

5.4 COMMUNITY INVOLVEMENT SUMMARY

Stakeholder Meetings

Date: 10/24/2017, 10/25/2017

Venue: The Suite Spot, Sugar Hill

List of Stakeholders:

- Tim Christian, Blue Land Works
- Troy Besseche
- Nic Greene
- Kerry Murphy
- Taylor Anderson
- Megan Carnell, City of Sugar Hill
- Sarah Speir
- Ane Mulligan
- Vickie Curl
- Kevin McOmber, Clark Patterson Lee
- Brandon Hembree, City of Sugar Hill

The above stakeholders, including the city council members, city staff, business owners, DDA members, developers, and community leaders were interviewed to understand the downtown issues, opportunities and potential future growth patterns in the next 10-15 years. The consultant team asked the following questions to the stakeholders to collect their input.

1. How are you involved in downtown Sugar Hill? What is the main area of interest? Have you been involved in any recent planning or visioning efforts?
2. What are some big issues and concerns?
3. What would you say about major strengths and weaknesses of downtown Sugar Hill?
4. What is your vision for downtown and its expansion areas?
5. Do you think there is a need for more housing diversity in downtown? What type of housing would be desired and where?
6. How do you feel about mobility, walkability, and bikability

in and around downtown? Is congestion a problem? If so, where? What type of transportation improvements should be done?

7. What would you like to see more of in downtown Sugar Hill?
8. In your travels have you seen a downtown, or some aspect of a downtown that you like and might be a model for downtown Sugar Hill? Why/describe?
9. Any other thoughts you would like to share about the future of downtown Sugar Hill?

Summary of Issues and Needs from the Stakeholder Interviews:

Land Use and Development

Issues/Concerns

- Lack of restaurants and shopping options in Downtown
- If residential population increases in future, the noise pollution from events should be evaluated
- Physical constraints for Downtown growth are cemetery, wide transit corridors, railroad, and sewer capacity
- Concerned about the amount of retail proposed in the planned development if there is a lack of critical mass in Downtown
- Concerned about public safety along Level Creek Road, Church Street and Springhill Drive.
- Lack of regional level economic development/business opportunities to attract large number of jobs in and around Downtown
- Neighborhood stability, housing conditions and redevelopment potential in mobile home parks and older neighborhood areas.

Needs/Opportunities:

- More residents in/around Downtown core
- Attract more businesses such as bars, restaurants, and services in walking distance
- Opportunity to tap into the growing filming industry
- Potential for transit-oriented development on the south side of Peachtree Industrial Boulevard and Buford Drive
- Mixed-use development on north of Highway 20/Cumming Highway

- Retrofit existing housing stock and infill housing strategy as a way to supply diversity of housing, and to improve development character of the older neighborhoods throughout the LCI area
- Diversity of housing type for multi-generation and income-level such as townhomes, cottages, small lot single family, and urban style apartments
- Focus on architectural character of the future mixed-use and housing development
- Need for medical offices and facilities near Downtown
- Attract small tech companies or professional services
- Explore opportunity for satellite campus of a college/university

Mobility

Issues/Concerns

- Due to the major traffic corridors and railroad, walkability is the biggest challenge in the area
- Spring Hill Drive is unsafe for pedestrian circulation due to speeding on the one-way street and some undesirable activities
- Whitehead Road has sidewalks only on one side and lacks pedestrian-friendly environment
- Lack of sidewalks on Level Creek Road; unsafe pedestrian connection to Sugar Hill Elementary School

Needs/Opportunities:

- Wider sidewalks on West Broad Street
- Need for streetscape improvements on Highway 20 from Peachtree Industrial Boulevard to Sycamore Road; the improvements could include decorative sidewalks, pedestrian street lights, and a landscaped median. Potential funding opportunities are CIP, SPLOST or LCI funds
- Need for a pedestrian bridge over Highway 20 to connect the northern neighborhoods with Downtown
- Connect Spring Hill Drive to Peachtree Industrial Boulevard to expand the connectivity to Downtown
- Need for sidewalk improvements along Sycamore Road
- Shared bike lane or dedicated bike lane along Peachtree Industrial Boulevard
- Separate pedestrian and bike facilities in order to create safe mobility network

- Explore opportunities for recreational biking routes to and from Downtown
- Add banners and decorative flowers to existing streetlights on West Broad Street
- Evaluate and analyze potential transit options on Peachtree Industrial Boulevard

Identity/Vibrancy/Place-Making

Issues/Concerns

- Concerned about pricing of the ticketed events in The Bowl
- Concerned about the theater in E Center as it may compete with the Buford theater and could be challenging to sell 400 tickets
- Alton Tucker Boulevard should be renamed to West Broad Street
- Lack of urban parks and plazas in walking distance
- Lack of large passive green space with walking trails
- Lost history associated with Buice School before its demolition

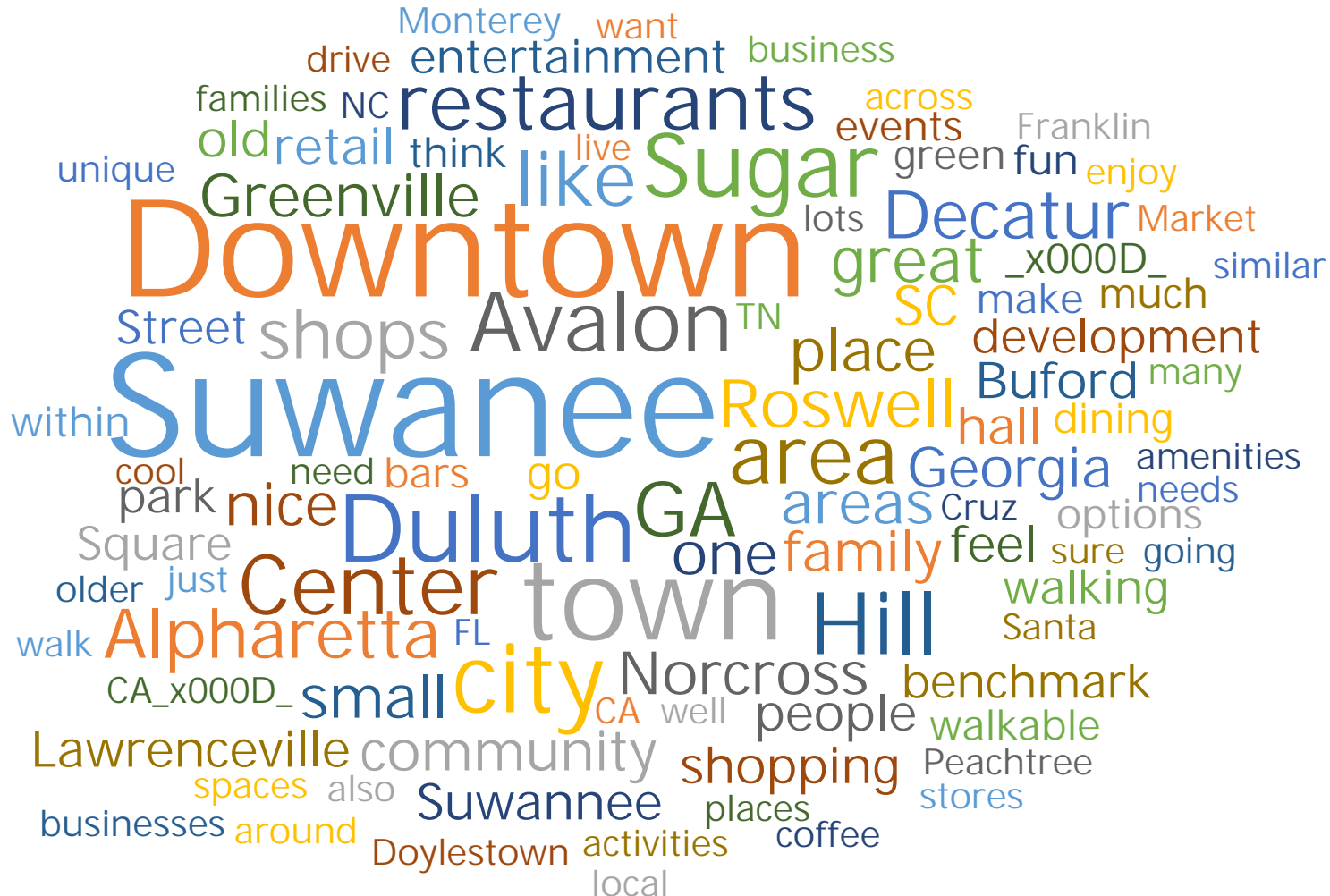
Needs/Opportunities:

- Need for more family-oriented activities and events
- In addition to the recreational Ice Rink event, Ice Hockey league could be established in coordination with City's Parks and Recreation Department
- Christmas parade as Downtown event
- Need for more activities for youth
- Pop-up gallery at E Center
- Cohesive branding for the City
- Preserve the history of Downtown
- Art display opportunity on the planned Sugar Loop greenway
- Connect Downtown and surrounding neighborhoods through art walk and living wall
- Build partnerships with various art institutes to expand presence of art

Online Community Survey

More than 200 people participated in the survey during Fall of 2017 over a 2-month period. The detailed results of the online survey are included on the following pages.

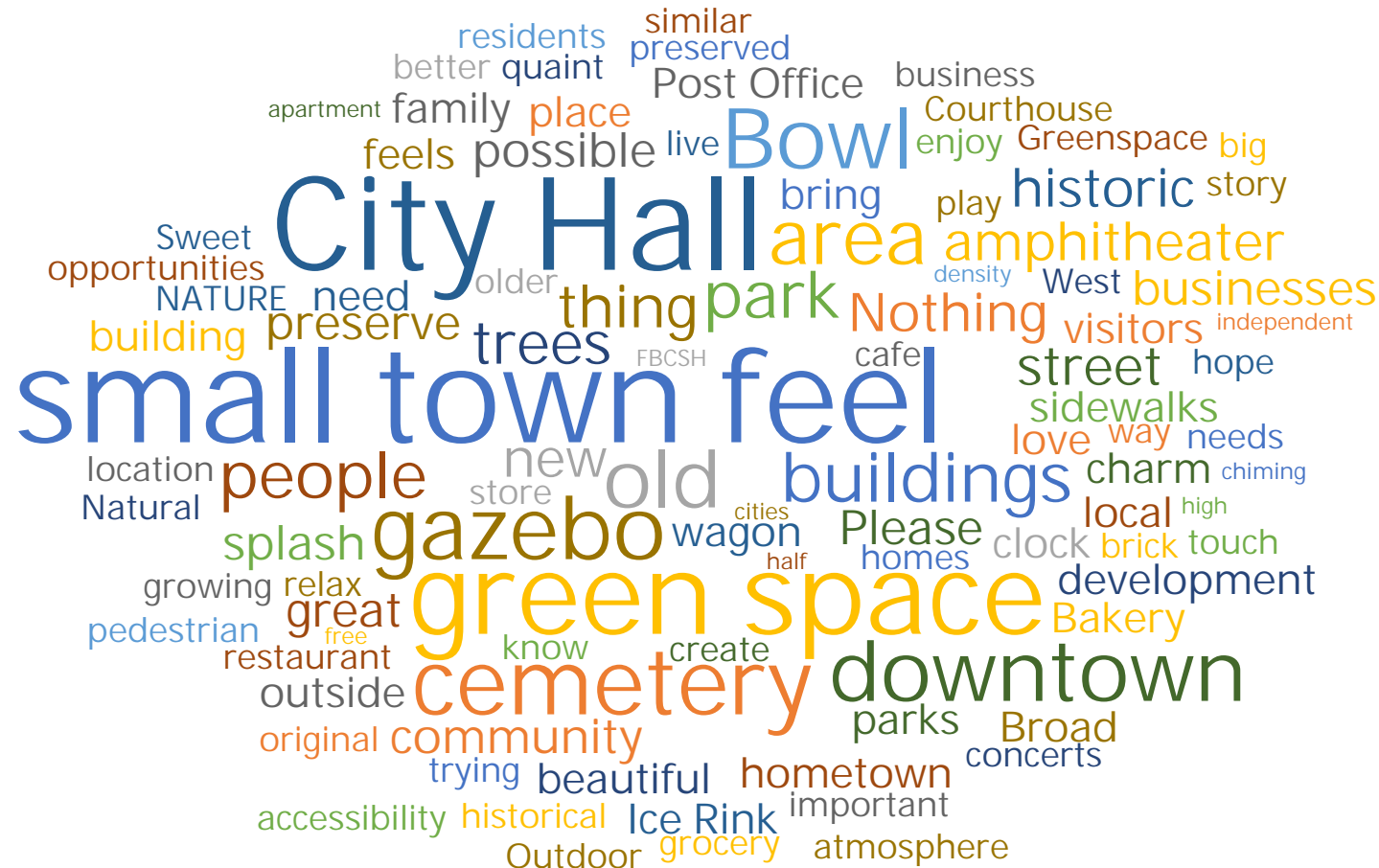
Benchmark for Downtown Sugar Hill



Describe a place or city that could serve as a benchmark for development in Downtown Sugar Hill. SUMMARY

sample size = 204

Preserve One Thing in Downtown



If we could only preserve one thing about Downtown Sugar Hill what one thing should we keep? SUMMARY
sample size = 204

Change One Thing about Downtown



If we could only change one thing about Downtown Sugar Hill what one thing should we change? SUMMARY
sample size = 204

[illegible]

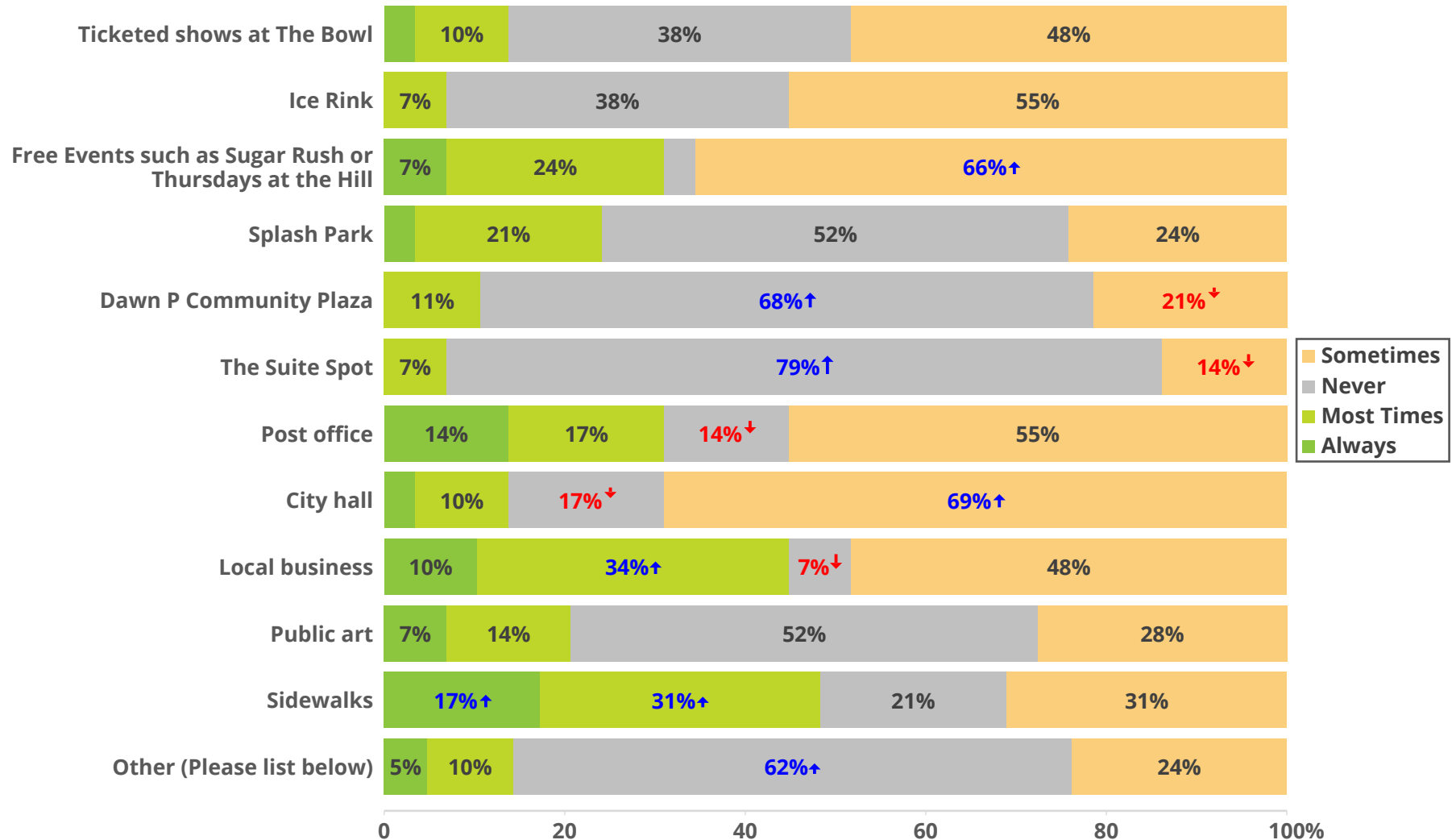
sample size = 204

Old/Dilapidated Buildings



sample size = 204

Use of Downtown Amenities



How often do you use each of the following Downtown Sugar Hill amenities? (X) SUMMARY
 sample size = from 21 to 29; total sample size = 204; 183 missing; 95% confidence level

Additional List of Amenities Used by Community



Do you use an amenity that we didn't list? SUMMARY
sample size = 204

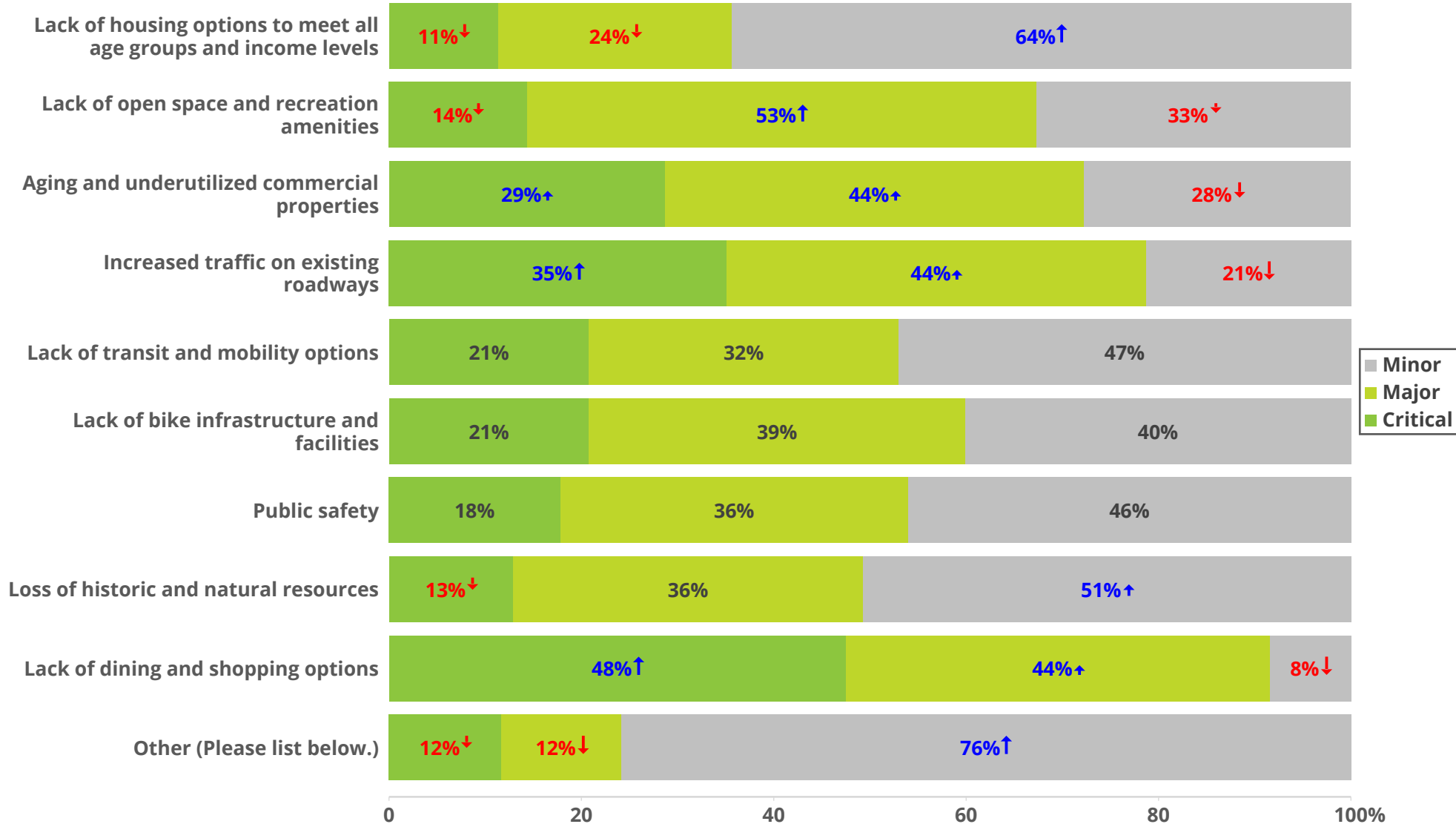
Frequency of Downtown Events

How do you feel about the frequency and quality of downtown events?	
Too many, too often.	2.0
Don't change a thing.	21.0
Frequency is just right but let's work on some things.	38.0
Downtown events are great! We need to look for ways to add more events and continue improving the experience.	128.0

How much change in Downtown

How much change does Downtown Sugar Hill need?	
No growth needed, looks fine as is.	29.0
Looks pretty good but could use some minor landscaping/general improvements	33.0
Needs some level of improvement and new development	74.0
Needs extensive improvement and redevelopment with mixed-use	60.0

Issues for Future Development over 5-10 years



What is the impact to development in Downtown Sugar Hill over the next 5-10 years for each of the listed issues? (X) SUMMARY
 sample size = from 145 to 202; total sample size = 204; 59 missing; 95% confidence level

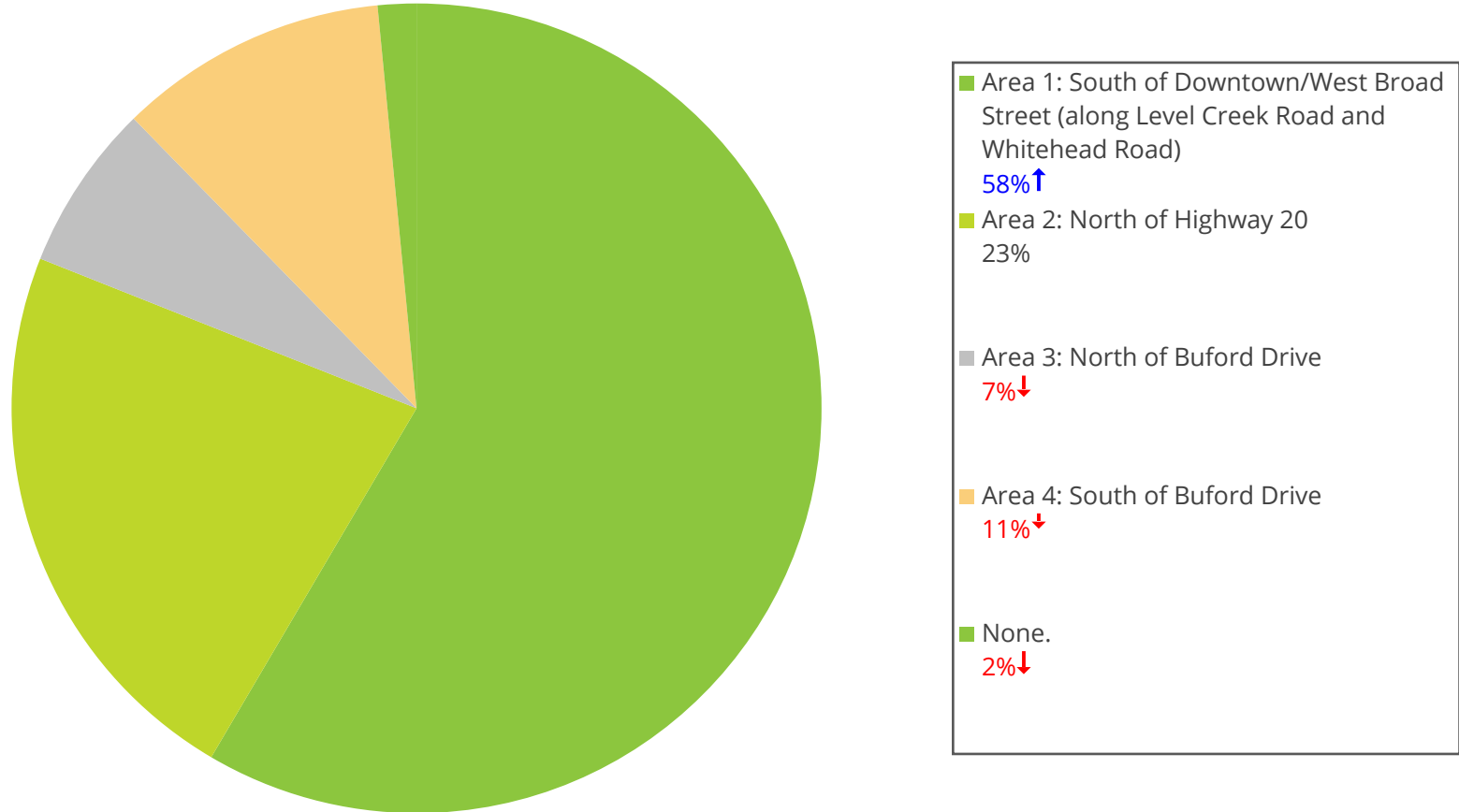
Additional Issues to be Considered

Text	Do you see an issue that we didn't list?
1	
2	Lack of upper level houses in the Sugar Hill area. You have to move to Buford or Suwanne to find larger homes
3	
4	I want to stress the importance of affordable housing
5	
6	
7	
8	LED backlit streetsigns (similar to Sandy Springs) and elegant streetlights on main roads and side and center medians add a classy touch. Roads such as Sycamore have some sporadic LED lighting. Adding more to fill in the gaps of darkness would be a great improvement.
9	
10	An urban type development that draws people and raises property values. This should be the place to live in north Georgia.
11	
12	
13	
14	More food and a Starbucks would be Great!
15	
16	
17	Mixed use development downtown.
18	Provide either a mail flyer or a place on Sugar Hill website showing all walking paths showing where they start and end, how many miles, lights, no lights, bike path, paved or not, etc.

	suitable for young children or older adults.
19	
20	
21	
22	

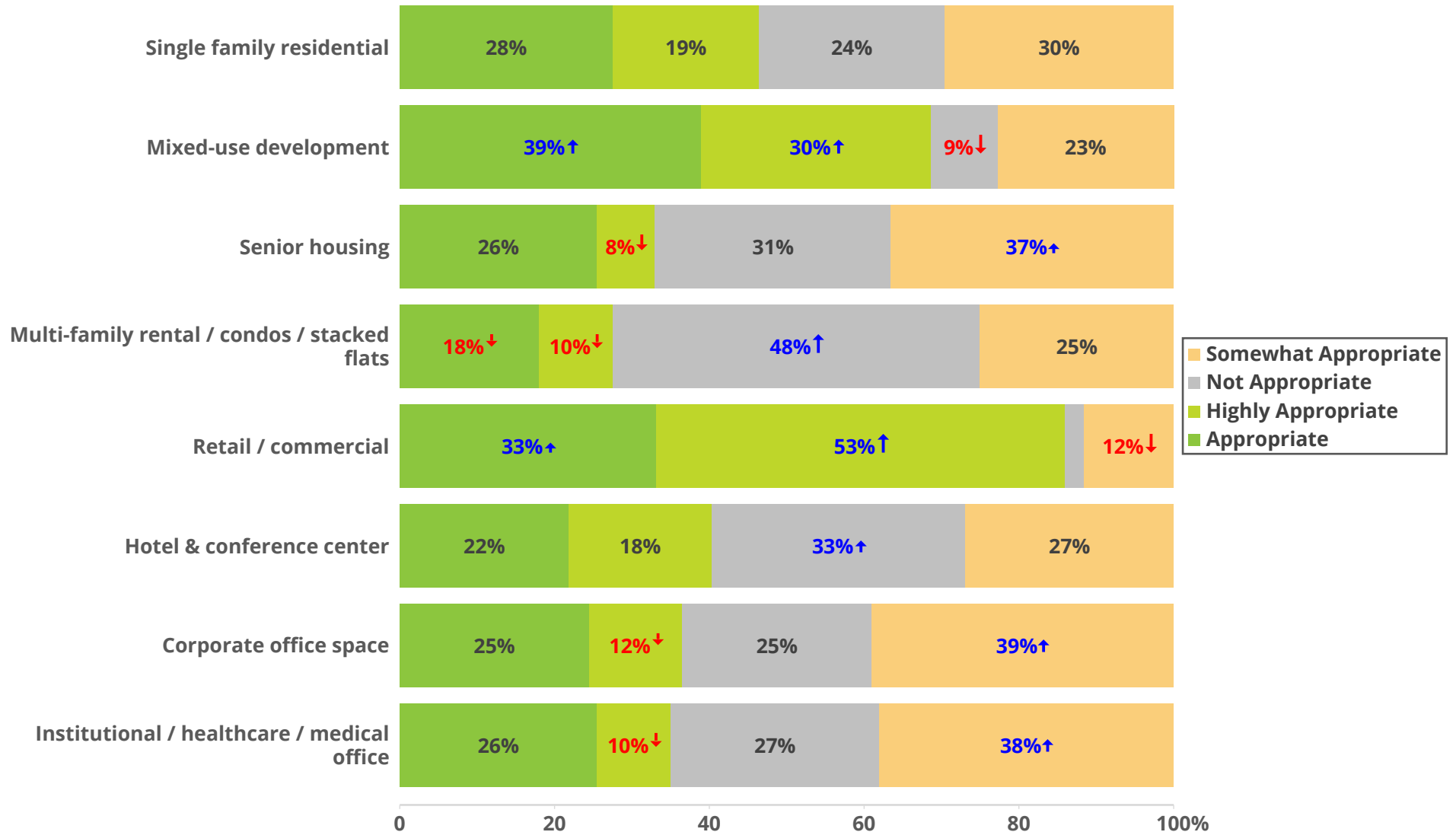
Do you see an issue that we didn't list? RAW DATA
sample size = 204

Priority Growth Area



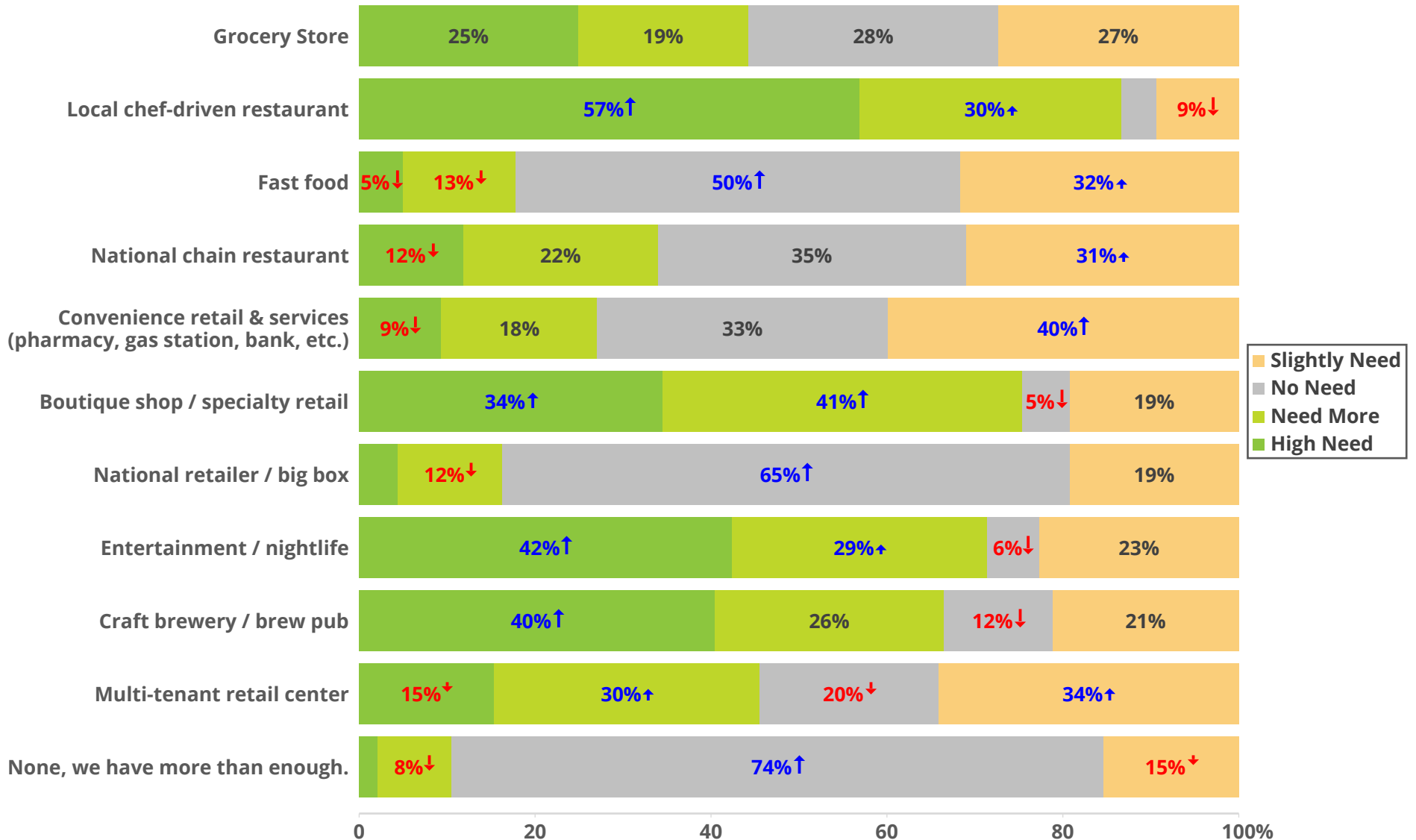
Which area should receive the highest priority in planning for growth over the next 5-10 years? SUMMARY
sample size = 195; total sample size = 204; 9 missing; 95% confidence level

Appropriate Uses in Downtown



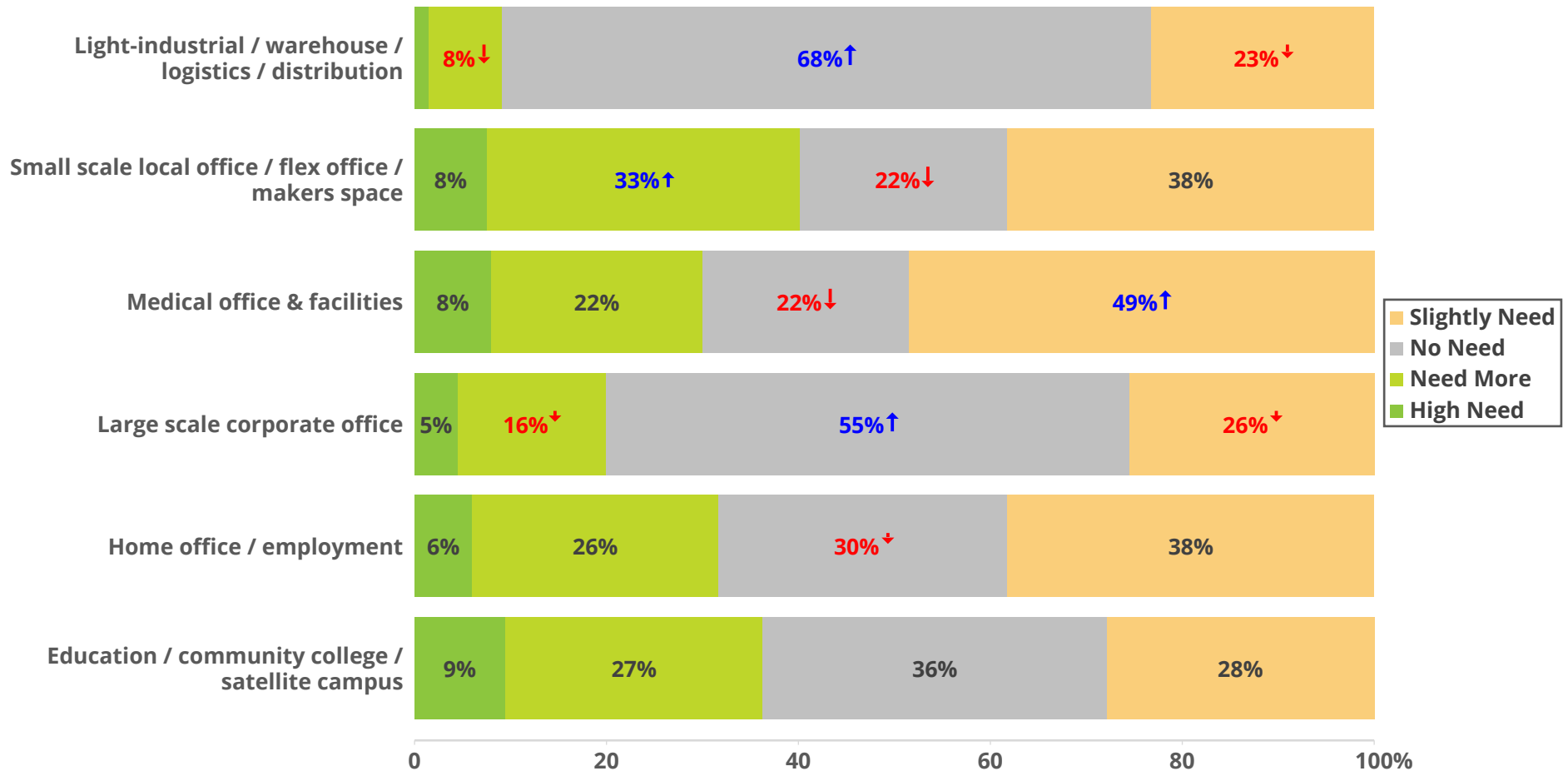
Which types of uses are appropriate for Downtown Sugar Hill? (X) SUMMARY
 sample size = from 196 to 201; total sample size = 204; 8 missing; 95% confidence level

Need for Retail Uses



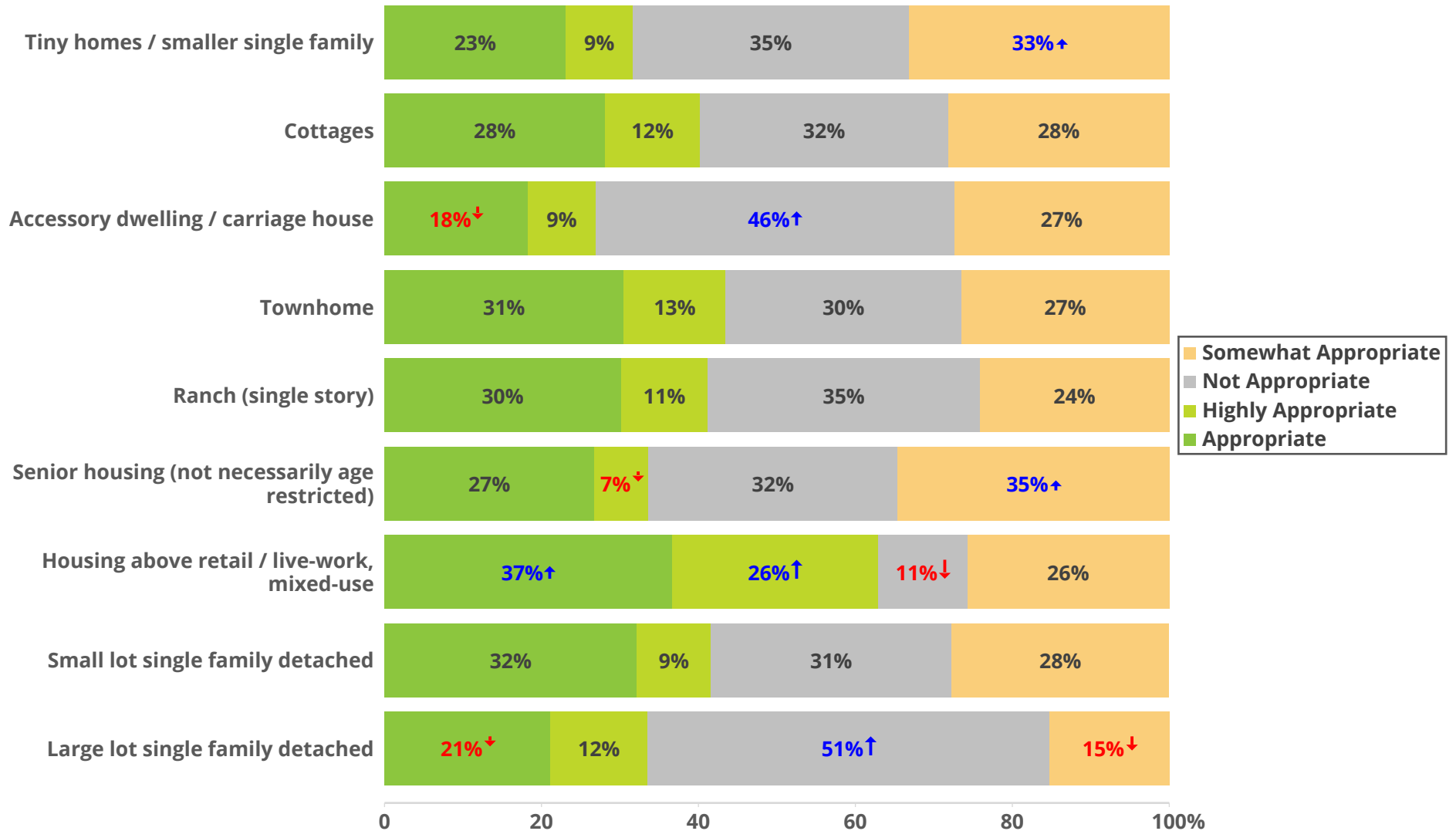
Which types of retail uses are needed in Downtown Sugar Hill? (X) SUMMARY
 sample size = from 143 to 203; total sample size = 204; 61 missing; 95% confidence level

Need for Employment Base



Which types of employment-based uses are needed in Downtown Sugar Hill? (X) SUMMARY
 sample size = from 198 to 201; total sample size = 204; 6 missing; 95% confidence level

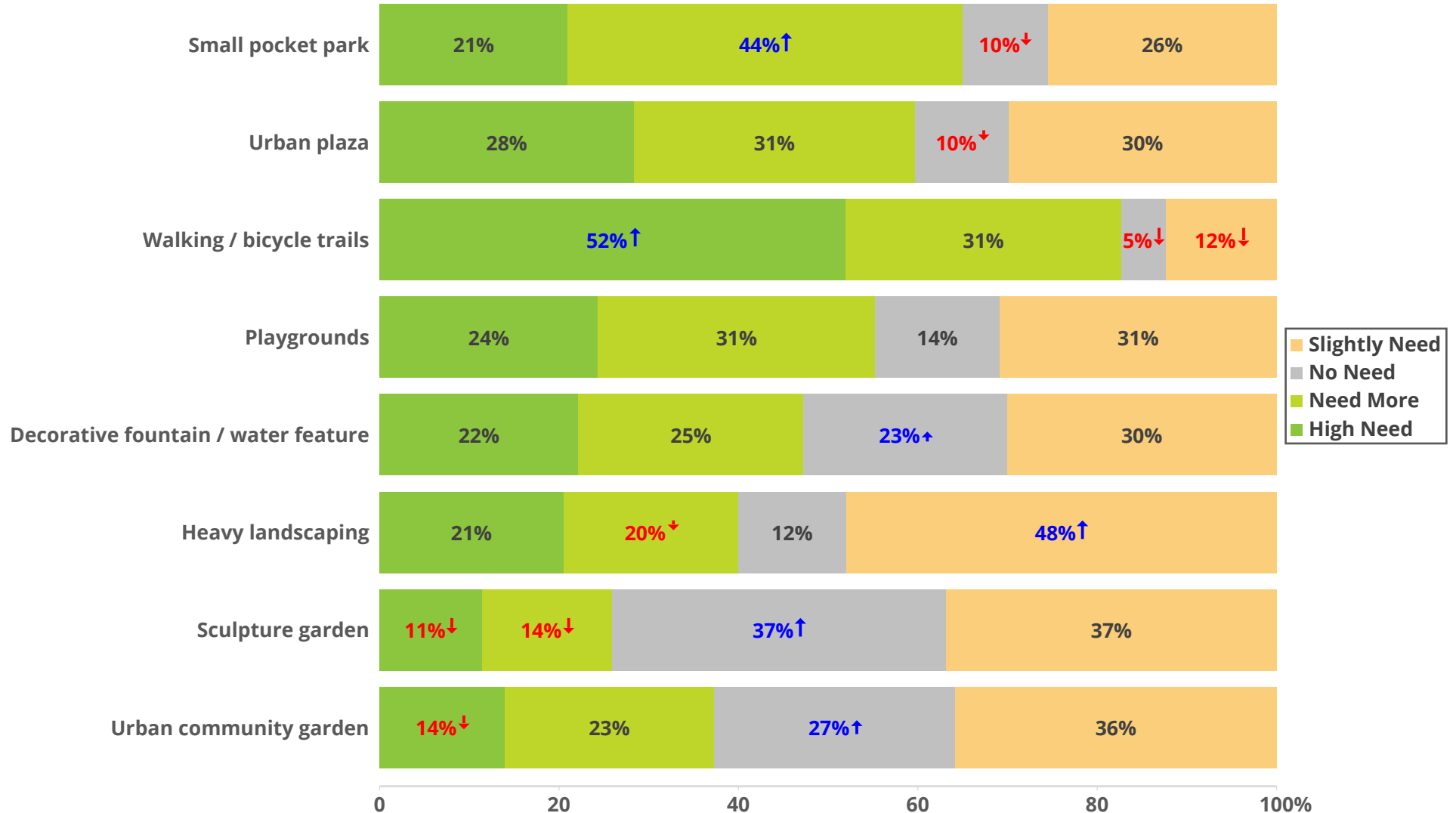
Appropriate Residential Type



Which types of residential uses are appropriate in Downtown Sugar Hill? (X) SUMMARY
 sample size = from 197 to 203; total sample size = 204; 7 missing; 95% confidence level

Recreational and Open Space Need

Which types of recreation or open space are needed in Downtown Sugar Hill? (X)

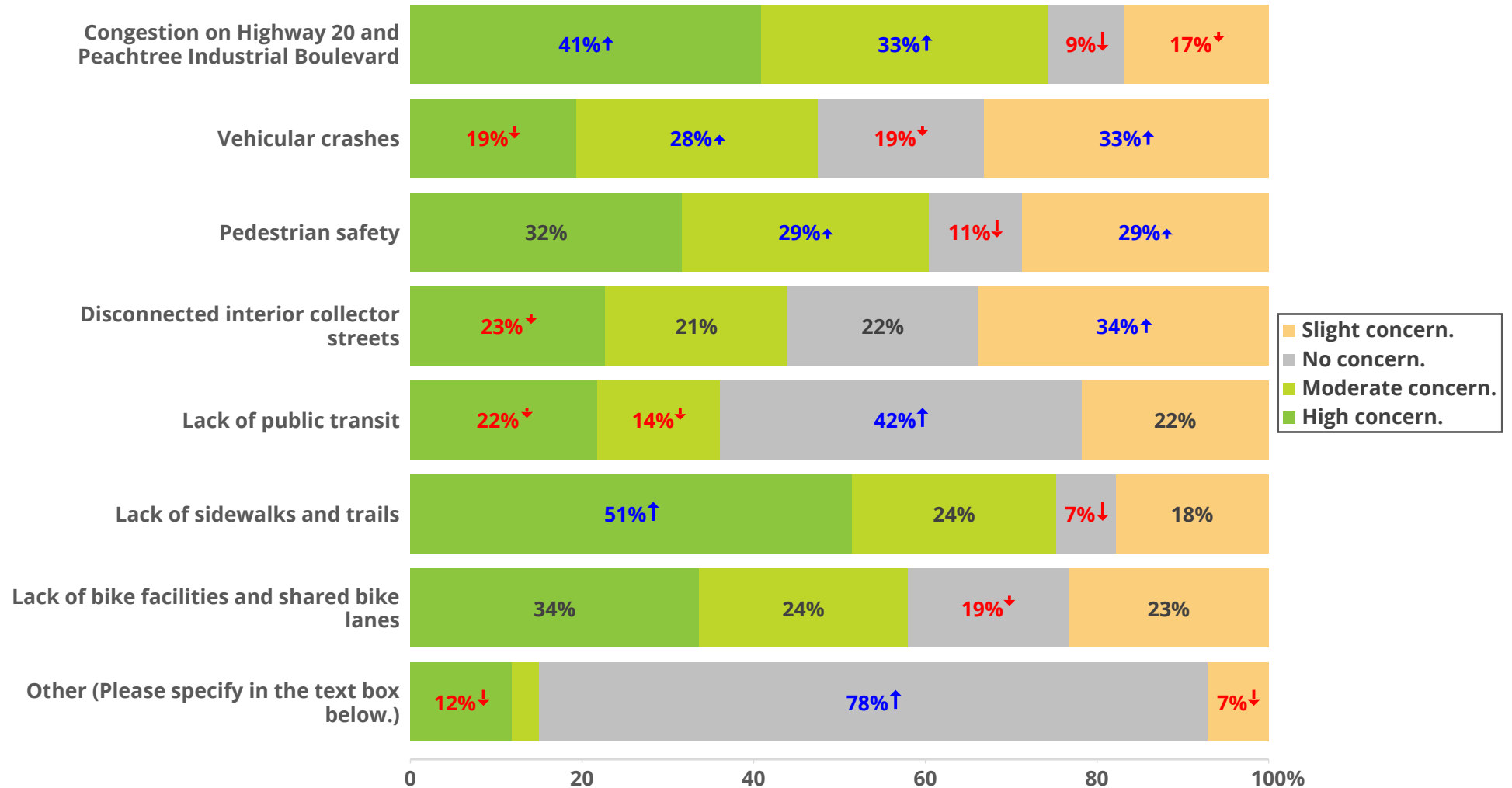


Which types of recreation or open space are needed in Downtown Sugar Hill? (X) SUMMARY

sample size = from 200 to 203; total sample size = 204; 4 missing; 95% confidence level

Biggest Transportation Concerns

What are your biggest concerns regarding transportation in Downtown Sugar Hill? (X)



What are your biggest concerns regarding transportation in Downtown Sugar Hill? (X) SUMMARY

sample size = from 127 to 203; total sample size = 204; 77 missing; 95% confidence level

Additional Transportation Concerns

Text	Do you have a transportation concern that we didn't list?
1	
2	
3	Specifically sidewalks that go all the way down Whitehead to Suwanee Dam Rd.
4	
5	
6	
7	Golf cart paths are needed.
8	Please install bike lanes that are not on the street. Congestion makes any bicycling on streets a death wish. Hilton Head Island offers bike lanes recessed into natural areas and bicycle crossings that are away from dangerous intersections.
9	
10	
11	
12	
13	
14	No public transit please!
15	
16	The major issue is with Cumming Highway, until that is fixed the commuters across Atlanta have to use Mag Ferry. Once the highway is widened and 400 south is widened from below exit 13, the ease of movement will lessen and make our city much for desirable for higher socio-economic families
17	
18	

18	
19	the turn circle needs to go-better with stop signs, prefer traffic light_x000D_ sorry-but, put the sugar wagon somewhere else_x000D_ expecting an accident with sever injuries or death soon
20	

Do you have a transportation concern that we didn't list? RAW DATA
sample size = 204

Most Problematic Intersection

Georgia Highway 20 with Hillcrest Avenue	13.0
Georgia Highway 20 with Sycamore Road	47.0
Georgia Highway 20 with Old Cumming Road	19.0
Level Creek Road with Church Street	6.0
Peacetree Industrial Boulevard and Highway 20 intersecton.	4.0
Peachtree Industrial Boulevard with Alton Tucker Boulevard	16.0
Peachtree Industrial Boulevard with First Avenue	5.0
Peachtree Industrial Boulevard with Spring Hill Road	9.0
Spring Hill Road with Level Creek Road	5.0
Spring Hill Road with Whitehead Road	4.0
West Broad Street with Hillcrest Drive	3.0
West Broad Street with Level Creek Road	4.0
West Broad Street with Whithead Road	7.0

Text	Describe the problems associated with the intersection you chose.
1	This is a cut through and at busy times, 4 way stop interferes with traffic flow. Suggest a bypass cut through so only people who want to go to downtown are on the road or another traffic circle.
2	one way
3	Lack of turn arrows
4	
5	
6	
7	Timing of the traffic lights is problematic.
8	Traveling eastbound on HWY 20 approaching Sycamore is a challenge for some making that left because due to the rise in the road approaching that intersection, many don't see the small Sycamore sign until too late. Please address by placing better signage (perhaps overhead) in advance alerting drivers the left turn lane onto Sycamore is coming up. Also, intersection lighting here, and at the intersection by Sugar Hill Church, would be great!
9	
10	
11	Traffic
12	I don't have one
13	Construction & traffic
14	Right turn lane on Sycamore. Left turn from Sycamore to 20 lanes need to be clearly marked
15	Traffic lights are not in sync

16	
17	
18	better signage. I have seen people going into the oncoming traffic when pulling out onto 20 going toward Krogers from West Broad street/Sycamore. This will get better the longer the intersection is in use but for new people it is quite a change.
19	mentioned above

Describe the problems associated with the intersection you chose. RAW DATA
sample size = 204

Most Problematic Road

Alton Tucker Boulevard	10.0
West Broad Street	3.0
Church Street	1.0
First Ave	4.0
Georgia Highway 20	96.0
Level Creek Road	11.0
Peachtree Industrial Boulevard	25.0
Spring Hill Road	8.0
Whithead Road	9.0
	167.0

Text	Describe the problems associated with the road you just chose.
1	Congestion; light timing; no alternative routes
2	Needs to be wider and straighter, and too many stop signs.
3	If building continues as it has begun, it won't be able to handle the volume of traffic. The side streets are going to be affected- Whitehead, Spring Hill, Level Creek- and a traffic nightmare will ensue. I LOVE that Sugar Hill still feels slow paced and small town. I'd like to see that remain.
4	
5	
6	Needs expansion
7	High traffic. limited access to downtown.
8	Heavy congestion, long lights. Please install logical programming or sensors to time these lights according to traffic flow.
9	
10	
11	Traffic
12	Busy traffic
13	Speed limit too low
14	Construction zones!!!! Especially at night.
15	Traffic
16	it narrows down to one lane, creating on average 20-30 minute extra commute times. The construction seems like it will never end.
17	

18	too much traffic. The changes have been great but it is almost as if the changes did not keep up with all the growth.
19	one-way
20	Traffic
21	Traffic
22	Backed up constantly morning and evening

Describe the problems associated with the road you just chose. RAW DATA
sample size = 204

Prioritize Sidewalk Improvements

	Item	Total Score	Aggregate Rank
1	Level Creek Road	1,278.0	1.0
2	Church Street	1,094.0	2.0
3	Whitehead Road	949.0	3.0
4	Temple Drive (north side)	890.0	4.0
5	Hillcrest Drive	760.0	5.0
6	Stanley Street	480.0	6.0
7	Other (please specify)	261.0	7.0

How to Prioritize Mobility Improvements

Item	Total Score	Aggregate Rank
More complete sidewalk network	1,959.0	1.0
Wider sidewalks	1,801.0	2.0
Outdoor / sidewalk dining	1,696.0	3.0
Improved / more consistent lighting	1,571.0	4.0
Marked and visible crosswalks	1,236.0	5.0
More benches / trees / banners / etc	1,199.0	6.0
Wayfinding signage	1,179.0	7.0
Improved pedestrian crossing signals	1,036.0	8.0
Slower vehicular traffic	801.0	9.0
Better landscaping	754.0	10.0
Other	232.0	11.0

Prioritize Ped Improvements on Hwy 20

Item	Total Score	Aggregate Rank
Add pedestrian-activated signalized crosswalks	1,399.0	1.0
Add pedestrian refuge islands (safe pausing locations within medians)	1,226.0	2.0
Construct pedestrian bridge(s) over the road	1,126.0	3.0
Widen sidewalks/trails	939.0	4.0
Shorten distances between road crossings	906.0	5.0
Add more shade trees along sidewalks/trails	798.0	6.0
Decorative lighting	702.0	7.0
Other (please specify)	248.0	8.0

Ped Improvements to PIB

Item	Total Score	Aggregate Rank
Add pedestrian-activated signalized crosswalks	1,458.0	1.0
Add pedestrian refuge islands (safe pausing locations within medians)	1,252.0	2.0
Construct pedestrian bridge(s) over the road	1,123.0	3.0
Widen sidewalks/trails	945.0	4.0
Shorten distances between road crossings	936.0	5.0
Add more shade trees along sidewalks/trails	763.0	6.0
Decorative lighting	628.0	7.0
Other (please specify)	239.0	8.0

Additional Ped/Bike Improvement Needs

[...]	Landscaping needed in medians along Highway 20
[...]	Most always consider the school and school crossings and at the parks.
[...]	motorized traffic-free zones
[8]	Nothing that you didn't list, but I live close to downtown but would have to cross 20. I would love for there to be at least one pedestrian bridge so I don't have to fear people not stopping for lights. Also I run along side of 20 and literally burn to death from the sun in the summer, we need more shade!
[...]	pedestrian bridge - it won't let me choose it - great idea
[...]	Pedestrians don't need to be on PIB
[...]	Seriously. DO NOT put pedestrian bridges over the roadways. People don't walk with a boat load of packages across a bridge! Peachtree corners wanted to do that and it is a horrible idea!!!.
[...]	Slower speed zones on Hwy.20 from PIB to Suwanee Dam Rd.
[...]	The buttons are not working on this page. Sidewalks should be on both sides of the road in every part of the city. Crosswalks need to be added on Level Creek near EE Robinson so the newer neighbors have a safe place to cross.

Own a Bicycle

	%
Bicycle	1%↓
No	47%↑
Other	1%↓
Yes	52%↑
Yes, and golf cart too	1%↓
NET	100%↑

Do you own a bicycle or an electric bike? SUMMARY
sample size = 200; total sample size = 204; 4
missing; 95% confidence level

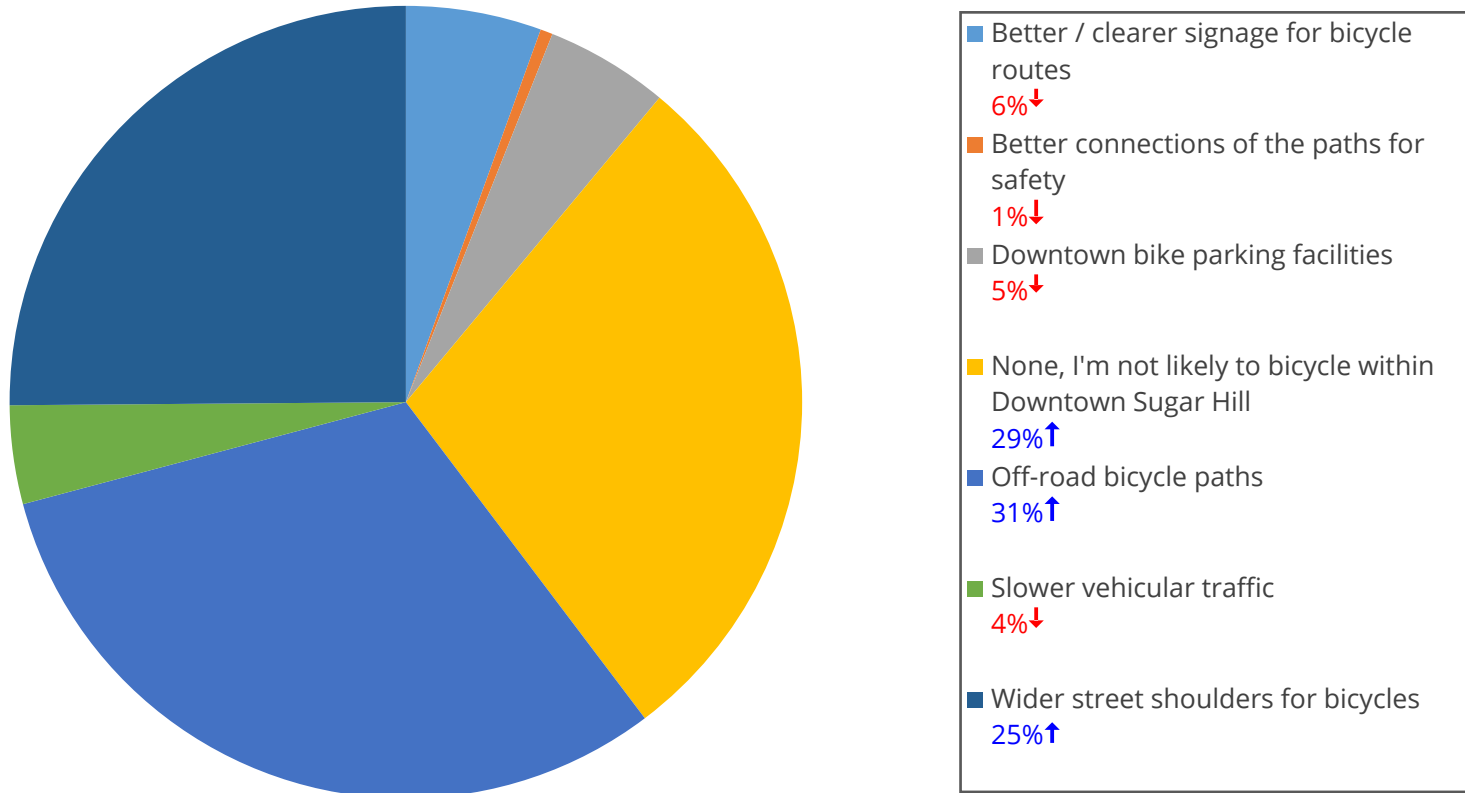
Text	How often do you ride for reasons other than recreation or exercise?
1	Never, I only ride for fun or exercise.
2	
3	Never, I only ride for fun or exercise.
4	
5	Never, I only ride for fun or exercise.
6	
7	One day a week or less.
8	Would like to ride downtown to shops and events
9	One day a week or less.
10	
11	
12	Never, I only ride for fun or exercise.
13	Never, I only ride for fun or exercise.
14	
15	Never, I only ride for fun or exercise.
16	
17	One day a month or less.
18	right now just for fun but if bike pathes were available I would use them.
19	
20	
21	
22	
23	One day a week or less.

24	
25	
26	Never, I only ride for fun or exercise.
27	
28	One day a week or less.
29	Never, I only ride for fun or exercise.
30	Never, I only ride for fun or exercise.
31	One day a month or less.

How often do you ride for reasons other than recreation or exercise? RAW DATA
sample size = 204

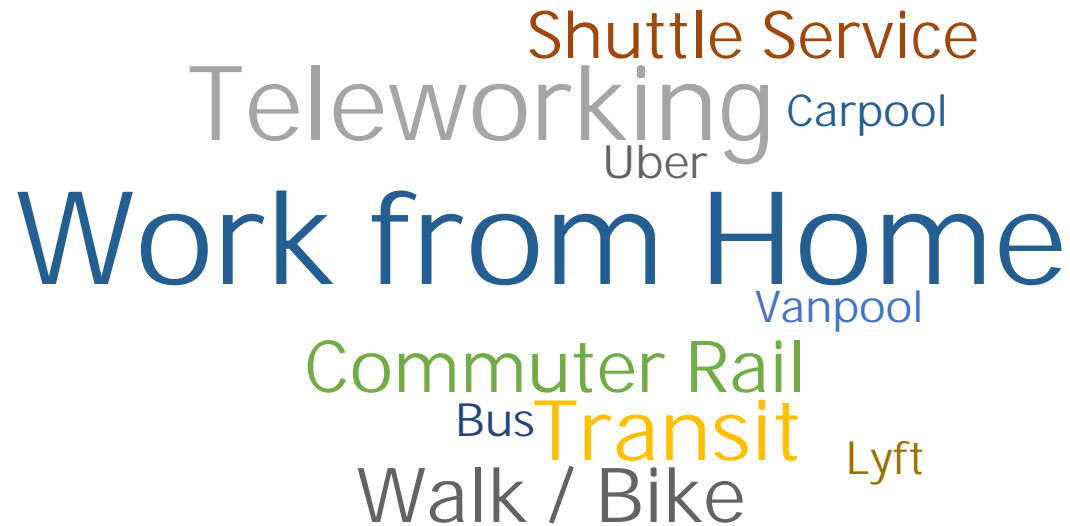
Bicycle Facilities Needs

What would encourage you to bicycle in Downtown Sugar Hill more often?



What would encourage you to bicycle in Downtown Sugar Hill more often? SUMMARY
sample size = 199; total sample size = 204; 5 missing; 95% confidence level

Alternate to Driving



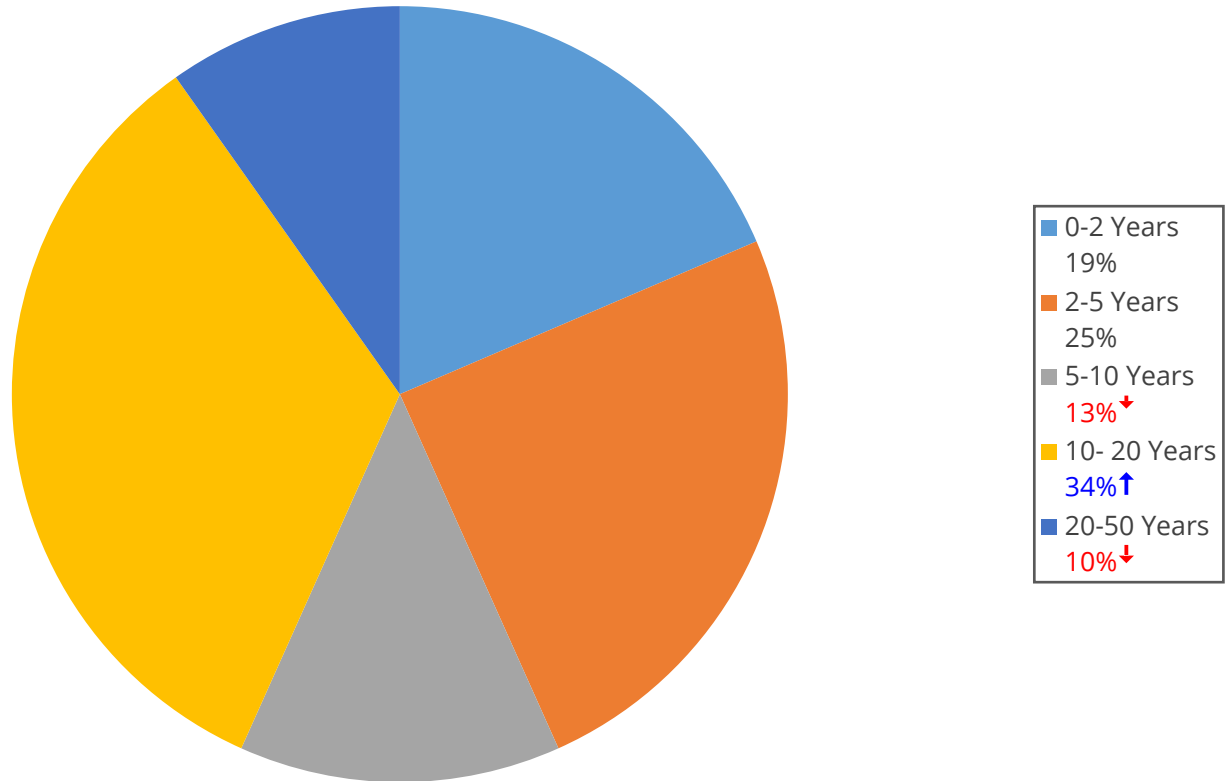
If given the option not to drive from home to work, which mode would you most likely choose? SUMMARY
sample size = 204

Live within 5 Miles of Sugar Hill

	%
No	4%↓
Yes	96%↑
NET	100%↑

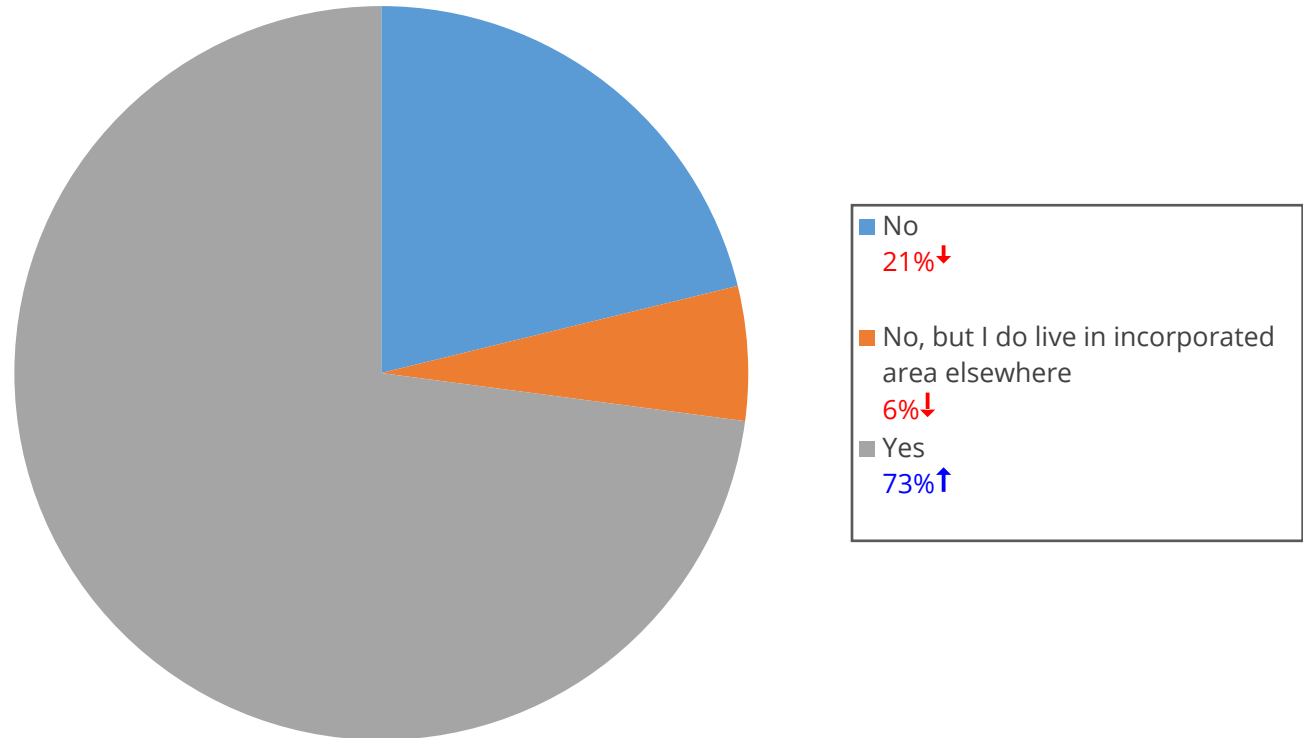
Do you live within 5 miles of Sugar Hill City Hall? SUMMARY
sample size = 202; total sample size = 204; 2 missing; 95% confidence level

Years in Sugar Hill/Suwanee/Buford



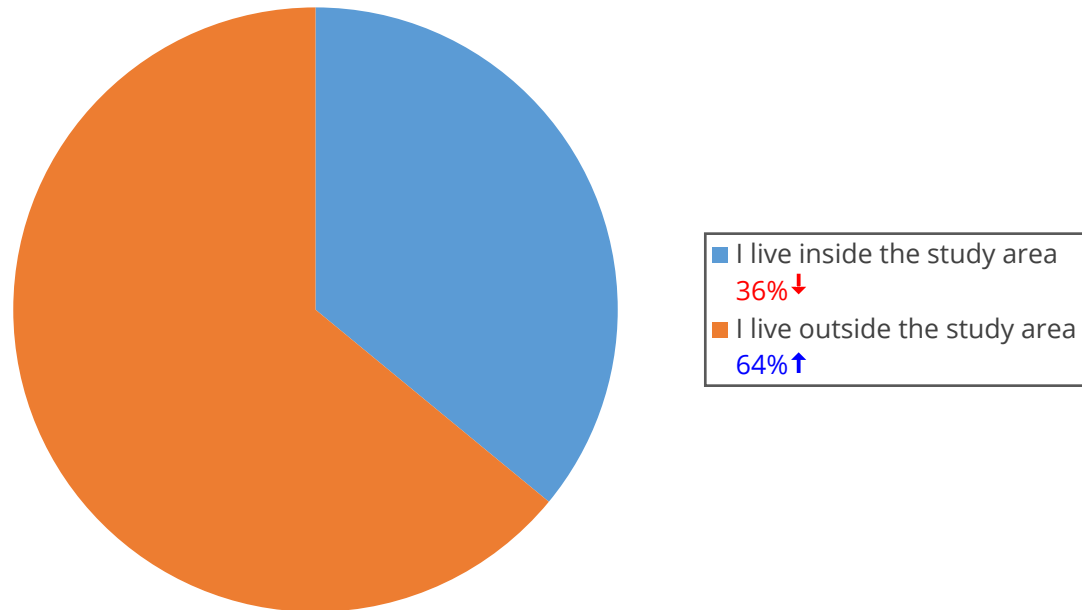
How long have you lived in the Sugar Hill / Suwanee / Buford area? SUMMARY
sample size = 194; total sample size = 204; 10 missing; 95% confidence level

Live within City of Sugar Hill Limit



Do you live within the City of Sugar Hill city limits? SUMMARY
sample size = 203; total sample size = 204; 1 missing; 95% confidence level

Live within LCI Area



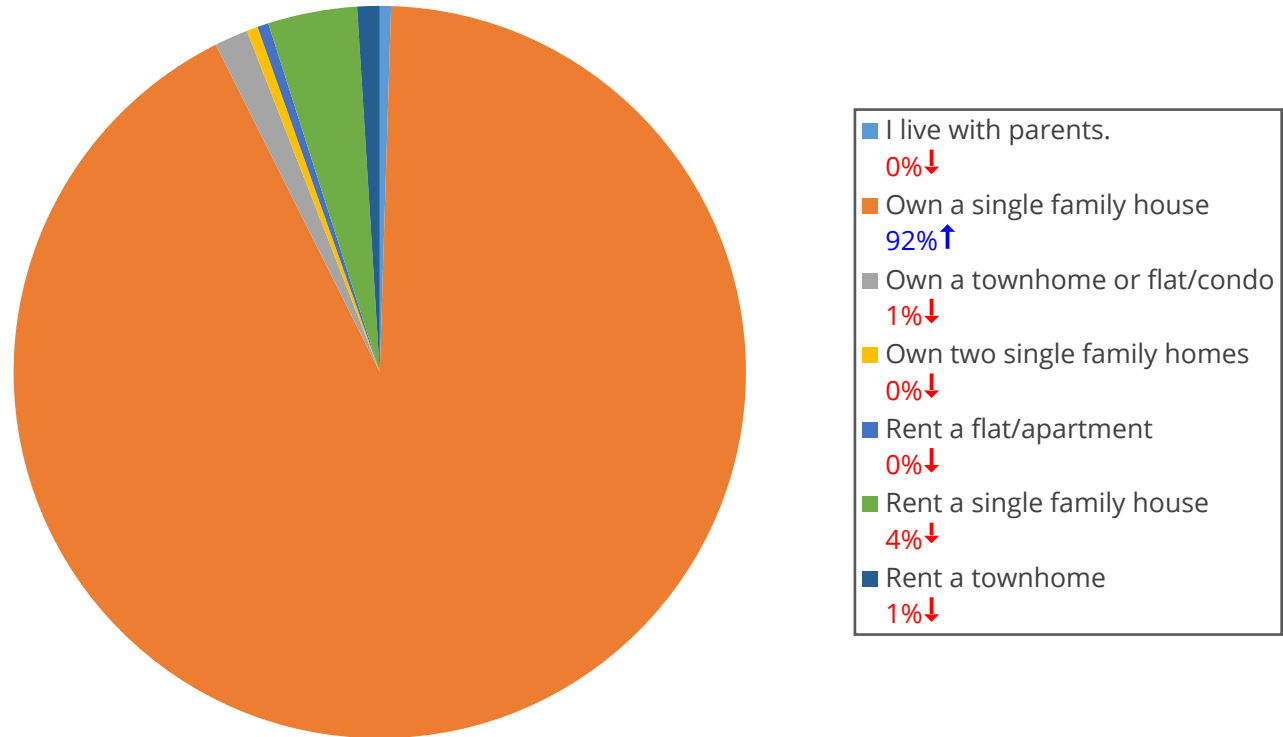
Do you live within the Sugar Hill LCI study area? SUMMARY
sample size = 203; total sample size = 204; 1 missing; 95% confidence level

Time to Walk to City Hall

	%
30min to an hour	0% ↓
I am able to walk but don't know.	5%
I am unable to walk.	4% ↓
Less than five minutes walking.	6%
More than 15 minutes walking.	17% ↑
More than 20 minutes walking.	18% ↑
More than 30 minutes walking.	26% ↑
More than five minutes but less than ten minutes walking.	6%
More than ten minutes but less than 15 minutes walking.	16% ↑
Not a good network of sidewalks in city /county	0% ↓
Not sure 30-45 minutes down Whitehead Rd.	0% ↓
NET	100% ↑

How long would it take you to walk to Sugar Hill city hall? SUMMARY
sample size = 203; total sample size = 204; 1 missing; 95% confidence level

Current Housing Situation



What is your current housing situation? SUMMARY
sample size = 203; total sample size = 204; 1 missing; 95% confidence level

How often you spend time in Downtown?

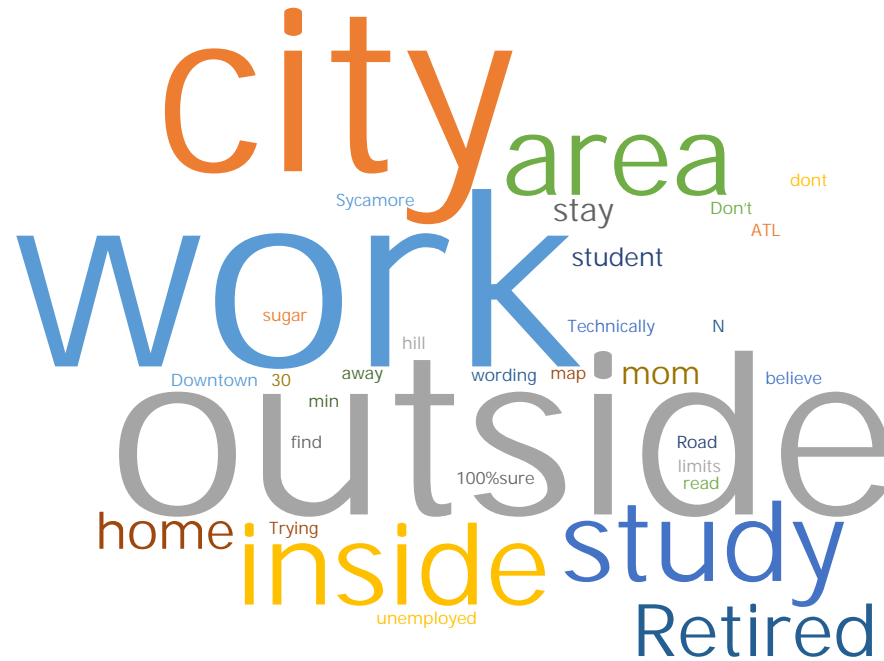
How often do you spend time in Downtown Sugar Hill?	
Daily	12.0
Monthly	53.0
Never	9.0
Weekly	48.0
Several Times a year	67.0
Other	15.0

How often do you walk/bike/skate to Downtown?

	%
As desired.	0%↓
Daily	3%↓
Every once in a while	18%↑
Monthly	4%↓
Never	63%↑
Never currently, side walks not all the way in good condition or wide enough & a bit far	0%↓
Not safe to do so and not place to leave bike	0%↓
Occasionally	0%↓
Often, just to pass through. Would really like if there was a flat path for rollerblading.	0%↓
We would often if the sidewalks on whitehead went past sugar ridge.	0%↓
Weekly	9%
Would if things improve	0%↓
NET	100%↑

How often do you walk / bike / skate to Downtown Sugar Hill? SUMMARY
sample size = 203; total sample size = 204; 1 missing; 95% confidence level

Do you work in LCI area?



Do you work in the Sugar Hill LCI study area? SUMMARY
sample size = 204

Getting to work

	%
Before retirement drove	0%↓
I carpool or vanpool	0%↓
I do not work	13%
I drive to work	73%↑
I take transit to work	2%↓
I walk or bike to work	0%↓
I work at home	9%
Retired	0%↓
School bus	0%↓
NET	100%↑

How do you typically get to work? SUMMARY
sample size = 203; total sample size = 204; 1 missing; 95% confidence
level

Age

	%
18-25 Years	2% ↓
26-35 Years	24% ↑
36-45 Years	30% ↑
46-55 Years	15%
56-65 Years	17%
66-75 Years	6% ↓
75 Years or older	1% ↓
Under 17	4% ↓
NET	100% ↑

What is your age? SUMMARY

sample size = 203; total sample size = 204; 1 missing; 95% confidence
level

Additional Thoughts

Text	What else would you like to tell us?
1	<p>Thank you. One section of this survey did not work at all for me - either on my mobile or laptop._x000D_</p> <p>_x000D_</p> <p>I hope there is street infrastructure to support the development and not adversely affect Hwy 20 or PIB traffic. I hope there are many easy ways to get to Downtown and waiting in my car isn't obligatory. Can't wait for the Greenway!</p>
2	<p>Build more subdivisions with Large homes in the Lanier Cluster.</p>
3	<p>I hope that my survey has expressed the following:_x000D_</p> <p>My family loves living in Sugar Hill. I look forward to improvements that build community, draw people into the downtown area, and make it easier to walk/bike to get there. However, over building will kill the opportunity we have to keep Sugar Hill a sweet spot in Gwinnett County. Green space (with real grass) is key. Street cafes, specialty shops, a concert arena that allows for free concerts and comfortable seating (not those crammed white chairs that make it feel claustrophobic), well lit streets, sidewalks that make it easier for those of us within 30-45 min walking area (I'm on Whitehead where the sidewalks don't connect), passive parks, exciting events (like Sugar Rush)...all these things draw people in but don't make the down town area a congested nightmare. I very much dislike the idea of a hotel/conference center near the city hall. Put it outside that area, maybe north of 20 on PIB to help with traffic.</p>
4	<p>What attracted my family to sugar hill was a small town feel and affordable housing. I love the 1940s era homes on white head road, and the quiet middle class subdivisions in the area and hope to see more homes of that ilk built, not luxury town homes that crowd the area. I am excited for development in</p>

	downtown sugar hill, but also a bit nervous. I hope that it doesn't become high end mixed use development. My hope is that a quaint, family friendly area with restaurants, shopping, and some office space is developed.
5	
6	

What else would you like to tell us? RAW DATA
sample size = 204

Summary of Public Workshops

Sugar Rush Festival

Date: 10/21/2017

Venue: Downtown Sugar Hill

Workshop Activities (LCI Booth boards attached)

The consultant team utilized an interactive LCI booth in front of the City Hall at the annual fall festival, Sugar Rush, on October 22. The booth was reserved from 10 am to 5 pm along with



other festival booths where people were encouraged to “drop by”. The purpose of the booth was to spread information on the downtown master including an informational brochure and a public meeting schedule. Most importantly, the booth provided participates with engaging and interactive exercises to provide early input on on downtown vision, issues, and needs. The following activities were conducted on various posters for the LCI area:

- Poster 1 Vision Board: On this board, people were asked to write/draw their big-picture vision for Downtown Sugar Hill.
- Poster 2 Development Issues and Opportunities: On the LCI area map, people used red dots to indicate land use/development issues and green dots for the future potential uses.
- Poster 3 Mobility Issues and Opportunities: On the LCI area map, people used blue dots to indicate mobility issues and yellow dots for future mobility improvements.

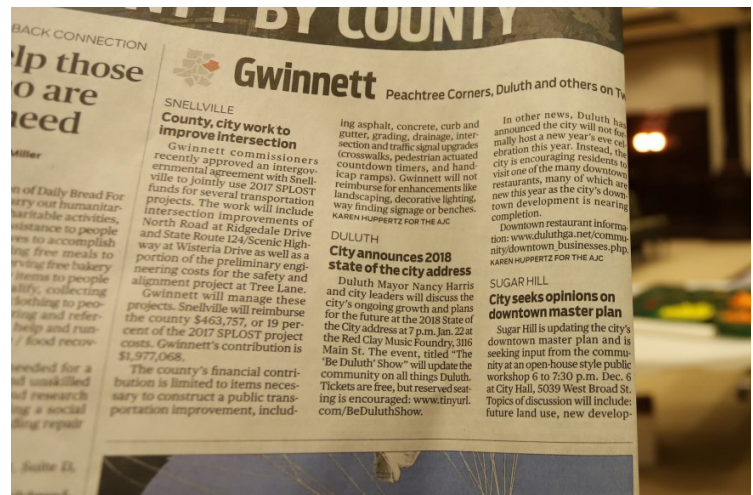
General Comments/Notes:



- Future needs for open space and activities – dog park, green space, skate park, free concerts & events, community park, bocce court, more community activities
- Future needs for other uses: Grocery store (Trader Joe's or Sprouts), business club, BMX track, boutique stores, restaurants, public safety (police department and safety patrol), STEM schools, local cafes, affordable housing near downtown, small offices and shops similar to Krog Street Market
- Future mobility needs –left turn signal at Hillcrest on Highway 20, park & ride express bus area, infrastructure to prevent traffic issues, bike lanes, improve sidewalk from E Robinson Park to the Bowl, pedestrian bridge/crosswalk near Temple Drive on Highway 20, pedestrian lights on Highway 20, improve at-grade crossing on 1st Avenue

Public Workshop #2

Date: 12/06/2017, 6 pm – 8 pm



Venue: Sugar Hill City Hall

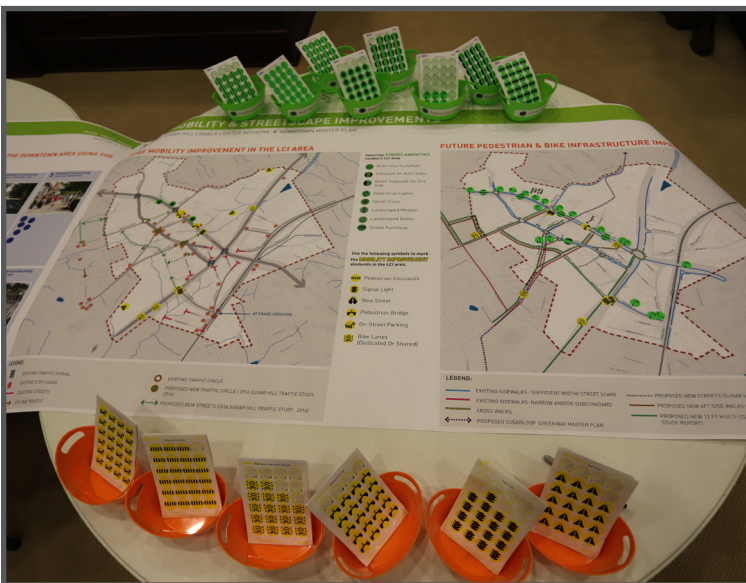


Workshop Activities (Sign-in sheet and workshop boards attached)

The Sugar Hill LCI Public Workshop #2 was organized in an open-house style format where Sugar Hill residents and stakeholders were encouraged to “drop by” during a two-hour evening window and comment on the different activities presented by the LCI Study team. The open house had four planning exercises in which participants were encouraged to roll up their sleeves and design downtown’s future. Although each exercise was self-guided with detailed instructions on the posters, a summary of the survey results, and exercise-related material, there were facilitators to help with the discussions and answer any question. Each exercise had postcards available for the community to document their questions, concerns, and ideas.

In order to maximize the level of input and to create consensual recommendations, the same exercises were conducted at Core Team Meeting #2. The general comments and consensus summary described below are the combined results from both meetings.

The content of the four exercises is described below:



Land Use and Development

- The intent of this exercise was to understand the community desire for the future land use and development character for various subareas of Downtown Sugar Hill. This station provided the LCI area map with four geographic subareas 1-4 in different colors.
- The participants were given a stack of images for five development types – single family attached, townhomes, multifamily/stacked flats, mixed-use and retail/commercial. Each development type included five character images that represented various building height and architectural styles. In order to encourage a mix of uses and development character, the participants were asked to select at least one image of each development type for each subarea. See the character images attached.
- While making the selection of the image, the participants were asked to think about the following:
 - a. What is the appropriate future use considering the adjacent uses and planned development?
 - b. What is the desired development character in terms of compatibility with downtown, height, and architectural style?
 - c. Is there potential for infill and rehabilitation within existing development?
 - d. Other than downtown core, do you envision higher density mixed-use or transit-oriented development in the LCI area?

Consensus Comments/Selection of Images for Subareas:












Subarea 1

Single Family Attached	Townhomes	Multifamily/Stacked Flats	Mixed-Use	Retail/Commercial
 				

Subarea 2

Single Family Attached	Townhomes	Multifamily/Stacked Flats	Mixed-Use	Retail/Commercial
				

Subarea 3

Single Family Attached	Townhomes	Multifamily/Stacked Flats	Mixed-Use	Retail/Commercial
 		  		 

Subarea 4

Single Family Attached	Townhomes	Multifamily/Stacked Flats	Mixed-Use	Retail/Commercial
				

Downtown Buildout Scenarios

- The intent of this exercise was to create buildout scenarios for the downtown core (Subarea 1) considering the ongoing and already planned projects in the next five years such as E Center, Broadstone, Dogwood Forest, and Sugar Loop Greenway Plan.
- The zoomed-in map of the downtown core (1 inch = 40 feet) was printed on 8 feet x 8 feet poster with the footprints of planned projects and proposed new street alignments from the 2016 Traffic Study.
- The participants were provided 3D printed building blocks of different development types to represent the “missing middle” residential typologies such as townhomes, duplex, fourplex, multiplex/multifamily, live-work units. In order to create the mixed-use development, a 1-story base commercial/retail and office buildings were also provided that could be inserted as a ground floor with housing uses over top.
- While creating the buildout scenarios, the participants were asked to think about the following:
 - e. How would you subdivide larger parcels into smaller walkable blocks with new streets?
 - f. What development typology is appropriate for the edges and internal blocks?
 - g. What are the desired building height based on the existing planned areas and future vision?

Consensus on Downtown Buildout Scenario:

- Infill housing with “missing middle” style residential typology along Roosevelt Circle and Hannah Road neighborhood. Similar development along Whitehead Road as a way to increase the residential density near Downtown
- Townhomes along Alton Tucker Boulevard
- Mixed-use or higher density multifamily on PIB
- Subdivide the large parcel between Level Creek Road and PIB (owned by Robinson family) and create medium density housing (multifamily or townhomes)
- Service-oriented uses along Highway 20 to revitalize existing aging retail/commercial
- Medium density housing with a mixed-use/commercial frontage at the intersection of Highway 20 and Hillcrest Drive

Mobility/Streetscape Improvements

- The intent of this exercise was to understand the community desire for the future mobility and streetscape improvements in Downtown Sugar Hill. The first poster provided online survey summary of the questions related to transportation and ped & bike infrastructure.
- There were four questions asked in this exercise to gather input on the following:
 - a. **Future Street Character:** The participants were asked to use BLUE dots to select only 3 images to prioritize the type of mobility and streetscape improvements in the downtown area. The highest ranked images from both meetings are:



b. Future Mobility Improvements: The LCI area map included the existing transportation network (traffic signal, stop signs, dead-end streets, and traffic circle) and proposed new streets (based on the 2016 Traffic Study). The participants were asked to validate the proposed recommendations from the Traffic Study and provide comments on the desired future mobility improvements using yellow dots with mobility icons as a specific location on the map. The mobility icons included pedestrian crosswalk, signal light, new street, pedestrian bridge, on-street parking, and bike lanes. The following list of recommendations was provided by the community at both meetings:

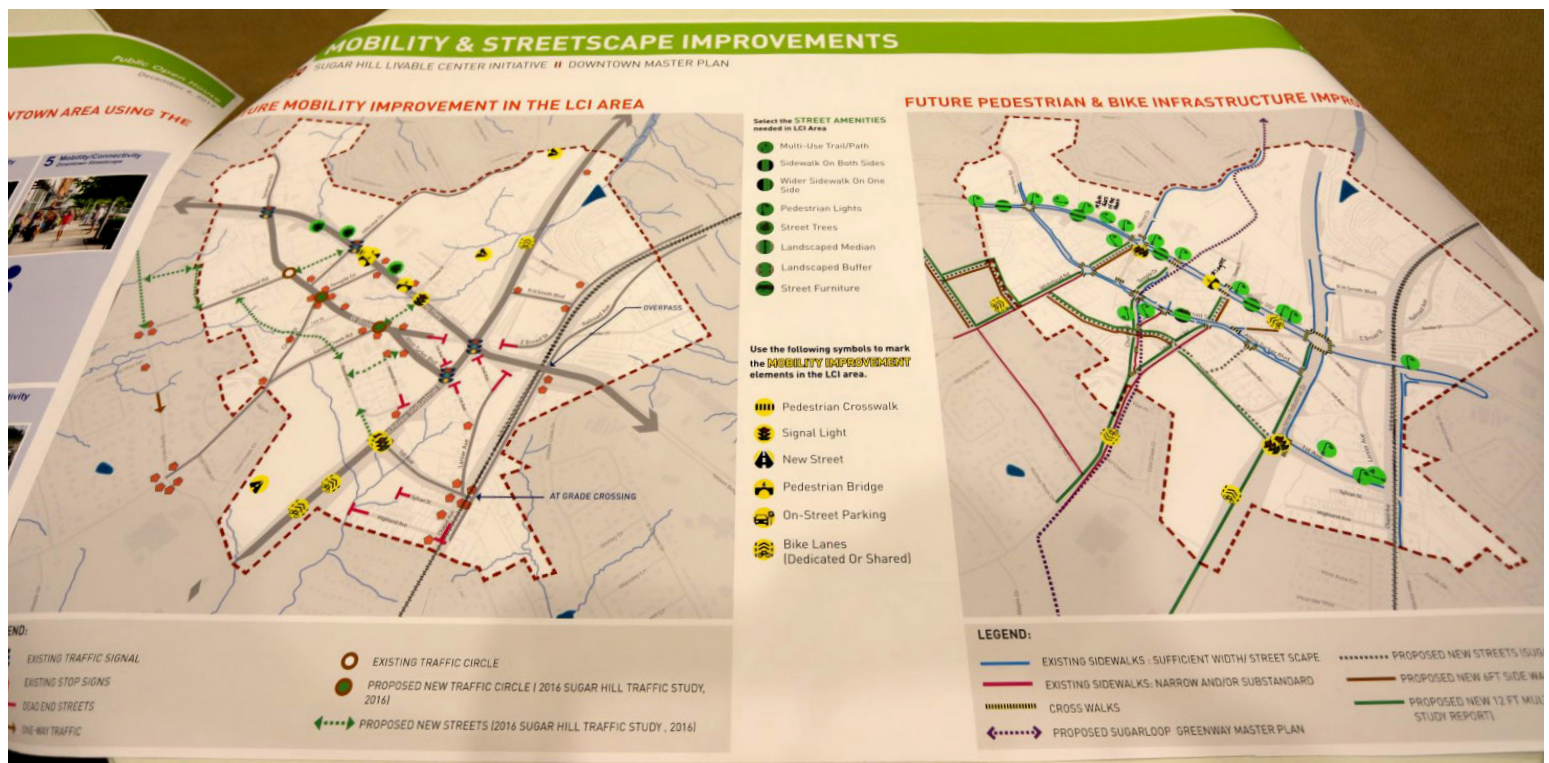
- Pedestrian bridge on Highway 20 (near Temple Drive from City Hall to Sugar Hill Church)
- Pedestrian crosswalk at Sycamore Road on Highway 20
- Pedestrian crosswalk improvements at Hillcrest Drive on Highway 20
- New traffic signal on Highway 20 at Level Creek Road extension
- New traffic signal on Peachtree Industrial Boulevard at 1st Avenue
- Protected bike lane on Peachtree Industrial Boulevard
- New street between Roosevelt Circle and Alton Tucker Boulevard

- New street (extension of Spring Hill Drive) between Whitehead Road and Highway 20
- New street to subdivide the large vacant parcel (owned by Robinson family) between Level Creek Road and Peachtree Industrial Boulevard
- Bike lanes on Level Creek and Whitehead Road

c. Future Ped & Bike Infrastructure Improvements:

Similar to the mobility-focused map, this exercise was intended to gather input on future pedestrian and bike improvements in downtown. The participants were asked to validate the proposed sidewalk network from the 2016 Traffic Study, and also provide their preference for new pedestrian and bike amenities using icons on green dots. The amenities include multi-use trail/path, the sidewalk on both sides, the wider sidewalk on one side, pedestrian lights, street trees, landscaped median, landscaped buffer, and street furniture. The following list of recommendations was provided by the community at both meetings:

- Landscaped median, street trees, and pedestrian lights on Highway 20
- Pedestrian lights on Church Street
- Pedestrian lights on 1st Avenue



d. Streetscape improvements: This exercise included typical street sections for some key streets in downtown to illustrate potential future streetscape improvements. The participants were asked to provide their comments and preference for the illustrated sections. Here are some general comments on each street section.

Whitehead Road and Level Creek Road

Option A:

- Create sidewalks with red brick similar to West Broad Street
- Appropriate width of the sidewalk for the pedestrian traffic expected
- Preference for a dedicated bike lane over the multi-use path. The protected bike lane with an adequate buffer between the bike lane and travel lane enhances safety.
- No need for an extra-large sidewalk to create a multi-use path as Option B

Option B:

- Preference for the furniture zone between travel lane and sidewalk for pedestrian safety.
- Multiuse path of 8 feet should be sufficient to accommodate bikers/rollerblade/golf car use

Highway 20

Option A

- Preference for this option with planted median, pedestrian lights, street trees, and green buffer between travel lane and sidewalk

Peachtree Industrial Boulevard

Option A & B

- Multi-use path on PIB could be a great amenity to encourage walking and biking, but it may be underutilized until future residential development on PIB
- Public transportation could be a great, but it would be a long-term consideration
- Street trees and pedestrian lights would be great additions
- Evaluate the feasibility of a local shuttle service option in city of Sugar Hill

Alton Tucker Road/ West Broad Street

Option A

- Bike path will work well for transportation within the city once more multi-use and urban housing is developed
- Considering the parking deck going up via the Future Mixed-Use on Hillcrest, I would prefer a bike path over parking, would work well with the greenway.

Option B

- Separate facilities will be utilized more and be more attractive to uses
- If bike paths are included in the Downtown core, they should be kept separate from cars and pedestrian traffic
- Inside the city, you would definitely want extended sidewalk and bike paths
- Traffic calming median