

LOGANVILLE TOWN CENTER LCI STUDY

Loganville, Georgia



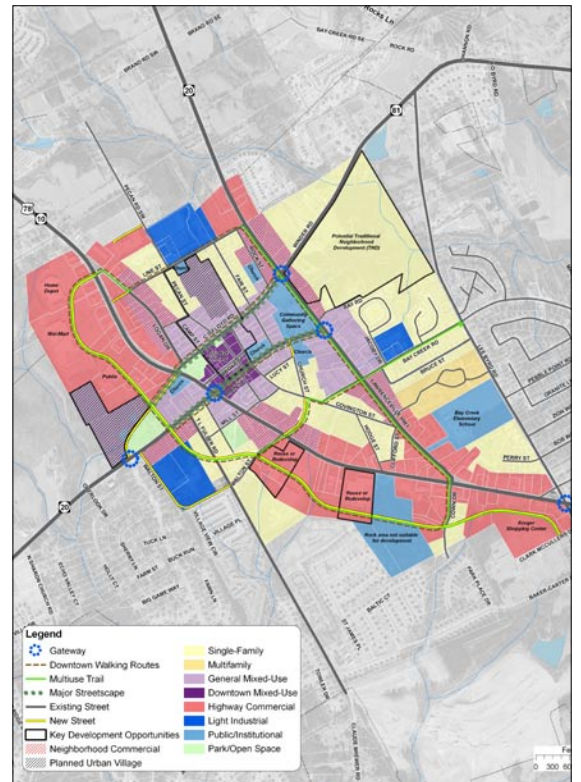
Loganville lies approximately 30 miles east of Atlanta along US 78, in the path of suburban growth creeping out from Gwinnett County. In 2009 the city was awarded funding from the Atlanta Regional Commission for a Livable Centers Initiative (LCI) study. The LCI program promotes greater livability by directing development into walkable, mixed-use centers that conserve open space and ensure efficient use of transportation funds.

Through an eight month effort, TSW and subconsultants worked with Loganville residents, business and property owners to establish a vision for how the city should grow over the next 25 years in. The vision called for building on Loganville's strength, enhancing its local character, creating a vibrant live, work, and play environment, and making the community a destination. Central to it was directing growth into the town's historic core and supporting it with public sector infrastructure investments.

A variety of policy and project recommendations were incorporated into the master plan to achieve this. Within the historic core, the study calls for preserving historic buildings and neighborhoods, while complementing them with compatible infill development. Among these is a mixed-use civic center adjacent to Main Street that would feature a new city hall, library, retail, housing, offices, and shared parking facilities that could be used by the new development and the existing Main Street businesses.

Along the city's historic residential streets the plan calls for protecting their existing character and enhancing them with appropriately-designed and scaled infill development. Increased housing options are also introduced, but their form respects the historic homes surrounding them.

The study also identified over \$31 million in public projects supporting the land use vision, including road improvement, new streets, pedestrian facilities, park upgrades, multi-use trails, wayfinding signs, intersection improvements, and transit feasibility studies. Most significantly, it recommended an access management plan for US 78 to calm traffic, reduce conflicts, and improve safety.



top right: Lawrenceville Street today
middle right: Lawrenceville Street with new multi-use trail
far right: Study area framework plan showing future land uses and transportation projects
right: An illustrative concept plan of a traditional neighborhood development proposed for the city's north side (shown in light yellow at the top of the Framework Plan)

