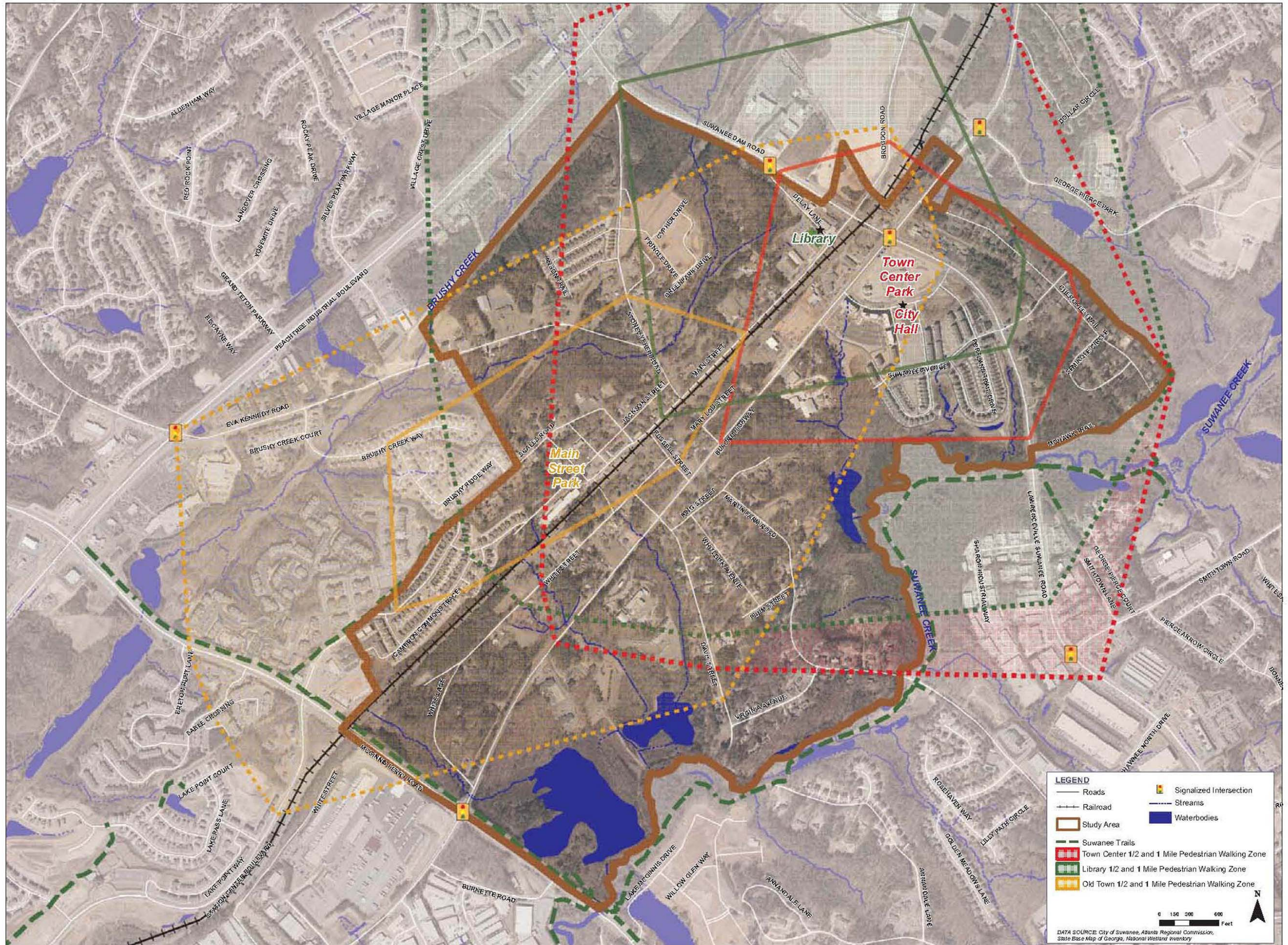


# SUWANEЕ ALTERNATIVE MODES NETWORK

## Existing Inventory and Planned Improvements



Note: Not to scale Source: Suwanee Comprehensive Plan Community Agenda, Figure 2-5b: Alternate Transportation



**LEGEND**

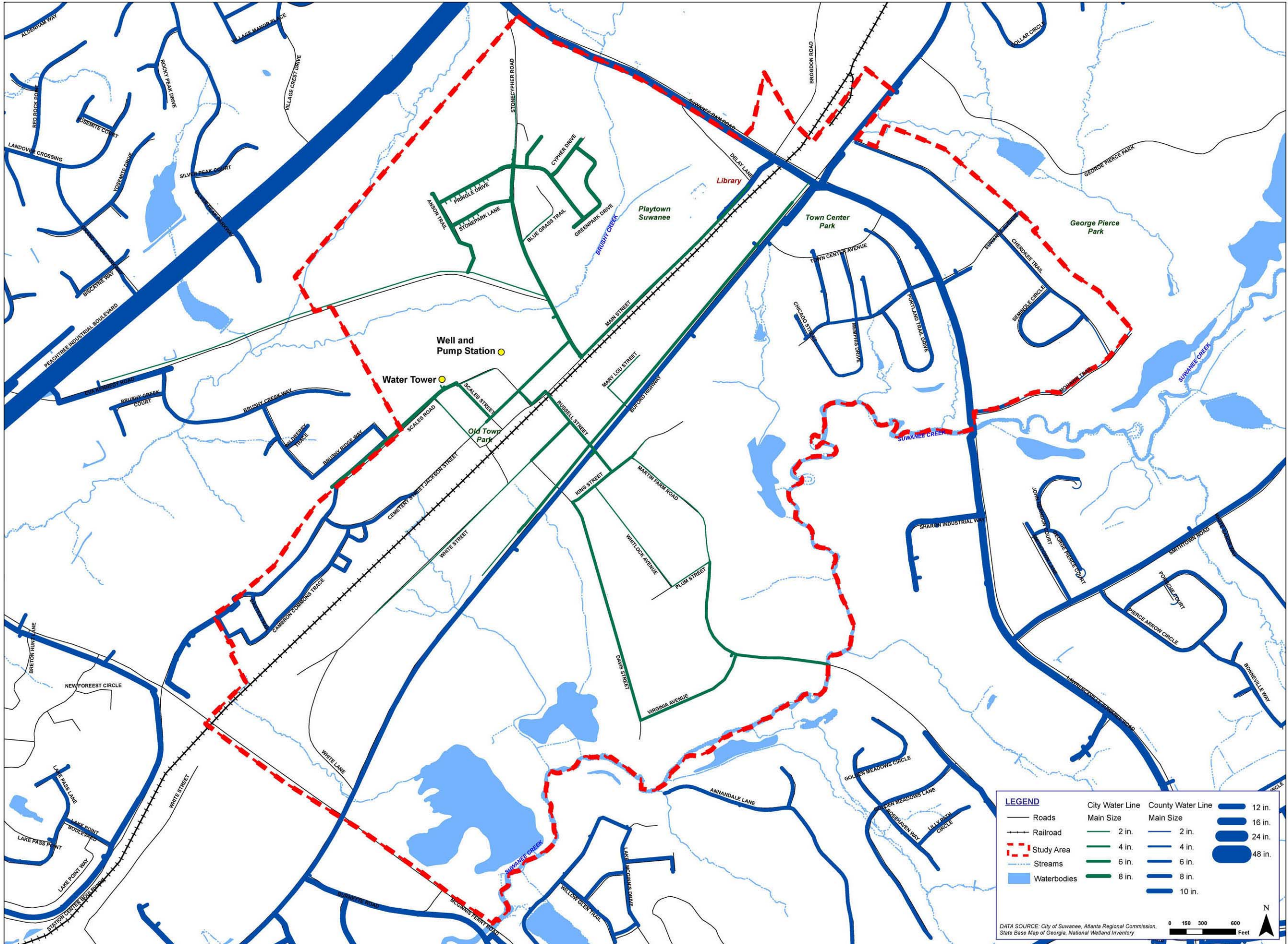
- Roads
- Railroad
- Study Area
- Suwanee Trails
- Town Center 1/2 and 1 Mile Pedestrian Walking Zone
- Library 1/2 and 1 Mile Pedestrian Walking Zone
- Old Town 1/2 and 1 Mile Pedestrian Walking Zone
- Signalized Intersection
- Streams
- Waterbodies

0 150 300 600 Feet

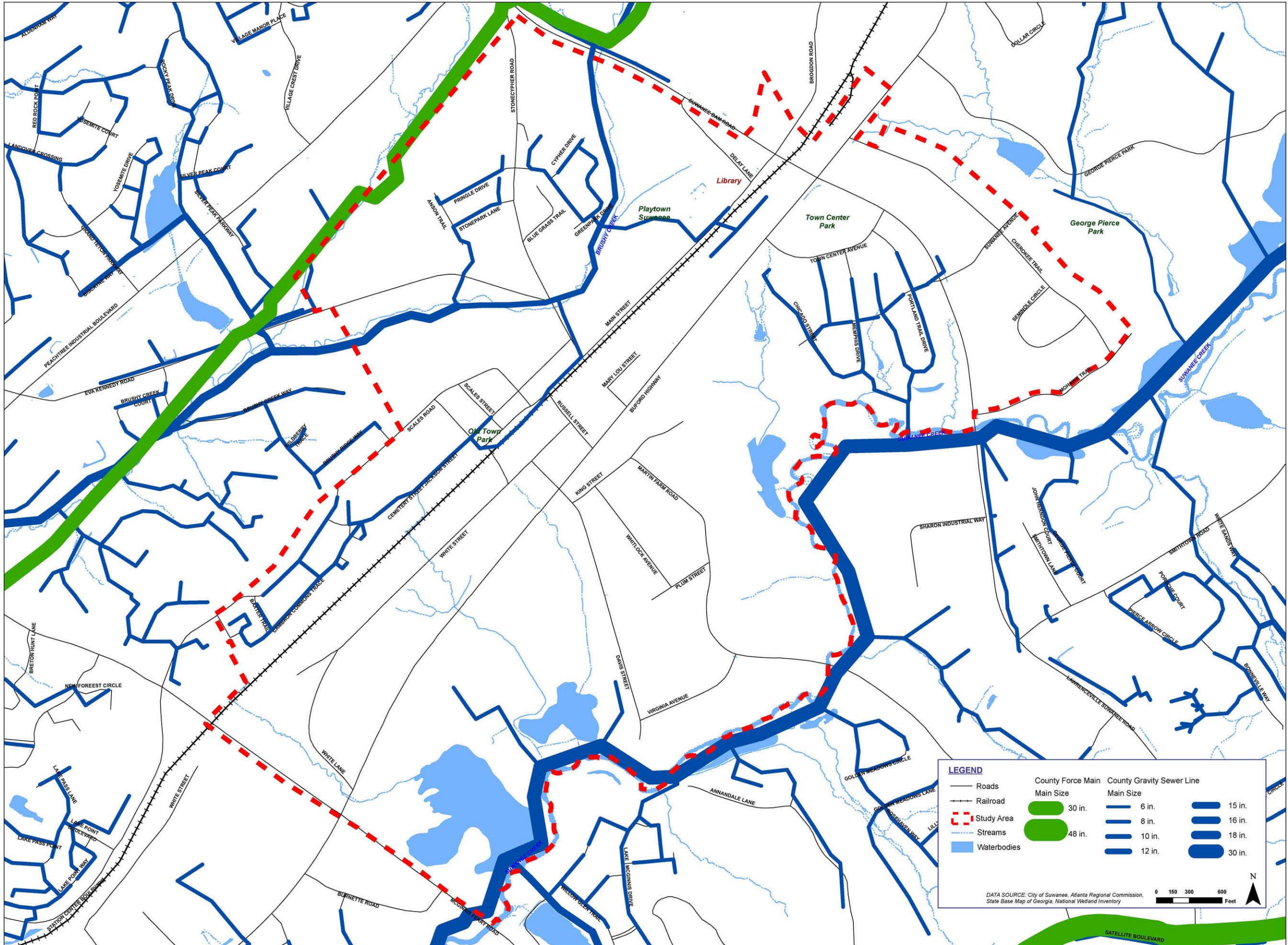
DATA SOURCE: City of Suwanee, Atlanta Regional Commission, State Base Map of Georgia, National Wetland Inventory

# EXISTING CONDITIONS | WATER LINES

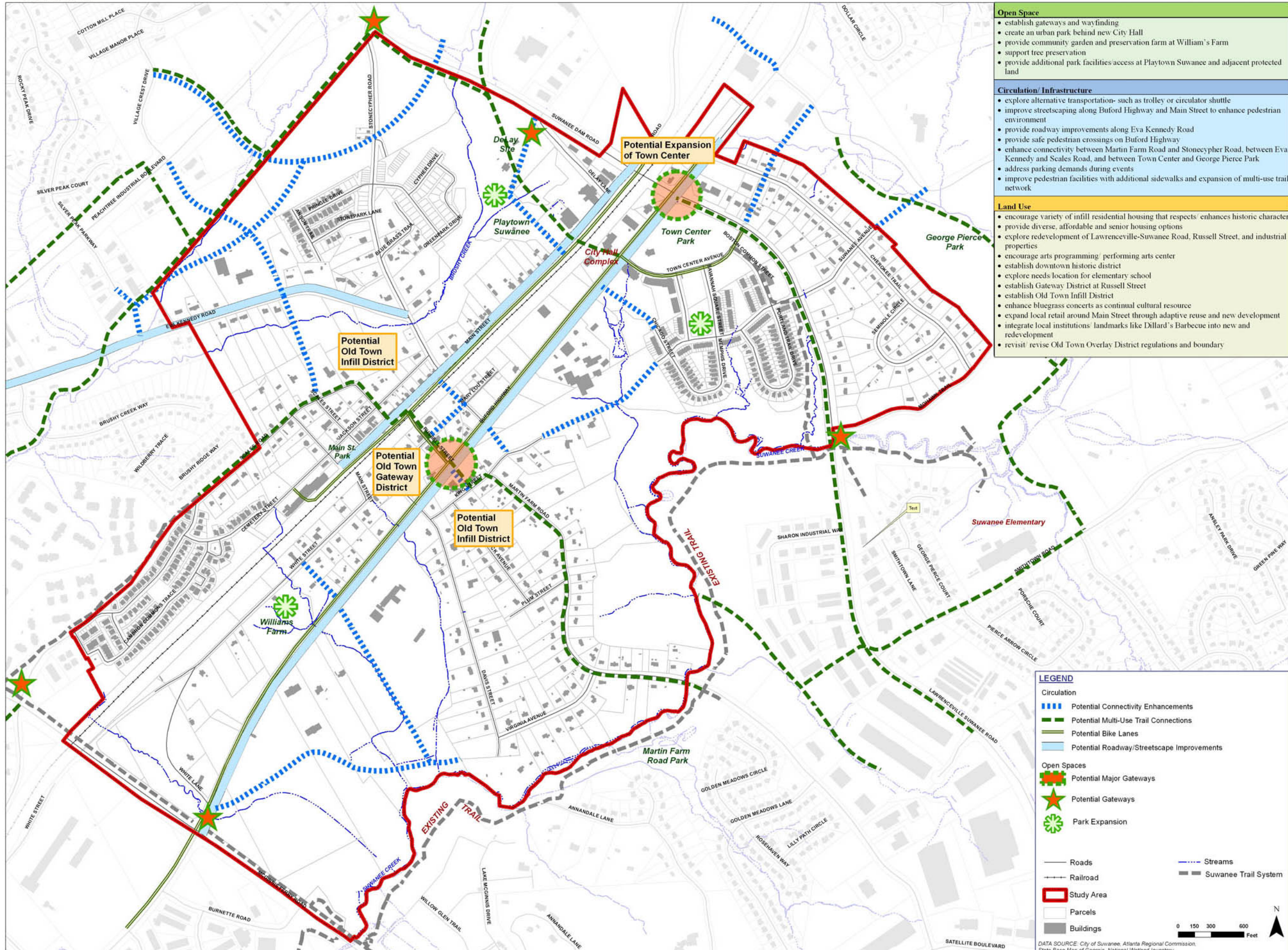
## DOWNTOWN SUWANEE MASTER PLAN



# EXISTING CONDITIONS | SEWER LINES DOWNTOWN SUWANEES MASTER PLAN



# PREVIOUS STUDIES DOWNTOWN SUWANEE MASTER PLAN



- Open Space**
- establish gateways and wayfinding
  - create an urban park behind new City Hall
  - provide community garden and preservation farm at William's Farm
  - support tree preservation
  - provide additional park facilities/access at Playtown Suwanee and adjacent protected land
- Circulation/ Infrastructure**
- explore alternative transportation- such as trolley or circulator shuttle
  - improve streetscaping along Buford Highway and Main Street to enhance pedestrian environment
  - provide roadway improvements along Eva Kennedy Road
  - provide safe pedestrian crossings on Buford Highway
  - enhance connectivity between Martin Farm Road and Stonecypher Road, between Eva Kennedy and Scales Road, and between Town Center and George Pierce Park
  - address parking demands during events
  - improve pedestrian facilities with additional sidewalks and expansion of multi-use trail network
- Land Use**
- encourage variety of infill residential housing that respects/ enhances historic character
  - provide diverse, affordable and senior housing options
  - explore redevelopment of Lawrenceville-Suwanee Road, Russell Street, and industrial properties
  - encourage arts programming/ performing arts center
  - establish downtown historic district
  - explore needs location for elementary school
  - establish Gateway District at Russell Street
  - establish Old Town Infill District
  - enhance bluegrass concerts as continual cultural resource
  - expand local retail around Main Street through adaptive reuse and new development
  - integrate local institutions/ landmarks like Dillard's Barbecue into new and redevelopment
  - revisit/ revise Old Town Overlay District regulations and boundary

**LEGEND**

**Circulation**

- ▬▬▬ Potential Connectivity Enhancements
- ▬▬▬ Potential Multi-Use Trail Connections
- ▬▬▬ Potential Bike Lanes
- ▬▬▬ Potential Roadway/Streetscape Improvements

**Open Spaces**

- ★ Potential Major Gateways
- ★ Potential Gateways
- ★ Park Expansion

**Infrastructure**

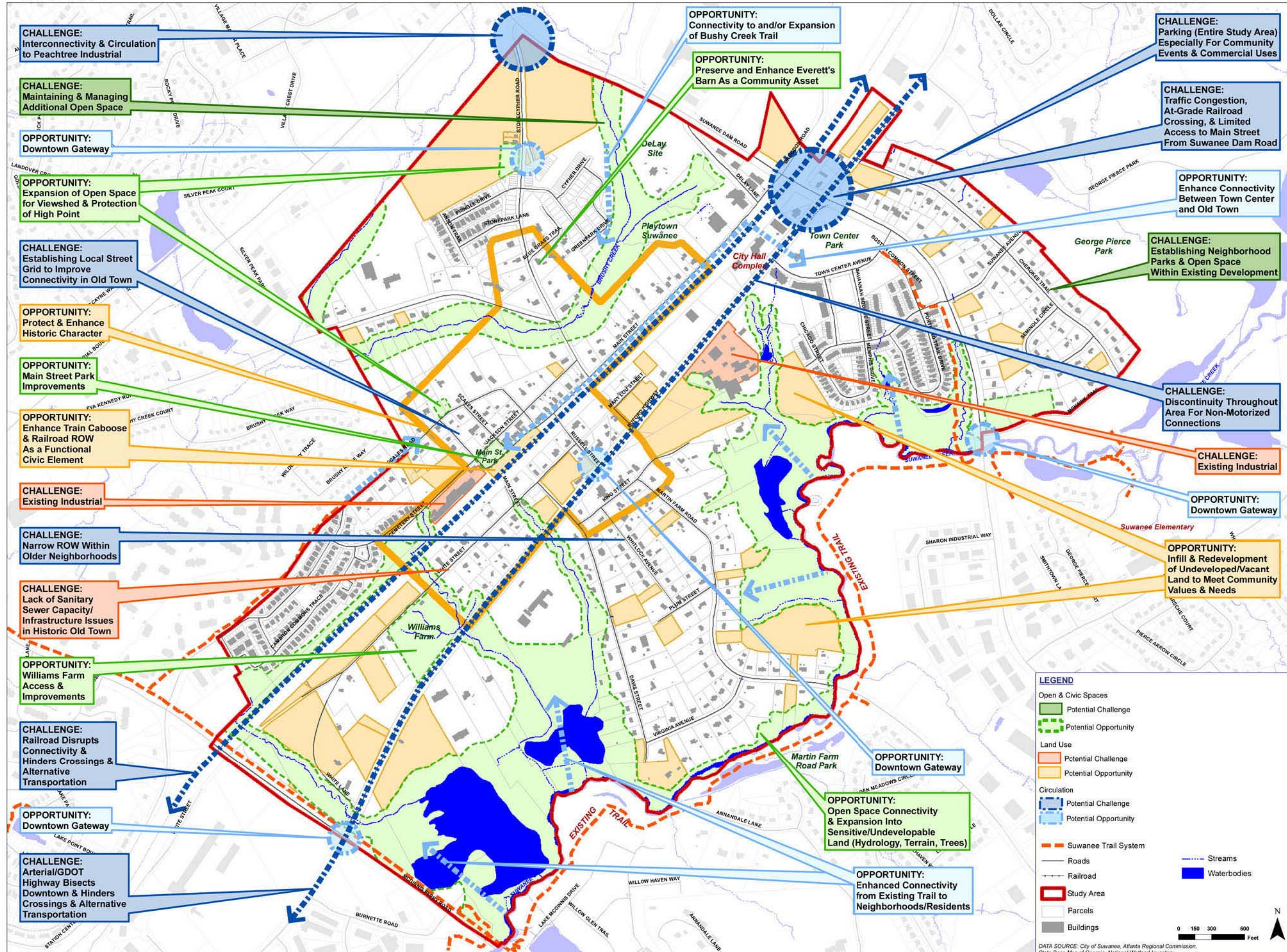
- ▬ Roads
- ▬▬▬ Streams
- ▬▬▬ Railroad
- ▬▬▬ Suwanee Trail System

**Other**

- ▭ Study Area
- ▭ Parcels
- ▭ Buildings

0 150 300 600 Feet

DATA SOURCE: City of Suwanee, Atlanta Regional Commission, State Base Map of Georgia, National Wetland Inventory





# DOWNTOWN SUWANEE CHARACTER DISTRICTS

## STONECYPHER

The Stonecypther Village District emphasizes a mix of uses and housing to augment and enhance the existing Stonecypther Neighborhood District. Residential and retail uses become more intense closer to the intersection of Peachtree-Industrial Boulevard and Suwanee Dam Road, yet the overall plan for mixed use, low rise development ensures compatibility with and a transition between the existing neighborhood. The diversity of residences and commercial and professional uses should be suitable in scale with the adjacent community. Inclusion of certain civic uses, such as churches, schools, and daycare facilities, would be appropriate so long as they blend with the existing predominantly residential character.

## TOWN CENTER

Town Center follows the design precedent established in the Town Center Master Plan. This generally allows for development of mixed-used, low-to-mid rise development that includes a diversity of residential and non-residential uses. This allows opportunity for commercial and professional uses in addition to numerous core public uses, such as the City Hall and Library. Improved pedestrian and vehicular connections to Town Center Park strengthen the park as the central venue for open space and recreational needs of the community. The diversity of building forms included in the contemporary design of the Town Center creates a strong precedent and allows a variety of options for additional, compatible development within the area. As the existing neighborhoods adjacent to Town Center evolve, there will be opportunities to diversify housing, such as incorporating developments suitable to the needs of the senior population.

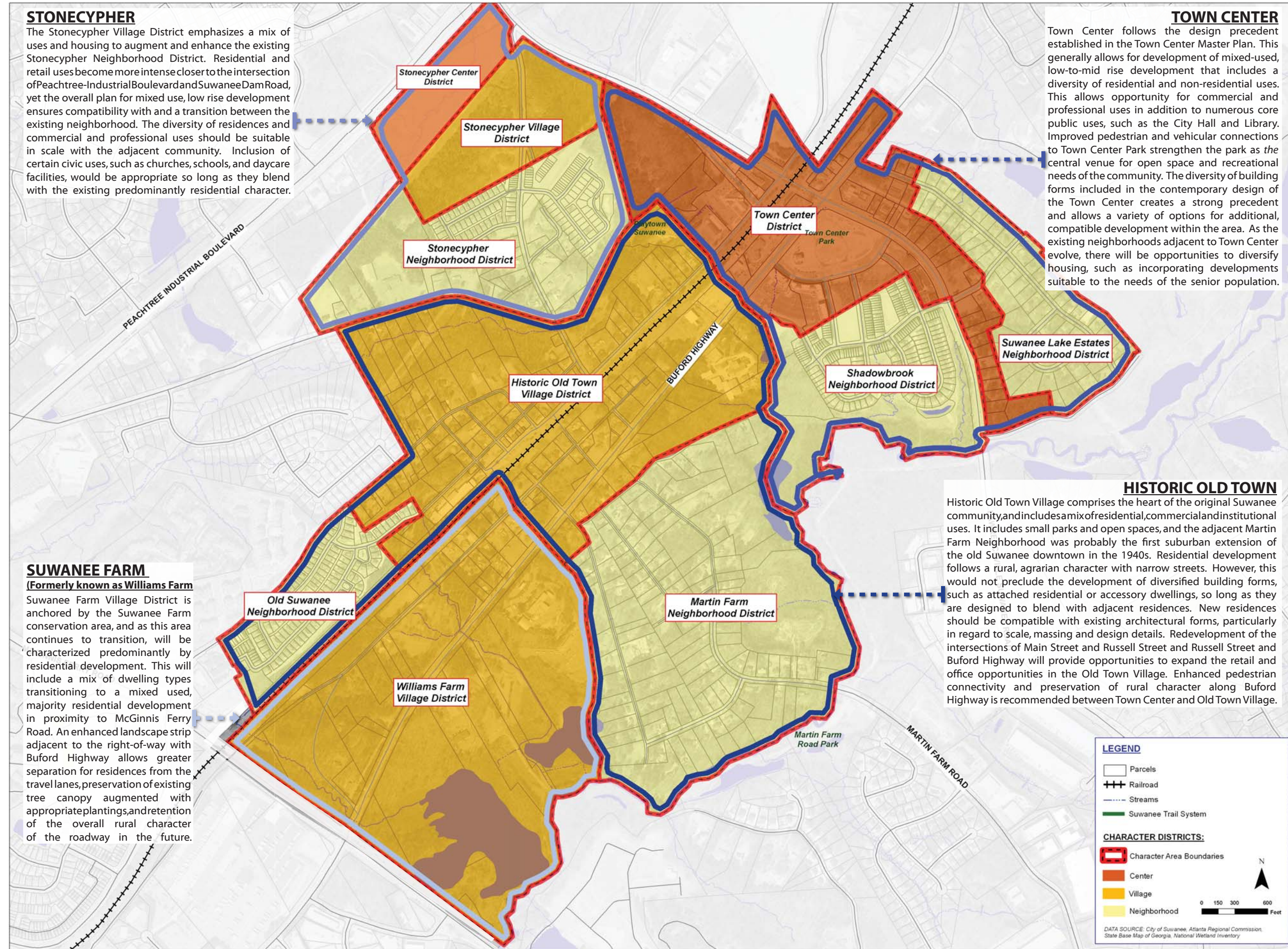
## SUWANEE FARM

**(Formerly known as Williams Farm)**

Suwanee Farm Village District is anchored by the Suwanee Farm conservation area, and as this area continues to transition, will be characterized predominantly by residential development. This will include a mix of dwelling types transitioning to a mixed used, majority residential development in proximity to McGinnis Ferry Road. An enhanced landscape strip adjacent to the right-of-way with Buford Highway allows greater separation for residences from the travel lanes, preservation of existing tree canopy augmented with appropriate plantings, and retention of the overall rural character of the roadway in the future.

## HISTORIC OLD TOWN

Historic Old Town Village comprises the heart of the original Suwanee community, and includes a mix of residential, commercial and institutional uses. It includes small parks and open spaces, and the adjacent Martin Farm Neighborhood was probably the first suburban extension of the old Suwanee downtown in the 1940s. Residential development follows a rural, agrarian character with narrow streets. However, this would not preclude the development of diversified building forms, such as attached residential or accessory dwellings, so long as they are designed to blend with adjacent residences. New residences should be compatible with existing architectural forms, particularly in regard to scale, massing and design details. Redevelopment of the intersections of Main Street and Russell Street and Russell Street and Buford Highway will provide opportunities to expand the retail and office opportunities in the Old Town Village. Enhanced pedestrian connectivity and preservation of rural character along Buford Highway is recommended between Town Center and Old Town Village.



# DOWNTOWN SUWANEE CONCEPT PLAN

**MIXED-USE:**  
Mixed-Use Low-Rise Majority Non-Residential (1-2 Floors)  
Mixed-Use Low-Rise Majority Residential (1-2 Floors)  
Mixed-Use Mid-Rise Majority Non-Residential (3-5 Floors)  
Mixed-Use Mid-Rise Majority Residential (3-5 Floors)

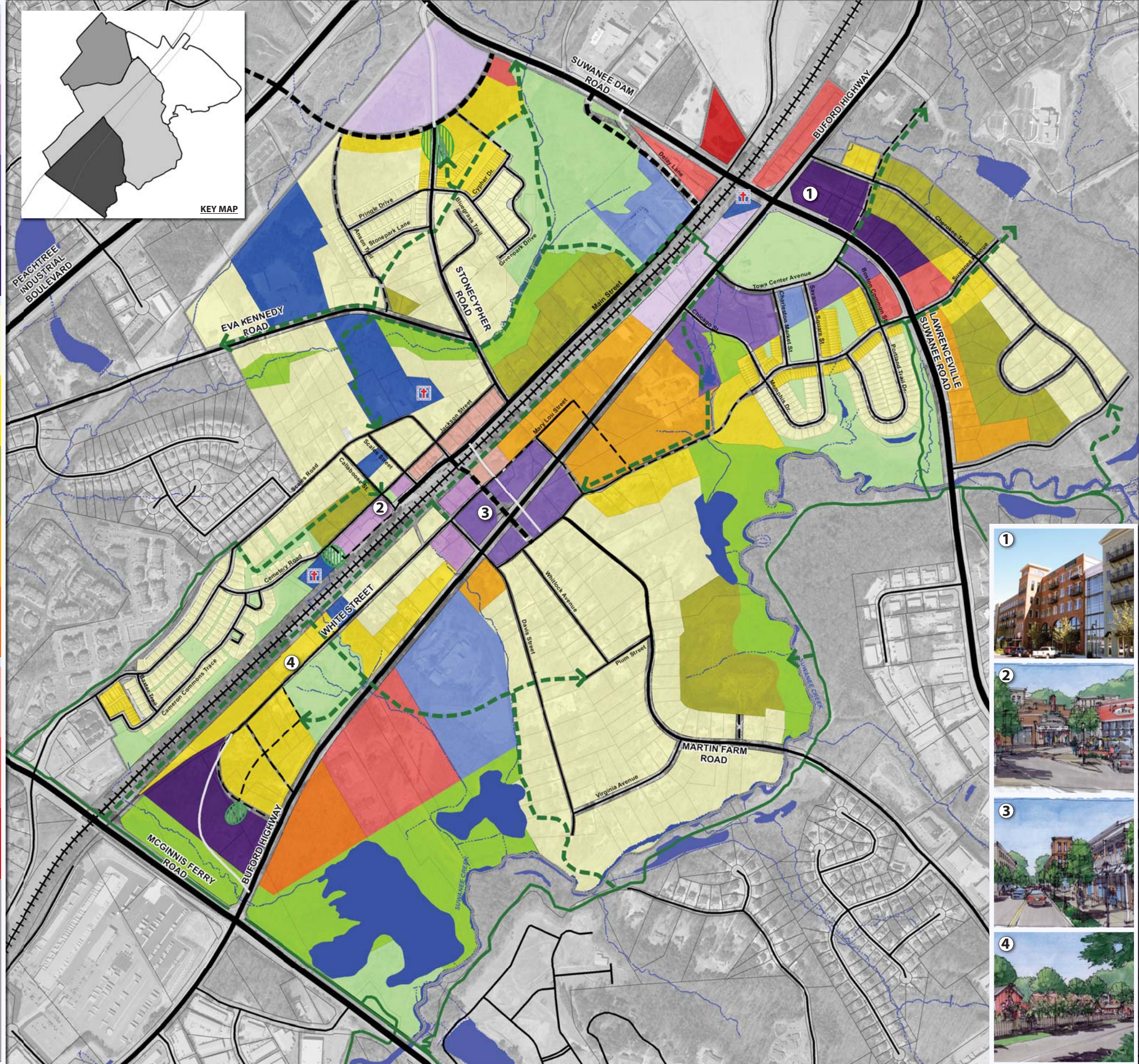
**RESIDENTIAL:**  
Single Family Home, Detached  
Townhome, Attached  
Two-Plus Family Residential  
Low-Rise Residential (1-3 Floors)  
Mid-Rise Residential (4-5 Floors)

**NON-RESIDENTIAL:**  
Low-Rise Retail/Office, Conversion (1-2 Floors)  
Low-Rise Retail/Office, New Building (1-2 Floors)  
Mid-Rise Retail/Office (2-3 Floors)

**LEGEND**

<b>I. PROPOSED LAND USES</b>	<b>III. CIRCULATION/INFRASTRUCTURE</b>
Light Industrial	Existing Street
Civic-Public	Existing Street-Closed/Removed
Civic-Private	Proposed Street
<b>II. OPEN SPACE</b>	Railroad
Existing Open Space/Park	Existing Multi-Use Trail
Conservation	Proposed Multi-Use Trail (Conceptual)
Proposed Open Space (Conceptual)	<b>IV. ADDITIONAL FEATURES</b>
	Existing Cemetery
	Study Area
	Parcels
	Streams

0 150 300 600 Feet  
DATA SOURCE: City of Suwanee, Atlanta Regional Commission, State Base Map of Georgia, National Wetland Inventory



# CONCEPTUAL LAND USE SKETCH - BIRD'S EYE VIEW



Artist Rendering Of Proposed Concept Looking South on Buford Towards Historic Old Town

# CONCEPTUAL LAND USE SKETCHES



Artist Rendering Of Proposed Concept At Russell Street and Buford Highway



Artist Rendering Of Proposed Concept At Main Street and Callaboose Street

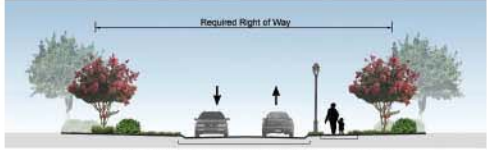


Artist Rendering Of Proposed Concept Along White Street at Williams Farm

## CIRCULATION ELEMENTS:

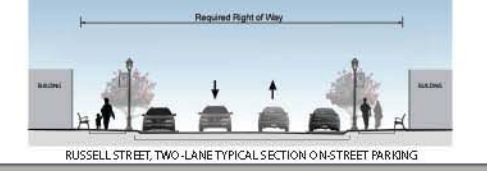
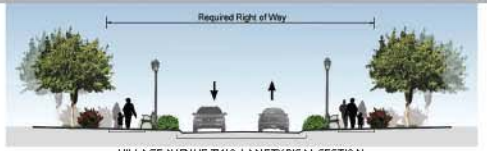
### NA NEIGHBORHOOD AVENUE

- May Include:**
- Street Lights
  - Sidewalks w/ Curb & Gutter
  - Crosswalks At Intersections
  - Multi-Use Trails
  - Landscape Enhancements
- Neighborhood Avenues in Study Area:**
- Eva Kennedy Road
  - Stoneypher Road



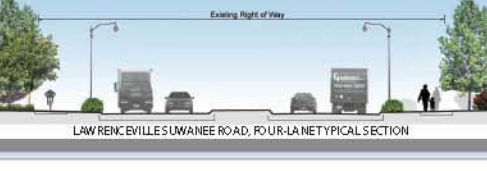
### VA VILLAGE AVENUE

- May Include:**
- On-Street Parking
  - Sidewalks w/ Curb & Gutter
  - Street Lights
  - Benches
  - Street Trees
  - Crosswalks At Intersections
- Village Avenues in Study Area:**
- Stoneypher Connector
  - Russell Street
  - Main Street Realignment
  - King Street Extension



### B BOULEVARDS

- May Include:**
- Bike Lanes
  - Sidewalks w/ Curb & Gutter
  - Enhanced Landscape Strips
  - Benches
  - Street Trees
  - Crosswalks At Intersections
  - Street Lights
- Boulevards in Study Area:**
- Buford Highway
  - McGinnis Ferry Road
  - Lawrenceville-Suwanee Road



## PROPOSED IMPLEMENTATION ITEMS:

### WF WAYFINDING SIGNS



### S SIDEWALKS



### GTC GREENWAY TRAIL CONNECTIONS



### TCM TRAFFIC CALMING MEASURES



### G GATEWAYS



### ELS ENHANCED LANDSCAPE STRIP



### FS FEASIBILITY STUDY

### TS TRAFFIC SIGNAL

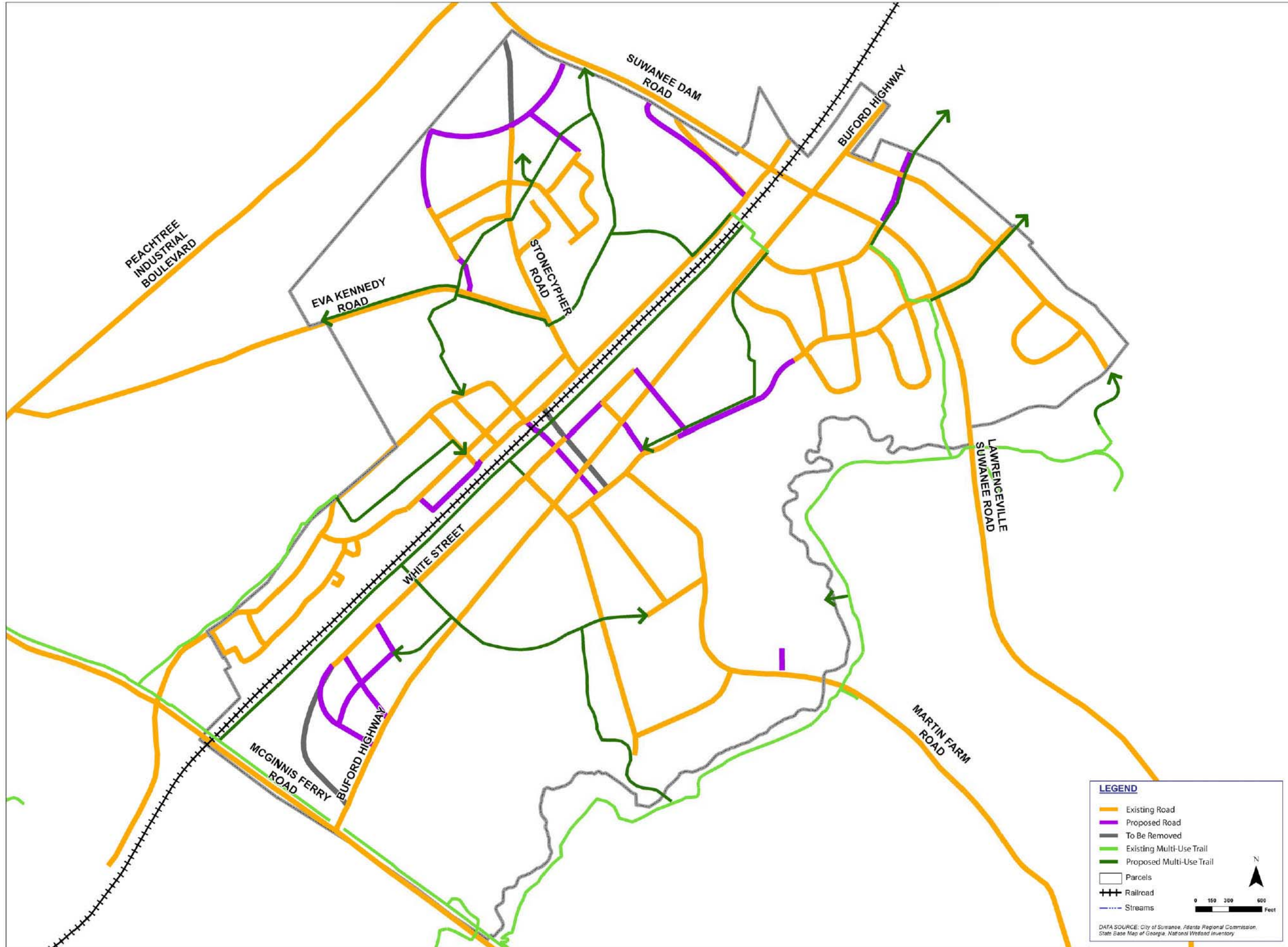
### FG FILL-THE-GAP

Program to repair and provide sidewalk connectivity.

- LEGEND**
- Proposed Land Use - Refer to Downtown Suwanee Draft Concept Plan for more Detail.
  - Existing Road
  - Proposed Road
  - To Be Removed
  - Existing Multi-Use Trail
  - Proposed Multi-Use Trail
- Not To Scale

\* Future connections illustrated on plan are conceptual. Additional vehicular connections may occur to facilitate mobility and accessibility.

# DOWNTOWN SUWANEE CIRCULATION MAP



# Appendix B - Meeting Minutes





# Downtown Suwanee Master Plan | 2009-2030

## City of Suwanee, Georgia

Ecos Environmental Design, Inc. | Market + Main, Inc. | URS Corporation | Smith Dalia Architects

## **MINUTES OF MEETING**

### **Tour # 1 – September 30, 2008**

#### Tour Agenda:

First Stop- Inman Park Village:

- Welcome to the Inspirations Tour!
- Tour Report Card and Purpose of Meeting
- Site Orientation and Introduction
  - History of the Site
  - Site Elements
- Placemaking at Inman Park Village: Group Walk and Discussion
  - Balance- uses, circulation, greenspaces, etc
  - Scale- center, village, neighborhood, corridor
  - Quality Design- Identity, Preservation, Sustainability
  - Wow Factor!

Second Stop- Glenwood Park:

- Welcome by Local Perspective: Robert Reed, Sustainable Communities Design Director, Southface Energy Institute
- Site Orientation and Introduction
  - History of the Site
  - Site Elements
- Placemaking at Glenwood Park: Group Walk and Discussion
  - Balance- uses, circulation, greenspaces, etc
  - Scale- center, village, neighborhood, corridor
  - Quality Design- Identity, Preservation, Sustainability
  - Wow Factor!

#### Tour Handouts:

- Tour Agenda
- Placemaking in Downtown Suwanee
- Tour Maps
- Tour Report Card

#### Tour Discussion and Outcomes:

Below are key discussion topics throughout the tour:

- Introductions and discussed placemaking components- balanced elements, appropriate scale, and quality design
- Explored history of the tour sites: Inman Park Village was decaying, graffiti- covered, empty buildings after the Mead Paper Company Factory closed in 2001. Developers saved the Montag Brothers Paper Company building and incorporated into the project as office condominiums. Glenwood Park was an abandoned brownfield as the former Blue Circle Concrete or Vulcan site. Both locations are surrounded by well established neighborhoods and were redeveloped as Mixed Use Villages adjacent to future BeltLine (transit and trail corridor) containing retail, office, and variety of residential uses and open spaces.
- Discussion was focused at each tour location on 3 stops: Stop 1- Focal Points & Corridors...promote revitalization, Stop 2- Village...find balance, and Stop 3- Neighborhoods...respect community.
  - Inman Park Village
    - Attendees felt part of neighborhood walking in the village and noticed mix of new and old



- Explored adaptive reuse of existing structures or facades and how incorporated into new development
- Concern expressed for safety along higher speed corridor of North Highland. Discussed how the purpose of road doesn't fit as well as used to because of changing development. Discussed need for 4-way stops for traffic calming. Discussed that felt ok walking parallel to corridor because of buffering by trees and on-street parking
- Comment expressed to have more pedestrian covering at commercial entrances for weather
- Comment for day to day services that could walk to- the addition of local market or small grocery would be ideal
- Discussed how would be easy to turn the village development onto itself and gate it from surrounding community; however, instead the village is interconnected with and adds value to surrounding community, as well as providing mix of uses/ services
- Explored parking options and costs: free on-street parking, hidden parking structures shared by residences and businesses, most restaurants have free valet services
- Comment on liking varying heights of buildings and architecture of multi-family
- Attendees questioned the number of people for the size of open spaces
- Explored the different functions/types of open spaces and how they serve as focal points, serve different purposes to meet needs of community, and provide transitions. Discussed multi-functional spaces providing stormwater management and recreation. Compared large gathering spaces verses more intimate and neighborhood scale.
- Compared a typical garden style suburban multi-family (multiple buildings, surface parking, inward facing/ closed off) to how handled in the village with building massing, orientation to the street, interconnectivity, and hidden parking structures.
- Discussed importance of public realm or street corridor and how provides connectivity throughout and into community and is where most people experience the city
- Discussed how backside of development is still good, high quality design and how this will impact longevity.
- Discussed provisions for life cycle housing and variety of housing options for owners and renters.
- Discussed how Village serves as catalyst development for other revitalization and adaptive reuse in the area- not everything has to be new.
- Explored attention to detail- relationship of building heights across street corridor, sidewalk patterns, and provisions for pedestrian amenities (benches, lights, trash receptacles).
- Glenwood Park
  - Attendees felt Glenwood Connector/ Bill Kennedy was busier, more industrial corridor with lack of trees and less like neighborhood.
  - Discussed narrow streets, small turning radius, and interconnected grid within the development and to surrounding neighborhood.
  - Discussed how Glenwood square creates an outdoor room with overhead tree canopy and meets different community need and scale of social gathering space
  - Discussed massing of building to form the public street corridor
  - Explored front yard landscaping and variation in height at building entries to create distinction in personal verses public space along street corridor.
  - Discussed use of focal points- such as architecture of building aligned to vista along street corridor, positioning of open spaces
  - Explored pedestrian only connections or "betweens" that are often provided to make more direct route for pedestrians when topography prohibits a street.
  - Explored the use of accessory dwelling units or the ability to have rental or separate unit above garage or at basement level on single family lots
  - Discussed transitions and the stepping up and down in density and building heights
  - Compared the large, multi-functional, neighborhood gathering space to more intimate multi-functional gathering space in Inman. Discussed how about the same size, but one appears larger due to orientation and surround building massing and streets.
  - Discussed multi-functional stormwater facilities verses traditional fenced off detention pond.
  - Explored multifamily option that stacks two units in 3 story townhome type building

Below is feedback provided for the following question: What elements/qualities/ character from Inman Park Village and Glenwood Park should be considered during this master planning process to improve quality of life in Downtown Suwanee?

- Preference for historic references and materials in architecture of Glenwood Park verses more stark fronts/facades of Inman Park Village.
- like variety of scale in Inman
- like landscape buffer in front of townhomes in Glenwood creating bit of separation from public vs. private
- like awnings for comfort and shelter
- both need traffic calming, but did good job for use of roadways- felt North Highland was more pedestrian friendly than Glenwood Connector/ Bill Kennedy
- like Glenwood square that creates outdoor room with overhead mature canopy and peaceful space between retail/ restaurants
- like courtyard spaces integrated within Glenwood
- like site furniture
- prefer more garden/ lawn space verses gravel/ rock
- Glenwood oriented toward city block verses Inman oriented out
- like handling of housing types and variety within architecture- didn't seem forced
- could see places like Inman and Glenwood along Buford Hwy
- like pedestrian only connections and feel fit well in Suwanee with the steep topography
- felt Glenwood more integrated into neighborhood
- felt Glenwood limited for elderly due to steps- lack of life cycle housing
- liked flexibility of allowing 2 or 3 units within structure resembling single family home
- felt daily services missing in both were food/ grocery and pharmacy

Below is feedback provided via the Tour Report Card: Attendees were asked to provide a grade (A-F) for the following elements and then state how that grade could be improved.

- **Daily Services**
  - Inman Park Village : Average Grade = B
    - Need food market / grocery / pharmacy
    - Additional retail / fill vacancy
    - Lack of amenities (trash cans) for public residents
  - Glenwood Park : Average Grade = C+
    - Need food market / grocery / pharmacy
    - Reduce vacancy rate
    - Individual mail boxes – not central mail area
- **Employment Opportunities**
  - Inman Park Village : Average Grade = B
    - Good mix of retail, offices, services but seems a bit limited until retail is filled out.
    - Lots of retail but only 1 office building. How many residents actually live / work there?
  - Glenwood Park : Average Grade = B-
    - Needs more large scale office space
    - Seems a bit limited until retail is filled out.
    - Limited. Most people need to commute elsewhere.
- **Housing choices for diverse ages**
  - Inman Park Village : Average Grade = B+
    - Need more homes for older families
    - Good Mix but is it affordable?
    - Needs to accommodate a variety of price ranges.
  - Glenwood Park : Average Grade = B
    - Didn't seem to have any for people that need one level dwelling.
    - No rentals / lacks multi-family.
    - No housing options for elderly
- **Compatibility with surrounding areas**
  - Inman Park Village : Average Grade = A-
    - The architecture doesn't blend well.

- Contrast between historic and modern styles is jarring / Stark transition.
  - Glenwood Park : Average Grade = A-
    - Industrial surroundings are an issue.
- **Places to play and be social**
  - Inman Park Village : Average Grade = B
    - Lacking in amount and diversity of open space
    - Needs big open space for large activities and playground area.
  - Glenwood Park : Average Grade = A
    - improve open space in commercial section
    - needs grass
    - need more areas, but they have the right idea
- **Open spaces complimentary to uses / users**
  - Inman Park Village : Average Grade = B+
    - Needs big open space for large activities.
    - No playground in community
  - Glenwood Park : Average Grade = A-
    - gravel openspace was not attractive
- **Safe and accessible pedestrian and bicycle facilities**
  - Inman Park Village : Average Grade = B
    - Safety issues with traffic on Highland Ave.
    - Need to crosswalks on Highland as well as bike lanes.
    - Seems good within the development. May need to work around the edges.
  - Glenwood Park : Average Grade = A
    - Entire community felt pedestrian friendly.
- **Streetscape accommodating to all users**
  - Inman Park Village : Average Grade = B+
    - Like to see more brick pavers to make crosswalks.
    - Add bike lanes and continue maintenance on unfinished sidewalks.
    - Add awnings to buildings / balconies
    - Immature tree canopy
  - Glenwood Park : Average Grade = A-
    - Traffic calming on Bill Kennedy.
    - Lack of benches in some areas
- **Parking types, quantity, convenience**
  - Inman Park Village : Average Grade = A
    - Less parking on the road. Love the deck parking that hides the car and the fact the deck parking looks like another building and blends.
    - good screening for indoor parking and dumpsters / nice density
  - Glenwood Park : Average Grade = B
    - Needs structured parking / decks
    - Limited parking for visitors and residents
- **Building complementary to street**
  - Inman Park Village : Average Grade = A-
    - Buildings at Inman / N. Highland are bland. Better job on townhomes.
  - Glenwood Park : Average Grade = A
    - Nice.
- **Preservation of historic character**
  - Inman Park Village : Average Grade = B
    - Seems limited to a few buildings / facades
    - International style buildings don't seem to relate to historic ones. The only way to see its historic is by the old homes across the street.
  - Glenwood Park : Average Grade = B
    - No building styles after 1920.
    - Nice architectural detail
- **Clear community identity**
  - Inman Park Village : Average Grade = A
    - Bigger entrances to the area that really show the boundaries.

- Glenwood Park : Average Grade = A
    - Has clear signage and linkage of buildings and street
- **Green building and site practices**
  - Inman Park Village : Average Grade = C
    - Unknown besides stormwater detention
    - Need more greenspace & capital investments to LEED structures
  - Glenwood Park : Average Grade = A
    - Need to use other "green" items (solar).
- **Tree coverage / canopy**
  - Inman Park Village : Average Grade = C+
    - No tree cover.
    - Need more landscaping, foliage, to soften the look.
    - understand that community is too new for large trees
  - Glenwood Park : Average Grade = B
    - Need more mature trees but did keep some of the older trees.
    - When trees mature then grade will be an "A"
- **Connecting to street network**
  - Inman Park Village : Average Grade = A
    - Good, for the time of day. Rush hour is a question when people are coming / going to work.
    - Good access to city streets
  - Glenwood Park : Average Grade = A
    - Good access to city streets
- What elements/ qualities/ character from **Inman Park Village** should be considered during this master planning process to improve quality of life in Downtown Suwanee?
  - Big wide sidewalks, with trees lining the walk. Incorporation of interconnectivity.
  - Was not pleased with Inman Park. Felt as though I had stepped into a planned development. A development that was set aside from the surrounding areas. Did not like the feel (the Chi wasn't right - Ha). It didn't have a warm welcoming feeling. Did not like the multifamily buildings across from single family. The multifamily buildings did not blend well. They were too cold and institutional looking. The overall feel felt too much like a medical / hospital campus.
  - Structured parking. Variety of housing types. Daily services. Large office component. Fine dining (on edges). Bike lanes. Multi-purpose open space. Streetscape.
  - Mini open spaces - incorporating water features - natural elements. Tree and shrub buffer along busy streets. Incorporate existing historic into modern. Mixed Use - variety of retail and services incorporated with restaurant. Inter-connect roadways. Traffic calming features along busy street. Transportation options - bus, trolley.
  - Apartment / Condo Balconies. Entrance. Streetscape.
  - Like mix of old and new (old gives character). Felt like a neighborhood. Like balconies overlooking street, not just greenspace and park. Street parking helps with safety buffer between street and pedestrian traffic. Lacks grocery / drug store but Suwanee does not need that in Old Town. I would like to see businesses in Old Town that would draw in people who don't live there - boutiques, restaurants, books, toy / gift shop, etc... Like Flat roof design
  - Blend to surroundings. Greenspace. Sidewalks
  - Massing of apartment buildings to parking decks underneath. Respect of character of surrounding neighborhood. Use of stormwater retention areas to create attractive small park. Provision of housing for all different age groups.
  - Building Scale. Good use of infill zoning to create mix of housing choices. Eateries
  - Mixed uses of open space. Place to work element. Street / Sidewalk scaping

- Liked discrete parking and dumpsters for densely populated areas. Also felt that the high density of retail options were appropriate. + Screening used for eye sores; + Diverse retail choices; + Nearby walking trails
  - Integrate Existing Structures / Character buildings. Make Greenspace functional - parks serve as detention ponds
- What elements/ qualities/ character from **Glenwood Park** should be considered during this master planning process to improve quality of life in Downtown Suwanee?
    - Small pocket park that acts as town square. Love how the buildings, although not really tall, guide and add lots of shade. Wide variety of brick and colors. Keeping parking out of site.
    - Glenwood was far superior. It had more of the ripple effect to it. Did not feel exclusive. The architecture was really pleasing and blended well. The focal points at the end of the streets were excellent! Made one feel they were in an old town. The streets were narrow, much like what Suwanee will have to contend with and yet they seem to work with the development. It was more inviting and felt like a town with the blocks and open areas in the median of the streets. It had sort of a Georgetown feel to it as well as a small town. It was the way it was all incorporated together, the architecture, the streets, the focal points, attention to detail, the multifamily dwelling appearing more like single family. Nothing looked out of place but at the same time it was not boring.
    - Architecture. quality of construction. narrow streets. Alleys. In-law suites. Multi-purpose open space. Live/work units. Bike lanes. Streetscape. Pedestrian scale/terminating vistas (visual focal point). Mixed use.
    - Stormwater "park" oval surrounded by homes. Focus point architecture at end of streets. Bike trails added to streets. Garden front yard. Keep older established trees.
    - Love the streetscape and use of landscaping.
    - More of a downtown / city feel than a village / neighborhood like Inman. I prefer Inman's coziness in certain places of Old town but I like the open feeling of Glenwood. Prefer more historic architecture of Glenwood. Feel Glenwood design is very conducive to Buford Hwy area and Inman conducive to Main St. Glenwood felt like extension of the city which could tie New Town to Buford Hwy area.
    - Main road bisected well - possible for Buford Hwy. Greenspace with mix of uses.
    - Pedestrian Connections. Landscaped buffers between buildings and sidewalks. Courtyard gardens / squares in multi-use areas. Historic references on building exterior to give consistent look. Integrated awnings on commercial buildings. Creative treatment of water retention pond. Multifamily buildings that look like single family townhomes.
    - I like the variety of eateries in the area and the different housing choices.
    - Traditional / historic architectural character. Open space / stormwater area. While I liked the architecture of the single family homes and the transitional feel of the other buildings in Glenwood better than Inman's Euro look of multi-family units, there was a vibrant "feel" to Inman that felt more like community to me. I particularly did not care for Glenwood's Main Street.
    - I thought the diversity and architectural detail of building was very nice. The bike / jogging lane would be appropriate for Suwanee too. While distinct, everything tied together. + Architecture; + Sidewalks; + Diverse housing; + More greenspaces (trees, landscaping); + Diverse Parks; + Screening used for eyesores; + Diverse, high quality retail choices.

These minutes constitute the author's understanding of the items discussed and conclusions reached. If there are any errors or omissions, please notify this author in writing within four (4) working days of receipt.

END OF MINUTES

CC:



# Downtown Suwanee Master Plan | 2009-2013

## City of Suwanee, Georgia

Ecos Environmental Design, Inc. | Market + Main, Inc. | URS Corporation | Smith Dalia Architects

## **MINUTES OF MEETING**

### **Community Meeting # 1 – October 14, 2008**

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#### Meeting Agenda:

##### *Pre-Meeting:*

- Exercise: Mapping Downtown
- Existing Conditions Review

##### *Meeting:*

- Welcome and Introductions
- Master Plan Overview and Process
- Existing Conditions and Previous Studies
- Community Interactive Exercise:
  - Downtown Community Survey
  - Discuss Assets and Challenges
- Next Steps:
  - Please join us at Community Meeting #2 – Creation of Vision, Goals, and Objectives on November 11, 2008 at 6:30 pm at Suwanee First United Methodist Church.
  - Please visit the project website at [www.downtownsuwaneeplan.com](http://www.downtownsuwaneeplan.com)
- Question and Answer

#### Meeting Handouts:

- Meeting Agenda
- Downtown Suwanee Master Plan: What? Why? When? Where?
- Map Exercise: Please mark the following on the map of Downtown Suwanee
  - What do you consider to be the boundary of Town Center?
  - What do you consider to be the boundary of Historic Old Town?
  - What are the names or boundaries of other neighborhoods/communities within Downtown? What do you call other parts of Downtown?

#### Meeting Outcomes:

Questions and comments expressed by the community during the presentation:

- Why is Peachtree Industrial not included in the Downtown Suwanee Study Boundary?
  - The study will consider those neighborhoods outside the boundary to ensure connectivity.
- There is a concern about water quality in Stonecypher– brown water.
- Are meetings limited to people who live in Suwanee or can developers, etc. also attend?
  - The meetings are open to all interested persons.
- What is the status of the pedestrian tunnel?
  - The tunnel is currently under construction. It will provide a pedestrian connection from Town Center to the new library, Playtown Suwanee, Main Street and future park space.
- There is a concern about the No Left Turn sign recently posted.

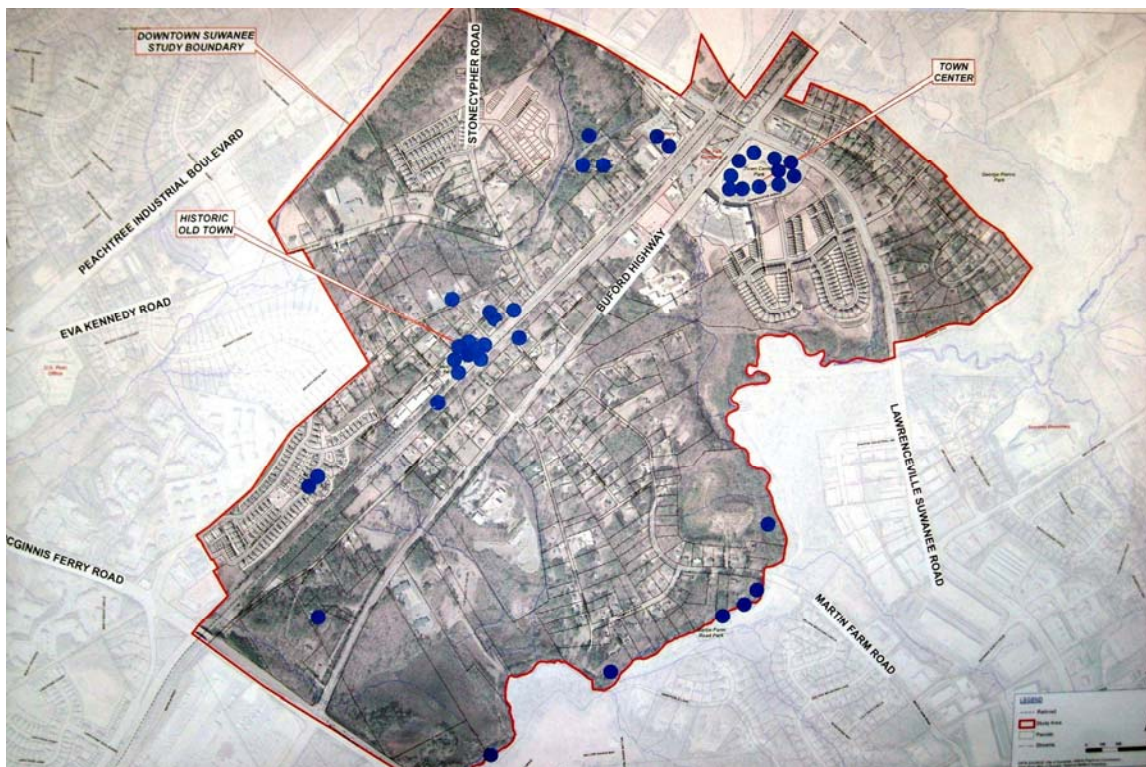
- It disrupts connectivity of vehicles on Suwanee Dam Rd to Main St and historic Old Town.
- There is no room for a left turn lane. Allowing the left turn backs up the intersection.
- It replaced the Historic Old Town Suwanee sign. This has negatively affected business owners in Old Town. Customers can not easily find or get to the businesses – it is an access issue.
- The County (Gwinnett DOT) implemented this without talking to the City. This issue will need to be discussed with Gwinnett DOT.
- What is the status of the development on Scales Road?
  - The development went bankrupt.
- There is a lack of a grid/alternative routes to circulate without getting on the main roads.
- What is the status of the work being done on Eva Kennedy Road?
  - Contact the City of Suwanee Public Works Department for more information.
- How do we incorporate the Downtown Suwanee Master Plan (from this process) with a future developer's plan within the Downtown Study Area?
  - First you need a plan to be able to begin to interact with developers. If you do not have a plan, you are at the mercy of private interest groups.
  - The master plan will help a developer understand what the community wants and needs.

Below are the questions and corresponding responses posed to the community during the interactive exercise and discussion of assets and challenges in Downtown Suwanee.

1. What are the assets in Downtown Suwanee? (Places You Take Pride In)
  - Stonecypher – Walkable, but needs sidewalks.
  - Suwanee Greenway
    - Very accessible for neighborhoods
    - Place for all ages
    - Nice environment (Respite from development)
    - Programming
    - Connects
    - Environment
    - Gathering
  - Gateway to Old Town Suwanee
    - Rural, Gravel road
    - Rolling terrain
  - Old Town Suwanee
    - Front porch community
    - Greenspace
    - Hidden parking
    - Birth place of Suwanee
    - Tradition
    - Like smaller scale than current new development (bankrupt)
    - Nostalgia, integrity and character – Old houses, Pottery shop, Church
    - Lacks parking
    - Programming – concepts?
  - Railroad
    - Train Caboose - What is the use of the caboose?
    - Part of the “Suwanee Story” – A talking point
  - Churches
  - Pottery shop
  - Authentic places – add to character. (Dillard's, Music Barn)
  - Town Center
    - Identifier



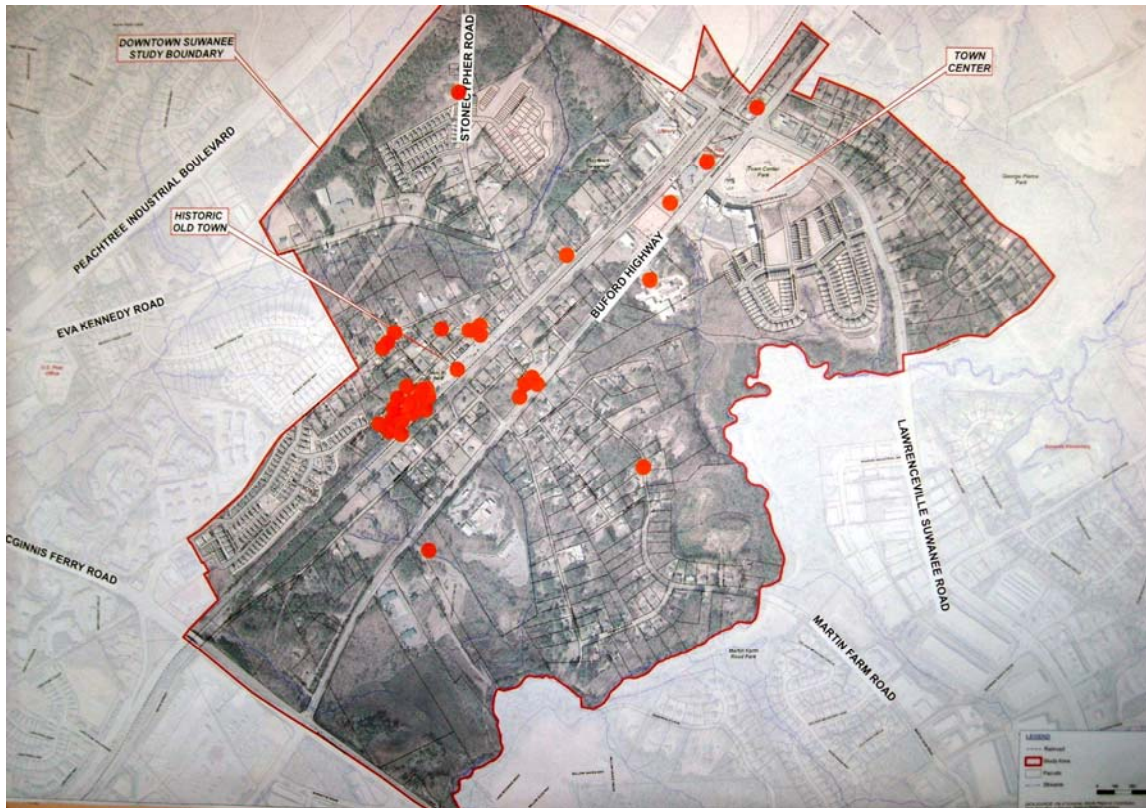
- Attracts people outside Suwanee
- Shops, services
- Gathering space
- Good for all ages
- Library
- Play Town
  - All ages
- Everett Brothers Music Barn
- Brushy Creek Trail
- Pierces Corner
  - Historic character/quality
  - Unique – speaks to history of the area
  - Great potential for the community
  - Need parking
- Old cemetery on Jackson



What are the assets in Downtown Suwanee? - Interactive Exercise

2. What are the challenges in Downtown Suwanee? (Places That Need Improvement)
  - Train Station
    - Make functional. Example: Norcross
  - Pierce's Corner
    - Eyesore/No use for years
    - Great potential
  - Need upscale dining
  - Lack of Old Town Gateway from Buford (Signage)
  - Vacant/abandoned property
  - Railroad crossing – dangerous, speed
  - Townhomes off Suwanee Dam Road (abandoned property North – Stonecypher)

- Tire place on Buford – incompatible use.
- Old Town
  - Metal products (out of place, ugly, noise, smell, pollution, safety issues)
  - Accessibility/parking
  - Cabinet maker/industrial sites in Old Town are not compatible
  - Walkability on Main Street
  - Need more parking without sacrificing character/walkability of Main Street.
  - Getting to Old Town is difficult – signage.
  - Concern for noise, crowds, nightlife.
  - Example: Marietta – railroad corridor – maximize area.
- Police and public works should be relocated to enhance historical opportunities.
- Intersection of Buford and Suwanee Dam – compatibility to Town Center
- Lumber Yard – aesthetically not pleasing
- Intersection of Buford and Russell – narrow street – uses
- Martins Farm Road – used as a cut-through, needs sidewalks
- Kings Street – needs sidewalks, needs to feel safe
- Future development should be compatible
- Entry to Stonecypher



What are the Challenges in Downtown Suwanee? - Interactive Exercise

Additional notes from comment cards and map exercise (Total cards: 5; Total maps: 10):

- Need quality design/balance.
- In Old Town Suwanee: Metal Products Co. and the 2 large houses @ Jackson St./Scales St. and Calaboose Street (developer went bankrupt) seem to be deterrents to Old Town. What can be done?

- Sidewalks: Connect Main Street sidewalks to Suwanee Dam. Sidewalk on Stonecypher Road – it's narrow – 60 homes are there and people can't walk to and from Downtown and Town Center. It's not walkable! (received 2 comments)
- Historic Old Town:
  - Connectivity: Roads, Sidewalks, Parking
  - Clean-up (Metal Co., Lumber Co., Hill Tire Co., and Dillard's, gas station at Buford Highway and Lawrenceville-Suwanee Road, Starship, old motels) Need screening, façade improvements, or to move. (received 3 comments)
  - Restaurants to bring commerce (received 2 comments)
  - Gateway (signage)
  - We have been suffering from a lack of interest, attention, and excitement for many years.
  - The older existing neighborhoods are the essence of Old Town. Once the financial crisis is gone, new in-building will begin in these areas as people desire to live near Town Center Park. Unless you are proposing wholesale buyout of areas to rebuild from scratch, leave it alone. Add sidewalks.
- Put a red light at Buford and Russell Road.
- No movie theatres in the Downtown area.
- No night clubs.
- Don't ever remove the railroad tracks. Everyone in Stonecypher loves to hear the whistle and train.
- Put a street light like Main Street on Stonecypher Road.
- Repave and put curbs on Stonecypher Road.
- No landfills in Suwanee.
- Remove the old blue houses (2) on Stonecypher Road when you turn off Lawrenceville/Suwanee Road onto Stonecypher. Don't know who owns them, but that is an awful site as you enter into Stonecypher subdivision/Suwanee area.
- Widen Buford Highway as you enter into the area – maybe from McGinnis Ferry to George Pierce.
- Update water pipes so Suwanee gets better water with no sediment. Need better water in the Stonecypher area. There are 60-75 homes in the Stonecypher subdivision where the water is ruining clothes when washed and is not drinkable at times.
- We have great fire and police departments!
- No more apartments.
- There is a mixed-use neighborhood, 5+/- units per acre with greenspace between McGinnis Ferry Road, Buford Highway and the railroad tracks.
- The neighborhood just below historic Old Town is called 3 Metal Products.
- Historic Old Town runs along the entire length of the railroad tracks within the Downtown Suwanee Study Boundary.
- Old Suwanee is located along Scales Road, below historic Old Town.
- The Stonecypher neighborhood is located along Stonecypher Road and encompasses Bluegrass Trail and Greenpark Drive. It does not include Playtown Suwanee.
- The Shadowbrook neighborhood is located just below Town Center Park.
- Most of the Downtown Suwanee Study Boundary is considered Old Town except for the new park on the corner (Town Center Park) and the housing going toward the I-85 gateway.
- There is an old red barn on Stonecypher Road that should be included in the historic Old Town neighborhood boundary.

These minutes constitute the author's understanding of the items discussed and conclusions reached. If there are any errors or omissions, please notify this author in writing within four (4) working days of receipt.

END OF MINUTES

CC:



# Downtown Suwanee Master Plan | 2009-2013

## City of Suwanee, Georgia

Ecos Environmental Design, Inc. | Market + Main, Inc. | URS Corporation | Smith Dalia Architects

## **MINUTES OF MEETING**

### **Community Meeting # 2 – November 11, 2008**

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#### Meeting Agenda:

##### *Pre-Meeting:*

- Review Opportunities and Challenges Maps

##### *Meeting:*

- Welcome and Introductions
- Establishing Placemaking + Community Values
  - Review Survey Results & Explore Opportunities and Challenges
- Community Interactive Exercise: Vision, Goals, Strategies
  - Group Exercise: Downtown Goals
  - Break-Out Exercise: Downtown Strategies and Priorities
- Next Steps
  - Please join us at Community Meeting #3 – Compare Concepts and Select Placemaking Components on February 10, 2009 at 6:30 pm.
  - Please visit the project website at [www.downtownsuwaneeplan.com](http://www.downtownsuwaneeplan.com)
- Question and Answer

#### Meeting Handouts:

- Meeting Agenda
- Downtown Suwanee Master Plan Summary and Schedule

#### Meeting Outcomes:

##### ***Questions and comments expressed by the community during the presentation:***

- We must have a clear vision for Buford Highway and for circulation overall.
- The Downtown Master Plan will tie into the 2030 Suwanee Comprehensive Plan. A draft of the 2030 Suwanee Comprehensive Plan is available on the website: [www.downtownsuwaneeplan.com](http://www.downtownsuwaneeplan.com) under Community Links.
- Three key draws are needed in Downtown to help support existing businesses.

##### ***Questions and comments expressed by the community during the Group Exercise:***

##### **Circulation:**

- I would like to see a trail running along the railroad corridor.
- Better signage is needed in the Old Town area to direct people where to park and drive. The railroad should be better marked for safety.
- We agree that some roads feel too dangerous to add bike lanes – they are too fast and/or too narrow.

##### **Land Use:**

- How do you plan for affordable housing? Where do the waitresses, cooks, etc. that work in the businesses that we want in Suwanee live? We need quality, well-designed multi-housing.
- What about apartments/duplexes/accessory dwellings?

- Form and scale are important when thinking about the design. Our existing examples of apartment complexes are not pleasant.
- We don't want apartments/duplexes/triplexes in Old Town.
- Do we want renters at all in Old Town?
- We need affordable housing, but where?
- Suwanee needs well-planned, high-density housing to account for growth.
- The Metal Products business is a real challenge. I would like to stop this type of business from coming into Suwanee at all.

Open Space:

- Lighting is needed along the trails.
- Safety is important in open space areas. Perhaps call boxes can be installed.

***Strategies and priorities expressed during the Break-Out Exercise:***

Circulation:

(Breakout session led by Shannon Kettering, ECOS Environmental Design Inc.)

GOAL 1: Develop a pedestrian, bicycle, and vehicular network that is safe, attractive and continuous.

Strategies:

- Improvements to pedestrian/bike crossings at major corridors and railroad
- Crosswalks – Brick paving/patterns
- Signage and Lights (*2 participants chose as #1 priority*)
- Traffic-calming - Traffic circle – Russell Street and Buford Highway without widening. Improvements to current signs on Main Street. (*4 participants chose as #1 priority*)
- Widen sidewalks/Possibility of railroad (abandoned) (*1 participant chose as #1 priority*)
- Streetscaping – lamps, seating, trees, parking, walls, artists
- Connect sidewalks – fill in the gaps (*4 participants chose as #1 priority*)
- Golf cart paths
- Bike lanes on major corridors
- Places for artists – ability and codes
- Connect neighborhoods to Suwanee Greenway (either through a trail or sidewalks if in an urban area.) (*1 participant chose as #1 priority*)
  - Use some of the stream corridor/undeveloped land
- Circulator trolley within the Downtown (*2 participants chose as #1 priority*)
- Security – Neighborhood Program/Bike Patrols/Lighting (*1 participant chose as #1 priority*)
- Need more East/West roads

GOAL 2: Ensure adequate water and sewer infrastructure to accommodate a range of future Downtown needs.

Strategies:

- Parking for events, weekends and future uses.
- Parking decks
- On-street parking on railroad right-of-way. Parallel is not always preferred. Parking options along Buford Highway. Parking in the rear. (*1 participant chose as #1 priority*)
- “Green” practices for stormwater and drinking water.
- Planning for infrastructure before growth. (*7 participants chose as #1 priority*)
- Infiltration as an amenity. Addressing this within Downtown versus per parcel.
- Conversion program in Old Town from septic to sewer.

Land Use:

(Breakout session led by Aaron Fortner, Market and Main.)

GOAL 1: Identify, strengthen, and respect the unique character and historic integrity of Downtown neighborhoods.

Strategies:

- Retain/ respect Historic architecture and historic patterns/ heritage
- Retain narrow streets
- Provide Streetscape Design elements, such as banners, street lights
- New development to respect and complement existing
- Landmarks for each neighborhood, such as paving, signage, columns, etc
- Victorian to Craftsman style buildings

GOAL 2: Foster quality and appropriately scaled places that sustain the economic well-being of Downtown and provide opportunities for live, work, and play for all ages.

Strategies:

- Consider development in three scales: village (i.e. Old Town), Neighborhood and Corridor (along streets):

- *Neighborhoods:*

- Certain new neighborhoods with mixed housing types
- Historic architecture
- Narrow streets
- Pocket parks

- *Village:*

- Residential over retail
- Maintain historic housing look (yet can provide multiple residents)
- Live-work/Lofts
- Historic architecture/ Reflect a rich heritage
- Town square feeling
- Victorian to Craftsman style buildings
- Front porches
- Pre-1920s look
- Boutique look for retail
- Artistic elements throughout
- New development to complement existing
- 2-story/Step back for 3<sup>rd</sup> floor is appropriate
- Continue/ enhance pedestrian scale

- *Corridor:*

- Town Center-style of development/ character
- Live/Work
- Buildings, up to 3 floors in height
- Wide sidewalks
- Mixed-uses (residential is appropriate with other uses)
- Change name/ terminology of certain roadways (i.e remove *highway* from *Buford Highway*) to change perception
- Banners/ Street lights for identity and pedestrian experience
- Maintain narrow road ways for pedestrian accessibility

- Mixed use is appropriate, just must look different in each area/ scale
- Consider roof-top gardens
- Pedestrian accessibility and comfort important
- Pocket parks in neighborhoods for more greenspace
- New residential development should have mixed housing types
- Senior facility needed on the south (either side of Buford Highway)
- Retain streetscaping elements throughout Downtown (wide sidewalks, street lights, banners)

GOAL 3: Promote variety in housing options for all ages.

Strategies:

- Provide housing types based on the following scales:
  - Neighborhoods
    - Townhomes in some places
    - Mixed-use housing in certain new neighborhoods.
    - “Front Porch” homes
    - Nanny flats
  - Village, i.e. Old Town
    - Residential over retail
    - Townhomes
    - Apartments that look like houses
    - Live-work lofts
    - Victorian to Craftsman-style homes
    - 2-story/Stepback for 3<sup>rd</sup> floor
  - Corridor
    - Condos
    - Apartments
    - Townhomes
    - Senior facility South on either side of Buford Highway
    - Potentially residential

Open Space:

(Breakout session led by Ed Akins, Smith Dalia Architects.)

GOAL 1: Promote multi-purpose outdoor spaces in proximity to residents for gathering, interacting, and cultural programming.

Strategies:

- Old Town/Burnette-Rogers Pavilion: *(1 participant chose as #1 priority)*
  - Parking, restrooms, accessible dining
  - Small cultural programs
  - Performing arts
- Everett Brothers Music Barn: *(1 participant chose as #1 priority)*
  - Walkability - needs sidewalks and lighting.
  - Outdoor Performance Space indoor with the intimate indoor performance space
  - Longevity? Is it necessary to see about acquiring the property?
  - Promote weekly music happenings and frequent the venue.
- Williams Farm - 7 acres with streams *(2 participants chose as #1 priority)*
  - UGA Plan – Community Garden
  - Picnic/Garden/Educational
  - Club/Facility for receptions
- Watershed
  - Main Street Park to Williams Farm
  - Trail link is difficult at Buford. Potential for a bridge? Link at railroad possible, but do it “carefully.”
- DeLay Site
  - Playtown and Library = genesis of future programs  
= educational

GOAL 2: Provide a variety of greenspaces that appropriately relate to the surrounding built environment.

Strategies:

- Skateboard and basketball = heavily used. Should more be added? Possible locations: UGA Power Easement or “Mull Creek”
  
- Missing elements:
  - Community services (*2 participants chose as #1 priority*)
    - Receptions/Interior gathering space
    - “Hall”
    - Potential new development on the Metal Products Site – Pull the community down to Main Street; Looks similar to “station”
  - Destination at the end of Main Street in Old Town (*3 participants chose as #1 priority*)
    - Appropriate scale
    - Gateways and Parking to support (*1 participant chose as #1 priority*)
  - Art/Music Festival/Flea Market
    - Parade start? “Rethink” the parade route and arrive here?
    - Charity events in Old Town
    - Farmers Market at Town Center
  - Increase trail connectivity (*3 participants chose as #1 priority*)
    - Especially in Old Town
    - Connect to Brushy Creek
  - Possible space similar to Chastain Park
    - DeLay Site or Metal Products Site
    - Ticket shows
    - Performing arts

These minutes constitute the author’s understanding of the items discussed and conclusions reached. If there are any errors or omissions, please notify this author in writing within four (4) working days of receipt.

END OF MINUTES

CC:





# Downtown Suwanee Master Plan | 2009-2030

## City of Suwanee, Georgia

Ecos Environmental Design, Inc. | Market + Main, Inc. | URS Corporation | Smith Dalia Architects

## **MINUTES OF MEETING**

### **Tour # 2 – January 13, 2009**

#### Tour Agenda:

- First Stop: Smyrna- Market Village
- Second Stop: Manget in Historic Marietta
- Third Stop: Woodstock Downtown
- Fourth Stop: Roswell- Hwy 9 Corridor, Canton Street Walk, Historic Town Square

#### Tour Handouts:

- Tour Maps
  - Overall Tour Map
  - Smyrna- Market Village
  - Manget in Historic Marietta
  - Woodstock Downtown
  - Roswell- Hwy 9 Corridor
  - Canton Street Walk
  - Historic Town Square
- Tour Comment Sheet

#### Tour Discussion and Outcomes:

Below are key discussion topics at the four tour stops:

##### *Smyrna:*

- Introductions and discussed that all of the tour locations have done some things well and that pieces or elements of these places may be applicable to Suwanee.
- Comment that the arcade or columns helped denote and reinforce the pedestrian zone along the street
- Discussed that historic museum/ events center incorporated
- Attendees ran into the Mayor who spoke of the following: Market Village filled gap in downtown and brought the community together. There are approximately 16 homes above retail plus adjacent cottages, the retail has done well, and stressed importance of incorporating civic uses- city library and community center where there is something for everyone. Also stressed the importance of quality in making Village a success.
- Comment that liked the incorporation of public art and kid oriented uses.
- Discussed that can compare Atlanta Road to Buford Highway. Smyrna has done good job of pulling people off of the busy road and focusing/orienting on side street instead. People feel comfortable living along/off of busy road because of the quality design and scale.

##### *Manget:*

- Comment that liked how new building looks like old due to brick type and architecture- could see it fit in Old Town.
- Discussed that with increased density, you need correlating parks/open spaces.
- Explored how public verses private property was defined without the use of gates.
- Comment liked that the openspaces were framed and protected, yet still very welcoming to those inside and outside the immediate development.
- Discussed need to provide mix of housing types and transitional housing such as accessory units to provide for range of residents, incomes, and life stages.
- Comment liked shared lawn/ open space- example at corner of Frasier and South.

##### *Woodstock:*

- Comment that 5 story did not feel too large and fit in well with historic downtown of Woodstock.
- Comment that did not like the backside of the 5 story buildings. Concern for higher building on hill and transition to lower building at lower elevation. Concern for transition in elevation and building height.
- Comment liked openspace that responded to the landscape/ environment and had pockets of small gathering areas. (large linear park surrounded by homes and townhomes)
- Discussed intermix of townhomes and detached single family
- Comment that even the alleys look great and liked variations of architecture.

*Roswell:*

- Comment that didn't like the lack of separation for pedestrian along sidewalk- felt uncomfortable.
- Discussed the incorporation of historic building for visitor center.
- Comment liked the authenticity of reuse/rehab of existing structures.

*Wrap-up Discussion:*

- Smyrna: liked consistency in scale, streetscape, sense of identity, and clear boundary.
- Woodstock: liked how new tied into and related to old/historic downtown.
- Manget: some felt architecture too eclectic and didn't relate to existing enough, but others felt differently and thought be good within old town
- Roswell: group commented that tough to navigate along and across busy street; however, plus for Suwanee is that it is possible to easily navigate and connect between historic old town and town center.
- Comment that need to integrate railroad into Suwanee and bring back the train depot. Margaret Mitchell used to go to Shadowbrook fields via Suwanee train depot.
- Comment that walked everywhere in Smyrna and didn't think about vehicles nor the time it took; verses, Roswell with constant concern for vehicles.

Below is feedback provided via the Tour Comment Sheet: Attendees were asked to provide feedback on what elements from the four tour places can be integrated in Suwanee?

*Smyrna:*

- Could see this on Suwanee's Russell Street as a gateway into Old Town area.
- Liked the trellis design elements on corners – softens the hard edges.
- Good use of pocket parks. Lots of them integrated into neighborhoods. (2 people)
- Liked the civic buildings mixed into retail/residential (3 people).
- Could have used more textural features – (stone, gravel, shake shingles, etc.)
- Like the community center, functionality of buildings as well as the layout. Support of commercial to residential ratio, fountains, individual sidewalks for business – not all in a line.
- Dislike that most of the civic buildings are made from the same or similar materials. Too much brick and siding.
- Brick paving on walks and streets (3 people).
- Sign lighting – not backlit – indirect.
- Detailing on 3-story townhouses, not too tall (3 people).
- Hidden parking in addition to street parking (3 people).
- Consistent look throughout whole area – high quality architecture/materials/design (3 people).
- New entrance that is pedestrian scaled, landscaped boulevard, to pull people from Buford Highway or Lawrenceville-Suwanee Rd.
- Good blend of several different attractive design styles with consistent groupings.
- Good mix of various retail spaces. Seems like a lot of restaurants in a small area (2 people).
- Negative: crosswalks and access over Atlanta Highway.
- Had an active lifestyle feel – upbeat.
- Liked the way franchised restaurants were in with private ones but did not stand out.
- Liked small town feel and accessibility.
- Civic buildings in heart of the community.
- Don't like the rule signs (“No Standing”, “No Running”, “Curb Your Pet”).
- Don't like the chain restaurants.
- No water fountain please. Terminal park with fountain is unpleasant (2 people).
- Too many round buildings.
- New businesses, need detailed business plan to succeed.

- Enough parking for “big events”?
- Like the boulevard between plaza and city hall.
- Like that the street has development on both sides but Town Center and Main Street both feel unbalanced. Here- because railroad is low, can see residential neighborhood across tracks, balancing and complimenting the commercial center.
- Like small connected parking areas behind buildings- not a sea of parking like Town Center
- Very walkable.
- Buildings at street.

*Manget:*

- Liked the small pocket park on the corner.
- Heights of buildings mixed – the 3 stories didn’t look as large due to great architectural detail. Four-sided design (3 people).
- Liked the variation of materials used; liked how contemporary styles worked with older styles.
- The intimate feel of smaller streets.
- Incorporation of older homes around perimeter of common space with tall trees as boundary, courtyards in lieu of decks with tree walls (2 people).
- Public spaces throughout. Corner compound with housing mix, common lawn, and herb garden. Gravel path between houses, alley access, unique wooden gates, patio areas, perimeter plantings, mature trees retained (3 people).
- Didn’t like the lack of integration with surrounding community. Contemporary designs were attractive and attention getters, but seemed to be out of place especially with surrounding neighbors (3 people).
- Didn’t like the really modern buildings – odd juxtaposition.
- Good use of different densities in a small area.
- Too bad the economy didn’t allow them to complete project – tough to pick up where someone left off.
- Liked the mixture of housing types. New development is integrated well into existing neighborhood and roads (5 people).
- Liked the “antique/retro” brick and older looking materials (3 people).
- Liked the attached cottage feel with connecting walkways (2 people).
- Negative: Disparity of value with existing neighborhood homes, seems a little too drastic, seems to need more of a transition buffer.
- Central park area with large trees, great landscaping (2 people).
- Great looking porches.
- Excellent quality – these homes will be here in 100 years.
- Storm water handled without detention ponds. Do the park areas have underground detention systems?

*Woodstock:*

- Thought the 5-story building rear exterior could have been finished better – this building is too linear/soviet-style. Too tall for adjoining residential. (5 people)
- Can’t see 5-stories, but maybe 4-stories would work in Suwanee – maybe along McGinnis Ferry or Buford Highway.
- Liked the way the park made good use of funky/rolling topography. Embraces topography. Natural landscape borders (3 people).
- Roofline variety – gable, metal, shingle, flout (2 people).
- Mixture of styles, materials used and story height; designs blend well. New structures didn’t look overwhelming (4 people).
- Common areas with “gateway” entrance – front doors facing the common areas.
- Great Architecture. Loved the idea of taking architectural design from the older buildings and applying so of those to the new to tie it all in. Mix of architectural style townhouses grouped around common gardens (4 people).
- Creative and attractive development of retention/drainage area.
- Outstanding mix of numerous small green spaces/ pocket parks and courtyards (6 people).
- Attention to small details.
- Creative use of creek bed for small park and trails.
- Scale of 5 story building appears to fit better than expected. Design fits well with the railroad appearance of surrounding downtown (3 people).

- The whole development feels contrived. Style very much divorced from the styles prevalent in the old downtown. The historic home (vacant) on the edge of the development looks out of place.
- Downtown itself needs a face lift to remove 60's "improvements". Think the city let the developer come in and do whatever they wanted with out considering the relationship to the rest of downtown.
- Expensive homes.
- Pervious surfaces.
- Two, three, and four story homes around common area.

*Roswell:*

- Canton Street: City Hall set back does not feel integrated into Canton Street area – of course I could not see the other side. Loved the old, funky eclectic feel with pubs, antiques, shops, art galleries, etc. Would love this feel in Old Town.
- Like the quaint feel – reuse of historic buildings overlay plan attempting to bring grandfathered property into harmony with new development (3 people).
- Lots of traffic – potential to support business.
- Dislike traffic – used as a cut-through.
- Have always liked downtown Roswell and been impressed with their commitment to preserve and reuse old structures and retain the historic appearance in the midst of tremendous growth, congestion, and commercial expansion.
- The mix of unique shops and businesses feeds and enables the historic preservation and appearance.
- Busy and hectic. Not a very relaxed environment. (2 people)
- Liked that they have a theater.
- Very nice government building.
- Nice "memorial park".
- Observation about the square versus other small green spaces; we should wonder how much they are actually used for spontaneous, casual visits versus plazas and parks in Europe which are always full of people – walking through, sitting, etc. They seem to be apart from the surroundings in a way. Think they work better adjacent to commercial, unless there's a basketball court, pony ride, concessions (not all in the same park).
- Like Canton Street better than the square.

These minutes constitute the author's understanding of the items discussed and conclusions reached. If there are any errors or omissions, please notify this author in writing within four (4) working days of receipt.

END OF MINUTES



# Downtown Suwanee Master Plan | 2009-2030

## City of Suwanee, Georgia

Ecos Environmental Design, Inc. | Market + Main, Inc. | URS Corporation | Smith Dalia Architects

### **MINUTES OF MEETING**

#### **Community Meeting # 3 –February 10, 2009**

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#### Meeting Agenda:

##### *Meeting:*

- Welcome and Introductions
- Review Placemaking, Community Values, & Downtown Components
- Present Alternative Concepts A and B Comparisons
- Interactive Exercise: Selecting Downtown Components
  - Design Stations and Comments Forms
- Next Steps
  - Please join us at Community Meeting #4 – Presentation of the Draft Plan on March 19, 2009 at 6:30 pm.
  - Please visit the project website at [www.downtownsuwaneepan.com](http://www.downtownsuwaneepan.com)
- Question and Answer

#### Meeting Handouts:

- Agenda
- Community Comment Form

#### Meeting Outcomes:

##### ***Presentation:***

Shannon Kettering of Ecos Environmental Design, Inc. presented and discussed placemaking, community values and the downtown components as they relate specifically to the vision and goals of Downtown Suwanee. A summary was given of Concepts A and B for each the following character areas: Town Center District, Historic Old Town Village District, Williams Farm Village District, Stonecypher Village District, Corridor and Neighborhood Districts. Following this discussion, community members were divided into 5 groups to begin the interactive exercise.

##### ***Interactive Exercise:***

The purpose of the Interactive Exercise was to give community members an opportunity to take a closer look at land use, open space, and circulation for the proposed character area districts and give input on what works and what needs improvement. Each group was asked to rotate to design stations A through E where planning consultants guided them through each concept and community members discussed likes and dislikes and recorded their thoughts on comment forms. The following is an overview of proposed concepts for each character area:

#### Town Center District

##### *Concept A - Mixed Use Definition*

This concept proposes the extension of attached, multi story, mixed use buildings that frame the streetscape and enclose Town Center Park. Upon relocation of the City's current police and fire services, the redevelopment offers additional office and retail space with loft-style residences within walking distance of community amenities and greenspace.



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### *Concept B - Residential Integration*

This concept proposes the integration of diverse housing types located in a variety of forms to offer additional living opportunities near Town Center park and retail. Housing along Lawrenceville Suwanee Road is complemented by a generous greenway providing both a gateway into the city and usable greenspace for all.

### Historic Old Town Village District

#### *Concept A - Evolution of Old Town South*

This concept proposes the extension of mixed use, multi story buildings along Main Street with increased pedestrian amenities and heightened architectural character. A proposed mixed use building, reminiscent of the former City train depot, terminates the vista and offers community retail, dining and entertainment options.

#### *Concept B - Evolution of Old Town East*

This concept proposes the realignment of Russell Street to create an eastern extension of Old Town that terminates in a cluster of multi story, mixed use buildings at Buford Highway. Serving as a gateway into Old Town, the buildings offer community retail, dining and entertainment options. Realigning Russell Street improves vehicular and pedestrian circulation, and creates a vista from Buford into Old Town.

### Williams Farm Village District

#### *Concept A - Rural Living*

This concept proposes housing options fronting a proposed community garden at the existing Williams Farm greenspace. Streets and park spaces respond to the existing topography, while shopping and dining opportunities are proposed as a mixed use, multi story building to the south.

#### *Concept B - Residential Enclave*

This concept proposes a tight knit grid of streets with a diversity of housing types. The existing Williams Farm greenspace is surrounded by residences and connected via a greenway trail.

### Stonecypher Village District

#### *Concept A - Retail Inclusion*

This concept proposes retail, office and housing opportunities and a realigned street network. Street and trail connectivity complements and facilitates the proposed shopping and housing choices.

#### *Concept B - Residential Prominence*

This concept proposes multi story, mixed use and housing opportunities, while providing additional street connections and trail opportunities.

### Corridor Districts

#### *Concept A - Enhanced Corridors A*

This concept proposes multi story, living opportunities along an enhanced pedestrian friendly streetscape. Greenways buffer street noise and improve the street aesthetic, while boosting residential choices.



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### *Concept B - Enhanced Corridors B*

This concept proposes multi story, mixed use and professional office opportunities along an enhanced pedestrian friendly streetscape. Typically providing architectural interest at key intersections, the buildings frame the corridor, relegating parking to the rear.

### Neighborhood Districts

#### *Concept A - Housing Opportunities A*

This concept proposes housing options throughout the many neighborhoods, with an emphasis on providing different housing types along corridors, as a means of transitioning between and among different areas of the community. Greenspaces and trail extensions offer improved community amenities.

#### *Concept B - Housing Opportunities B*

This concept proposes housing options along key corridors and between existing residential areas and the proposed center and villages of the community. Greenspaces and trail extensions offer improved community amenities.

### ***General Summary of Attendee Comments:***

#### A. Town Center District

- Preferred police/fire remaining in current location in Concept B
- Preferred gateway, greenway, and trails in Concept B
- Preferred mixed use/ business districts of Concept A

#### B. Historic Old Town Village District

- Preferred street realignments in both Concept A and B
- Preferred the bigger greenspaces and connectivity on Concept B
- Preferred the 2 story buildings on both Concept A and B

#### C. Williams Farm Village District

- Preferred business/ commercial/ retail in both Concept A and B
- Preferred the greenspace and natural areas of Concept B
- Preferred trail connection from Concept A shown on Concept B

#### D. Stonecypher Village District

- Preferred the mixed use/ less conventional retail area of Concept B
- Preferred the greenspace/ buffer of Concept B
- Preferred the trail network of Concept A
- Preferred more pocket parks in both Concept A and B

#### E. Corridor Districts

- Preferred mixed use on Buford Hwy. from Concept B
- Preferred the road connectivity of Concept A

#### F. Neighborhood Districts

- Preferred the trails and parks of Concept A
- Preferred the wide use of housing and retail on Concept A



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- Preferred the trail connection on Concept B

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END OF MINUTES

CC:





# Downtown Suwanee Master Plan | 2009-2030

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Ecos Environmental Design, Inc. | Market + Main, Inc. | URS Corporation | Smith Dalia Architects

## **MINUTES OF MEETING**

### **Community Meeting # 4 – March 19, 2009**

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#### Meeting Agenda:

##### *Meeting:*

- Welcome and Introductions
- Review Planning Process to Date
- Present **Draft** Character Districts, **Draft** Concept Plan and **Draft** Corridor Character Types
- Interactive Exercise: Review **Draft** Plan Components
  - Stations and Comments Forms
- Next Steps
  - Please join us at Community Meeting #5 – Final Plan Presentation on April 14, 2009 at 6:30 pm.
  - Please visit the project website at [www.downtownsuwaneepan.com](http://www.downtownsuwaneepan.com)
- Question and Answer

#### Meeting Handouts:

- Agenda

#### Meeting Outcomes:

##### *Presentation:*

Shannon Kettering of Ecos Environmental Design, Inc. presented and discussed the timeline of events that had occurred since the project was initiated in October 2008. She briefly revisited the Master Plan Approach, including Placemaking, Identifying Community Values and Creating a Community Vision. She Identified the Plan Concepts that were being used to create the Master Plan for Downtown Suwanee, including Centers, Villages and Neighborhoods and she briefly described the different land use categories in each of these, including Mixed Use, Residential, Non-Residential, Civic and Open Space. She indicated that the purpose of tonight's meeting was to present the Draft Concept Plan for review and feedback from the community. Following this discussion, community members were divided into 2 groups to begin the interactive exercise.

##### *Interactive Exercise:*

The purpose of the Interactive Exercise was to give community members an opportunity to take a closer look at the proposed Character Districts, Land Use Concept Plan, and Corridor Character Areas. Community members were asked to give input on what works and what needs improvement. Each group was asked to rotate to design stations A and B where planning consultants guided them through each concept and community members discussed likes and dislikes. Comments were recorded by consultants and community members were asked to post notes on each board and/or write comments directly on the proposed plan boards.



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### *General Summary of Attendee Comments:*

In general, the **Character Districts** and **Concept Plan** were well received. Mixed use concepts were supported. Comments were made in regard to opportunities to preserve rural elements and encourage rural character development around Williams Farm Village; protecting the existing character of historic Old Town Village; future development of Town Center, including the relocation of Fire and Police Stations; and the transitional nature of development patterns around Stonecypher Village.

In general, the **Corridor Character Areas** and Transportation recommendations were well received. The proposed realignments of existing streets and construction of new streets was viewed positively. It was suggested that a vehicular underpass at the railroad may still be needed, and if the Stonecypher intersection wasn't suitable, than another location may need to be identified. Concerns were expressed about preserving the character of existing neighborhoods if such an underpass were constructed. There was particular interest in the expansion of sidewalks, particularly along Stonecypher Road. The idea of a "fill the gap" program for sidewalks was well-received. The idea of connecting the Greenway Trail to existing neighborhoods was generally supported so long as concerns for safety were considered in the process, particularly having well-lighted access points between the trail and existing neighborhoods. There was general consensus that more landscaping was desirable between pedestrian corridors (sidewalks/ trails) and vehicular travel lanes on Boulevards and Village Avenues.

These minutes constitute the author's understanding of the items discussed and conclusions reached. If there are any errors or omissions, please notify this author in writing within four (4) working days of receipt.

END OF MINUTES

CC:



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## MINUTES OF MEETING

### Community Meeting # 5 – April 14, 2009

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#### Meeting Agenda:

##### *Meeting:*

- **Open House – Map Gallery**
  - Timeline of Events
  - Existing Conditions Maps
  - Previous Studies Map
  - Opportunities and Challenges Map
  - Downtown Character Sketches
  
- Interactive Exercise: Review Map of **Land Use Concept Plan, Circulation Priorities and Action Items for Implementation**
  - Comment Cards

#### Meeting Handouts:

- Agenda

#### Meeting Outcomes:

##### *Open House:*

The final Community Meeting was held in the atrium at the new Suwanee City Hall. Boards were displayed around the atrium that illustrated the timeline and the various steps that were undertaken throughout the planning process since it began in October 2008. Upon arrival, community members were given an agenda that described the planning process to date. They were asked to circulate around the atrium where consultants were available to explain the boards and answer questions. Members of the City of Suwanee staff were available to answer questions and respond to feedback as well.

##### *Interactive Exercise:*

Comment cards were distributed to community members as they arrived. Consultants were stationed at the **Land Use Concept Plan, Circulation Priorities Map and Action Items for Implementation Chart** to explain the study outcomes and recommendations. Consultants answered questions and encouraged community members to write down any comments on the comment cards and leave them for review.

##### *General Summary of Attendee Comments:*

In general, the **Land Use Concept Plan, Circulation Priorities Map and Action Items for Implementation** were well received. Mixed use concepts were supported, but it was suggested that there was a need for more commercial space around Town Center, however concerns were articulated about the development of apartments along Lawrenceville-Suwanee Road. It was noted that events held at Town Center were already so popular that the facility was already too small to accommodate them and parking was problematic. Comments were made in support of preserving historic structures and creating a historic district, realigning Russell Street, and expanding the Greenway Trail network. With expansion of the Greenway Trail, consideration needs to be given to the provision of adequate parking



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at trail heads. Some specific concerns about traffic were articulated, particularly for pedestrian safety when crossing Buford Highway between Town Center and the pedestrian tunnel, as well as vehicular safety at the intersection of Suwanee Dam Road/ Main Street/ Brogden Street.

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END OF MINUTES

# Appendix C - Right-of-Way Plans



Street Right-of-Way and Roadway Width Requirements for Suwanee Roadways for New Development

Functional Classification	Right-of-Way	Minimum Street Width
Arterial	100 to 120 feet	67 feet
Collector	80 to 100 feet	26 feet
Local (residential)	50 feet	28 feet
Local (non-residential)	60 feet	32 feet

Source: City of Suwanee Development Regulations (November 19, 2002 revision), page 36.

Street Right-of-Way Required within Zoning Districts

Zoning District	Zoning Definition	Street Rights-of-Way Required
R-140	Residential Single Family District	50 feet (in subdivision) Other (Thoroughfare Plan)
R-100	Residential Single Family District	50 feet (in subdivision) Other (Thoroughfare Plan)
RMD	Residential Multi-Family Duplex District	50 feet (in subdivision) Other (Thoroughfare Plan)
R-75	Residential Single Family District (Infill)	50 feet (in subdivision) Other (Thoroughfare Plan)
RM-6	Residential Multi-Family Duplex District	50 feet (in subdivision) Other (Thoroughfare Plan)
RM-8	Residential Multi-Family Duplex District	50 feet (in subdivision) Other (Thoroughfare Plan)
C-1	Neighborhood Commercial District	Not identified
C-2	General Commercial District	Not identified
C-3	Special Commercial District	Not identified
O-I	Office-Institutional District	Not identified
M-1	Light Manufacturing District	Not identified
PMUD	Planned Mixed-Use Development District	Not identified
OTOD	Old Town Overlay District	Not identified, though the zoning ordinance identifies road classifications within the OTOD as Parkway, Commercial Street, Enhanced Old Town Road, or Local Street
OTCD	Old Town Commercial District	Not identified
IRD	Infill Residential District	48 feet (in subdivision) Other (Thoroughfare Plan)

Source: 1998 Zoning Ordinance of the City of Suwanee, Georgia (Amended September 23, 2008)

# Appendix D - Zoning Tables



The Downtown Suwanee Study Area is made up of nearly every zoning category that exists within the Suwanee Zoning Ordinance. The area is both large and diverse and as such contains a wide variety of land uses, character areas and subsequent development regulations. The zoning districts contained within the Study Area are as follows:

- R75 Single Family Residence District**
- RM6 Residential Multi-Family Duplex District**
- RM8 Residential Multi-Family Duplex District**
- C1 Neighborhood Commercial District**
- C2 General Commercial District**
- C3 Special Commercial District**
- OI Office Institutional District**
- M1 Light Industry District**
- PMUD Planned Mixed Use District**
- OTOD Old Town Overlay District**
- OTCD Old Town Commercial District**
- IRD Infill Residential District**

The following is a detailed analysis of the uses allowed in all of the zoning districts listed above. Permitted uses are noted by **P**, Special Permit uses are noted by **S**, and Accessory uses are noted by **A**.

<b>RESIDENTIAL</b>	<b>R140</b>	<b>R100</b>	<b>R75</b>	<b>RM6</b>	<b>RM8</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>OI</b>	<b>M1</b>	<b>PMUD</b>	<b>OTCD</b>	<b>IRD</b>
Accessory Uses	P	P	P	P	P	P	P	P		P		P	P
Bed/Breakfast Inns		S										P	
Duplex Dwellings				P	P						P	P	
Home Occupations	P	P	P	P	P								P
Hotels/Motels							P	P					
Industrialized Homes	P	P	P										
Multifamily Dwellings				P	P						P	P	
Quadruplex Dwellings				P	P						P	P	
Personal Care Home							P	P	P			P	
Retirement Communities									P				
Single Family Dwellings	P	P	P								P	P	P
Triplex Dwellings				P	P						P	P	

<b>INSTITUTIONAL</b>	<b>R140</b>	<b>R100</b>	<b>R75</b>	<b>RM6</b>	<b>RM8</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>OI</b>	<b>M1</b>	<b>PMUD</b>	<b>OTCD</b>	<b>IRD</b>
Assembly Hall									P				
Cemeteries	P	P		P	P								
Churches	P	P		P	P	P	P	P	P	S		P	
Community Clubs	P	P		P									P
Cultural Facilities						P	P	P	P			P	
Museum						P	P	P	P			P	
Neighborhood Recreational Centers	P	P	P	P	P								
Performing Arts Training							P	P					



Center													
Private Parks	P	P		P	P								P
Public Uses	P	P	P	P			P	P	P	P			P
Public Utility Facilities	S	S					P	P	P		P		P
Swim/Tennis Clubs	P	P		P	P								

<b>COMMERCIAL</b>	<b>R140</b>	<b>R100</b>	<b>R75</b>	<b>RM6</b>	<b>RM8</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>OI</b>	<b>M1</b>	<b>PMUD</b>	<b>OTCD</b>	<b>IRD</b>
Adult Entertainment							P	P					
Antique Shops						P	P	P				P	
Art/School Supplies						P	P	P				P	
Art Gallery						P	P	P				P	
Bakery						P	P	P				P	
Bank						P	P	P	P			P	
Barber Shop	S	S	S			P	P	P				P	S
Bars, Nightclubs, Lounges, Taverns								P				P	
Beauty Parlor	S	S	S			P	P	P				P	S
Bicycle Shop						P	P	P				P	
Book/Stationary Shop							P	P					
Cabinet Shop													
Camera Store						P	P	P				P	
Clothing Sales						P	P	P				P	
Club/Lodge						P	P	P	P			P	
Convenience Store							P	P					
Dance Studio						P	P	P				P	
Dog Grooming						P	P	P				P	
Dry Cleaning Pick-up & Delivery						P	P	P				P	
Electronic Sales/Service							P	P				P	
Fast Food Restaurant							P	P					
Financial Services & Institutions						P	P	P	P			P	
Florist						P	P	P				P	
Food Catering							P	P				P	
Food Store						P	P	P				P	
Funeral Home							P	P				P	
Furniture Rental/Sales							P	P				P	
General Building Contractors Office							P/S	P/S		P			
Gift Shop						P	P	P				P	
Hardware Store						P	P	P				P	
Hobby Shops						P	P	P				P	
Ice Cream Shops						P	P	P				P	
Jewelry Store						P	P	P				P	
Locksmith						P	P	P				P	
Manufacturing Accessory to Retail						P						P	
Music Store						P	P	P				P	

Offices	P	P	P	P	P									P
Pawn Shops								S						
Photocopying	P	P	P											P
Photographic Studios or Supply	P	P	P											P
Picture Framing	P	P	P											P
Plumbing/Electrical Showrooms/Sales Centers			P	P										
Printing/Publishing			P	P					P					P
Restaurant	P	P	P											P
Retail Except Fast Food, Wine-Liquor, Massage, Junk Yards	P	P	P			A	A							P
Shoe Repair	P	P	P											P
Small Appliance Repair			P	P										P
Sporting Goods			P	P										P
Stand-alone ATM	S	S	S											S
Tailor Shops	P	P	P											P
Tattoo Parlor								S						
Theater	P	P	P											P
Toy Stores			P	P										P
Travel Agency	P	P	P			P								P
Video/Record Sales and Rental			P	P										
Watch Repair	P			P										P

<b>EDUCATIONAL</b>	<b>R140</b>	<b>R100</b>	<b>R75</b>	<b>RM6</b>	<b>RM8</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>OI</b>	<b>M1</b>	<b>PMUD</b>	<b>OTCD</b>	<b>IRD</b>
Day Care Center	S	S				P	P	P	P	S		P	
Family Day Care	P	P	P										P
Group Day Care	S	S	S										
Kindergartens & Playschools	S	S				P	P	P	P			P	
Schools	P	P		P	P	P	P	P	P	S		P	P

<b>AUTO USES</b>	<b>R140</b>	<b>R100</b>	<b>R75</b>	<b>RM6</b>	<b>RM8</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>OI</b>	<b>M1</b>	<b>PMUD</b>	<b>OTCD</b>	<b>IRD</b>
Automobile Repair							S	P		P			
Automobile Sales							S	P					
Bus Terminal								S		S			
Car Wash							S	P/S					
Parking Lots/Garages							P/S	P/S	P/S			S	
Taxi Cab/Limo Services							S	S					
Truck Leasing/ Vehicle Rental							S	S		S			
Truck Terminal										S			
Wrecker Services										S			

<b>INDUSTRIAL</b>	<b>R140</b>	<b>R100</b>	<b>R75</b>	<b>RM6</b>	<b>RM8</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>OI</b>	<b>M1</b>	<b>PMUD</b>	<b>OTCD</b>	<b>IRD</b>
Baking Plant										P			
Building Material Storage Yard										P			
Cold Storage Plant									P				

Distribution Facility														P
Heavy Equipment Rental/Leasing														S
Industrial Research Laboratory														P
Landfill								S						
Light Manufacturing														P
Manufactured Home Sales							S	S						
Outdoor Storage						S	S	S						P
Quarry														S
Radio/TV Studios							P	P	P					
Radio/TV Towers														P
Recycling Facility														S
Research/ Development														P
Sanitary Landfill													S	
Self Storage Facility														S
Soft Drink Bottling/Distribution														P
Warehousing														P
Wholesale Warehouses							P	P						P

<b>HEALTH CARE</b>	<b>R140</b>	<b>R100</b>	<b>R75</b>	<b>RM6</b>	<b>RM8</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>OI</b>	<b>M1</b>	<b>PMUD</b>	<b>OTCD</b>	<b>IRD</b>
Animal Hospital							S	P	S				
Dental Clinic/Lab						P	P	P	P				P
Drugstore						P	P	P					P
Health Clinic									P				
Hospital									P				
Medical Clinic/Lab						P	P	P	P				P
Pharmacy													P
Physical Fitness Center							P	P					P
Veterinary Clinic							P	P	P				S

<b>RECREATIONAL</b>	<b>R140</b>	<b>R100</b>	<b>R75</b>	<b>RM6</b>	<b>RM8</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>OI</b>	<b>M1</b>	<b>PMUD</b>	<b>OTCD</b>	<b>IRD</b>
Golf/Baseball Driving Range							S	S					
Golf Courses	P	P											
Recreation Facilities						P	P	P					

# Appendix E - Dimensional Requirements Tables



In addition to the uses, each zoning district details specific dimensional requirements for the regulations of density, building envelope and massing. The Development Dimensions for each of the relevant zoning districts is as listed below.

<b>DIMENSIONS</b>	<b>R140</b>	<b>R100</b>	<b>R75</b>	<b>RM6</b>	<b>RM8</b>	<b>C1</b>	<b>C2</b>	<b>C3</b>	<b>OI</b>	<b>M1</b>	<b>PMUD</b>	<b>OTCD</b>	<b>IRD</b>
Lot Size (minimum sq ft)	30,000	18,500/ 22,000	12,000	24,000/ 26,200	24,000/ 26,200	-	-	1 acre	-	1 acre	-	-	6,500
Lot Width (minimum ft)	100/ 140	85/ 100	70	100	100	40	40	200	-	40	-	20	45/ 55
Road Frontage (minimum ft)	40	40	40	40	40	40	40	40	40	40	-	20	20
Yard Abutting Public Street (minimum ft)	50	35/50	20/ 50	50	50	-	50	50	50	50	-	-	5
Side Yard (minimum ft)	10	10	7.5	15/20	15/20	-	10	10	10	20/50	-	-	3
Rear Yard (minimum ft)	40	40	40	40	40	-	15	15	15	15/50	-	-	20
Height (maximum ft)	35	35	35	40	40	35	35	35	40	40	-	3 stories	40
Streets ROW	Road Plan	Road Plan	Road Plan	Road Plan	Road Plan	-	-	-	-	-	-	-	Road Plan
Floor Area (minimum sq ft)	1,250	1,400	1,400	800	800	-	-	-	-	-	-	-	1,600
Density (max units/acre)			2.5	6	8	-	-	-	-	-	8	-	-

# Appendix F - Zoning Standards



The following are zoning standards that are recommended to be included in the revisions to the existing mixed-use, commercial, multi-family and/or overlay districts in order to effectively implement the vision of the Downtown Suwanee Master Plan.

## **Streets**

- Cul-de-sacs and other permanent dead-end streets should be prohibited.
- Gating of streets or private drives should be prohibited.
- All new streets, whether public or private, should have sidewalks, street trees and the other usual requirement of public streets.
- Street classifications should be updated to reflect the street section envisioned by the Downtown Suwanee Master Plan.
- New streets should be built by new development, as shown Downtown Suwanee Master Plan these streets should count towards open space requirements.

## **Parking and Parking Lots**

- Curb Cuts
  - Sidewalk paving materials should cross over driveways in the same form as the rest of the sidewalk.
  - Driveway curb cuts should have a maximum width.
  - Driveway curb cuts should be mandated to be on minor streets if possible, instead of on major streets.
  - Driveways should not be allowed to run parallel with the street, they should be perpendicular.
  - No more than one curb cut should be allowed for development. If the property has frontage on more than one street, they should be allowed one curb cut on each street.
- Parking Structures
  - Entrances for garages and carports for single-family residential should face the rear or side yard.
  - Parking decks should be mandated to hide cars from view from a public area, and should look like a horizontal storied building.
  - A common/joint driveway should be able to be authorized by the city.
  - All parking structures should be required to have sidewalks at a minimum width to connect ground-level parking with public sidewalks.
- Surface Parking Lots
  - All parking lots should be subject to landscaping requirements, regardless of how big or how small.
  - All surface parking lots should be required to have sidewalks at a minimum width to connect with public sidewalks.
  - Landscape strips should have a minimum width requirement.
  - Landscape strips should be required to be next to any street the property fronts.
  - Lanes of parking spaces should be required to end with a landscaped strip equal to the length of the parking space.

- Landscape strips should have a minimum tree requirement based on a certain length of any given strip. Requirements about the size and type of tree should be included.
- Landscape strips should have a requirement on type and size of groundcover to be planted.
- Off-Street Parking
  - Office uses should have maximum parking requirements.
  - Other uses should have minimum parking requirements.
  - Off-site parking and reduced parking should be allowed to be permitted by the city if reduced or shared parking arrangement is worked out.
  - Five percent of all parking spaces for office and civic uses should be dedicated to carpools and vanpools.
  - Public on-street parking should be allowed; it should be counted towards required parking spaces.
- Bicycle Parking
  - Commercial developments that provide automobile parking should also be required to provide bicycle parking based on a minimum ratio of auto spaces to bicycle spaces.
  - Multi-family developments should be required to provide bicycle parking based on a minimum ratio of units to spaces.
  - A minimum number of bicycle spaces should be required for all developments, except one- or two-family developments.
  - Bicycle spaces should be required to be located at a maximum distance from the building entrance.
  - A metal anchor should be required to be provided to help secure the bicycle, when the bicycle owner provides the lock.

## Sidewalks

- Sidewalks should be required on all existing streets.
- Sidewalks should be required on all new streets.
- Sidewalks should be required on all private streets.
- Sidewalks should be required on all public streets.
- Sidewalks should have a minimum required width.
- Sidewalks should consist of two zones: a street furniture zone and a tree planting zone.
- Sidewalk tree planting zones should have required street trees.
- Reasonable efforts should be undertaken to place utilities underground.

## Supplemental Zones

- Supplemental Zones include the area between building frontages and the sidewalk.
- Supplemental Zones should be for the placement of plazas, courtyards, outdoor dining, vending, porches, stoops and landscaping.
- All uses along Jonesboro Road should be required to have a Supplemental Zone.
- All multi-family uses should be required to have a Supplemental Zone.
- Fences and walls should be limited within the Supplemental Zone.
- Supplemental Zone square footage should count towards public space requirements.



## Buildings and Sites

- Development Controls and Site Limitations
  - Blocks should have maximum size.
  - Drive-through windows should not be allowed to be between the building and the street.
  - Building sizes, including dimensions and number of stories (Floor-Area-Ratio or FAR), should have maximums, with bonuses allowed if certain uses that are desired are included in the development.
  - A maximum coverage of the property lot by the building should be required.
  - A minimum building height should be required.
  - A maximum building height should be required.
  - A minimum lot size should not be required.
  - A minimum street front length should not be required.
  - A minimum side yard length should be required, based on whether it faces a street or does not face a street.
  - A minimum rear yard length should be required, based on whether it faces a street or does not face a street.
- Relationship of Building to Street
  - Relationship of building to street should be included in the zoning regulations.
  - Architectural details should be required to delineate floors/stories at third story and below.
  - Pedestrian entrance should be required to be visible from the street, and have direct access from the sidewalk.
  - Buildings fronting public open spaces should be required to meet same requirements for buildings that front a street.
  - Street number should be required to be visible from the street at the building's entrance.
  - There should be minimum requirements for fenestration (windows and doors) on both residential and commercial buildings.
  - Commercial buildings should be mandated to have no more than maximum length without windows or doors.
    - Windows should be required to be clear.
    - Doors should be able to be counted towards fenestration requirements.
  - No barbed wire, razor wire, chain link fence, etc. should be visible from public area.
  - No gasoline pumps or other vehicular services (air pumps/car washes) should be located between the building and the street.
- Loading Areas and Mechanical Features
  - Loading areas should be paved and not visible from a public area.
  - Loading areas should be screened.
  - Mechanical features of buildings should be located to the side or rear of the main building, and not visible from a public area.

## **Signs and Signage**

- No free-standing or off-premise signs should be permitted in street furniture zones, clear zones, or supplemental zones related to sidewalks.
- Sign sizes and dimensions should be controlled to promote aesthetic improvement and to prohibit visual clutter.

## **Parks and Open Space**

- Open space requirements should allow the property owner the option to relocate their minimum requirement to another location as specified by the Suwanee Comp Plan and within a limited distance from the primary property.
- Open space should be governed by a minimum size requirement, as a percentage.
- All new development should be required to provide open space as part of their development.
- Parks and open spaces should be surrounded with streets and development.
- Parks and open spaces should be visible from adjacent streets and surrounding buildings and uses.
- Barriers and walls surrounding a park or open space that restrict accessibility, reduce the service area, and create security problems along edges should be eliminated and avoided.

# Appendix G - Residential Housing Types



Residential structures in downtown Suwanee typical of the late-nineteenth and early-twentieth century reflect Folk Victorian, Craftsman, and Colonial Revival architectural traditions. There are also a number of structures typical of vernacular Georgia architecture, including gabled-wing and single-pen cottages. Examples are given here for the purposes of illustrating a sample of representative styles found in Downtown Suwanee. A complete listing of high style and vernacular house types commonly found in Georgia can be obtained from the Georgia State Historic Preservation Office at [www.gashpo.org](http://www.gashpo.org).



Figure 1: Craftsman Architectural Detail, Typical\*



Figure 2: Folk Victorian Architectural Detail, Typical\*

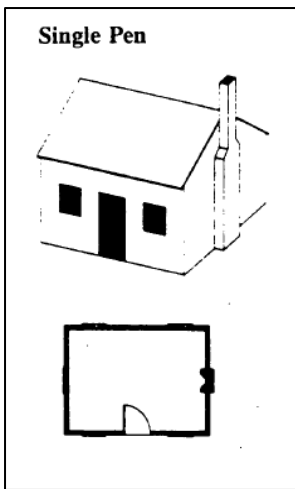


Figure 3: Single Pen Cottage and Floor Plan, Typical\*\*

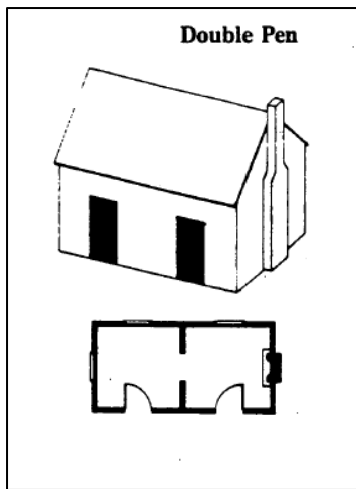


Figure 4: Double Pen Cottage and Floor Plan, Typical\*\*

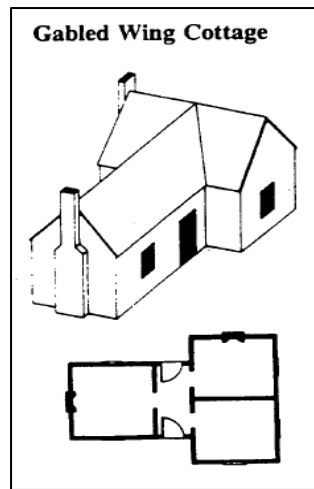


Figure 5: Gabled Wing Cottage and Floor Plan, Typical\*\*

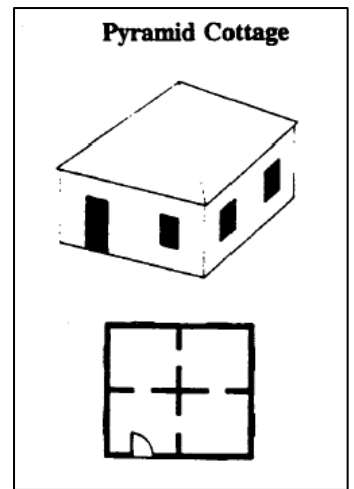


Figure 6: Pyramid Cottage and Floor Plan, Typical\*\*

\* **Source:** *House Types in Georgia* published by the Georgia State Historic Preservation Office and available at <http://www.gashpo.org/assets/documents/housetypes.pdf>

\*\* **Source:** *Residential Architectural Styles in Georgia from Georgia's Living Places: Historic Houses in Their Landscaped Settings* (1991) published by the Georgia State Historic Preservation Office and available at [http://www.gashpo.org/Assets/Documents/NR15arch\\_20080521100904\\_optimized.pdf](http://www.gashpo.org/Assets/Documents/NR15arch_20080521100904_optimized.pdf)