

# BEAVER RUIN PILOT STUDY

Gwinnett County, Georgia



top: Jimmy Carter/Singleton Road Town Center Node Concept plan

middle images: Graphics added to a section of Singleton Road demonstrate how an improved streetscape could appear

bottom at right: Study Area map of the neighborhoods



As a second ring suburb to Atlanta just outside of I-285, with access to the important I-85 corridor, the Beaver Ruin Study Area has strong potential as a desirable residential and employment center. However, its current state of housing and commercial deterioration, lack of community amenities, extensive traffic congestion, and the perception of population instability must be addressed to achieve this vision.

In effect, TSW's goal is to reverse these negative trends, renew confidence in the area, and achieve revitalization in a shorter time frame than would conceivably occur in the distant future given historical real estate and development cycles.

TSW planners created seven overall revitalization objectives that include:

- Protecting, revitalizing, and stabilizing existing neighborhoods.
- Using a market-based approach to revitalize commercial corridors and positively impact adjacent neighborhoods.
- Supporting economically viable neighborhood commercial uses.
- Increasing open space and recreational opportunities to enhance neighborhood value and quality of life.
- Providing a balanced transportation system that includes adequate vehicular, pedestrian, transit, and bicycle facilities.
- Supporting a safe and secure environment.
- Ensuring adequate infrastructure improvements to support revitalization efforts.

