



## Livable Centers Initiative

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Public Outreach

November 6, 2009

## SUMMARY OF STAKEHOLDER INTERVIEWS

The following is a summary of stakeholder interviews conducted as part of the Loganville LCI. Interviews were conducted in-person on October 14.

The confidentiality of comments was stressed during the interview process to ensure frank and open comments. In keeping with this promise, every effort has been made to avoid comments or responses that can be traced back to an individual or group.

### Overview

1. Please describe your relationship to the Study Area. Do you reside in it?
  - *Interviewees live, or work, or both live and work in and around the study area.*
2. What questions do you have about the LCI study process?
  - *Interviewees all understand the process.*
3. What do you think are the positive aspects of the Study Area?
  - *The study area is a small town with central location and good accessibility.*
  - *It has been growing fast and still has room for growth and redevelopment.*
  - *It has good demographics and businesses.*
  - *Historic Loganville is reflected in Main Street, which is the center of the traditional town.*
4. What are the negative aspects of it – what don't you like about it? Why?
  - *There is not much to draw attention or visitors, especially downtown.*
  - *Main Street needs improvement.*
  - *Traffic is an issue on main thoroughfares.*
  - *The way US 78 developed shows poor coordination between developments.*
  - *The area is not walkable due to lack of sidewalks.*
  - *SR 20 is not well aligned through downtown.*
  - *The city is going to a fee structure rather than taxation; growth has not been planned in the past.*
5. Have you seen trends, either positive or negative? What are they?
  - *Old houses have been converted to businesses in downtown, especially properties on C. S. Floyd Rd.*

- *A lot of businesses on Main Street are turning into churches. Strip malls have high vacancy rate.*
  - *The area has seen lower transient rates in schools.*
  - *There has been business growth with new big box retail moving in.*
  - *Young families moving into the area are replacing dilapidated houses with newer ones.*
6. What do you think are the current perceptions of the Study Area?
- *It is a bedroom community with good schools, which is a draw.*
  - *It is a small town often passed by – not a destination to draw people.*
  - *Loganville is a typical suburb with an old downtown and strip development.*
  - *Loganville is a well-serviced young city, quickly outgrowing its small town size.*
7. What would you like the image to be? Can you think of a place that is similar to that image?
- *A main street small town with vibrant live, work, shop and play environment, a destination. Preserve historic town character alongside new development.*
  - *Places like Monroe, Madison, Suwanee, downtown Athens, Covington, Washington, Lawrenceville, Norcross, Savannah, GA, Aiken, SC*
8. What could be done in this area that would make the biggest improvement to your daily life?
- *Improve Main Street, improve infrastructure (expand sewer capacity), improve streetscape.*
  - *Have more diverse businesses*
  - *Plan for growth*
  - *Establish a sense of character.*
  - *Create a gathering place.*
  - *Control traffic.*
  - *One way pairs (SR 20) through core of downtown*
9. What types of changes do you not want to see happen here?
- *Lose small town character.*
  - *New regulation to hinder businesses.*
  - *Do not want to see transit.*
  - *Government functions leave downtown.*
  - *Complete redevelopment of Main Street.*
  - *Old houses not being preserved.*
10. One of the goals of the LCI study is to promote compact, well-connected, mixed-use development. How could such places best be integrated in Loganville?
- *It could happen in downtown and in areas with redevelopment opportunities.*
  - *It should happened where new growth occurs.*
  - *It could be located along C S Floyd Road, at the Old Walton Factory site along US78, along SR 20, at Logan Drive area.*

- *Glad to see lofts over businesses at Main Street area*
- *Some people think this type of development is not appropriate for the study area.*

### **Parks**

11. Are there adequate parks serving the Study Area? Are they safe and well maintained?
  - *Some think current parks are adequate. Some think not. All current parks are safe and well-maintained.*
12. What, if any, types of parks and recreational facilities would you like to see?
  - *A bigger park with picnic area and pavilion*
  - *Parks for seniors*
  - *Walking, biking trail*
  - *Amphitheater*
  - *Community center*
  - *Community pool*
  - *A potential park location is at the corner of Fair and C.S. Floyd in front of the church.*

### **Transportation**

13. What is your major concern regarding transportation?
  - *Traffic congestion on US 78, lack of proper traffic control*
  - *Traffic back-ups on SR 20*
  - *Lack of sidewalks*
  - *Not enough parking for Main Street businesses*
  - *SR 20 is not aligned through downtown*
14. Are there any places (intersections, entry drives) that you feel are particularly hazardous as a motorist?
  - *Left turn into Publix and Wal-Mart on US 78*
  - *Heavy traffic at US 78 and SR 20*
  - *There is no left turn signal from US 78 to Main Street*
  - *Lee Byrd/SR 81 and US 78*
  - *There is no left turn signal from Cown Dr. to US 78*
  - *US 78 corridor has problems with businesses ingress and egress*
  - *It is hard to make turns at SR 20 and SR 81.*
  - *US 78 and Logan Drive*
15. Do you walk in the Study Area? Is so, where and for what purpose? If not, what could be done to make you more inclined to walk?
  - *Most people don't walk in the area, a few walk around the Main Street area and in their own subdivisions. Most walks are for leisure.*
  - *Safe, clean sidewalks and attractive businesses would make people more inclined to walk.*

16. Are there any specific areas where new sidewalks or other pedestrian facilities are necessary or should be prioritized? For example, do you often notice people walking in yards without sidewalks or along streets or crossing streets mid-block without crosswalks?
- *Main Street, around city hall, and surrounding residential streets*
  - *In residential areas*
  - *Along highways with businesses*
  - *Where new development happens*
  - *Lee Byrd Road, Bay Creek Road, C. S. Floyd Road, Covington Street, Fair Street, Logan Drive*
17. Do you think that there are other alternatives for travel except for driving in the Study Area?
- *Biking, golf cart, transit for seniors, short distance walking*

### **Shopping**

18. Do you shop in the Study Area? If so, where and for what types of goods and services?
- *Interviewees all shop in the study area for all kinds of goods and services (especially groceries) except for apparel.*
19. What types of businesses/commercial establishments would you like to see more of in the Study Area? What types, if any, would you like to see less of?
- *People would like to see more professional offices like doctor's and attorney's offices, clothing and furniture stores, a movie theater, diversified national chains and small boutiques, finer dining restaurants, and a high-end book store; fewer tattoo parlors, nail salons, auto parts and banks, small cheap strip malls.*
20. Where should these new establishments go?
- *Small businesses could go to Main Street as well as other commercial areas.*
  - *Most establishments could be along US 78 and SR 8.*
21. How easy is it for you to access the businesses located here? Is parking ever an issue?
- *It is very easy to access businesses except for some traffic problems. Parking is never an issue except Main Street area.*
22. Have you heard of specific concerns by the business or development community that may be impediments to their success or desire to locate within the Study Area?
- *Main Street area is hard to change.*
  - *City's fee structure?*

## **Housing**

23. Do you think the area has an adequate number of housing units? What is your opinion of adding more apartments? Townhouses? Single-family homes? Mixtures of housing areas?
- *Some yes, some no. people generally don't desire more apartments. Townhomes could happen in limited areas, such as the core of downtown. Most people think single-family is most appropriate. A mixture of housing could be created with new development.*
24. What do you think of the current quality of housing in the area?
- *Most people think the current housing quality is average, with some old houses in downtown that need renovation and maintenance.*
25. Assuming there is a need, where should new housing go?
- *In redevelopment/new growth areas*
  - *Some infill in downtown*
  - *Outside the study area*

## **Summary**

26. Are there additional challenges or issues that we have not yet discussed that this study may be able to address?
- *Balance growth and tax base*
  - *Be cautious of crime and keep that in mind during planning process*
  - *Under-representation of younger demographics*
  - *Encourage community activities that involve churches, scouts, and the community*
  - *Bury utilities*