

# AUBURN TOWN CENTER

## *Design Charrette Results*

*August 2018*



# AGENDA

**TOWN CENTER PLANNING 101**  
**EXISTING CONDITIONS & ANALYSIS**  
**FRAMEWORK PLAN**  
**CONCEPT PLANS + PREFERRED USES**

# CHARRETTE PROCESS

## DAY 1

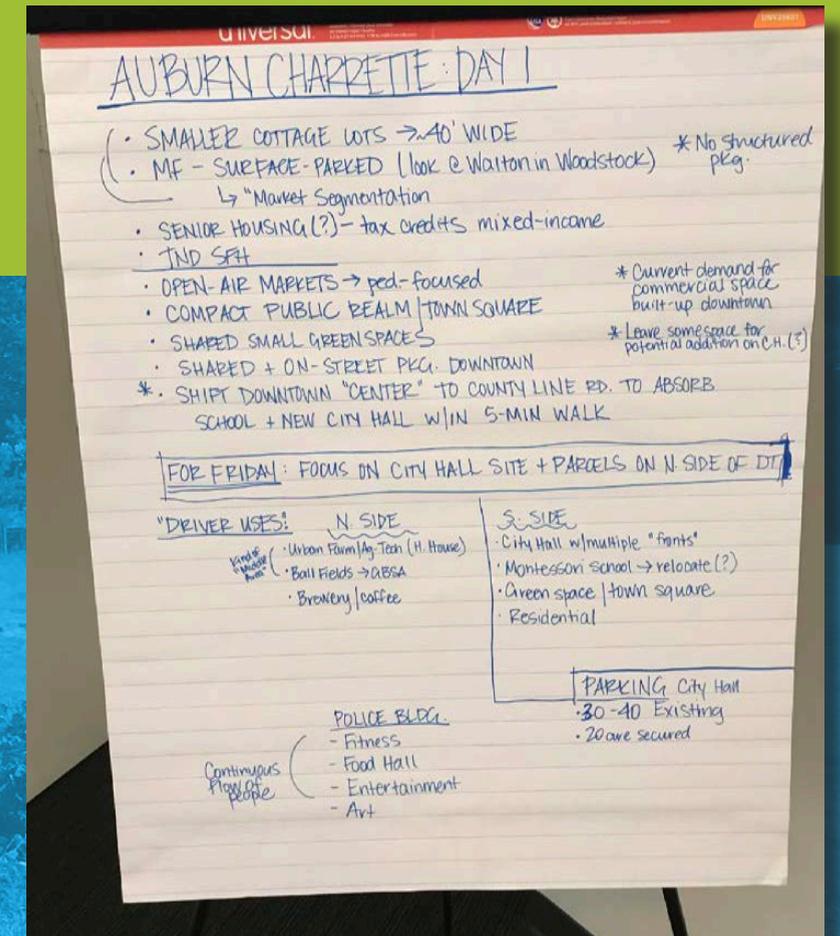
- Review Existing Conditions
- Establish Programming
- Initial Concept Plans

## DAY 2

- Preliminary Design
- Client Review & Refinement

## DAY 3

- Final Design
- Public Presentation (NOW!)



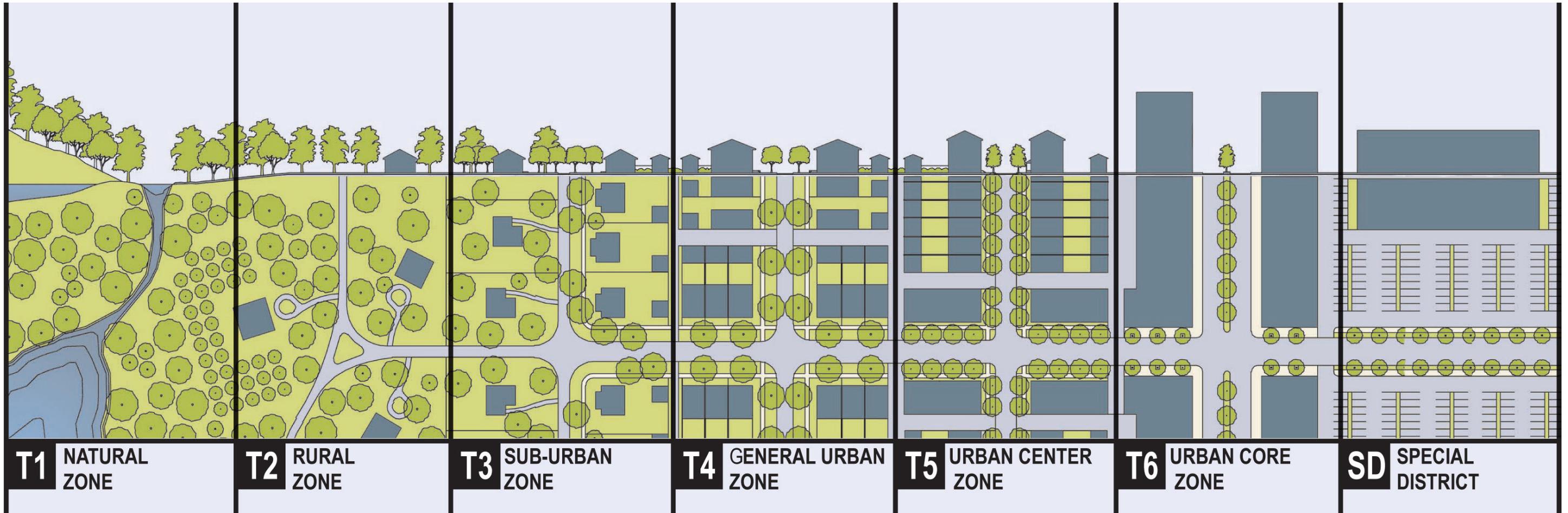


# TOWN CENTER PLANNING

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101

# The Transect



# Patterns



# Vickery, GA



# Suwanee, GA



# Duluth, GA



# Duluth, GA



# Glenwood Park

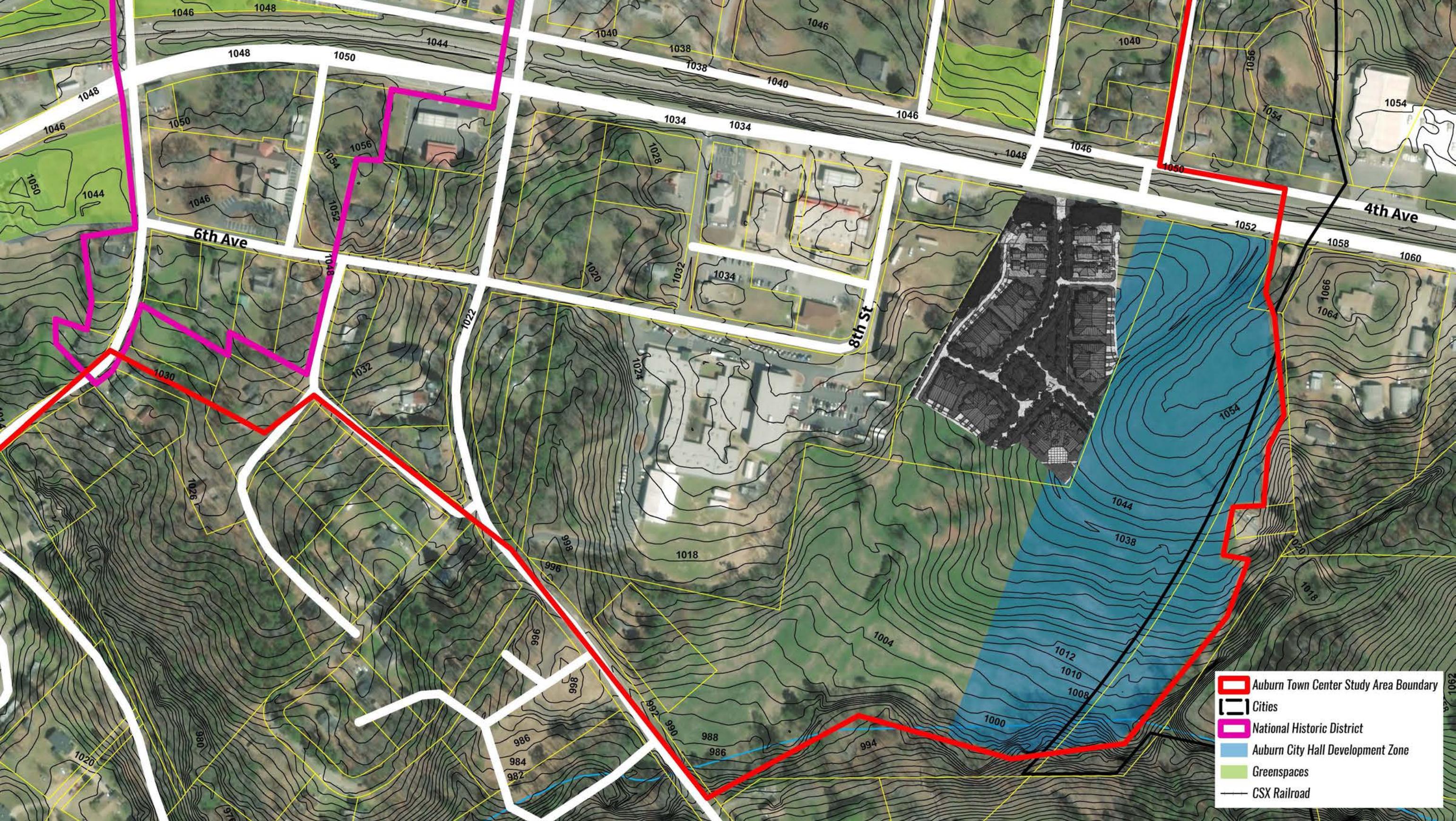


# Glenwood Park





# Clarks Grove



-  Auburn Town Center Study Area Boundary
-  Cities
-  National Historic District
-  Auburn City Hall Development Zone
-  Greenspaces
-  CSX Railroad



# Existing Conditions

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*Constraints & Prior Studies*

# 2010 Strategic Plan

- Study Area: **Downtown Overlay District** (Same as this plan)
- Population has grown since 2000
- Housing stock is fairly new - most built since 1980 (primarily single-family homes)
- Downtown area has more variety in uses than the rest of Auburn
- Zoning doesn't allow much for mixed-use development or design standards
- Grid pattern was originally planned for Auburn, but not fully realized
- National Historic District was created in 1997
- Development potential projected in the plan may be too high for 2018



# 2010 Strategic Plan

- **Recommendations included:**

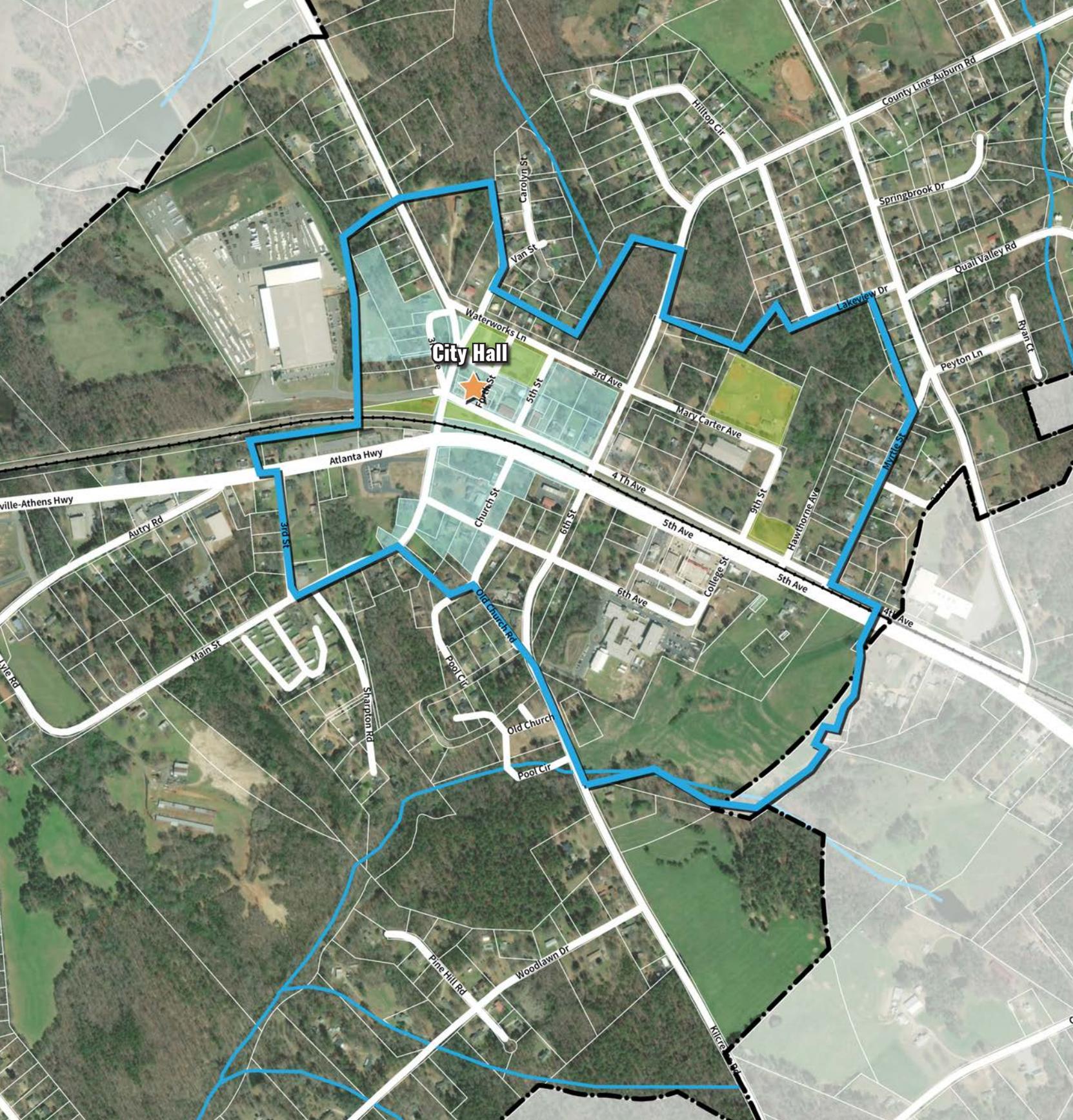
- Infill development that preserves core historic buildings
- Take advantage of historic grid pattern and serve multiple modes of transportation
- Fine grain mix of buildings and uses (retail commercial, residential, live/work, townhomes)
- Some additional parking and on-street parking
- Pocket parks, plazas, community gathering spaces, premier downtown park
- Well-defined vibrant **town center** that gives a sense of place
- Dense single-family residential and cluster developments
- Three- to four-story buildings
- Design Guidelines for Downtown





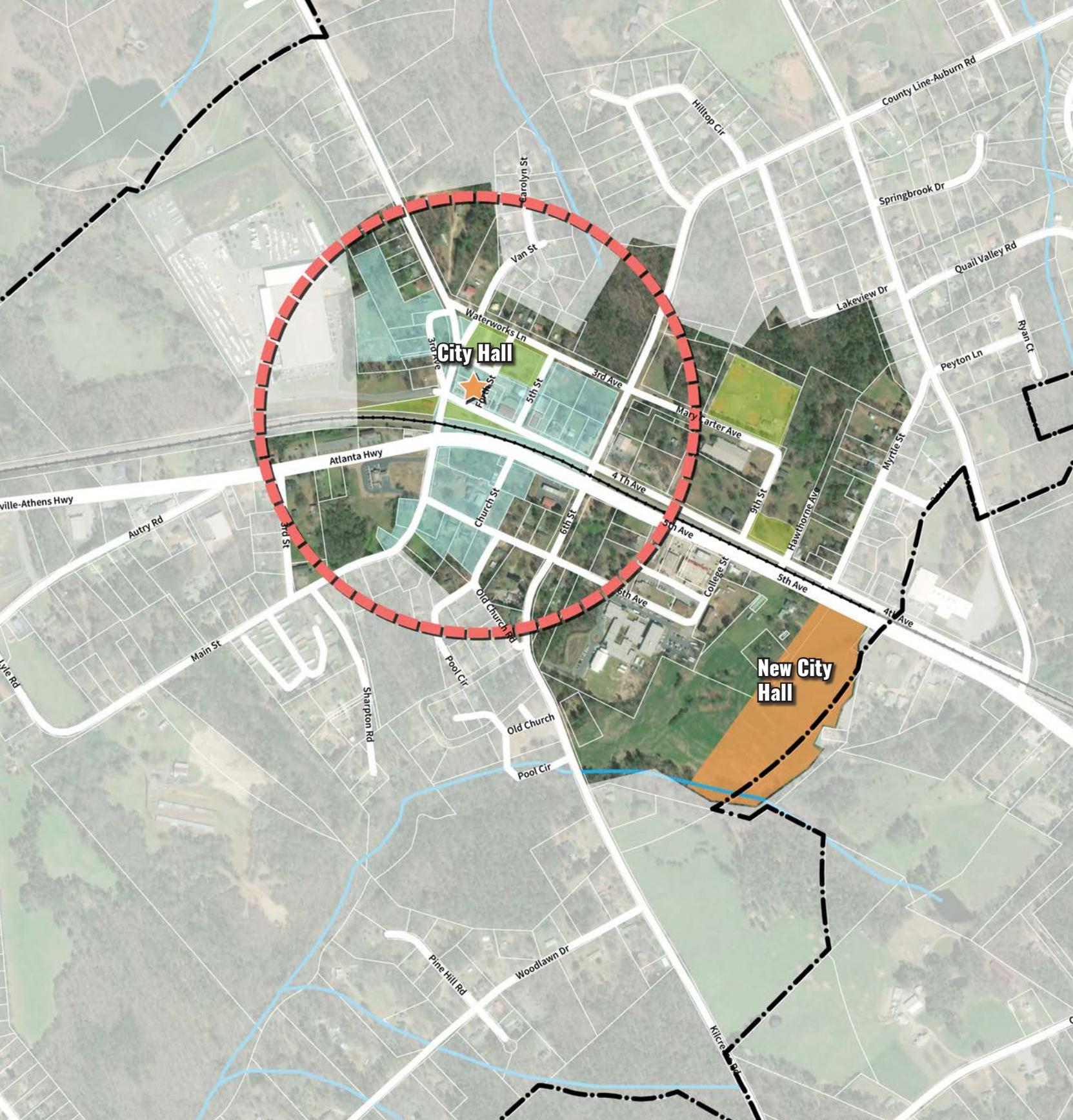
# Context

- Downtown Auburn
- City Hall Location TODAY
- Parks & Green Space
- National Historic District



# Context

- Downtown Overlay District
- Study Area



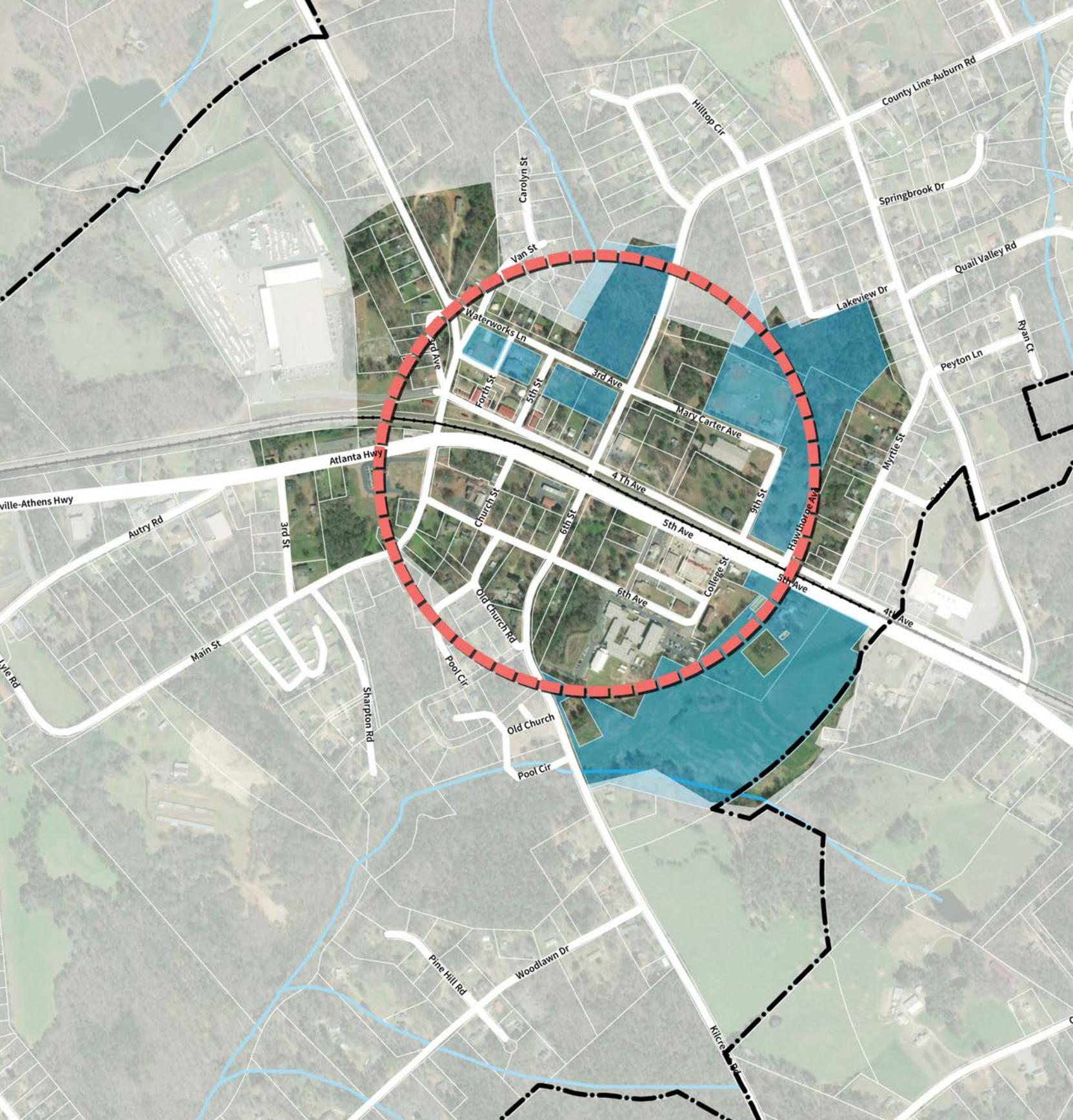
# Context

- Quarter mile walking radius from current center of downtown
- Potential City Hall / Municipal Complex



# Context

- Shift the quarter mile walking radius from current center of downtown
- “Center” of Downtown at County Line / 6th Street
- Captures the majority of Downtown and new City Hall / Municipal Complex
- Railroad tracks are still a barrier



# Context

- Focus areas for future development
  - Northern part of downtown
  - Northeastern part of downtown
  - City Hall / Municipal complex across the tracks

# Whistlestop Shops



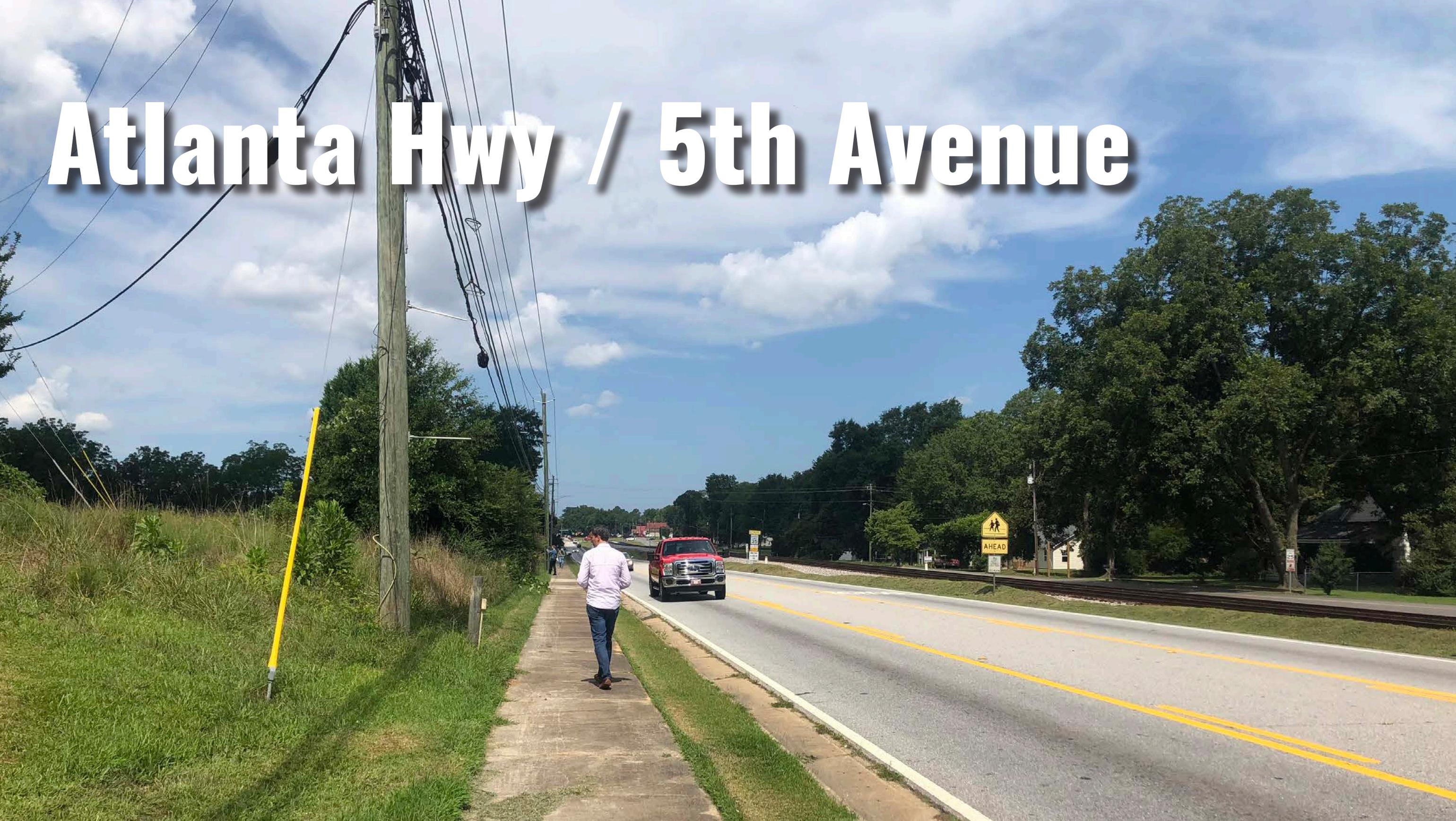
# 4th Avenue



# Existing Buildings

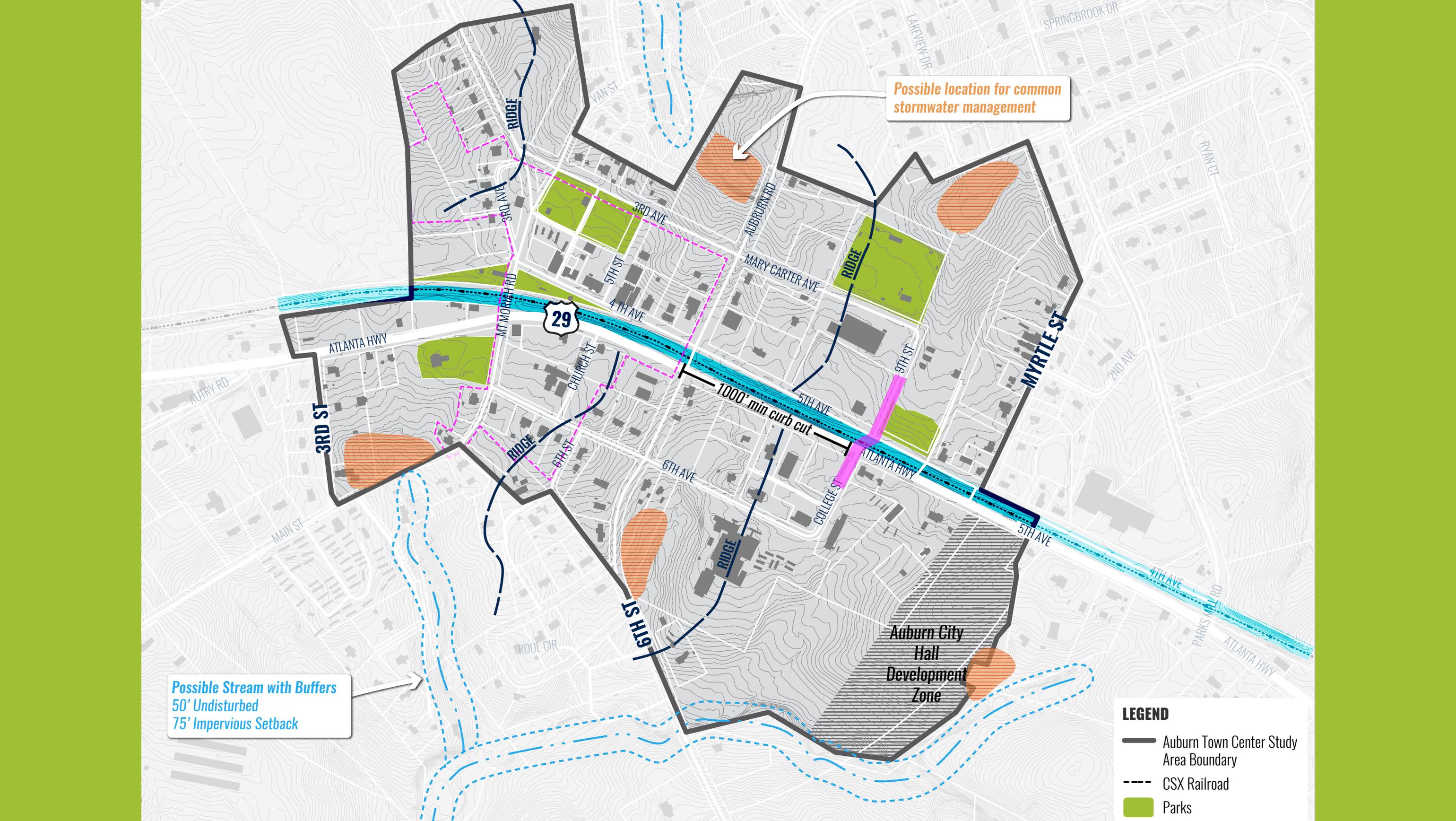


# Atlanta Hwy / 5th Avenue





# New City Hall Site



Possible location for common stormwater management

Possible Stream with Buffers  
 50' Undisturbed  
 75' Impervious Setback

**LEGEND**

-  Auburn Town Center Study Area Boundary
-  CSX Railroad
-  Parks

# MARKET STUDY SUMMARY

## Potential Development Timeline Based on Potential Absorption Analysis

	Year 1 - 5	Year 6+	TOTAL
Owner (Units)	125	125	<b>250</b>
Rental (Units)		100	<b>100</b>
Senior (Units)		100	<b>100</b>
Retail (Sq. Feet)	15,000	25,000	<b>40,000</b>
Office (Sq. Feet)		15,000	<b>15,000</b>



## DOWNTOWN AUBURN REAL ESTATE MARKET OVERVIEW & ANALYSIS

August 2018

PREPARED FOR:



PREPARED BY:



# Inspiration Images - Residential



# Inspiration Images - Residential



# Inspiration Images - Residential



# Inspiration Images - Residential



# Inspiration Images - Residential



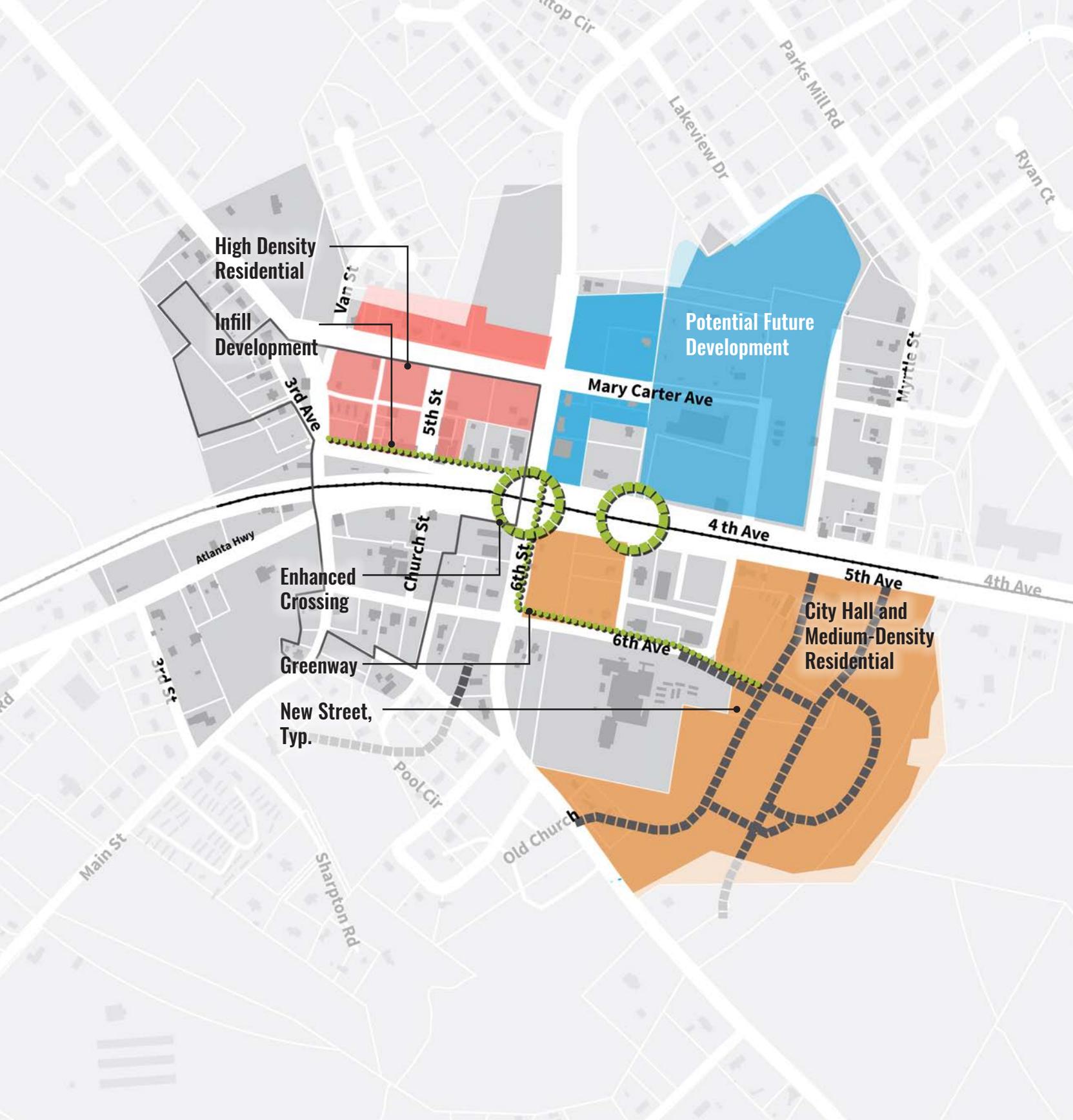


# Framework Plan

*Vision for Downtown Auburn*

# Town Center Goals

- Improve multimodal connectivity throughout Downtown
- Construct a new City Hall / Municipal Complex with surrounding development and a village green
- Promote infill development on appropriate sites Downtown
- Target uses for Downtown that create consistent activity and foot traffic



# Framework Plan

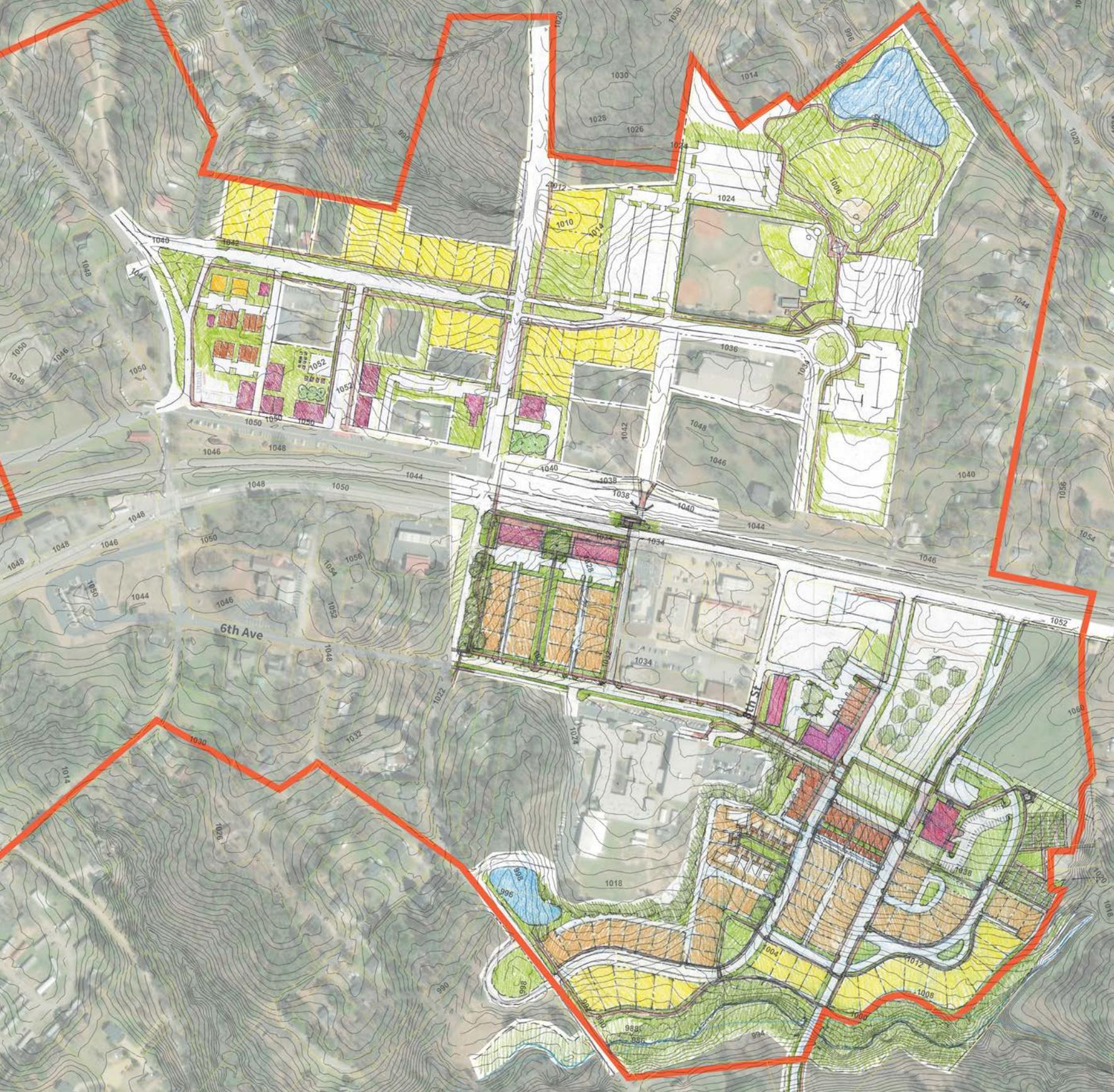
- Key development sites
- Greenway through Downtown
- Connecting residents, schools, destinations
- High-density infill north of Downtown
- City Hall and medium-density residential on southeast side

An aerial photograph of a town, likely downtown, with a blue color overlay. The image shows various buildings, streets, and parking lots. A green border is visible on the right side of the image.

# Site Concept Plans

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*City Hall. Downtown.  
+ Recreation Area*



# Full Concept



# City Hall / Municipal Complex



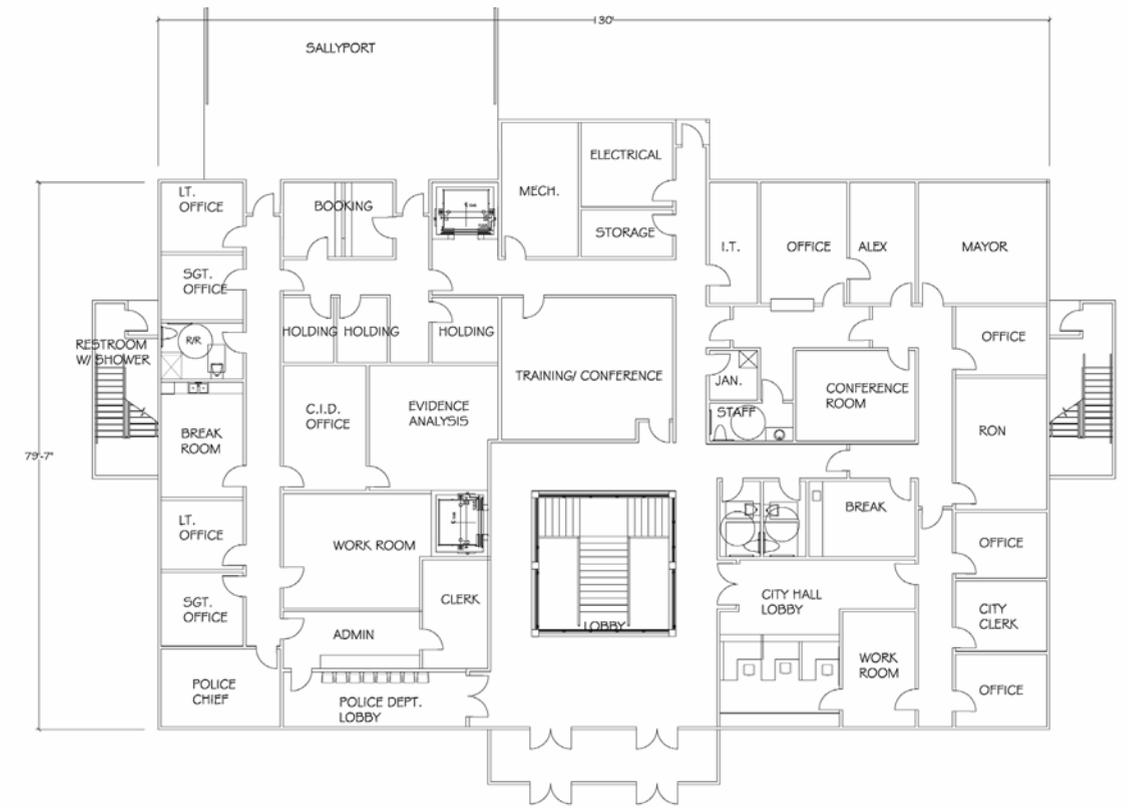
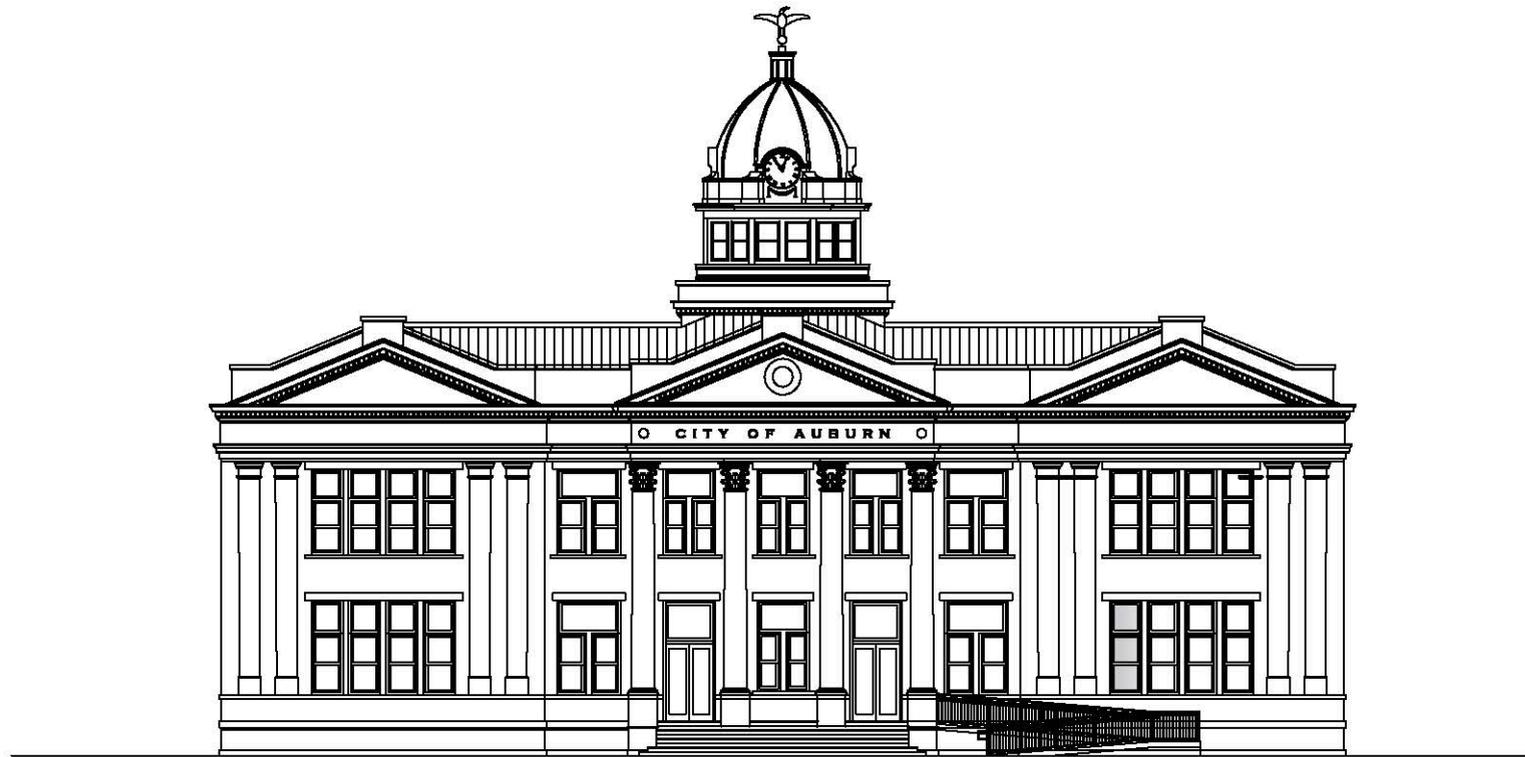
# City Hall / Municipal Complex

# Option B



# City Hall / Municipal Complex

# City Hall Complex



PROPOSED FRONT ELEVATION  
AUBURN CITY HALL  
11,200 square feet  
July 12, 2016



## DULUTH CITY HALL

- Built in 2009
- Cost: \$12.88 Million
- Size: 3-story, 43,000 SF
- 77 Parking Spaces
- Population: 29,300



## SUWANEE CITY HALL

- Built in 2009
- Cost: \$9.47 Million
- Size: 2-story, 23,000 SF
- 81 Parking Spaces
- Population: 19,400



## MILTON CITY HALL

- Built in 2017
- Cost: \$10 Million
- Size: 2-story, 33,500 SF
- 60 Parking Spaces
- Population: 38,400



## SUGAR HILL CITY HALL

- Built in 2011
- Cost: \$10.9 Million
- Size: 3-story, 31,400 SF
- 109 Parking Spaces
- Population: 22,000



## **LOCUST GROVE\***

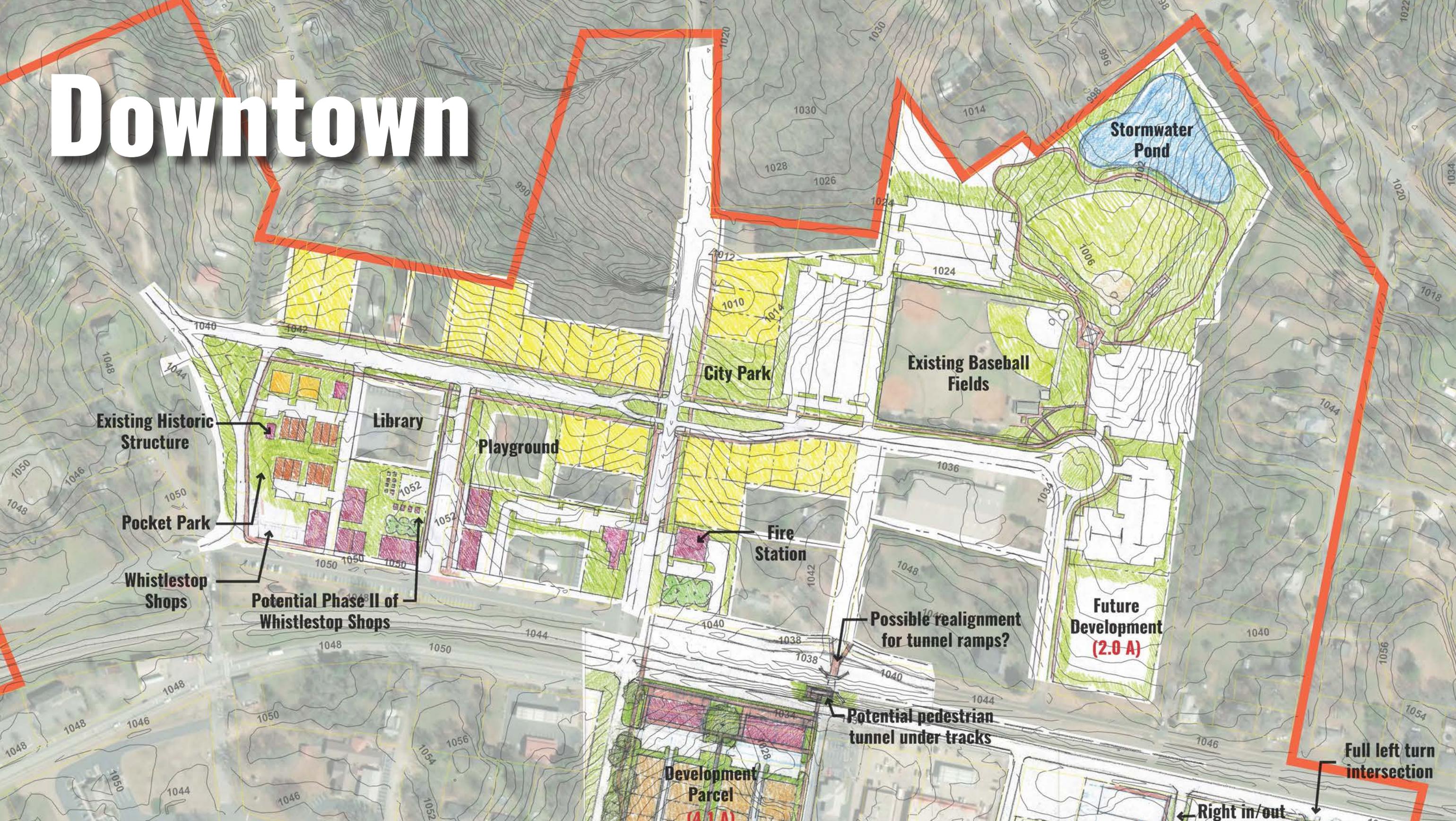
- Built in 2017
- Size: 2-story
- Cost: \$4.5 Million
- Population: 5,940

\*Police station portion only of complex

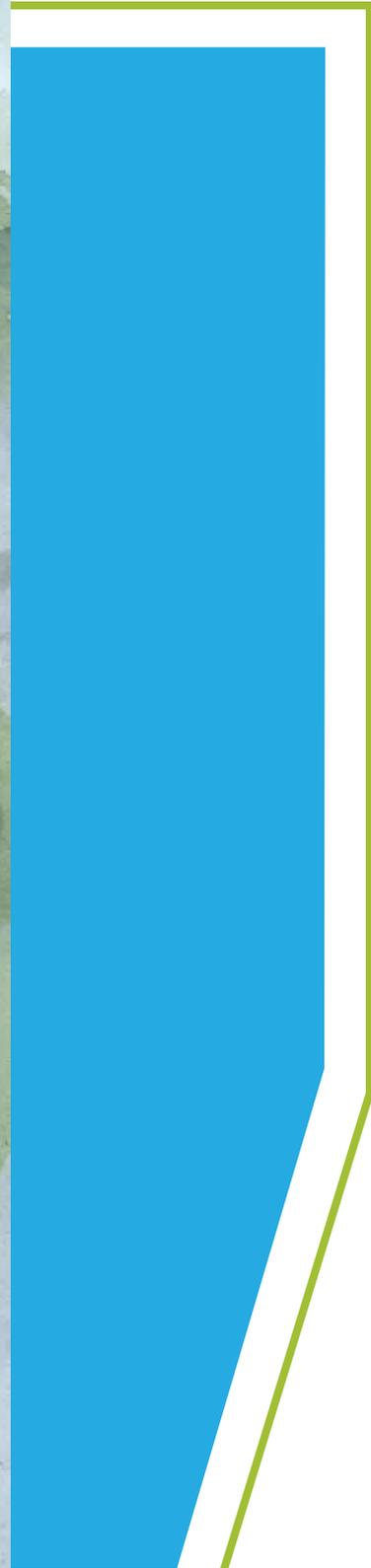
# Inspiration Images - Open Space



# Downtown



# Downtown



# Activated Town Center



Courtesy: CrossFit Midtown / Recon Photography



# Greenway

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*Connecting Downtown*

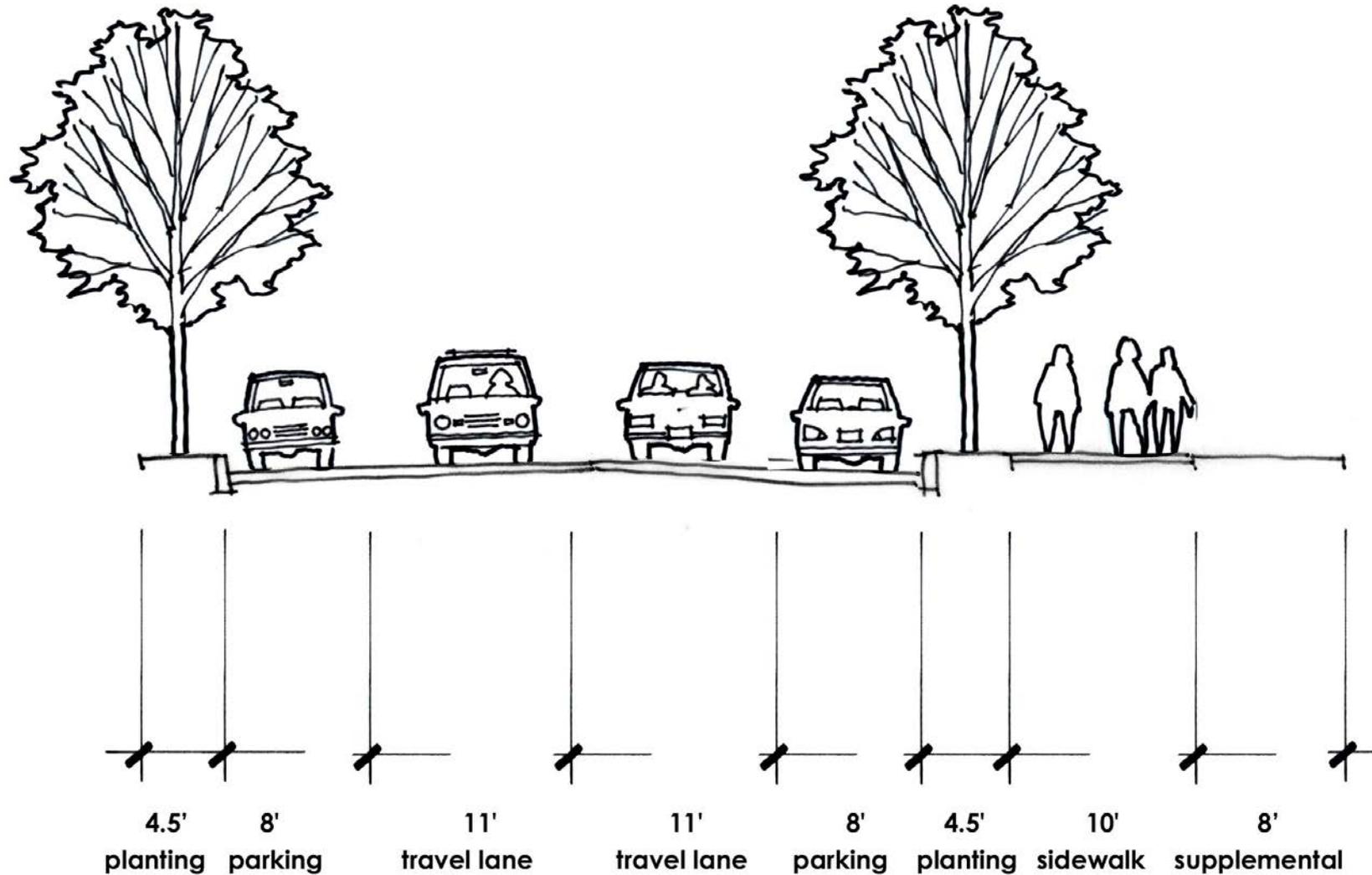


# Greenway Plan

- Connect the existing downtown to the new city hall development
- Make it enjoyable!
- Provide space for pedestrians and cyclists

## 4th AVENUE

65' R.O.W.

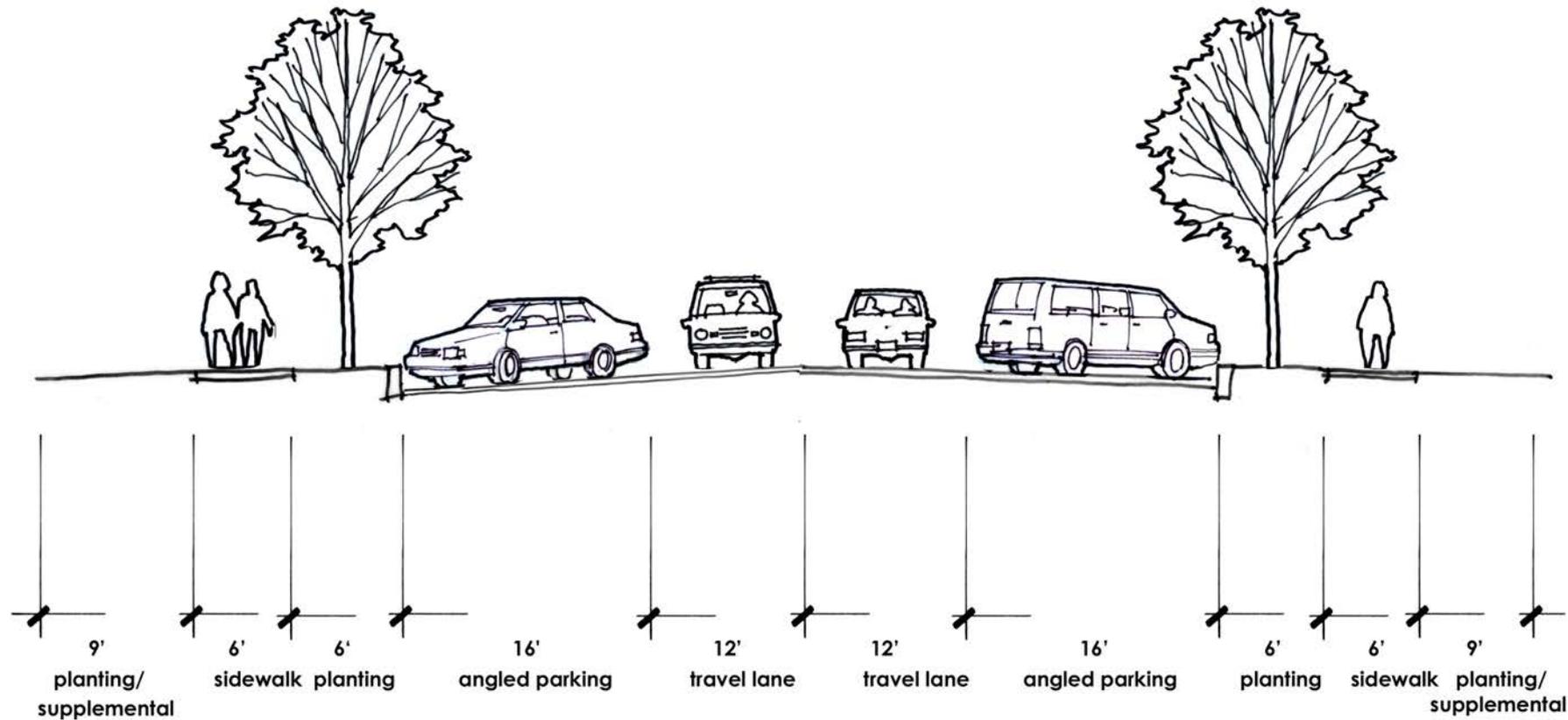


# 4th Ave

- Keep and expand on-street parking
- Provide wide sidewalks near retail
- Provide supplemental zone for outdoor restaurants, enhanced landscaping, etc.

## 6th STREET/COUNTY LINE ROAD (NORTH)

100' R.O.W.

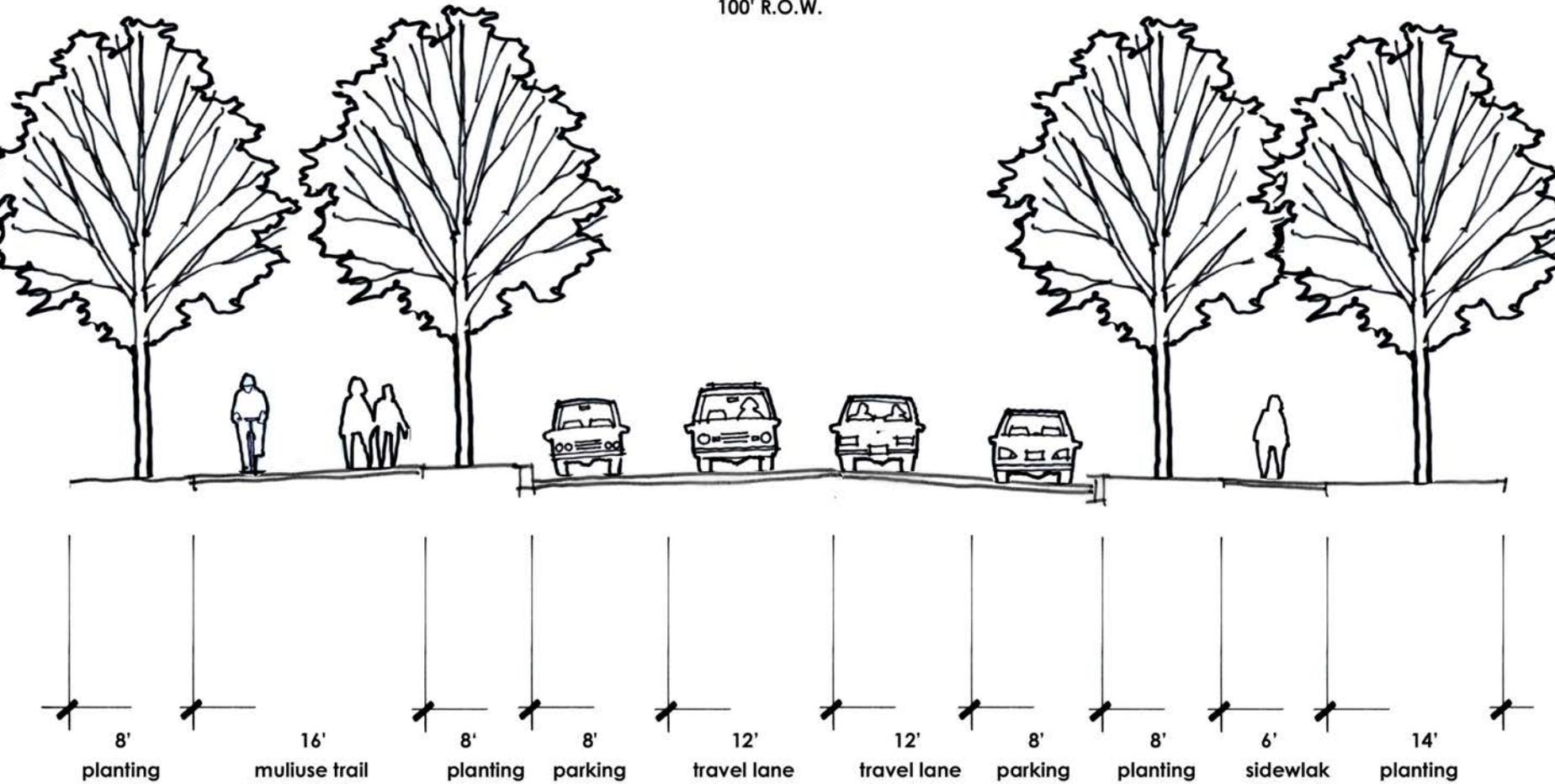


# 6th Street

- Provide on-street parking
- Provide sidewalks
- Provide supplemental zone for outdoor restaurants, enhanced landscaping, etc.

## 6th STREET/COUNTY LINE ROAD

100' R.O.W.

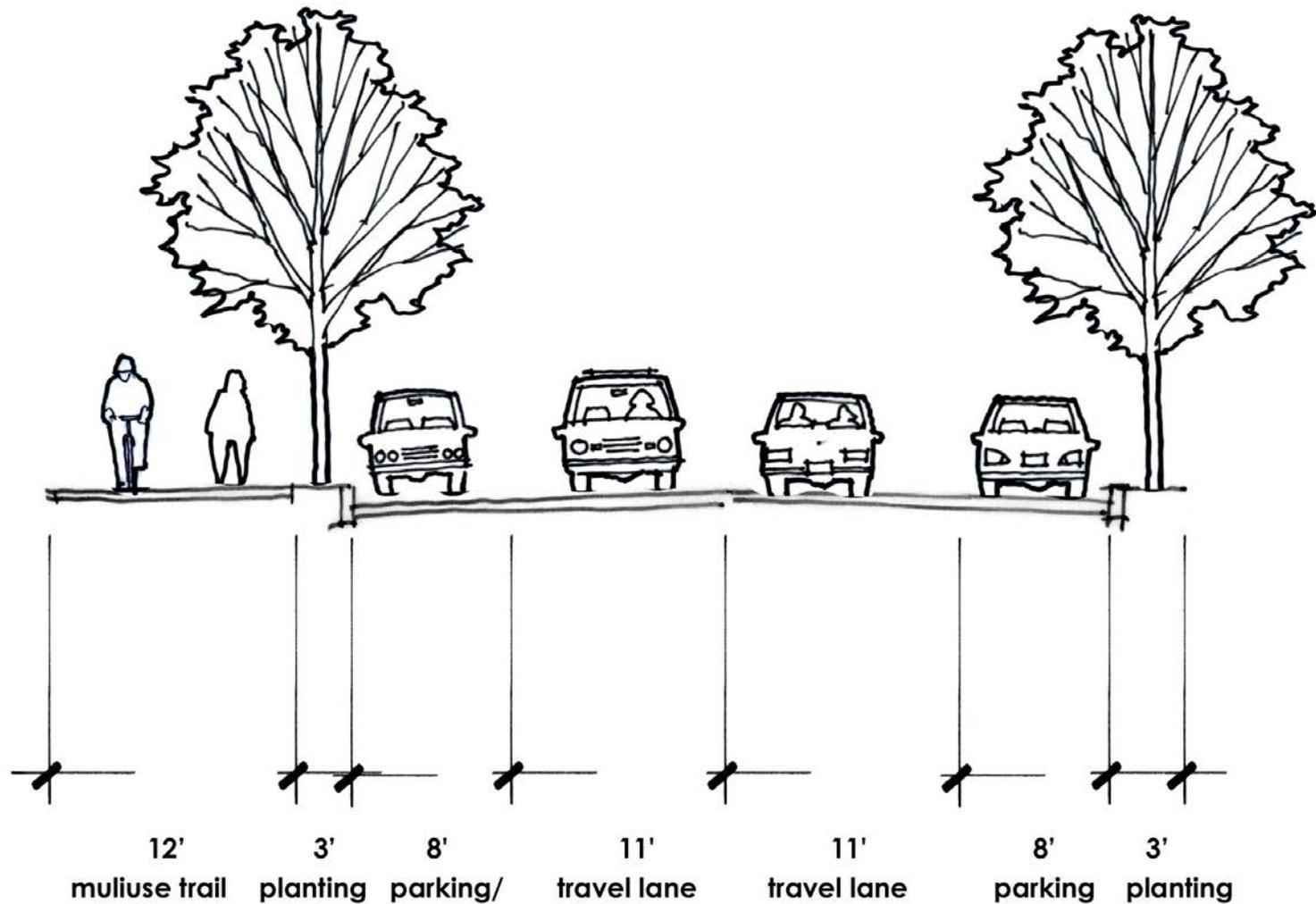


# 6th Street

- Pick up multi-use trail at tracks
- Provide on-street parking
- Provide plenty of room for planting

## 6th AVENUE

56' R.O.W.



# 6th Ave

- Expand on-street parking options
- Continues multiuse trail connection
- Modest planting strips, due to size

# Suwanee, GA RR X-ing



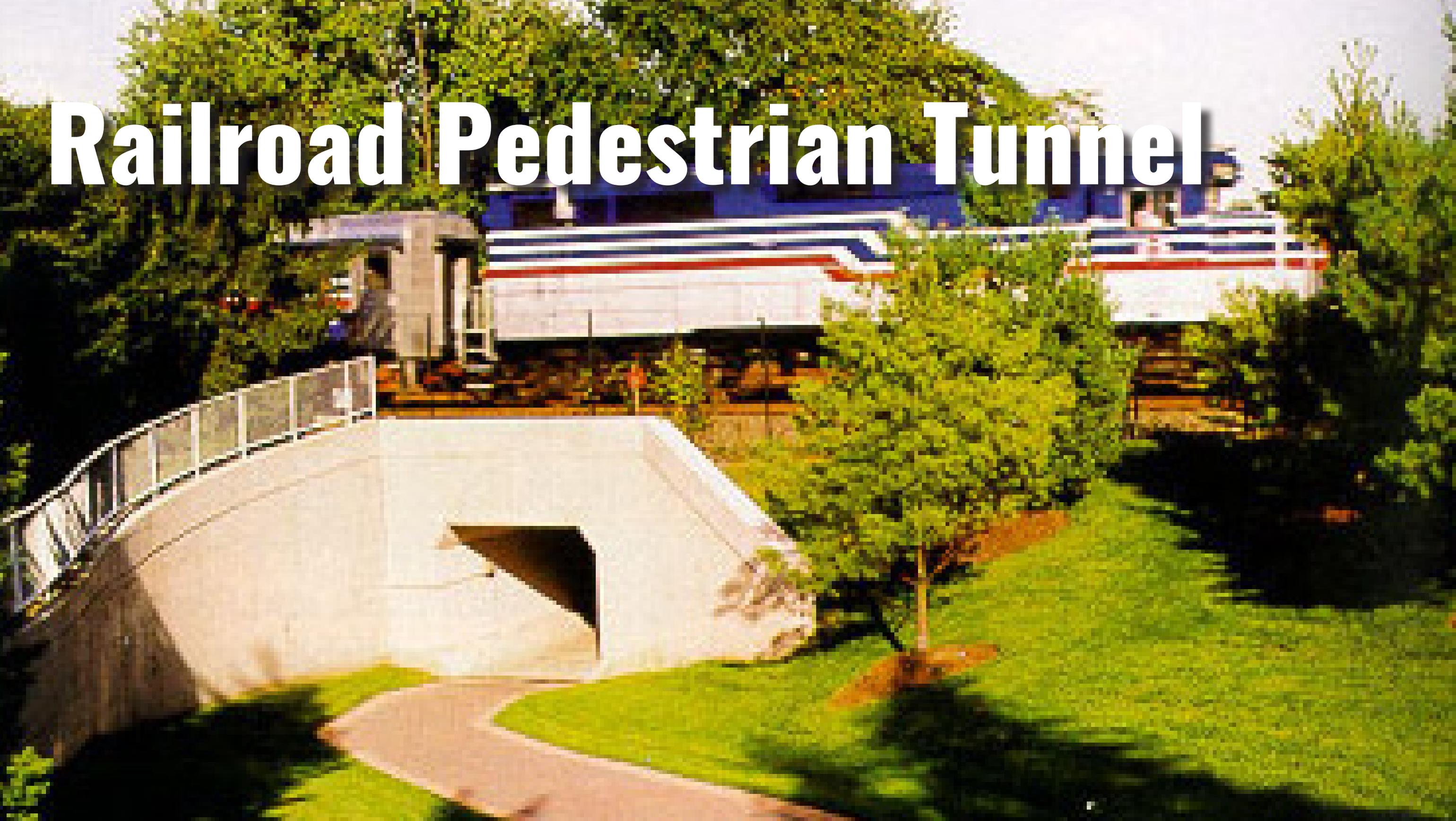
# Trails with a variety of conditions

CENTER  
LANE  
ONLY

  
BeltLine

  
BeltLine  
Trail 

# Railroad Pedestrian Tunnel



# Woodstock, GA RR X-ing





**Q&A**

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*Auburn's Future!*