

LILBURN

DOWNTOWN DEVELOPMENT & DESIGN CONSIDERATIONS
SUMMER 2019



Carl Vinson
Institute of Government
UNIVERSITY OF GEORGIA

"We envision a vibrant city where businesses prosper, where safety is a lifestyle, & where friends share life together in a community that will span the generations."

- CITY OF LILBURN VISION STATEMENT



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OUR PARTNERS



GEORGIA DOWNTOWN RENAISSANCE *partnership*

HELPING MAKE DOWNTOWN DREAMS A *reality* SINCE 2013.



THE CITY OF LILBURN

Johnny D. Crist, *Mayor*

Doug Stacks, Jr., *AICP, Director, Planning & Economic Development*

Brian Burchik, *Main Street Manager*

Established in 1910, the City of Lilburn has never lost the small-town community feeling that makes it so special. Lilburn was one of the first Gwinnett County cities to develop as population growth radiated from Atlanta. Founded as railroad community, Lilburn has seen a revitalization of the city's historic heart, with a quaint residential downtown community and thriving City Park area.



THE GEORGIA MUNICIPAL ASSOCIATION

Stephanie Aylworth, *Downtown Development Manager*

Chris Higdon, *Community Development Manager*

Created in 1933, the Georgia Municipal Association (GMA) is the only state organization that represents municipal governments in Georgia. Based in Atlanta, GMA is a voluntary, nonprofit organization that provides legislative advocacy, educational, employee benefit, and technical consulting services to its members. GMA's purpose is to anticipate and influence the forces shaping Georgia's communities and to provide leadership, tools, and services that assist local governments in becoming more innovative, effective, and responsive.



THE GEORGIA CITIES FOUNDATION

Perry Hiott, *Director of Community Development & Financial Services*

Founded in 1999, the Georgia Cities Foundation is a nonprofit subsidiary of the Georgia Municipal Association. The foundation's mission is to assist cities in their efforts to revitalize and enhance downtown areas by serving as a partner and facilitator in funding capital projects through revolving loan fund. Its services include the Revolving Loan Fund Program, the Peer-to-Peer Mentoring Tour, Downtown Development Authority Basic Training, and the Renaissance Award.



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Danny Bivins, *Senior Public Service Associate*

Kaitlin Messich, *Senior Designer*

T. Clark Stancil, *Creative Design Specialist & Fellowship Coordinator*

Allison Cape, *Graphic Designer*

Karen DeVivo, *Editor*

For more than 90 years, the Carl Vinson Institute of Government at the University of Georgia has worked with public officials throughout Georgia and around the world to improve governance and people's lives. From Georgia's early days as a largely agrarian state with a modest population to its modern-day status as a national and international force in business, industry, and politics with a population of over 10 million, the Institute of Government has helped government leaders navigate change and forge strong directions for a better Georgia.



College of Environment + Design
UNIVERSITY OF GEORGIA

THE COLLEGE OF ENVIRONMENT + DESIGN

Brandon Platt, *Downtown Renaissance Fellow*

The University of Georgia's College of Environment and Design (CED) has been consistently ranked among the top schools in the nation for both undergraduate- and graduate-level landscape architecture. Students are challenged to explore their unique, individual interest and creatively problem-solve contemporary issues, working with faculty to solve community issues in design charrettes. They also interact with clients, community organizations, and planning agencies.

THE GEORGIA DOWNTOWN RENAISSANCE FELLOWS

A COMPONENT OF THE GEORGIA DOWNTOWN RENAISSANCE PARTNERSHIP, the Georgia Downtown Renaissance Fellowship pairs emerging design professionals from the University of Georgia College of Environment and Design with local governments to enhance downtown development in communities across Georgia. Following a competitive selection process, graduate-level student fellows are selected for their design and communication skills as well as overall commitment to community design.

Over the course of the 12-week program, Renaissance Fellows work directly with their partner city, producing renderings and plans in a studio environment at the Carl Vinson Institute of Government. Fellows hone their designs and planning expertise under the direction of four full-time design faculty and staff members. With backgrounds ranging from historic preservation and landscape architecture to graphic design, these experts help guide the creation of professional-level plans and renderings produced by student fellows over the course of the program.

Since 2013, the Georgia Downtown Renaissance Fellows have assisted 20 communities across the state. With the assistance of the Georgia Municipal Association and the Georgia Cities Foundation, the City of Lilburn was selected as one of two communities to take part in the 2019 Fellowship. Partner cities are selected based on the criteria of strong local leadership, community commitment, and fiscal readiness to act on projects.



| RENAISSANCE FELLOW BRANDON PLATT

Brandon Platt, a graduate student studying landscape architecture at the University of Georgia's College of Environment and Design, worked directly with Main Street Director Brian Burchik under the direction of Planning and Economic Development Director Doug Stacks to address specific design opportunities in downtown Lilburn. Platt created design solutions and transformed technical recommendations into a vision for several key locations downtown. Branded signage, targeted redevelopment, and an expansion of Lilburn City Park were the focal points of the project.



| SHOPS IN LILBURN



“ Lilburn is a destination that offers small town character with opportunities supported by proximity to the urban center of the region. The quality of life is grounded in the community’s schools, neighborhoods, parks, & economic success. ”

CITY OF LILBURN VISION STATEMENT

| LILBURN CITY HALL

Photo: City Of Lilburn



OUR HISTORY & VISION

Lilburn's early history was like much of Georgia: Native American occupancy gave way in the face of a government-influenced land lottery. William McDaniel acquired the title to District 5, Land Lot 135, from the original lottery winner and settled in the area. This area was originally known as McDaniel, but the name was changed to Lilburn in 1890 in honor of Lilburn Trigg Myers. Lilburn was the son of the major stockholder of the Seaboard Airline Railway, which had arrived that year.

Lilburn Trigg Myers worked as the general superintendent of the railway. A photo of Myers and his famous black top hat can be seen at City Hall, and he is also the inspiration for Top Hat Vodka, which is distilled at Lilburn's own Hope Springs Distillery. The city's name is distinctive in that it derives from someone's first rather than last name. In line with this unique attribute, Lilburn strives to be a place where everyone is on a "first-name basis."

The downtown district is full of history, and several churches are



central to the story. In 1823, Camp Creek Primitive Baptist Church became the area's first church, and it remains active today at the corner of Arcado Road and Camp Creek Road. In 1840, a group left the church and created Liberty Baptist, which is now known as the First Baptist Church of Lilburn. This church is located off of Main Street and Young Street and continues to thrive in the city.

Around 1834, Thomas Carroll, a major landowner in what is today the downtown district, instructed his slaves to construct six small-frame buildings. Five of these were tenant houses or dwellings for slaves. The remaining building became a church that served as a meeting place where slaves gathered and worshiped. This small-frame building became what is known today as Salem Missionary Baptist Church. Today this church is located at the corner of Poplar Street and Killian Hill Road and continues to thrive as a faith community.

INTRODUCTION

Formally incorporated by the state in 1910, Lilburn has faced challenges throughout its long history, including a major fire that destroyed the downtown, damage to the agricultural economy wrought by the boll weevil, the Great Depression, and the cancellation of the city's charter and dissolution of the city government in 1939.

The fire that devastated Lilburn occurred in the early morning of November 15, 1920. Frank Garner, who lived across the street from the Lilburn Supply Company, where the fire apparently originated, discovered the fire. The entire business section of downtown was destroyed, with the exception of two stores. Only the heroic work of the volunteer bucket brigade saved the residential area of town. Today, Lilburn residents like to think of themselves as a continuation of that original "bucket brigade," contributing in many ways through volunteerism and hard work.

By the middle of the 20th century, the automobile had realigned growth in the area to the Highway 29/Lawrenceville

Highway corridor. The need to establish new water infrastructure resulted in the reestablishment of city government in 1955. New city halls were constructed in 1976 and again in 2016.

Today, the downtown district is experiencing unparalleled growth, including a high-end townhome development, mixed-use projects on Main Street for new retail spaces and restaurants, and a 55+ retirement community across from city hall and the library. In addition, nine detached homes are being built on First Avenue, and more townhomes and commercial spaces have been proposed near Highway 29 across from city hall and the library.

The downtown district is full of residential properties, offering people a lifestyle of walkability to the park, restaurants, retail shops, a first-rate library, and a concert venue. The small-town charm is further supported by Lilburn's close proximity to the commercial hub of Atlanta, strong public schools in the Parkview High School cluster, and multiple successful private schools.

“The downtown district is full of residential properties, offering people a lifestyle of walkability to the park, restaurants, retail shops, a first-rate library, and a concert venue.”

Lilburn City Park is the downtown's greatest asset and has been the foundation for developing the area into a more vibrant destination. With a new, top-of-the-line children's playground, a large green space, and more than four miles of greenway trails, the park truly is the anchor for downtown. Residents in the area often describe where they live as “near Lilburn park” because it is such a well-known landmark.

For this reason, along with the need to define and distinguish the area, it is proposed that the downtown district be named “Parkside.” This name honors the area's greatest asset while also distinguishing it from the multitude of “downtowns” throughout the state. The name “Parkside” could serve as the unique umbrella term for the entire

area running along Main Street from the railroad tracks to Lawrenceville Highway. Within this district, the charming “Old Town” area remains a centerpiece with various businesses and a restaurant.

The following vision statement was adopted by the City of Lilburn in 2014, and it is also embraced as the vision for the Parkside District: “We envision a vibrant city where businesses prosper, where safety is a lifestyle, and where friends share life together in a community that will span the generations.”

INTRODUCTION PROVIDED
BY THE CITY OF LILBURN

SPECIAL THEMES



Oil on Canvas, by Peggy J. Sullens

LILBURN TRIGG MYERS

Lilburn is named after Lilburn Trigg Myers, who worked as the general superintendent of the railway line. The city's name is distinctive in that it derives from someone's first name rather than last name. In line with this unique attribute, Lilburn strives to be a place where everyone is on a "first-name basis."

TOP HAT

Lilburn finds inspiration in the top hat worn by Lilburn Trigg Myers. This unique element of the city's identity inspired Top Hat Vodka, distilled by Lilburn's Hope Springs Distillery.



Photo: Top Hat Distillery



Map: City of Lilburn

RAILROAD TOWN

Lilburn was originally a railroad town, and the community sees many future opportunities to express that history. The original railroad tracks ran down what is presently Railroad Avenue, and the old train station sat in the area currently home to the police station.

IN LILBURN

1920 FIRE & THE BUCKET BRIGADE

Lilburn was originally a railroad town, and the community sees many opportunities to express that history. The original railroad tracks ran down what is presently Railroad Avenue, and the old train station sat in the area that is currently home to the police station.



A Series of Misfortunes, The Lilburn Fire of 1920 Oil on Canvas, by Peggy J. Sullens

Only the heroic work of the volunteer "bucket brigade" saved the residential area of town in the 1920 fire. Today, Lilburn likes to think of its residents as a continuation of that original "bucket brigade," contributing in many ways through volunteerism and hard work.

BUCKETS

In light of the "Bucket Brigade," there are many opportunities for buckets to be creatively implemented throughout the district, including fountains, planters, and other options.



SCOPE OF WORK

DOWNTOWN MASTER PLAN

MUNICIPAL BUILDING REDEVELOPMENT

Master Plan
Brewery/Restaurant Façade
Splash Pad & Pavilion

CITY PARK EXTENSION

Master Plan
Amphitheater & Event Space

MAIN STREET COMMERCIAL BUILDING

Option 1
Option 2

RAILROAD AVENUE

Streetscape Master Plan
Community Event Space

PLANT PALETTE

Trees
Shrubs
Grasses & Groundcover

BRANDING & SIGNAGE

Branding Usage Guide
Main Street Roundabout
Arcado Road
Killian Hill Road
Railroad Site



Legend

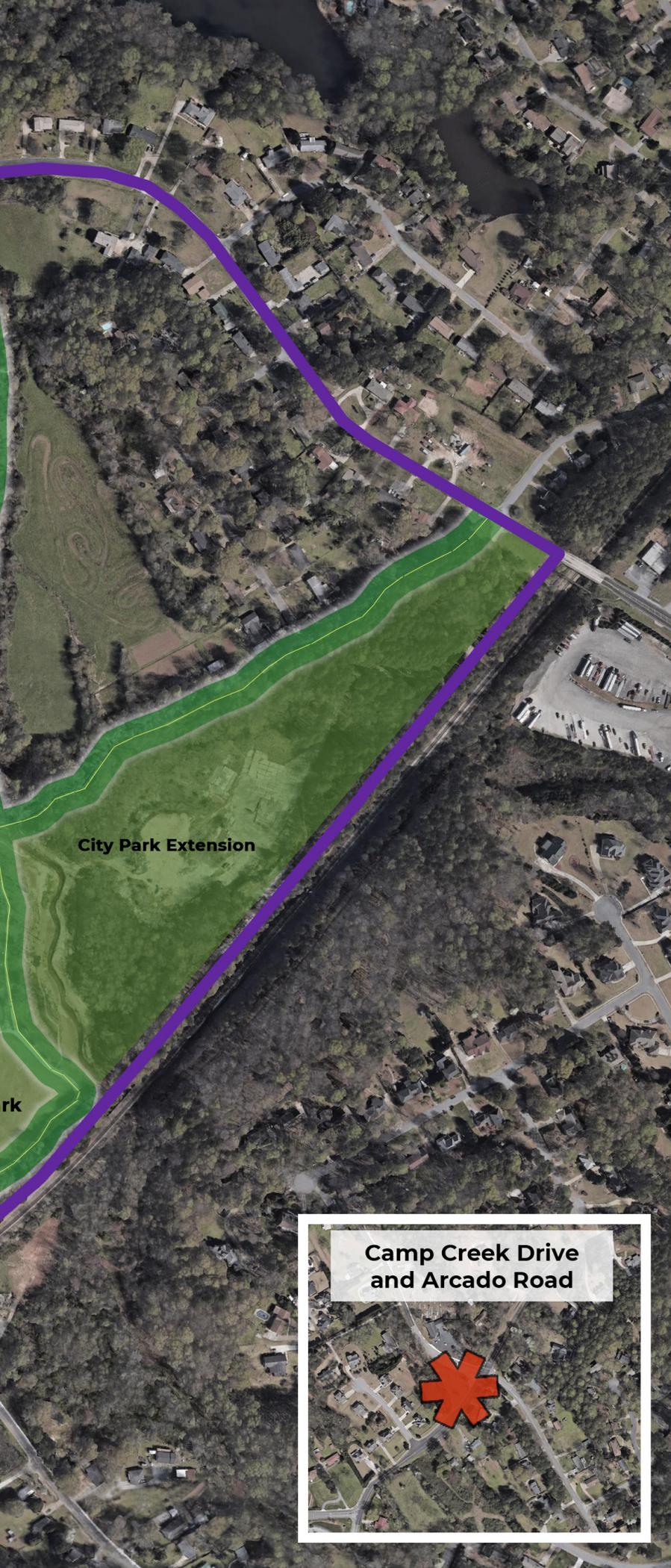
-  Main Street Boundary
-  Main Street
-  City Hall/Library
-  Railroad Avenue Design Considerations
-  Residential Current Development Areas
-  City Park/Greenway
-  Signage Locations

City Hall

Main Street

Railroad Avenue

City Pa



DOWNTOWN MASTER PLAN

The Master Plan for the Main Street area of downtown Lilburn shows the Main Street boundary as well as current and planned development. The map details entryway signage locations and areas for design consideration offered in this work.

PLANNED DEVELOPMENT

PROVIDED BY THE CITY OF LILBURN

Lilburn's downtown area is currently going through an unprecedented development period, including the addition of three townhome communities. As part of these communities, and for future design considerations, any downtown development in Lilburn should strive to adhere to the following design recommendations:

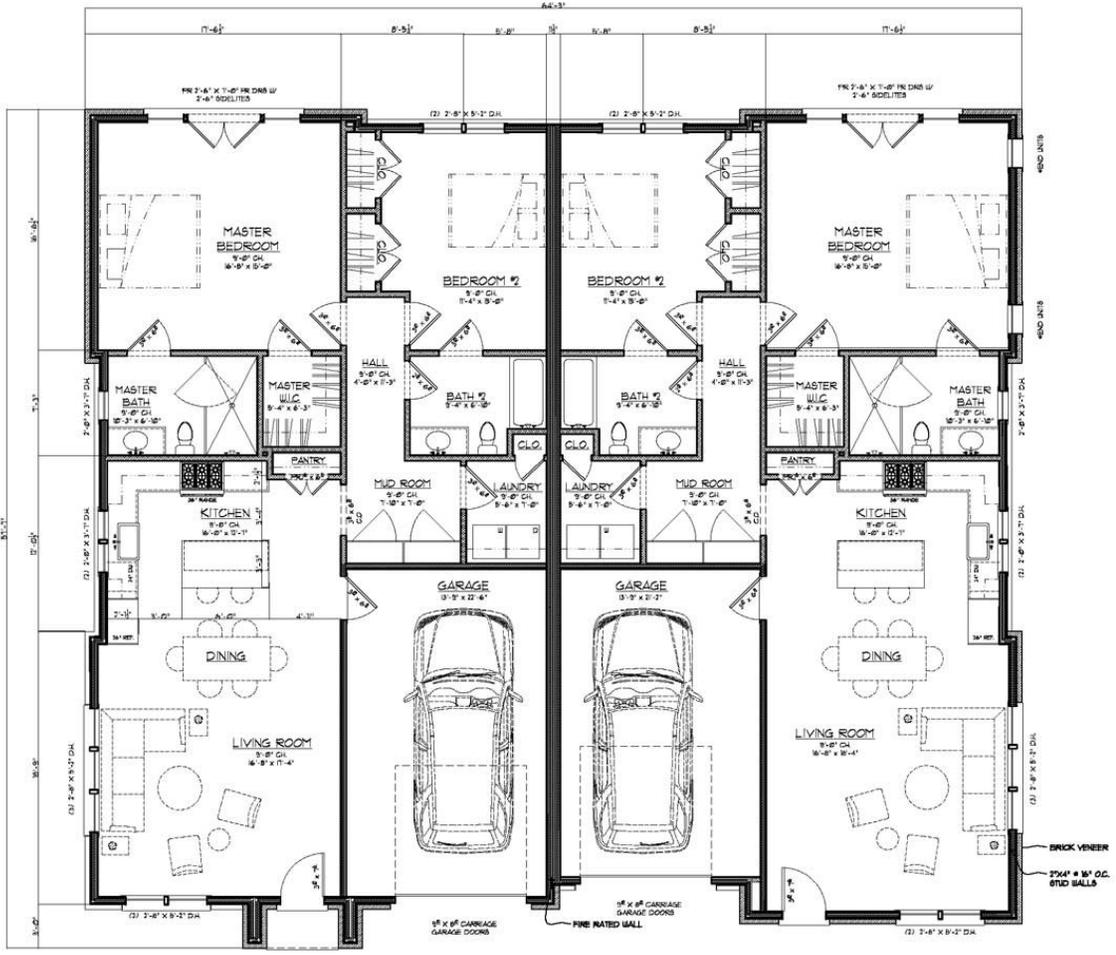
- Angled street parking and parking in the rear of buildings to better utilize Main Street properties
- Ample street lighting in high pedestrian and vehicle traffic areas
- Tight roads that help regulate the speed of traffic
- Large sidewalks for easy and safe pedestrian access
- Designed community spaces that are flexible for a variety of uses
- Main Street buildings that address frontal access, with corner buildings that address both street entrances

Noble Village Retirement Community



Noble Village Retirement Community is being developed on Main Street across from city hall and the library. This gated community will include 68 modern farmhouse cottages and a spacious clubhouse with a full kitchen, a fitness room, and a full-time activities director. Other amenities include a nail and hair salon, a putting green, and a heated salt water swimming pool. See www.cottagesatnoblevillage.com for more information.

Developer: Seed Capital Investments



TYPE 1 FLOOR PLAN
SCALE: 1/8"=1'-0"

Noble Village Retirement
Community Layout





Noble Village Retirement Community Façade



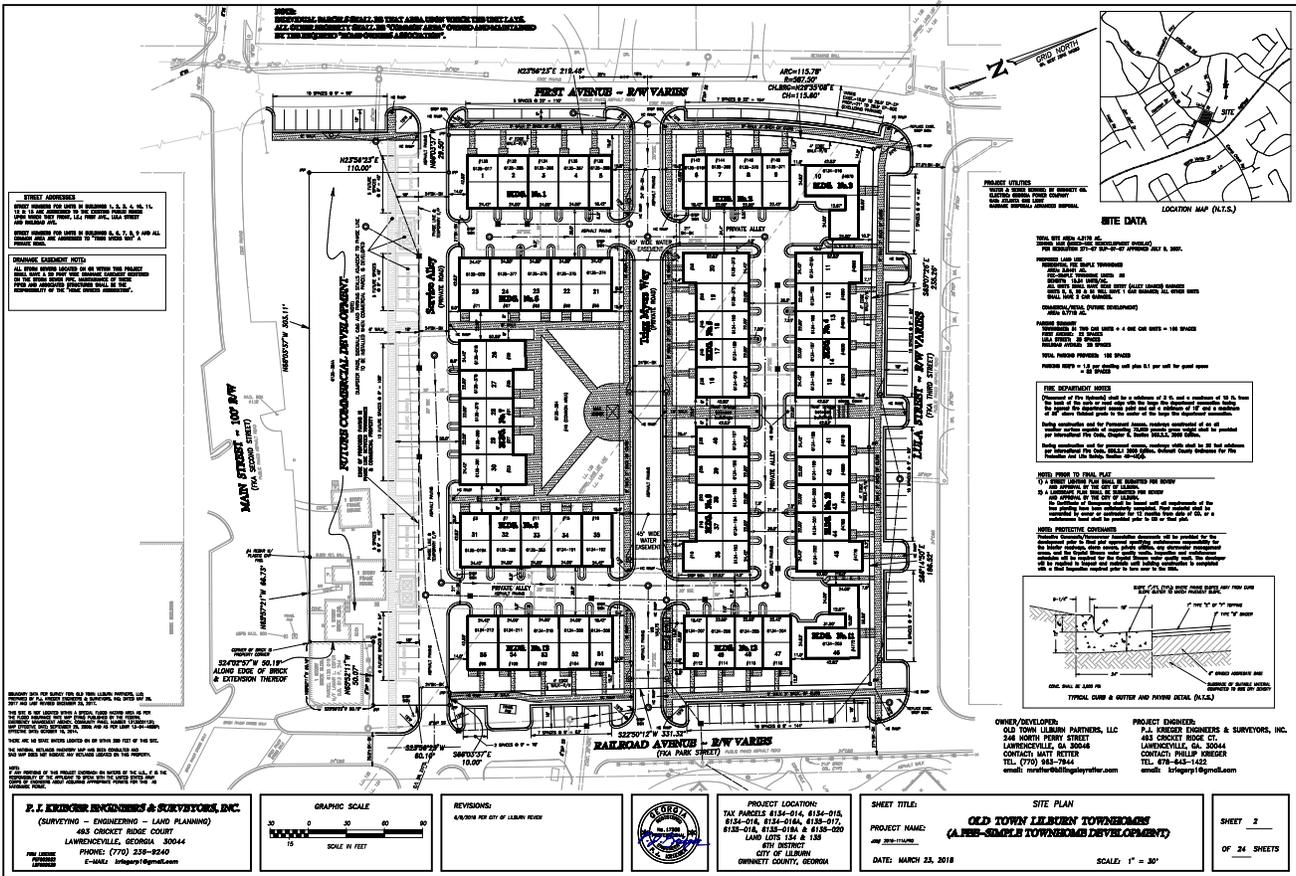
Noble Village Retirement Community Interior

Old Town Lilburn Townhomes





The Old Town Lilburn Townhomes development is being built in the heart of downtown, across from Lilburn City Park. These 53 beautiful townhomes are phase one of the project and will be followed by a focus on new commercial and mixed-use buildings fronting Main Street. These new homes are expected to have a positive impact on downtown by helping to attract new restaurants, retail, and other businesses. For more information on this project, visit www.oldtownlilburn.com.
 Developer: Corridor Development Inc.,
 Builder: Springer & Company

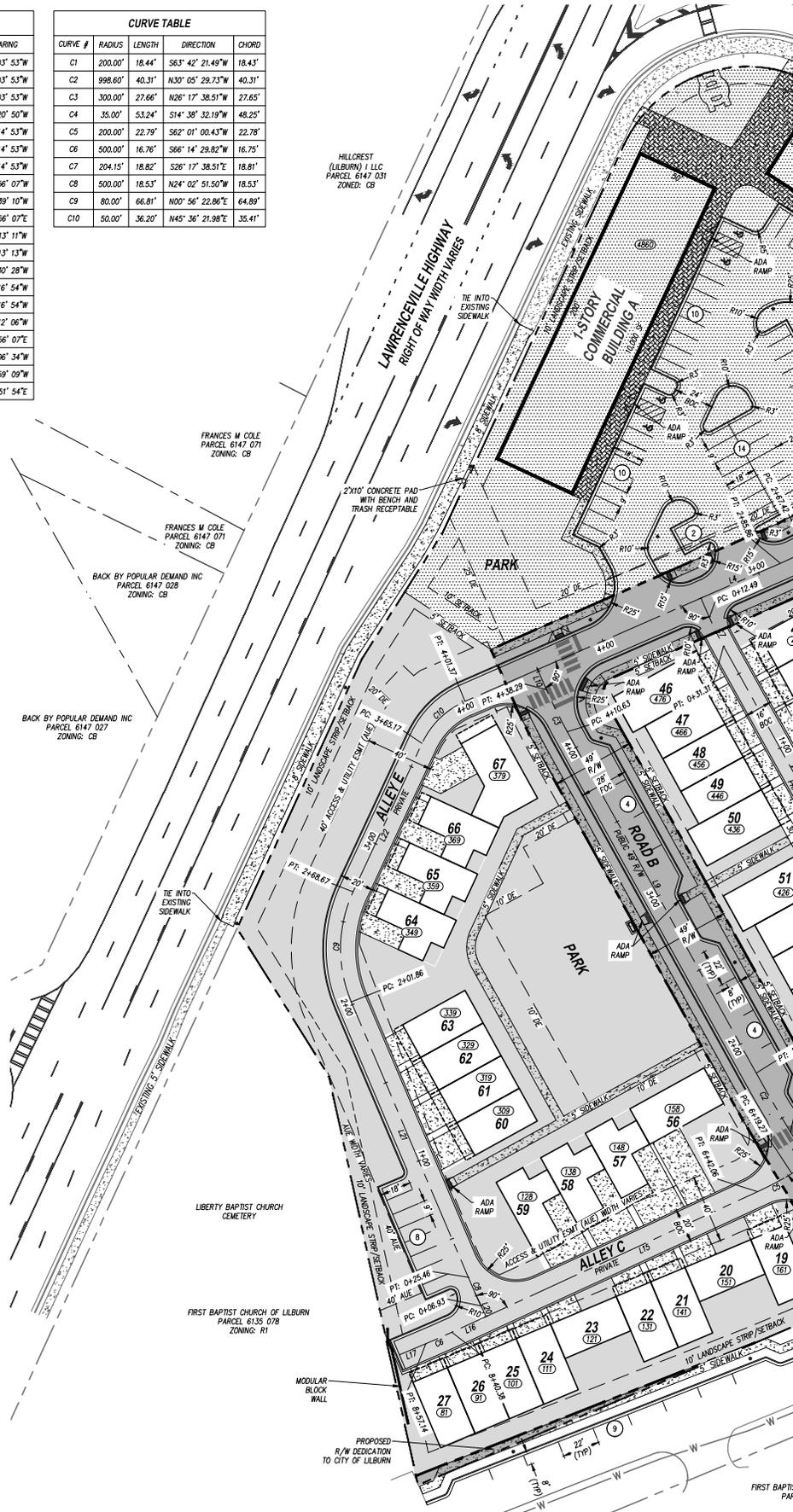


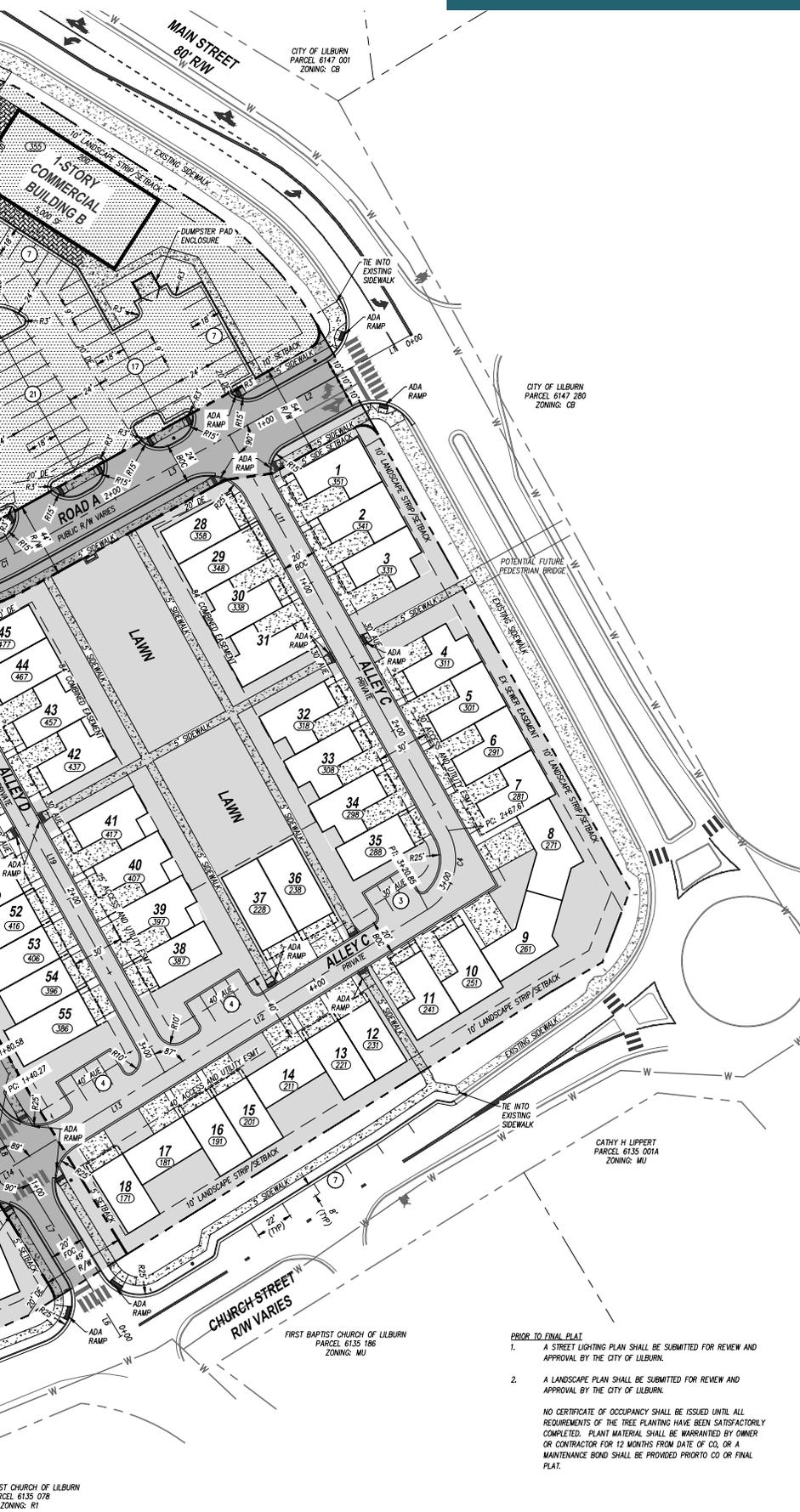
Lilburn Township

Lilburn Township will include 67 townhome units located on Main Street across from Lilburn City Hall. This project will also include future commercial space at the corner of Lawrenceville Highway and Main Street. Plan: Ridge Planning & Engineering

LINE TABLE		
LINE #	LENGTH	BEARING
L1	23.52'	S61° 03' 53"W
L2	99.28'	S61° 03' 53"W
L3	144.64'	S61° 03' 53"W
L4	51.15'	S66° 20' 50"W
L6	15.26'	N31° 14' 53"W
L7	103.89'	N31° 14' 53"W
L8	21.13'	N31° 14' 53"W
L9	230.05'	N28° 56' 07"W
L10	12.99'	N23° 39' 10"W
L11	267.61'	S28° 56' 07"E
L12	152.96'	S58° 13' 11"W
L13	103.46'	S58° 13' 13"W
L14	11.99'	S58° 30' 28"W
L15	176.14'	S65° 16' 54"W
L16	22.18'	S65° 16' 54"W
L17	18.86'	S67° 12' 06"W
L19	285.97'	S28° 56' 07"E
L20	6.93'	N25° 06' 34"W
L21	176.39'	N22° 59' 09"W
L22	96.50'	N24° 51' 54"E

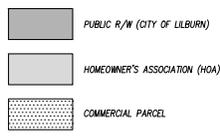
CURVE TABLE				
CURVE #	RADIUS	LENGTH	DIRECTION	CHORD
C1	200.00'	18.44'	S63° 42' 21.49"W	18.43'
C2	998.60'	40.31'	N30° 05' 29.73"W	40.31'
C3	300.00'	27.66'	N26° 17' 38.51"W	27.65'
C4	35.00'	53.24'	S14° 38' 32.19"W	48.25'
C5	200.00'	22.79'	S62° 01' 00.43"W	22.78'
C6	500.00'	16.76'	S66° 14' 29.82"W	16.75'
C7	204.15'	18.82'	S26° 17' 38.51"E	18.81'
C8	500.00'	18.53'	N24° 02' 51.50"W	18.53'
C9	80.00'	66.81'	N00° 56' 22.86"E	64.89'
C10	50.00'	36.20'	N45° 36' 21.98"E	35.41'





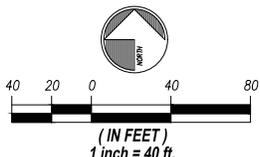
DEVELOPMENT SUMMARY	
ZONING	CB W/ SUP FOR RESIDENTIAL SUP# 2014-03
	US 29 OVERLAY DISTRICT
AREA	7.83 ACRES
RESIDENTIAL	
DENSITY	67 UNITS
PROPOSED DENSITY	8.6 UNITS/ACRE
SETBACKS	
FRONT	5 FEET
REAR	5 FEET
SIDE	5 FEET
MINIMUM SQUARE FEET	1,400 SF
MAXIMUM BUILDING HEIGHT	40 FEET
COMMERCIAL	
SETBACKS	
FRONT	10 FEET
REAR	10 FEET
SIDE	10 FEET

PARKING SUMMARY	
RETAIL PARKING REQUIRED	
1 SPACE/275 SF x 10,000 SF	37 SPACES
RESTAURANT PARKING REQUIRED	
1 SPACE/125 SF x 5,000 SF	40 SPACES
TOTAL RETAIL/RESTAURANT PARKING REQUIRED	
77 SPACES	
TOTAL RETAIL/RESTAURANT PARKING PROVIDED	
88 SPACES	
RESIDENTIAL PARKING REQUIRED	
67 UNITS x 1.5 SPACES/UNIT	101 SPACES
0.1 GUEST SPACES/UNIT	7 SPACES
TOTAL	108 SPACES
RESIDENTIAL PARKING PROVIDED	
67 UNITS x 2 CARS (GARAGE/DRIVEWAY)	134 SPACES
ON-STREET PARKING	43 SPACES
TOTAL	177 SPACES



- NOTES:
- PROTECTIVE COVENANTS/HOMEOWNER ASSOCIATION DOCUMENTS WILL BE PROVIDED FOR THE DEVELOPMENT PRIOR TO FINAL PLAT APPROVAL SPECIFYING MAINTENANCE RESPONSIBILITY FOR STORM SEWERS, UTILITIES, AND UNDERGROUND STORMWATER DETENTION FACILITIES. INSPECTION AND MAINTENANCE SCHEDULES WILL BE REQUIRED FOR THE UNDERGROUND DETENTION FACILITIES. THE DEVELOPER WILL BE REQUIRED TO INSPECT AND MAINTAIN UNTIL BUILDING CONSTRUCTION IS COMPLETED WITH A FINAL INSPECTION REQUIRED PRIOR TO TURN OVER TO THE HOA.
 - UPON COMPLETION OF FINAL CONSTRUCTION AND APPROVAL FROM THE CITY OF LILBURN, INTERIOR ROADS WITHIN PUBLIC R/W SHALL BE MAINTAINED BY THE CITY OF LILBURN. PRIVATE ALLEYS SHALL BE MAINTAINED BY THE HOA.
 - ALL HVAC UNITS SHALL BE SCREENED.
 - TRASH RECEPTACLES AND DUMPSTERS SHALL BE SCREENED FROM VIEW ON ALL SIDES. SCREEN WALLS SHALL HAVE A FINISH CONSISTENT WITH THE FINISH MATERIALS OF THE BUILDING FACADE.

24 HOUR CONTACT:
JEFF SMITH
404.328.6280



Know what's below.
 Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



CONSTRUCTION PLANS
 LILBURN TOWNSHIP
 LAND LOT 147
 6TH DISTRICT
 PARCELS 6147 001, 001B, 002, 003, 004, 004A, 004B, 004C, 005, 008, 009, 067
 CITY OF LILBURN
 GWINNETT COUNTY, GEORGIA

OWNER/DEVELOPER
 BER-BANK, LLC
 4720 CHAMBLEE DUNWOODY ROAD
 ATLANTA, GEORGIA 30338
 PHONE: 770-685-1364

GSWCC CERTIFICATION NUMBER: 36629
 EXPIRATION DATE: 08.01.2021



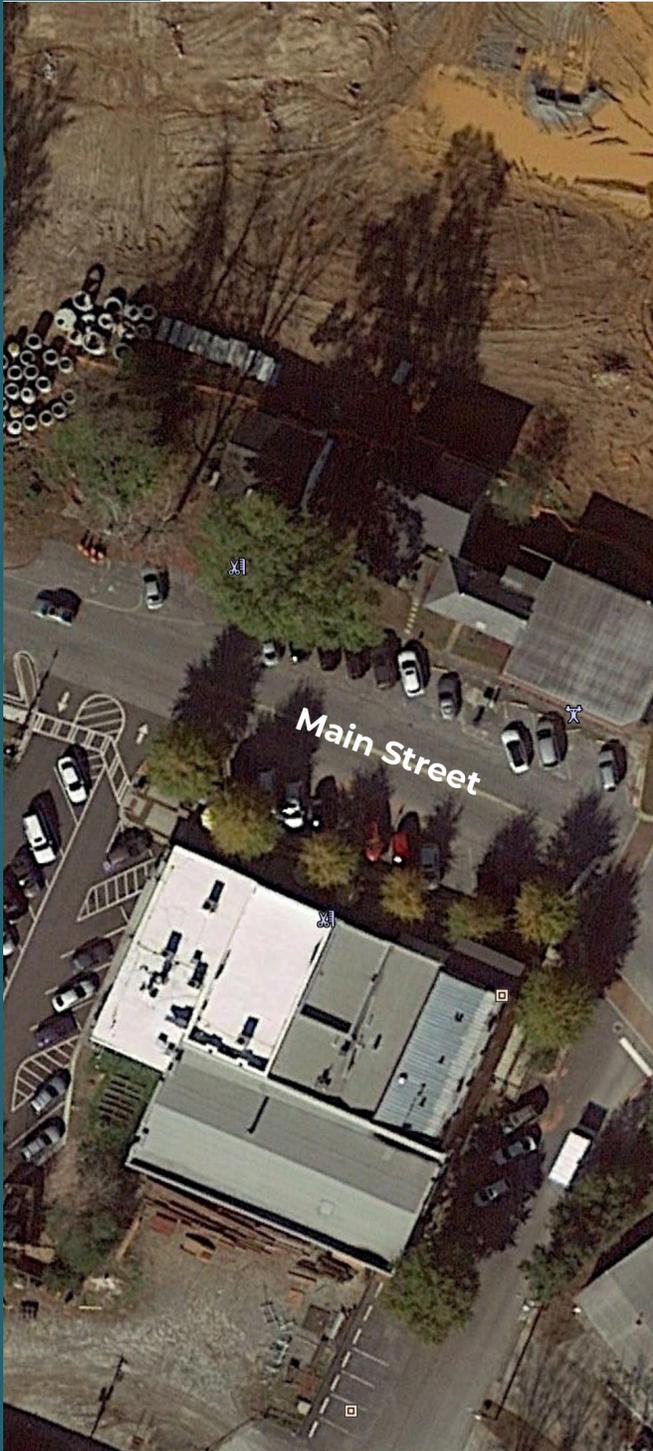
REVISIONS
 04/24/19 PER LILBURN AND COUNTY COMMENTS

PRELIMINARY PLAT
 AND SITE PLAN
C200

- PRIOR TO FINAL PLAT
- A STREET LIGHTING PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF LILBURN.
 - A LANDSCAPE PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF LILBURN.

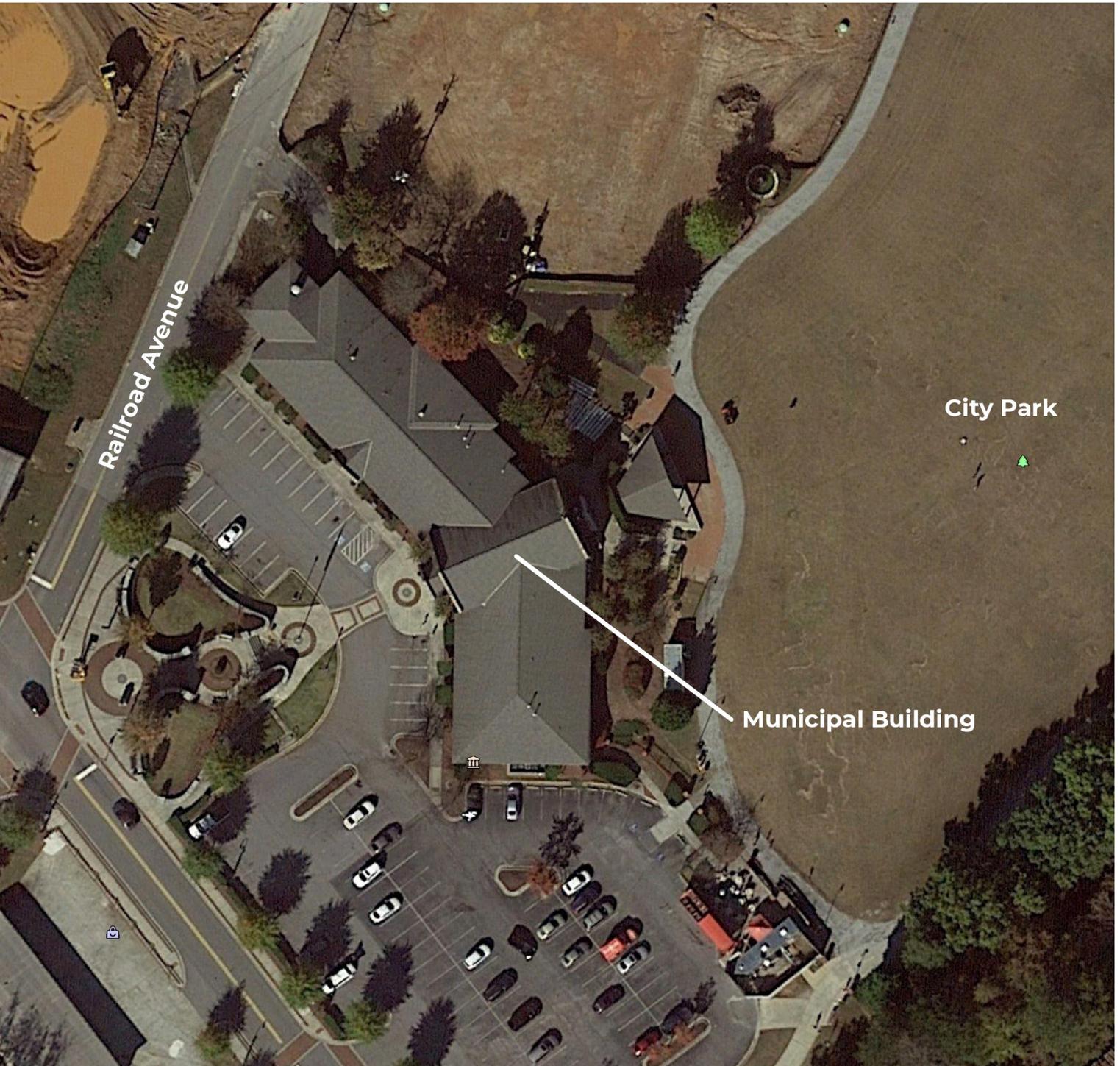
NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL REQUIREMENTS OF THE TREE PLANTING HAVE BEEN SATISFACTORILY COMPLETED. PLANT MATERIAL SHALL BE WARRANTED BY OWNER OR CONTRACTOR FOR 12 MONTHS FROM DATE OF CO, OR A MAINTENANCE BOND SHALL BE PROVIDED PRIOR TO CO OR FINAL PLAT.

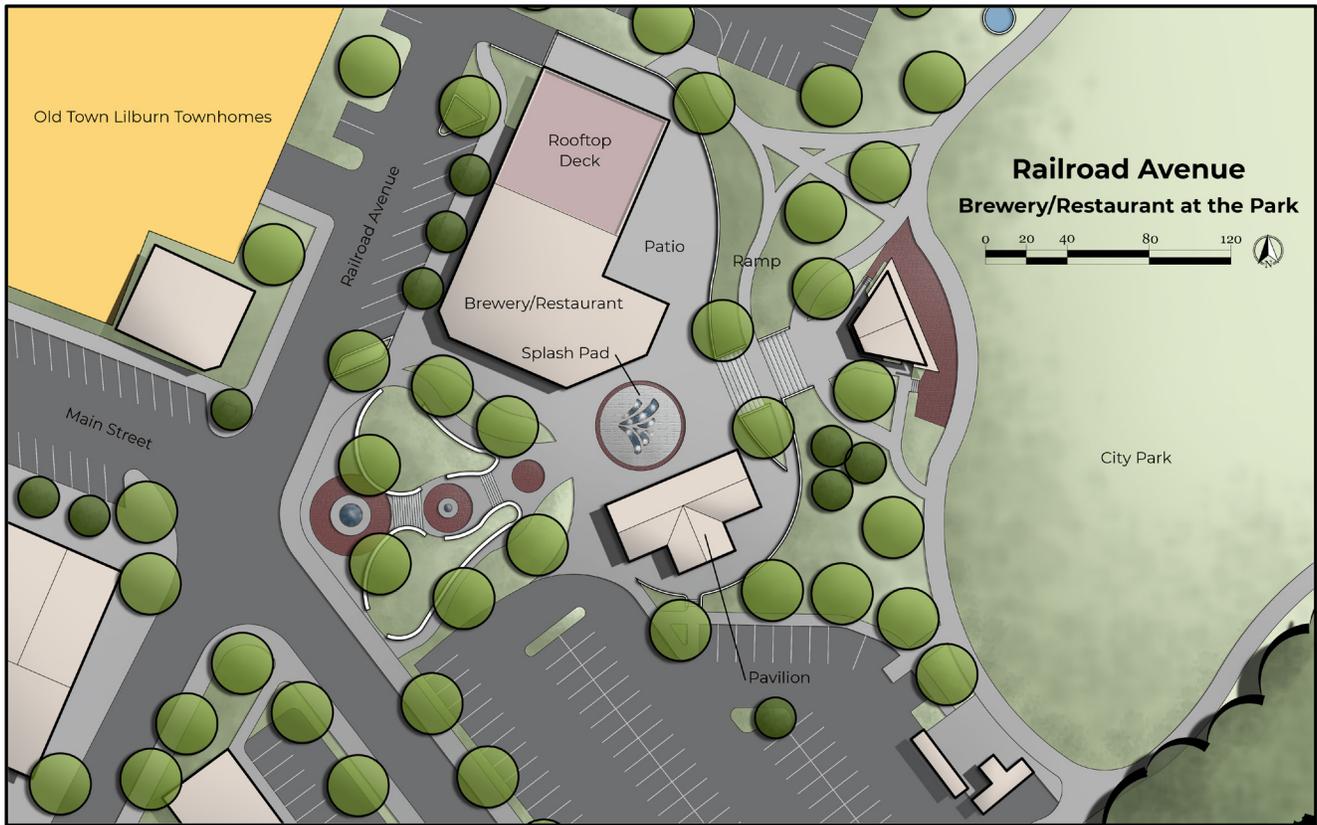
MUNICIPAL BUILDING REDEVELOPMENT



CURRENT MUNICIPAL AREA AERIAL

In the near future, the proposed demolition of the current building on this site, the Lilburn Municipal Court and the Lilburn Police Department, will allow for further infill along Railroad Avenue.





This design for the municipal buildings site works to engage and activate the area between City Park and Main Street by drawing pedestrian traffic down through the current plaza area. Pedestrians coming from Main Street are greeted with a welcoming view of City Park as they approach a new fountain in the current plaza area. This new sightline to the park allows park visitors to see a new brewery/restaurant, splash pad, and pavilion designed for their enjoyment.

The plan takes advantage of the sloping terrain, creating a patio area behind the brewery/restaurant off of Railroad Avenue that is perfect for families to enjoy the park's open green space or to view fireworks

during special events in the park. In addition, the brewery/restaurant's rooftop deck can be rented out for special occasions. During the hot days of summer, children are able to play in the new splash pad, while their parents are able to relax in the nearby pavilion, which houses restrooms and changing rooms. Visitors can then proceed down the wide, welcoming steps to the park below. Alternatively, the elegantly sloping ramp provides access for visitors with strollers or wheelchairs.

The design also takes into consideration the needs of the park and brewery/restaurant staff by including an off-street loading dock and maintenance and storage access for park employees.

Railroad Avenue

BREWERY/RESTAURANT

The view of the brewery/restaurant from the Main Street and Railroad Ave intersection. The building provides ample space for the brewery/restaurant to serve both refreshments and food. The front of the building along Railroad Avenue provides street-side parking, while the angled entry welcomes pedestrians from the plaza as well as the street. The upper rooftop deck can be seen from this vantage point, providing a sense of intrigue and mystery.





EXISTING: Currently the view to City Park from the Main Street and Railroad Avenue intersection is obstructed by the municipal building; however, if it is removed, pedestrians will have a wonderful view of City Park.



Splash Pad & Pavilion

PROPOSED: *With the municipal building removed, pedestrians coming from the Main Street and Railroad Avenue intersection get a beautiful view of the park. They are drawn in by the new fountain that activates the area, which could have an interesting bucket theme that pays homage to the bucket brigade that saved the residential area of downtown Lilburn. From this vantage point, visitors are able to see the splash pad and pavilion, further drawing people down into the park.*





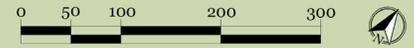
LILBURN CITY PARK EXTENSION



| LILBURN CITY PARK

This section focuses on an expansion of City Park beyond Camp Creek along the Camp Creek Greenway toward Killian Hill Road. The area is currently leased to Ready Mix USA, which is storing aggregate concrete on site. Plans have been suggested for the site; however, the city has been open to alternative options, including a potential park extension with an event space that could build on the popularity and attraction of Lilburn City Park. Expanding the park would offer additional green space to the community and allow for more diverse opportunities for the future development of the downtown area.

Lilburn City Park Extension Amphitheater and Event Space



EXISTING



The proposed plan seeks to keep as much undisturbed woodland as possible while using the open space for events and recreation. As designed, this concept offers a multipurpose event space that is suitable for a variety of concerts and outdoor events. The design proposes a 60-foot open-air

amphitheater stage for multiple purposes such as large concerts or hosting a large projection screen to broadcast movies and sporting events. The open green space can accommodate large crowds comfortably and is enclosed by a walking path that connects directly to the Camp Creek Greenway. The space is supported by a facilities building that offers concessions and restrooms. When not in use for larger events, Camp Creek Greenway users can park in various areas with easy access to the path and only a short walk to downtown. The entrance to the site along Killian Hill Road could easily accommodate future restaurants or mixed-use development.

Amphitheater Plan



Images courtesy of <https://evanstownecenterpark.com>

Precedent images of Lady Antebellum Stage at Evans Towne Center Park in Evans, Georgia. The stage area is perfect for concerts and live performances but could also serve as a staging area for large events and could hold large screens for tailgating on gamedays or movie nights in the park.



PROPOSED: This area could be repurposed into an event space that takes advantage of its close proximity to Lilburn City Park and the Camp Creek Greenway. The amphitheater offers a raised stage for concerts or a projection screen for sporting events, while the grassy knoll in front provides patrons ample space to view the entertainment. The natural woodlands surrounding the space, in addition to planted shade trees along the walking path, provide relief from the sun during the day while acting as a noise buffer for the surrounding community during events.





PROPOSED, EVENING: The natural woodlands offer shady relief during hot summer days and serve as a beautiful buffer in the evenings, allowing for light-sensitive events to occur earlier in the evenings.



MAIN STREET COMMERCIAL BUILDING

Option One



EXISTING: As phases of the downtown redevelopment and beautification continue, the façade of the industrial building located on Main Street could be updated to help unify the community space. The current façade, while consistent, does little to correspond with the rest of downtown Lilburn.





PROPOSED: One option that could help unify these storefronts would be to add a brick façade to the front, along with updated window and door frames. Adding bicycle racks and benches similar to those in the area would further assist in tying the building to the existing downtown.



MAIN STREET COMMERCIAL BUILDING

EXISTING: This metal industrial building currently has residential-style elements that are not ideal for commercial spaces, such as doors, windows, and awnings. Businesses place great importance on storefronts, as they are key for product display. To maximize the potential of the storefronts, as well as improve the overall look of the property, several changes could be made.

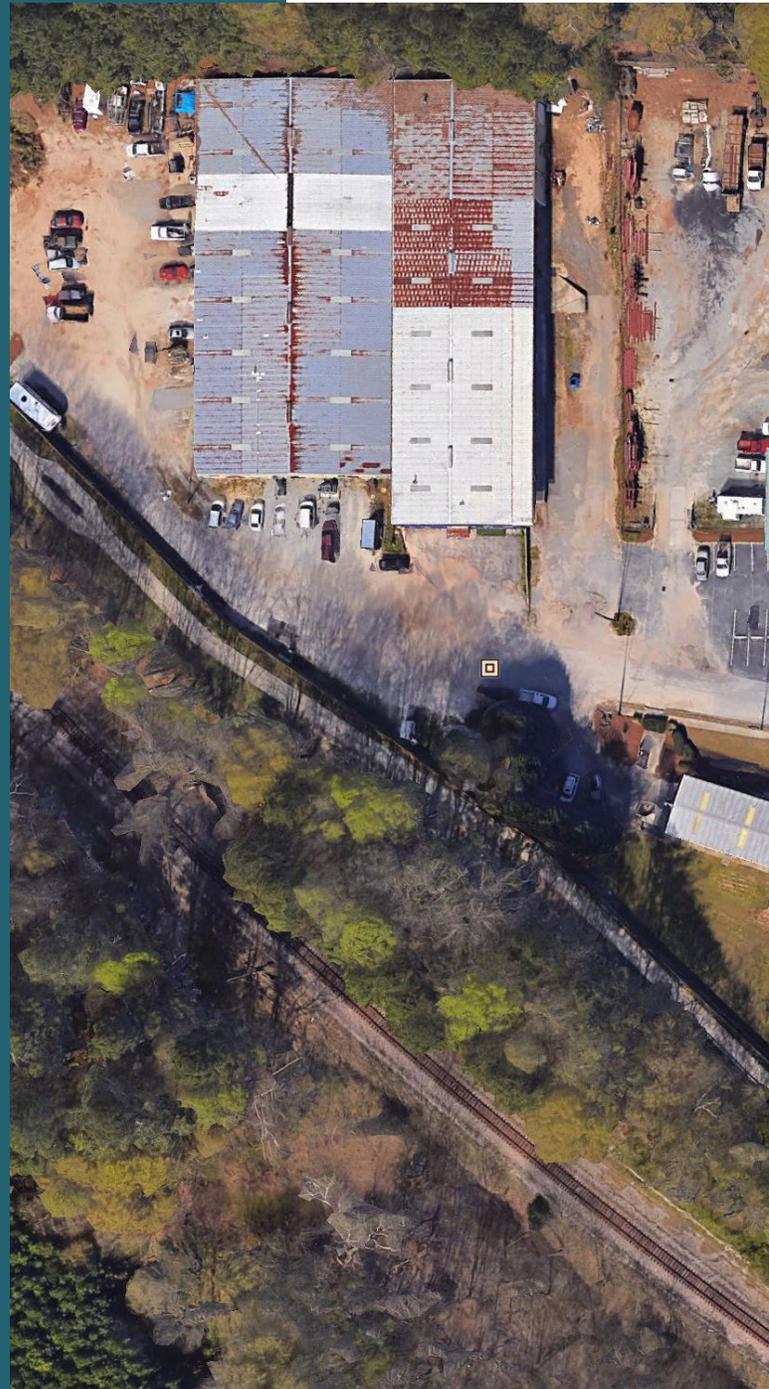




Option Two

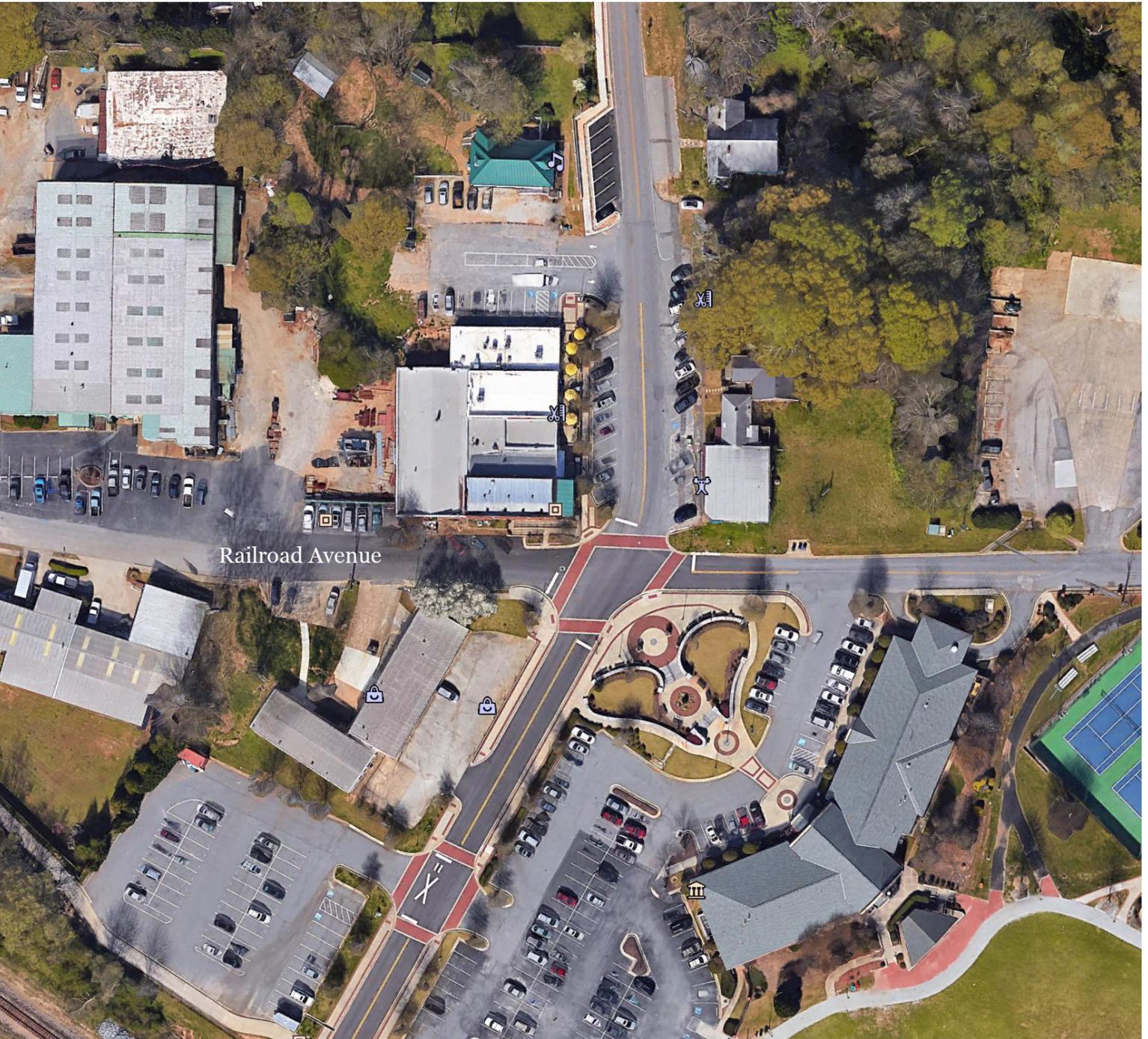
PROPOSED: Another option is this rendering that shows what the building could look like with a more industrial design. New glass and aluminum or steel storefront systems and flat industrial awnings keep with the building's original industrial style. Additionally, industrial-style sconces and modern concrete planters add to the property's character. Large glass windows allow more natural light in the interior, while providing more storefront display areas for business owners. The parking lot is shown repaved with landscaping improvements and trees. Finally, the chain and post barrier has been replaced with a cable railing, also in keeping with the property's modern industrial character.

RAILROAD AVENUE



CURRENT RAILROAD AVENUE AERIAL

Railroad Avenue provides little pedestrian access, appeal, or safety with a wide right-of-way and no traffic delineation.



Railroad Avenue Streetscape



A defined streetscape would assist in creating a welcoming environment for pedestrians. Adding on-street parking and narrowing the street to 22 feet would squeeze the traffic flow, resulting in slower traffic and a safer street for

pedestrians. To increase the appeal and safety of the area, street trees, curbs, and sidewalks would allow pedestrians to move freely after parking for community events or when heading to the distillery or sporting goods store.

Railroad Avenue Perspective



EXISTING: *Railroad Avenue is wide and uninviting, offering little to attract visitors.*



PROPOSED: *By providing a well-defined street with on-street parking pedestrians are welcomed down the street.*

Community Event Space



EXISTING, ABOVE: *This building, located right off of Main Street, has great potential to become an active community event space that could help activate Railroad Avenue. One of the few remaining historical buildings in Lilburn and currently housing an antiques store, this property, with minor alterations, could become a special venue for the community.*

PROPOSED, RIGHT: *The overall size and location of this building make it perfect for a small community event space. A few minor alterations to the front of the building, such as adding a welcoming boardwalk and stairway for patrons, would greatly increase its appeal. The boardwalk could easily utilize the handicap ramp located to the right of the image, tying directly into Main Street pedestrian foot traffic. A few minor architectural alterations, such as cleaning up the front façade by relocating or internalizing the building's utilities and restoring the two front windows to their original state, would increase its appeal even more. Adding street lighting and a few plantings completes the work, creating a lovely location for weddings and other community events.*





PLANT PALETTE

The planting palette for downtown Lilburn is designed to provide a unified image that ties the community space together. The Parkside District is unique in being a residential community-focused downtown area. Plants selected for the mixed-use and commercial areas resemble those that would be planted in a residential area. To maintain this unified image, the downtown management must regulate and monitor the planting selections during future development endeavors. The plants chosen for this palette are based on existing mature plantings, thereby not requiring removal of settled mature trees.

CURRENT STREETSCAPING ON MAIN STREET



| ORNAMENTAL TREES



SERVICEBERRY
Amelanchier arborea
 Height: 15'-25' | Spread: 15'-25'
 Type: Deciduous Tree



CRAPE MYRTLE "NATCHEZ"
Lagerstroemia "Natchez"
 Height: 4'-21' | Spread: 4'-21'
 Type: Deciduous Tree



LILAC CHASTETREE
Vitex agnus-castus
 Height: 8'-10' | Spread: 5'-8'
 Type: Deciduous Tree



MUHLY GRASS
Muhlenbergia capillaris
 Height: 2'-3' | Spread: 2'-3'
 Type: Ornamental Grass



LITTLE BLUESTEM
Schizachyrium scoparium
 Height: 2'-4' | Spread: 1.5'-2'
 Type: Ornamental Grass



SWITCH GRASS "SHENANDOAH"
Panicum virgatum "Shenandoah"
 Height: 3'-4' | Spread: 3'-4'
 Type: Ornamental Grass

| CANOPY TREES



WILLOW OAK
Quercus phellos
 Height: 40'-75' | Spread: 25'-50'
 Type: Deciduous Tree



RED MAPLE
Acer rubrum
 Height: 40'-70' | Spread: 30'-50'
 Type: Deciduous Tree



DWARF YAUPON HOLLY

Ilex vomitoria "Nana"

Height: 3'-5' | Spread: 3'-6'

Type: Broadleaf Evergreen



ABELIA "ROSE CREEK"

Abelia "Rose Creek"

Height: 2'-3' | Spread: 3'-4'

Type: Deciduous Shrub



OAKLEAF HYDRANGEA

Hydrangea quercifolia

Height: 6'-8' | Spread: 6'-8'

Type: Deciduous Shrub



COW'S TAIL PINE

Cephalotaxus harringtonia
"Duke Gardens"

Height: 2'-4' | Spread: 2'-4'

Type: Needled Evergreen



ROSEMARY

Rosmarinus officinalis

Height: 3'-6' | Spread: 2'-4'

Type: Herbaceous Perennial



JAPANESE FALSECYPRESS

Chamaecyparis pisifera "Golden Mop"

Height: 3'-5' | Spread: 3'-5'

Type: Needled Evergreen



CREEPING LIRIOPE

Amelanchier arborea

Height: 15'-25' | Spread: 15'-25'

Type: Herbaceous Perennial

| GROUND COVER

| SHRUBS

BRANDING & SIGNAGE

A logo and wayfinding signage help create a unified city image. As such, establishing branding standards that include a logo, fonts, and colors for a downtown area can help capture the identity of a place. Plantings around each sign location, it be a major entryway sign or small directional wayfinding signage, should reference and conform to the plant palette to help unify the look and feel of the district.

| MAIN LOGO

PARKSIDE

Lilburn

| COLOR PALETTE



| TYPOGRAPHY

Aa

MONTSERRAT BOLD

1234567890!@\$%&=+

Aa Bb Cc Dd Ee Ff Gg Hh Ii
Jj Kk Ll Mm Nn Oo Pp Qq Rr
Ss Tt Uu Vv Ww Xx Yy Zz

Aa

Fairwater Script

1234567890!@\$%&=+

*Aa Bb Cc Dd Ee Ff Gg Hh Ii
Jj Kk Ll Mm Nn Oo Pp Qq Rr
Ss Tt Uu Vv Ww Xx Yy Zz*

Consistency is key.

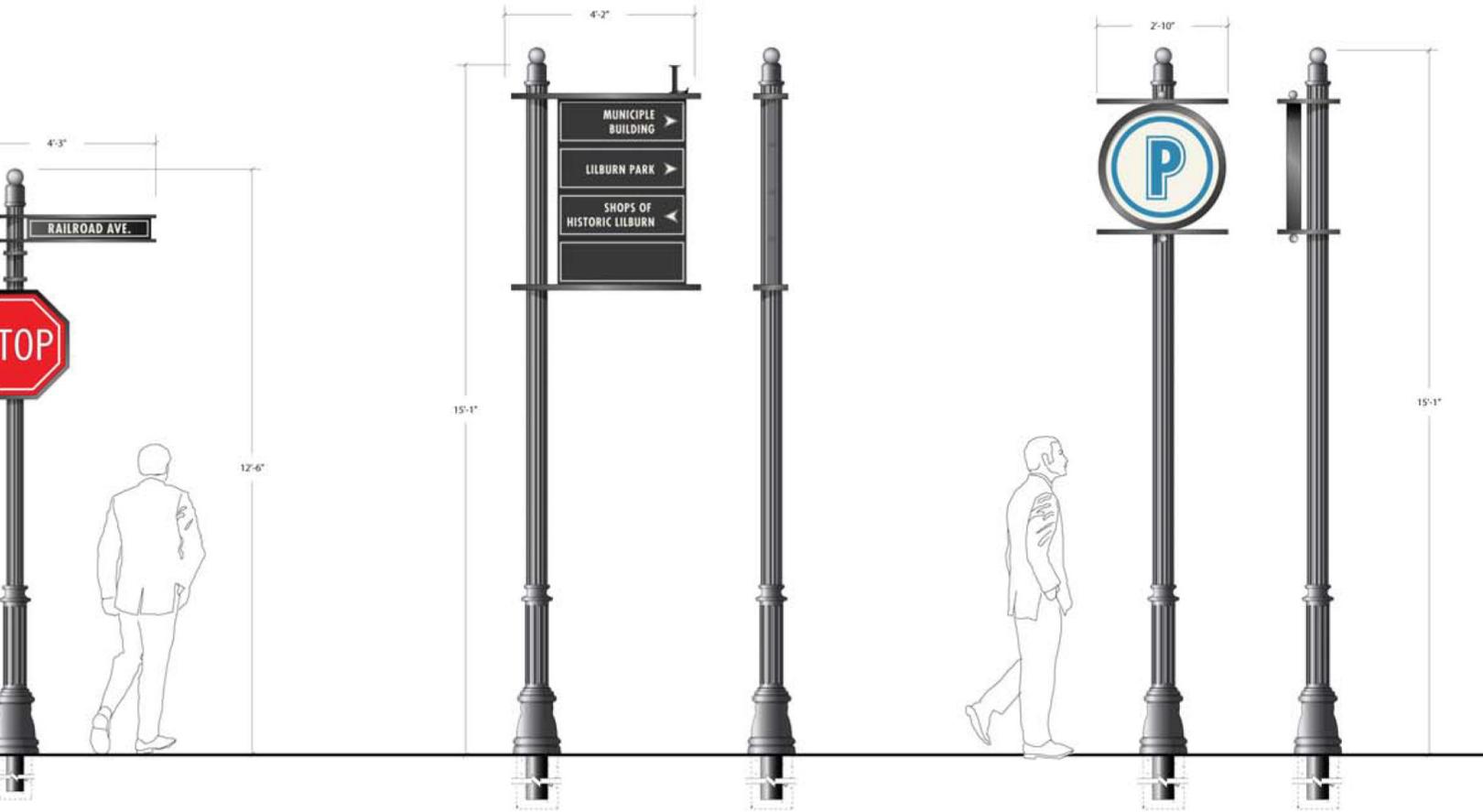
Don't change element position. Don't stretch or distort. Don't adjust fonts/colors.

Signage Specifications

This sign family has already been established in the vicinity of Main Street. This theme should be continued along any Main Street development. The remaining portions of the district, which currently are more residential, have preexisting wayfinding signage. This signage should be retained for cost efficiency. This additional differentiation will help provide directional cues to visitors as they move through the district, clearly delineating Main Street.



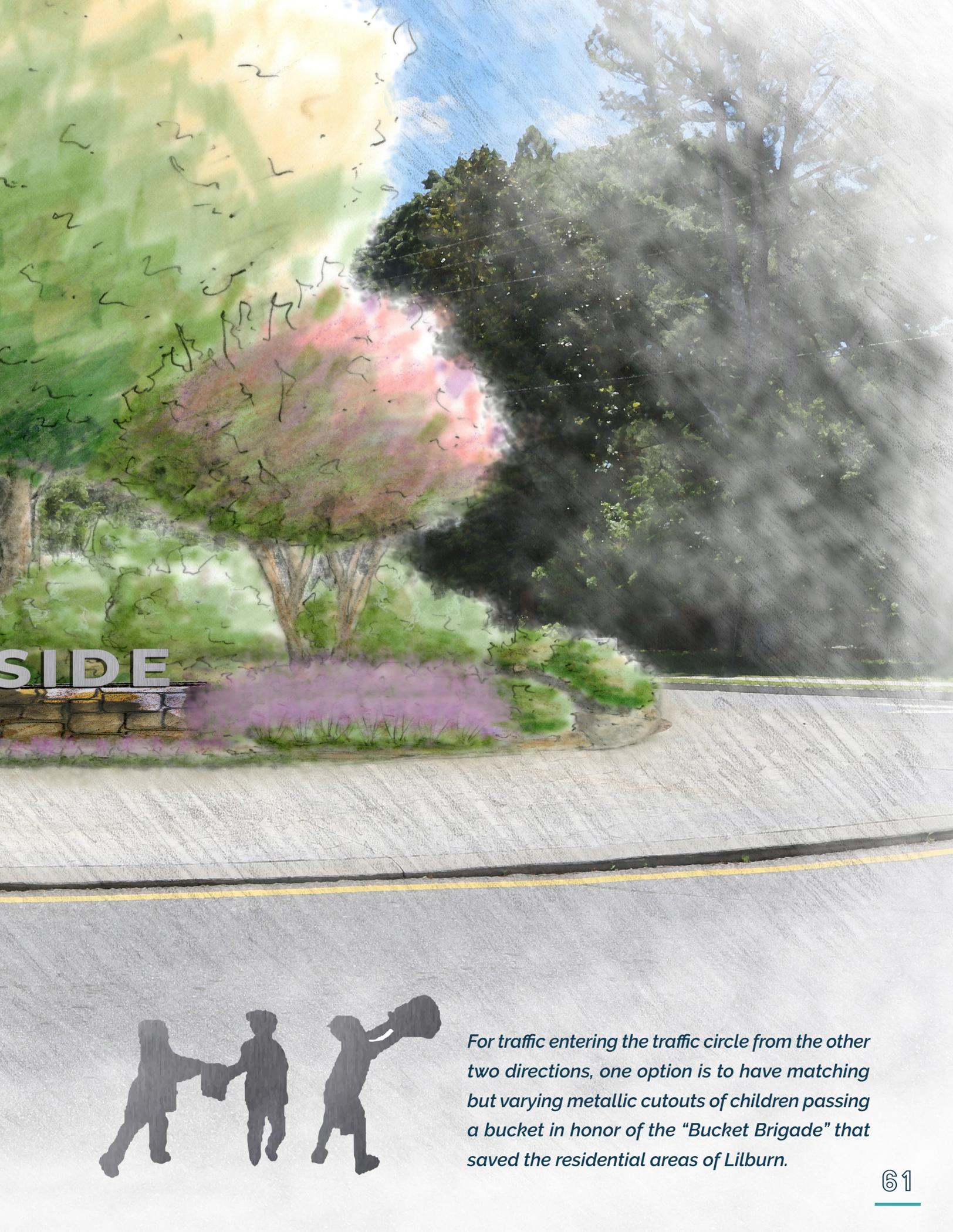
CURRENT MAIN STREET SIGNAGE



Main Street Roundabout



As the first of three major entryways into the downtown area, this welcome sign could be located in the interior of the three-way roundabout before heading south on Main Street. The design utilizes plants from the recommended planting list with a variety of heights and blooming seasons to provide year-round intrigue. Ideally, the sign would be made of metal to ensure durability, and it would be lighted from the front and below for visibility in the evenings. This illustration depicts the logo sitting on top of a granite wall; however, the wall could be removed to allow the lettering to be displayed directly above the groundcover. The positioning of the logo should be directly in front of the south-bound traffic heading from Lilburn City Hall and toward downtown.

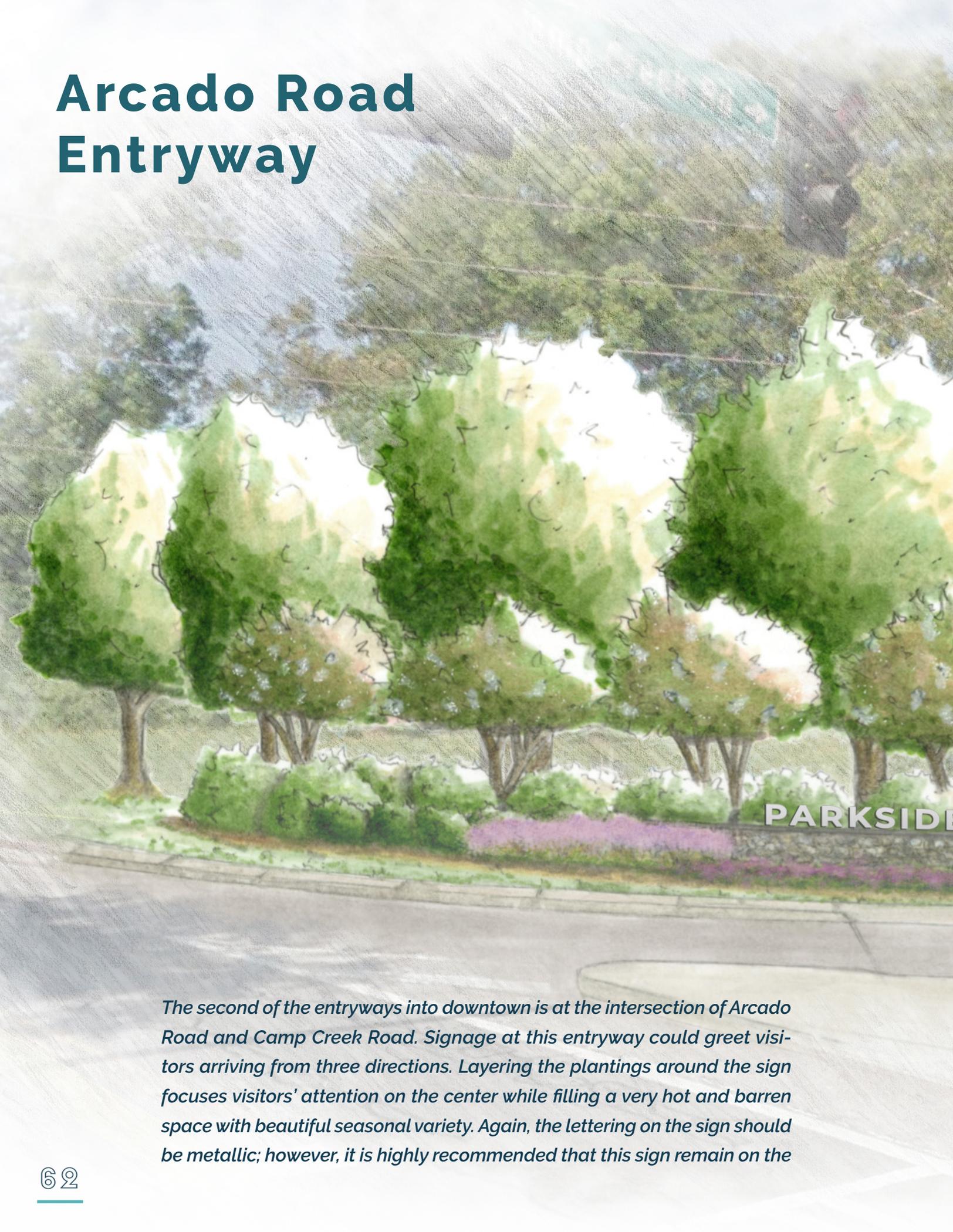


SIDE



For traffic entering the traffic circle from the other two directions, one option is to have matching but varying metallic cutouts of children passing a bucket in honor of the “Bucket Brigade” that saved the residential areas of Lilburn.

Arcado Road Entryway

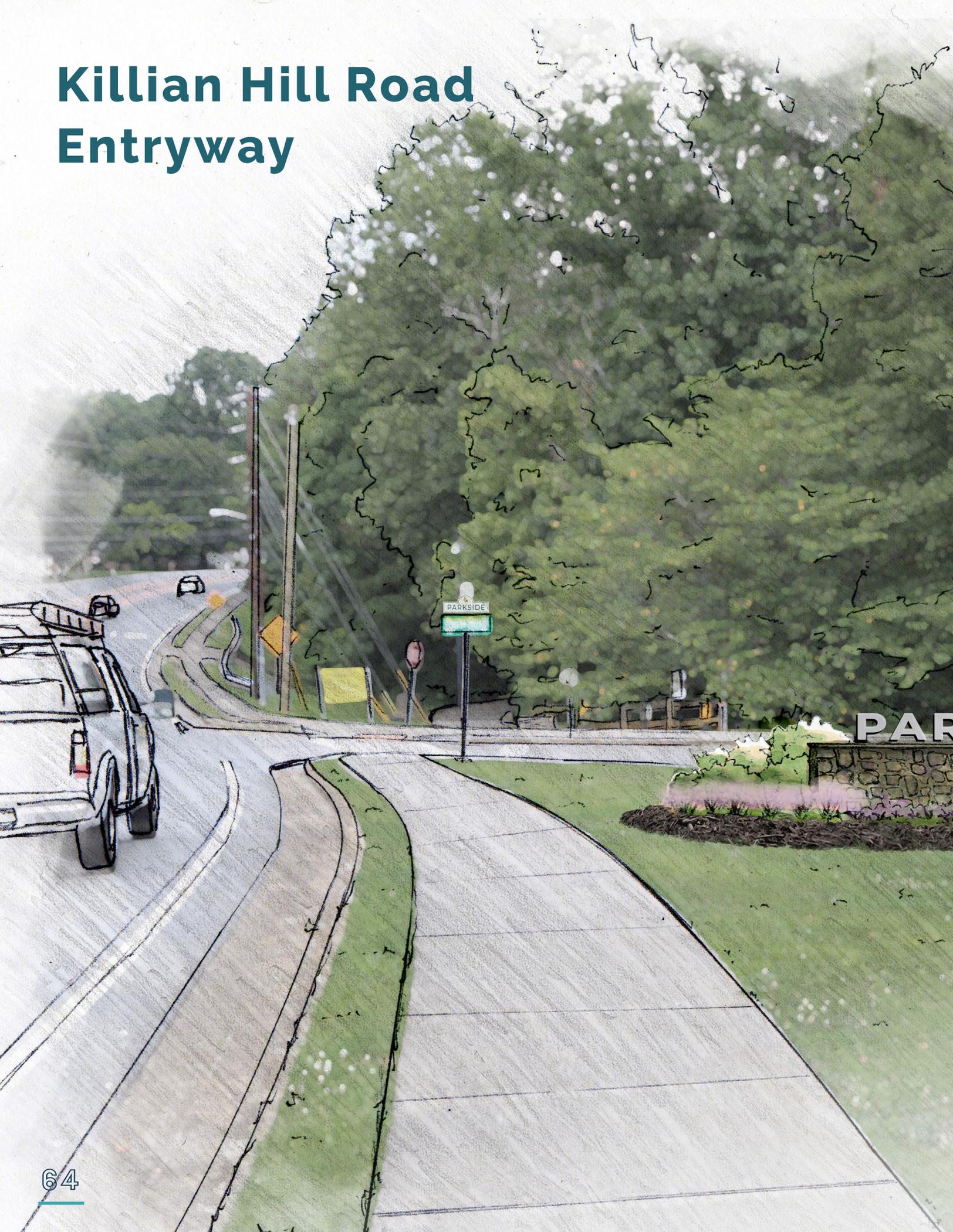


The second of the entryways into downtown is at the intersection of Arcado Road and Camp Creek Road. Signage at this entryway could greet visitors arriving from three directions. Layering the plantings around the sign focuses visitors' attention on the center while filling a very hot and barren space with beautiful seasonal variety. Again, the lettering on the sign should be metallic; however, it is highly recommended that this sign remain on the



granite wall to provide height and importance to the lettering. When the sign was being designed, additional words such as “dining, music, shopping, and entertainment” were considered and can still be added if desired in a small but similar material around or below the main sign. Like the first roundabout sign, it is recommended that this entryway sign be lighted in front of and below during the evening.

Killian Hill Road Entryway

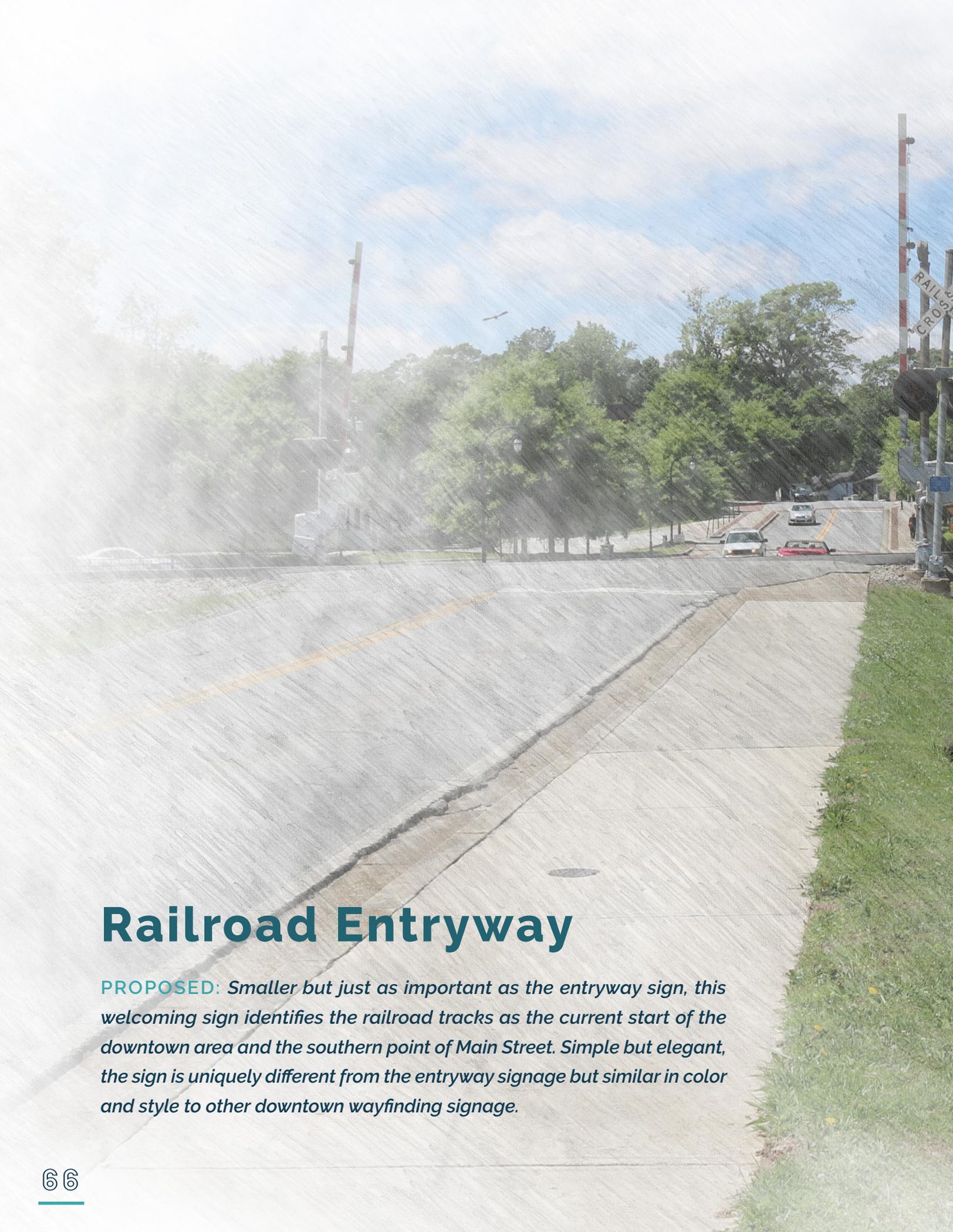


PAR



PARKSIDE

Because Killian Hill Road is a major corridor for the community when arriving from Interstate 85, placement of the final entryway signage should focus specifically on catching the attention of visitors from that direction while also attempting to respect the rights of Salem Missionary Baptist Church on the corner of Poplar Street and Killian Hill Road. Plantings around this entryway are similar to those at the Main Street roundabout and Arcado Road; however, instead of using large canopy or ornamental trees, the design relies on the church's existing trees for vertical intrigue. The granite wall raises the lettering above the slight decline on the hill for clear visibility. Metallic lettering and a lighting scheme should echo those of the other entryways.



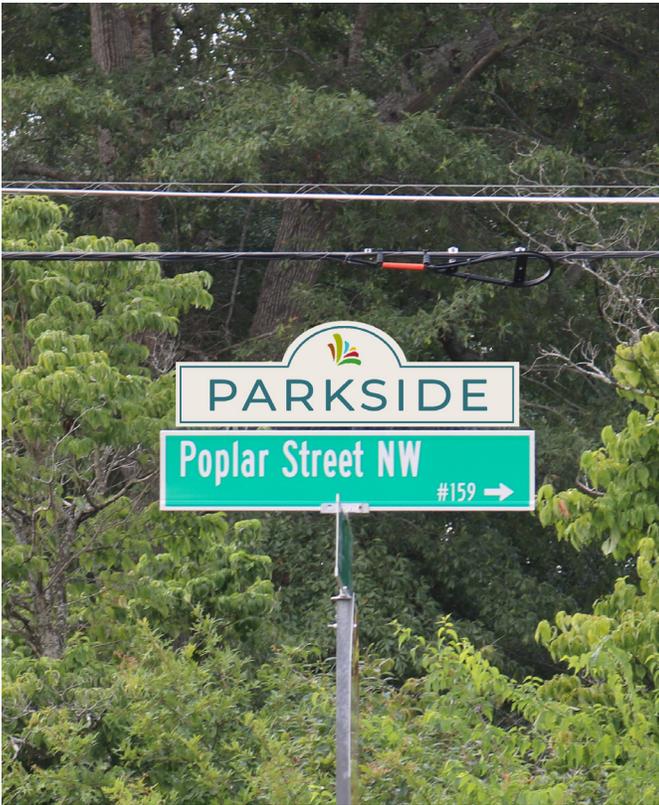
Railroad Entryway

PROPOSED: *Smaller but just as important as the entryway sign, this welcoming sign identifies the railroad tracks as the current start of the downtown area and the southern point of Main Street. Simple but elegant, the sign is uniquely different from the entryway signage but similar in color and style to other downtown wayfinding signage.*

WARNING ROAD



WELCOME TO
PARKSIDE
Lilburn



Sign Toppers

PROPOSED: *These sign toppers are small identifiers for visitors and residents of the Parkside District and the Main Street area that help with wayfinding and community identification. The colors play off the Lilburn Corridor signage and include the “Lilburn Splash.”*

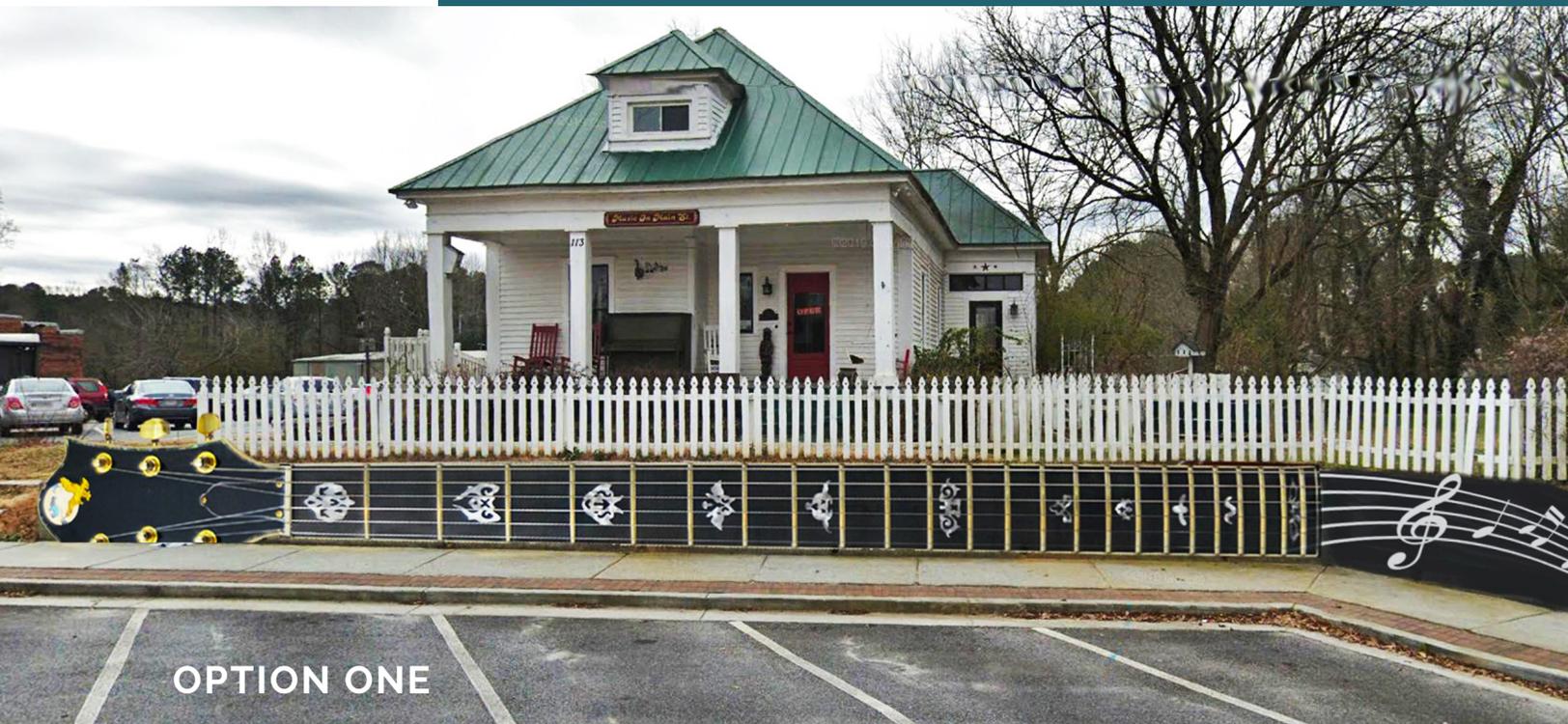
Banners

PROPOSED: *Similar to the sign toppers, this banner helps identify and unify the Parkside brand with the Lilburn brand, using similar coloring for a comprehensive color palette.*



PUBLIC ART

Public art is incredibly important for a thriving downtown district. Several locations have been identified as opportunities for beautiful, impactful murals. Local Lilburn artist and muralist Sonny Franks has provided conceptual renderings for these locations. Franks has lived in Lilburn for 39 years and painted the beautiful bridge mural at the corner of Main Street and Railroad Avenue.



MURAL RENDERING BY SONNY FRANKS

OPTION ONE, PROPOSED: *The retaining wall in front of the shop Music on Main Street lends itself to a uniquely placed mural. This creative concept connects with the music shop but also celebrates music, which is a high priority for Lilburn's downtown district because it hosts many concerts throughout the year.*



OPTION TWO

OPTION TWO, PROPOSED: The side of The Garden Enthusiast Garden Shop is another proposed location for a mural. Located across from the current police station, this shop is an excellent addition to the area, and there is great opportunity for art to complement the shop's gardening focus. Mural rendering by Sonny Franks.



OPTION THREE

OPTION THREE, PROPOSED: The side of the North Georgia Auto Glass Building on Killian Hill Road presents a public art opportunity. With thousands of cars passing this location every day, this wall could function as a welcoming sign into Lilburn. This "Lilburn is Hip" theme, embraced by many in the community, is currently used on t-shirts, hats, and stickers, and residents love showing off their Lilburn pride. Mural rendering by Sonny Franks.



OPTION THREE, VERSION TWO, PROPOSED: *This rendering shows another concept for the North Georgia Auto Glass Building on Killian Hill Road, implementing the "Lilburn is Hip" slogan in an artful way. Mural rendering by Sonny Franks.*

