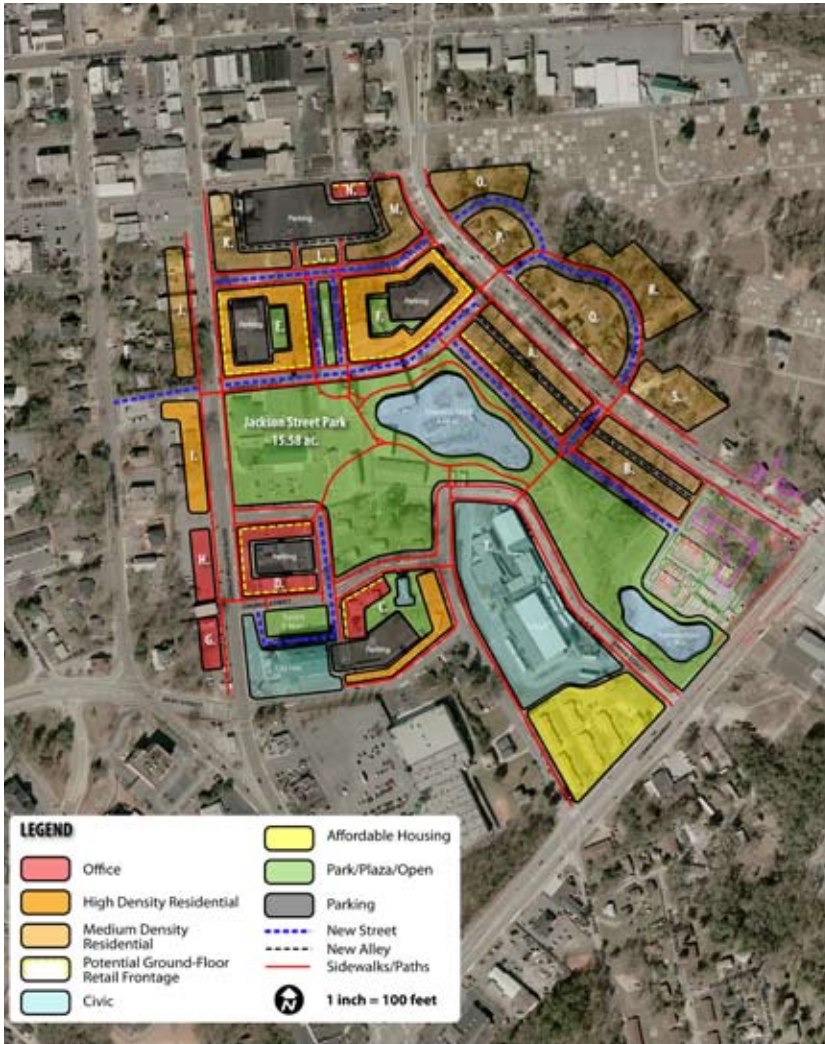


JACKSON STREET MASTER PLAN

Lawrenceville, Georgia



TUNNELL-SPANGLER-WALSH & ASSOCIATES



CITY OF LAWRENCEVILLE

JACKSON STREET MASTER PLAN CONCEPT STUDY
TUNNELL-SPANGLER-WALSH & ASSOCIATES
October 2006



In 2007 the Lawrenceville Downtown Development Authority (LDDA) commissioned TSW to prepare a conceptual redevelopment plan for a 68-acre area encompassing their City Hall and other municipal facilities between Jackson Street and South Clayton Street, within two blocks of the historic courthouse square. This plan builds on the earlier Downtown Master Plan prepared by TSW. The LDDA's objectives were to:

- leverage the city's investment in their City Hall complex to anchor and incentivize mixed-use development
- provide a multi-use urban park setting to accommodate city events and serve as an additional amenity for new development
- define a vision for redevelopment of the Jackson Street corridor, in transition as a result of a major street widening project
- expand downtown Lawrenceville as Gwinnett County's primary activity center with synergistic uses which will generate traffic for the town's central business district.

The plan, presently in preliminary concept form, calls for a 16-acre central park, framed by public streets and surrounded by a series of new mixed-use blocks. The park, containing a user-friendly stormwater facility, including ponds and bioswales, is sized to also provide for a performing arts amphitheater with a capacity of 10,000+, similar to that at Suwanee Town Center. A proposed City Square, replacing an existing surface parking lot next to City Hall, would become the centerpiece of an iconic new quadrangle of municipal and mixed-use buildings and create a signature business center to propel downtown Lawrenceville into the future.

above left: Master Plan Concept Study
left: City Square residential concept sketch