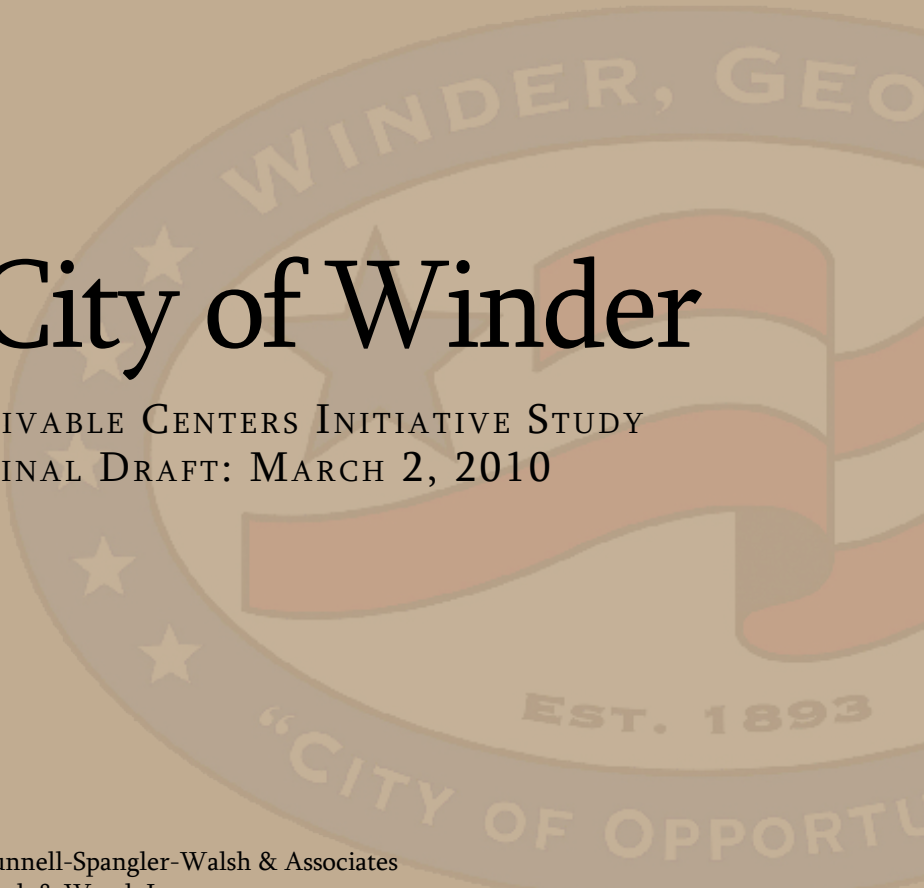


# City of Winder

LIVABLE CENTERS INITIATIVE STUDY  
FINAL DRAFT: MARCH 2, 2010

Tunnell-Spangler-Walsh & Associates  
Keck & Wood, Inc.  
Arnett Muldrow & Associates





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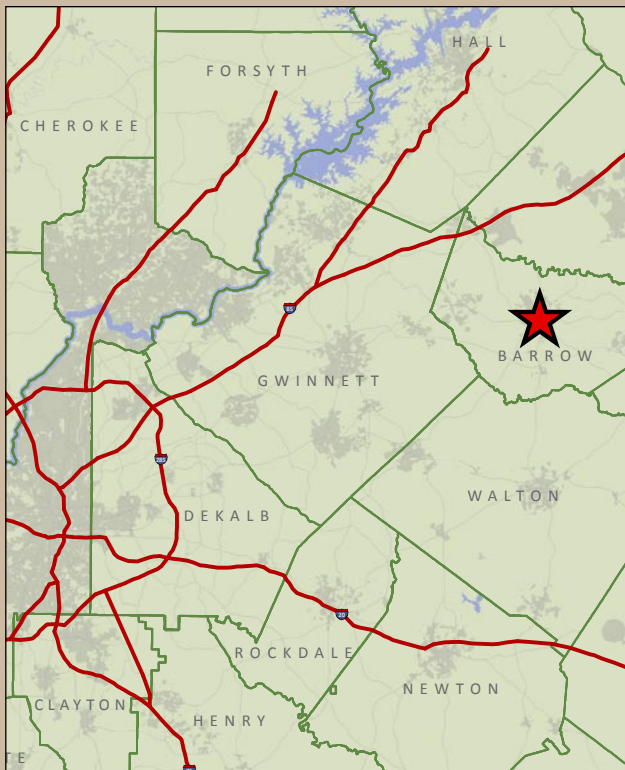
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The City of Winder Livable Centers Initiative Study is a collaborative effort between the Atlanta Regional Commission, the City of Winder, a consultant team, and community stakeholders. The study was funded by the Atlanta Regional Commission and the City of Winder, Georgia.







## Part 1: Introduction

City of Winder  
Livable Centers Initiative Study



## INTRODUCTION

The Livable Centers Initiative (LCI) has been nationally recognized for its success in leveraging public investment to promote quality growth and private development in the towns and population or employment centers of the Atlanta region. Winder is the first community in Barrow County to be selected for participation in the LCI program.

Winder's decision to pursue an LCI study stems from its desire to develop creative solutions and comprehensive strategies for land use and development patterns, transportation, economic development, and housing. The City aspires to find a unifying urban design theme and re-establish a pedestrian-friendly character.

The study's main mission is to explore appropriate policies that demonstrate a sensitive, imaginative, and comprehensive approach to the planning, design, and development process. The study puts forth recommendations to improve pedestrian and vehicular infrastructure, develop strategies to discourage sprawl-type development, address traffic calming, and beautify existing corridors.

### Regional Context

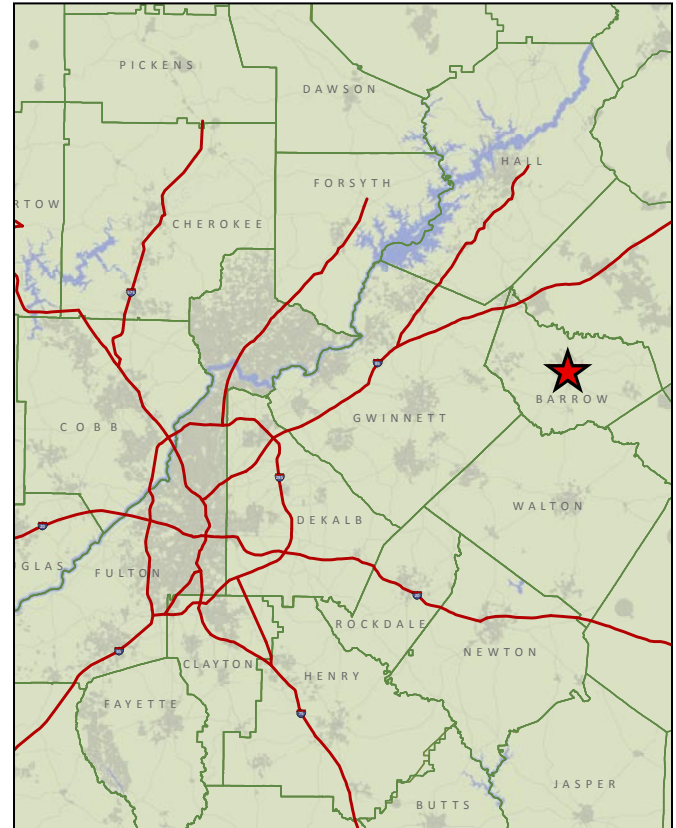
The City of Winder, the county seat of Barrow County, is approximately 40 miles east northeast of Atlanta and 20 miles west of Athens, Georgia. Located on the former railroad link between Athens and Atlanta, it is now accessible from Highway 316, which lies about four miles from the old courthouse. Interstate 85 is a ten-mile drive to the north.

### Goals

The goals of the Livable Centers Initiative program are to:

1. Encourage a diversity of medium to high-density, mixed-income neighborhoods, employment, shopping and recreation choices at the activity and town center level.
2. Provide access to a range of travel modes including transit, roadways, walking and biking to enable access to all uses within the study area.
3. Encourage integration of uses and land use policies/regulations with transportation investments to maximize the use of alternate modes.

4. Through transportation investments, increase the desirability of redevelopment of land served by existing infrastructure at activity and town centers.
5. Preserve the historic characteristics of activity and town centers and create a community identity.
6. Develop a community-based transportation investment program at the activity and town center level that will identify capital projects, which can be funded in the annual Transportation Improvement Program (TIP).
7. Provide transportation infrastructure incentives for jurisdictions to take local actions to implement the resulting activity or town center study goals.
8. Provide for the implementation of the Regional Development Plan (RDP) policies, quality growth initiatives and Best Development Practices in the Study Area, both through local governments and at the regional level.
9. Develop a local planning outreach process that promotes the involvement of all stakeholders, particularly low income, minority and traditionally under-served populations.



Location of the Winder LCI study area in the Atlanta region

10. Provide planning funds for development of activity and town centers that showcase the integration of land use policy and regulation and transportation investments with urban design tools.

### Study Area

The study area was chosen to focus on the core of Winder. It encompasses more than 610 acres of land, including downtown, adjacent historic

residential neighborhoods, the May Street corridor and areas north of Fort Yargo State Park, Holly Hill Mall, and some light industrial areas near the Community Center.

The entire study area, except for a few parcels in the southwest corner, lies within the Winder city limits. Most of the study area is within a ten-minute walk of the old Barrow County Courthouse.



Map showing study area boundaries in red



# EXECUTIVE SUMMARY

The diverse findings and recommendations in this study address a variety of issues and opportunities within Winder and put forth solutions to improve the relationship between land use patterns and transportation based on the goals above. What follows is a summary of the primary recommendations for specific projects within the study area. More information on each of the following recommendations can be found in Part 4, which also includes policy recommendations.

## Land Use Recommendations

- Redevelop eastern downtown with a series of civic and private buildings that will help define a new public park (see pages x-x).
- Redevelop the site of Holly Hill Mall and adjacent properties to include a mix of shopping, offices, multifamily and senior residences, townhouses, and public greens (see pages x-x).
- Redevelop the block of May Street east of Horton Street with sidewalk-oriented retail buildings as well as residences, to set a new tone for development along May Street (see page x).

- Rehabilitate the old mill building on East Athens Street to house a mix of residential and commercial lofts.
- Rehabilitate the old Courthouse for a use deemed appropriate by the community, potentially as a civic building.
- Amend the Winder Code of Ordinances to support the goals of the LCI by allowing residential uses downtown by right, allowing residences without fire sprinklers per the International Building Code, and improving sign regulations.

## Pedestrian/Bicycle Recommendations

- Implement the Broad Street streetscape (already programmed) as a crucial transformation of downtown Winder’s most important street.
- Construct a pedestrian and bicycle link between downtown and Fort Yargo State Park through a series of improvements along Jackson Street.
- Extend the Broad Street streetscape improvements along Athens Street, Candler Street, and Midland Avenue to further enhance downtown.
- Construct a Downtown Cultural Loop walking and biking route to connect downtown land-



*Illustrative plan showing overview of proposed improvements and potential redevelopment areas*

marks, business, and residential areas.

- Construct a multi-use trail along Lily Drive and Lee Street to connect residential areas with public services and parks.
- Improve safety and aesthetics along May Street with more than a mile of pedestrian improvements.
- Repair sidewalks and construct them where missing throughout the study area.

### **Vehicular Recommendations**

- Implement intersection improvements (already programmed) on Athens Street at Horton Street and McNeal Road.
- Conduct a supplemental truck traffic study to evaluate methods to reduce truck traffic.
- Improve traffic flow in the study area by strategically removing stop signs and speed bumps and installing traffic calming measures.
- Install left turn lanes on Athens Street at Center Street.
- Close Candler Street to automobile traffic from Park Avenue to Midland Avenue.
- Improve the Athens Street/King Street/East Midland Avenue intersection.
- Widen and add pedestrian improvements on Athens Street from Horton Street to North Broad Street.

### **Transit Recommendations**

- Create a carpool lot in the Holly Hill Mall Area.
- Begin an on-demand transit study.

### **Economic Development/Marketing Recommendations**

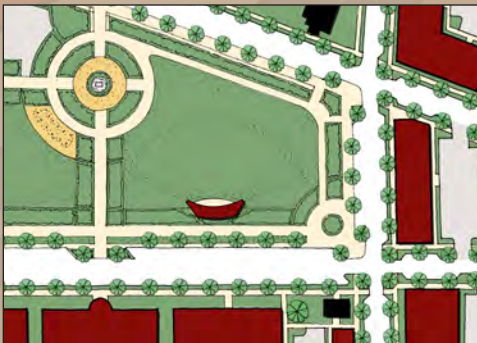
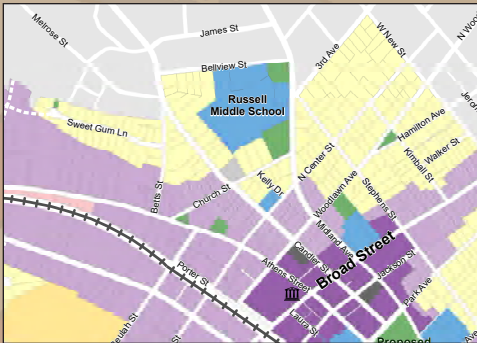
- Designate an Economic Development Manager responsible for small business/retail recruitment, marketing, and tourism development.
- Create small business incubator space at Holly Hill Mall.
- Consider a Tax Allocation District (TAD) or Community Improvement District (CID) as funding alternatives for public improvements identified in the plan.
- Create a uniform brand identity for Winder to market the community to its various targets (lo-

cal, new residents, active lifestyles, new business and investment).

- Build marketing collateral to position Winder and its downtown as a destination
- Create recurring event activity in downtown
- Create business support programming.
- Create incentive program for investment through façade grants, business license abatement, marketing assistance, business planning, and other small grants.
- Market key redevelopment sites shown in the Concept Plans on pages x-x.
- Develop a branded wayfinding system.
- Create marketing collateral to capitalize on Fort Yargo's visitor market.
- Recruit market-rate residential above shops in downtown.

### **Other Recommendations**

- Pursue the creation of Design Guidelines for infill development in central Winder.
- Reexamine the extent of the city historic district.
- Install historic markers at historic buildings and sites throughout the study area.
- Plan a Winder Tour of Homes.
- Amend the Code of Ordinances to prevent demolition of historic structures.
- Update and strengthen the Winder Historic Preservation Design Review Guidelines.
- Create a tree ordinance and conduct neighborhood tree plantings to expand and protect Winder's tree cover.
- Create a new park at the western corner of Midland Avenue and Church Street .
- Convert the police parking lot on Woodlawn Avenue into a public greenspace.
- Acquire property northeast of the Community Center for the creation of a 4.5-acre downtown public park to include lawns, a play fountain, skate park, small amphitheater, and adjacent farmers market space (see page x).
- Improve lighting in parks and on residential streets.
- Continue upgrades of historic sewer, water, and gas lines in need of replacement.



# City of Winder

LIVABLE CENTERS INITIATIVE STUDY  
FIVE YEAR UPDATE  
APRIL 2017

Prepared by:  
Keck & Wood, Inc.

**ACKNOWLEDGEMENTS:**



**Mayor**  
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**Council Members**  
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Travis Singley – Ward 4  
Bob Dixon – At Large  
Michael Healan – At Large

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## **INTRODUCTION:**

The Livable Centers Initiative (LCI) is a grant program offered by the Atlanta Regional Commission that encourages local jurisdictions to plan and implement strategies that link transportation improvements with land use development strategies to create sustainable, livable communities consistent with regional development policies. The primary goals of the program are to:

- Encourage a diversity of mixed-income residential neighborhoods, employment, shopping and recreation choices at the activity center, town center and corridor level
- Provide access to a range of travel modes including transit, roadways, walking and biking to enable access to all uses within the study area
- Develop an outreach process that promotes the involvement of all stakeholders

The City of Winder LCI, conducted in 2009-10, was completed and adopted by the City in March 2010. The study area is centered on the core of Winder. It includes downtown, adjacent historic residential neighborhoods, the May Street corridor and areas of Fort Yargo State Park, Holly Hill Mall, and some light industrial areas near the Community Center. The Study Area encompasses 610 acres and with the exception of a few parcels, is within Winder city limits.

The goals of the 2009-10 LCI were to develop a long-term vision for promoting growth within its downtown core, along May Street, and in nearby neighborhoods by promoting visual appeal, establishing a compatible mix of land uses, preserving local identity, ensuring multiple transportation options, reducing truck traffic, improving public safety, and supporting economic development.



***North Broad Street Revitalization Project***



***Historic Courthouse Renovation***

Since completing the LCI study, the City has made positive strides towards implementing the goals and objectives of the study. The City has completed their North Broad Street Revitalization Project, roadway and pedestrian improvements along McNeal Road, pedestrian improvements along North Jackson Street, and the Downtown Block Improvements extending the revitalization efforts. The City has dedicated resources to code amendments, redevelopment projects, way-finding and numerous economic development avenues.

## EVALUATION & APPRAISAL:

The Evaluation & Appraisal section of this report provides a discussion of the LCI plan implementation progress since 2010, when the original study was completed. It highlights completed action, new developments and infrastructure upgrades, as well as actions that have not been accomplished from the 2009-10 action plan.

### **Overall Plan Success**

The 2009-10 LCI study identified 26 transportation related projects and 33 other local initiatives including numerous marketing and economic development programs. The progress on priority transportation projects has sparked critical redevelopment projects in the downtown core.

Since the 2009-10 LCI study the City of Winder has completed several transportation related projects with several projects currently underway and nearing completion. These completed and underway transportation projects have been achieved using mostly local funding sources. Some are combined with GDOT funding sources, such as new or upgraded infrastructure to improve efficiency along state routes. The City Staff and consultant teams have worked closely with GDOT to apply for project funding from a variety of available sources. In addition and where possible, the City has been diligent in monitoring private development to ensure that it does not occur in a way that precludes recommended transportation projects.



*McNeal Road Pedestrian Improvements  
adjacent to new Barrow County Schools*



*Jug Tavern Festival*

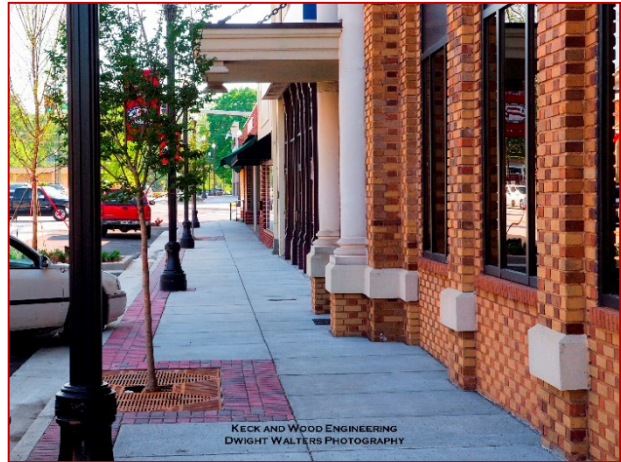
The most progress in regards to implementing the vision of the 2009-10 LCI has been in pedestrian improvement projects. The city has recently completed or is in the process of completing pedestrian improvement projects along McNeal Road, North Broad Street, Woodlawn Avenue, Athens Street, Candler Street, and several others throughout the study area. In addition, the City has helped establish and maintain character in its downtown core through installation of historic markers and through numerous events and festivals throughout the year.

## **Implementation Challenges**

The City of Winder, like most other LCI communities, has had some difficulty in implementing the overall vision of the LCI due to the lack of funding. The overall state of the economy has slowed development down in the City as well as the rest of the nation, forcing communities to further prioritize future projects with some projects being paused altogether from the planning process. In addition, aging and undersized stormwater infrastructure has caused capital improvement funds to be diverted towards these necessary improvements. Coordination with the railroad has also presented challenges to implementing transportation projects.

## **REPORT OF ACCOMPLISHMENTS:**

As described above, since the 2009-10 LCI study the City of Winder has completed several transportation related projects with several projects currently nearing completion. The City completed the North Broad Street Revitalization Project, thousands of feet of sidewalk improvements, constructed a new park in eastern downtown and relocated City Hall. A detailed report of accomplishments can be found in the appendix.



*North Broad Street Revitalization Project*

## **CONCEPT PLAN REVISIONS:**

With the exception of a few projects that have been marked as “Not Relevant” the projects and policies from the 2009-10 LCI Plan are still in line with the City’s vision and goals. There are no major changes to the original plan.

## **RECENT DEVELOPMENT:**

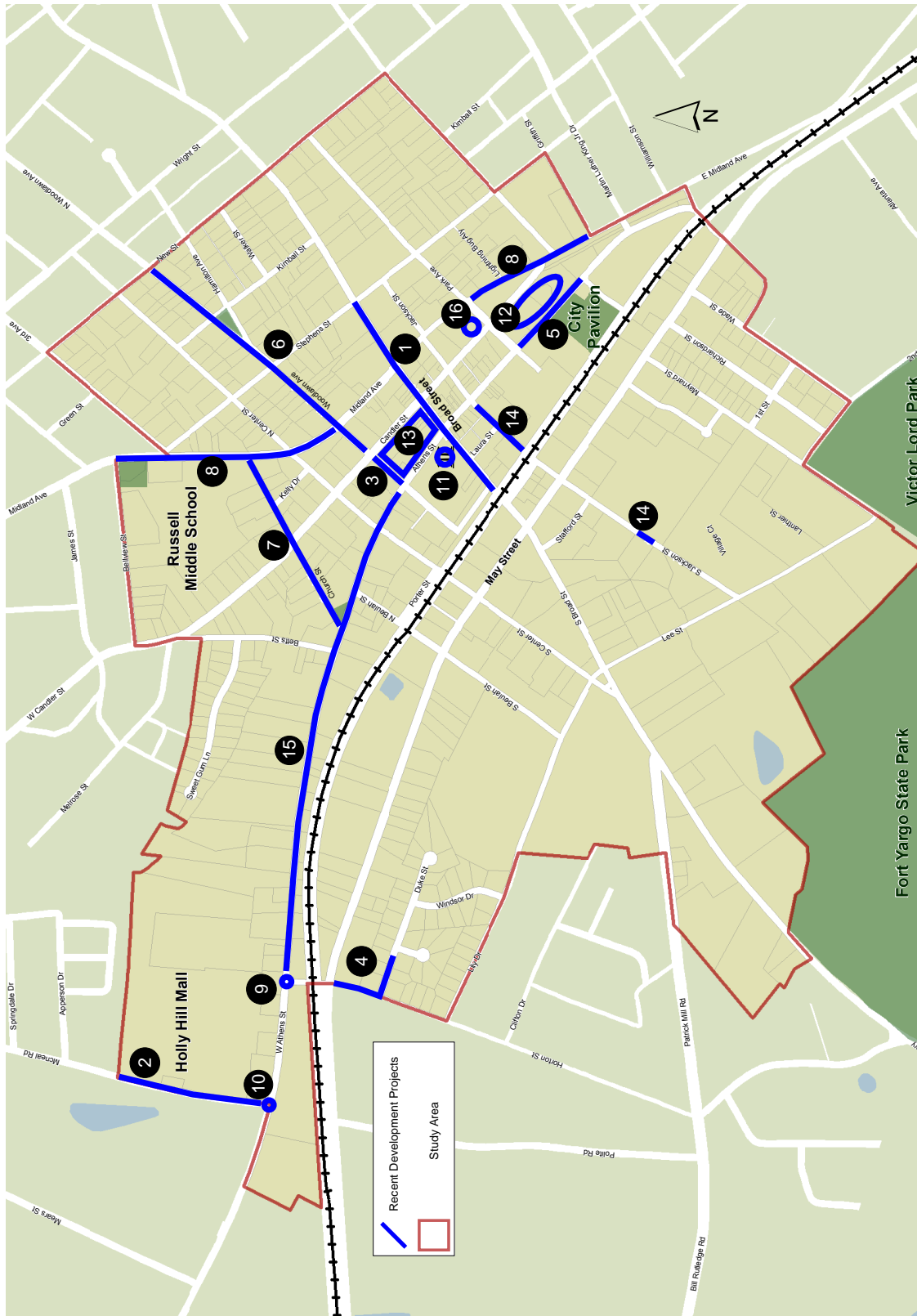
Since the 2009-10 LCI Plan there have been several projects nearing completion or completed within the LCI plan area. These projects are summarized below and illustrated on Map “A”:

1. North Broad Street Pedestrian Improvements (T-1)
2. McNeal Road Sidewalks (T-11a)
3. Woodlawn Avenue Sidewalks (T-11i)
4. Horton Street Sidewalk Repairs (T-11y)
5. Athens Street Sidewalk Repairs (T-11cc)
6. Woodlawn Avenue Sidewalk Repairs (T-11ee)
7. Church Street Sidewalk Repairs (T-11mm)
8. Midland Avenue Sidewalk Repairs (T-11nn)
9. Athens Street at Horton Street Intersection Improvements (T-12)
10. Athens Street at McNeal Road Intersection Improvements (T-12)
11. Courthouse Rehabilitation (O-6)
12. New Park in Eastern Downtown (O-31)

13. Portions of Downtown Block Improvements (T-5)
14. Portions of Jackson Street Sidewalks (T-2)
15. Athens Street Sidewalks (T-20)
16. Landscaping Improvements at Police Station (O-29)



# Map "A"



## **UPDATED ACTION PLAN:**

The Action Plan outlines the steps to be taken by the City of Winder in order to continue implementing the goals and objectives of the LCI Plan in the years ahead. The City soon plans to seek LCI implementation funds through the ARC in order to construct a shared use path connecting Fort Yargo State Park to Downtown Winder, which will continue the City's vision within the LCI boundaries.



### **Continued Implementation of the Plan**

To ensure implementation of the projects identified in the following tables and the policies of the 2009-10 LCI, continued diligence will be required on the part of the City's residents, businesses, and leaders. It is critical to the effectiveness of the LCI Plan that citizens, businesses, and community leaders are or become engaged in this process. This area of the planning process needs to be improved upon in order for project implementation to be successful. Stakeholders must cooperate with City government staff and developers to ensure that private developments support the vision of the LCI Plan and are satisfactorily implemented.

The City of Winder must continue to stay engaged in review of potential funding options for transportation related projects. Although the City has not successfully competed for LCI funding throughout the years, the City must continue their funding requests for transportation projects that may also be funded through a variety of other sources administered through the ARC. It is critical that the City of Winder continues to coordinate and work with ARC staff to ensure that projects requiring transportation funding are included in the future Regional Transportation Plans (RTP's) as well as being identified in the County's Comprehensive Transportation Plan (CTP).

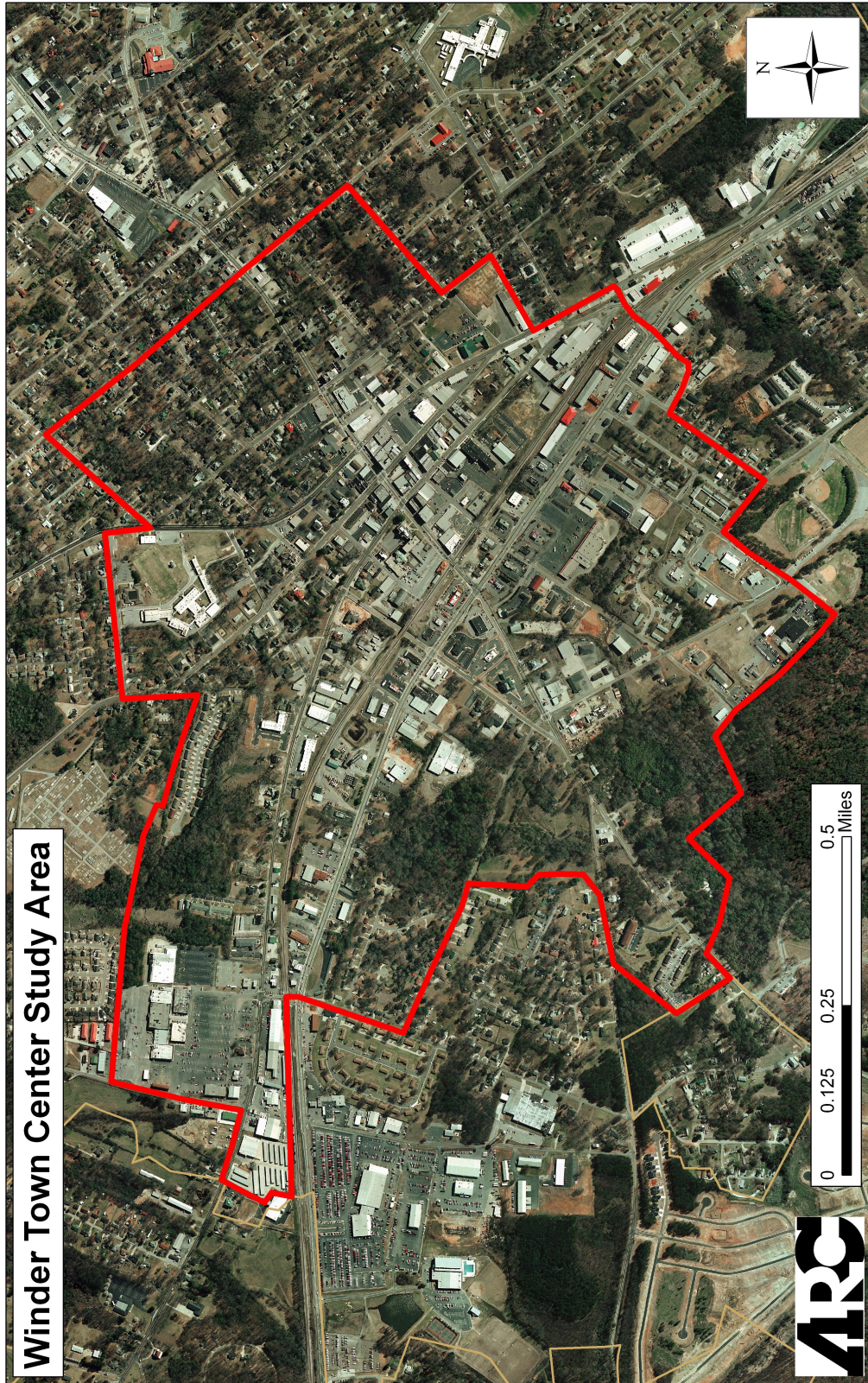


***Downtown Block Improvements  
(set to be completed in spring 2017)***

# Appendix



**WINDER LCI STUDY AREA MAP**



**REPORT OF ACCOMPLISHMENTS**  
**Winder LCI**

***Transportation Initiatives***

Project	Description	PE Year	Construction Year	STATUS				Notes
				Complete	Underway	Not Started	Not Relevant	
T-1	Pedestrian improvements on North Broad Street from Porter Street to Stephens Street		2014	X				
T-2	Jackson Street improvements from Stephens Street to Fort Yargo State Park				X			
T-2a	Pedestrian Improvements from May St. to Stephens St., realign Jackson at Midland Ave.				X			
T-2b	Multi-use trail and street improvements on South Jackson Street from Lee Street to May Street.				X			Small segment done
T-2c	Multi-use trail from Lee Street south to existing trails inside Fort Yargo State Park					X		
T-2d	Traffic signal at May Street to improve pedestrian safety for crossing					X		
T-3	Crosswalks and re-stripe crosswalks within study area					X		
T-4	Install 10 bicycle racks at strategic locations					X		
T-5	Pedestrian improvements on Athens, Candler, and Midland from Woodlawn to Park Ave.				X			
T-6	Downtown Cultural Loop				X			
T-7	Improve pedestrian accessibility at all 5 railroad crossings				X			Been in the process of doing the Beulah Street crossing for +/-2 years. Dealing with CSX has proven to be difficult.
T-8	Multi-use trail and pedestrian improvements on Lily Drive and Lee Street from Horton Street to Maynard Street					X		



**REPORT OF ACCOMPLISHMENTS**  
**Winder LCI**

<b>Project</b>	<b>Description</b>	<b>PE Year</b>	<b>Construction Year</b>	<b>Complete</b>	<b>Underway</b>	<b>Not Started</b>	<b>Not Relevant</b>	<b>Notes</b>
T-9	Pedestrian improvements along May Street from Horton Street to South Williamson Street					X		
T-10	Multi-use trail connecting Sweet Gum Lane cul-de-sac to the Holly Hill Mall area					X		
T-11	Sidewalk construction/replacement (46,450 ft. total)				X			
T-11a	New sidewalk on McNeal Road from SR 211/Athens Street to study area limits		2017	X				
T-11b	New sidewalk on entire Betts Street					X		
T-11c	New sidewalk on Center Street from SR 211/Athens Street to Midland Avenue					X		
T-11d	New sidewalk on entire Kelly Drive					X		
T-11e	New sidewalk on West Stephens Street from 3rd Avenue to North Woodlawn Avenue					X		
T-11f	New sidewalk on entire West Kimball Street					X		
T-11g	New sidewalk on entire Walker Street					X		
T-11h	New sidewalk on West New Street from 3rd Avenue to North Broad Street					X		
T-11i	New sidewalk on Woodlawn Avenue from SR 211/Athens Street to West Candler Street				X			
T-11j	New sidewalk on East Stephens Street from Park Avenue to Georgia Avenue					X		
T-11k	New sidewalk on Griffin Street from East Midland Avenue to East Stephens Street					X		
T-11l	New sidewalk on East Candler Street from Park Avenue to East Midland Avenue					X		

**REPORT OF ACCOMPLISHMENTS**  
**Winder LCI**

<b>Project</b>	<b>Description</b>	<b>PE Year</b>	<b>Construction Year</b>	<b>Complete</b>	<b>Underway</b>	<b>Not Started</b>	<b>Not Relevant</b>	<b>Notes</b>
T-11m	New sidewalk on Park Avenue from East Athens Street to dead end					X		
T-11n	New sidewalk on entire Mill Street					X		
T-11o	New sidewalk on North Beulah Street from Porter Street to SR 211/Athens Street					X		
T-11p	New sidewalk on 1st Street from Richardson Street to Wade Street					X		
T-11q	New sidewalk on entire Piedmont Drive					X		
T-11r	New sidewalk on Stafford Street from South Broad Street to South Jackson Street					X		
T-11s	New sidewalk/multi-use trail on S. Broad St. from May St. to Ft. Yargo State Park entrance				X			Planning efforts underway
T-11t	New sidewalk/multi-use trail on Patrick Mill Rd. from LCI study area limit to South Broad Street					X		
T-11u	New sidewalk on South Beulah Street from Lily Drive to May Street					X		
T-11v	New sidewalk on entire Duke Street					X		
T-11w	New sidewalk on entire Duke Circle					X		
T-11x	New sidewalk on entire Windsor Drive					X		
T-11y	Repair sidewalk on Horton Street from Lily Drive to May Street		2016	X				
T-11z	Repair sidewalk on Maynard Street from 2nd Street to May Street					X		
T-11aa	Repair sidewalk on Richardson Street from 2nd Street to 1st Street					X		
T-11bb	Repair sidewalk on 1st Street from Maynard Street to Richardson Street					X		

**REPORT OF ACCOMPLISHMENTS**  
**Winder LCI**

Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	Notes
T-11cc	Repair sidewalk on Athens Street from Park Avenue to Williamson Street				X			Partially done
T-11dd	Repair sidewalk on Wade Street from Williams Street to May Street					X		
T-11ee	Repair sidewalk on Woodlawn Avenue from Candler Street to New Street				X			Partially done
T-11ff	Repair sidewalk on entire Hamilton Avenue					X		
T-11gg	Repair sidewalk on New Street from Broad Street to Georgia Avenue					X		
T-11hh	Repair sidewalk on 3rd Avenue from Midland Avenue to New Street					X		
T-11ii	Repair sidewalk on entire Bellview Street					X		
T-11jj	Repair sidewalk on entire Laura Street					X		
T-11kk	Repair sidewalk on Stephens Street from Woodlawn Avenue to Park Avenue, and from Georgia Avenue to Griffith Street					X		
T-11ll	Repair sidewalk on Candler Street from Bellview Street to Woodlawn Avenue					X		
T-11mm	Repair sidewalk on entire Church Street		2016	X				
T-11nn	Repair sidewalk on Midland Ave. from Bellview to Woodlawn and from Park Ave. to King St.					X		
T-12	Intersection improvements on Athens Street at Horton Street and McNeal Road		2016	X				
T-13	Supplemental truck traffic study					X		
T-14	Strategically remove stop signs and speed bumps to improve traffic flow				X			
T-15	Traffic calming devices				X			

**REPORT OF ACCOMPLISHMENTS**  
**Winder LCI**

Project	Description	PE Year	Construction Year	STATUS				Notes
				Complete	Underway	Not Started	Not Relevant	
T-16	Synchronize traffic signals				X			Ongoing, by GDOT
T-17	Construct turn lanes along Athens Street at Center Street				X			One corner has been upgraded
T-18	Close Candler Street to traffic from Park Avenue to Midland Avenue						X	
T-19	Reconfiguration of Athens Street/King Street/East Midland Avenue intersection				X			King Street is now Martin Luther King Jr. Drive.
T-20	Sidewalk and roadway widening improvements on Athens St. from Horton to North Broad			X				Widening is no longer relevant.
T-21	New streets in locations shown on framework plan					X		
T-22	West Side Truck Route						X	
T-23	Georgia Avenue upgrades for alternate route					X		
T-24	Fly over bridge - Grade separation over railroad on east side of town, near SR 11 and SR 8 merge					X		
T-25	Carpool lot at Holly Hill Mall Area					X		
T-26	On-demand transit study					X		

***Other Local Initiatives***

Project	Description	Study / Implementation Year	STATUS				Notes
			Complete	Underway	Not Started	Not Relevant	
O-1	Code amendments			X			
O-2	Catalytic Redevelopment Site: May Street east of Horton Street			X			Several private/commercial developments have occurred in this area.
O-3	Catalytic Redevelopment Site: Holly Hill Mall area (phase I/II)				X		
O-4	Catalytic Redevelopment Site: Eastern Downtown			X			

**REPORT OF ACCOMPLISHMENTS**  
**Winder LCI**

<b>Project</b>	<b>Description</b>	<b>PE Year</b>	<b>Construction Year</b>	<b>Complete</b>	<b>Underway</b>	<b>Not Started</b>	<b>Not Relevant</b>	<b>Notes</b>
O-5	Rehabilitate old mill building on East Athens Street						X	Privately owned
O-6	Rehabilitate old Courthouse		2014	X				
O-7	Designate Economic Development Manager						X	
O-8	Brand Identity & Marketing Plan				X			Ongoing
O-9	Create marketing collateral for Winder				X			Ongoing
O-9a	Unique downtown/visitor website				X			
O-9b	Dining destination: brochure & web				X			
O-9c	Shopping & dining guide				X			
O-9d	Local loyalty marketing campaign				X			
O-9e	Relocation/Welcome Guide				X			
O-10	Create recurring downtown event				X			
O-11	Business support programming					X		
O-12	Incentive programs for new investment					X		
O-13	Market key development sites					X		
O-13a	Econ. dev. web/print collateral					X		
O-13b	Business recruitment package					X		
O-14	Develop branded wayfinding system/plan				X			
O-15	Create marketing collateral targeting Fort Yargo & visitors				X			
O-15a	Info kiosks at Ft. Yargo/Downtown					X		
O-15b	Event coordination with Fort Yargo					X		
O-15c	Recruit recreation-based businesses					X		
O-16	Recruit market-rate residential above shops downtown					X		
O-17	Create small business incubator					X		
O-18	Community Improvement District					X		
O-19	Tax Allocation District and Redevelopment Plan					X		

**REPORT OF ACCOMPLISHMENTS**  
**Winder LCI**

Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	Notes
O-20	Amend code to require inter-parcel access for all new developments					X		
O-21	Historic demolition code amendments				X			Ongoing
O-22	Design guidelines				X			
O-23	Tour of homes						X	
O-24	Historic marker installation				X			
O-25	Historic district reexamination		2016	X				
O-26	Update Historic Design Guidelines				X			
O-27	Neighborhood tree plantings				X			
O-28	Tree ordinance		2016	X				
O-29	Landscape improvements at police parking lot				X			
O-30	Park at Midland and Church					X		
O-31	Park in eastern downtown		2016	X				
O-31a	Land acquisition		2016	X				
O-31b	Improvements		2016	X				
O-32	Improve street and park lighting		2016	X				
O-33	Continue upgrades of sewer, water, and gas lines				X			Ongoing



## FIVE YEAR IMPLEMENTATION PLAN

ID	Description	Type of Improvement	Engineering Year	Engineering Costs	ROW Year	ROW Costs	Length of Project (ft)	Construction Year	Construction Costs	Total Project Costs	Responsible Party	Funding Source	Local Source & Match Amount
<b>Pedestrian &amp; Bicycle</b>													
T-2	Jackson Street Improvements from Stephens Street to Fort Yargo State Park	Pedestrian / Bicycle	2018	\$240,600	2019	\$300,000	4,100	2020	\$2,005,000	\$2,545,600	City	TE, LCI	SPLOST, City \$941,600
T-2a	Pedestrian Improvements from May St. to Stephens St., realign Jackson at Midland Ave.	Pedestrian	2018	\$153,600	2019	\$100,000	1,600	2020	\$1,280,000	\$1,533,600	City	TE, LCI	SPLOST, City \$509,600
T-2b	Multi-use trail and street improvements on South Jackson Street from Lee Street to May Street.	Pedestrian / Bicycle	2018	\$51,000	2019	\$150,000	1,700	2020	\$425,000	\$626,000	City	TE, LCI	SPLOST, City \$286,000
T-2c	Multi-use trail from Lee Street south to existing trails inside Fort Yargo State Park	Pedestrian / Bicycle	2018	\$24,000	2019	\$30,000	800	2020	\$200,000	\$254,000	City	TE, LCI	SPLOST, City \$94,000
T-2d	Traffic signal at May Street to improve pedestrian safety for crossing	Pedestrian / Vehicular	2018	\$12,000	2019	\$20,000	n/a	2020	\$100,000	\$132,000	City	TE, LCI	SPLOST, City \$52,000
T-3	Crosswalks and re-stripe crosswalks within study area.	Pedestrian	2018	\$6,000	n/a	\$0	n/a	2017	\$50,000	\$56,000	City	SPLOST	SPLOST, City \$56,000
T-4	Install 10 bicycle racks at strategic locations	Bicycle	2018	\$0	n/a	\$0	n/a	2018	\$7,500	\$7,500	DDA, Private, City	DDA, Private, City	DDA, Private, City \$7,500
T-5	Pedestrian improvements on Athens, Candler, and Midland from Woodlawn to Park Ave.	Pedestrian	2016	\$374,400	2017	\$100,000	3,900	2017	\$3,120,000	\$3,594,400	City	TE, LCI	SPLOST, City \$1,098,400
T-6	Downtown Cultural Loop	Pedestrian / Bicycle	2019	\$207,000	2021	\$500,000	11,500	2023	\$1,725,000	\$2,432,000	City	TE, LCI	SPLOST, City \$1,052,000
T-7	Improve pedestrian accessibility at all 5 railroad crossings	Pedestrian / Bicycle	2019	\$9,000	n/a	\$0	n/a	2021	\$75,000	\$84,000	City	SPLOST, CDBG	SPLOST, City \$24,000
T-8	Multi-use trail and pedestrian improvements on Lily Drive and Lee Street from Horton Street to Maynard Street	Pedestrian / Bicycle	2020	\$150,000	2021	\$150,000	5,000	2022	\$1,250,000	\$1,550,000	City	TE, LCI	SPLOST, City \$550,000
T-11	Sidewalk construction/Replacement	Pedestrian	Varies	\$559,200	n/a	\$0	18,600	Varies	\$4,660,000	\$5,259,200	City	SPLOST, CDBG	SPLOST, City \$1,531,200
T-11b	New sidewalk on entire Belts Street	Pedestrian	2017	\$13,200	n/a	\$0	1,700	2017	\$110,000	\$123,200	City	SPLOST, CDBG	SPLOST, City \$35,200
T-11c	New sidewalk on Center Street from SR 211/Athens Street to Midland Avenue	Pedestrian	2017	\$10,200	n/a	\$0	850	2017	\$85,000	\$95,200	City	SPLOST, CDBG	SPLOST, City \$27,200
T-11d	New sidewalk on entire Kelly Drive	Pedestrian	2018	\$4,800	n/a	\$0	400	2018	\$40,000	\$44,800	City	SPLOST, CDBG	SPLOST, City \$12,800
T-11e	New sidewalk on West Stephens Street from 3rd Avenue to North Woodlawn Avenue	Pedestrian	2018	\$12,000	n/a	\$0	1,000	2018	\$100,000	\$112,000	City	SPLOST, CDBG, SRTS	SPLOST, City \$32,000
T-11f	New sidewalk on entire West Kimball Street	Pedestrian	2018	\$15,600	n/a	\$0	1,300	2018	\$130,000	\$145,600	City	SPLOST, CDBG	SPLOST, City \$41,600
T-11g	New sidewalk on entire Walker Street	Pedestrian	2018	\$7,200	n/a	\$0	600	2018	\$60,000	\$67,200	City	SPLOST, CDBG	SPLOST, City \$19,200
T-11h	New sidewalk on West New Street from 3rd Avenue to North Broad Street	Pedestrian	2019	\$24,000	n/a	\$0	2,000	2019	\$200,000	\$224,000	City	SPLOST, CDBG	SPLOST, City \$64,000
T-11i	New sidewalk on Woodlawn Avenue from SR 211/Athens Street to West Candler Street	Pedestrian	2019	\$3,600	n/a	\$0	300	2019	\$30,000	\$33,600	City	SPLOST, CDBG	SPLOST, City \$9,600
T-11j	New sidewalk on East Stephens Street from Park Avenue to Georgia Avenue	Pedestrian	2019	\$9,000	n/a	\$0	750	2019	\$75,000	\$84,000	City	SPLOST, CDBG	SPLOST, City \$24,000
T-11k	New sidewalk on Griffin Street from East Midland Avenue to East Stephens Street	Pedestrian	2019	\$8,400	n/a	\$0	700	2019	\$70,000	\$78,400	City	SPLOST, CDBG	SPLOST, City \$22,400

T-11	New sidewalk on East Candler Street from Park Avenue to East Midland Avenue	Pedestrian	2020	\$7,200	n/a	\$0	600	2020	\$60,000	\$67,200	City	SPLOST, CDBG	SPLOST, City	\$19,200
T-11m	New sidewalk on Park Avenue from East Athens Street to dead end	Pedestrian	2020	\$4,800	n/a	\$0	400	2020	\$40,000	\$44,800	City	SPLOST, CDBG	SPLOST, City	\$12,800
T-11n	New sidewalk on entire Mill Street	Pedestrian	2020	\$2,400	n/a	\$0	200	2020	\$20,000	\$22,400	City	SPLOST, CDBG	SPLOST, City	\$6,400
T-11o	New sidewalk on North Beulah Street from Porter Street to SR 211/Athens Street	Pedestrian	2020	\$4,800	n/a	\$0	400	2020	\$40,000	\$44,800	City	SPLOST, CDBG	SPLOST, City	\$12,800
T-11p	New sidewalk on 1st Street from Richardson Street to Wiede Street	Pedestrian	2020	\$3,600	n/a	\$0	300	2020	\$30,000	\$33,600	City	SPLOST, CDBG	SPLOST, City	\$9,600
T-11q	New sidewalk on entire Piedmont Drive	Pedestrian	2020	\$10,200	n/a	\$0	850	2020	\$85,000	\$95,200	City	SPLOST, CDBG	SPLOST, City	\$27,200
T-11r	New sidewalk on Stafford Street from South Broad Street to South Jackson Street	Pedestrian	2021	\$6,000	n/a	\$0	500	2021	\$50,000	\$56,000	City	SPLOST, CDBG	SPLOST, City	\$16,000
T-11s	New sidewalk/multi-use trail on S. Broad St. from May St. to Ft. Yargo State Park entrance	Pedestrian	2017	\$384,000	2018	\$ 40,000	4,000	2019	\$3,200,000	\$3,624,000	City	SPLOST, CDBG	SPLOST, City	\$1,064,000
T-11t	New sidewalk/multi-use trail on Patrick Mill Rd. from LCI study area limit to South Broad Street	Pedestrian	2022	\$16,200	n/a	\$0	1,350	2022	\$135,000	\$151,200	City	SPLOST, CDBG	SPLOST, City	\$43,200
T-11u	New sidewalk on South Beulah Street from Lily Drive to May Street	Pedestrian	2022	\$12,000	n/a	\$0	1,000	2022	\$100,000	\$112,000	City	SPLOST, CDBG	SPLOST, City	\$32,000
<b>Vehicular</b>														
T-13	Supplemental truck traffic study	Vehicular	2018	\$50,000	n/a	\$0	n/a	n/a	n/a	\$50,000	City	LCI	SPLOST, City	\$25,000
T-14	Strategically remove stop signs and speed bumps to improve traffic flow	Roadway Operations	ongoing	\$12,000	n/a	\$0	n/a	2017	\$100,000	\$112,000	City	SPLOST	SPLOST, City	\$112,000
T-15	Traffic calming devices	Roadway Operations	ongoing	\$3,600	n/a	\$0	n/a	2017	\$30,000	\$33,600	City	SPLOST	SPLOST, City	\$33,600
T-16	Synchronize traffic signals	Roadway Operations	ongoing	\$10,000	n/a	\$0	n/a	2017	\$10,000	\$20,000	City, GDOT	GDOT, SPLOST	SPLOST, City	\$20,000
T-17	Construct turn lanes along Athens Street at Center Street	Vehicular	2019	\$78,000	2019	\$100,000	840	2020	\$650,000	\$828,000	City	GDOT, SPLOST	SPLOST, City	\$308,000
T-19	Reconfiguration of Athens Street/Martin Luther King Jr. Drive /East Midland Avenue intersection	Vehicular / Pedestrian	2019	\$62,400	2018	\$200,000	1300	2021	\$520,000	\$782,400	City	GDOT, SPLOST	SPLOST, City	\$366,400
T-21	New streets in locations shown on framework plan	Vehicular	ongoing	TBD	n/a	TBD		ongoing	TBD	TBD	Private	Private	n/a	\$0
<b>Transit</b>														
T-25	Carpool lot at Holly Hill Mall Area	Transit / Vehicular	2020	\$6,000	2021	\$0	n/a	2022	\$50,000	\$56,000	City	GDOT, SPLOST, Private	SPLOST, City	\$16,000
T-26	On-demand transit study	Transit	2020	\$25,000	2021	\$0	n/a	n/a	\$0	\$25,000	City	SPLOST	SPLOST, City	\$25,000

<i>ID</i>	<i>Description</i>	<i>Cost</i>	<i>Start Date</i>	<i>Responsible Party</i>	<i>Funding Source</i>
<b>Land Use</b>					
<b>O-1</b>	Code amendments	staff time	ongoing	City	City
<b>O-2</b>	Catalytic Redevelopment Site: May Street east of Horton Street	TBD	2019	Private	Private
<b>O-3</b>	Catalytic Redevelopment Site: Holly Hill Mall area (phase I/II)	TBD	2021/ 2026	Private	Private, TAD, CID
<b>O-4</b>	Catalytic Redevelopment Site: Eastern Downtown	TBD	2020	City, Private	City, Private
<b>Economic Development &amp; Marketing</b>					
<b>O-8</b>	Brand Identity & Marketing Plan	\$10,000	ongoing	City, DDA	City, Chamber
<b>O-9</b>	Create marketing collateral for Winder			City, DDA, Chamber	City, DDA, Chamber, Realtors, Private
	<i>Unique downtown/visitor website</i>	<i>\$5,000</i>	<i>ongoing</i>	<i>DDA</i>	<i>City, DDA</i>
	<i>Dining destination: brochure &amp; web</i>	<i>\$3,000</i>	<i>ongoing</i>	<i>City, DDA</i>	<i>City, DDA, Private</i>
	<i>Shopping &amp; dining guide</i>	<i>\$2,000</i>	<i>ongoing</i>	<i>City, DDA</i>	<i>City, Chamber, Private</i>
	<i>Local loyalty marketing campaign</i>	<i>\$4,000</i>	<i>ongoing</i>	<i>City, Chamber</i>	<i>City, Chamber, Private</i>
	<i>Relocation/Welcome Guide</i>	<i>\$3,000</i>	<i>ongoing</i>	<i>City, Chamber</i>	<i>City, Chamber, Realtors</i>
<b>O-10</b>	Create recurring downtown event	\$5,000 - \$10,000	ongoing	DDA	City, DDA, Private Sector
<b>O-11</b>	Business support programming	TBD	ongoing	City, SBDC, EDC, DDA	City, EDC, Private, Grants
<b>O-12</b>	Incentive programs for new investment	TBD - up to \$40k/yr	ongoing	City, DDA, Banks, Private	City, Private
<b>O-13</b>	Market key development sites			City, EDC	City, EDC
	<i>Econ. dev. web/print collateral</i>	<i>\$5,000</i>	<i>2018</i>		
	<i>Business recruitment package</i>	<i>\$5,000</i>	<i>2018</i>		
<b>O-14</b>	Develop branded wayfinding system/plan	\$50-\$75k. Phased	2018	City	City, T- Grants, ARC

<b>O-15</b>	Create marketing collateral targeting Fort Yargo & visitors			City, Fort Yargo	City, State, Private
	<i>Info kiosks at Ft. Yargo/Downtown</i>	<i>\$5,000</i>	<i>2018</i>		
	<i>Event coordination with Fort Yargo</i>	<i>staff time</i>	<i>2017</i>		
	<i>Recruit recreation-based businesses</i>	<i>staff time</i>	<i>ongoing</i>		
<b>O-16</b>	Recruit market-rate residential above shops downtown	staff time	2018	City	City, DDA, Private
<b>O-17</b>	Create small business incubator	TBD	2019	City, Higher Ed Partner, EDC, DDA	City, EDC, Private, Grants
<b>O-18</b>	Community Improvement District	Staff hours	2022	City, Private	City, Private
<b>Urban Design &amp; Historic Resources</b>					
<b>O-20</b>	Amend code to require inter-parcel access for all new developments	staff time	2017	City	City
<b>O-21</b>	Historic demolition code amendments	staff time	ongoing	City	City
<b>O-22</b>	Design guidelines	TBD	ongoing	City, Private	City, ARC
<b>O-24</b>	Historic marker installation	\$20,000	ongoing	City, Private	City, Private
<b>O-26</b>	Update Historic Design Guidelines	TBD	ongoing	City, Private	City
<b>Public Space &amp; Environment</b>					
<b>O-27</b>	Neighborhood tree plantings	\$13,500	2017	Private	Private
<b>O-28</b>	Tree ordinance	staff time	2018	City	City
<b>O-29</b>	Landscape improvements at police parking lot	\$5,000	2017	City	City, Private
<b>Infrastructure &amp; Facilities</b>					
<b>O-33</b>	Continue upgrades of sewer, water, and gas lines	TBD	ongoing	City, private	City, Private

**NOTES**

Action Plan assumes funding will be available for all projects within each year

All cost estimates are in 2010 dollars

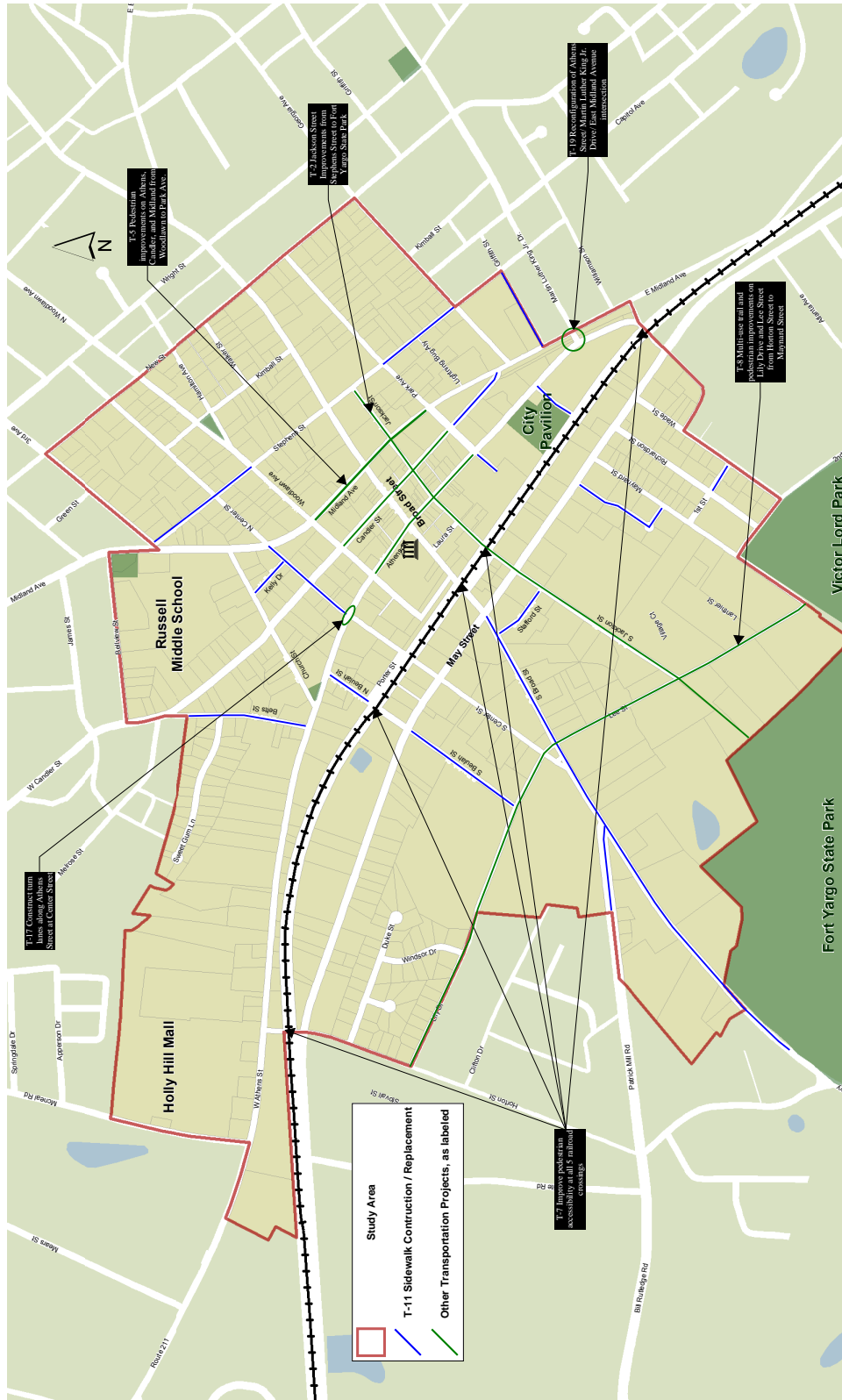
Chamber refers to the Barrow County Chamber of Commerce ARC: Atlanta Regional Commission

CID: Community Improvement District DDA: Downtown Development Authority

EDC: Barrow County Economic Development Council SBDC: Small Business Development Center, Athens

TAD: Tax Allocation District

# FIVE YEAR TRANSPORTATION ACTION PLAN MAP



City of Winder, Georgia

**RESOLUTION**

**Whereas**, the City of Winder desires to strengthen its town center by encouraging diverse housing, employment, shopping, and recreation choices and undertake transportation improvements linking such destinations;

**Whereas**, the City desires a broadening of retail and service offerings as well as a new definition of the geography of the town center via unifying streetscape elements;

**Whereas**, City elected officials desire to introduce housing in a mixed-use environment;

**Whereas**, the City seeks to foster pedestrian use of the town center and connectivity of travel modes, thereby integrating walking, transit, bicycle, and vehicle travel as well as evaluate creation of public parking facilities to complement those already established;

**Whereas**, the City is committed to preserving and enhancing access to historical features and landmarks within the town center and reinforcing the identity of Winder;

**Whereas**, the City intends to utilize LCI planning funds to showcase the integration of land use policy and transportation with urban design tools;

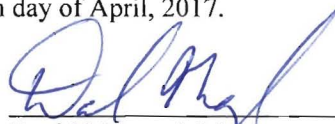
**Whereas**, the City wishes to use the Atlanta Regional Commission's *Community Choices Tool Box* of model ordinances and visualization techniques in exploring alternate developments, mixed-use projects, and urban design approaches available to LCI award recipients; and


**Whereas**, the City intends to adopt the "Best Land Use", "Best Transportation", "Best Environment", and "Best Housing" practices of ARC's *Regional Development Plan* for future development of the town center.

**Now, therefore, be it Resolved** that the City of Winder adopts the City of Winder Livable Centers Initiative (LCI) Five Year Plan Update.

**In Witness Whereof**, I have set my hand and caused the Seal of the *City of Winder, Georgia* to be affixed this 4th day of April, 2017.



  
\_\_\_\_\_  
David Maynard, Mayor

  
\_\_\_\_\_  
Attest: City Clerk