

Lilburn Downtown Master Planning Charrette

February 16-20, 2026



Christine Wilson, PLA, ASLA, SITES AP
Eric Childs, PLA, ASLA, LEED AP
Ian Lockwood, PE

T'OOLE
DESIGN

TOOLE DESIGN GROUP

Landscape Architects
Planners
Engineers
Authors



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Planners

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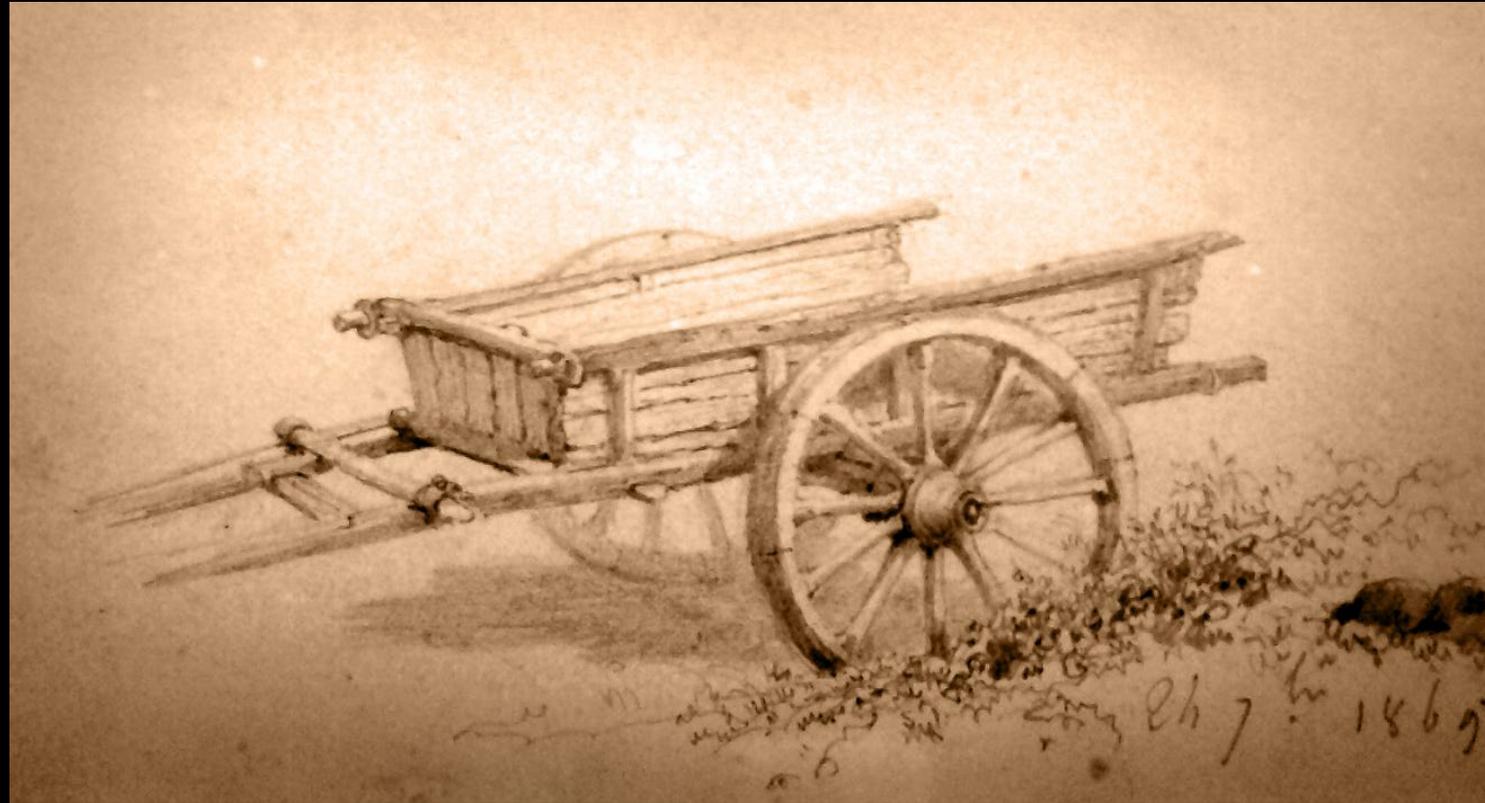


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What is a Charrette?



The Charrette Story

by

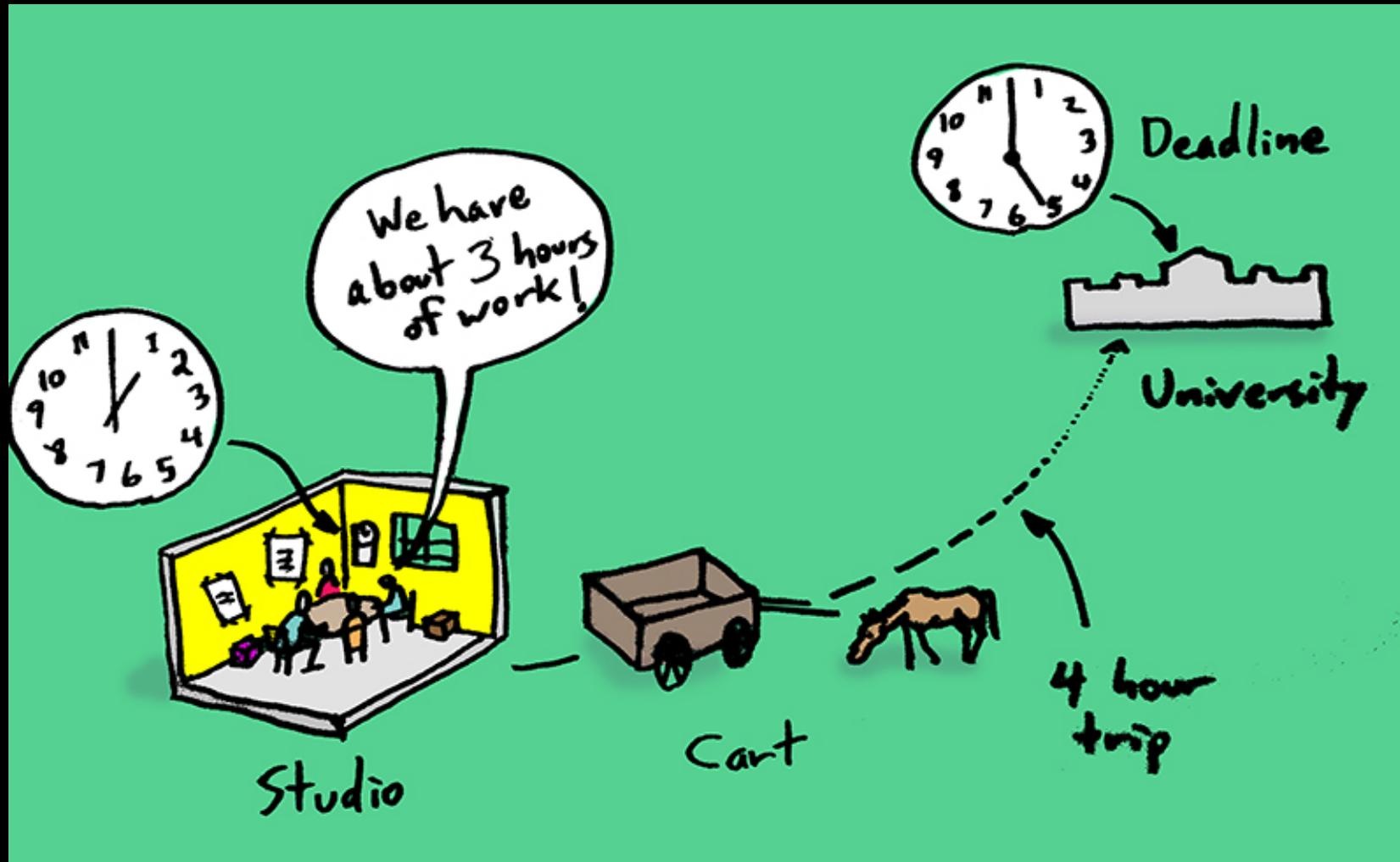
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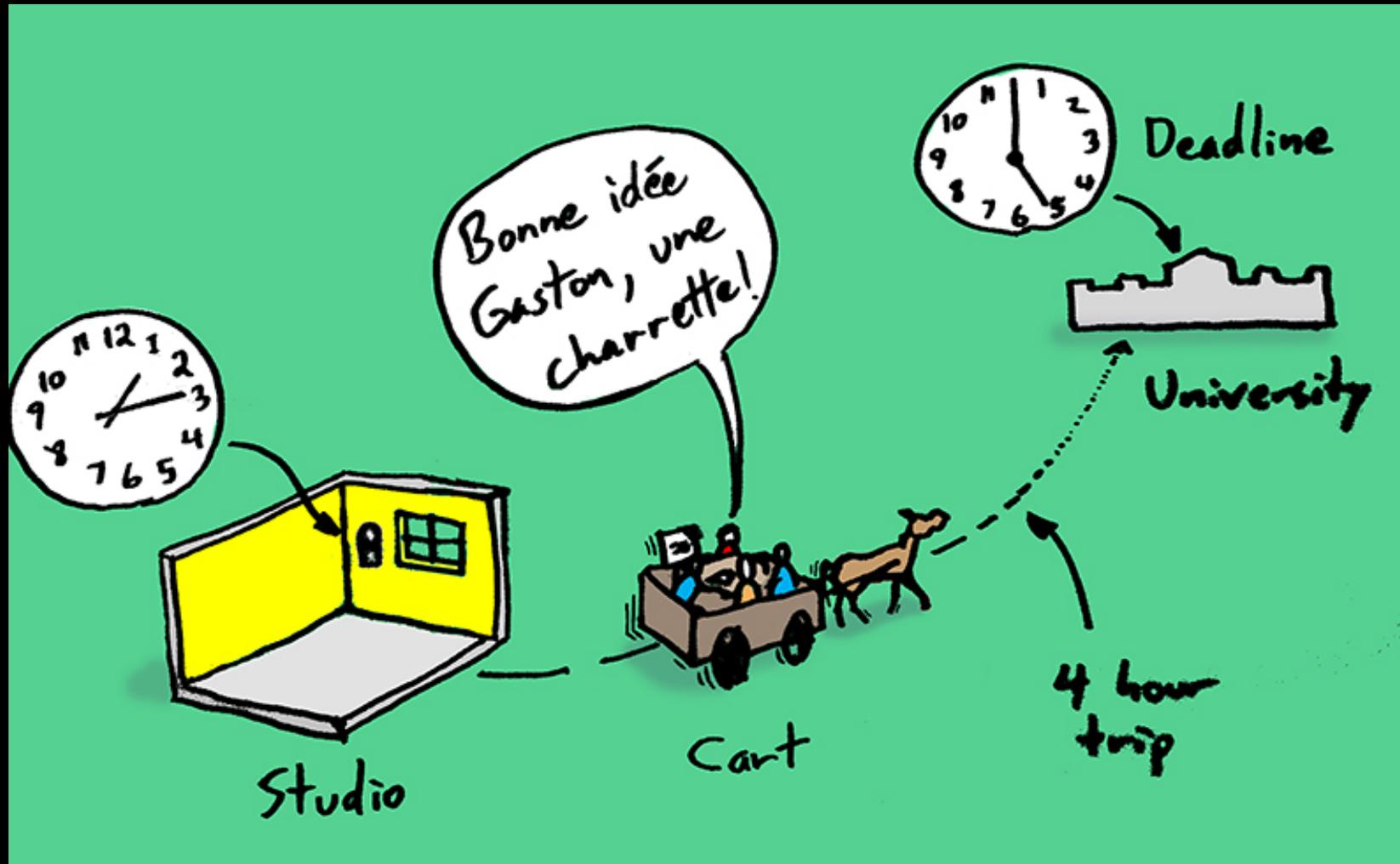
one day during the 1800s

Once upon a time, there was a strict professor who set a deadline for a group design project for 5:00 p.m.

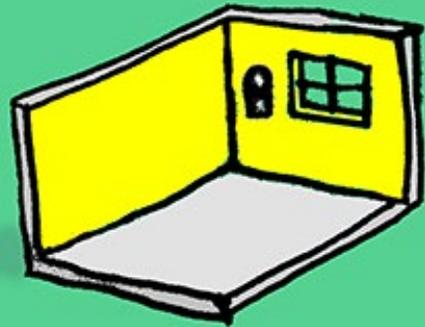
It was already 1:00 p.m. on the due date and the students were...



... well... not finished.



"Charrette" is French for "cart"



Studio



University

... and they lived happily ever after.



“Charrette”

A collaborative workshop in which all the resources are gathered to develop a design(s) by a predetermined deadline.





Public Street
Network



Public Street
Network

Lilburn
City Park



Public Street
Network

Lilburn
City Park

Old Town
Portion of Lilburn
City Park



Public Street Network

Lilburn City Park

Main Street

Old Town Portion of Lilburn City Park



Public Street Network

City Hall Area

Lilburn City Park

Main Street

Old Town Portion of Lilburn City Park



Public Street Network

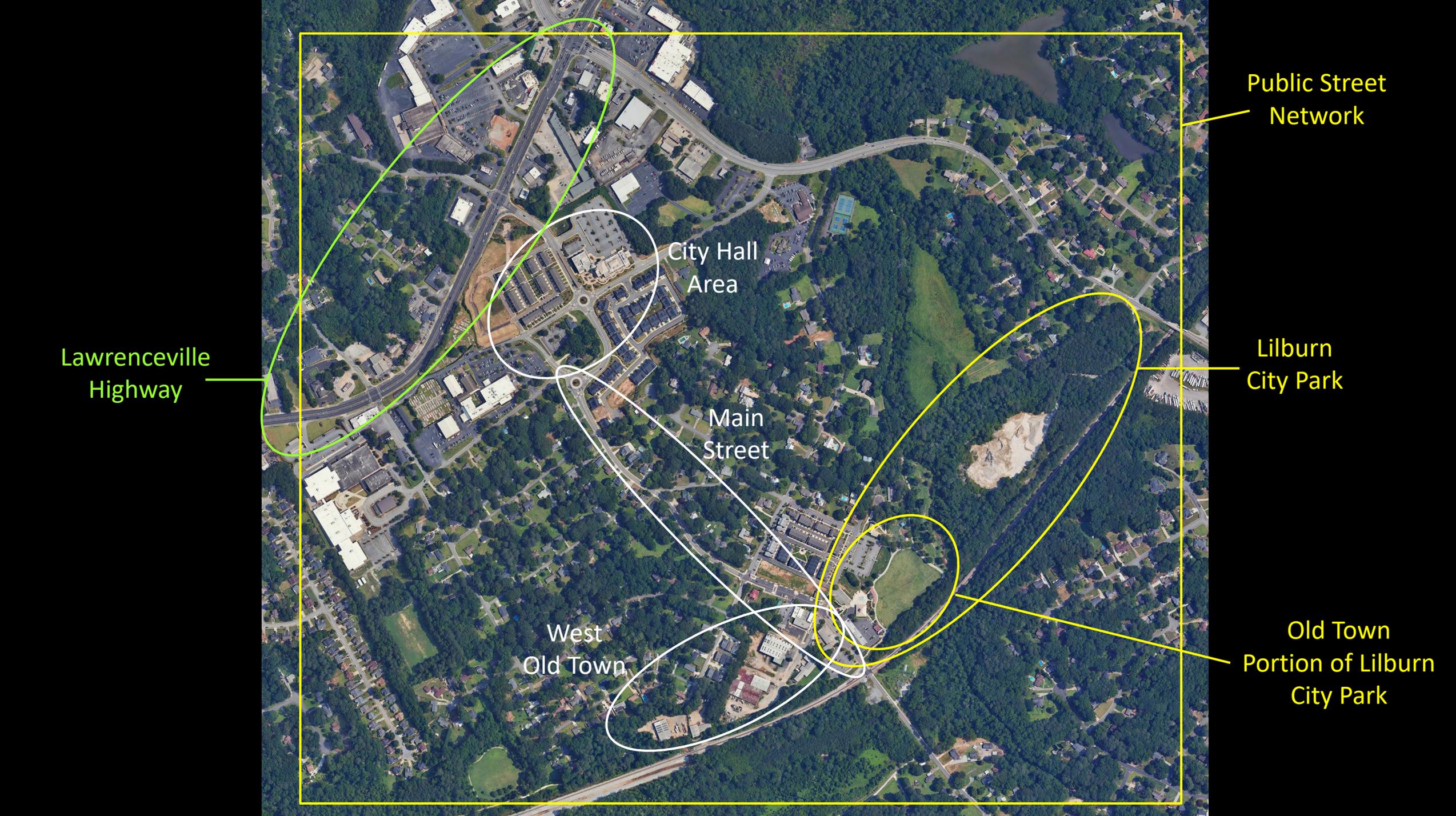
City Hall Area

Lilburn City Park

Main Street

West Old Town

Old Town Portion of Lilburn City Park



Lawrenceville Highway

City Hall Area

Main Street

West Old Town

Public Street Network

Lilburn City Park

Old Town Portion of Lilburn City Park

Uptown Area

Lawrenceville
Highway

City Hall
Area

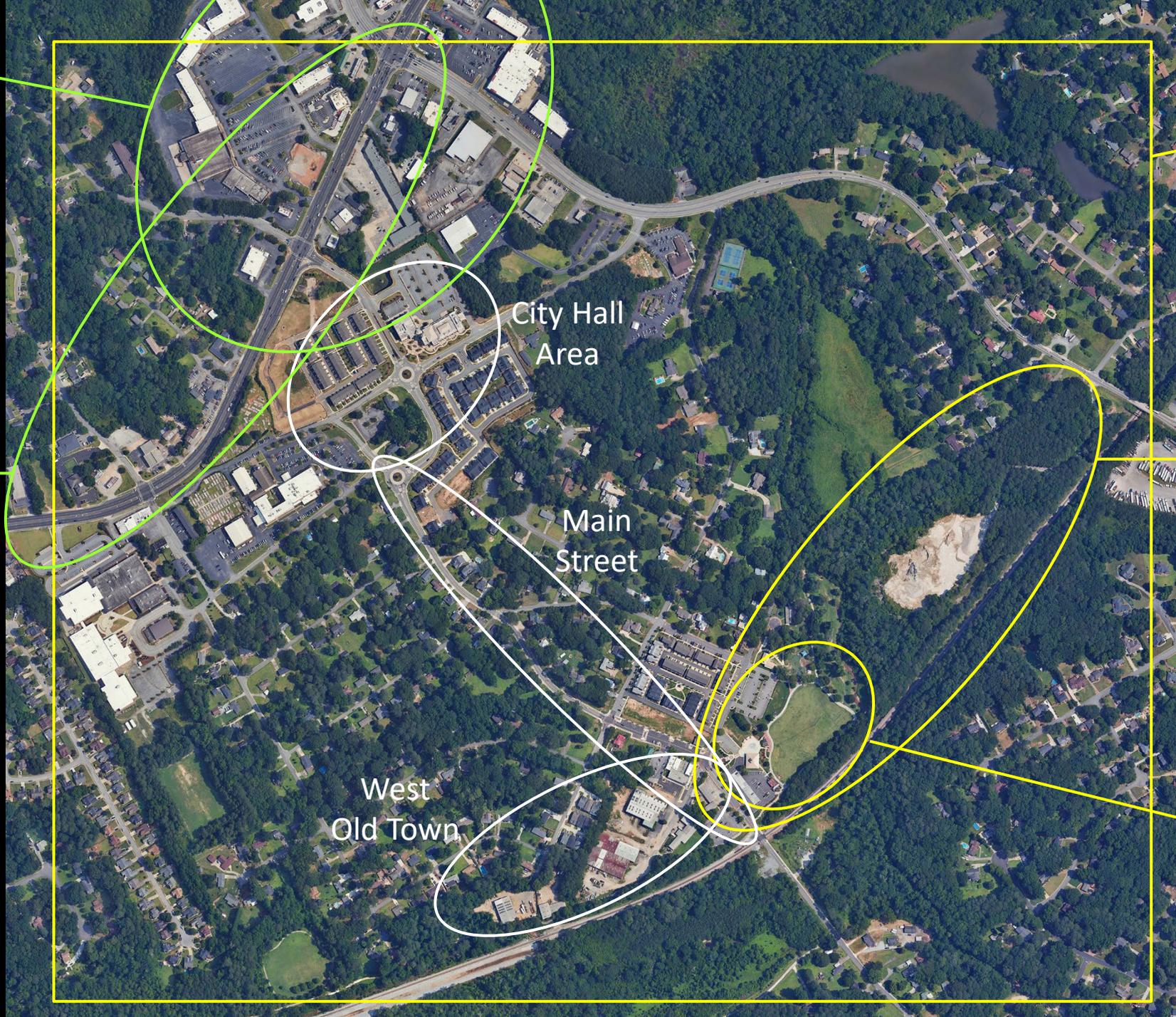
Main
Street

West
Old Town

Public Street
Network

Lilburn
City Park

Old Town
Portion of Lilburn
City Park



Uptown Area

Main Street
Entry Area

Lawrenceville
Highway

Public Street
Network

Lilburn
City Park

Old Town
Portion of Lilburn
City Park



City Hall
Area

Main
Street

West
Old Town

Public Engagement Opportunities

Charrette Week: February 16 - 20

Monday	Feb. 16	7:00-8:30 pm	Community Workshop Lilburn First Baptist Church
Wednesday	Feb. 18	3:00-5:00 pm	Open Studio Preston Room, City Hall
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Community Vision

A consensus on
what the place
ought to be like in
the future.

**"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."**

Priority No. 1: Grow responsibly toward a collective vision.

Goal 1: Establish a collective vision for:

- future development,**
- land use,**
- parks, &**
- connectivity.**

Goal 2: Overlay Districts with specific design guidelines.

Goal 3: Address traffic congestion.

Priority No. 2: Pro-business city with a variety of high-quality businesses & employers.

Goal 4: Establish an economic development strategy.

Goal 5: Transform US29 to attract high quality retail & restaurants.

Goal 6: Redevelop at least one strip mall along US29.

Priority No. 3: Create a magical downtown destination.

Goal 7: Convert Old Town into a people-centric destination.

Goal 8: Improve City Park.

Goal 9: Develop DDA-owned properties into active destinations owned & operated by the private sector.

Goal 10: Become the top destination in Georgia for activities during the month of December.

Priority No. 4: Build public trust and engagement.

Goal 11: Increase communication.

Goal 12: Maintain our assets.

Goal 13: Provide concierge public services.

Goal 14: Maintain financial stability.

Goal 15: Engage the public.

Priority No. 5: Protect the community.

Goal 16: Combat crime and reduce the fear of crime within the community.

Goal 17: 5-minutes or less average emergency response times

Goal 18: Reduce crashes through traffic enforcement.

Goal 19: Close criminal cases.

Sample of Other Priorities & Values

- Transform Lawrenceville Highway to attract retail, redevelop older strip malls, reduce the barrier effect, and reduce cut-through traffic avoiding I-85
- Reduce vehicular traffic by increasing multimodal options
- Expand the trail network
- Expand the tree canopy
- Diversify beyond the automobile-oriented dominant use along Lawrenceville Highway

Sample of Lilburn's Attributes

- » Old Town Charm
- » Lilburn City Park
- » Camp Creek Greenway Trail

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- » Active Parks & Recreation
- » Diverse Community

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- » Highly Rated Public Schools
- » BAPS Shri Swaminarayan Mandir
- » Wynne-Russell House
- » Proximity to Atlanta & Stone Mountain

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- » Proximity to Atlanta & Stone Mountain
- » Developer Interest

SITE VISIT



Bridgewater and Camp Creek



CSX Tracks at Main



Main at Camp Creek Greenway



Main at Lilburn City Park



Main at Lilburn City Park

OLD
TOWN
LILBURN



Lilburn City Park



Main and Railroad Ave



Railroad Ave



Railroad Ave



Railroad Ave



Main St



SPEED HUMP

OLD TOWN LILBURN

FOR LEASE
404.436.1045
terraalma.com
OLD TOWN LILBURN

Main Street



Main and First Ave



Main and First Ave



First and Elizabeth



Main and Lula St



Roundabout



Lilburn City Hall



Main/Hillcrest and Lawrenceville







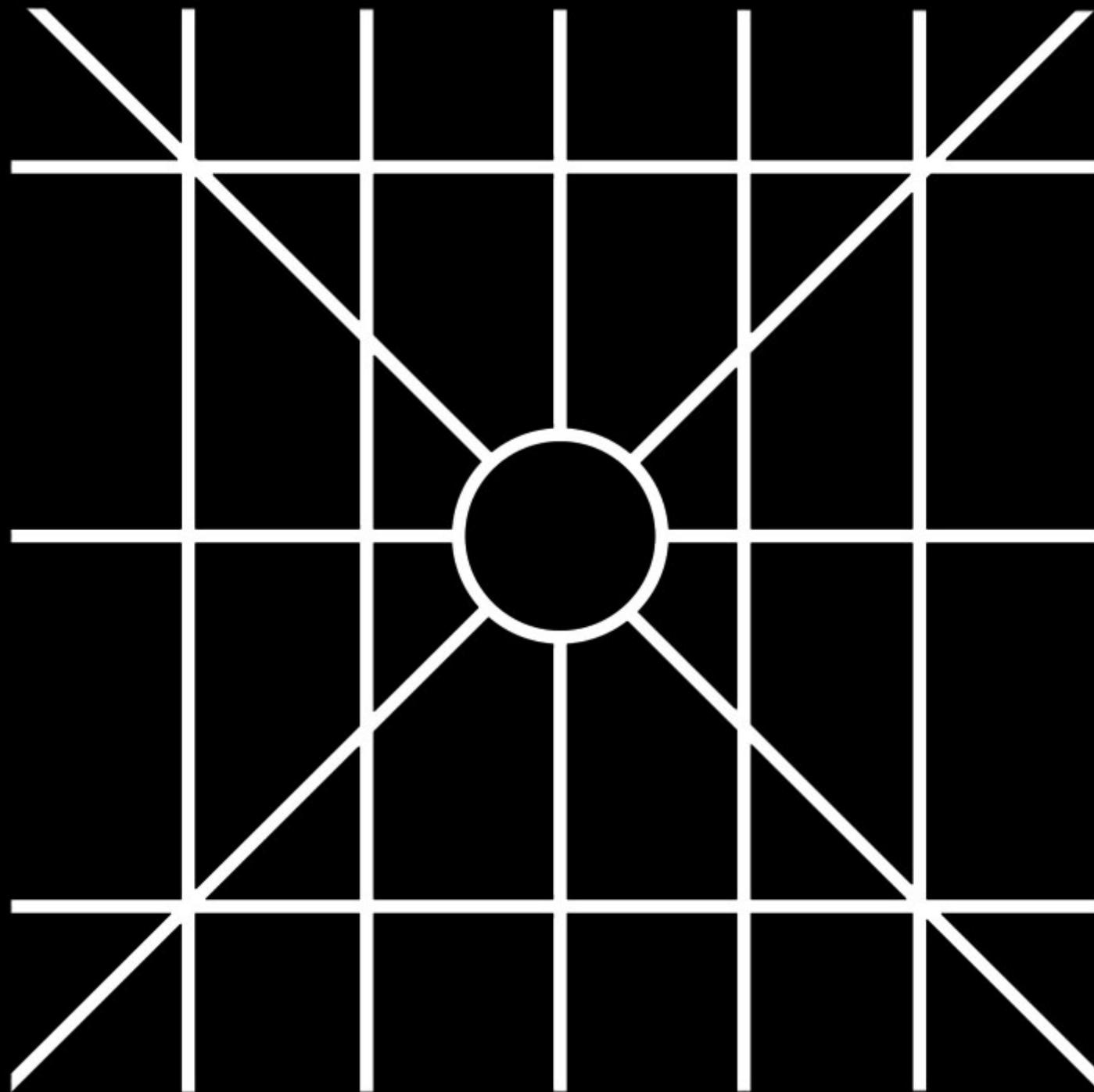


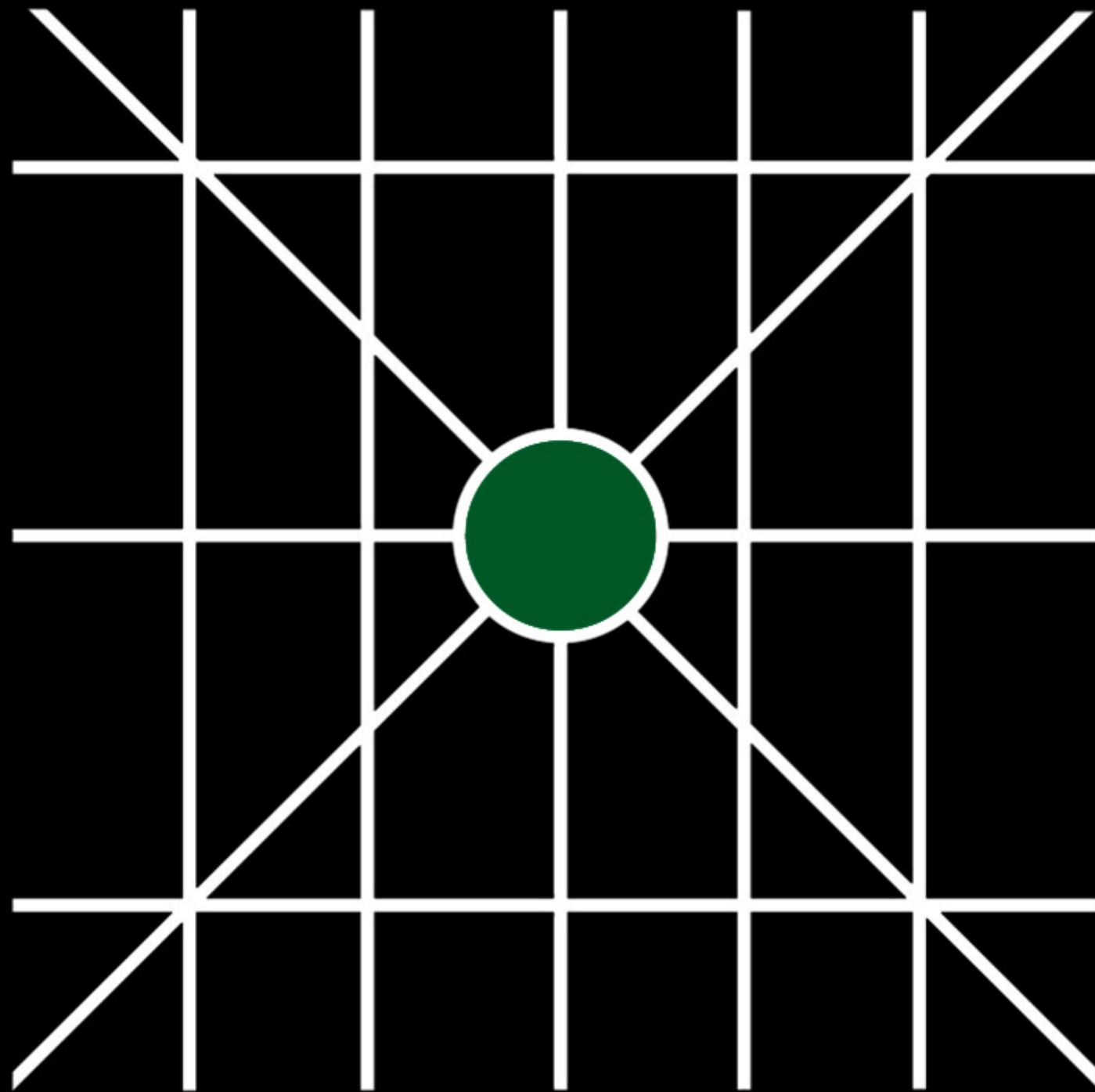


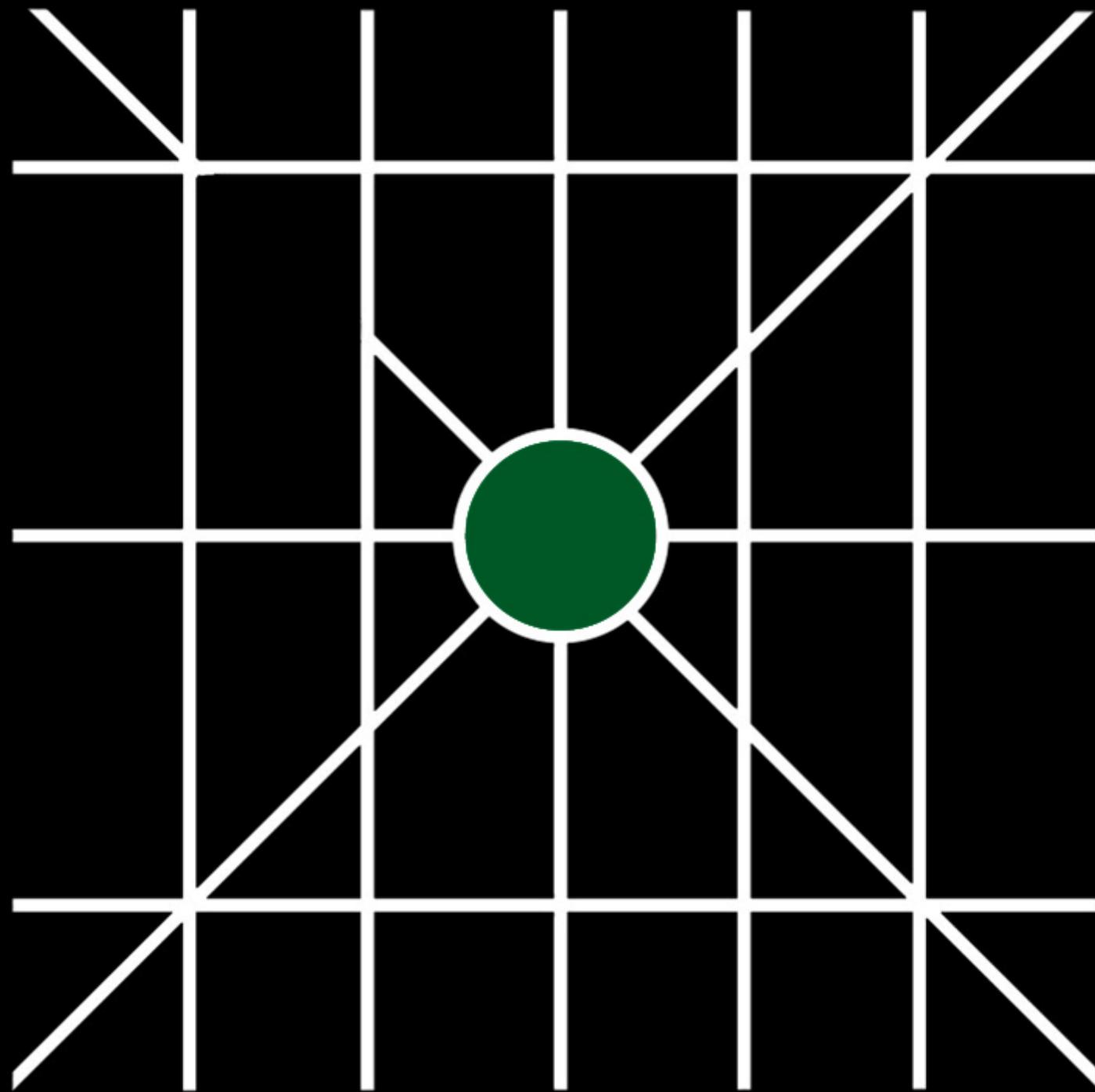
Lawrenceville Highway, SR 29, Georgia 8
4-through lanes
Curb & gutter
11-foot lanes
40 mph posted speed
No on-street parking
No street trees
No bulbouts
Left and right turn lanes
Overhead wires
Dual left turn lane

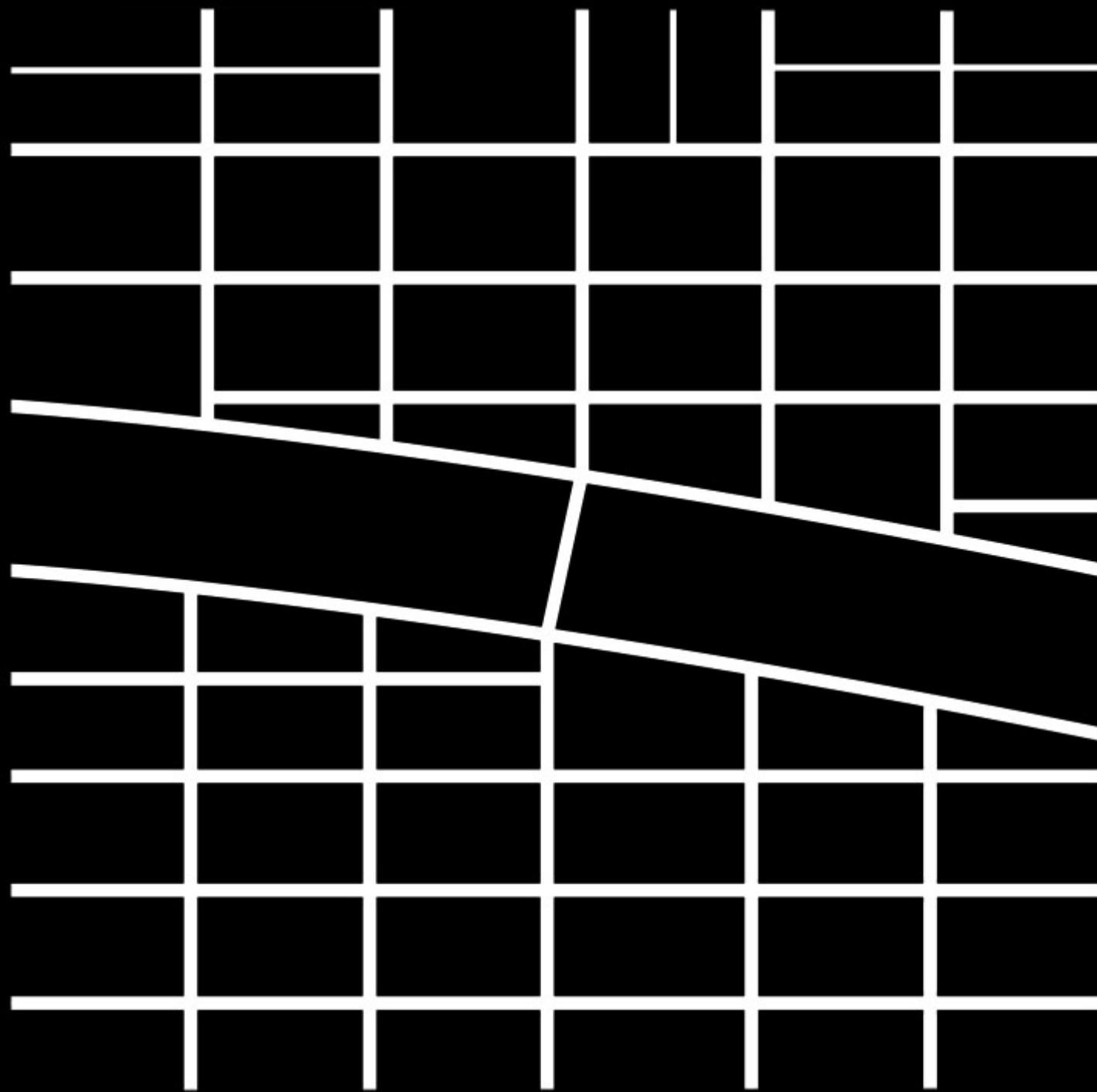


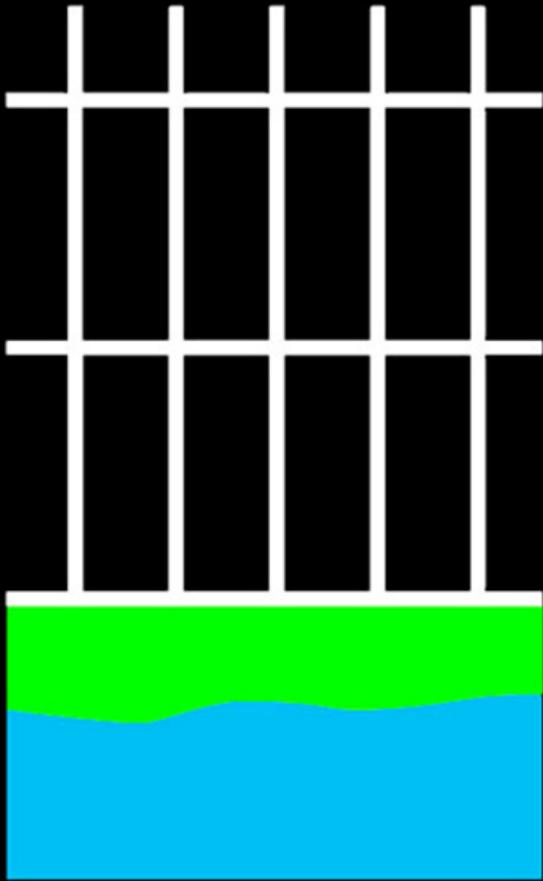
Alpharetta Highway, SR 9, Main Street
4-through lanes
Curb & gutter
10-foot lanes
30 mph posted speed
On-street parking
Street trees
Bulbouts
Left turn lanes
Buried wires
Tree Median



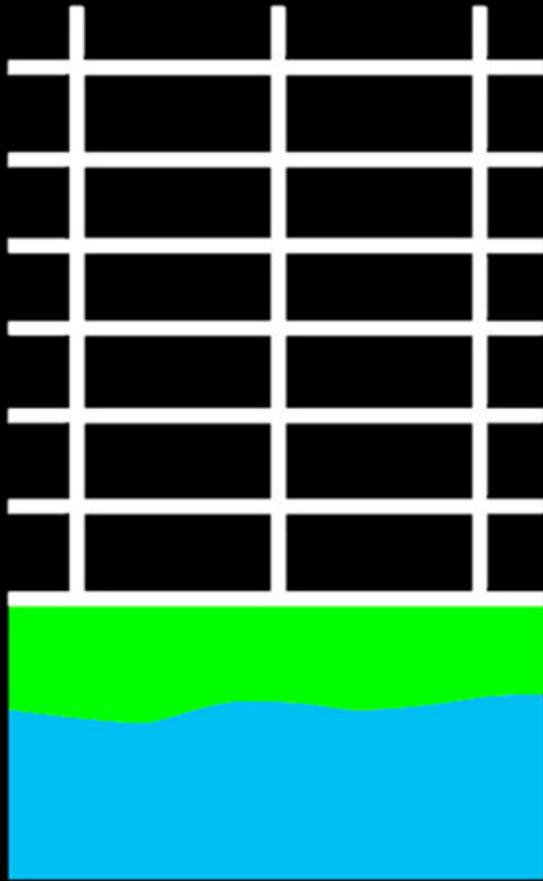




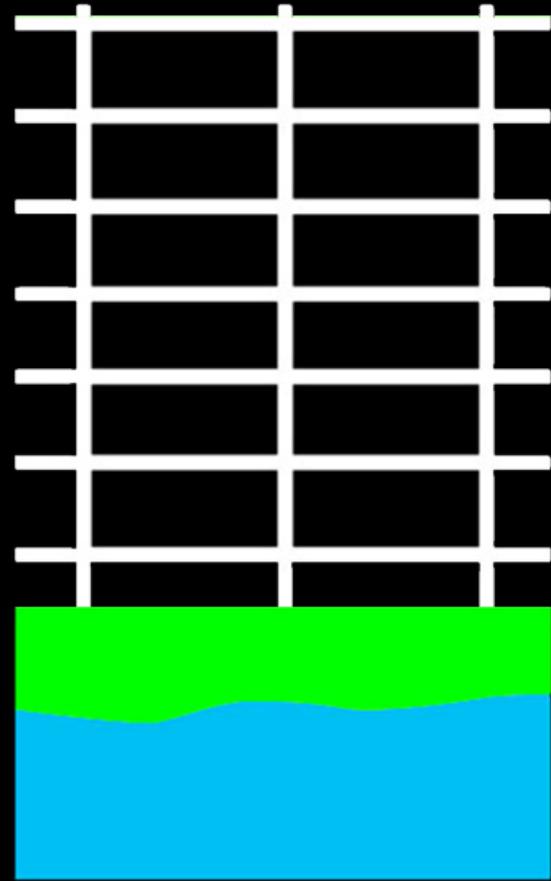




A



B



C

Land Value/Acre

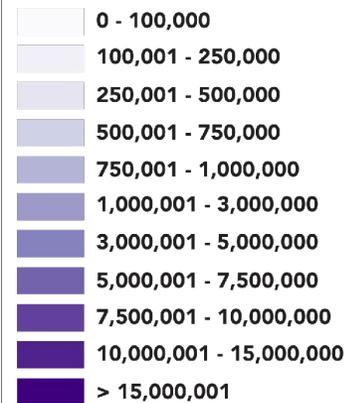
Hennepin County, MN

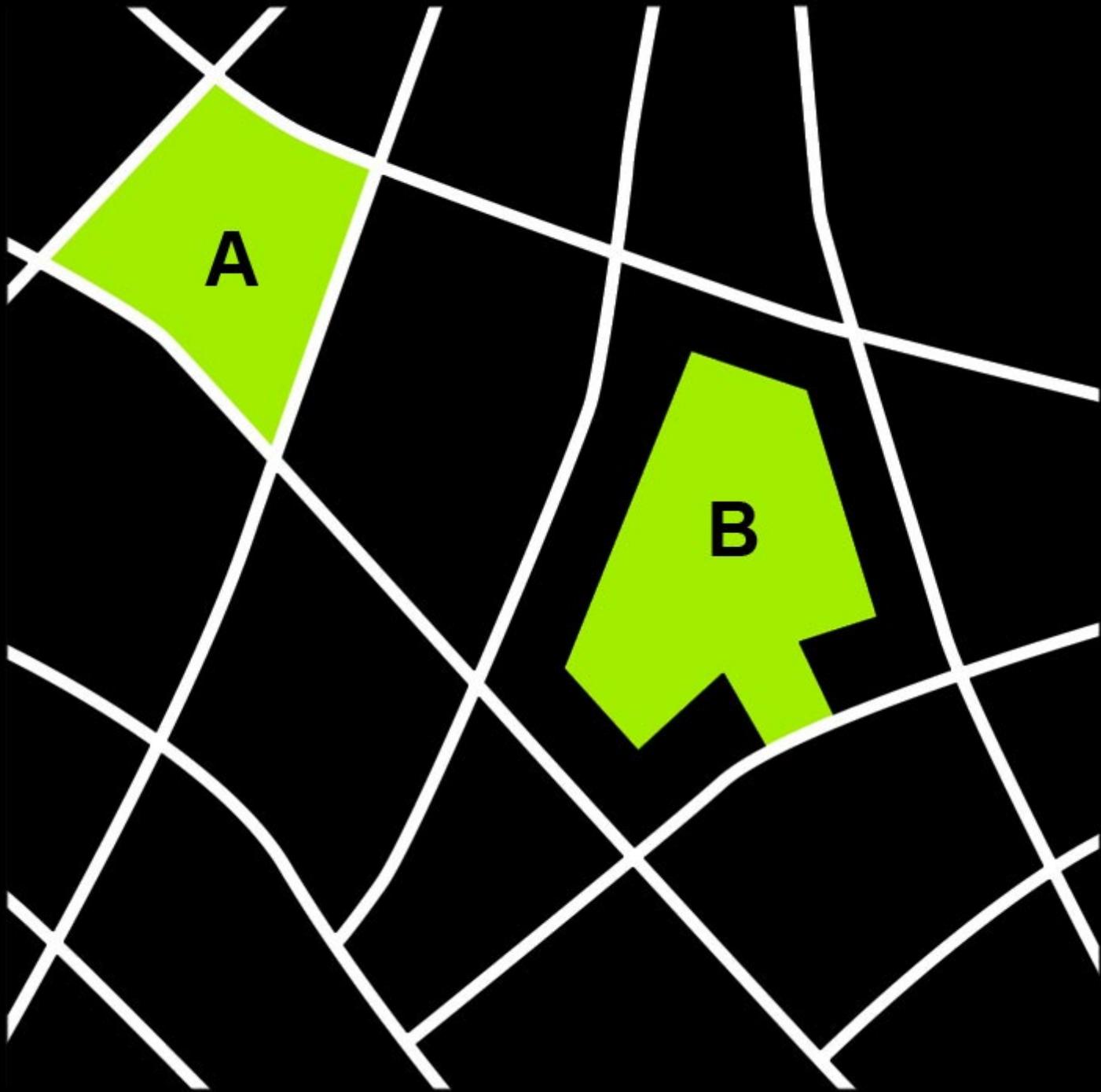
Wayzata

Minneapolis



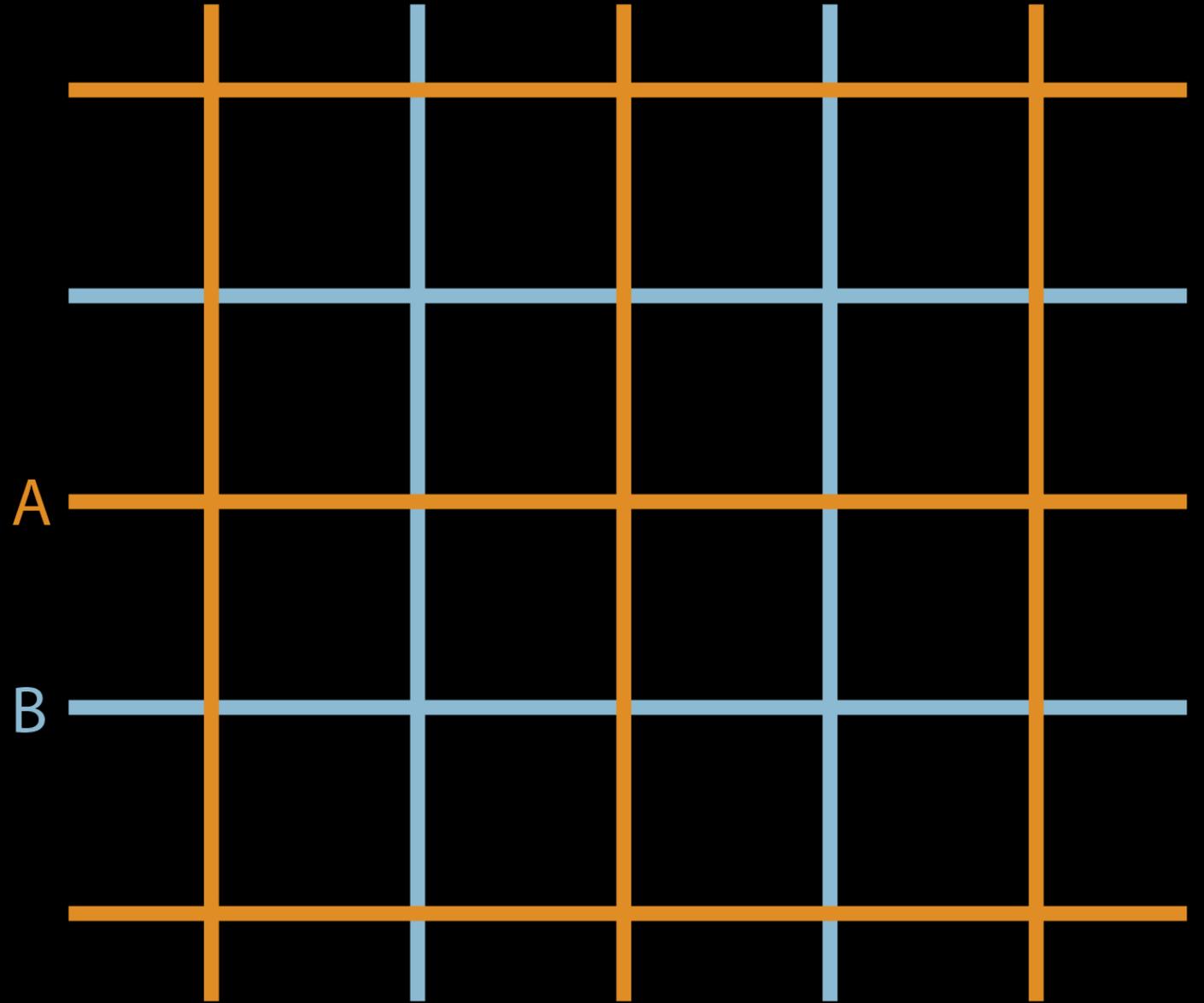
Land Value Per Acre (\$)



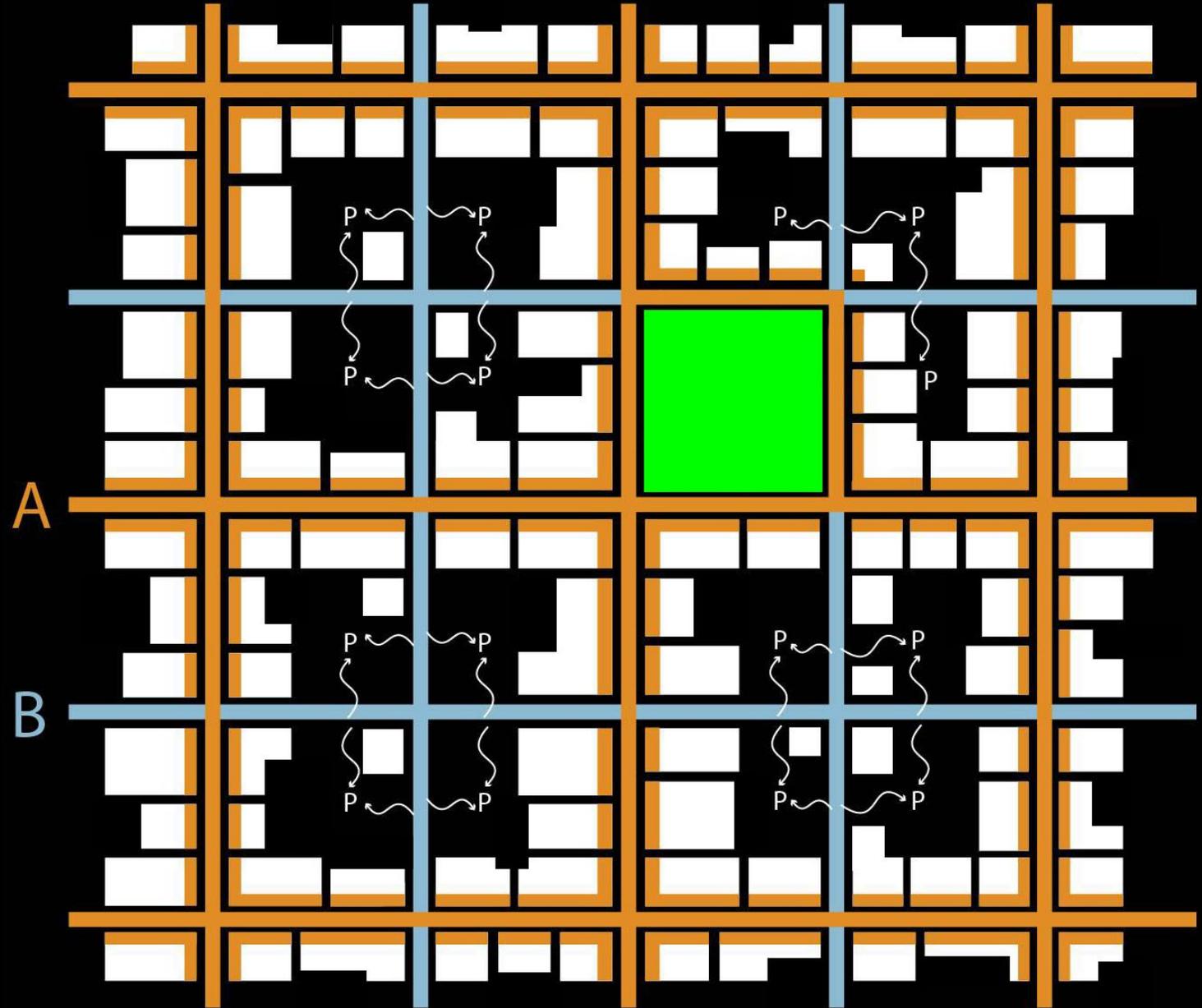


A-Frontage Streets

B-Frontage Streets



A-Frontage Streets



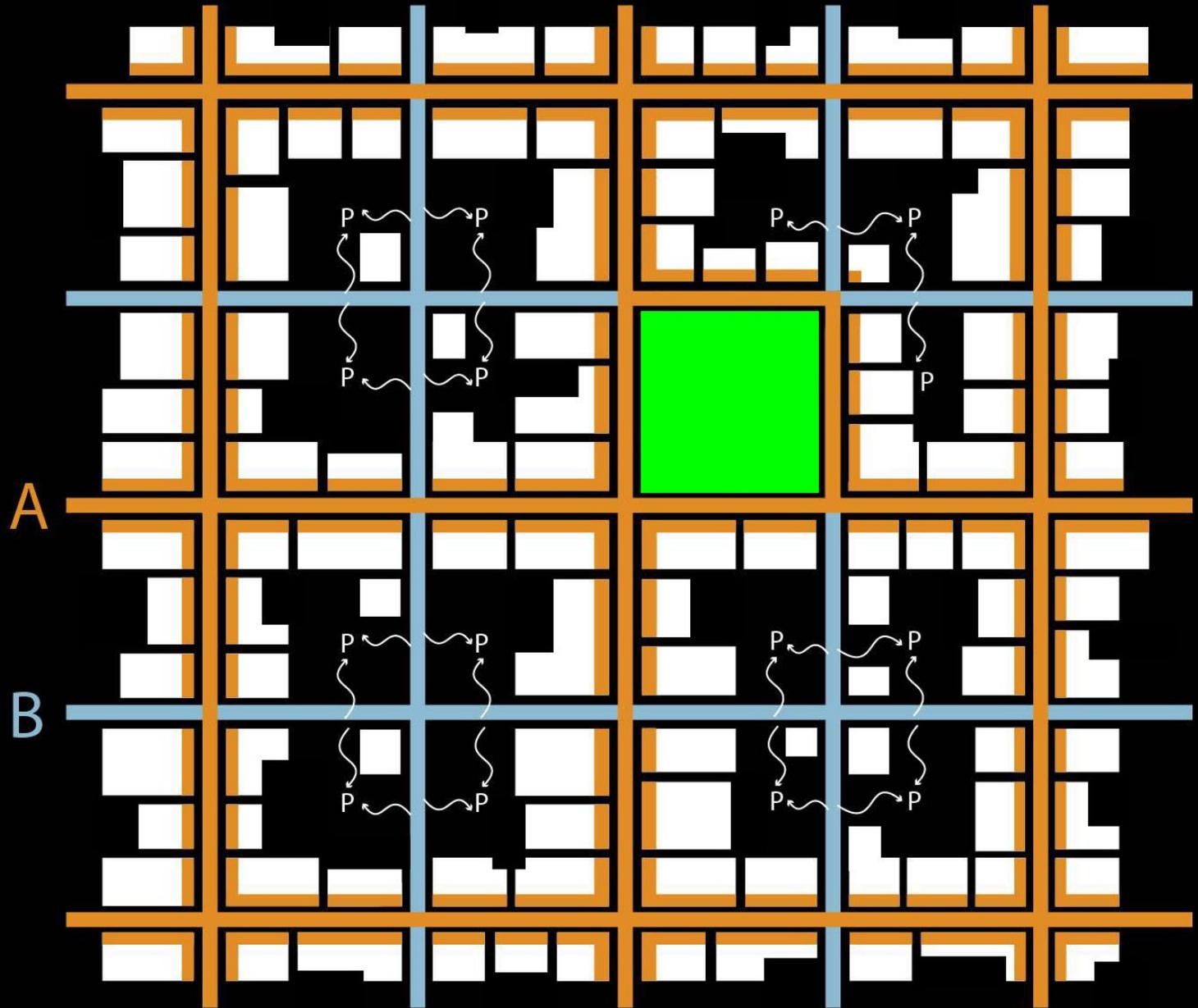
B-Frontage Streets

A-Frontage Streets

A-frontage streets are addressed by buildings, have engaging facades, and have no driveways or service functions.



B-Frontage Streets



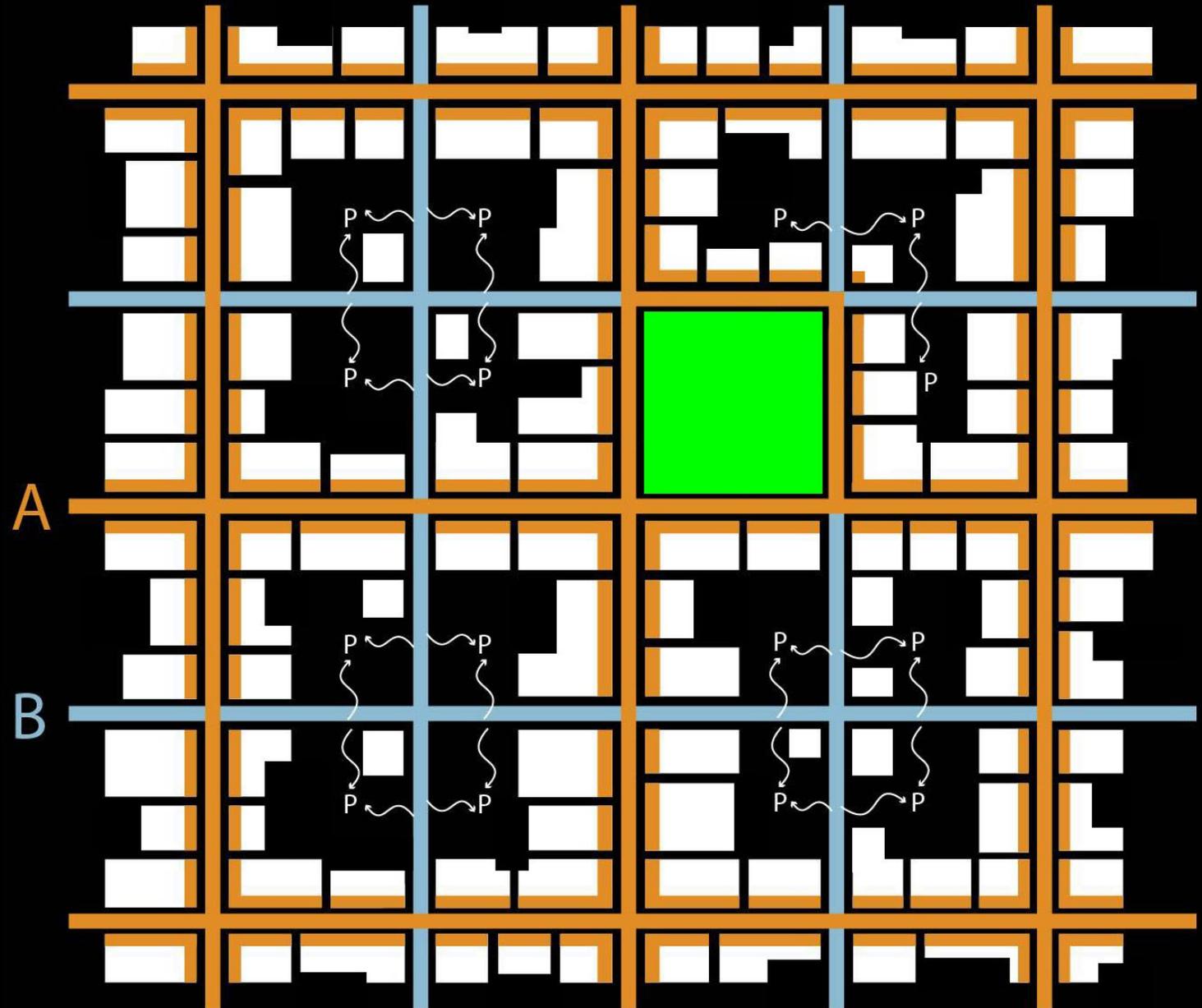
A-Frontage Streets

A-frontage streets are addressed by buildings, have engaging facades, and have no driveways or service functions.



B-Frontage Streets

B-frontage streets may or may not be addressed by buildings and provide access for parking and services.



A-Frontage Streets



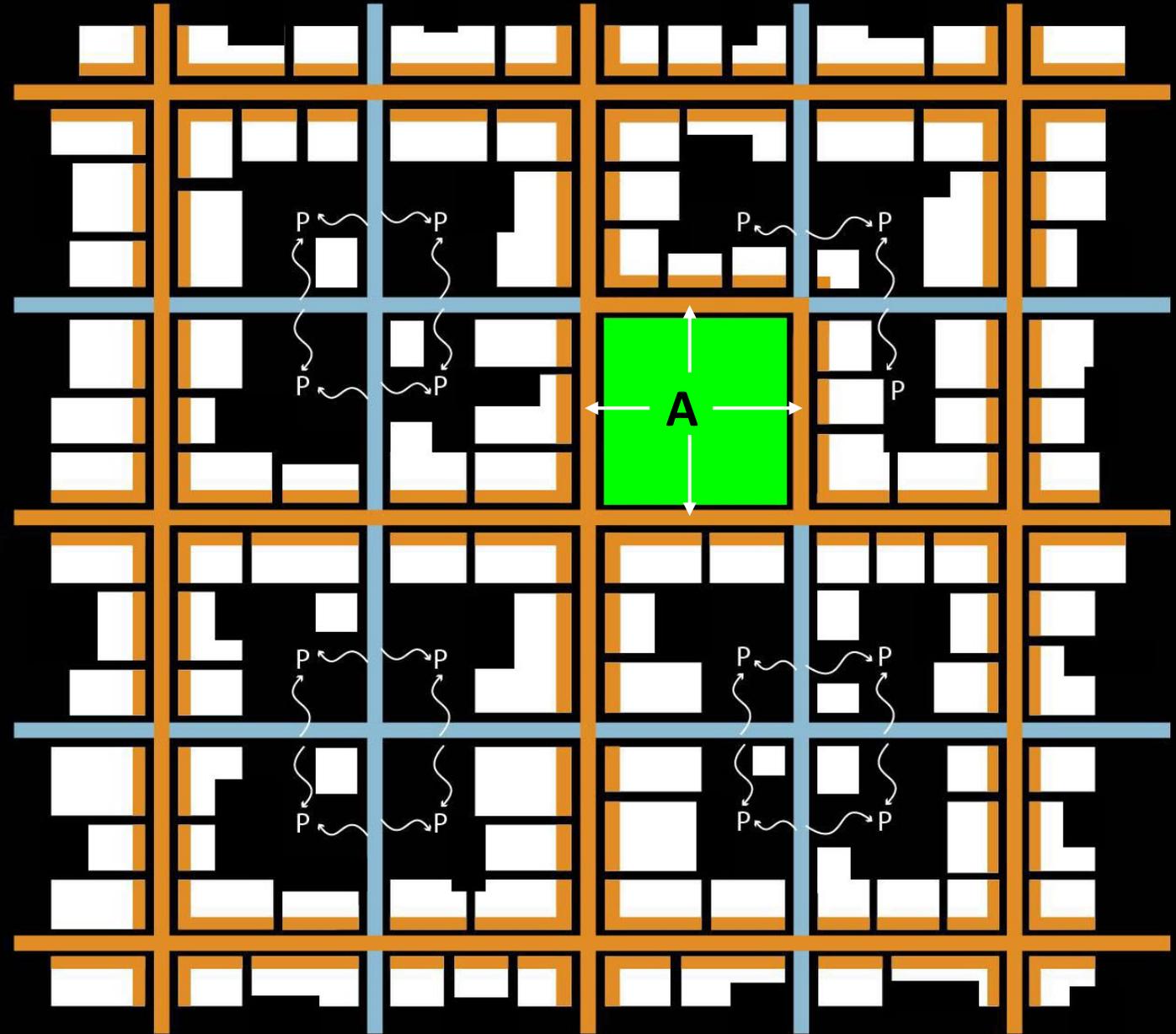
B-Frontage Streets

B-frontage streets may or may not be addressed by buildings and provide access for parking and services.

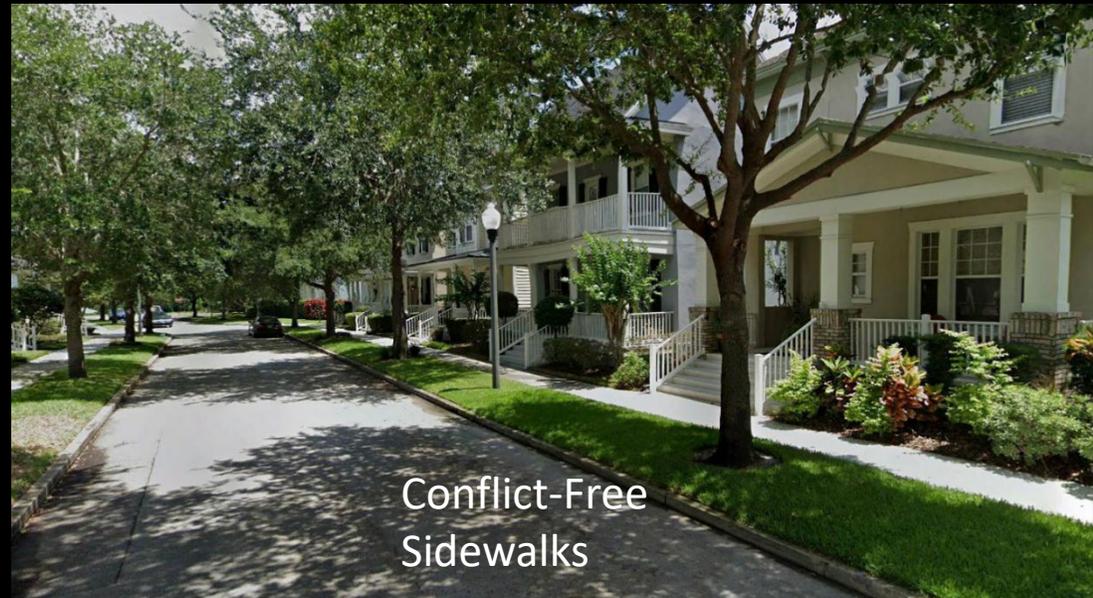
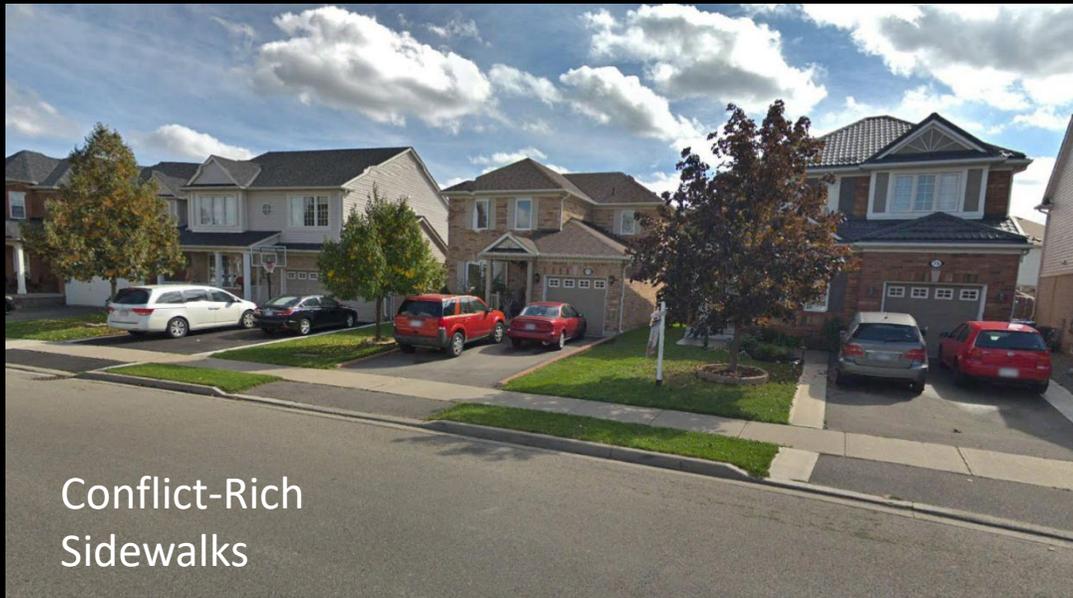


A

B



Local Street



Collector Street



Conventional Suburban Street

A-Frontage Street



Low
Density



Medium
Density

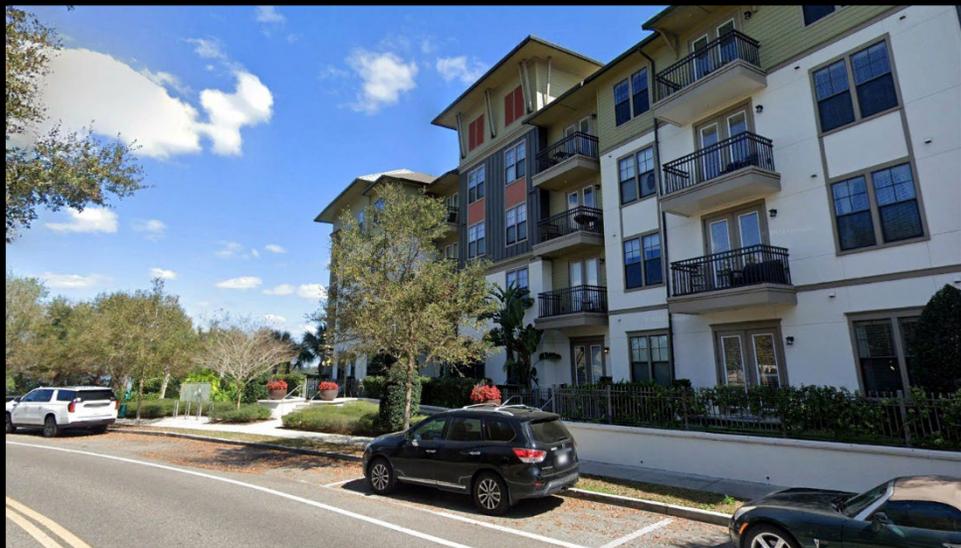
Applicable at all Scales



Medium
Density



High
Density



High Performing Streets

- Walkability
- Comfort
- Quality of Life
- Aesthetics
- Safety
- Legibility
- Accessibility
- Multimodal





AEROPLANE VIEW OF BUSINESS DISTRICT, SOUTH BEND, IND.

cardcow.com

6179-29





Av
100 E

LaSalle Av
300 E

20
←

933
↑

31
↑

Holiday
Inn

JMS

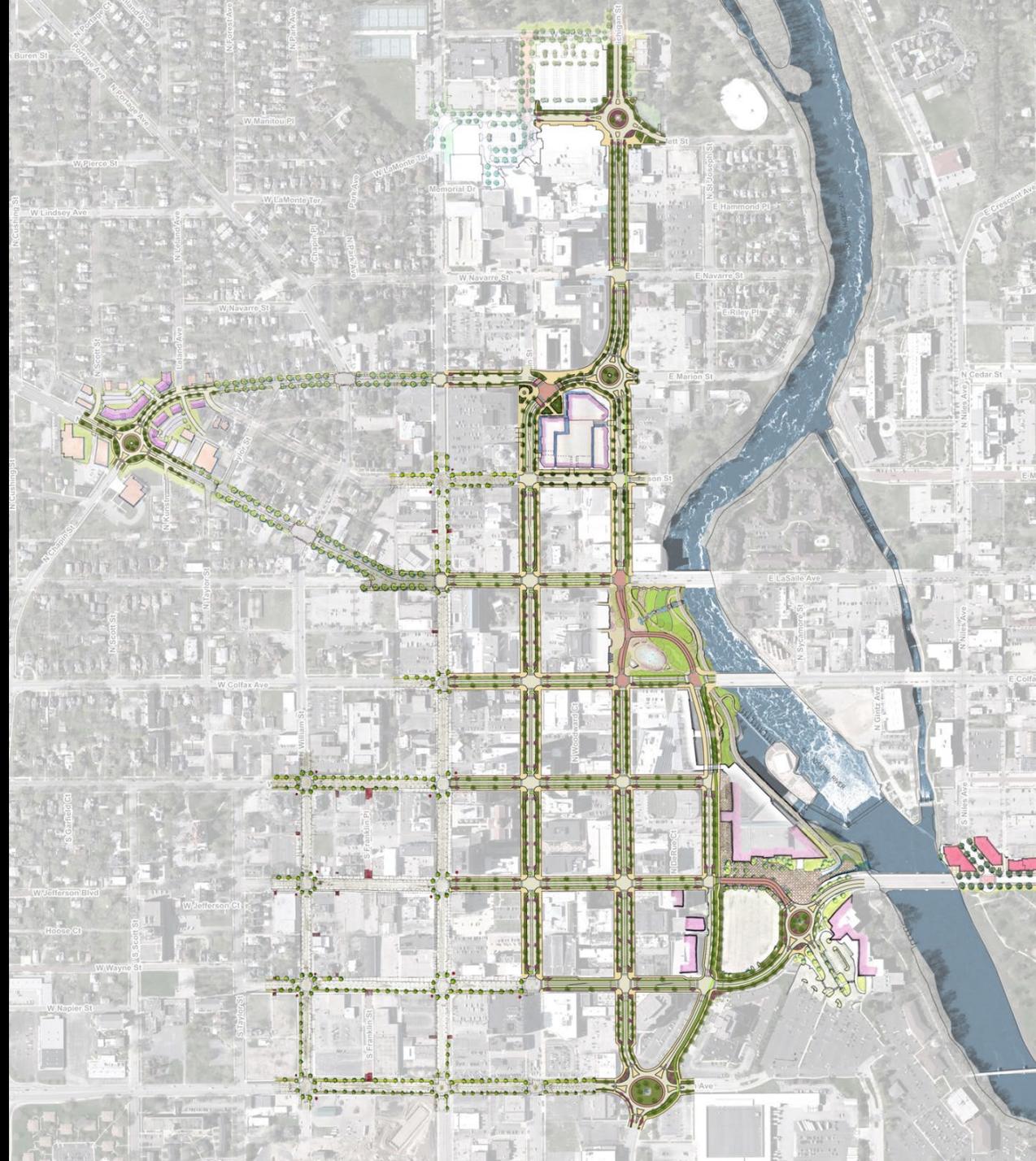
North Broad Water

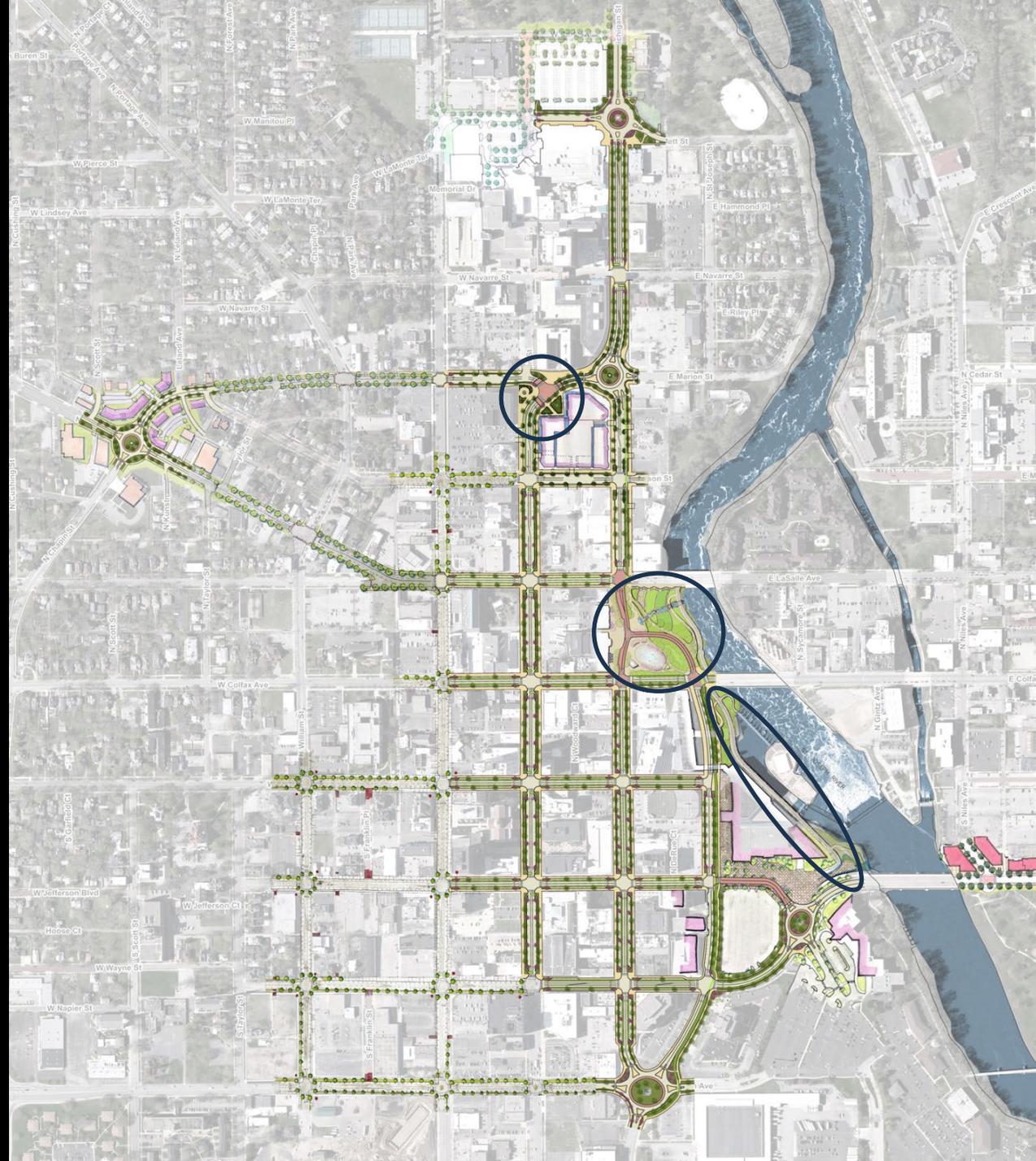




Developer Coordination
Stakeholders
Competing Priorities









Source Bank

BARNES & THORNBURG

DOUBLETREE BY HILTON

DCS

Prohibited
Left Turn

Right Turn

Handicap

One Way

Green



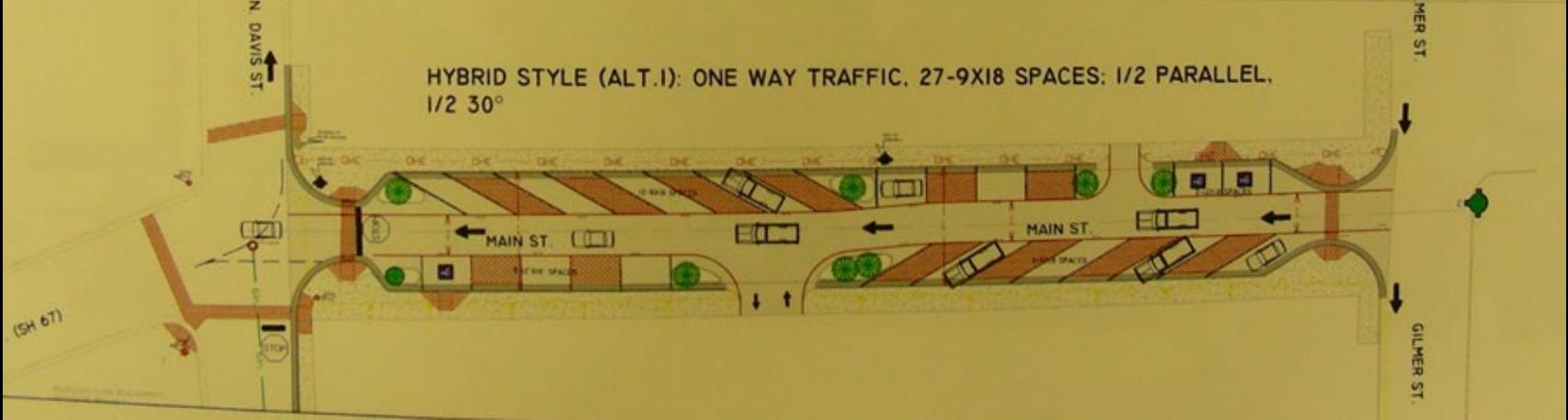
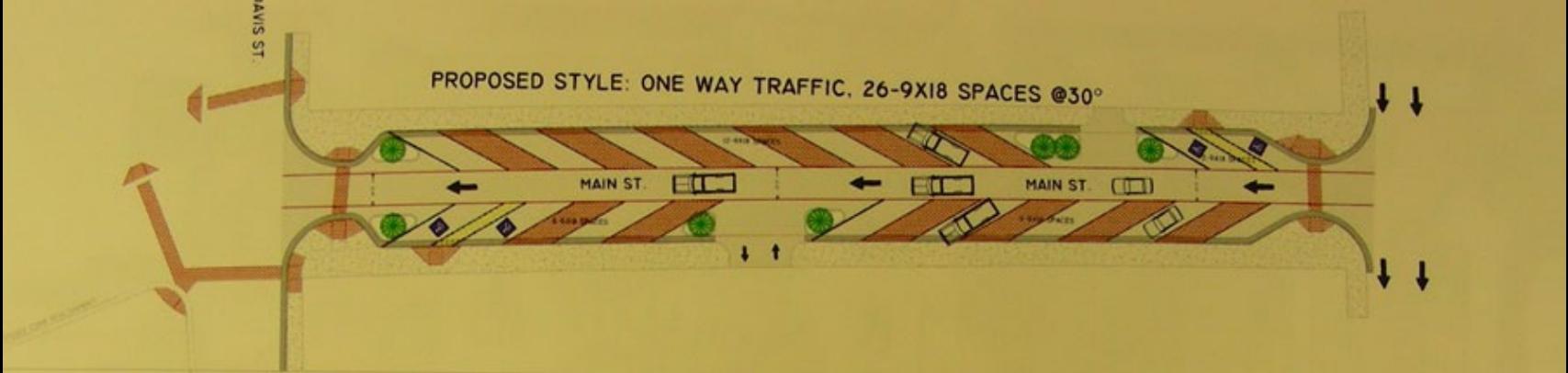


**Economy
Energy
City Image**



















THE MCLEROY BUILDING
2015

221

Alamo
Brewery & Distillery

VENUS

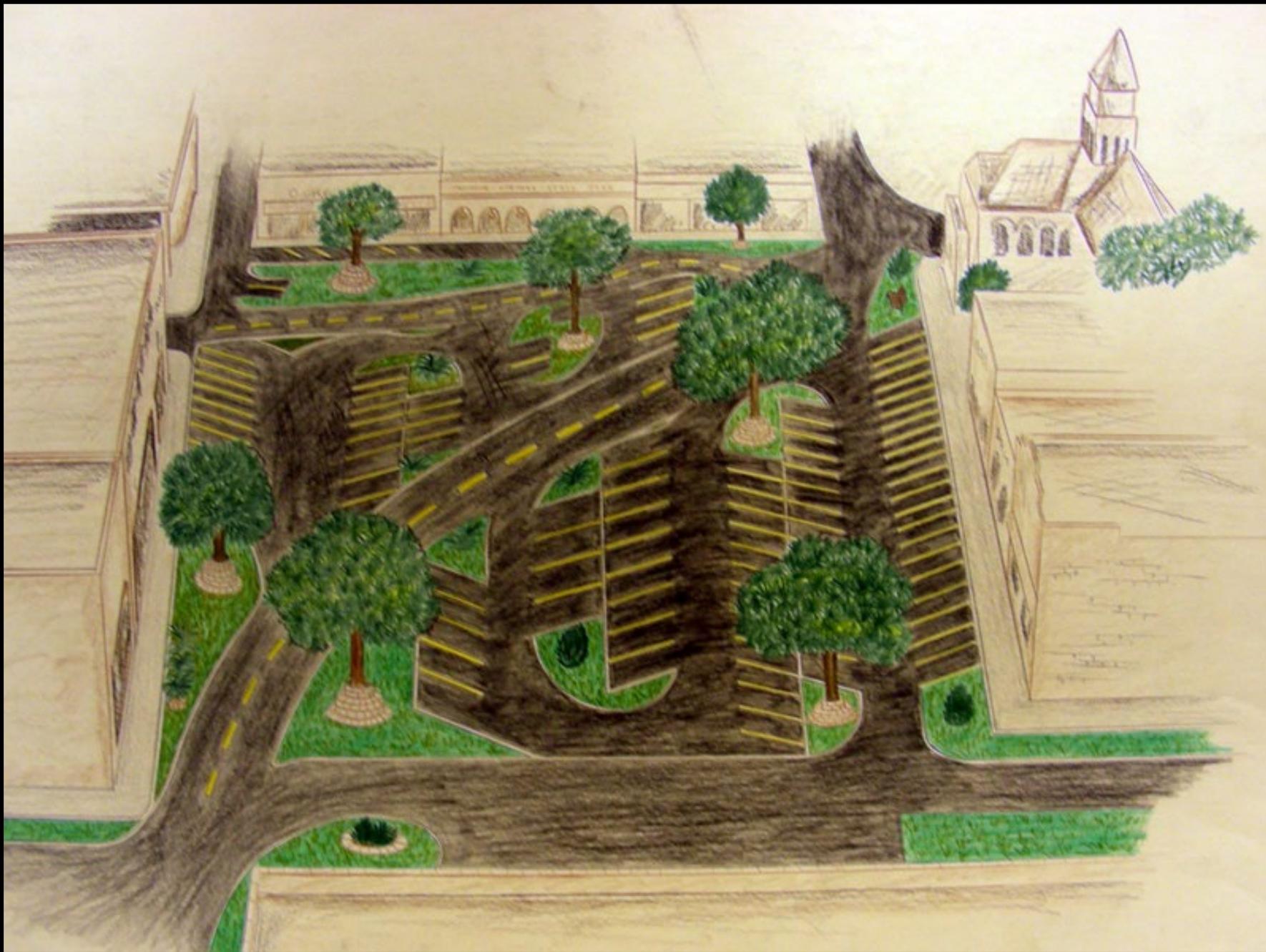


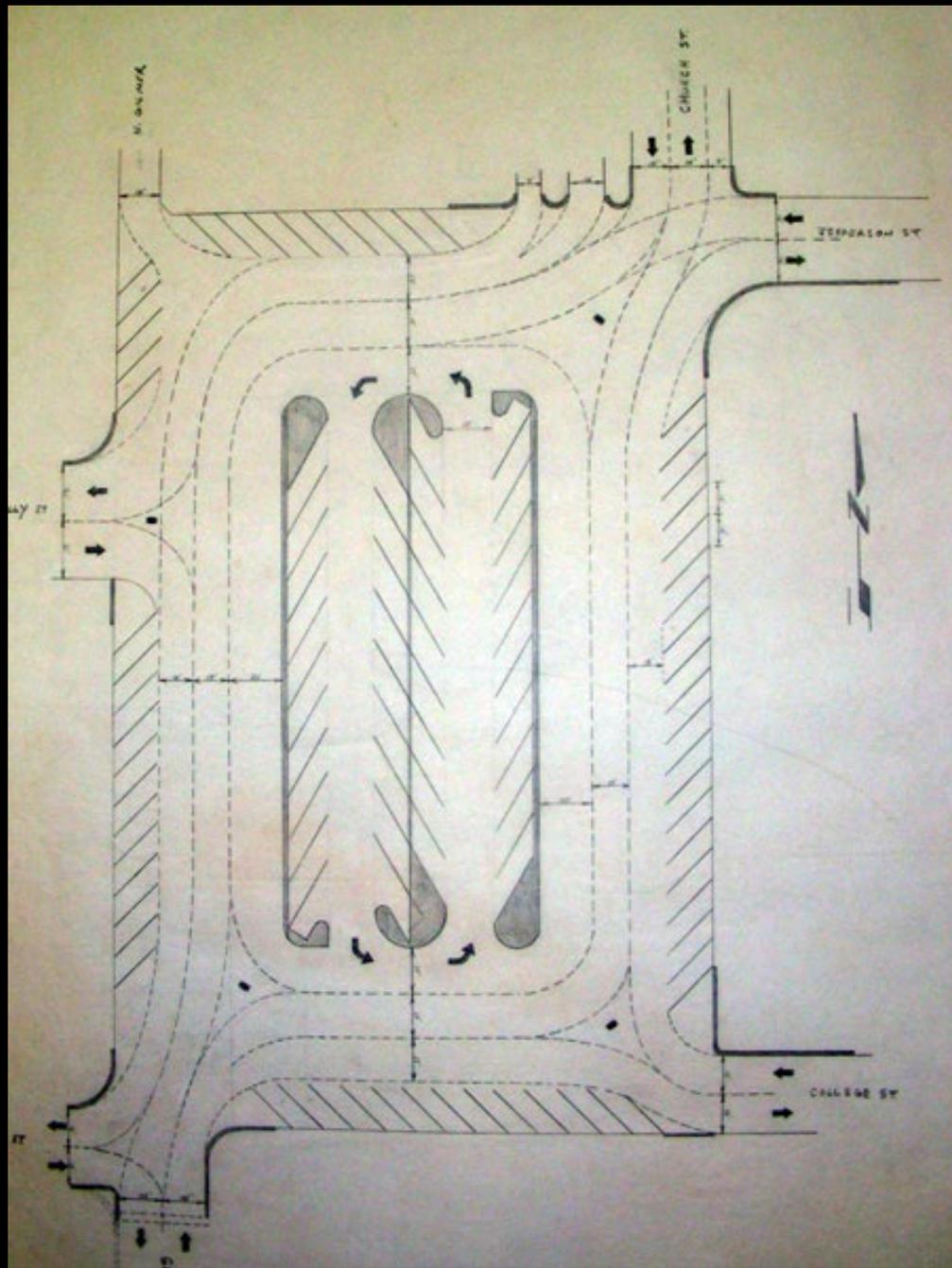
















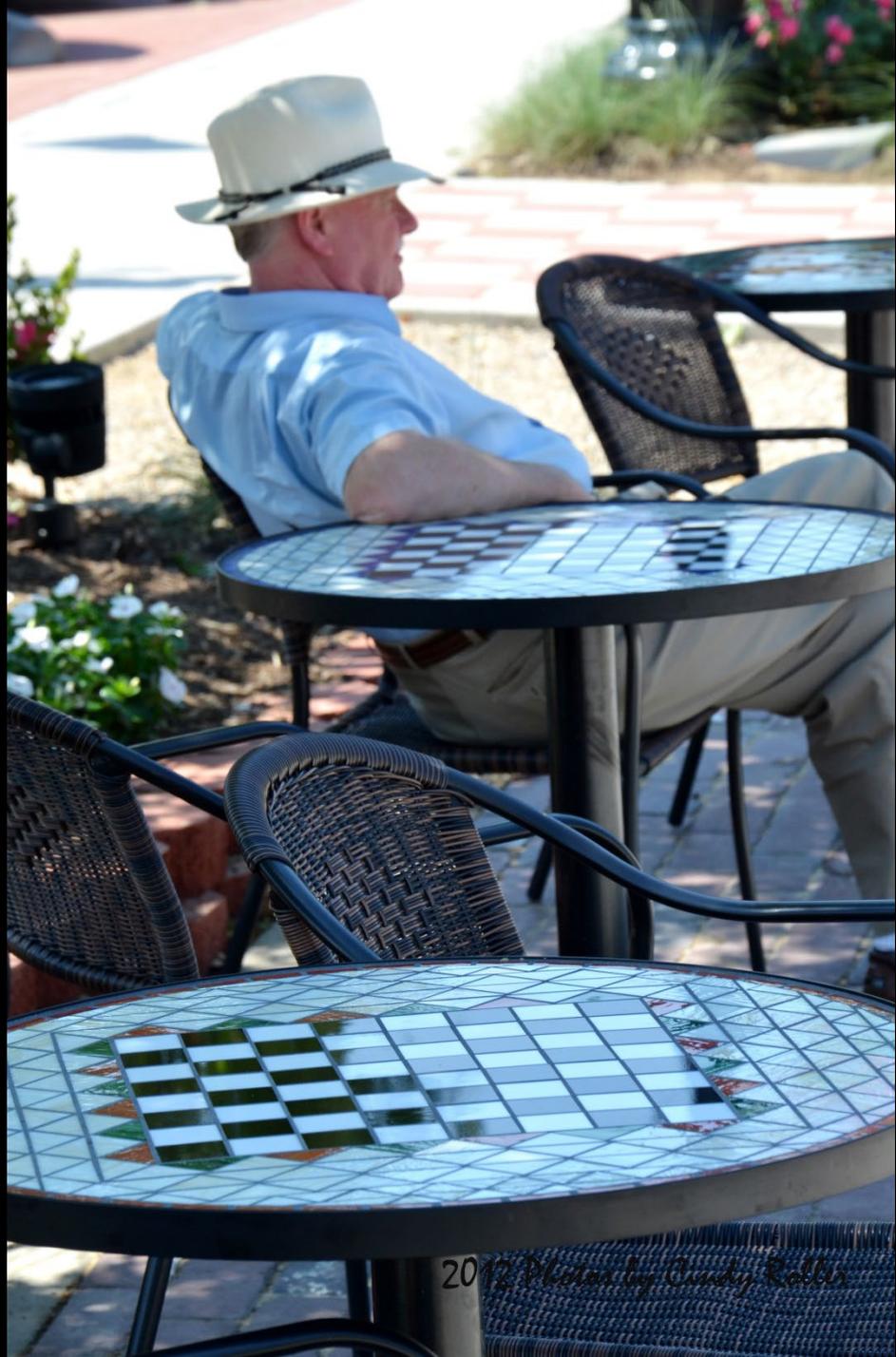




2012 Photos by Cindy Roller











2012 Photos by Cindy Roller





RESTAURANT
PIB

13-GLIER





After



2012 Photos by Cindy Ratten



2012 Photos by Cindy Ratten



2014 Photos by Cindy Roller



IN HONOR OF THOSE WHO SERVED FROM
HOPKINS COUNTY













2012 Photos by Cindy Roller

















Walkable

Walkable Places

- 1) Comfortable
- 2) Engaging
- 3) Accessible
- 4) Connected
- 5) Convenient
- 6) Legible





Walkable

Walkable Places

- 1) Comfortable
- 2) Engaging
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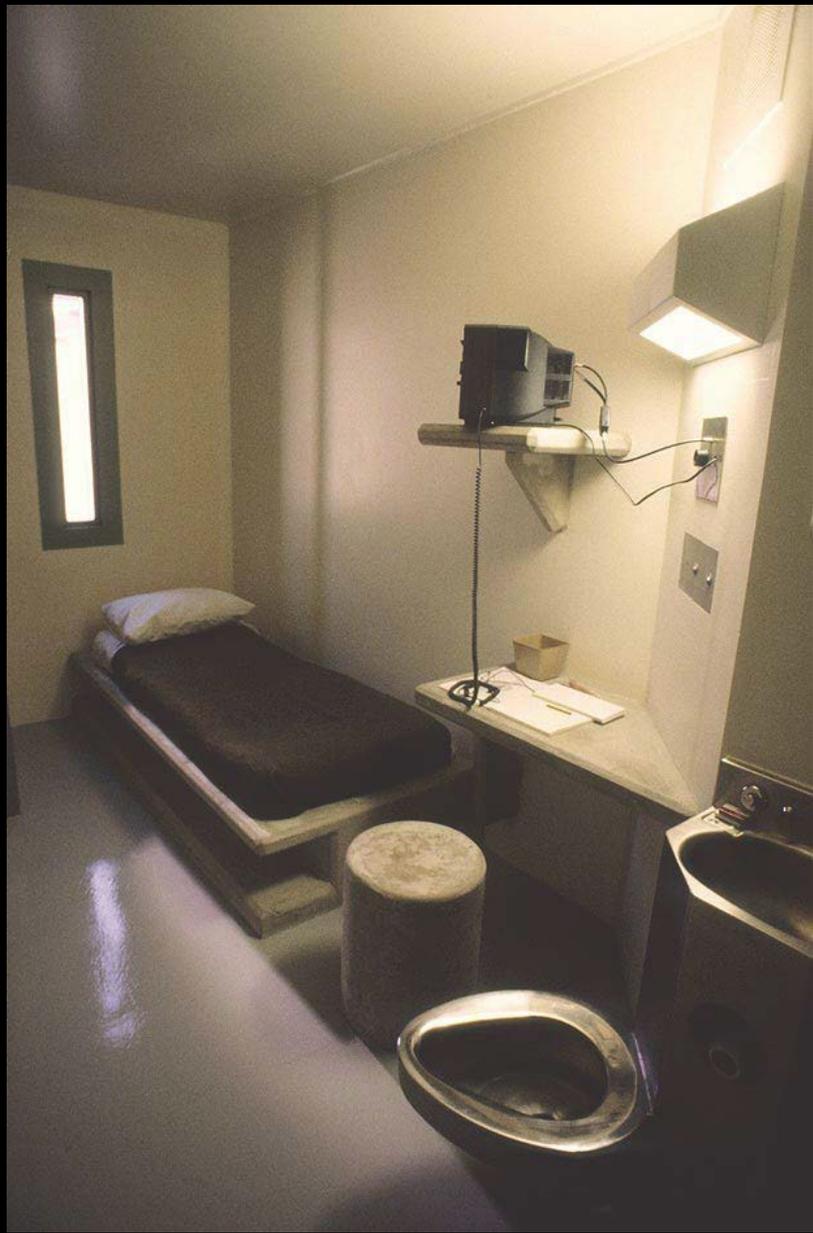


Hard



Soft



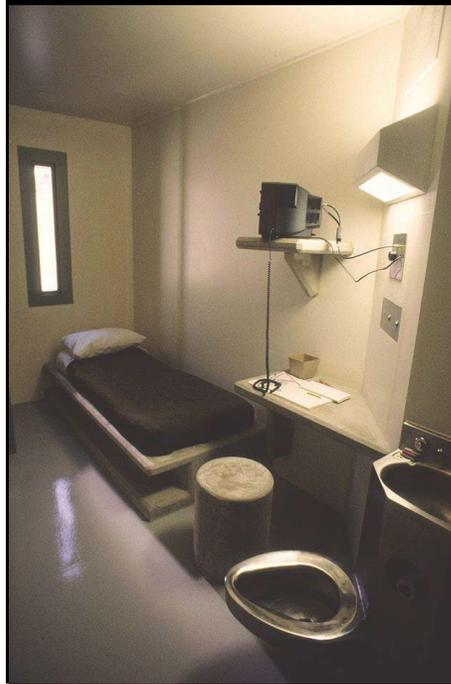


Hard



Soft

Value



Hard



Maintenance

Soft

Value



Hard

Soft

Maintenance



Value



Hard



Soft

Maintenance



Value



Hard



Maintenance

Soft

Value ↑



Hard



↑ Maintenance

Soft

Value



Hard

Soft

Maintenance



Value ↑



Hard



↑ Maintenance

Soft

Value



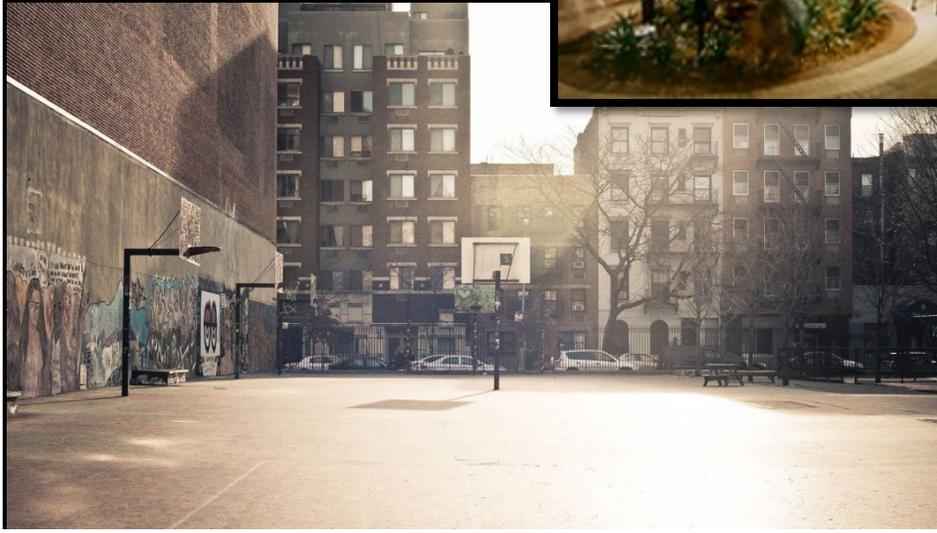
Hard



Maintenance

Soft

Value



Hard



Maintenance

Soft

Value



Hard

Soft

Maintenance



Value



Maintenance

Hard

Soft





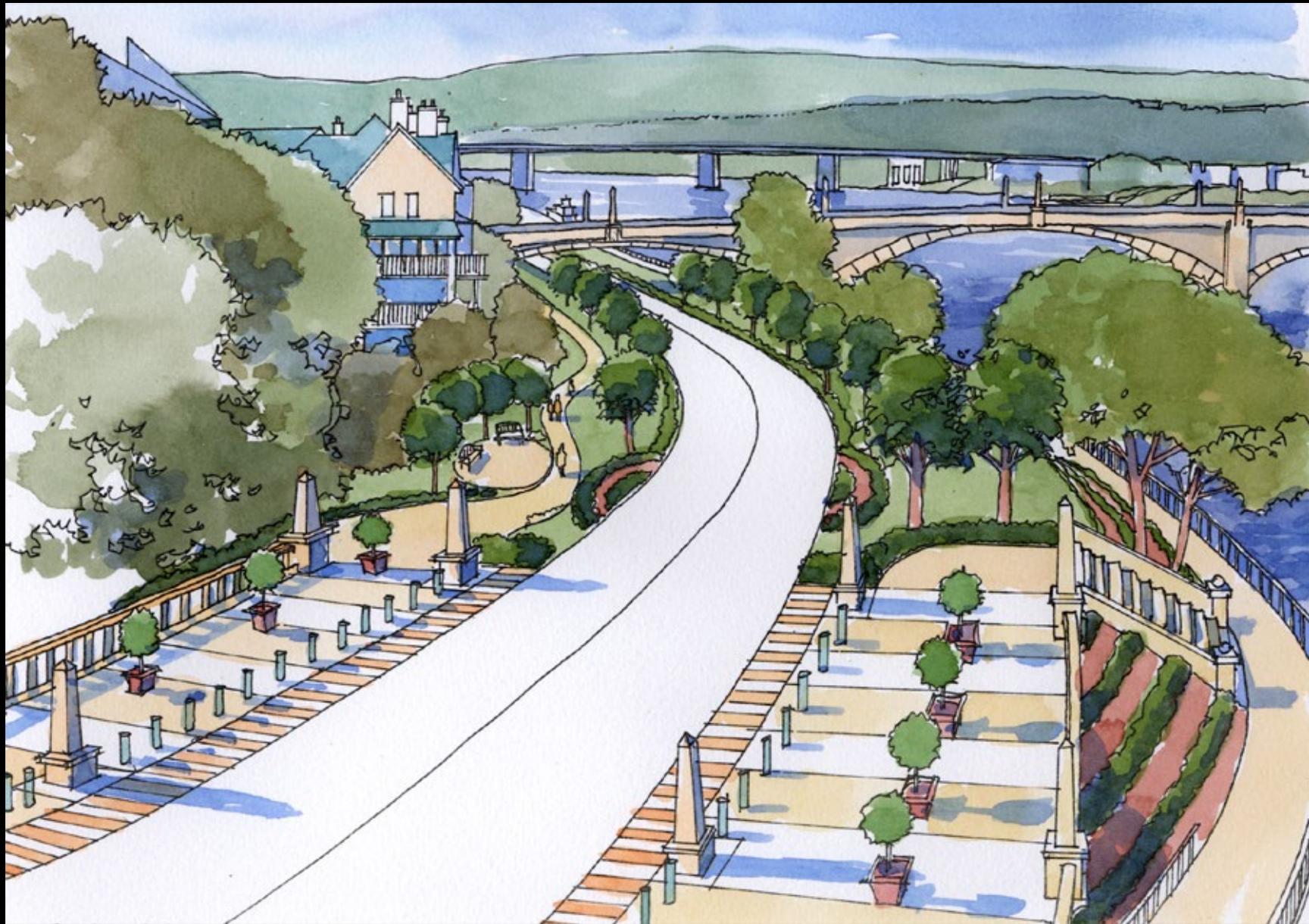












With 2020 hindsight, you decide the truth:

Option A: *“The City’s lifeblood is the highway. The mobility it provides is vital for economic health and the convenience of the motoring public. If anything, the highway should be expanded to fight congestion. Removing it is simply anti-progress.”*

Option B: *“Walkability and access to the waterfront, parks, trails, and other places in the downtown is key to the economic and social health of the City. The highway has contributed to the woes of the City and needs to be replaced with something that contributes to an urban context.”*



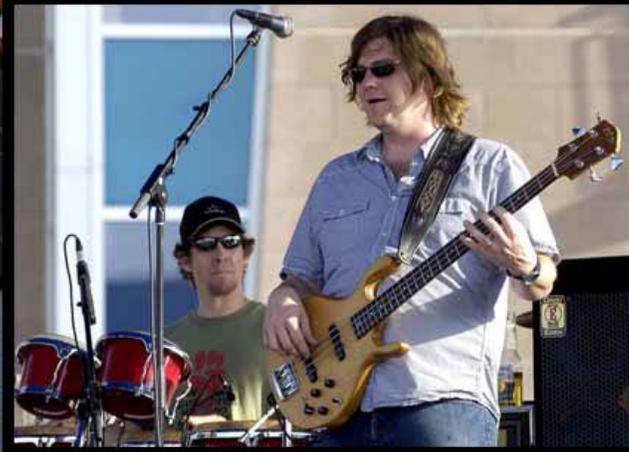




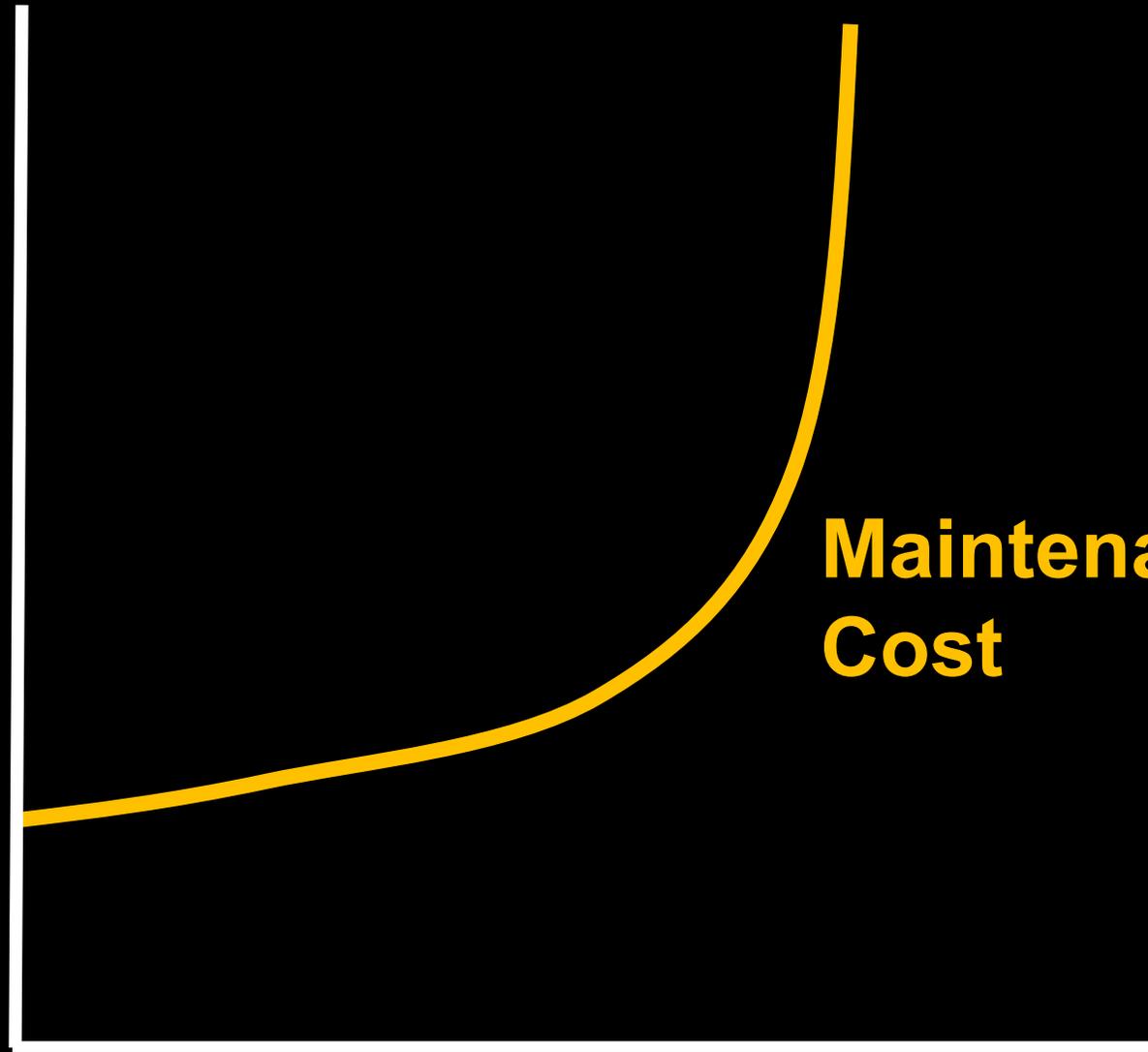
RIVERBEND '08



CHATTANOOGA, TENNESSEE - JUNE 6 - 14, 2008



Cost \$

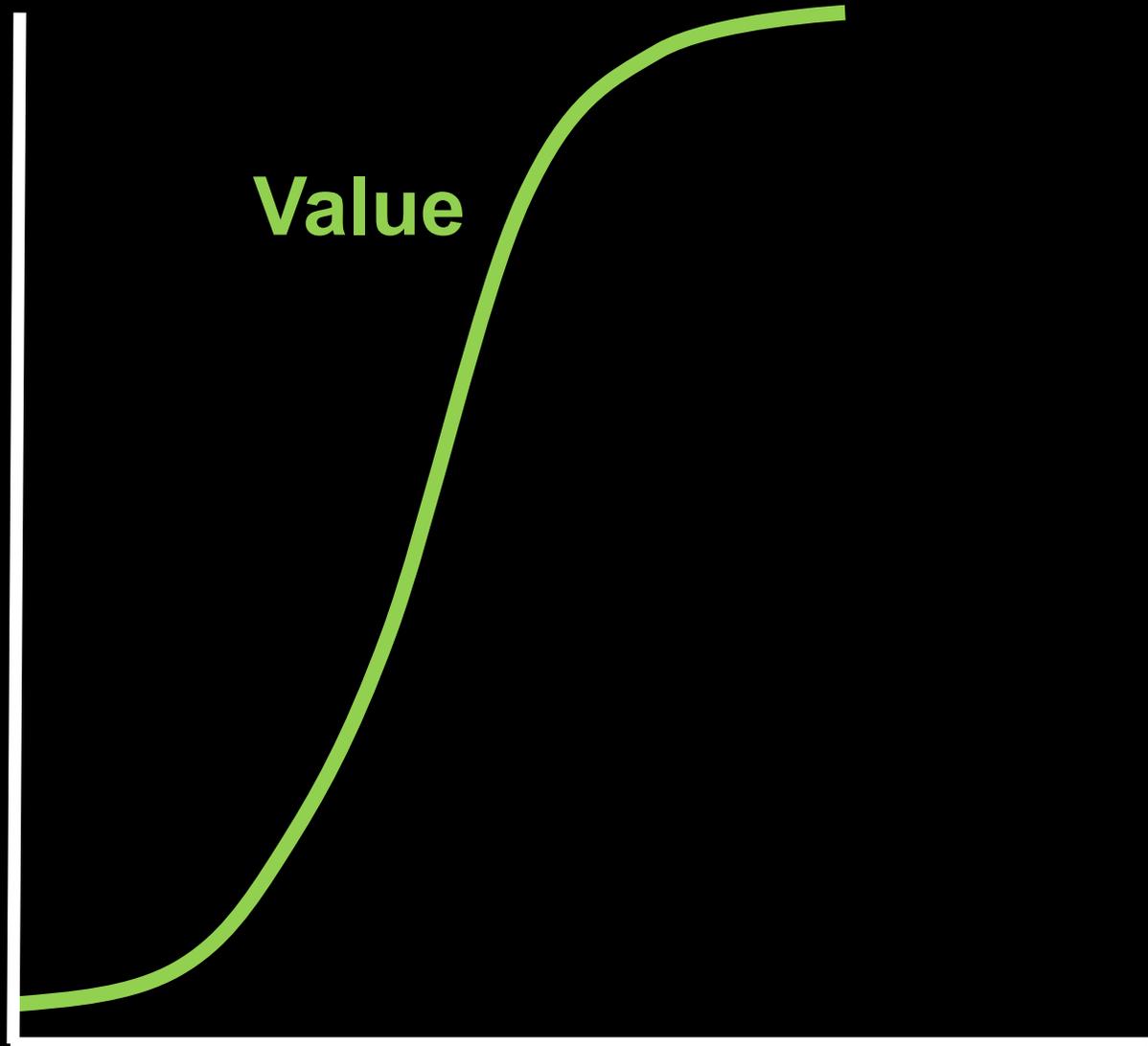


**Maintenance
Cost**

Hard

Soft

Value \$

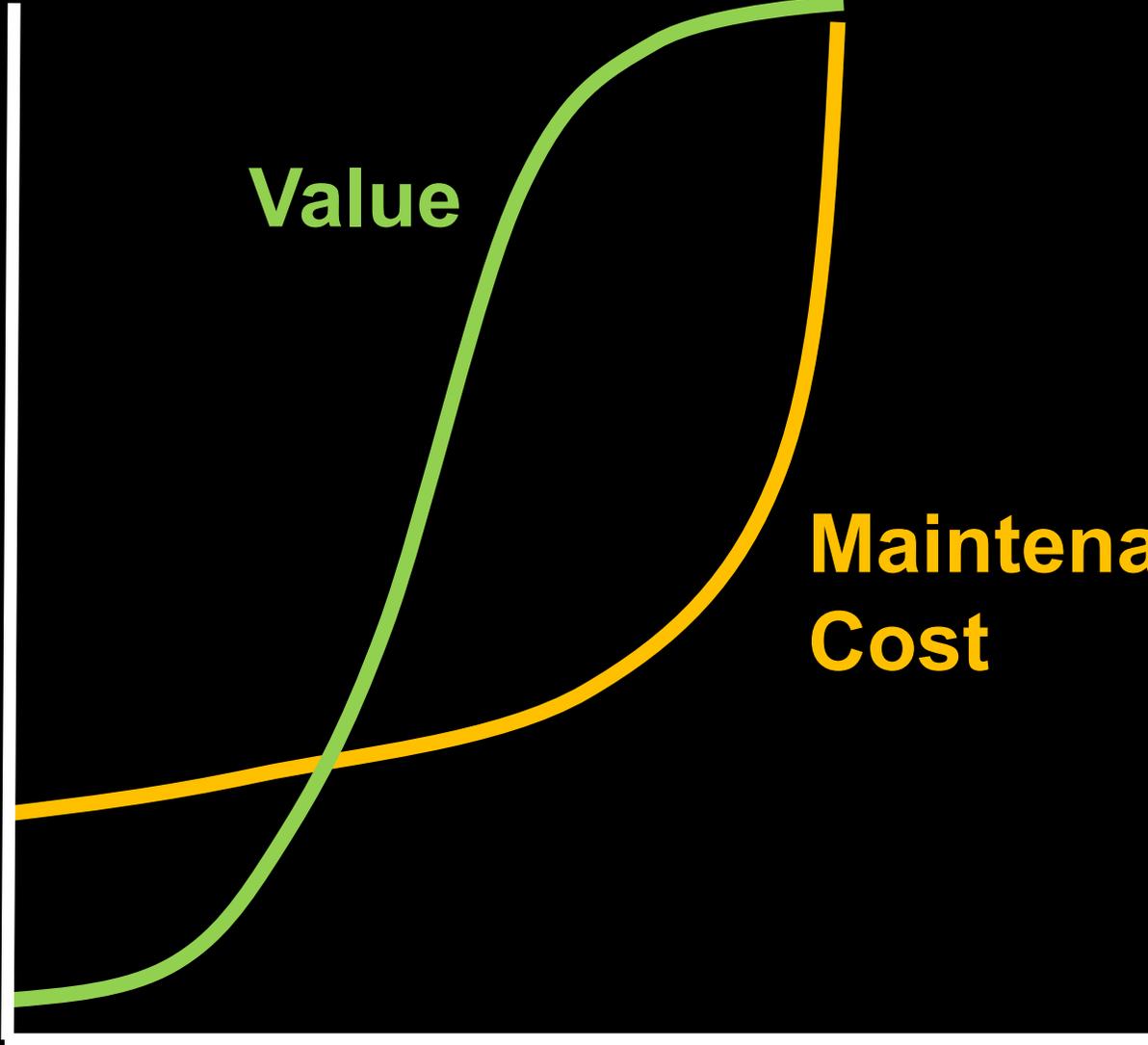


Value

Hard

Soft

Value & Cost \$



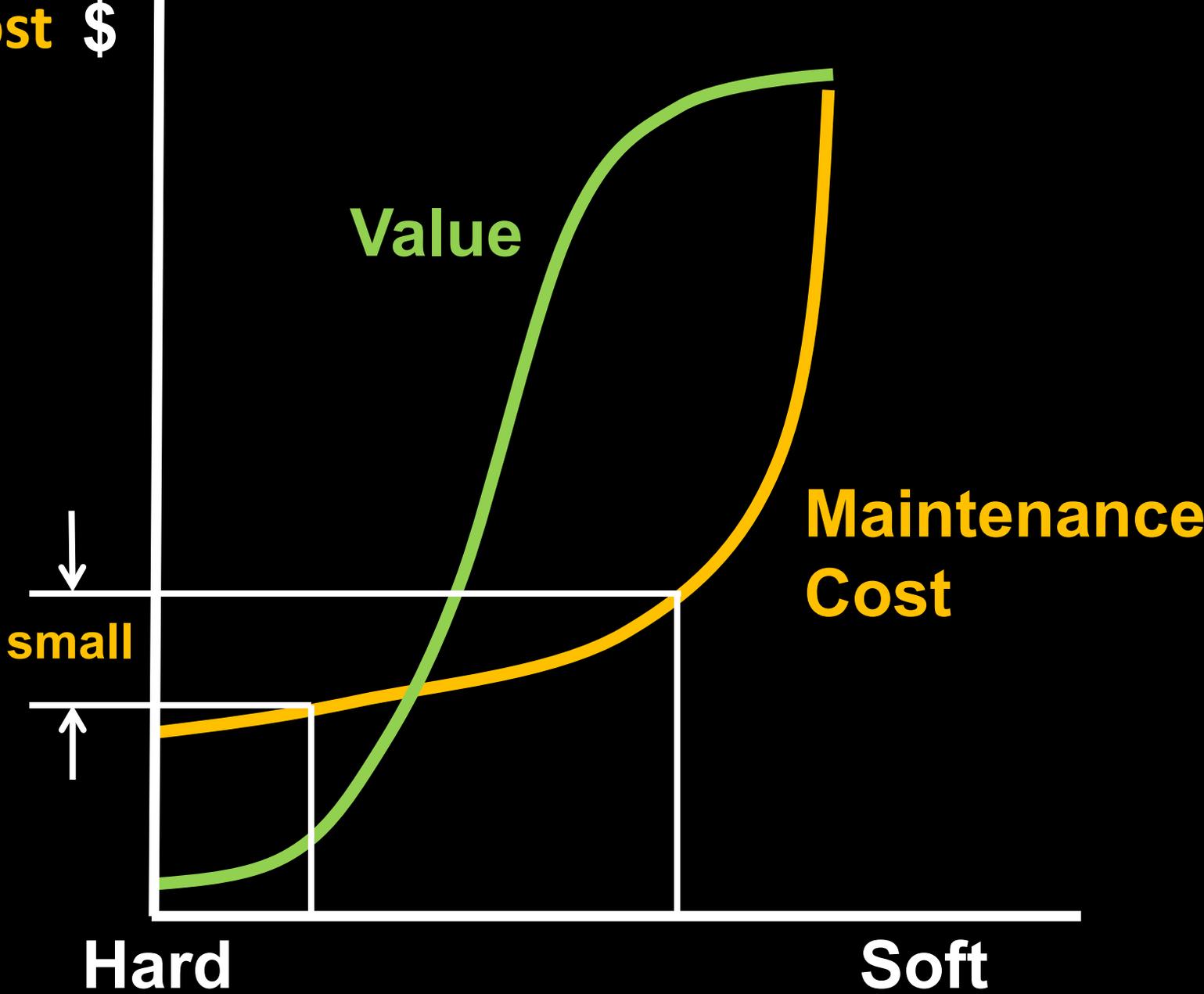
Value

Maintenance Cost

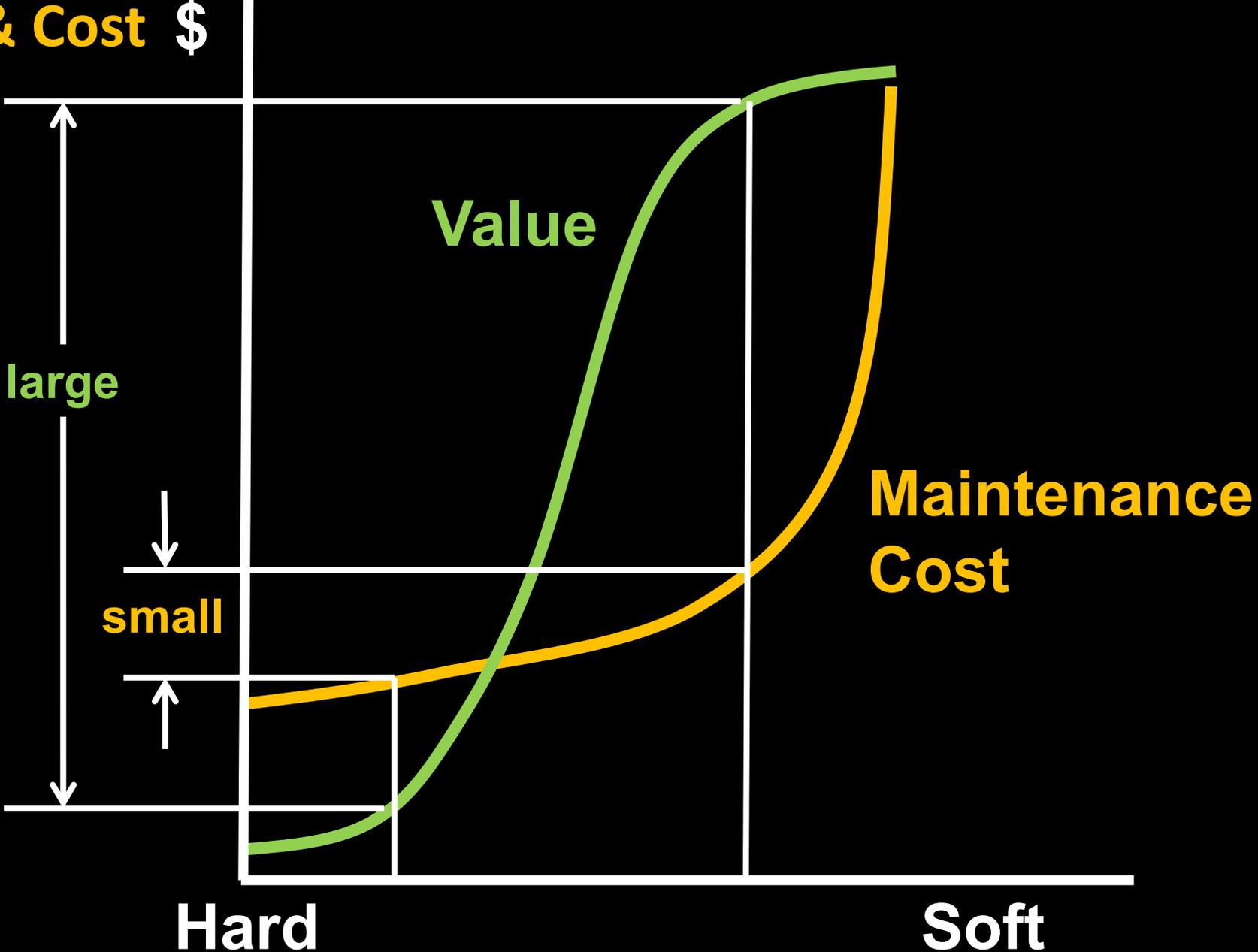
Hard

Soft

Value & Cost \$



Value & Cost \$



Visioning Exercise for Lilburn's Old Town / Uptown Area

- On your table:
- map
 - 4 sheets of paper
 - large pen

Visioning Exercise for Lilburn's Core Area

- On your table:
- map
 - 4 sheets of paper
 - large pen

- Task
- choose a note-taker for your group
 - number your four sheets of paper 1, 2, 3, and 4

Visioning Exercise for Lilburn's Core Area

- On your table:
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 - 4 sheets of paper
 - large pen

- Task
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 - on the next few slides, there are 4 questions

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- map
 - 4 sheets of paper
 - large pen

- Task
- choose a note-taker for your group
 - number your four sheets of paper 1, 2, 3, and 4
 - on the next few slides, there are 4 questions
 - discuss the questions & write your answers to Question 1 on Sheet 1, answers to Question 2 on Sheet 2, etc.

Uptown Area

Main Street
Entry Area

Lawrenceville
Highway

City Hall
Area

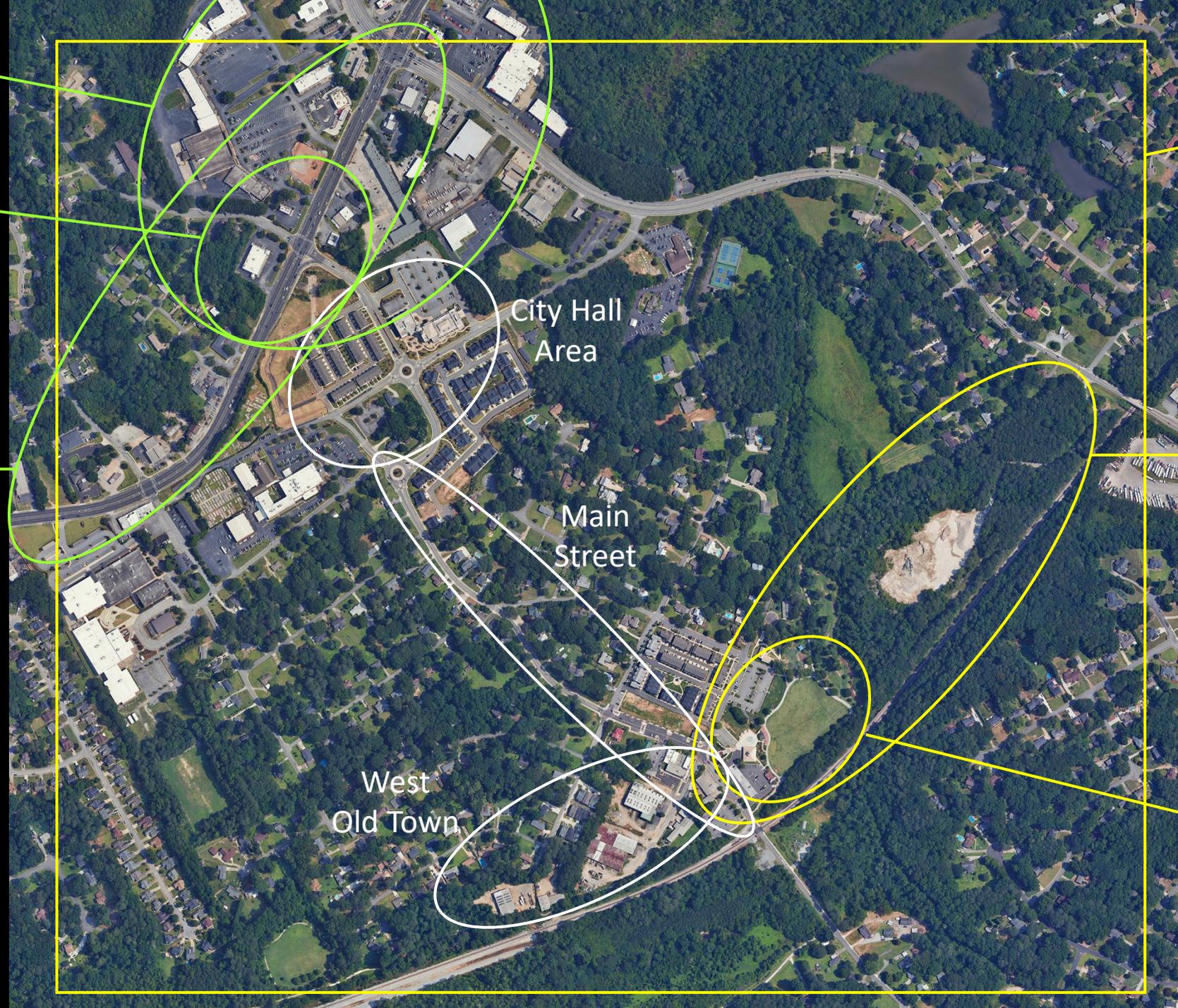
Main
Street

West
Old Town

Public Street
Network

Lilburn
City Park

Old Town
Portion of Lilburn
City Park



QUESTIONS ABOUT LILBURN'S CORE AREA

1) What do you like & wish to preserve?

QUESTIONS ABOUT LILBURN'S CORE AREA

- 1) What do you like & wish to preserve?
- 2) What do you dislike & want to change?

QUESTIONS ABOUT LILBURN'S CORE AREA

- 1) What do you like & wish to preserve?
- 2) What do you dislike & want to change?
- 3) What is missing that you would like to see created?

QUESTIONS ABOUT LILBURN'S CORE AREA

- 1) What do you like & wish to preserve?
- 2) What do you dislike & want to change?
- 3) What is missing that you would like to see created?
- 4) List key values that should shape Lilburn?



Christine Wilson, PLA, ASLA, SITES AP
Eric Childs, PLA, ASLA, LEED AP
Ian Lockwood, PE

Thank You

T'OOLE
DESIGN

QUESTIONS ABOUT LILBURN'S CORE AREA

- 1) What do you like & wish to preserve?
- 2) What do you dislike & want to change?
- 3) What is missing that you would like to see created?
- 4) List key values that should shape Lilburn?

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