

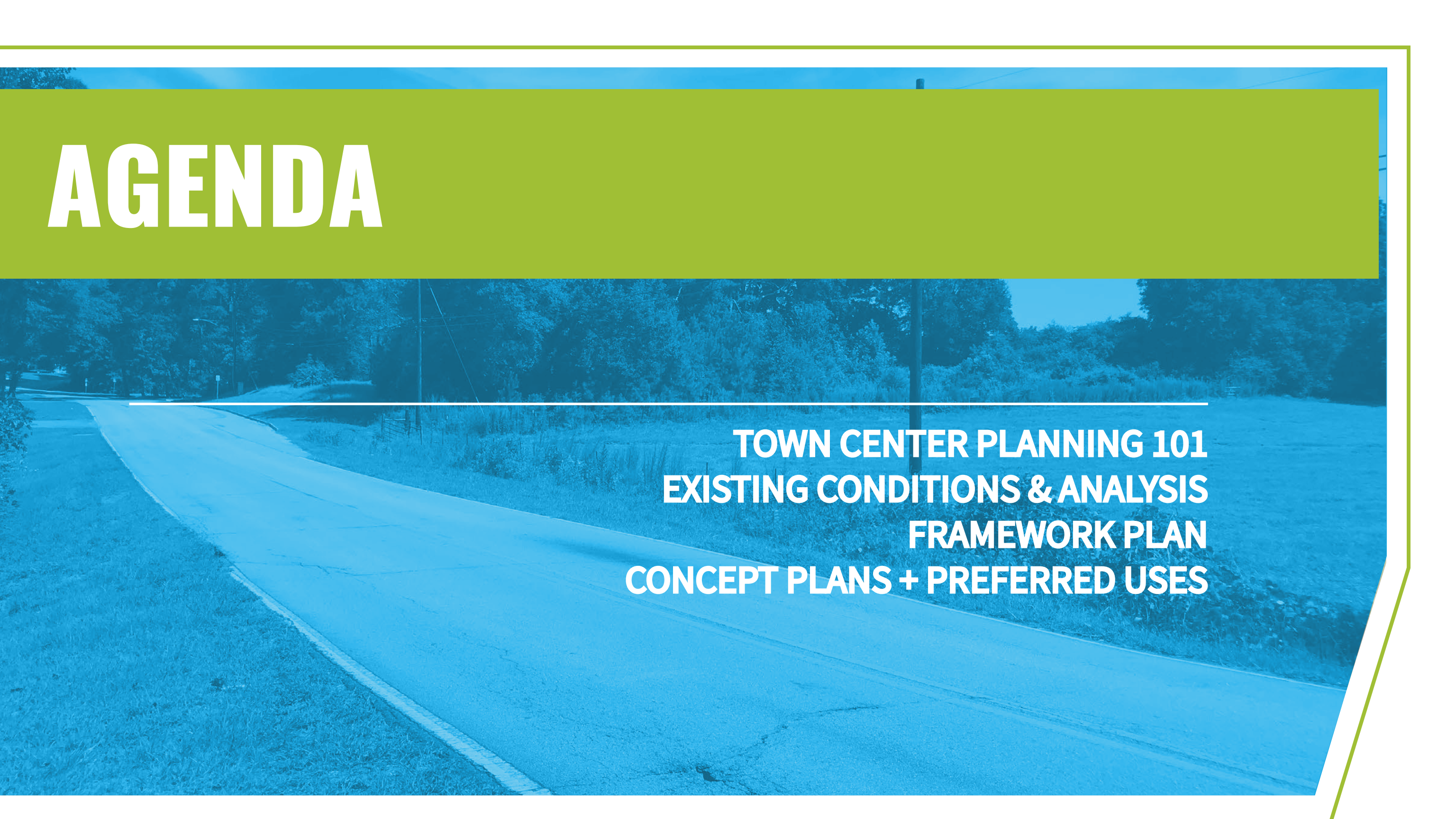
AUBURN TOWN CENTER

Design Charrette Results

August 2018



AGENDA



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

CHARRETTE PROCESS

DAY 1

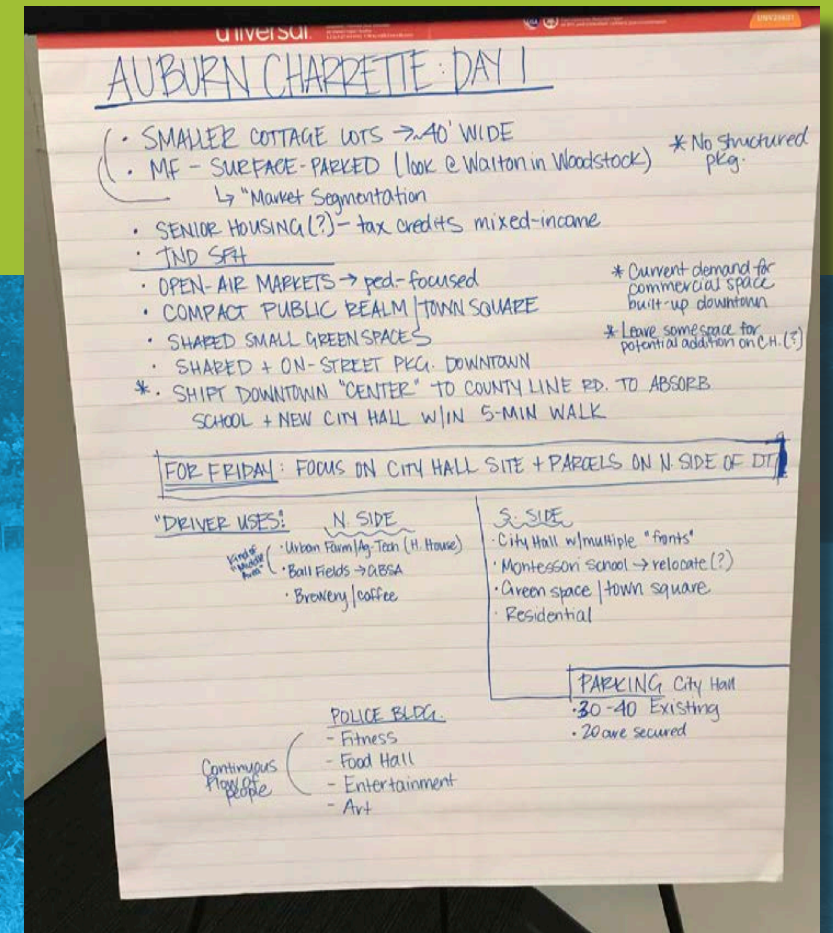
- Review Existing Conditions
- Establish Programming
- Initial Concept Plans

DAY 2

- Preliminary Design
- Client Review & Refinement

DAY 3

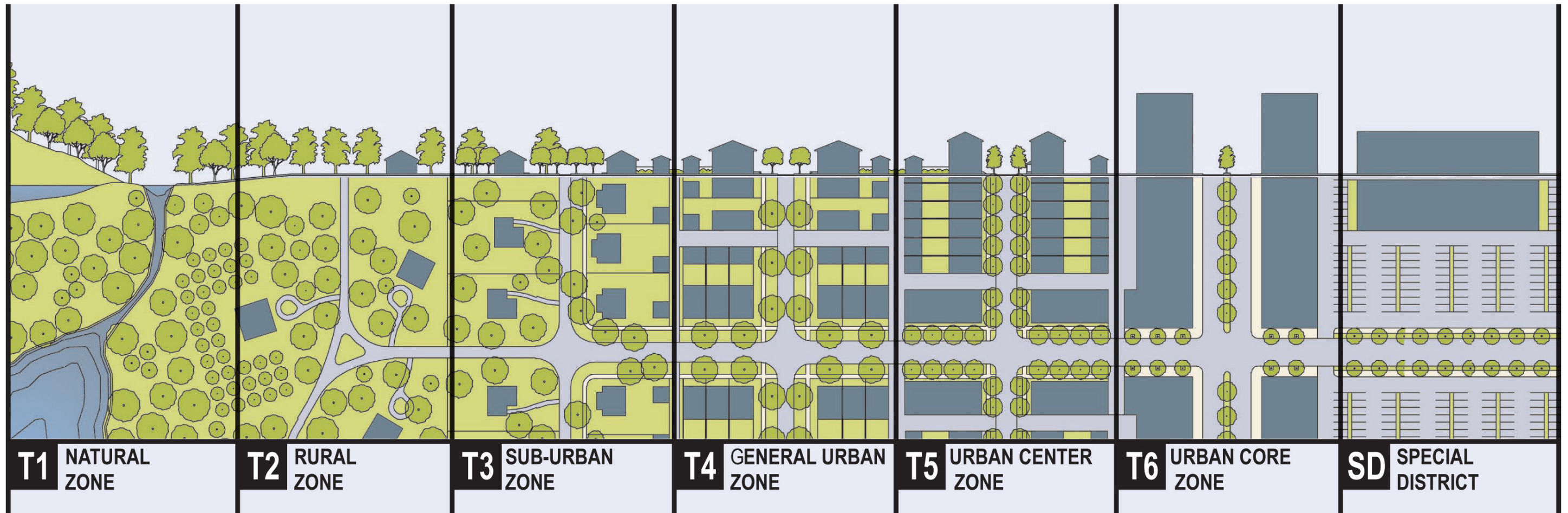
- Final Design
- Public Presentation (NOW!)



TOWN CENTER PLANNING

101

The Transect



Patterns





Vickery, GA



Suwanee, GA



Duluth, GA

Duluth, GA

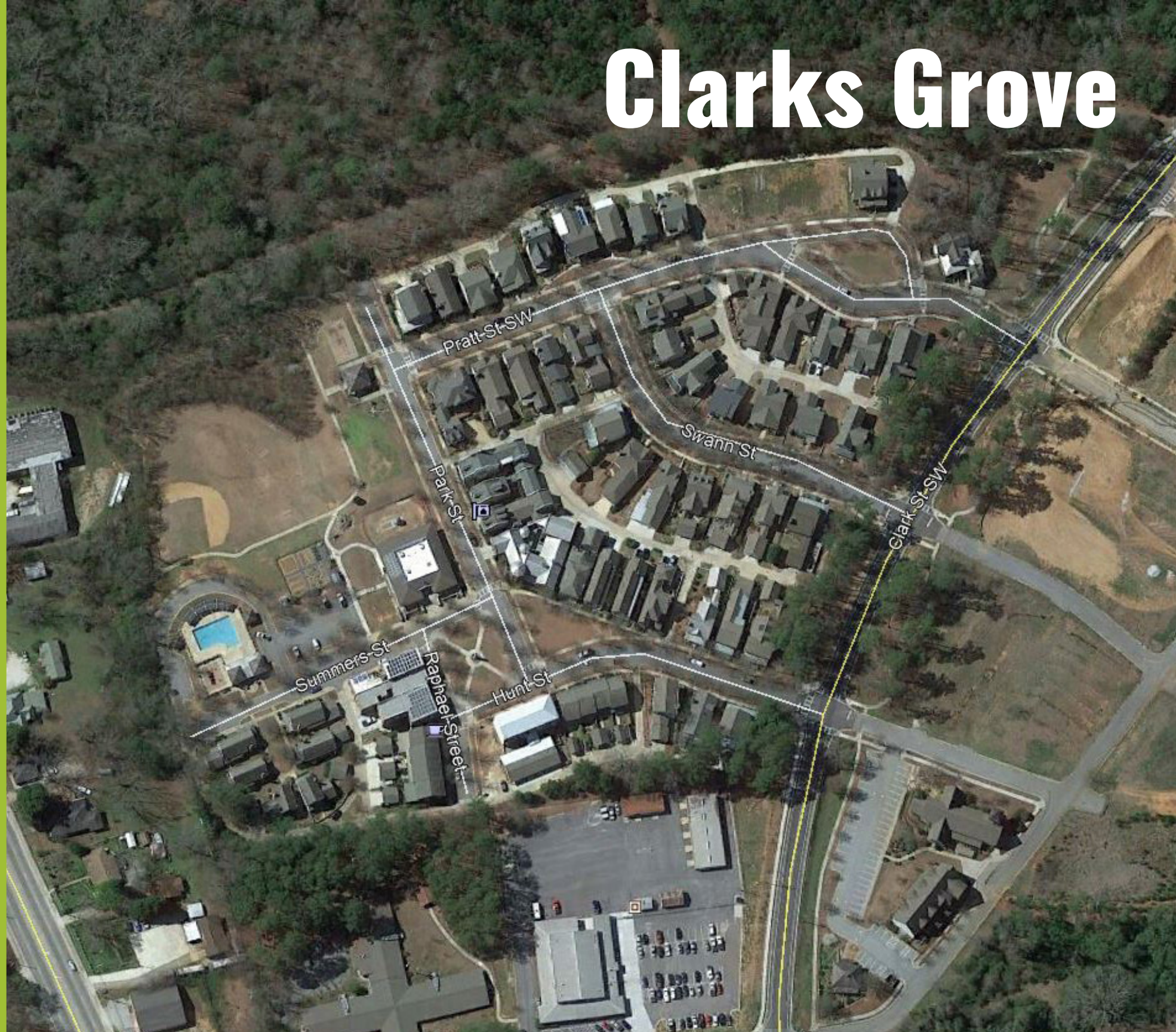




Glenwood Park

Glenwood Park





Clarks Grove



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



Existing Conditions

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

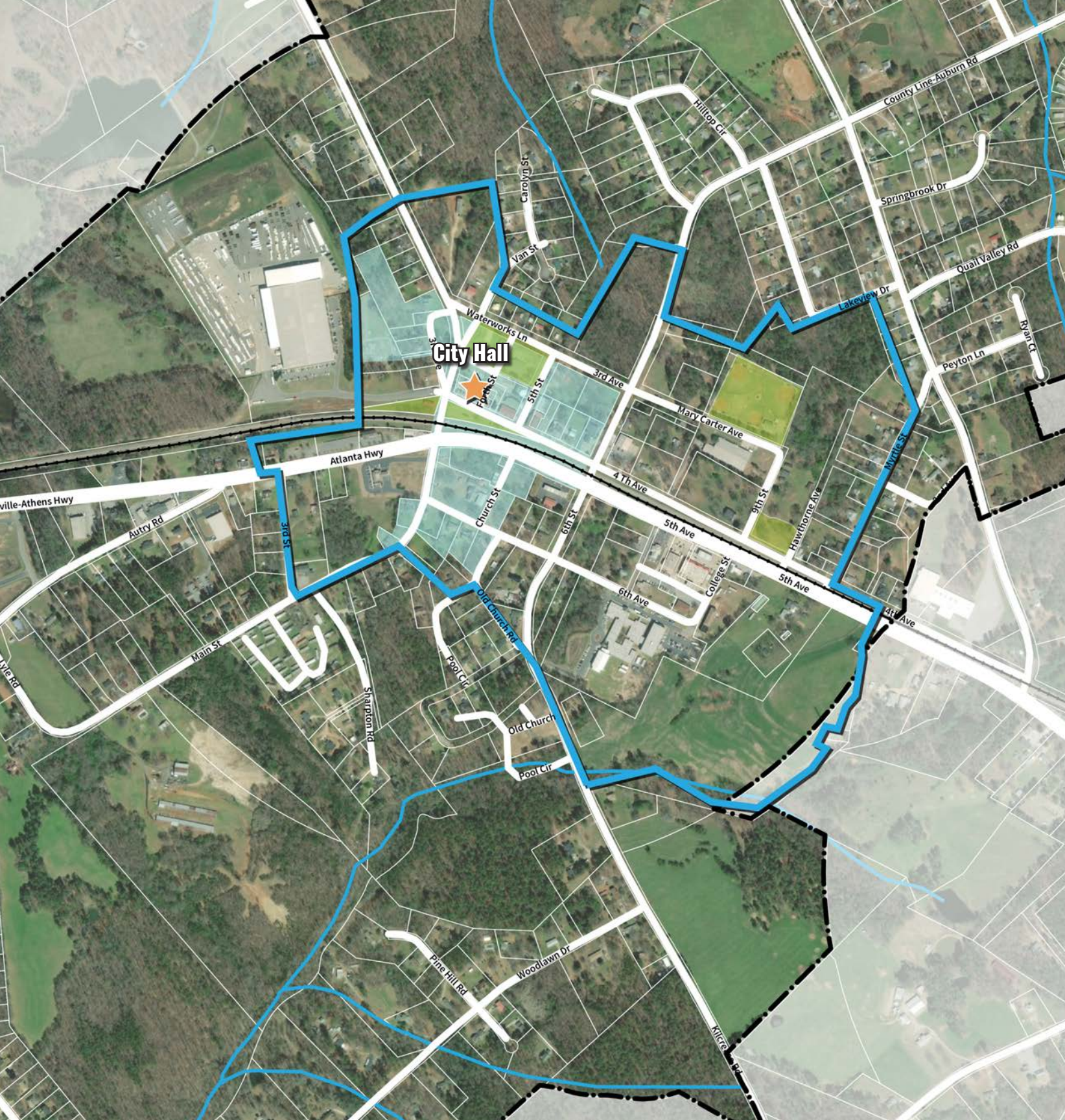
- **Recommendations included:**

- 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



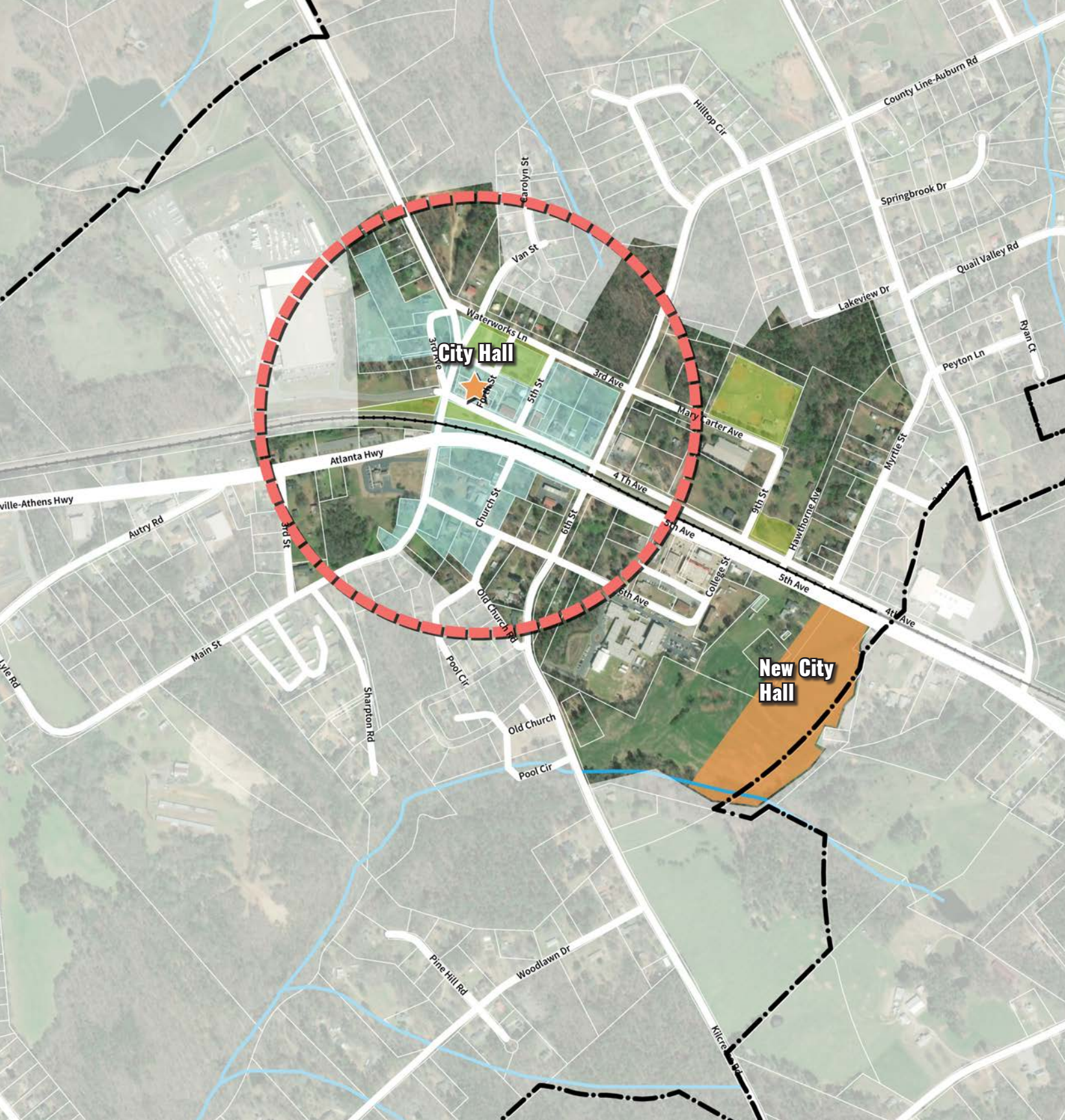
- Downtown Auburn
- City Hall Location TODAY
- Parks & Green Space
- National Historic District

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



Context

- Downtown Overlay District
- Study Area



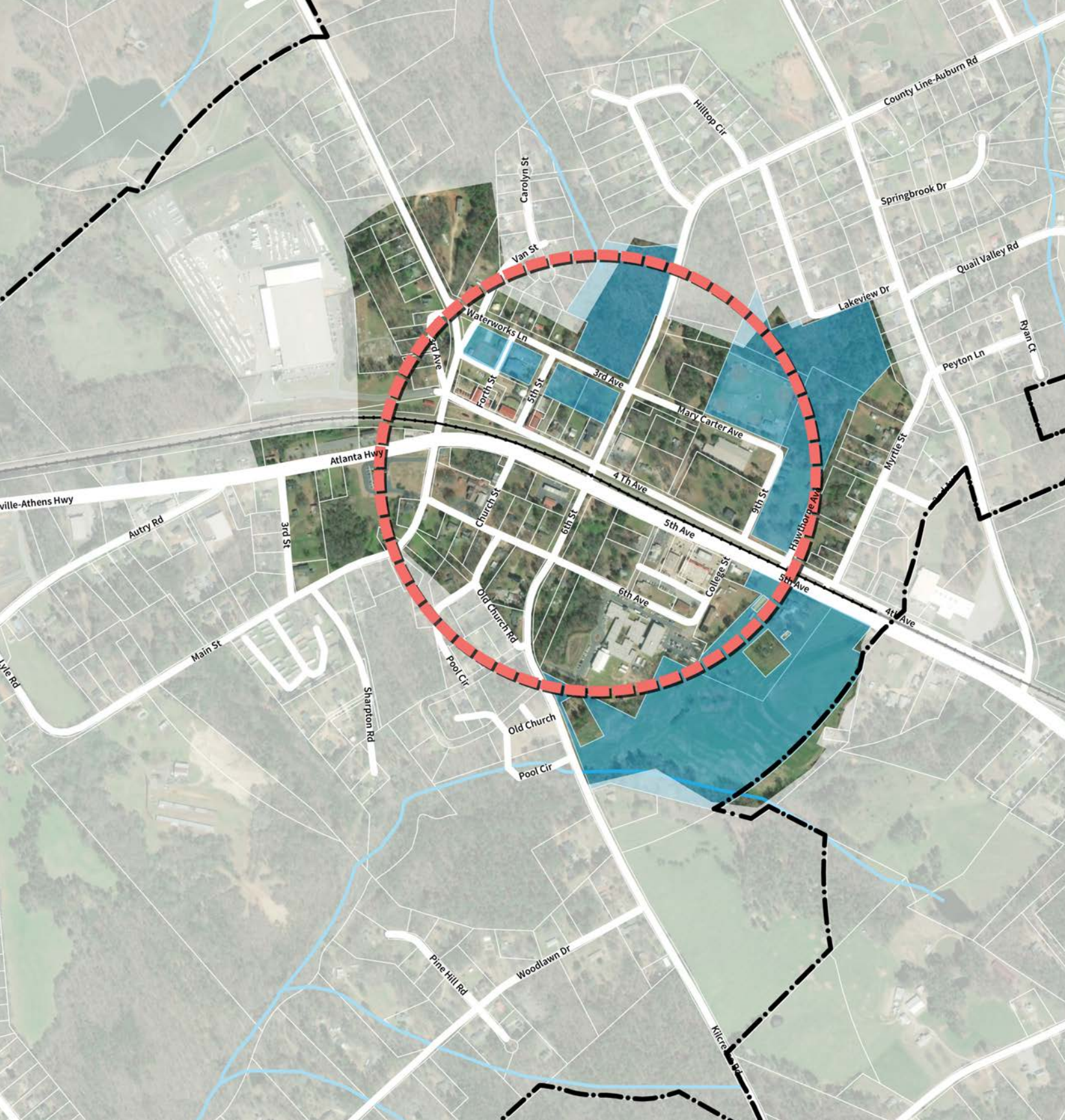
Context

- 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

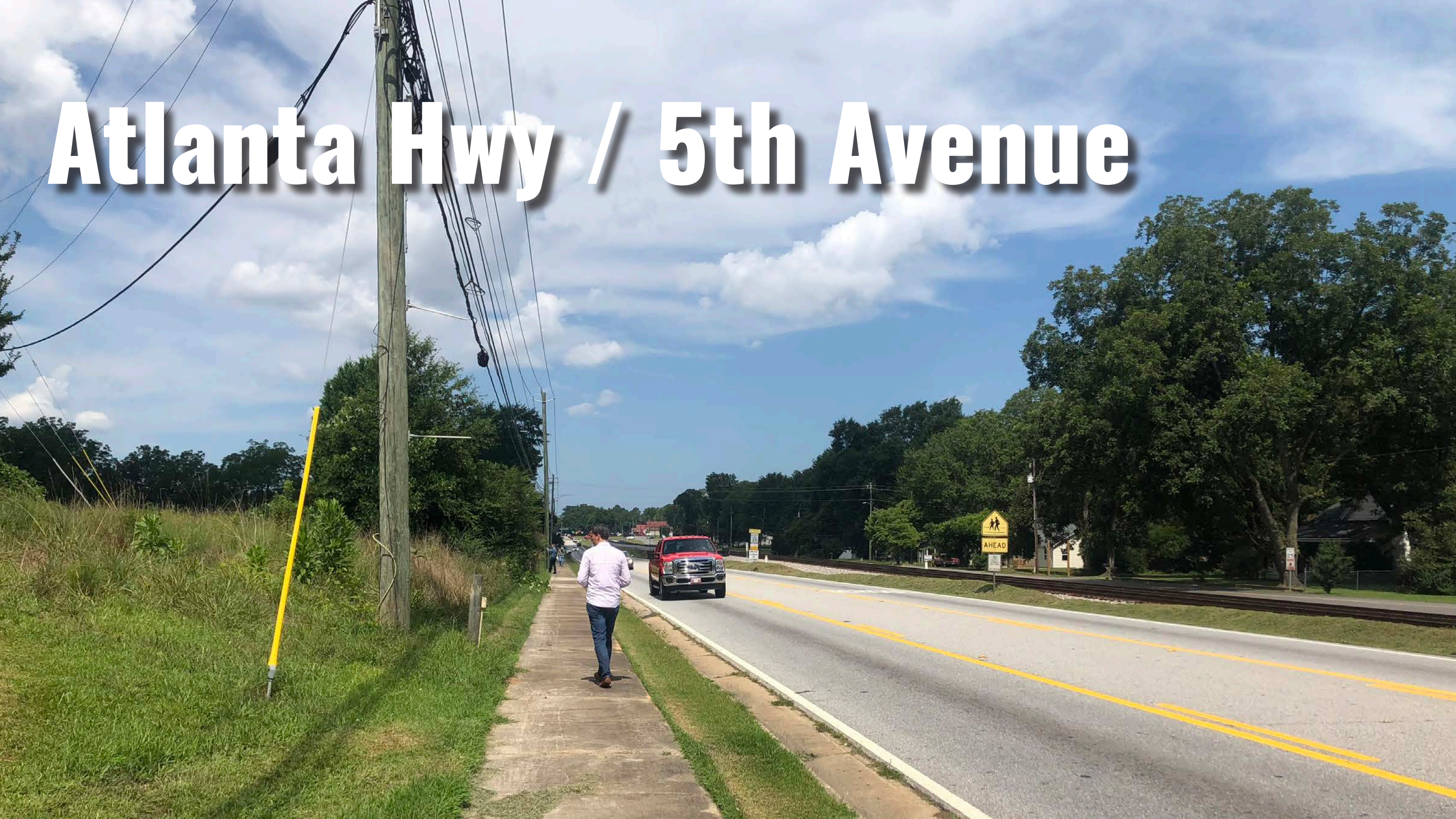


4th Avenue



Existing Buildings

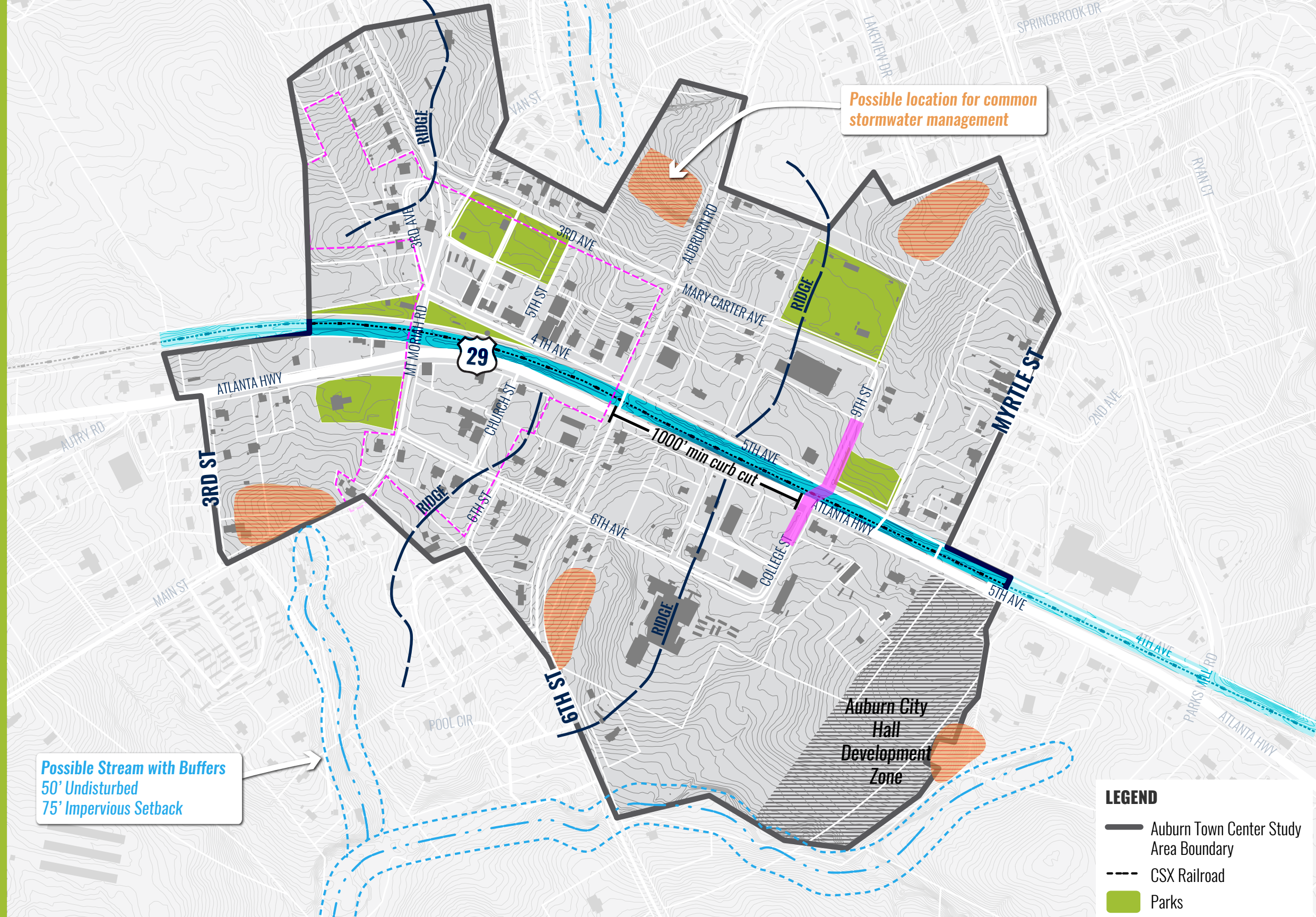




Atlanta Hwy / 5th Avenue



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	250
Rental (Units)		100	100
Senior (Units)		100	100
Retail (Sq. Feet)	15,000	25,000	40,000
Office (Sq. Feet)		15,000	15,000



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





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





Site Concept Plans

*City Hall. Downtown.
+ Recreation Area*



Full Concept



City Hall / Municipal Complex



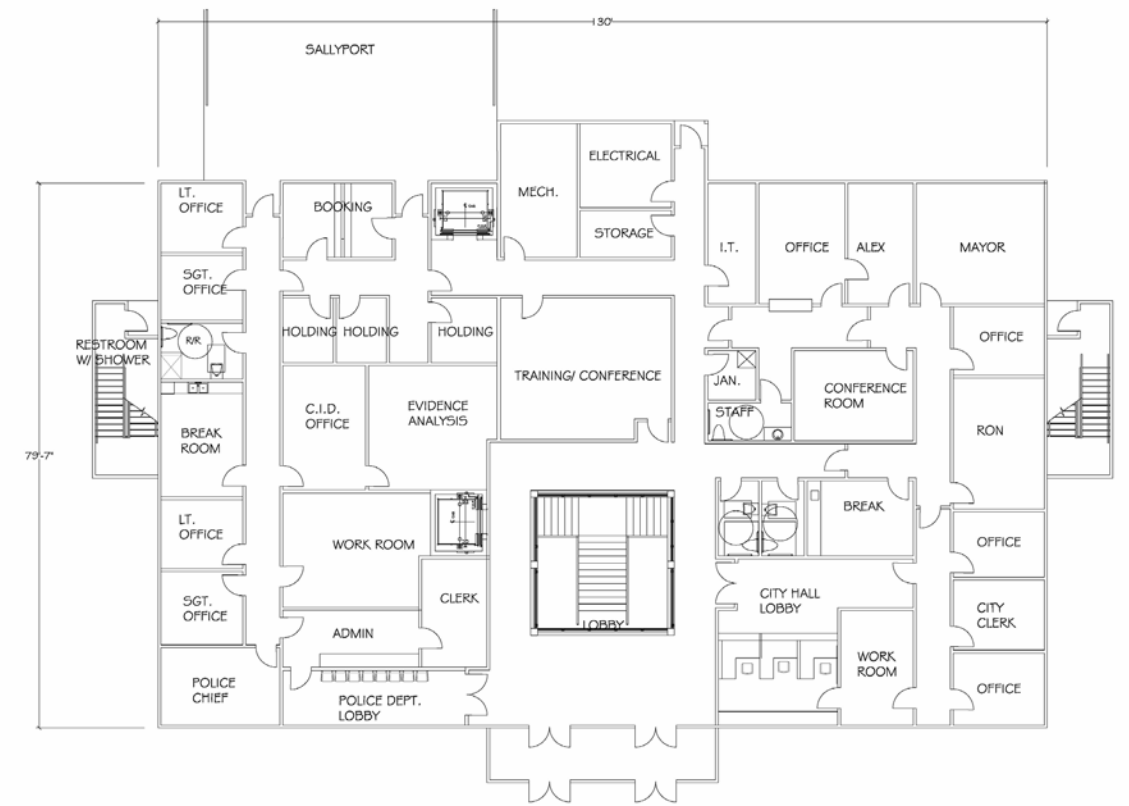
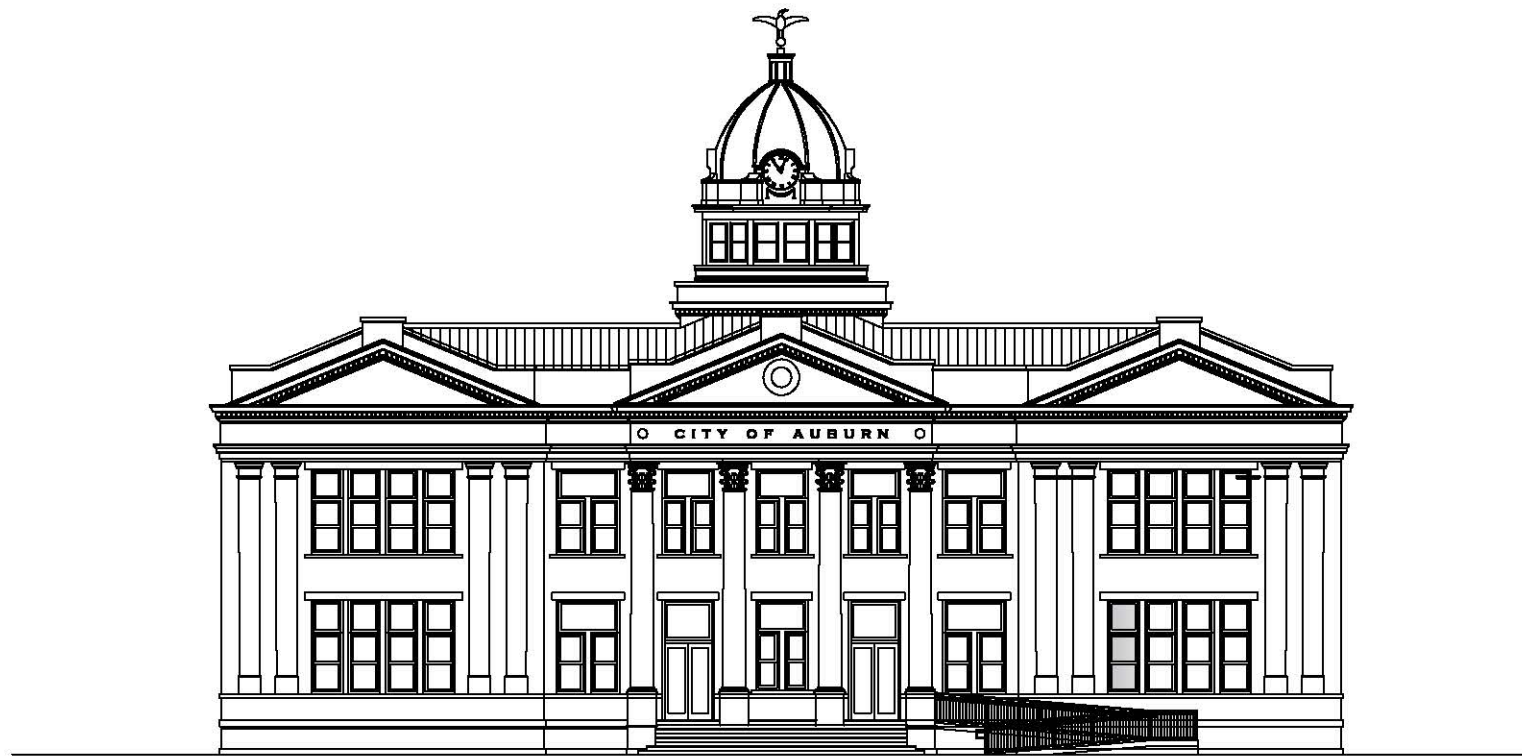
City Hall / Municipal Complex

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



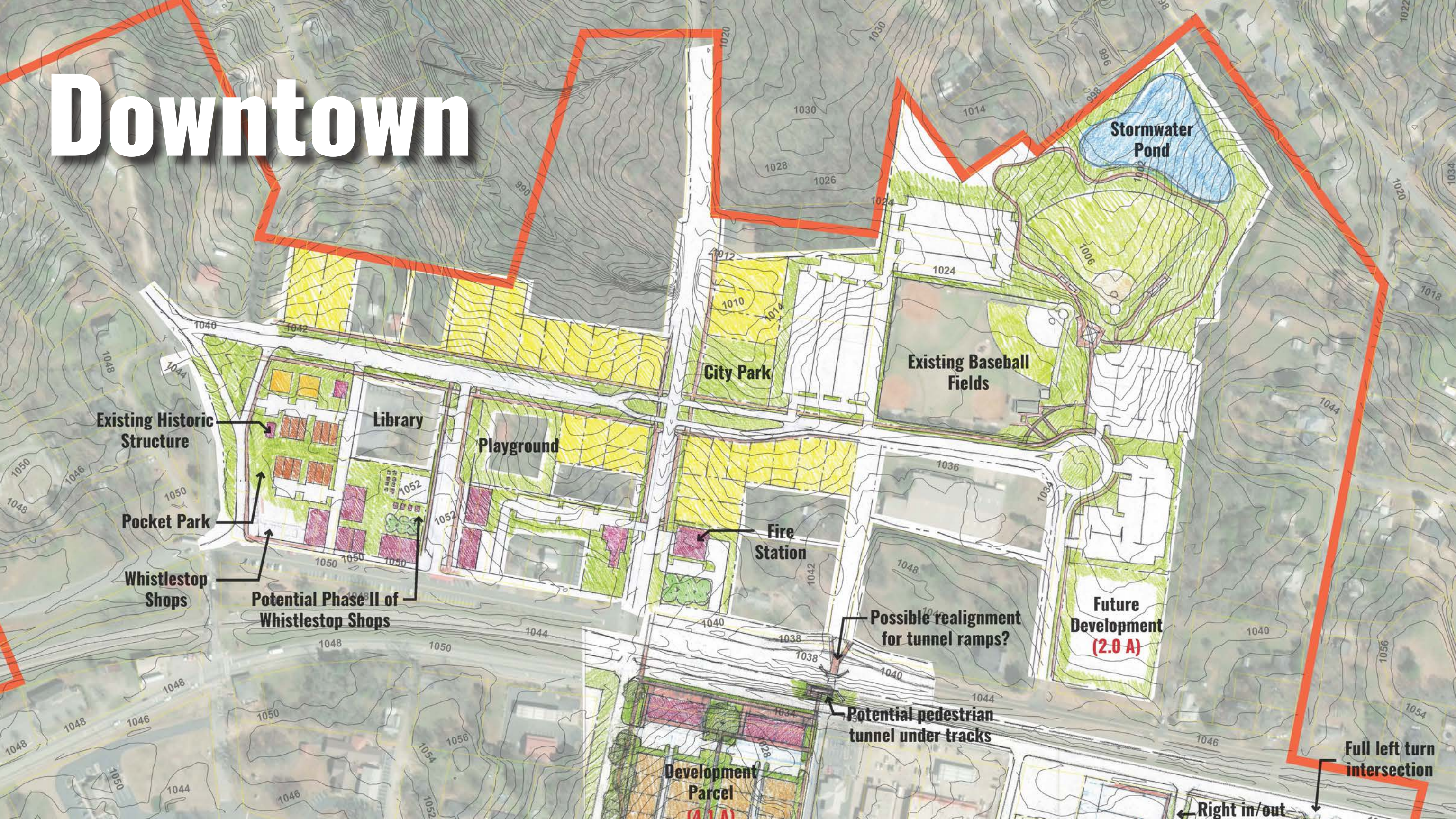
LOCUST GROVE*

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

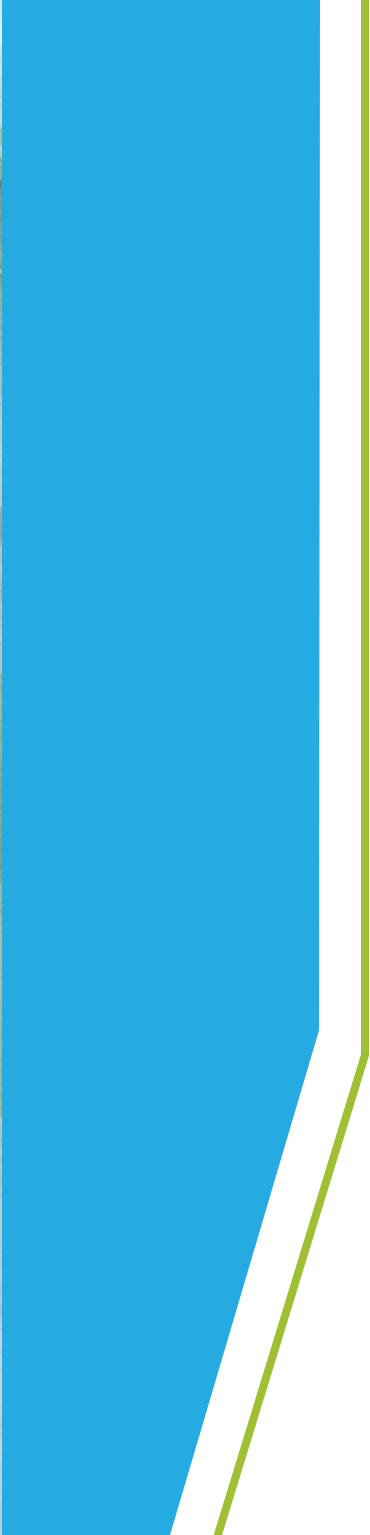
*Police station portion only of complex



Downtown



Downtown



Activated Town Center



Courtesy: CrossFit Midtown / Recon Photography

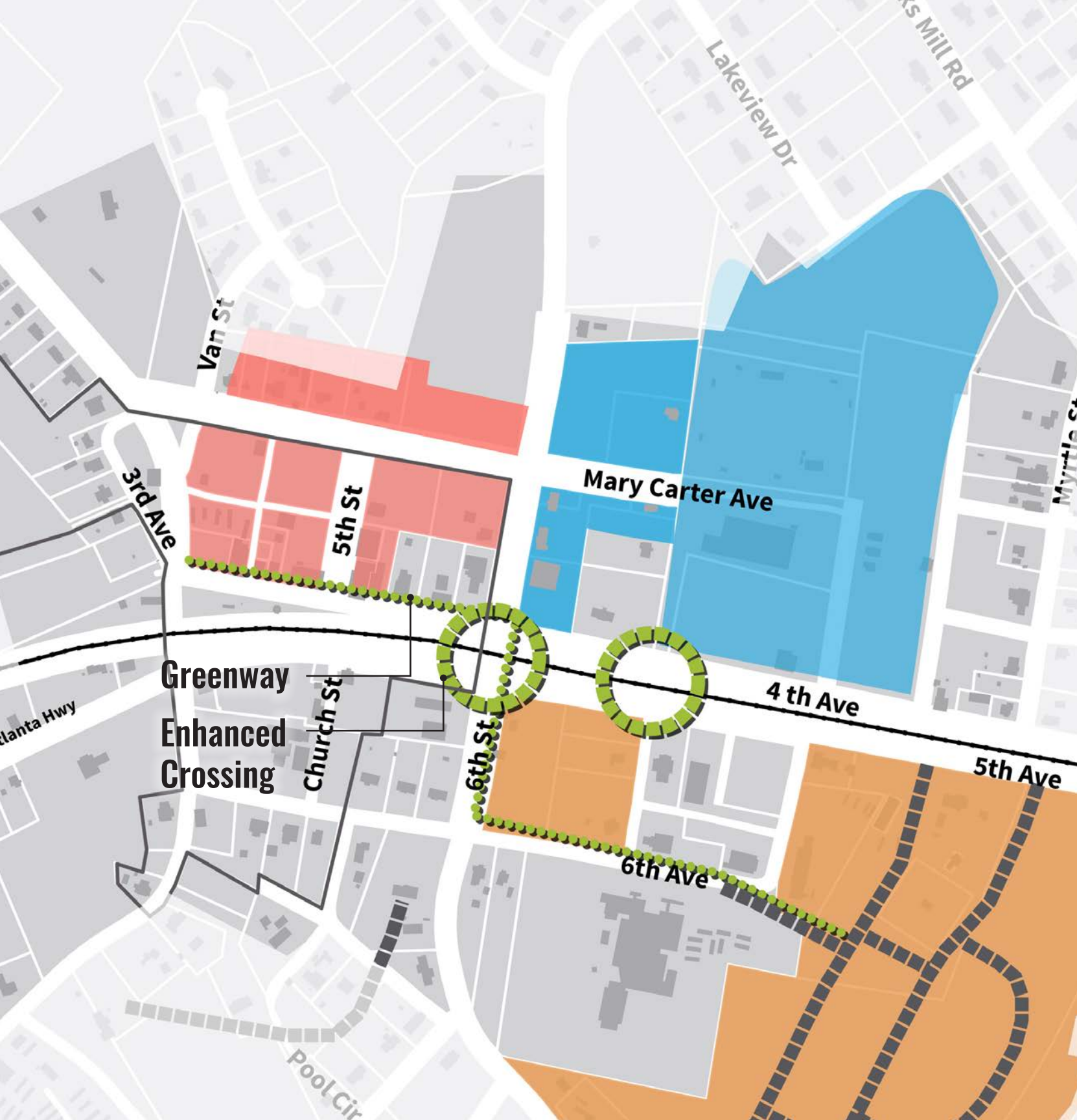


Greenway

Connecting Downtown

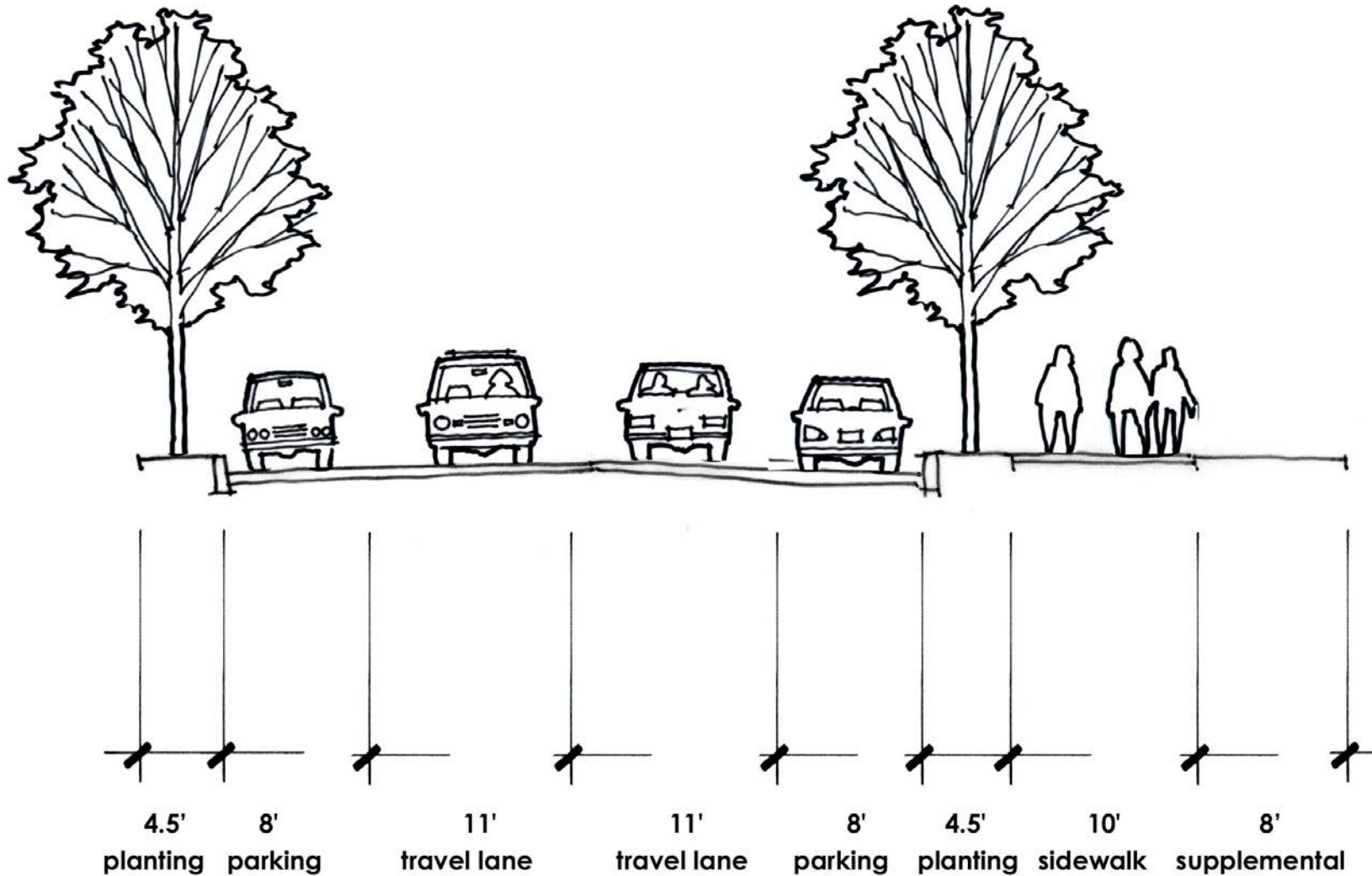
Greenway Plan

- 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.

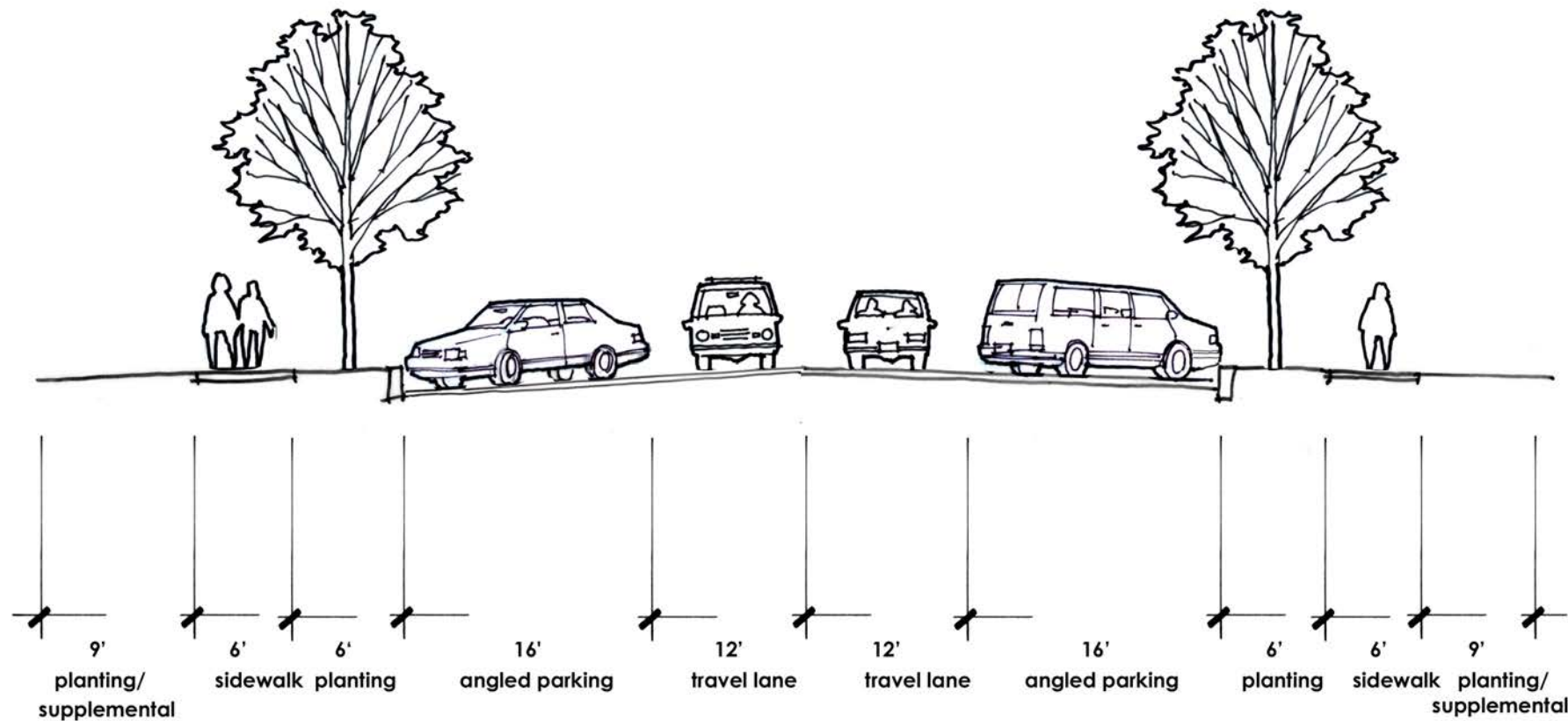


4th Ave

- 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.

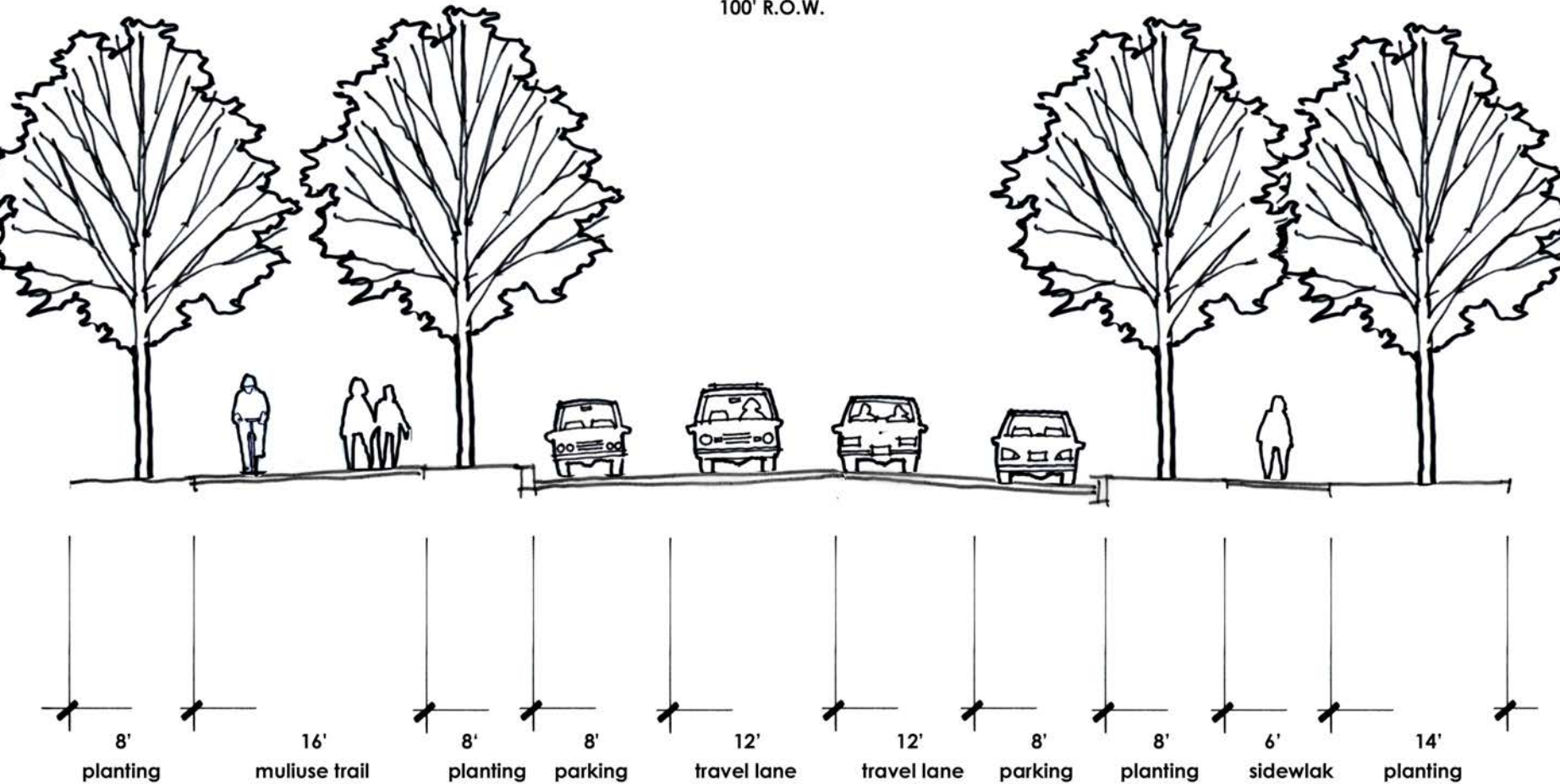


6th Street

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

6th STREET/COUNTY LINE ROAD

100' R.O.W.

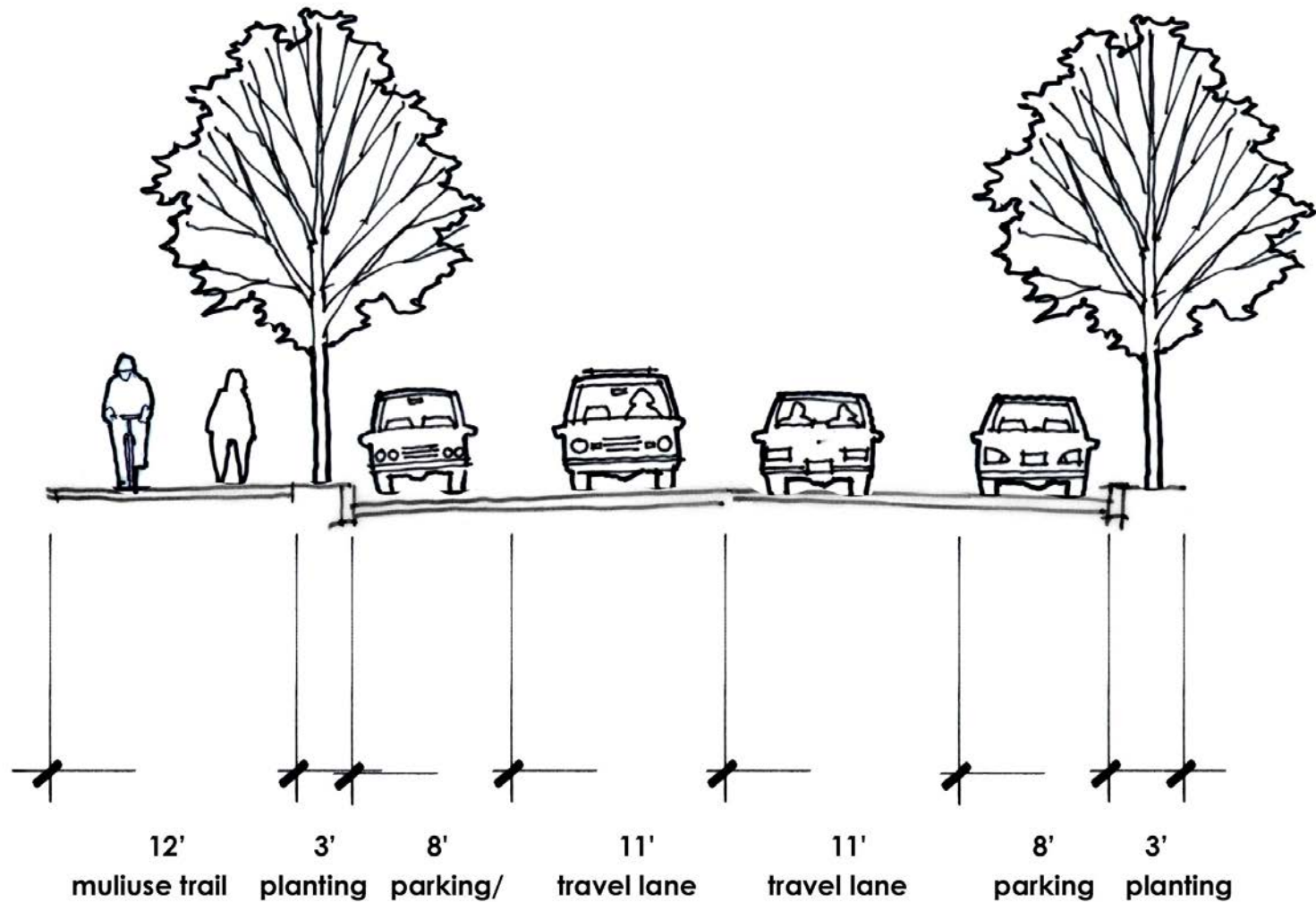


6th Street

- 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

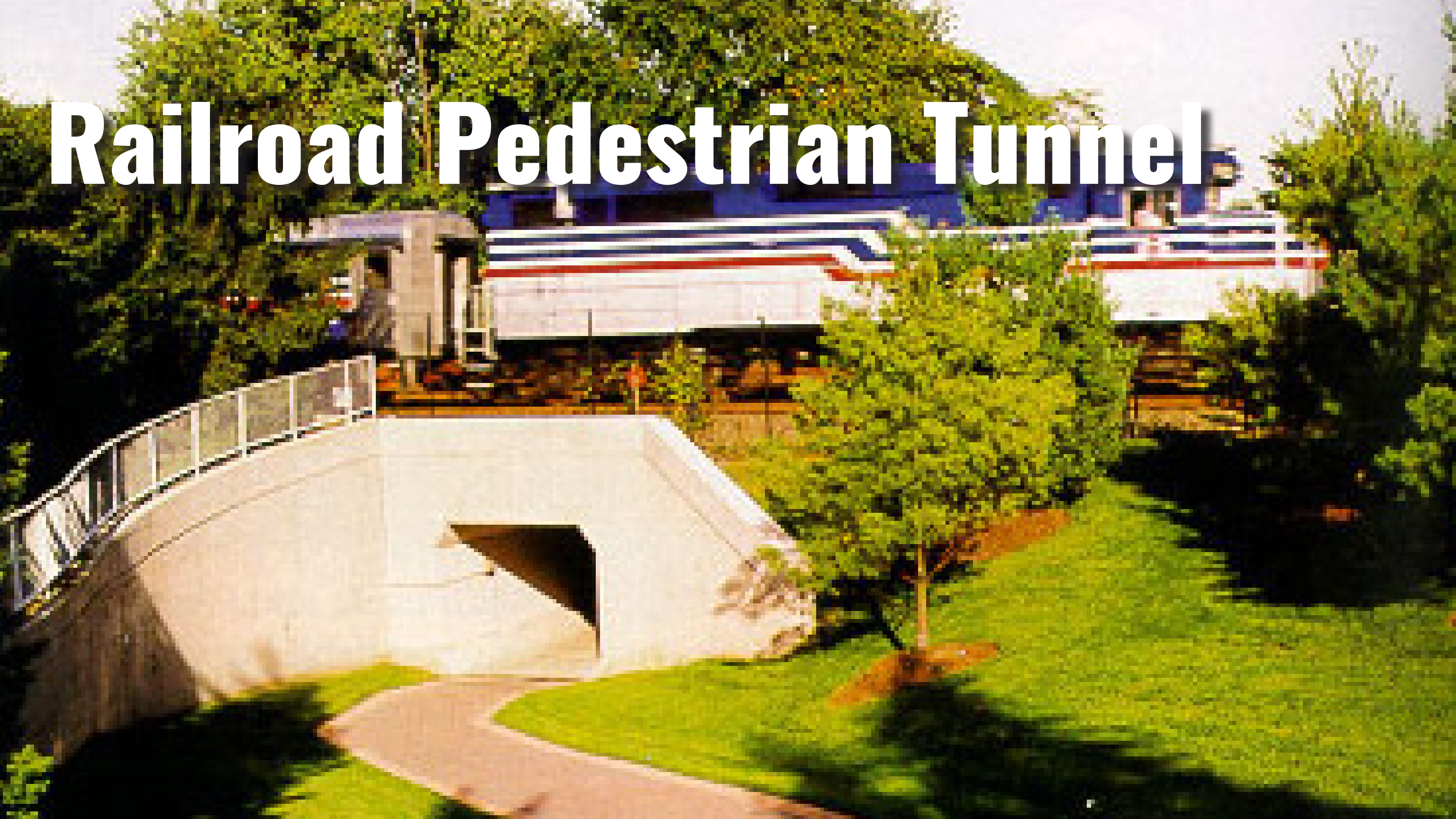
- Expand on-street parking options
- Continues multiuse trail connection
- Modest planting strips, due to size

Suwanee, GA RR X-ing



Trails with a variety of conditions





Railroad Pedestrian Tunnel

Woodstock, GA RR X-ing



A blue-tinted photograph of a park-like setting. In the foreground, a series of wide, flat stone steps lead up a grassy slope. To the left, a gazebo with a gabled roof and a hanging light fixture is partially visible. To the right, another gazebo with a similar roof and a railing is situated. The background is filled with various trees, including tall, thin deciduous trees and smaller evergreens. The overall scene is peaceful and well-maintained.

Q&A

Auburn's Future!