

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





“Charrette”

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

Public Engagement Opportunities

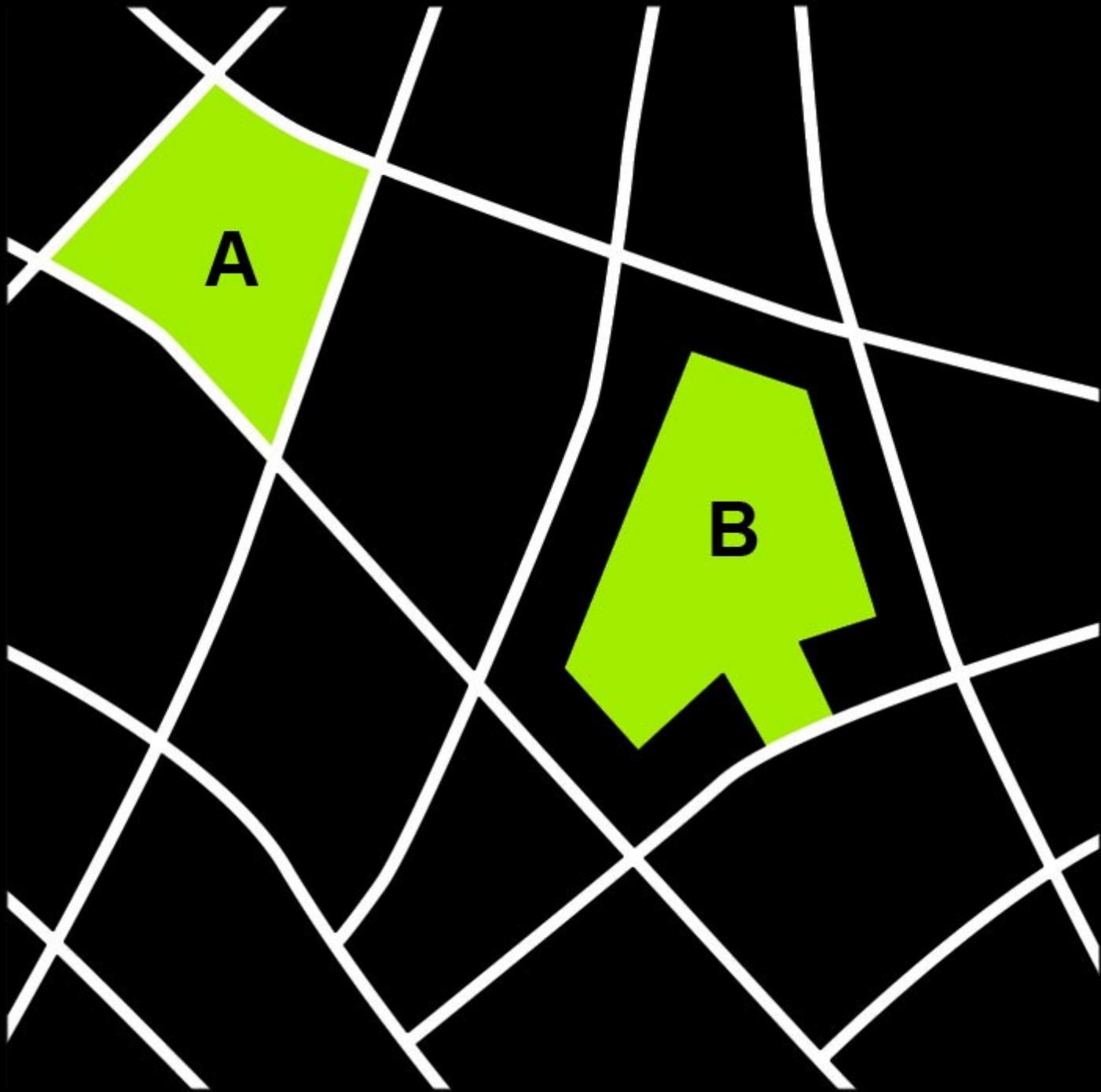
Charrette Week: February 16 - 20

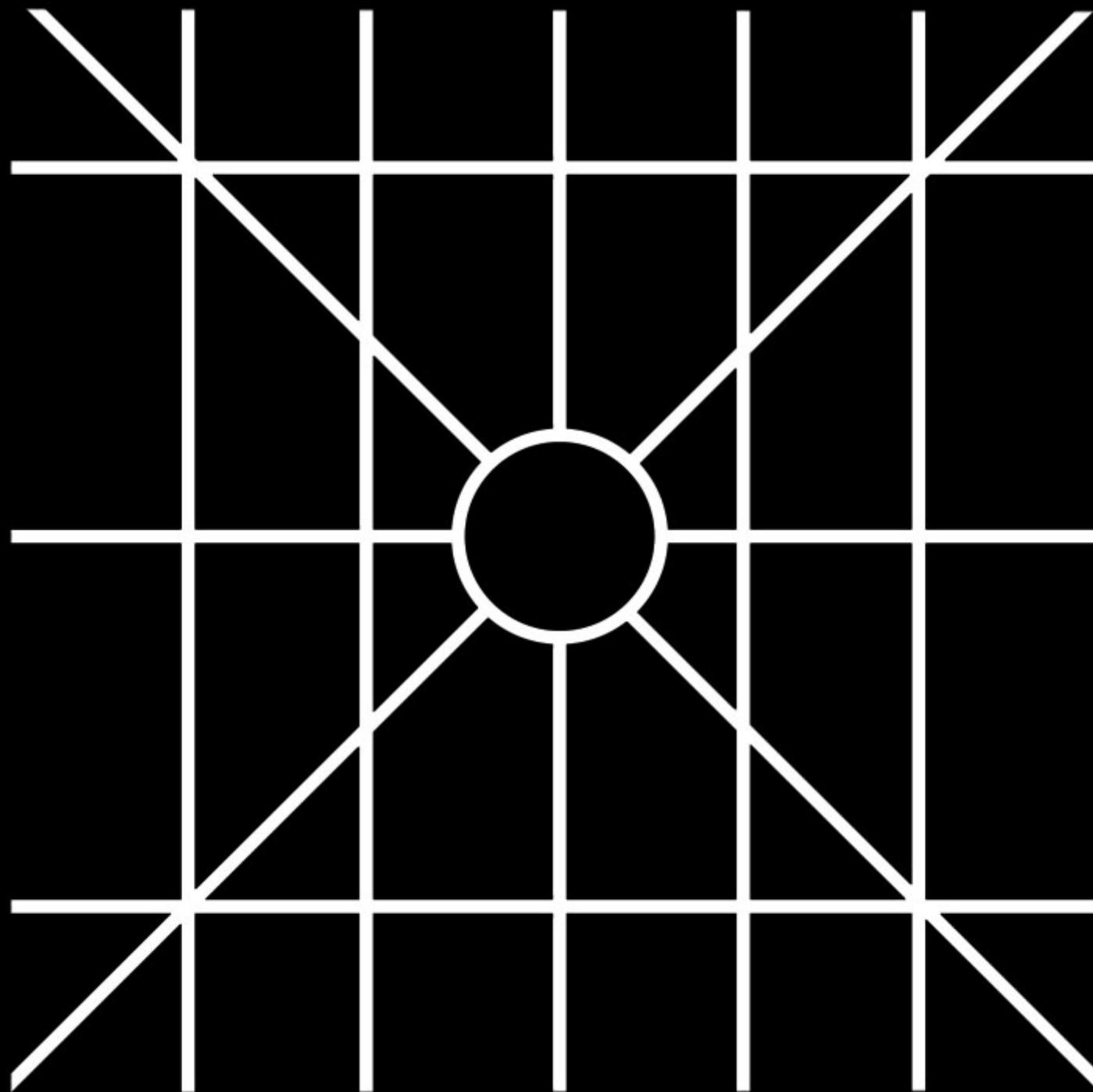
Monday	Feb. 16	7:00-8:30 pm	Community Workshop Lilburn First Baptist Church
Wednesday	Feb. 18	3:00-5:00 pm	Open Studio Preston Room, City Hall
Friday Discussion	Feb. 20	2:00-3:30 pm	Presentation & Preston Room, City Hall



Community Vision

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





SITE VISIT



Main at Lilburn City Park



Main at Camp Creek Greenway



CSX Tracks at Main

A-Frontage Streets



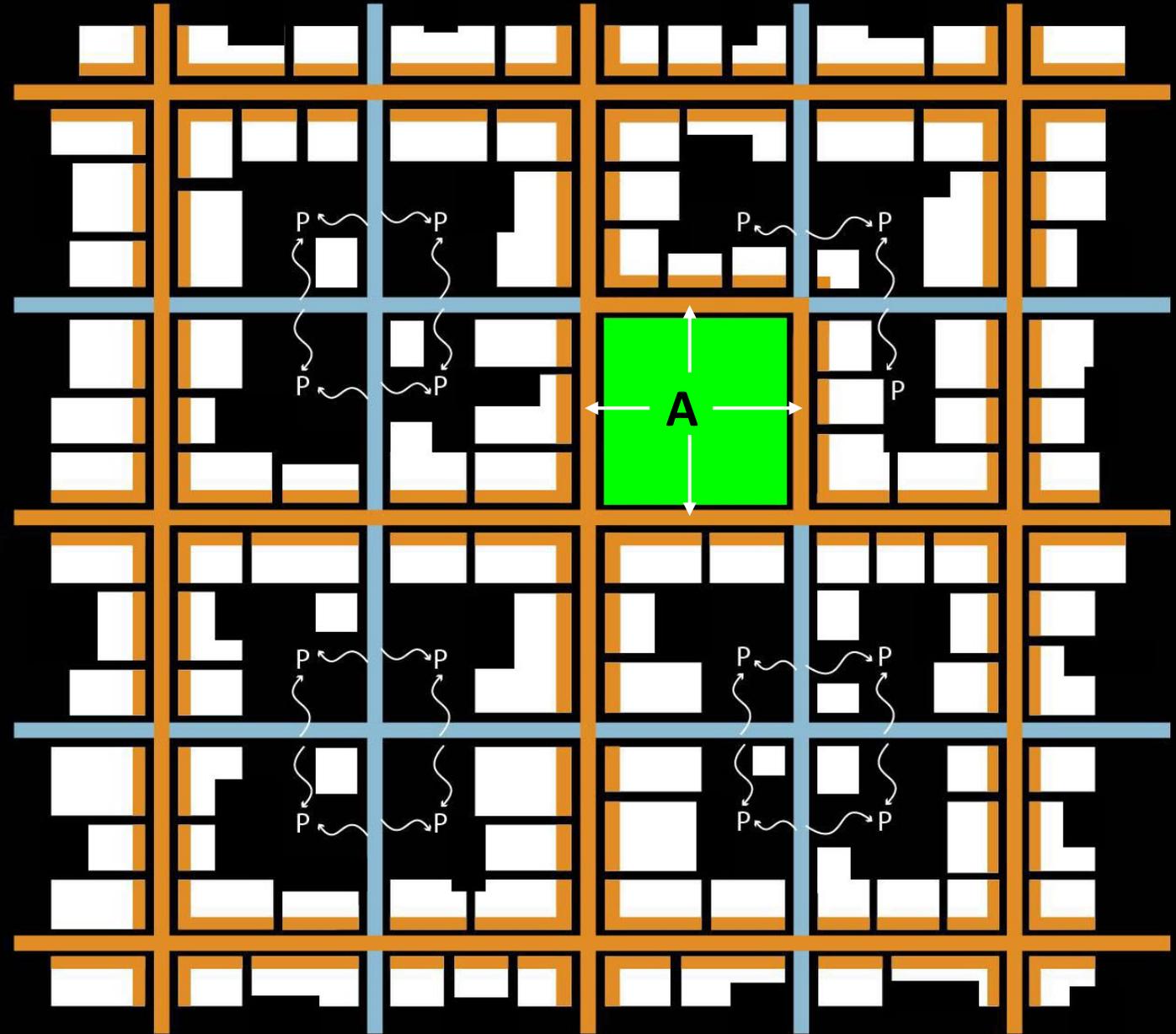
B-Frontage Streets

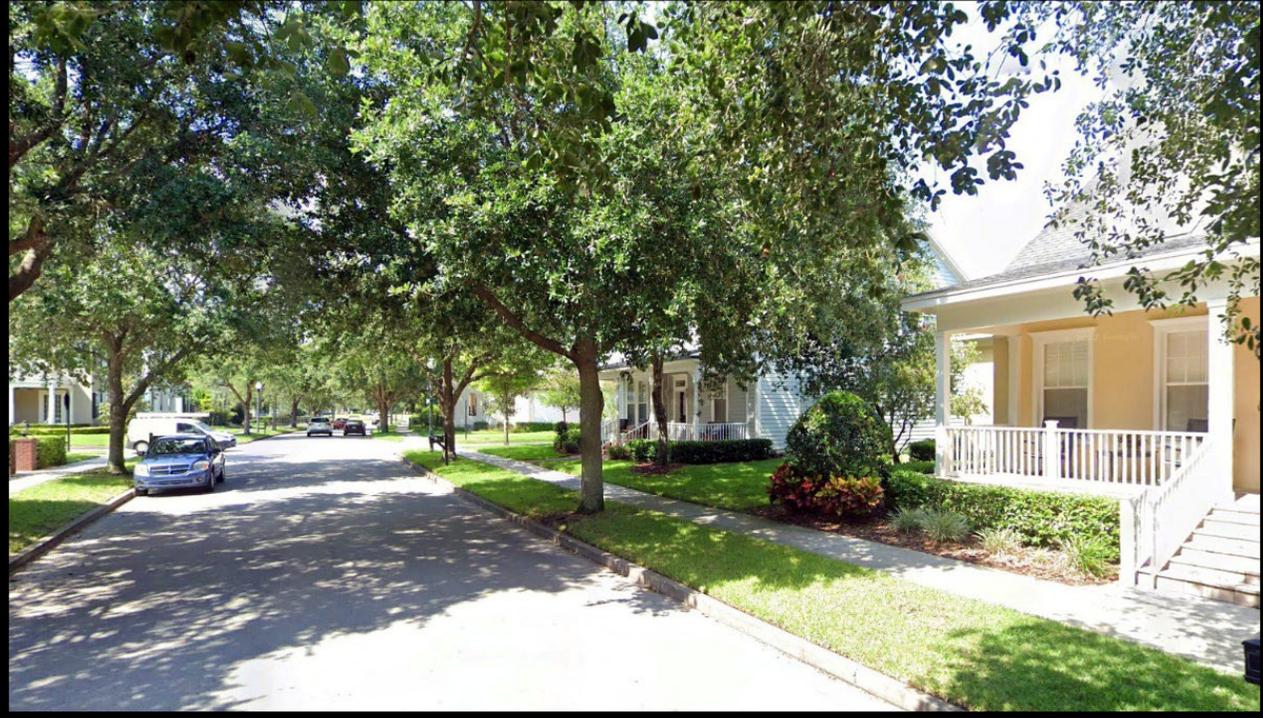
B-frontage streets may or may not be addressed by buildings and provide access for parking and services.



A

B







Source Bank

BARNES & THORNBURG

DOUBLE TREE BY HILTON

DCS









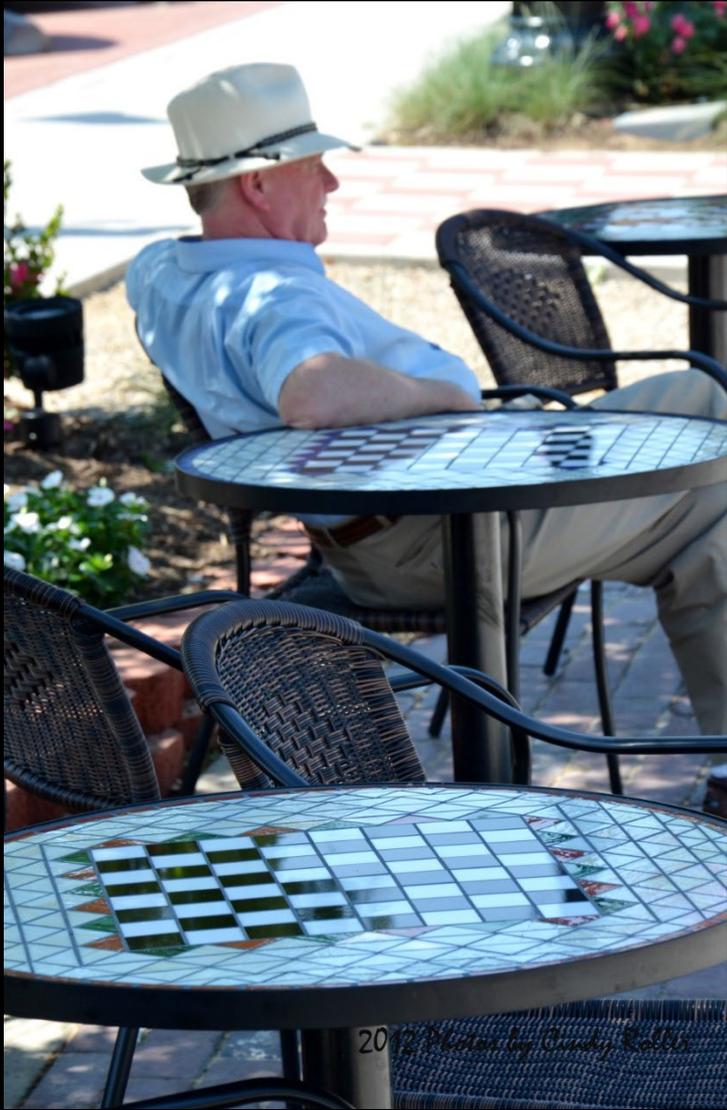








2012 Photos by Cindy Rolter



WHAT WE HEARD

Public Town Hall Meeting



WHAT WE HEARD

Stakeholder Meetings



WHAT WE HEARD

Priorities and goals of the Mayor and Council

Priority No. 1: Grow responsibly toward a collective vision

- Goal 1: Establish a collective vision for future development, land use, parks, and connectivity
- Goal 3: Address traffic congestion

WHAT WE HEARD

Priorities and goals of the Mayor and Council

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

- Goal 1: Establish a collective vision for future development, land use, parks, and connectivity
- Goal 3: Address traffic congestion

Priority No. 2: Become a pro-business city with a variety of high-quality businesses and employers.

- Goal 4: Establish an economic development strategy.
- **Goal 5: Transform US29 to attract high quality retail and restaurants.**
- **Goal 6: Redevelop at least one strip mall along US29**

WHAT WE HEARD

Priorities and goals of the Mayor and Council

Priority No. 3: Create a magical downtown destination.

- Goal 7: Convert Old Town into a people-centric destination.
- Goal 8: Renovate City Park.
- Goal 9: Develop DDA-owned properties into active destinations owned and operated by the private sector.
- Goal 10: Become the top destination in Georgia for activities during the month of December.

WHAT WE HEARD

Priorities and goals of the Mayor and Council

Priority No. 3: Create a magical downtown destination.

- Goal 7: Convert Old Town into a people-centric destination.
- Goal 8: Renovate City Park.
- Goal 9: Develop DDA-owned properties into active destinations owned and 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 15: Engage the public.

WHAT WE HEARD

Priorities and goals of the Mayor and Council

Priority No. 5: Protect the community.

- Goal 16: Combat crime and **reduce the fear of crime** within the community.
- Goal 17: Maintain an average emergency response time of 5 minutes or less.
- Goal 18: **Reduce vehicular accidents** through traffic enforcement.
- Goal 19: Close criminal cases.

WHAT WE HEARD

Question 1: What do you like and wish to preserve?



Uptown Area

Main Street
Entry Area

Lawrenceville
Highway

City Hall
Area

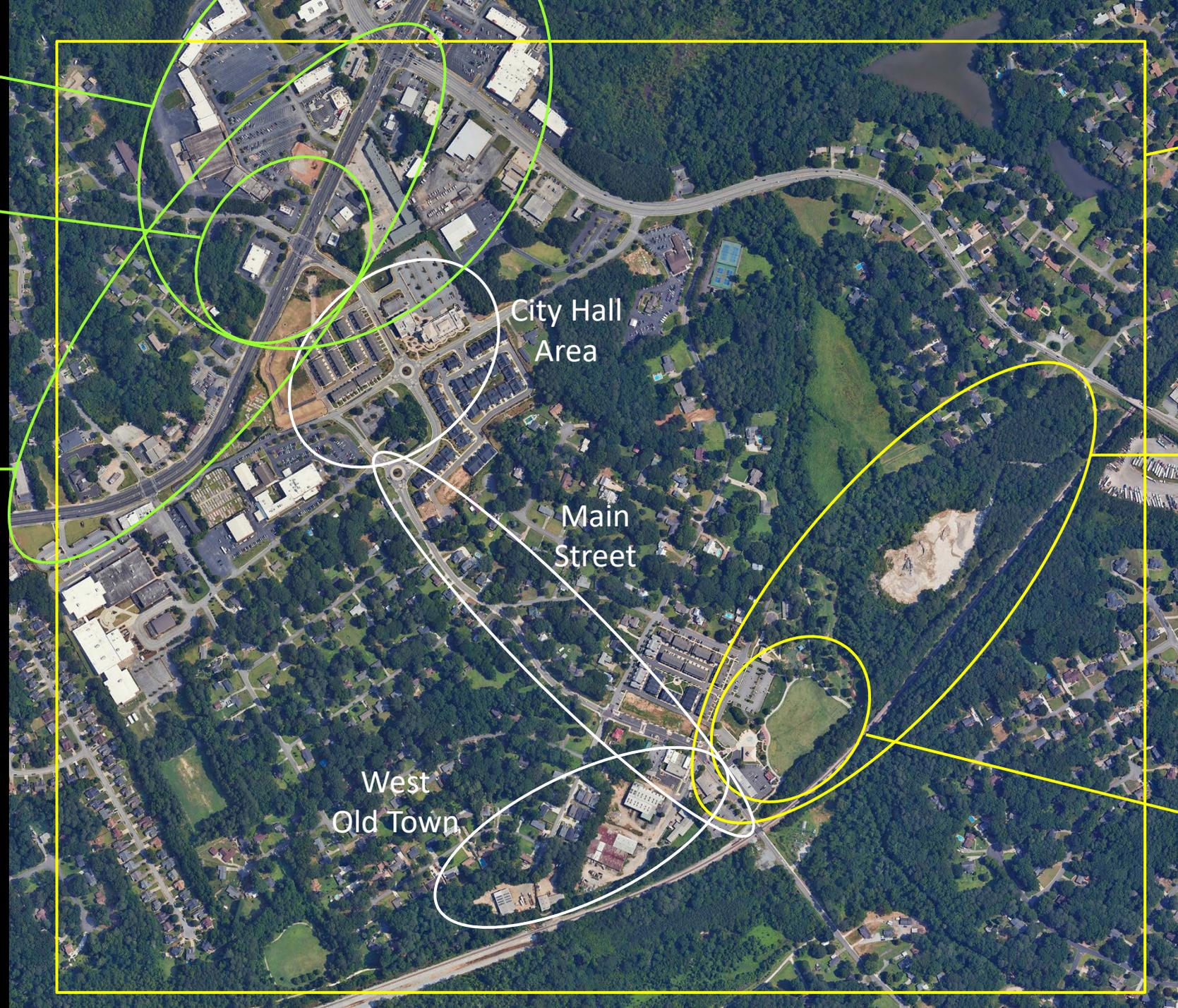
Main
Street

West
Old Town

Public Street
Network

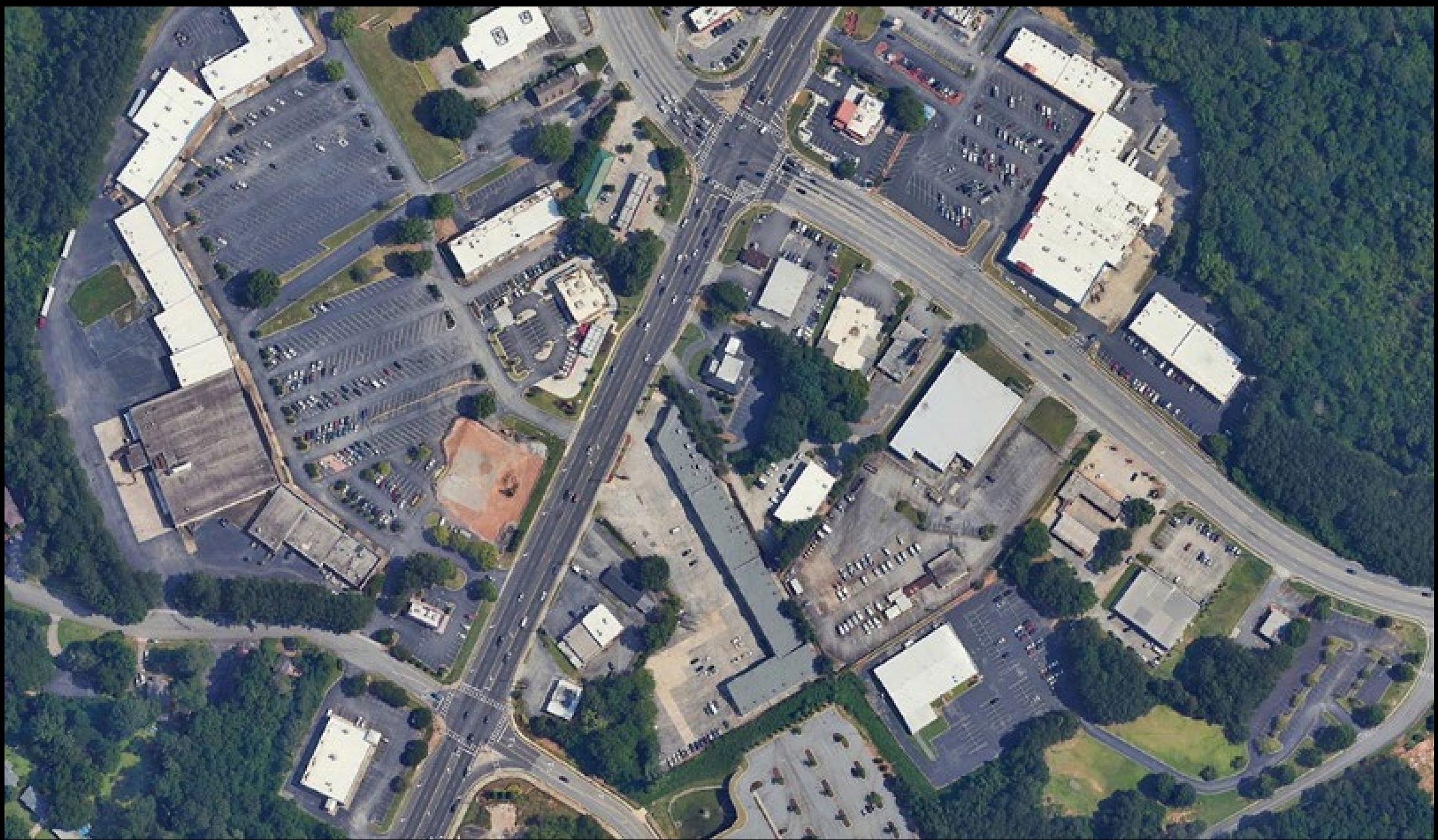
Lilburn
City Park

Old Town
Portion of Lilburn
City Park



Uptown Area





Mobility (in the past)

the movement of people & goods

assumption: faster, farther, and in greater numbers means progress for society

Mobility (now and in the future)

The populations'
capabilities and strategies
to move in order to access
what it needs to live
within the city.

Mobility (now and in the future)

The **populations'**
capabilities and strategies
to move in order to access
what it needs to live
within the city.

**Many Populations: young people, elderly, disabled,
different income levels, millennials, pedestrians,
cyclists, transit users, students...**

Mobility (now and in the future)

The populations' capabilities and strategies to move in order to access what it needs to live within the city.

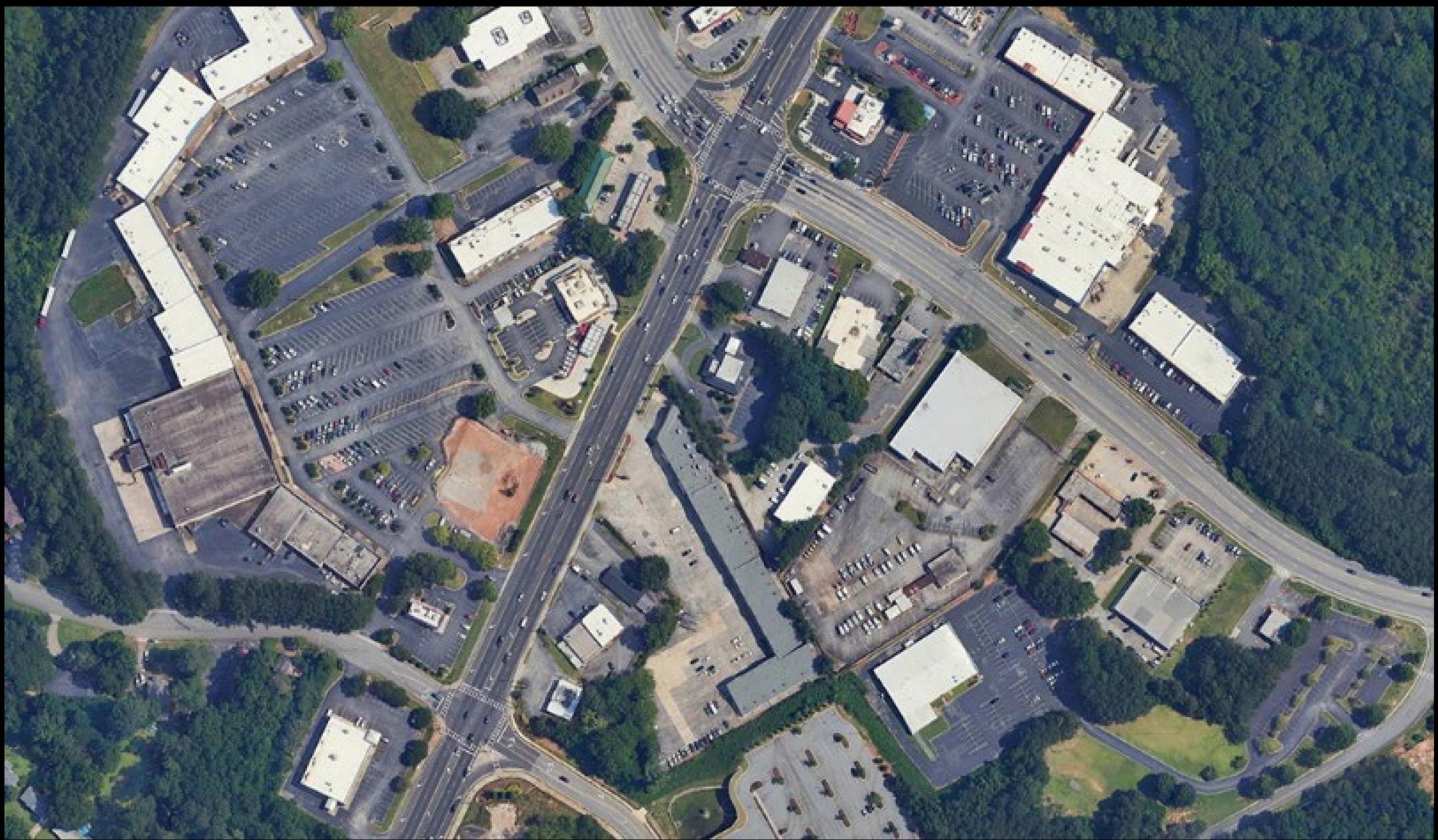
the movement is purposeful:

<u>Trip Type</u>	<u>%</u>
work	18.0
work-related	2.6
shopping	20.2
doctor/dentist	1.5
family/personal	24.2
church/school	8.8
social/recreational	24.5
other	0.2



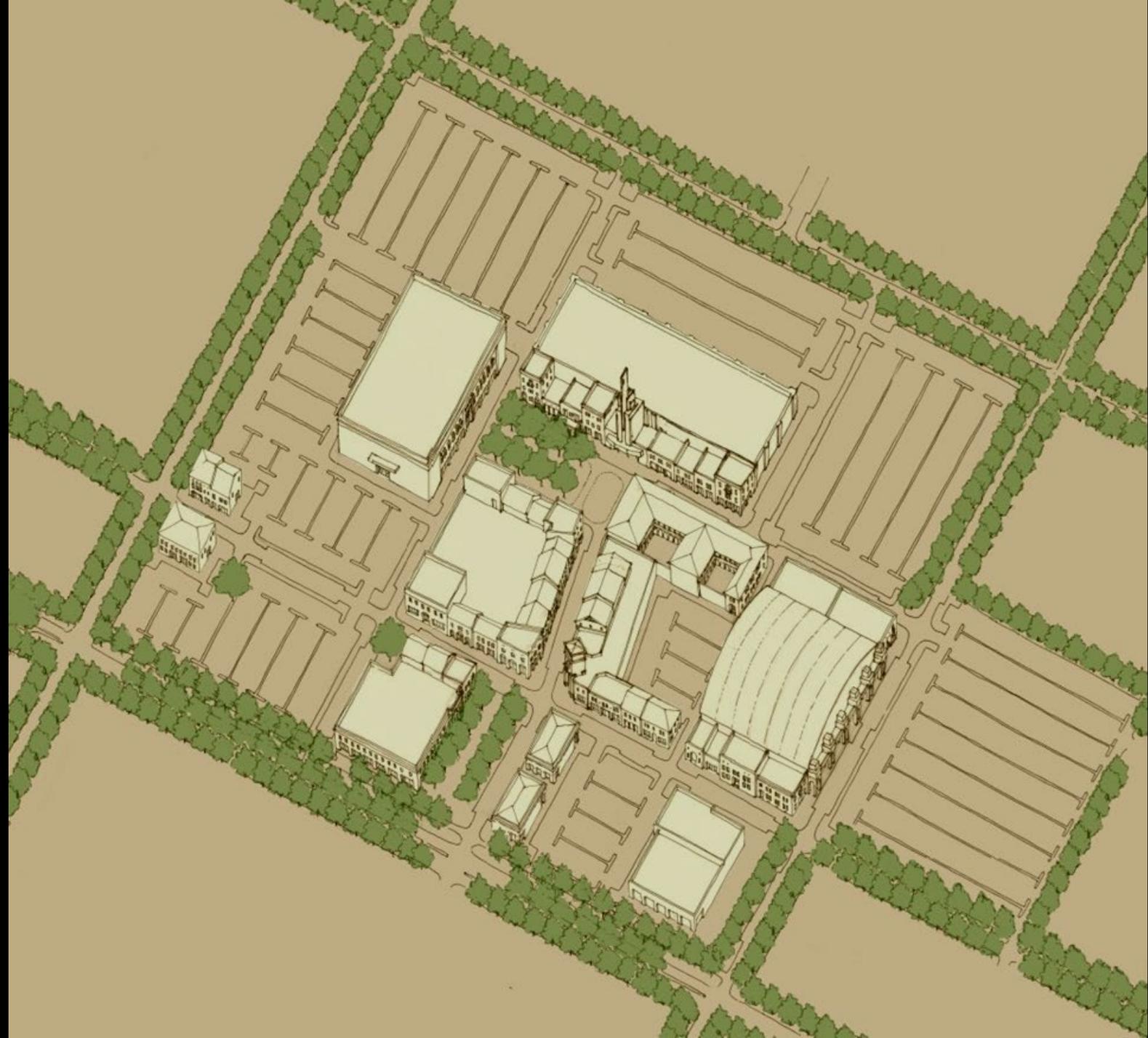
Hello? Mixed land use and density reduce my average weekend trip length by about 85%

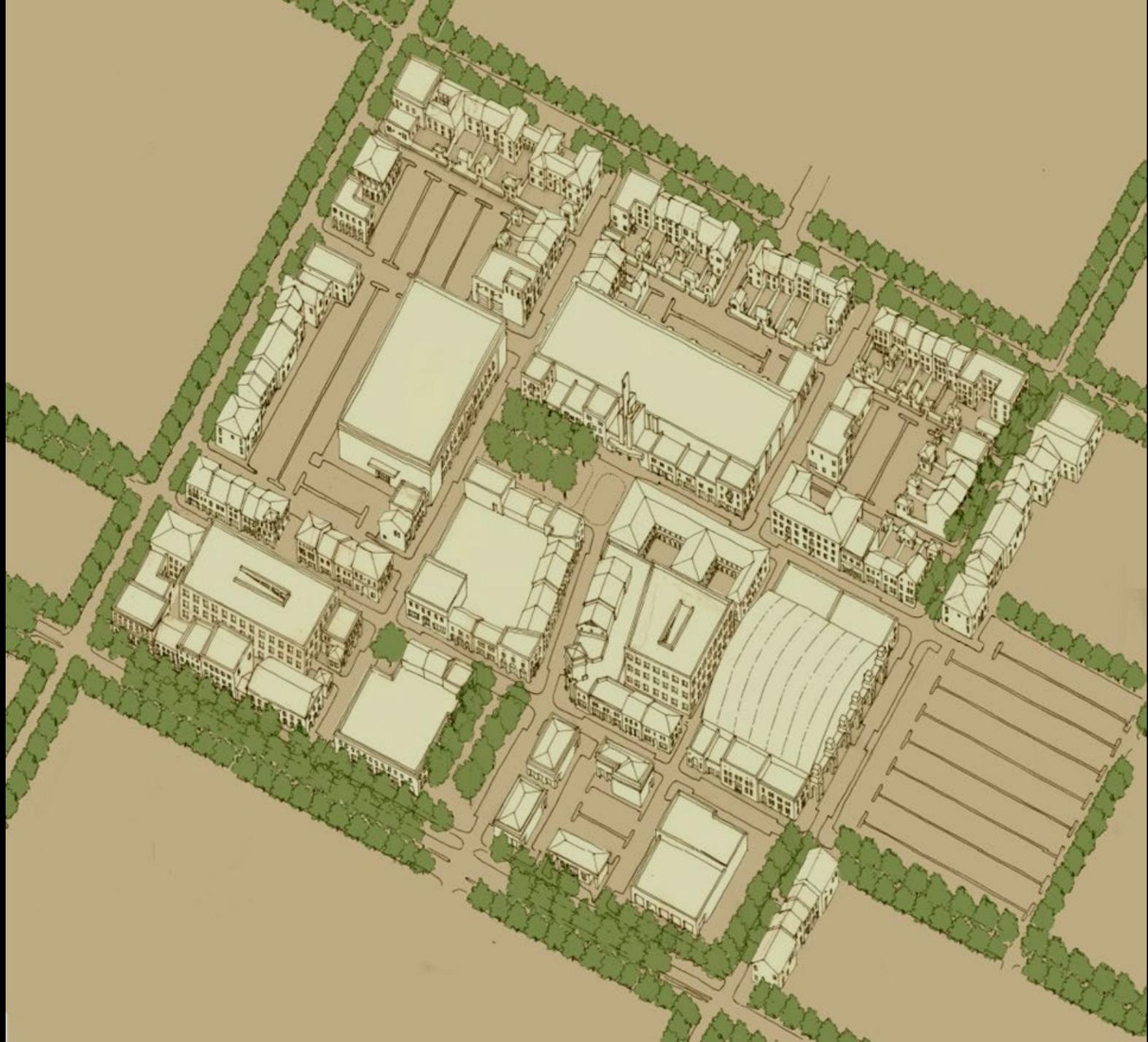
Lockwood











WINTER PARK MALL







REGAL CINEMAS

ALBERTSON'S

EL MONTE

CHAMBERLIN'S

CHEESECAKE FACTORY

BRIO

PINK IMPORTS

CENTURY LOFT

PF. CHANGES

LOFTS

RUTH'S CHRIS

BORDERS





JOHN
MICHAEL
NICK
OLIVER
PETER
RICHARD
TIMOTHY
WILLIAM

RYCA

WALK



K Mart

Lee Rd.

Orlando Avenue

Solana Ave

Winter Park
Village

Webster Ave.

Winter Park
Vo Tech

Denning Dr.



SUPER BLOCK



Lee Road Extension

Mixed Use Redevelopment

K Mart

Winter Park Village

W.P.V. Development

Residential Redevelopment

Lee Rd

Orange Avenue

Webster Ave.

Denning Dr.



CLEANERS

M&S

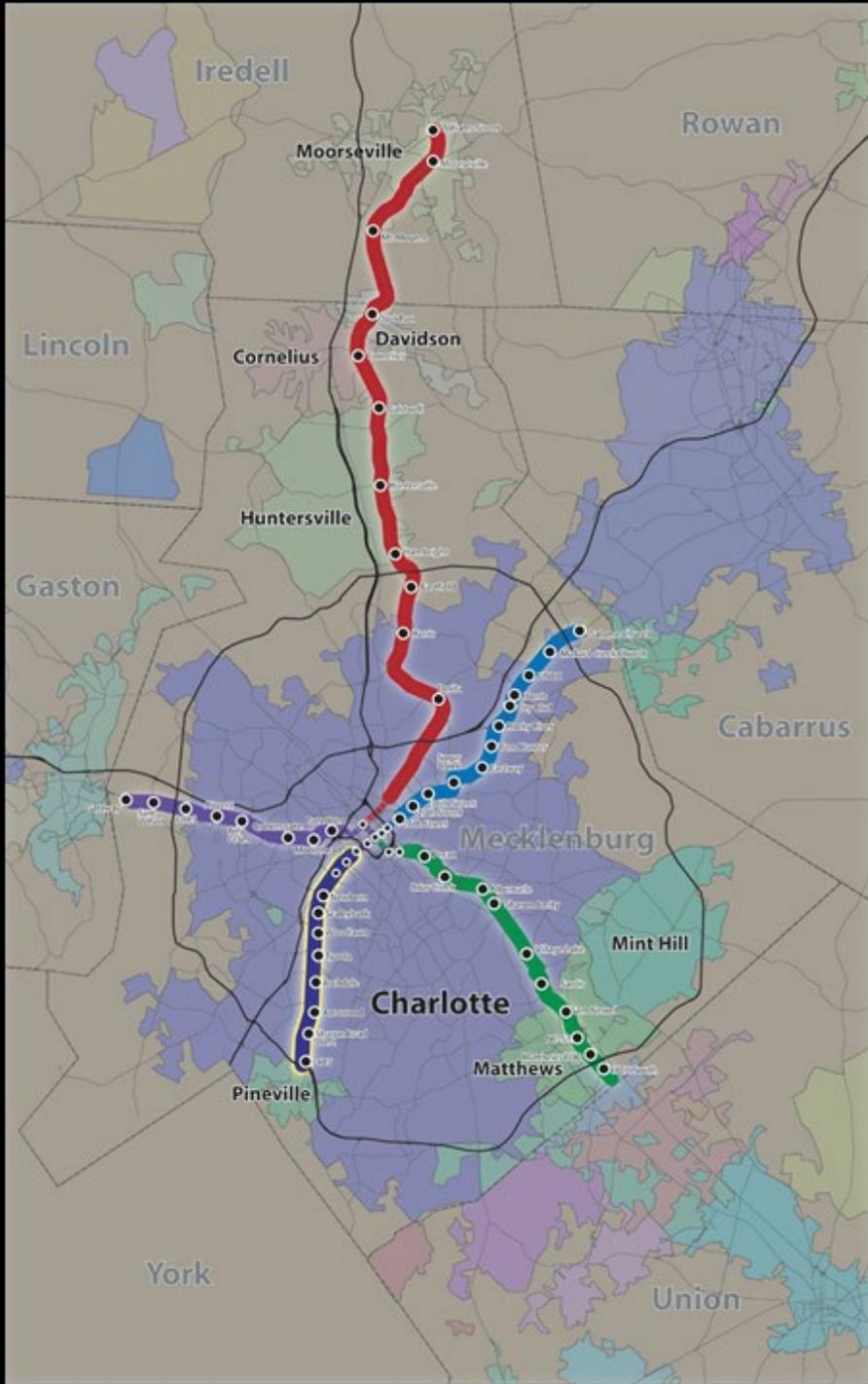
Publix

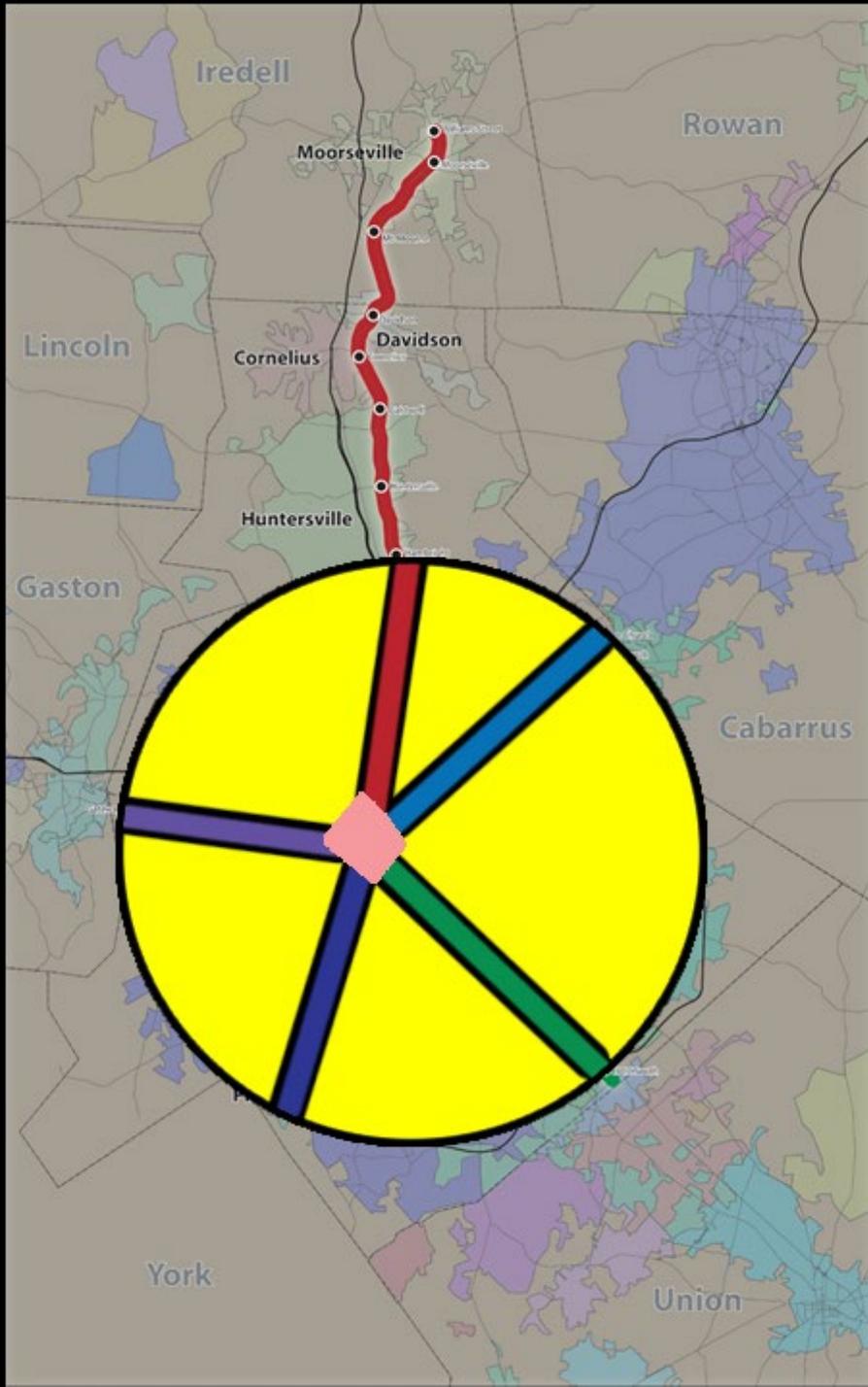
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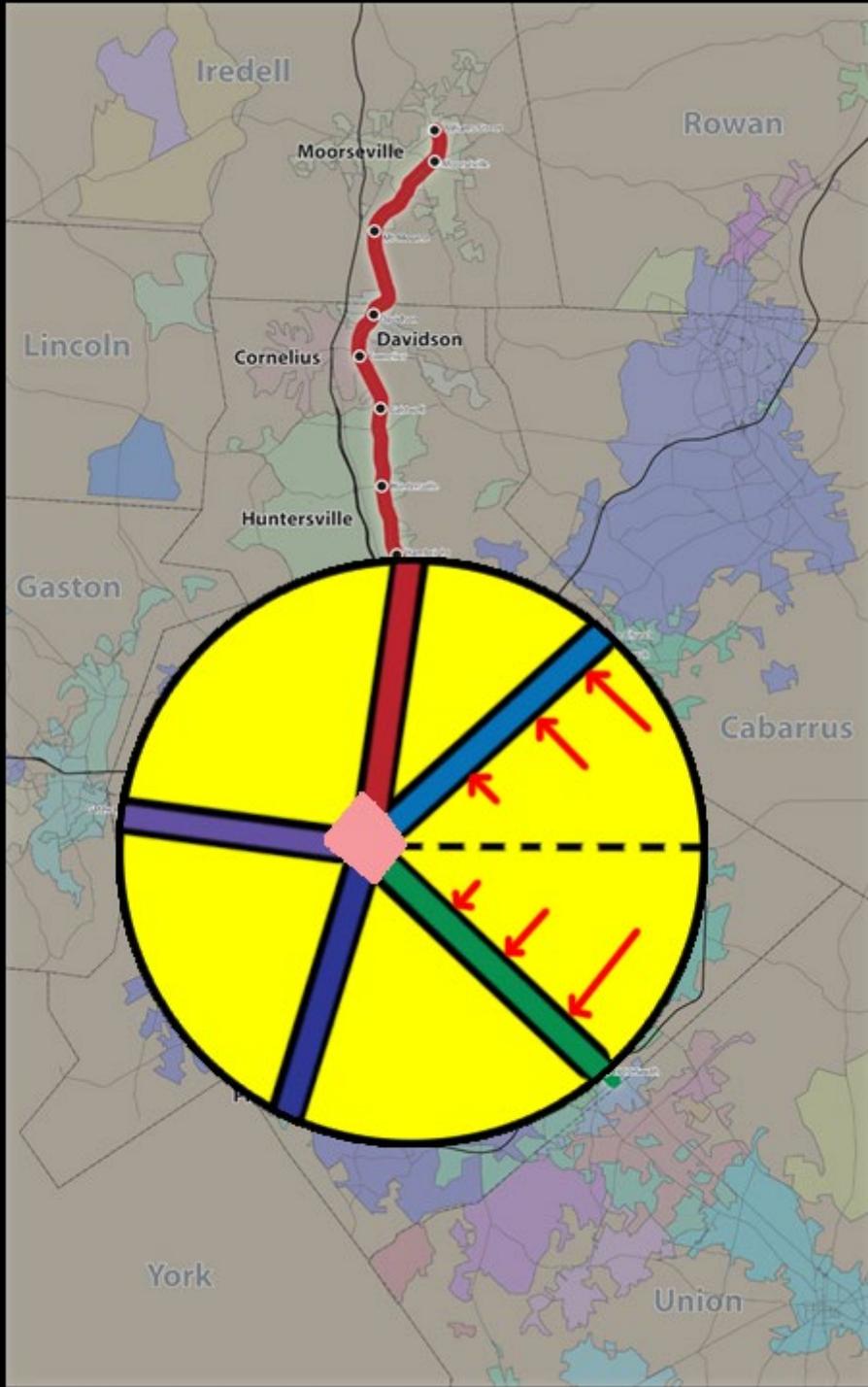
ROAD AHEAD

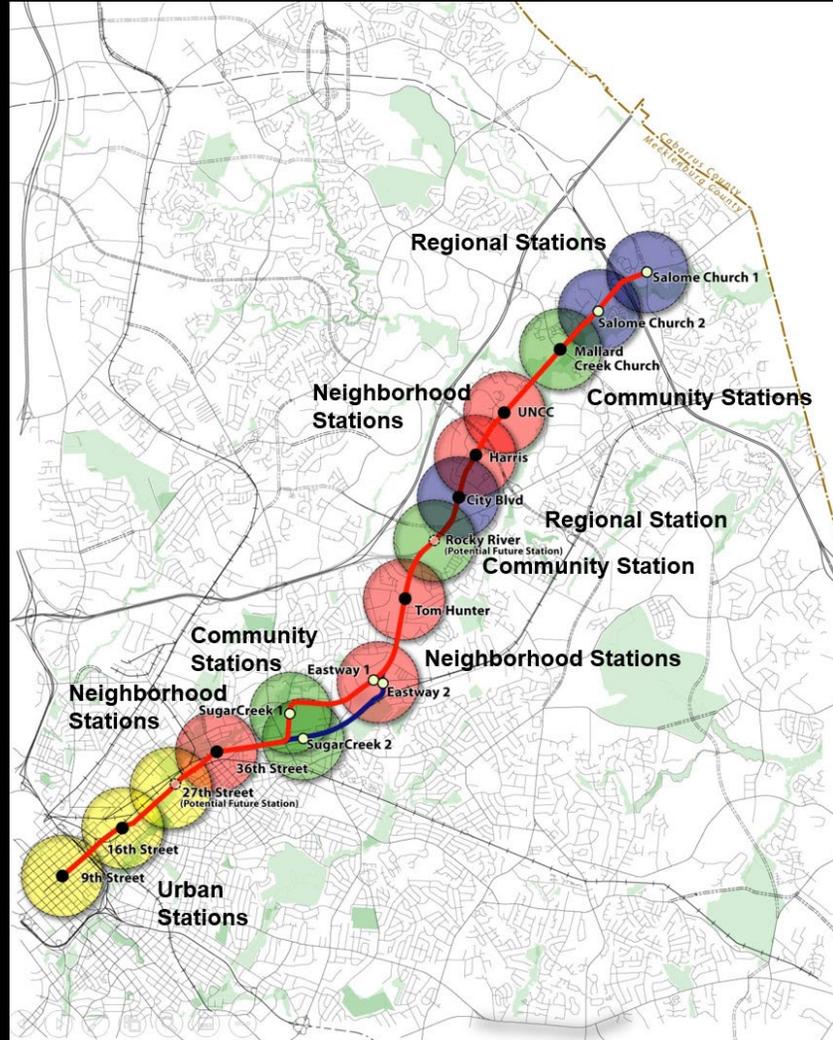
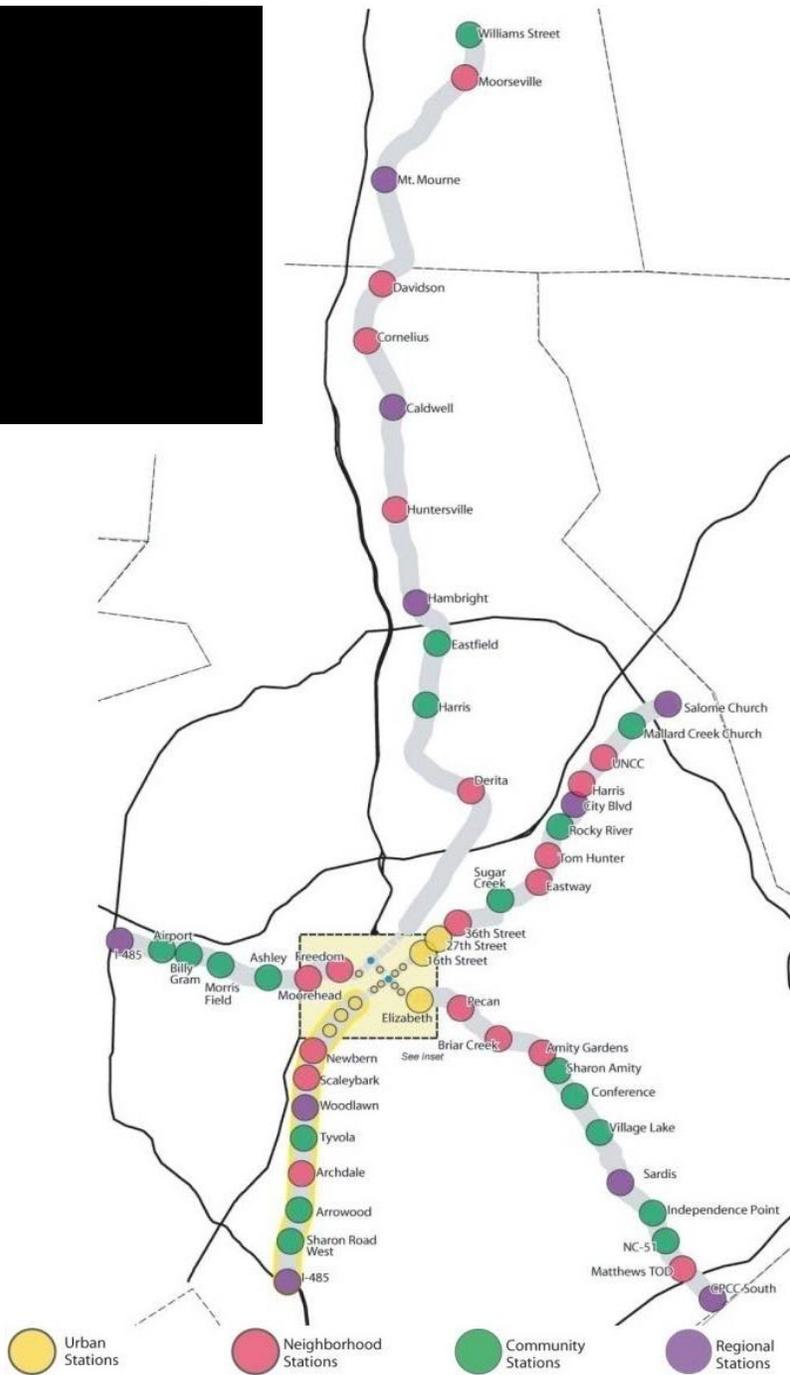
© 2014 Mazda





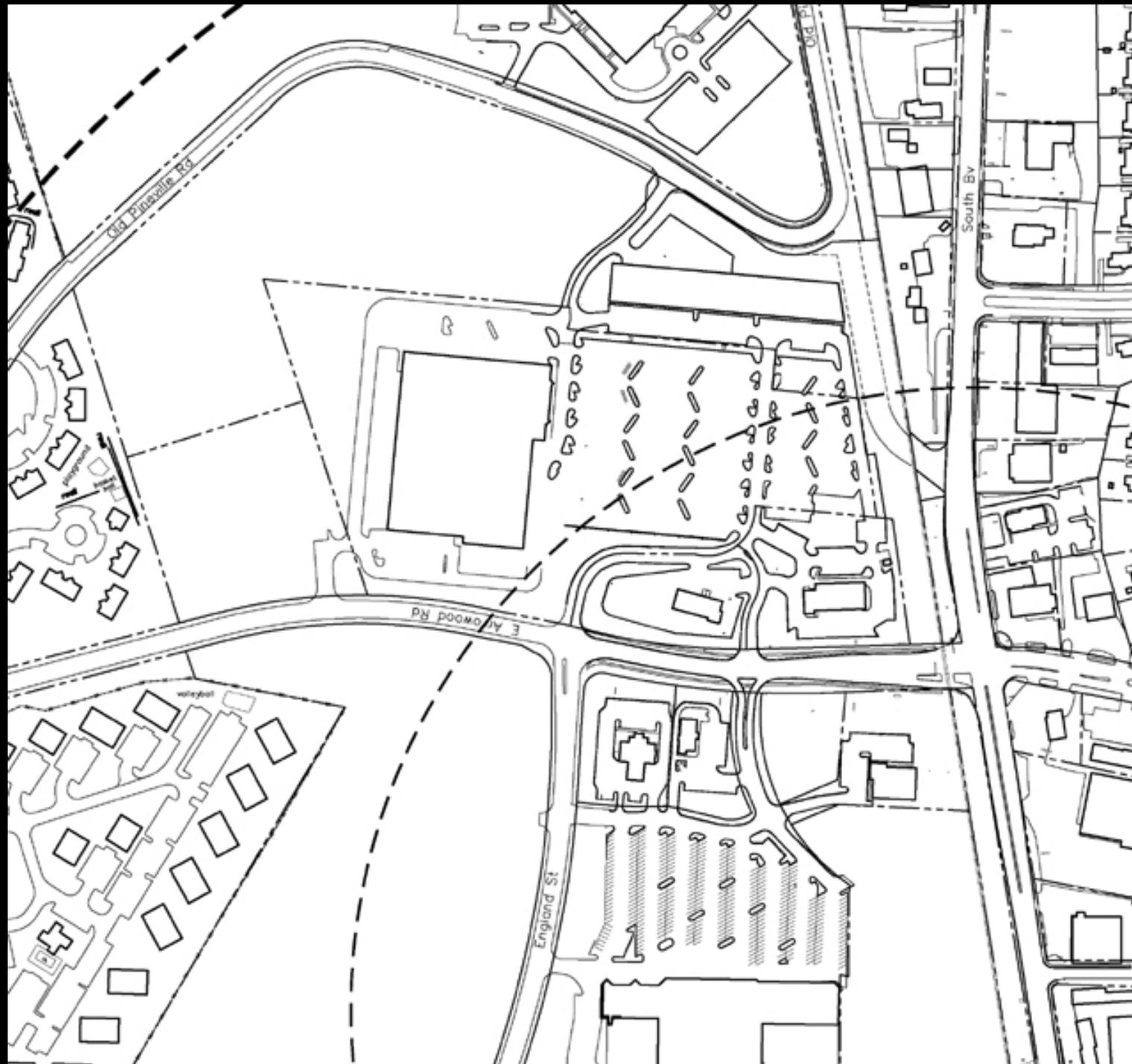






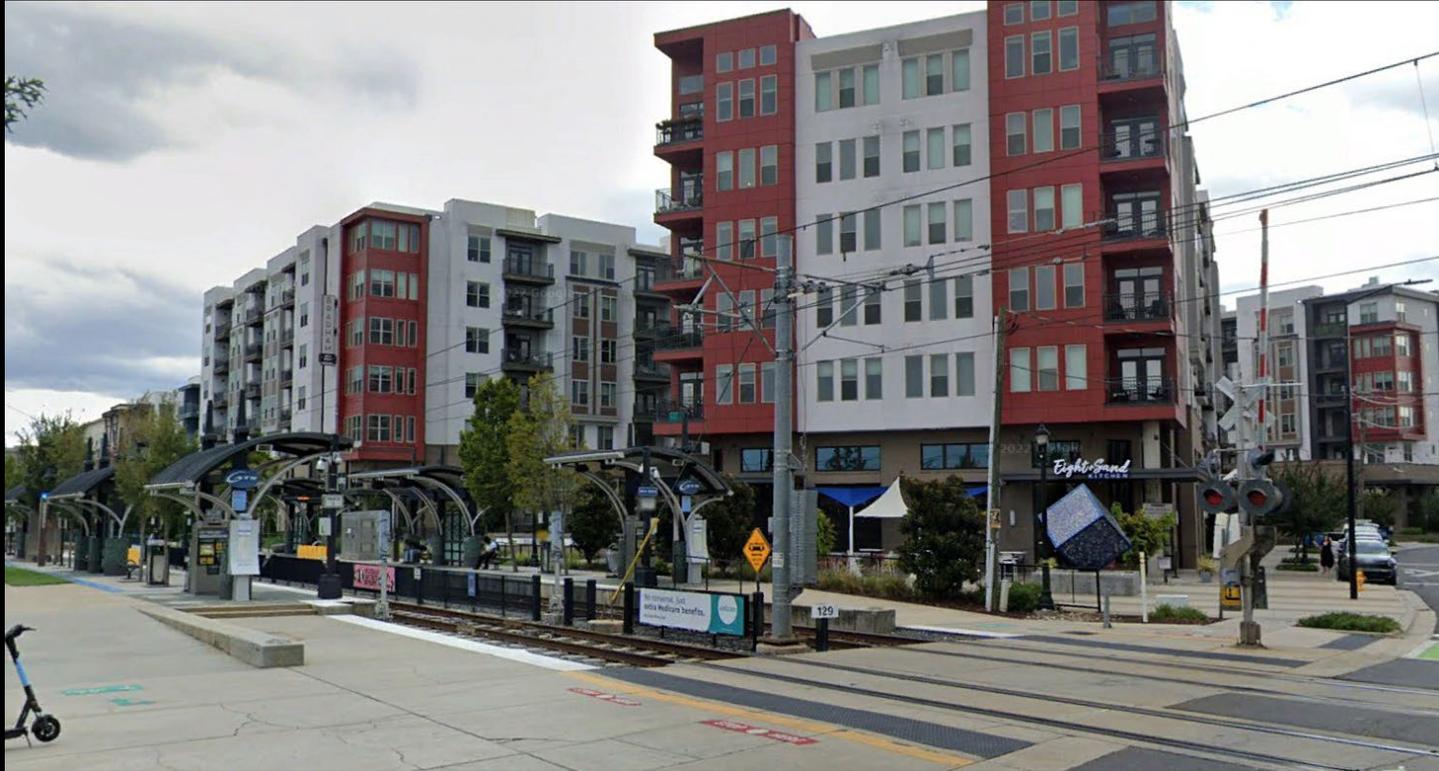
Five Station Area Types

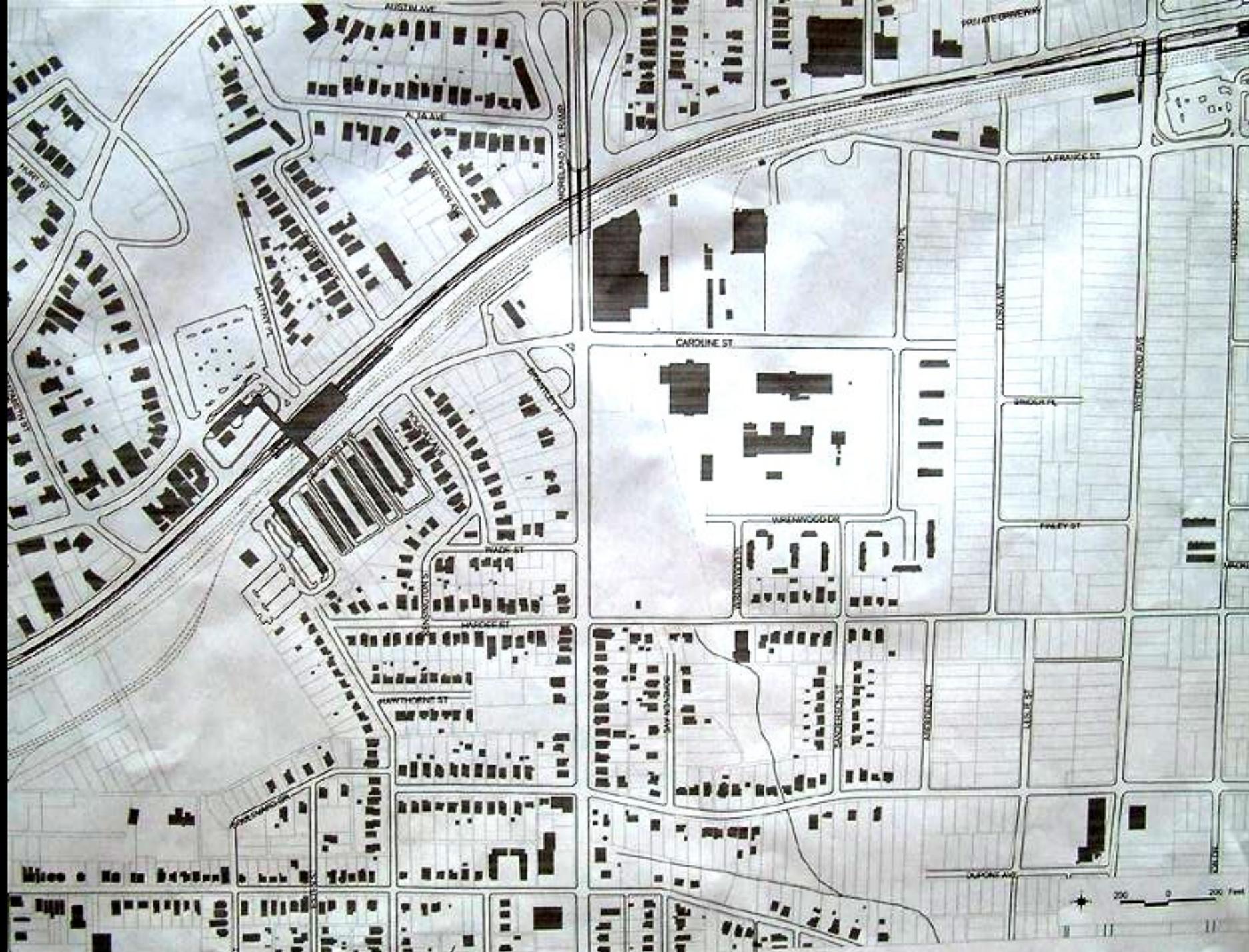
- 1) Urban
- 2) Neighborhood
- 3) Community
- 4) Multi-Modal
- 5) Regional





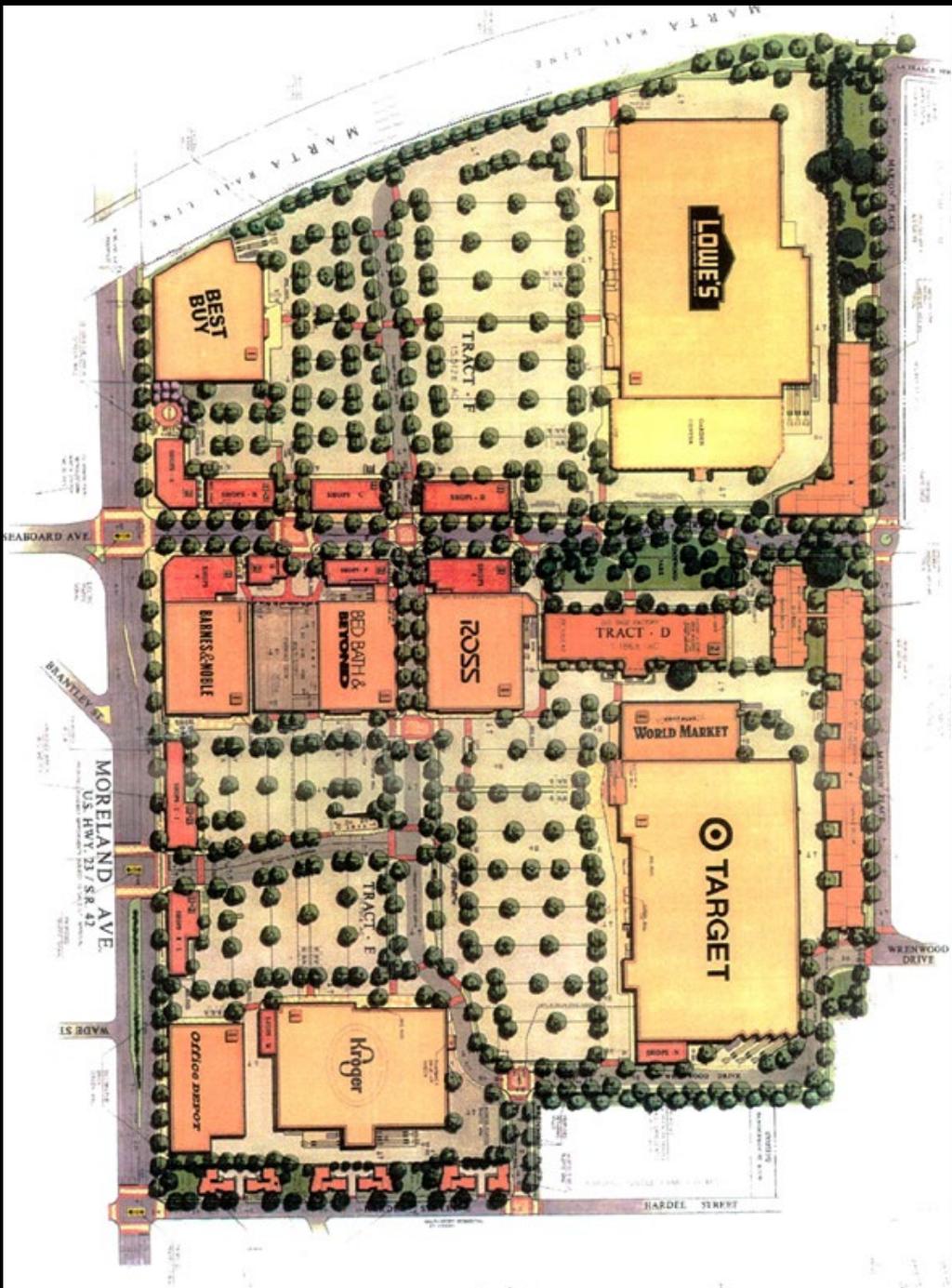




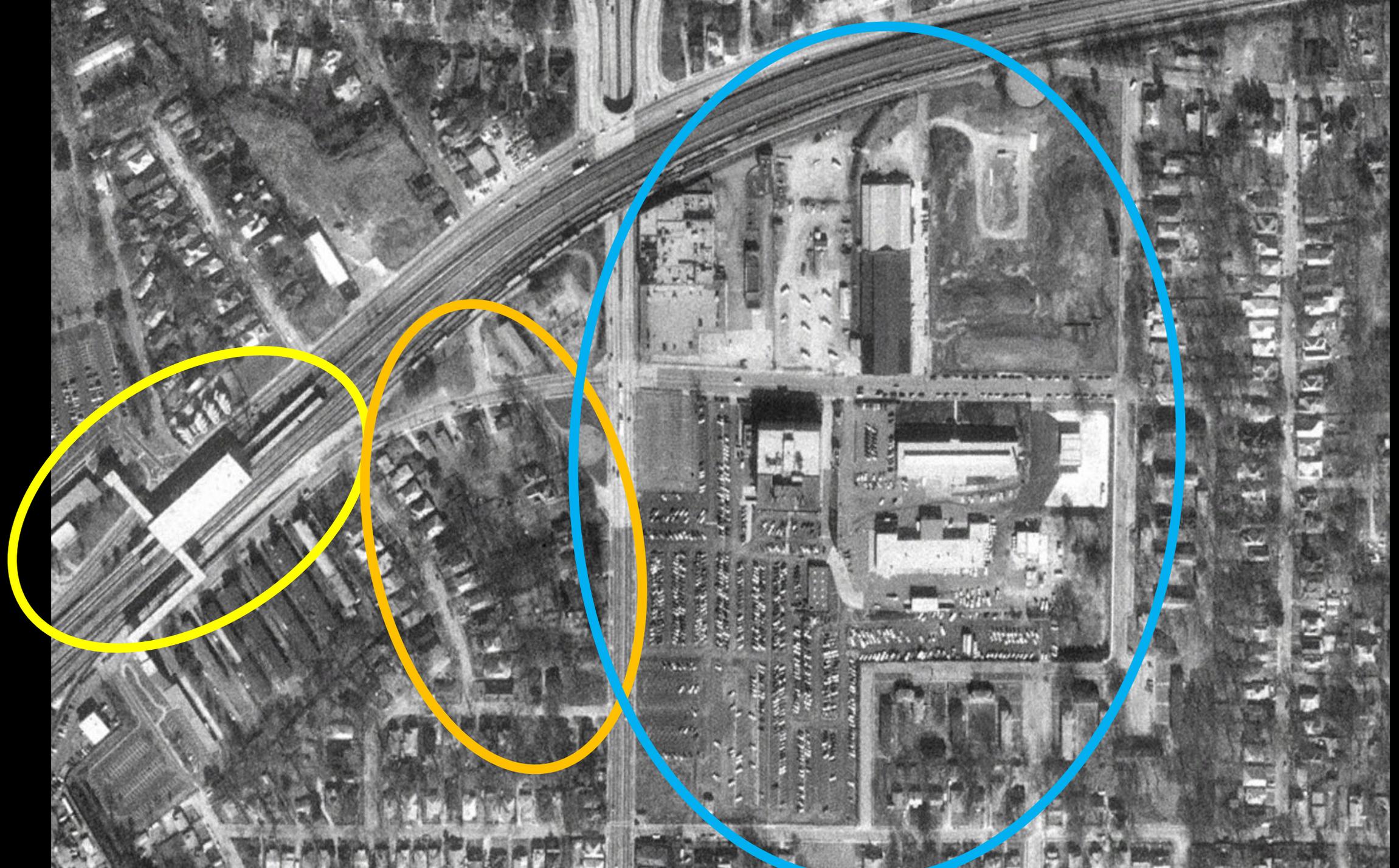


Austin Ave
Hurrell St
A Dale
Worland Ave Road
Murray St
Caroline St
Wrenwood Dr
Huggett St
Wainwright St
Lansdown St
Aberdeen St
Laurie St
Lafayette St
Private Driveway
Flossie Ave
Westwood Ave
Wacker
Lafayette Ave
Catcher

0 100 200 Feet













Painting with a Twist

FAITH BARBER SHOP

CINNAHOLIC

ALTERATIONS

NOW OPEN

NOW OPEN

OPEN FOR BRUNCH
SATURDAY & SUNDAY
8AM-5PM
MONDAY-FRIDAY 7AM-3PM



Uptown Area



Lawrenceville
Highway





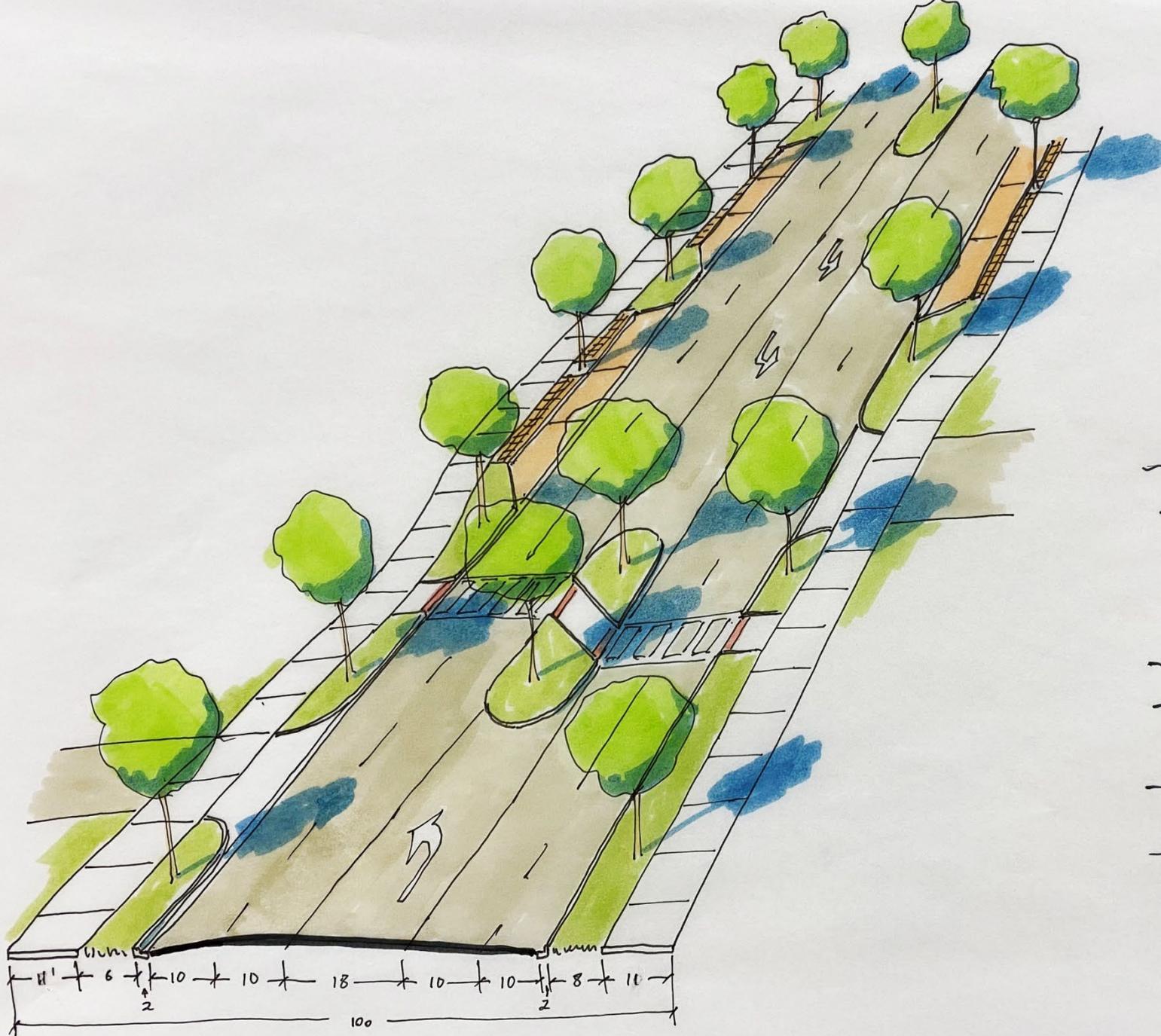
LAPORTE
SIGNS

LAPORTE
SIGNS

PAPA JOHN'S

LANE 100 FT. AHEAD
STOP





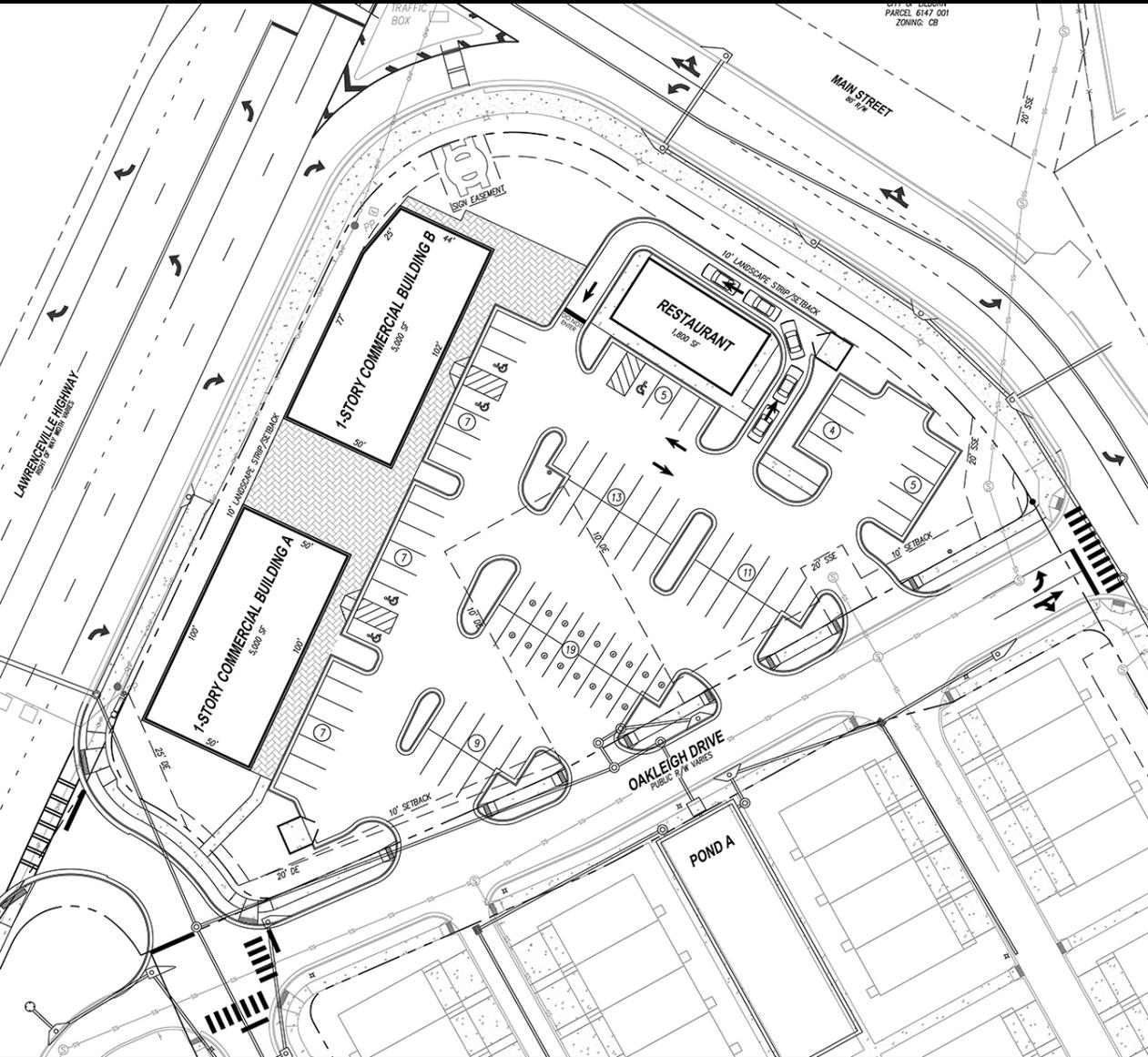
Lawrenceville Highway

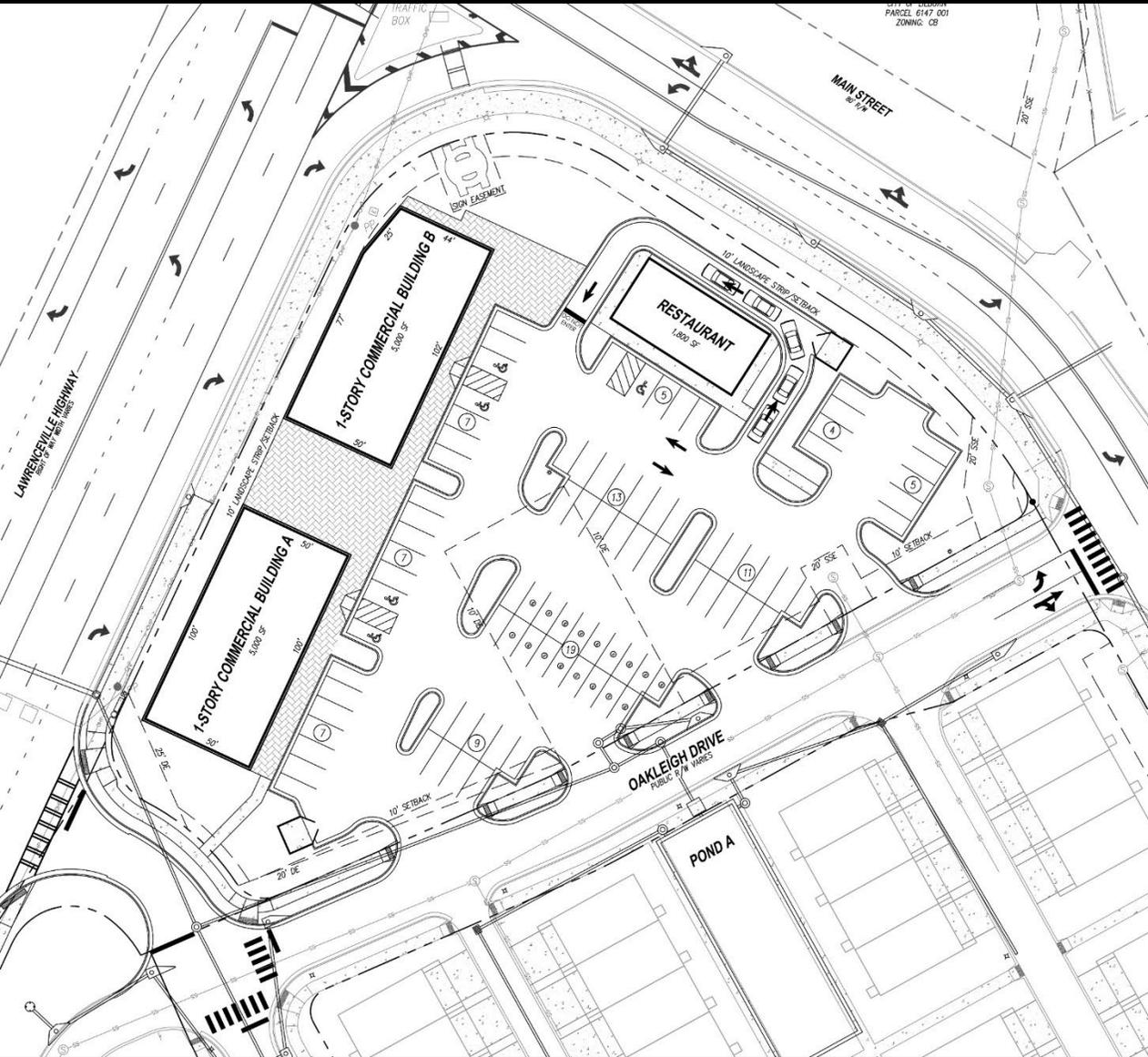
- 30 mph design speed
- 10' lanes
- Parking on street where r.o.w. is widens
- Remove right turn lanes
- Short medians that do not block driveways or side streets
- Shade trees along sides and in medians
- Midblock crossings on long blocks

Lawrenceville
Highway











BURGER KING

Felices Fiestas

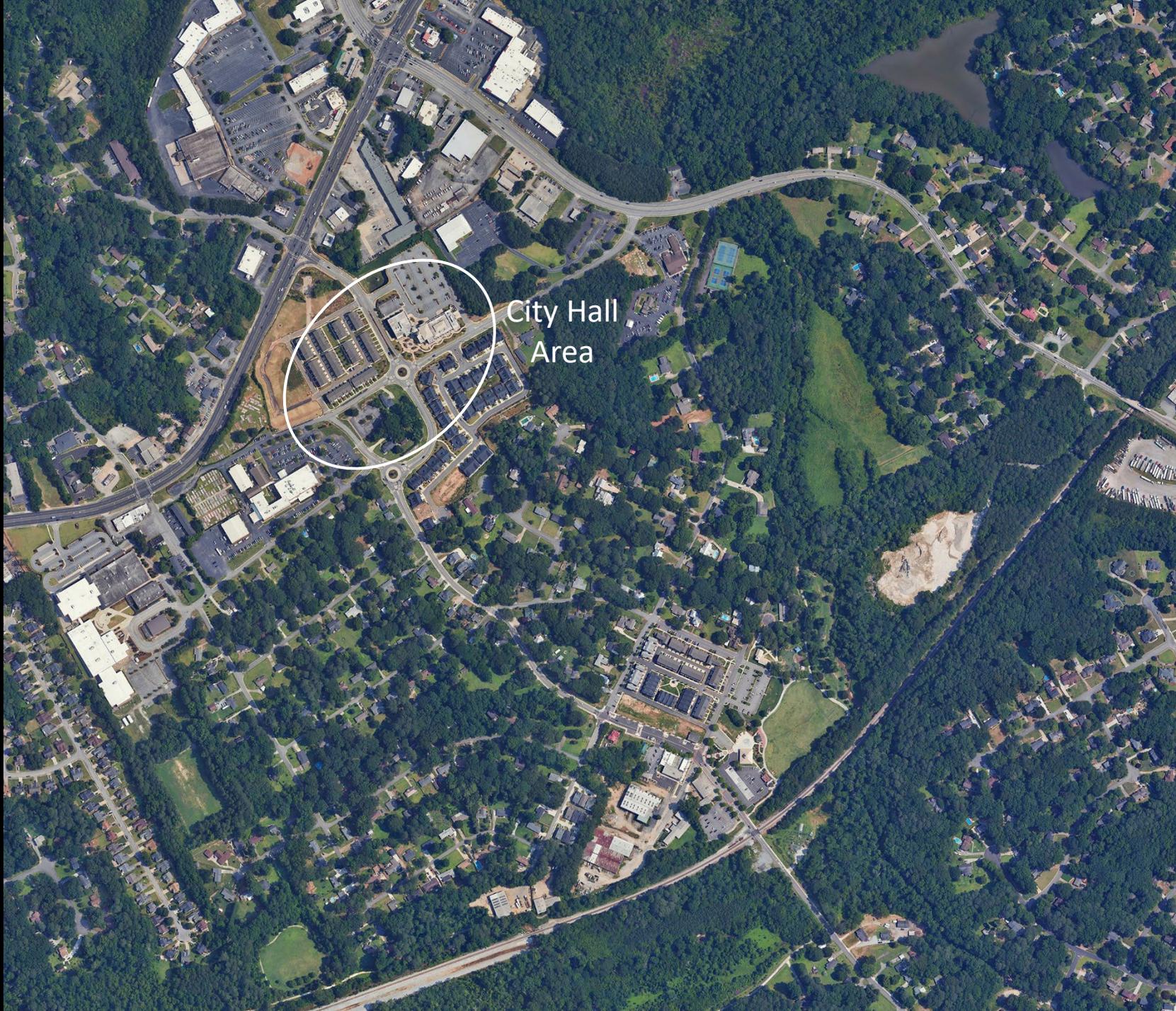
metro

BURGER KING

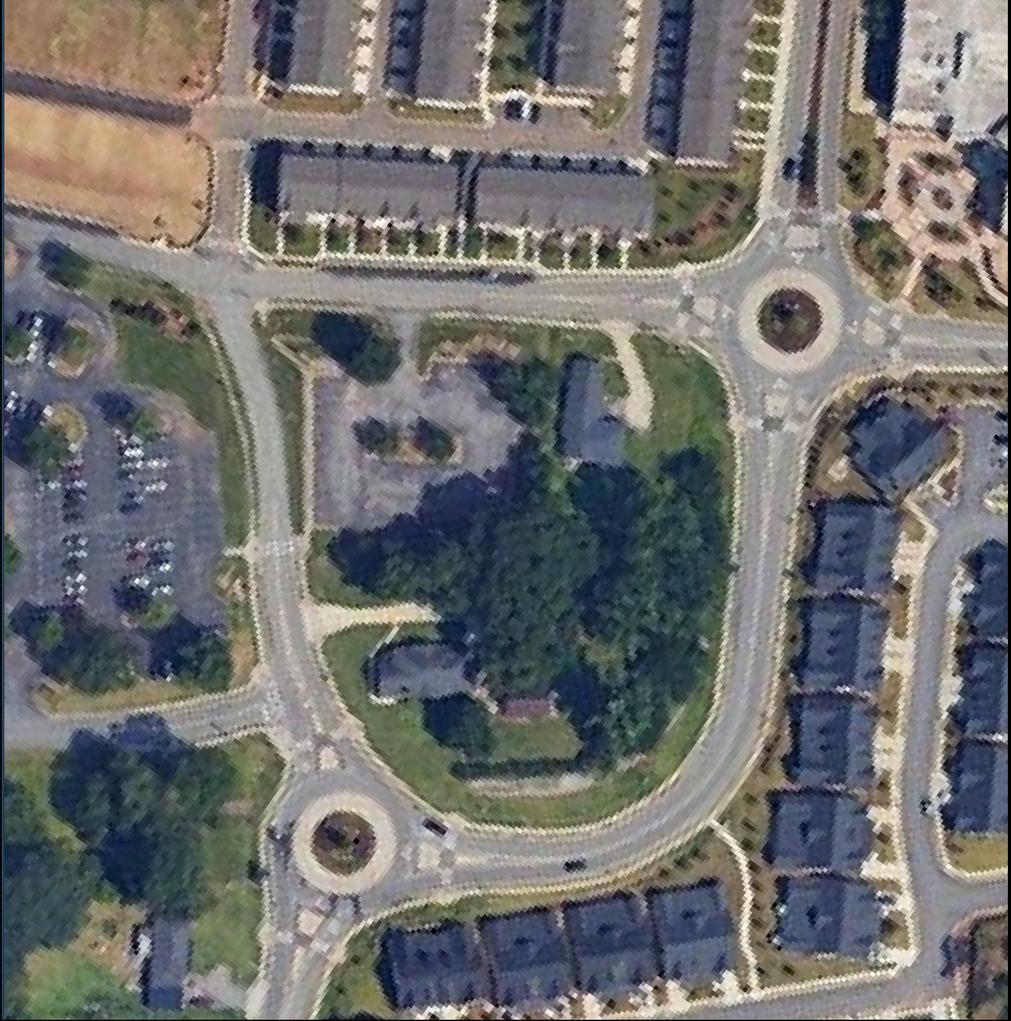
Various small signs and logos on a utility pole.

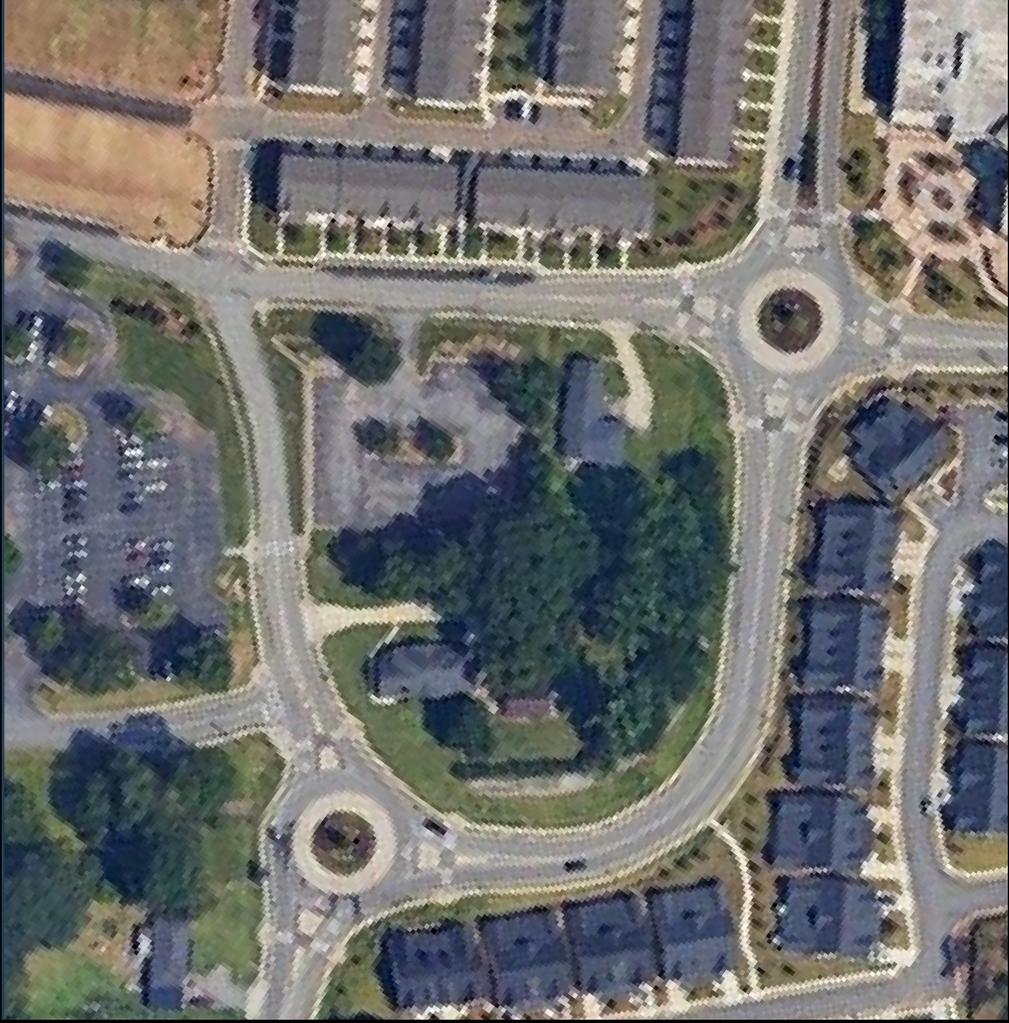
Traffic light signals at an intersection.

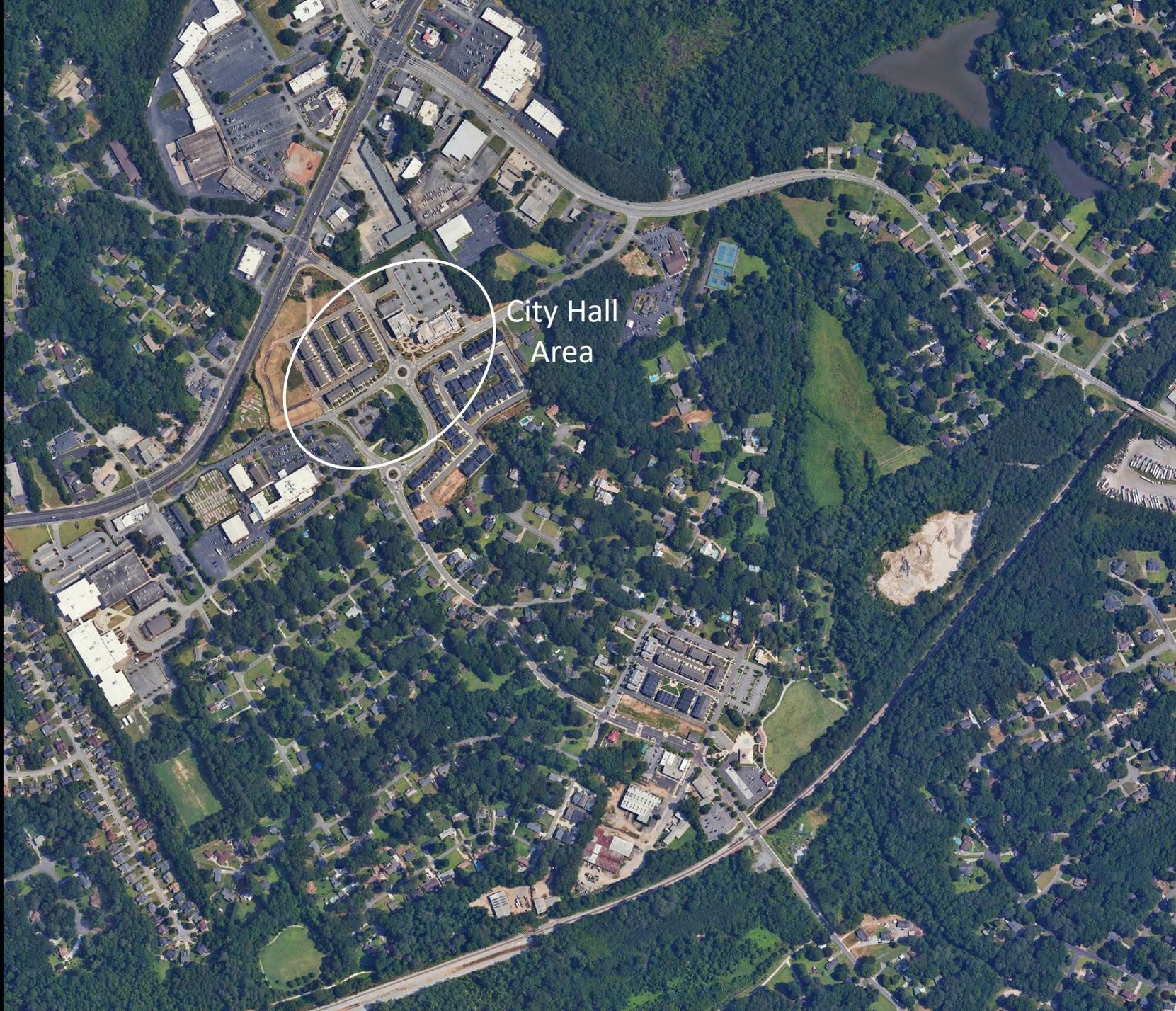




City Hall
Area







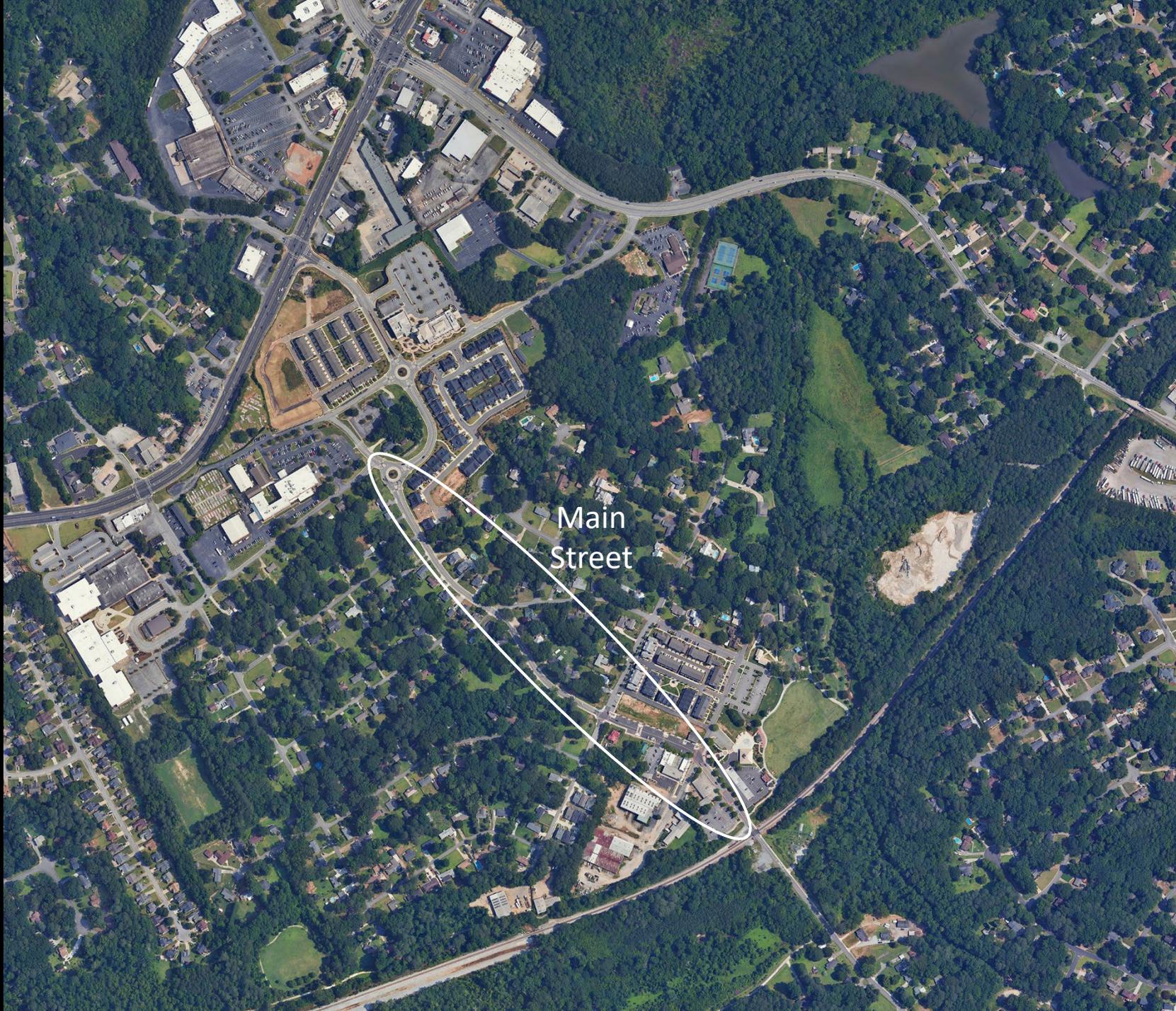
City Hall
Area



West
Old Town

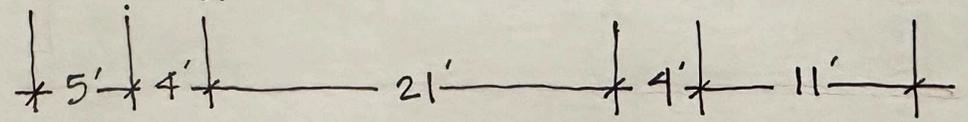
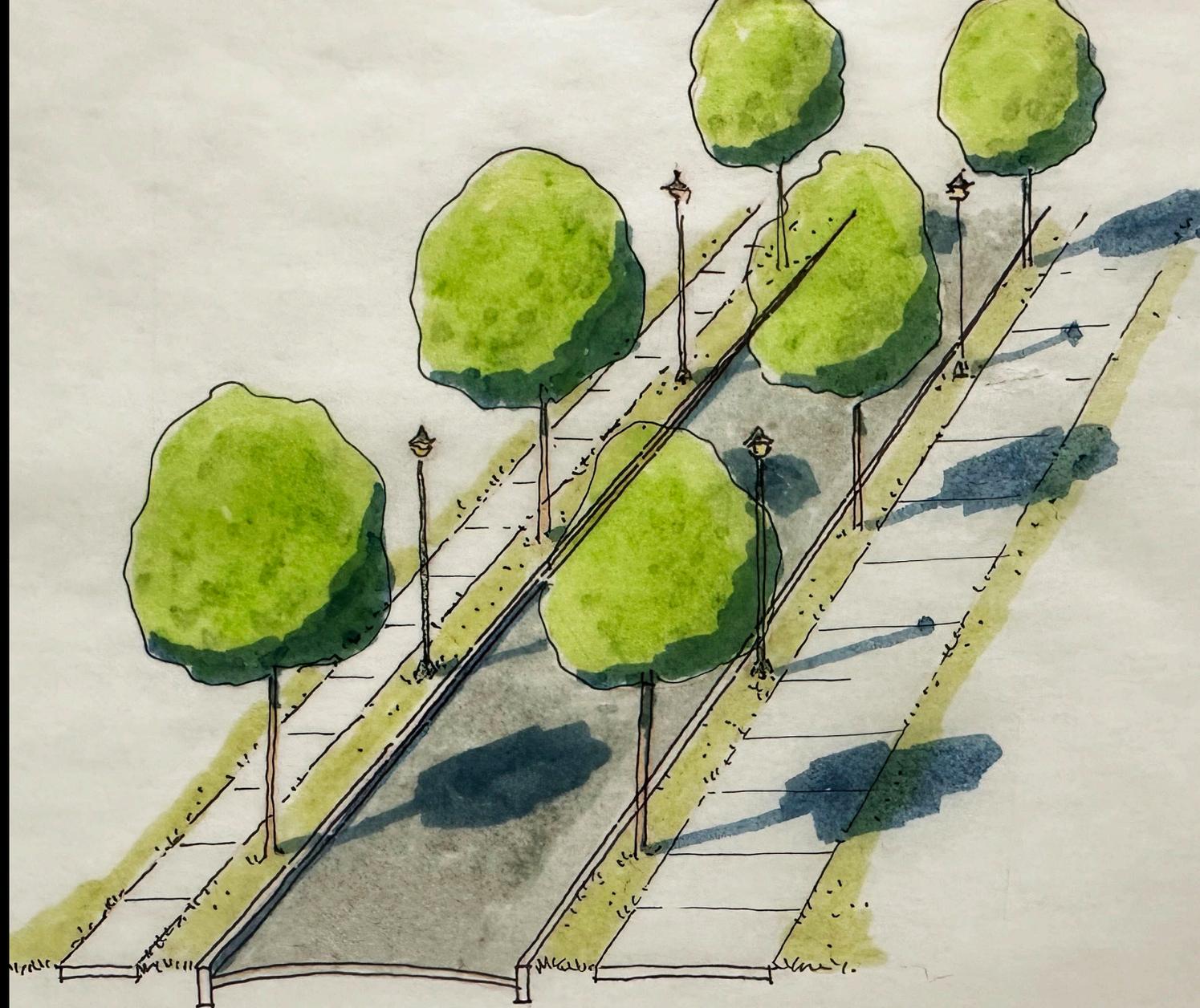


West
Old Town



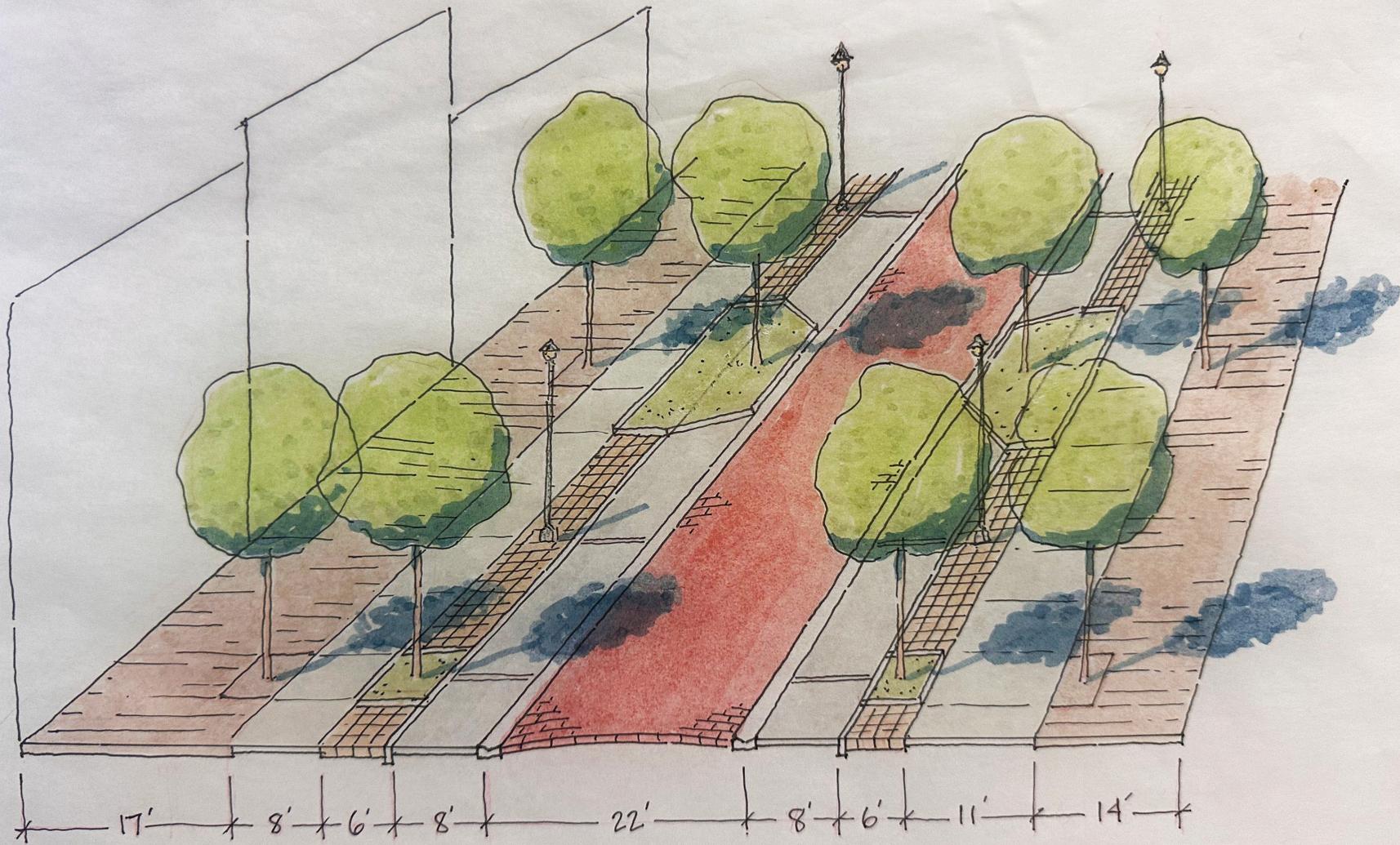
Main Street





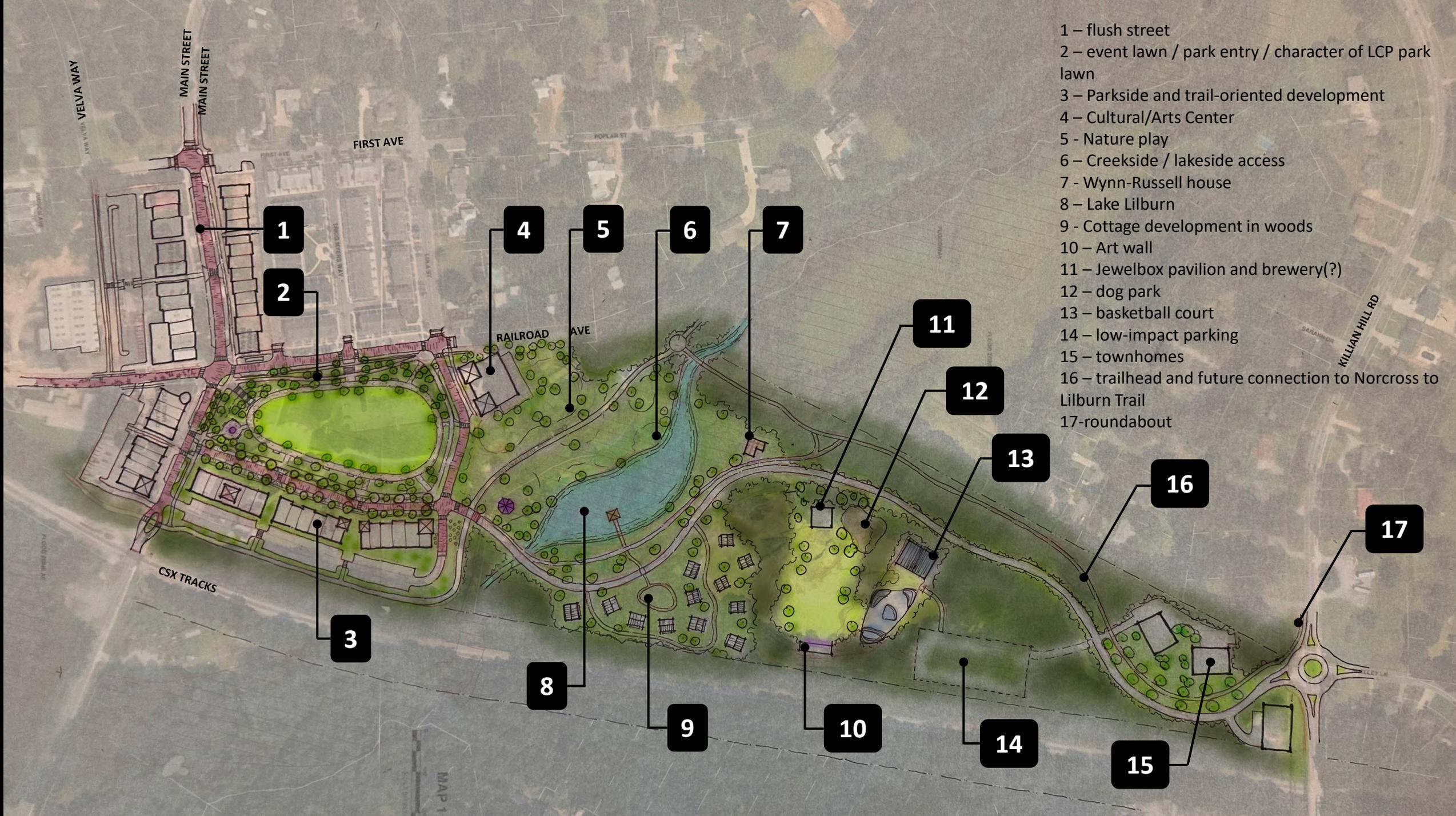
© 2015 Google







MAP 1



- 1 – flush street
- 2 – event lawn / park entry / character of LCP park lawn
- 3 – Parkside and trail-oriented development
- 4 – Cultural/Arts Center
- 5 - Nature play
- 6 – Creekside / lakeside access
- 7 - Wynn-Russell house
- 8 – Lake Lilburn
- 9 - Cottage development in woods
- 10 – Art wall
- 11 – Jewelbox pavilion and brewery(?)
- 12 – dog park
- 13 – basketball court
- 14 – low-impact parking
- 15 – townhomes
- 16 – trailhead and future connection to Norcross to Lilburn Trail
- 17-roundabout



VELVA WAY

MAIN STREET
MAIN STREET

FIRST AVE

1

1

RAILROAD AVE

CSX TRACKS

1

KILLIAN HILL RD

MAP 1



Flush Streets



VELVA WAY

MAIN STREET
MAIN STREET

FIRST AVE

2

CSX TRACKS

KILLIAN HILL RD

MAP 1



Food Trucks



Vegetated Slopes



Fitness Classes



400m Path





VELVA WAY

MAIN STREET
MAIN STREET

FIRST AVE

POPLAR ST

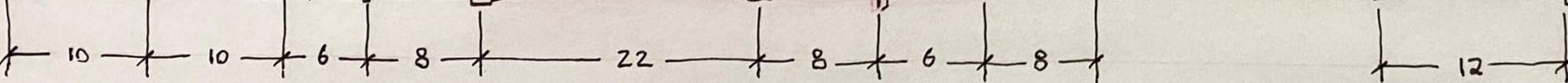
RAILROAD AVE

KILLIAN HILL RD

CSX TRACKS

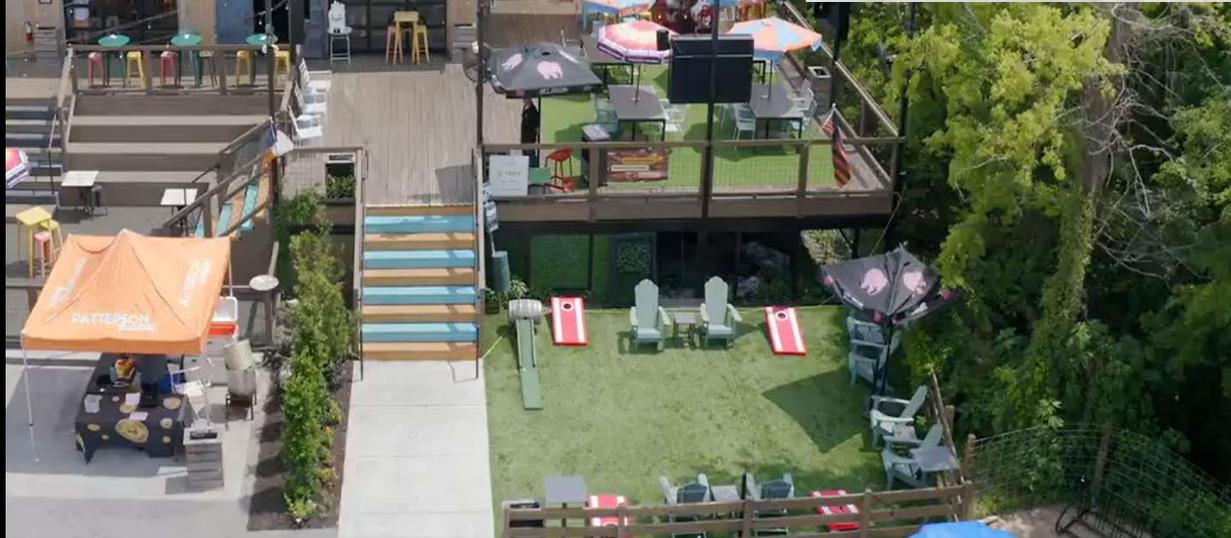
3

MAP 1





Parkside Development





5

6

VELVA WAY

MAIN STREET
MAIN STREET

FIRST AVE

POPLAR ST

RAILROAD AVE

KILLIAN HILL RD

CSX TRACKS

MAP 1



Water Play



Nature Play





VELVA WAY

MAIN STREET
MAIN STREET

FIRST AVE

RAILROAD AVE

CSX TRACKS

KILLIAN HILL RD

MAP 1

7

8

9



Pond



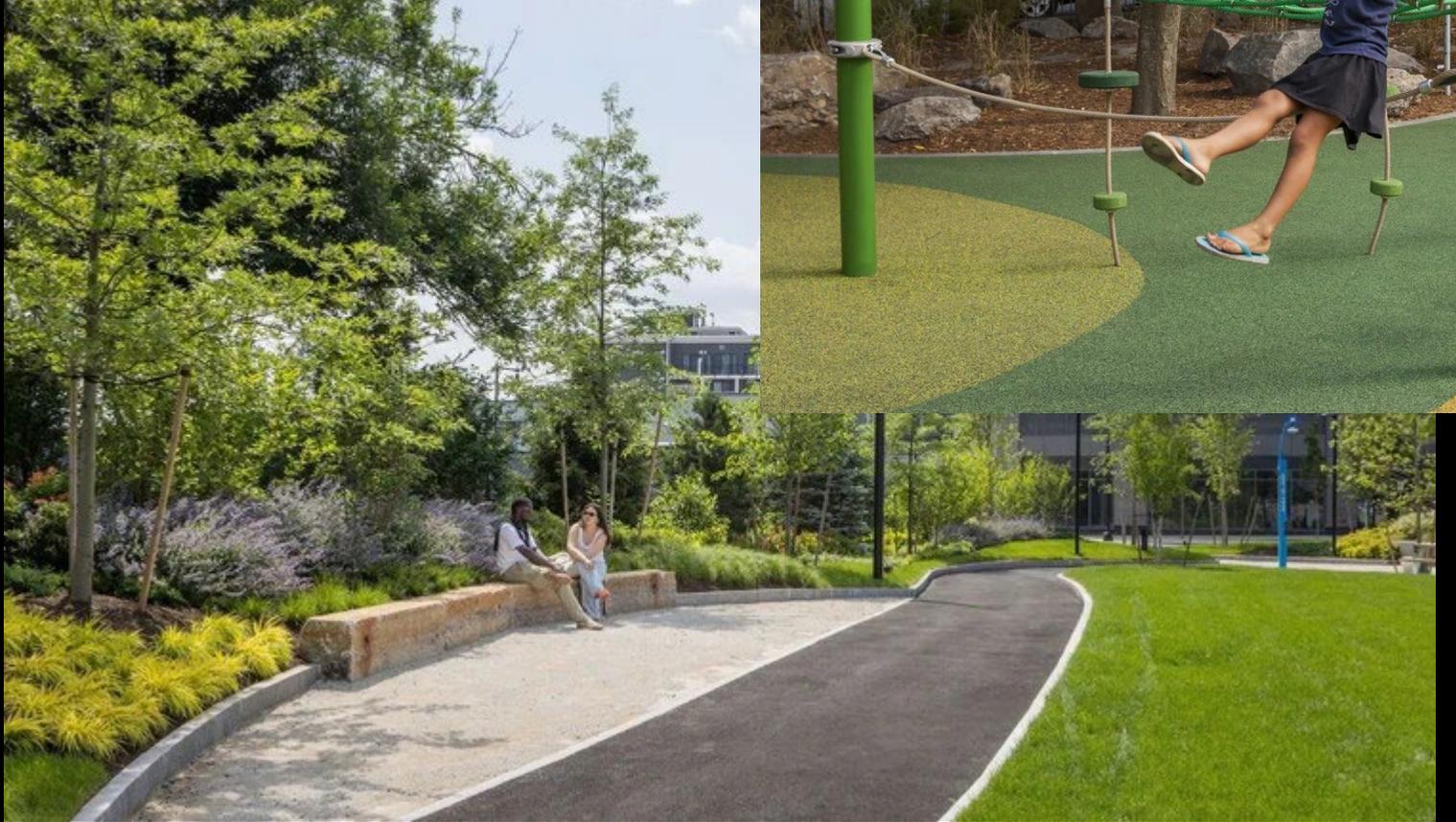
Wynne-Russell House



Cottage Village

Trails





Trailside Nodes



VELVA WAY

MAIN STREET
MAIN STREET

FIRST AVE

RAILROAD AVE

CSX TRACKS

KILLIAN HILL RD

MAP 1

10

11

12

13



Biergarten



Bark Bar / Dog Park



Tree Grove / Event Venue



Skate Park / Basketball



VELVA WAY

MAIN STREET
MAIN STREET

FIRST AVE

RAILROAD AVE

CSX TRACKS

KILLIAN HILL RD

16

17

14

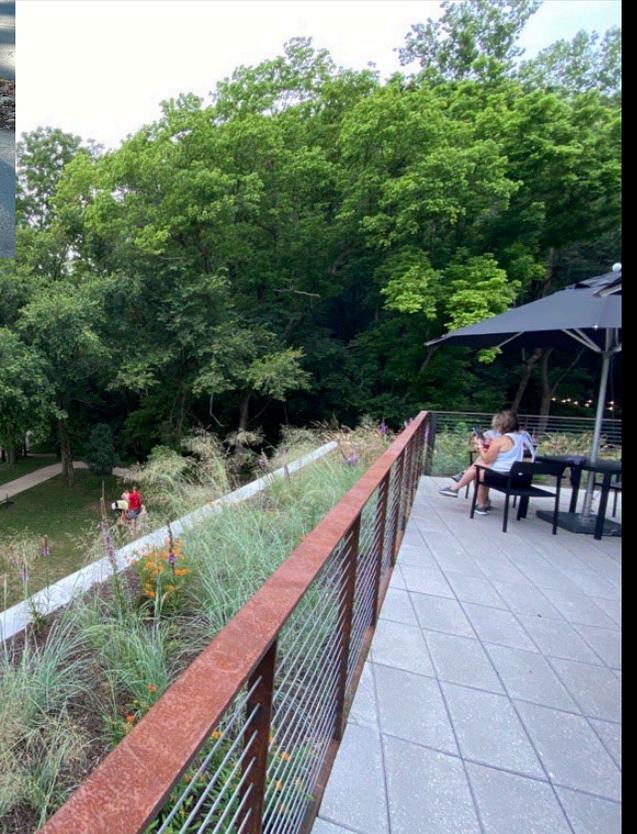
15

MAP 1

Variety of Trails



Trailside Development



Forested Parking Lot





Public Street
Network





Uptown Area

Main Street
Entry Area

Lawrenceville
Highway

City Hall
Area

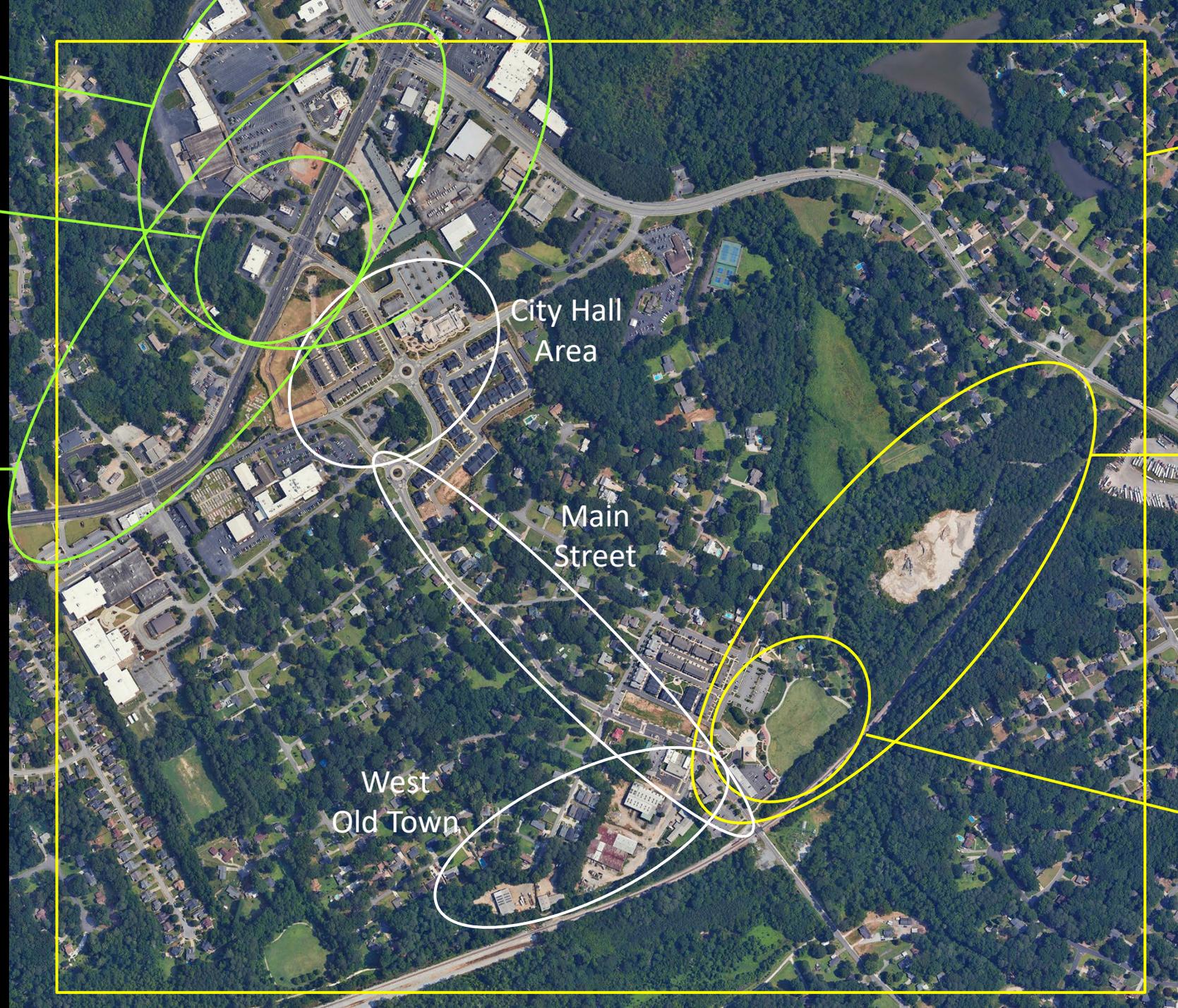
Main
Street

West
Old Town

Public Street
Network

Lilburn
City Park

Old Town
Portion of Lilburn
City Park





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

Thank You

T'OOLE
DESIGN