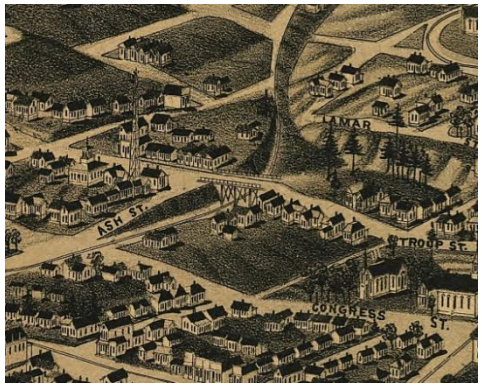
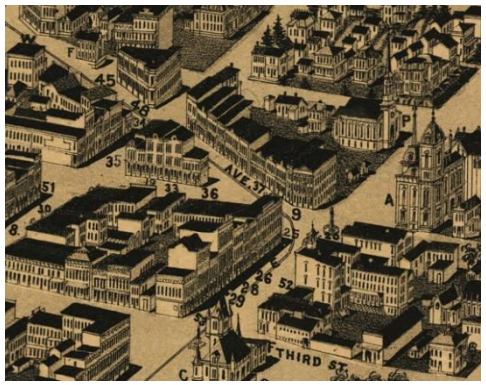
CITY OF MACON





Second Street Transformation

City Council Work Session

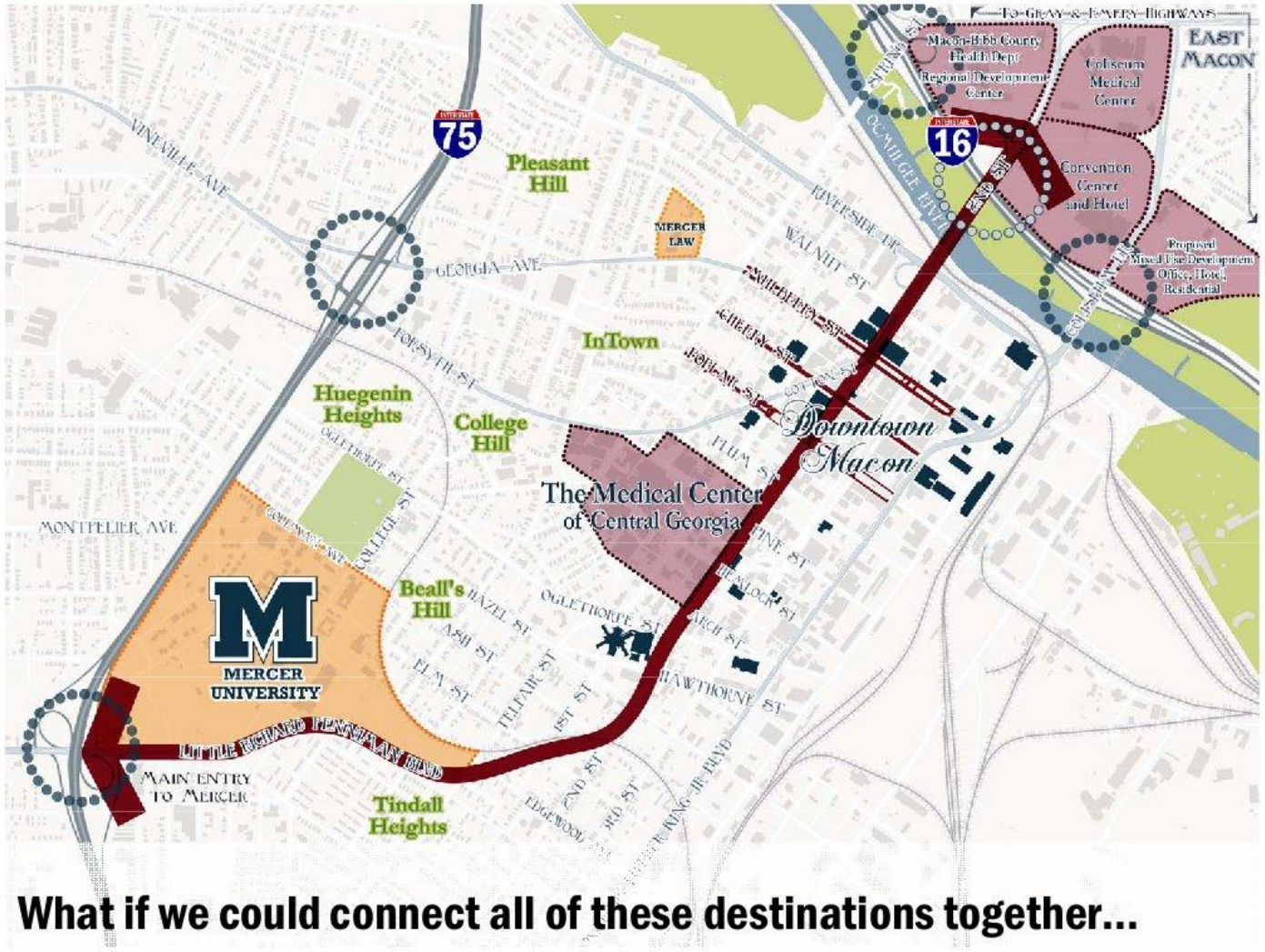
February 12, 2013

A Comprehensive Effort

- Publicly driven Second Street Corridor & transit plan
- Anchored by an economic development and funding strategy
- That will facilitate implementation

“MACON” THE CONNECTIONS

- Create a gateway and spine connecting institutions, businesses, neighborhoods, city center and east and west Macon
- Connect disparate development plans to leverage resources
- Connect Second Street and Richard Penniman Blvd.
- Connect people to and from work centers, meeting spaces and housing to services, shops and retail



building on a vision

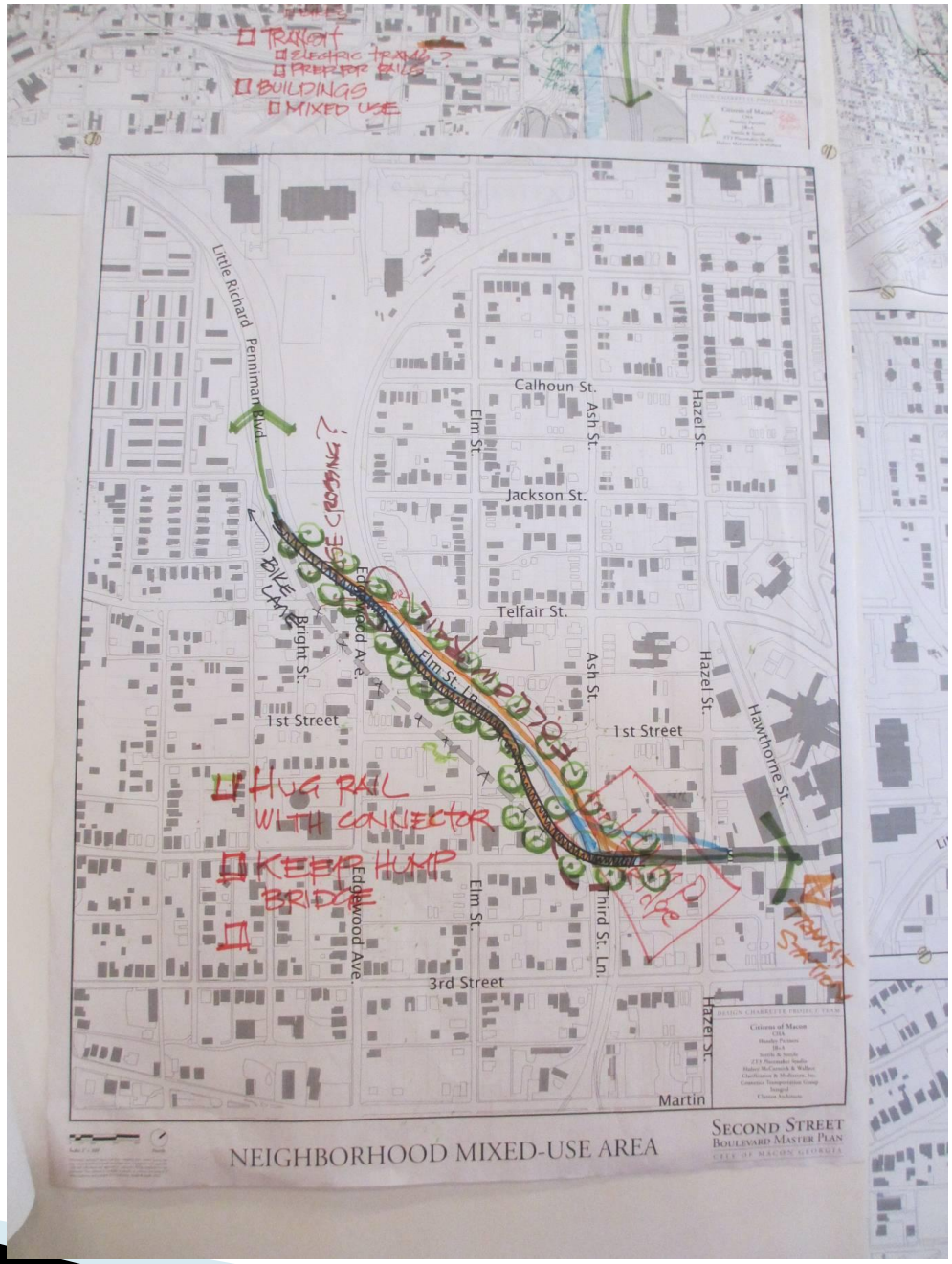
Community Engagement & Charrette Recap

What We Heard ….

Different Perspectives … Common Vision!

- Connect Institutions, Downtown and East and West Neighborhoods,
- Greenspace and Trees
- Walkable and Bicycle Friendly , not Auto Centric
- Make the Streetcar Connection
- Penniman to Second – Fluid Connection
- If Kept, Hump Bridge as Bike/Ped
- Minimize Neighborhood Impacts
- Mixed Use: “Work, Live, Play
- Safe and Well Lit

Interstate 75
Spring St.
New St.
1st Street
3rd Street
Martin Luther King Jr. Blvd.
5th Street
Broadway
Cherry St.
Mulberry Street
Walnut St.
Riverside Dr.
Cotton Ave
Poplar Street
Hawthorne St.
Oglethorpe St.
Pine St.
Arch St.
Telfair St.
Jackson St.
Calhoun St.
Ash St.
Hazel St.
Emery Hwy
Interstate 16
Tatnall Sq. Park
MED CAR.
PEDESTRIAN FRIENDLY - NOT AUTO FRIENDLY
STATION #2
STATION #3
#4
PARK
STAIRS
PED CON.
TRAIL CON
Raid with the new Connector Road
KEEP Hump Bridge
TRANSIT STAT.
SECOND ST.
TREES
BIKES
TRANSIT
ELECTRIC TRAMS ?
PREP FOR RAILS
BUILDINGS
MIXED USE
DESIGN CHARRETTE
Citizens of M
CHA
Huntley Part
JB+A
Sottile & S
ZT3 Placemak
Hulsey McCormic


TRAM
ELECTRIC TRAM?
BUILDINGS
MIXED USE
Little Richard Penniman Blvd.
BIKE LANE
Bright St.
Edgewood Ave.
Elm St. Ln.
Calhoun St.
Elm St.
Ash St.
Hazel St.
Jackson St.
Telfair St.
1st Street
Hawthorne St.
HUG RAIL
WITH CONNECTOR
KEEP HUMP
BRIDGE
Third St. Ln.
3rd Street
Martin
NEIGHBORHOOD MIXED-USE AREA
SECOND STREET
BOULEVARD MASTER PLAN

Second Street Transformation Concept Master Plan Goals

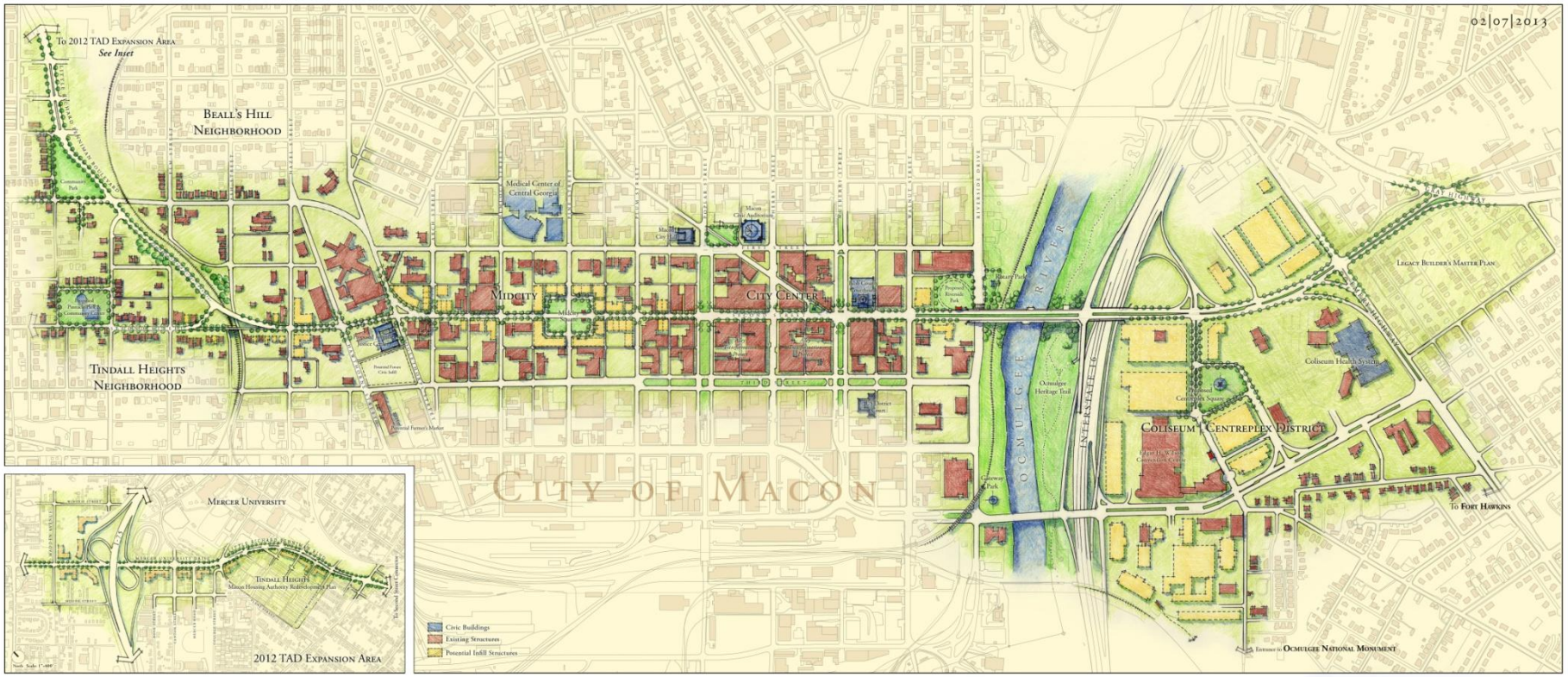
- Connect the Major Activity Centers:
  - Neighborhoods–East & West; Mercer University; Medical Center; Downtown; CentrePlex & Coliseum Medical Center
- Create a Great Urban Street:
  - A Destination–Transit Oriented, walkable, bikeable, & green,
- Stimulate Investment:
  - Create mixed-use, live, work, play environments
  - Revitalize, renovate and redevelop along the corridor
  - Create jobs & grow the tax base
- Transform Macon:
  - Central Georgia's Economic & Cultural Center

Conceptual Master Plan Overview…

Conceptual Master Plan Design Considerations

- Embody Transformation Goals
- Incorporate Public Input
- Minimize Property Impacts Where Possible
- Complete Streets Approach: Accommodate for Walking, Biking, Transit and Vehicles
- Seamless Integration of Streetcars
- Balance with Railroad & Existing Topography
- Design to Attract Development
- Incorporate Sustainable Storm Water Management

Conceptual Master Plan Overview



CONCEPTUAL MASTER PLAN

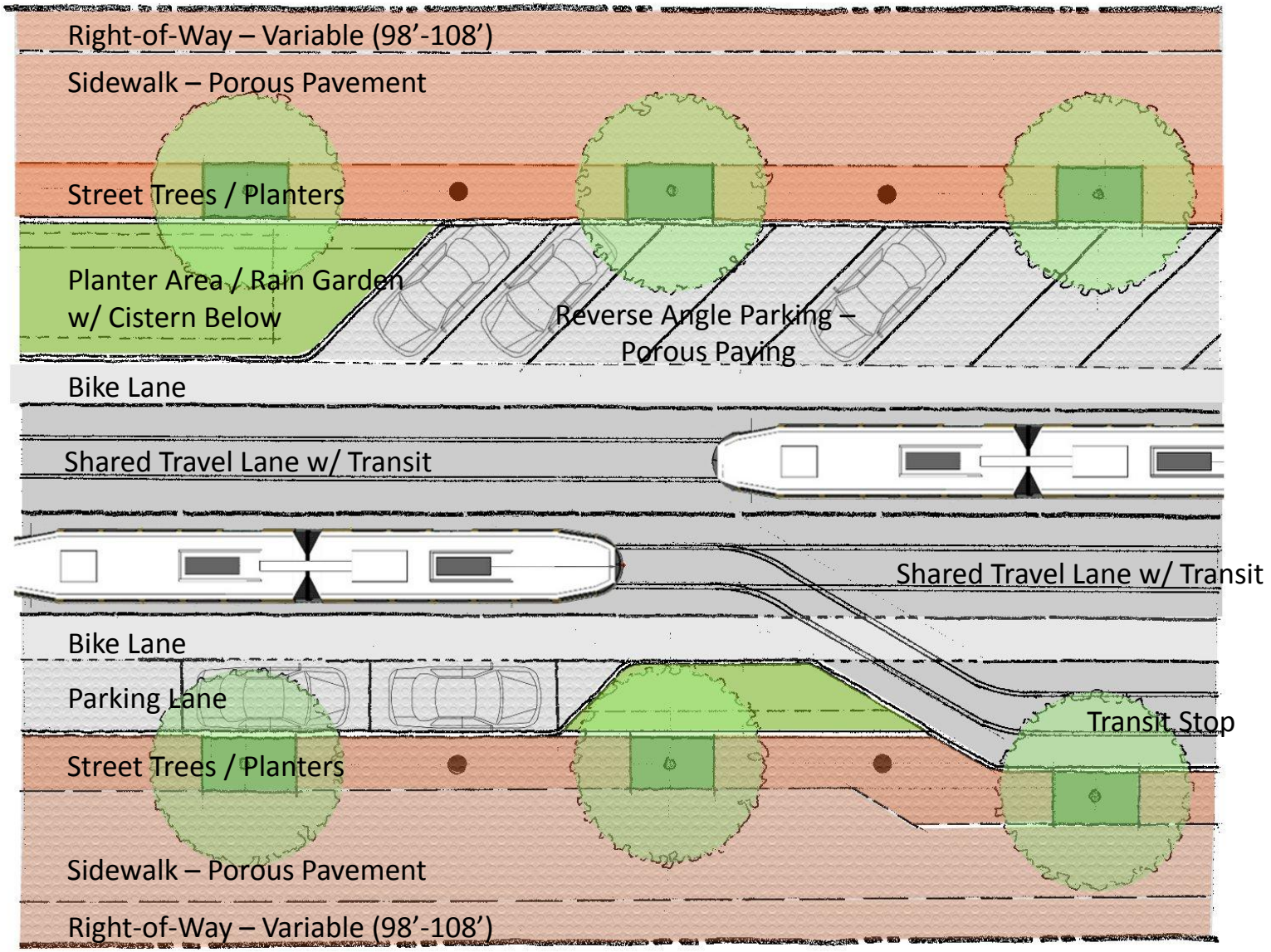
Corridor Redevelopment & Connection to Little Richard Penniman Boulevard

SECOND STREET
BOULEVARD MASTER PLAN
MACON GEORGIA

What are Complete Streets?

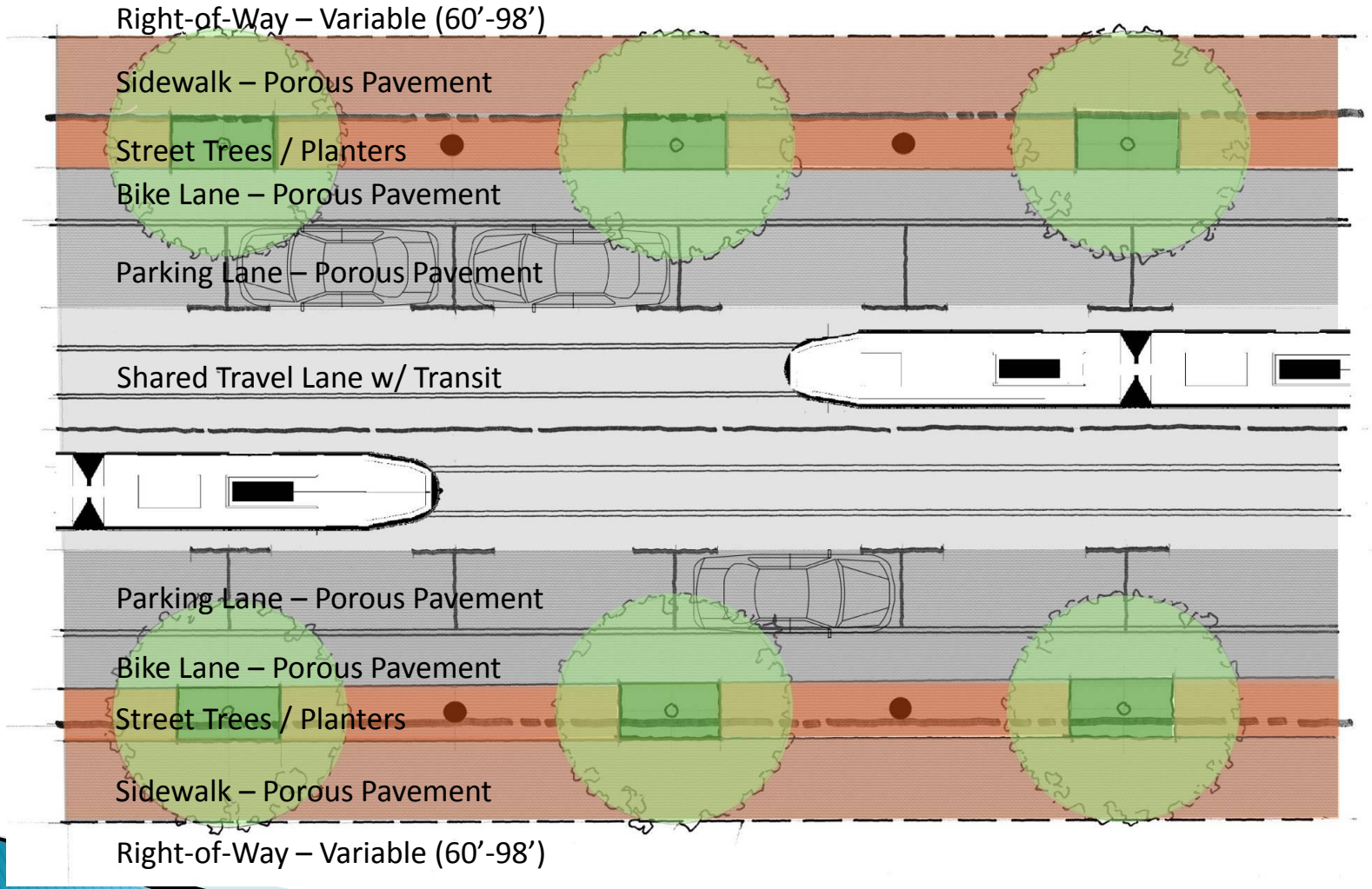
Complete Streets are safe, comfortable, and convenient for travel for everyone, regardless of age or ability – motorists, pedestrians, bicyclists, and public transportation riders.

Street Concept – Wide ROW

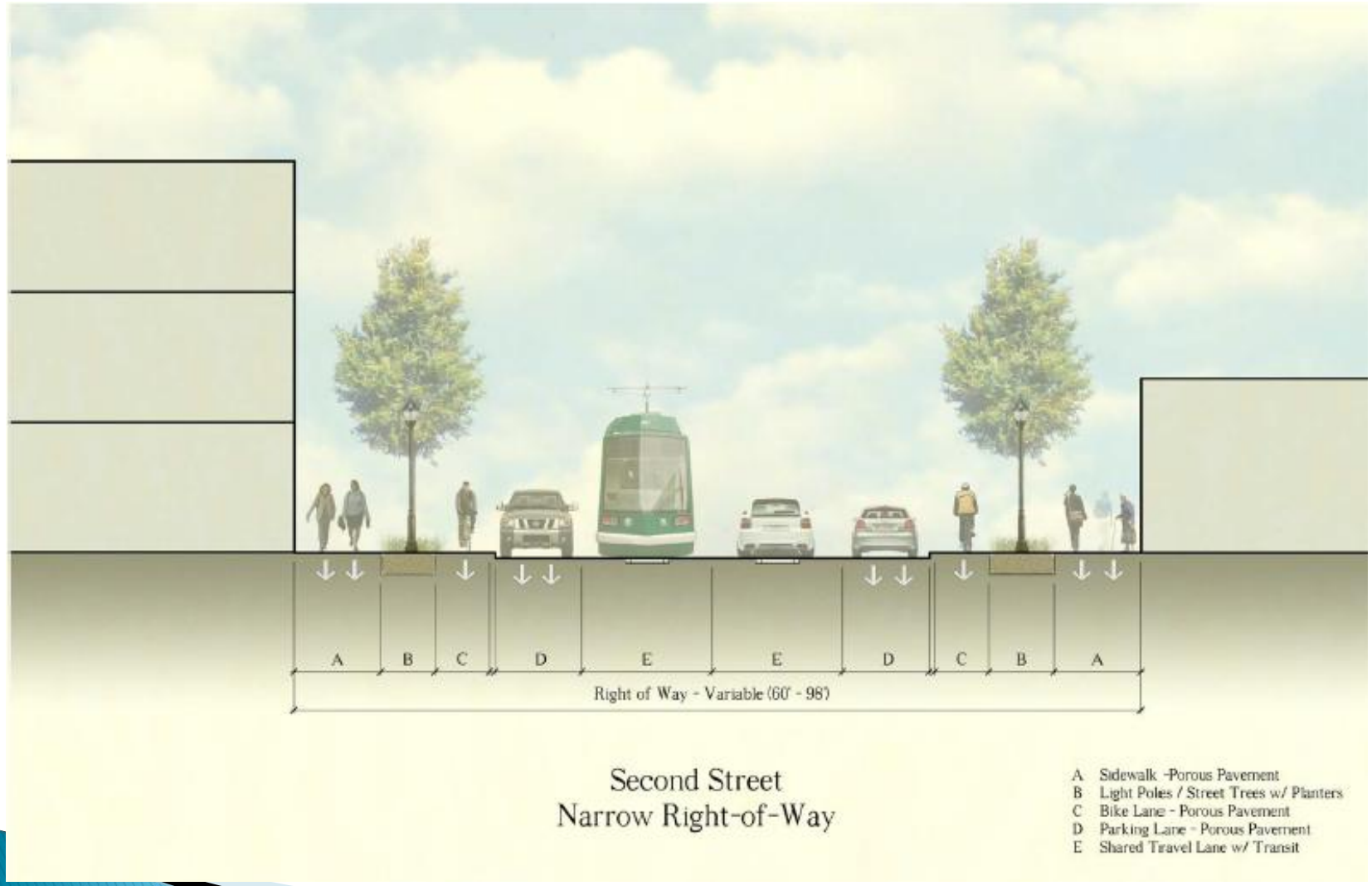


Street Concept – Wide ROW

Street Concept – Narrow ROW



Street Concept – Narrow ROW

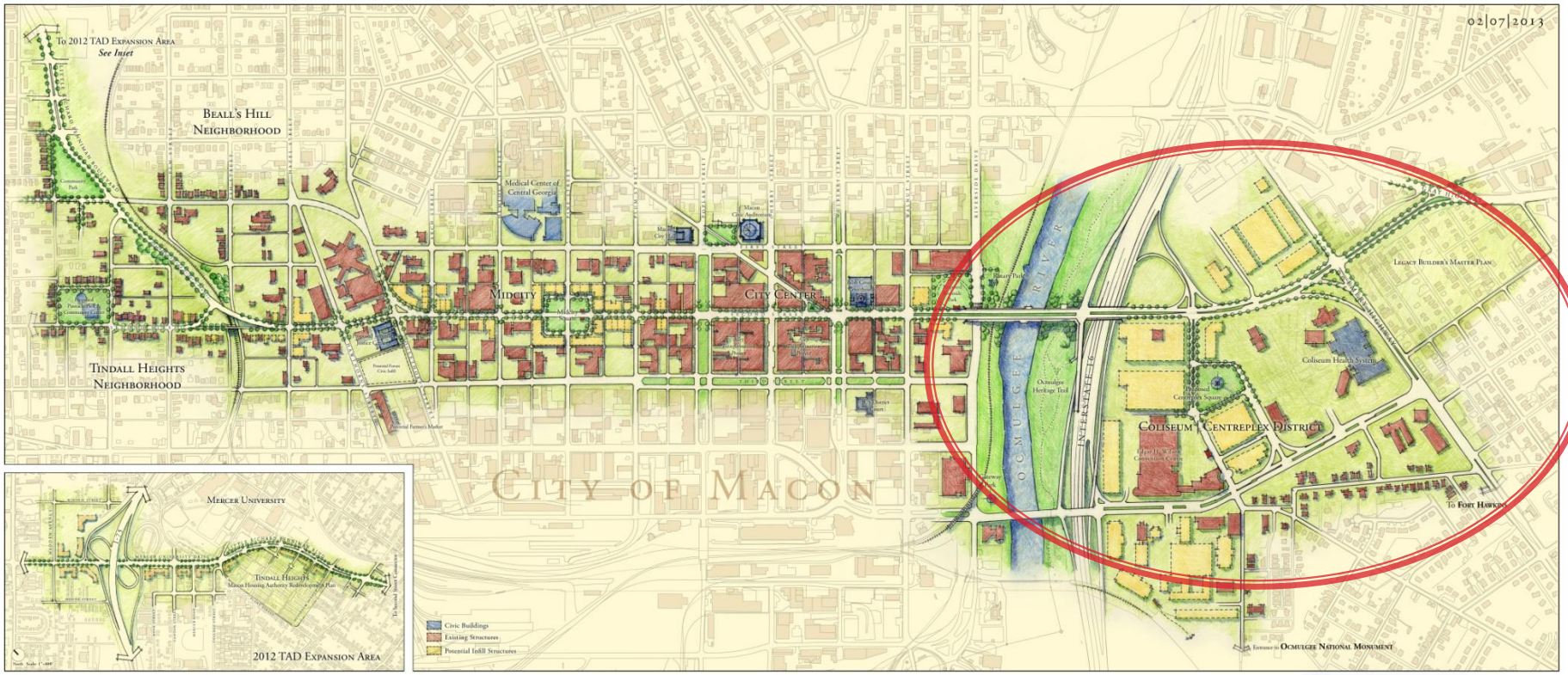


Conceptual Master Plan
Key Study Areas

1

Coliseum / Centereplex

Conceptual Corridor Master Plan



Scale: 1" = 300'

North

Information contained herein has been compiled from various sources and may contain inaccuracies based on available data. Compliance with applicable codes and ordinances and approval by authorities having jurisdiction is not guaranteed. This material is intended to provide an overview and analysis of urban conditions and strategies for revitalization. Seside & Seside, 2012

CONCEPTUAL MASTER PLAN

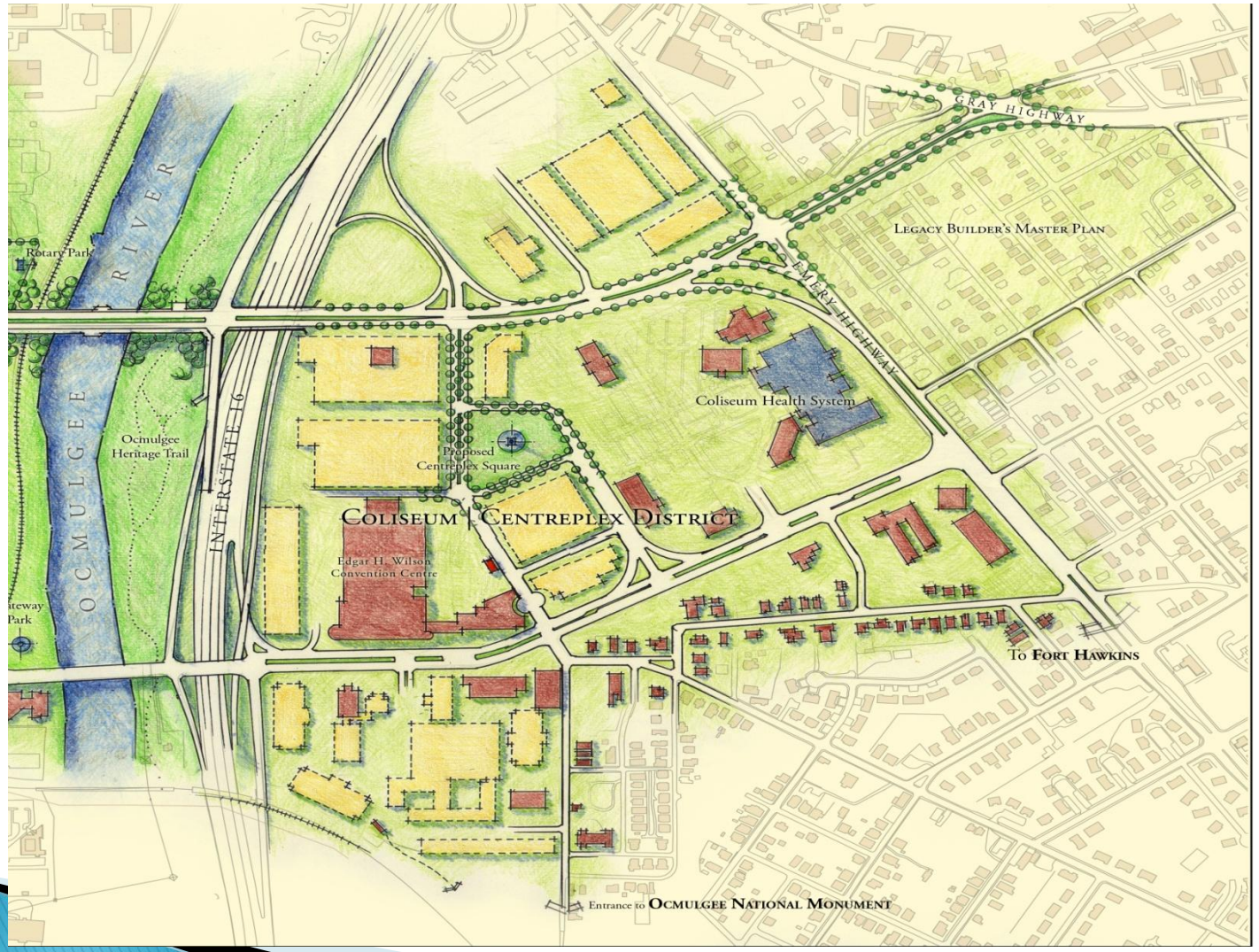
Corridor Redevelopment & Connection to Little Richard Penniman Boulevard

SECOND STREET
BOULEVARD MASTER PLAN
MACON GEORGIA

Coliseum/Centreplex Focus

- Expanded to Gray Highway
- Create Green Spaces to reduce the Sea of Pavement
- Put the Park back in the City
- Design to Attract Development
- Tie to Legacy Builders Redevelopment and Ocmulgee National Monument
- Understand Potential Traffic Impacts
- Incorporate Sustainable Storm Water Management

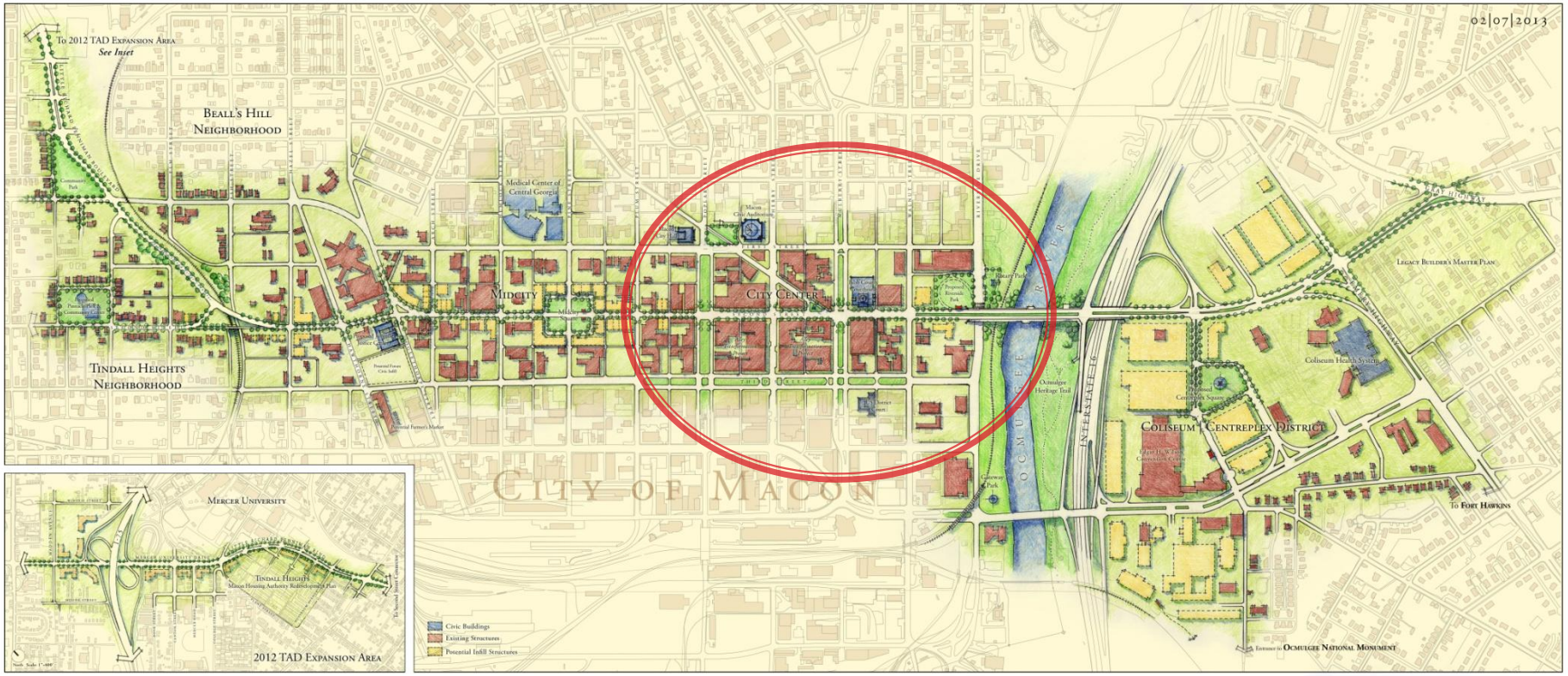
Coliseum/Centreplex Concept



2

Downtown

Conceptual Corridor Master Plan



CONCEPTUAL MASTER PLAN

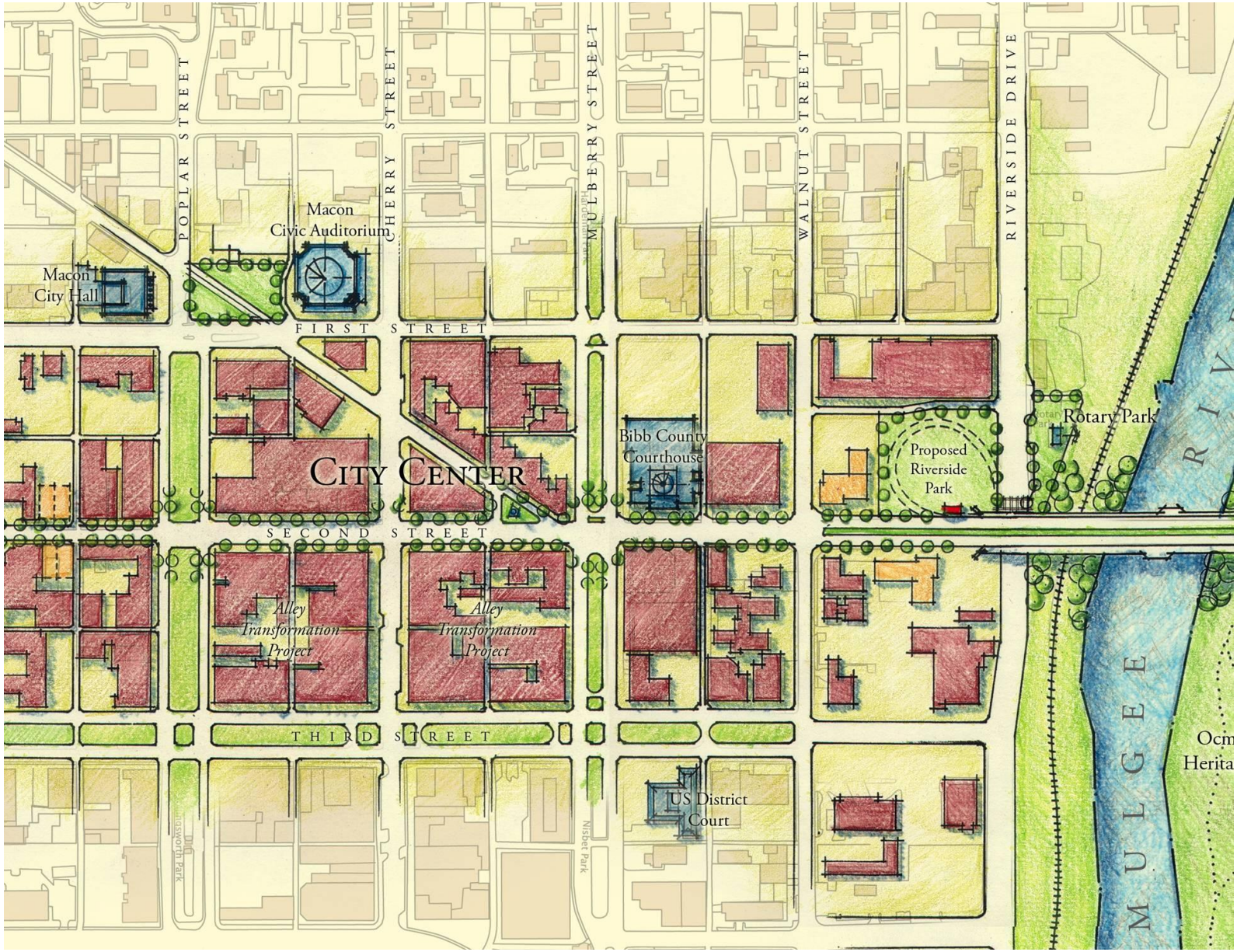
Corridor Redevelopment & Connection to Little Richard Penniman Boulevard

SECOND STREET
BOULEVARD MASTER PLAN
MACON GEORGIA

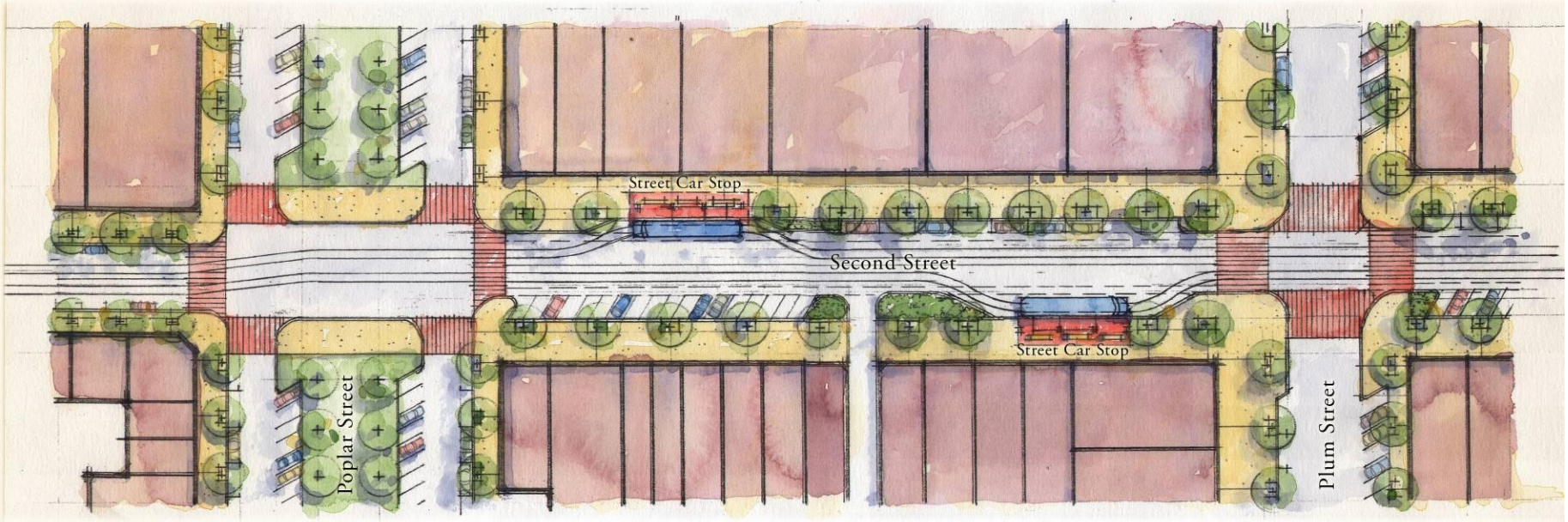
Downtown Focus

- Revitalize Existing Historic City Fabric
- Maintain Wide Rights of Way
- Cherry to Poplar Demonstration Vision Area
- Continuation of Green Streets Approach
- Design to Attract Development
- Tie to Downtown and Corridor Development
- Incorporate Sustainable Storm Water Management

Downtown Concept



DRAFT 09|25|2012

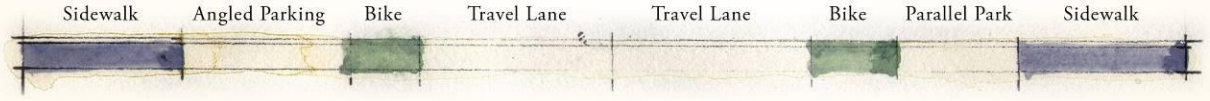


COMPLETE STREET AREA STUDY

Information contained herein has been compiled from various sources and may contain inaccuracies based on available data. Compliance with applicable codes and ordinances and approval by authorities having jurisdiction is not guaranteed. This material is intended to provide an overview and analysis of urban conditions and strategies for revitalization. **Sottile & Sottile, 2012**

SECOND STREET
BOULEVARD MASTER PLAN
MACON GEORGIA

DRAFT 09|25|2012



SECOND STREET

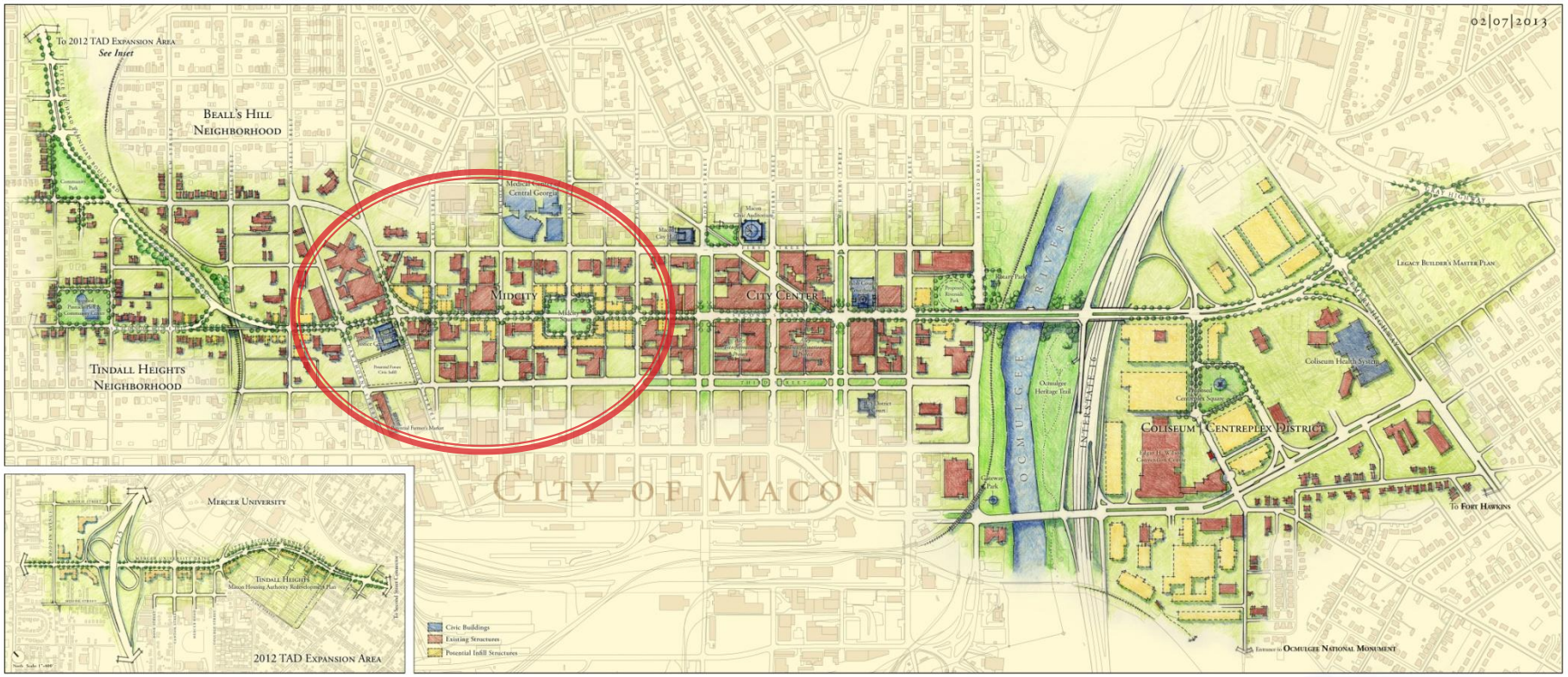
Information contained herein has been compiled from various sources and may contain inaccuracies based on available data. Compliance with applicable codes and ordinances and approval by authorities having jurisdiction is not guaranteed. This material is intended to provide an overview and analysis of urban conditions and strategies for revitalization. Sottile & Sottile, 2012

SECOND STREET
BOULEVARD MASTER PLAN
MACON GEORGIA

3

Mid-City Mixed-Use

Conceptual Corridor Master Plan



CONCEPTUAL MASTER PLAN

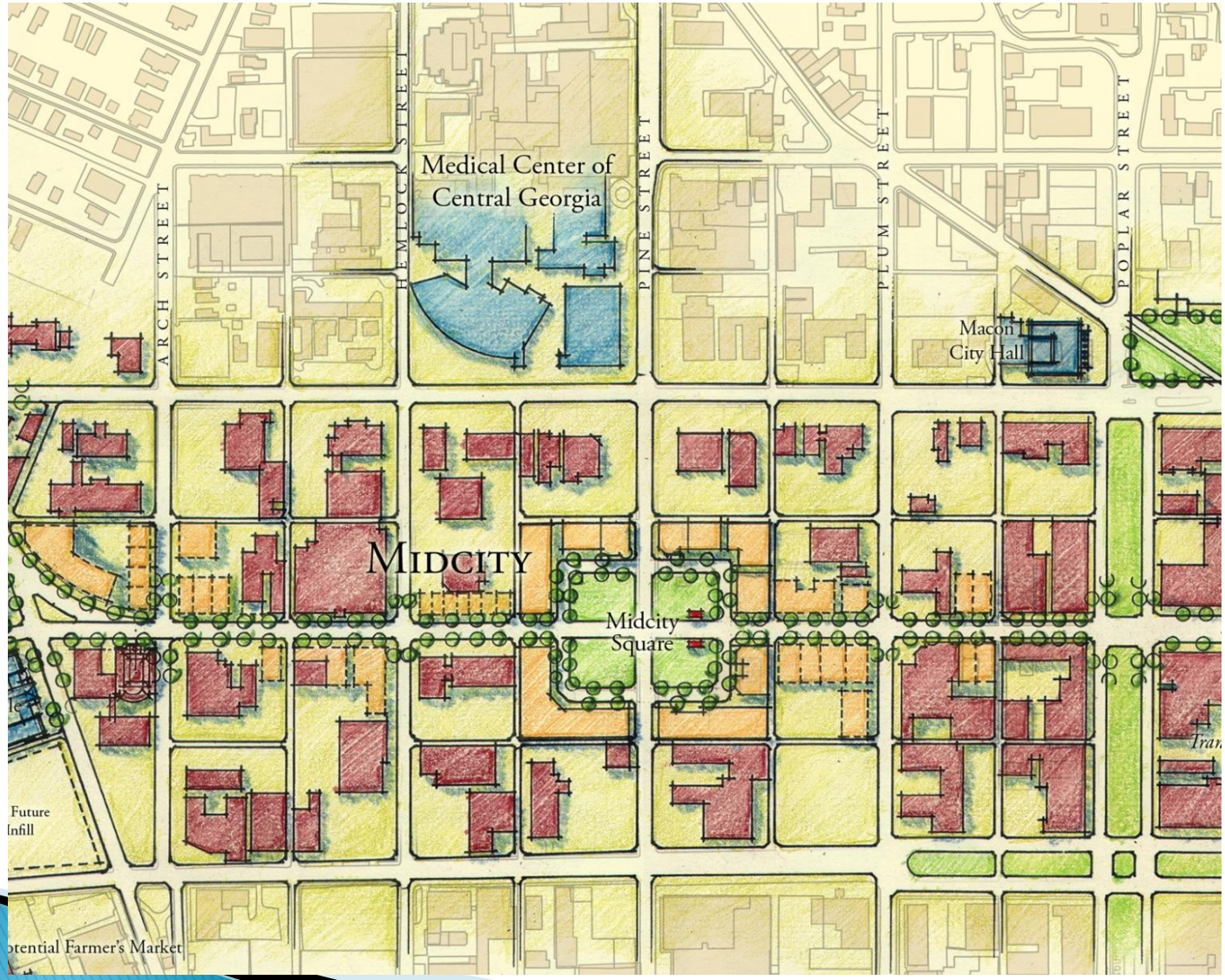
Corridor Redevelopment & Connection to Little Richard Penniman Boulevard

SECOND STREET
BOULEVARD MASTER PLAN
MACON GEORGIA

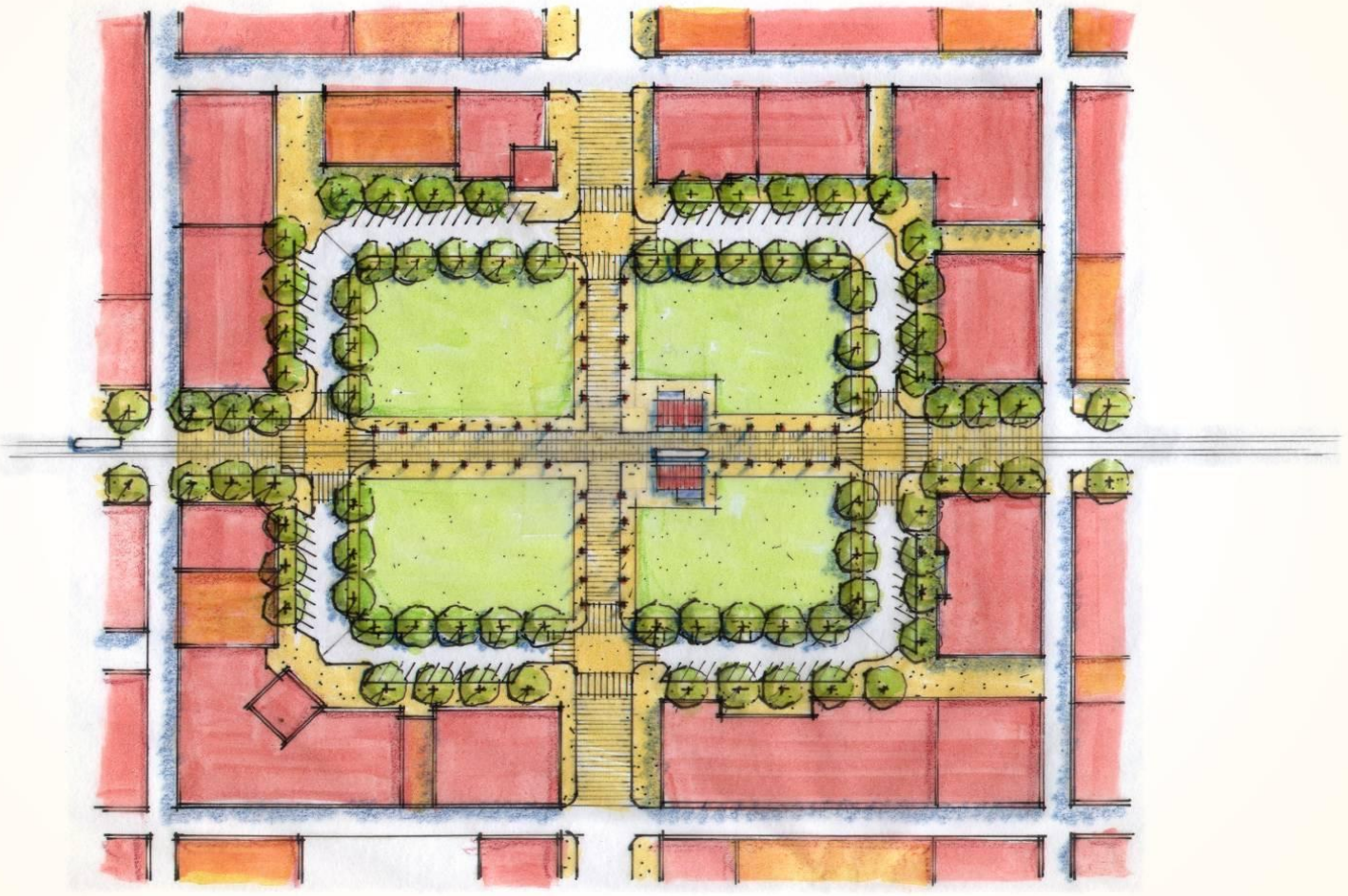
Mid-City Focus

- Transform to Dynamic Mixed Use Urban Center
- Synergize Medical Center's "Joint Destiny" with Mercer, City and Community
- Put the Park back in the City
- Design to Attract Development
- Tie to Downtown and Corridor Development
- Incorporate Sustainable Storm Water Management

Mid-City Square Concept



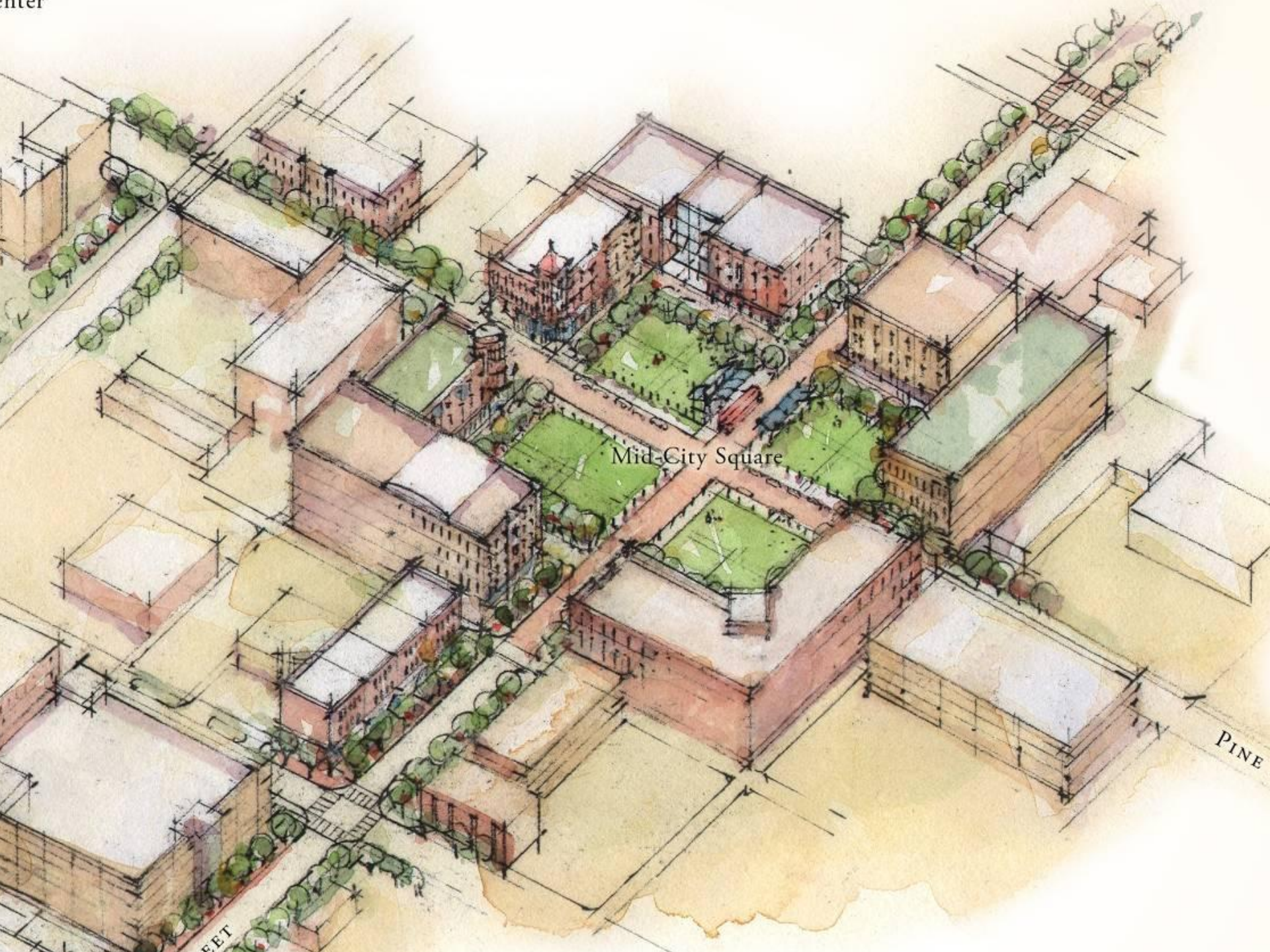
DRAFT 09|25|2012



MID-CITY SQUARE

Information contained herein has been compiled from various sources and may contain inaccuracies based on available data. Compliance with applicable codes and ordinances and approval by authorities having jurisdiction is not guaranteed. This material is intended to provide an overview and analysis of urban conditions and strategies for revitalization. **Sottile & Sottile, 2012**

SECOND STREET
BOULEVARD MASTER PLAN
MACON GEORGIA

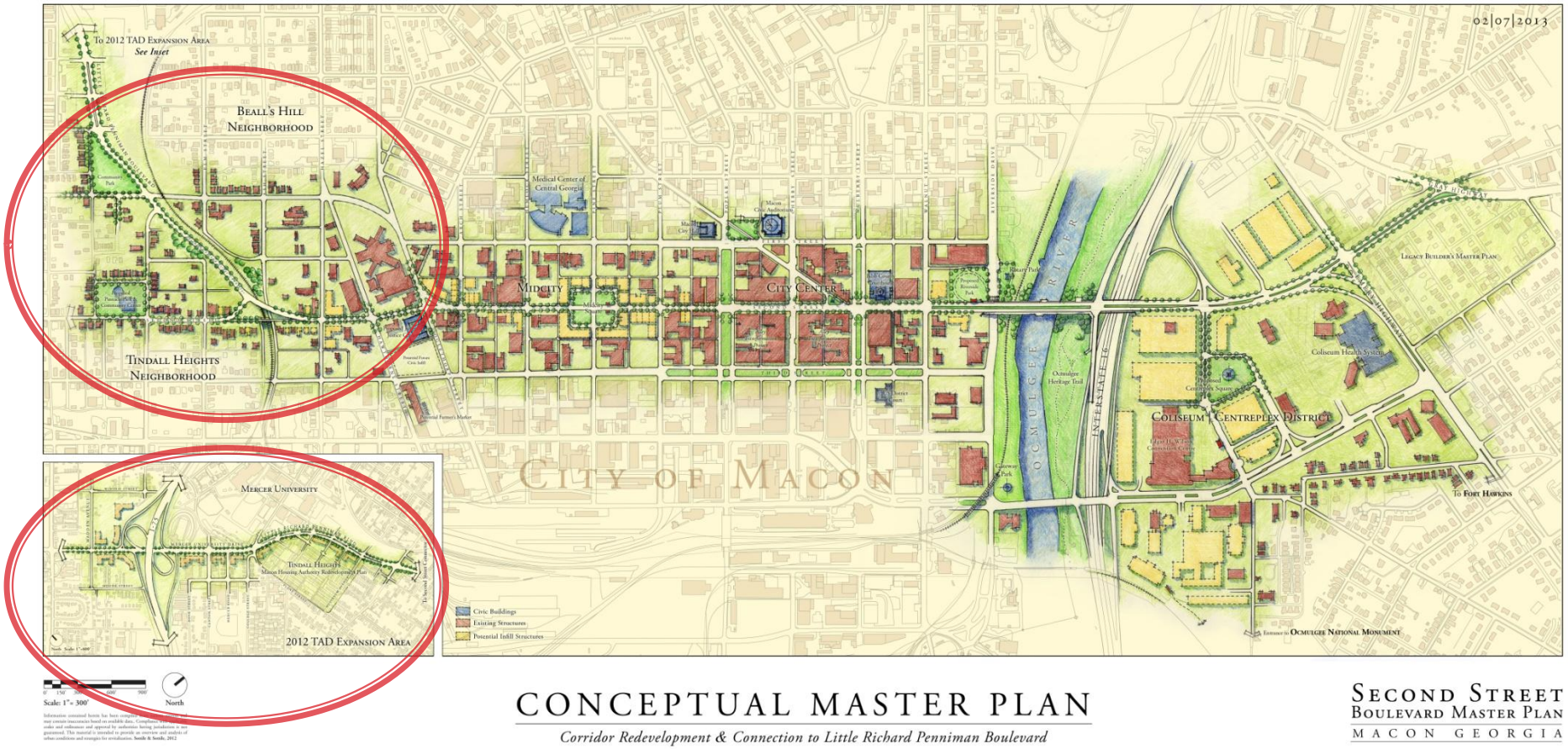

Mid-City Square
Pine

Midcity Square
Secont Street & Pine Street

4

Mercer / Neighborhoods / Penniman Connector

Conceptual Corridor Master Plan



CONCEPTUAL MASTER PLAN

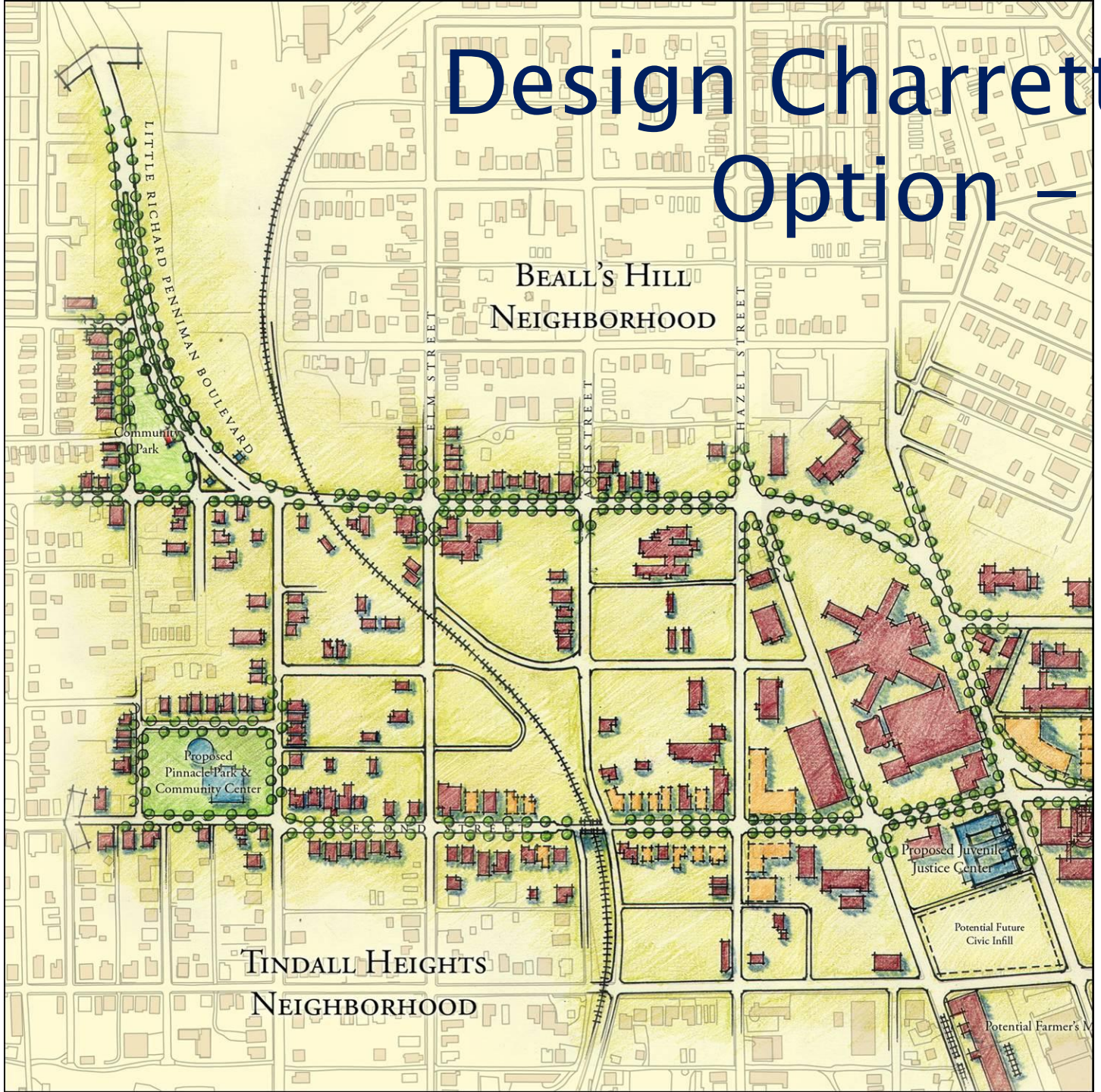
Corridor Redevelopment & Connection to Little Richard Penniman Boulevard

SECOND STREET
BOULEVARD MASTER PLAN
MACON GEORGIA

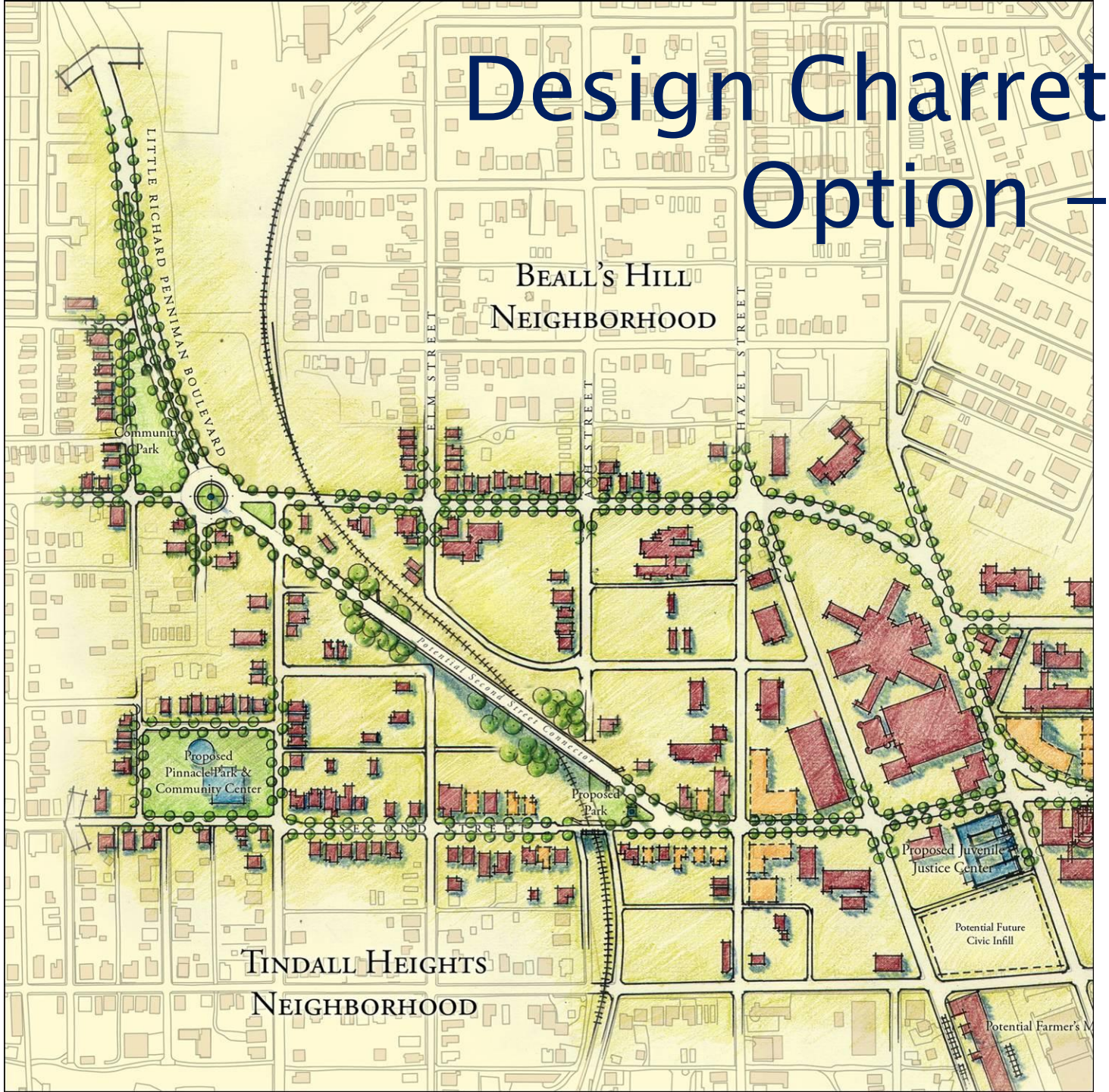
Neighborhoods/Mercer Focus

- Direct Connection of Coliseum/Centreplex to Medical Center, Downtown and Mercer
- Tie in with Expanded TAD Opportunities
- Continuation of Green Spaces Approach
  - Expand Mama Mattie/Papa Smith Park
  - Create Pinnacle Park
- Design to Attract Development
- Understand & Mitigate Potential Traffic Impacts
- Tie to Downtown and Corridor Development
- Incorporate Sustainable Storm Water Management

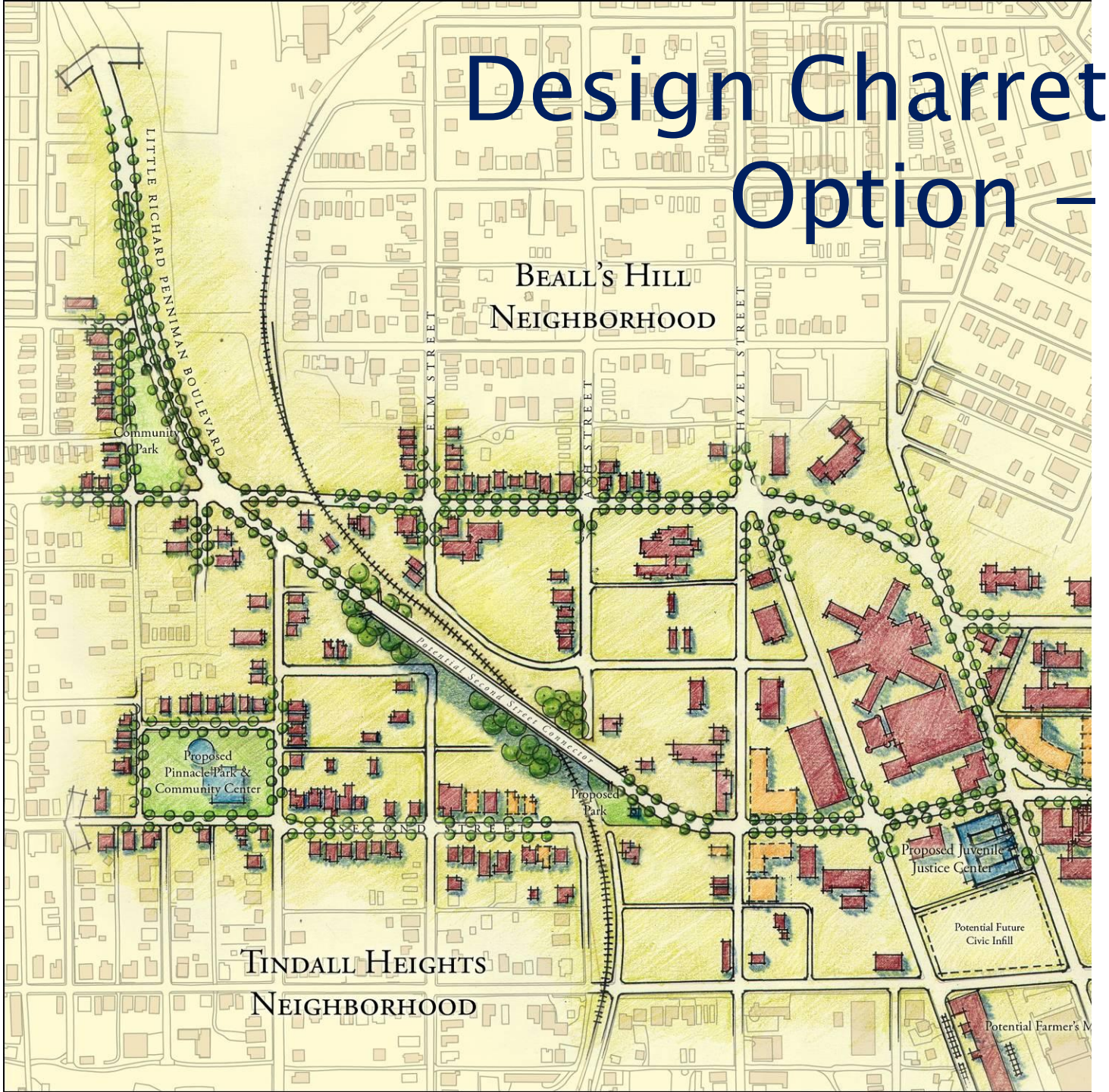
Design Charrette Option – A



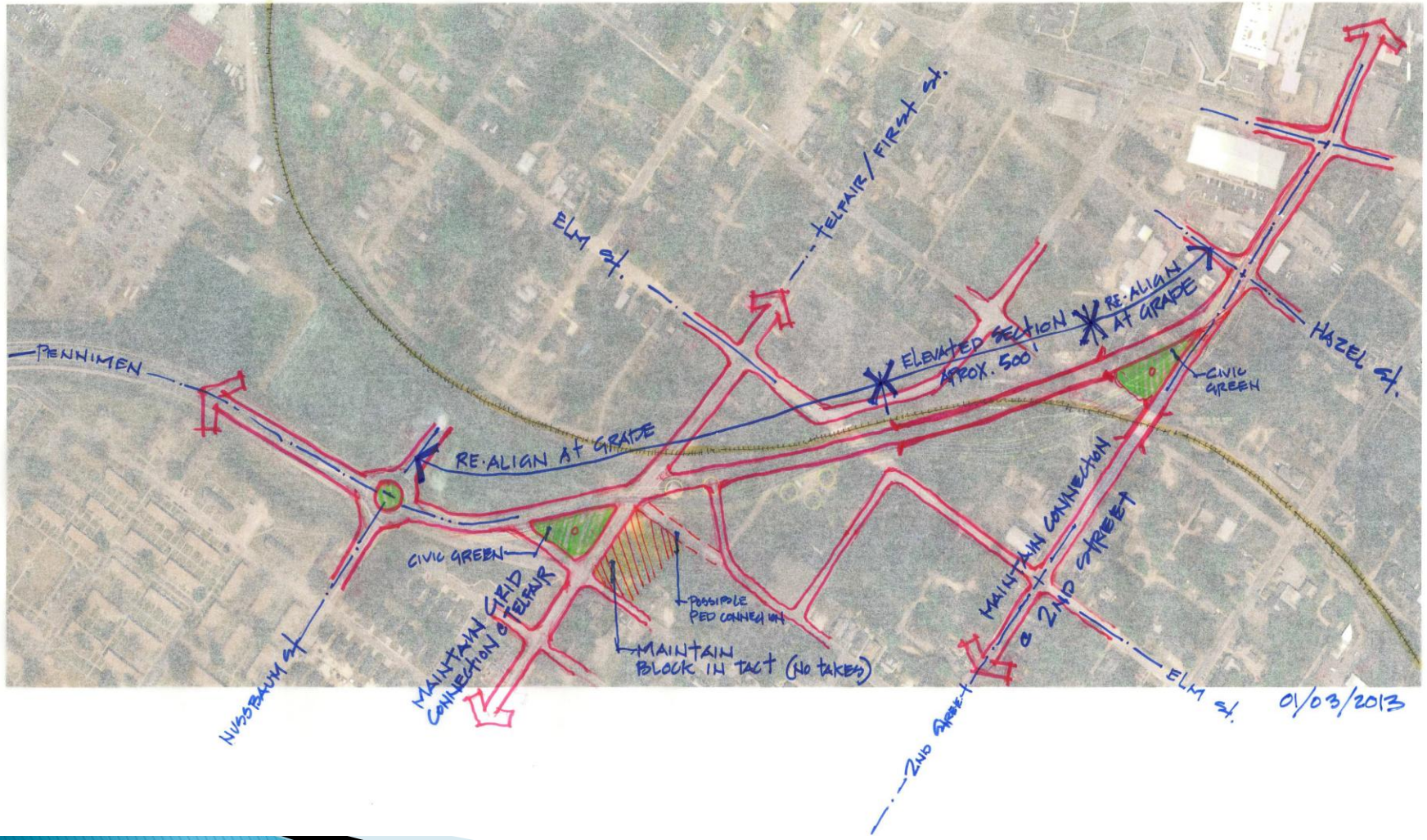
Design Charrette Option – B



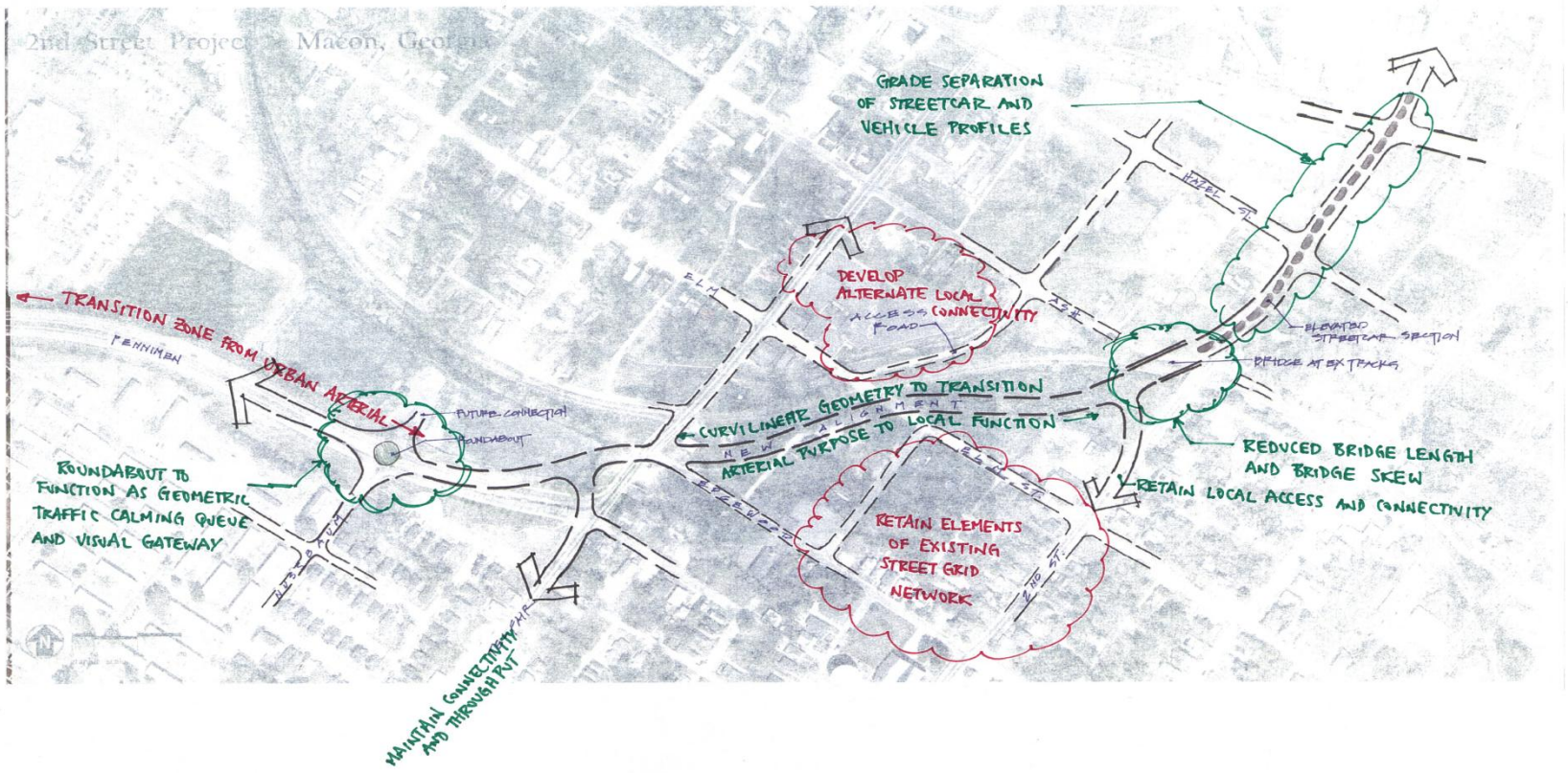
Design Charrette Option – C



Connector Alternative A



Connector Alternative B



Penniman Connector Concept

Key Interests Balanced

- Maintain the Hump Bridge – May close Ash
- Alternative Street Routing on Elm & Edgewood
- Urban Design & Aesthetics
- Maintaining Macon's Connected Street Grid
- Property Impacts
- Topography & Engineering Feasibility
- Railroad Clearances & NS Clearance Approvals
- Street & Bridge Maintenance
- Traffic Calming / Visual Gateway Roundabout

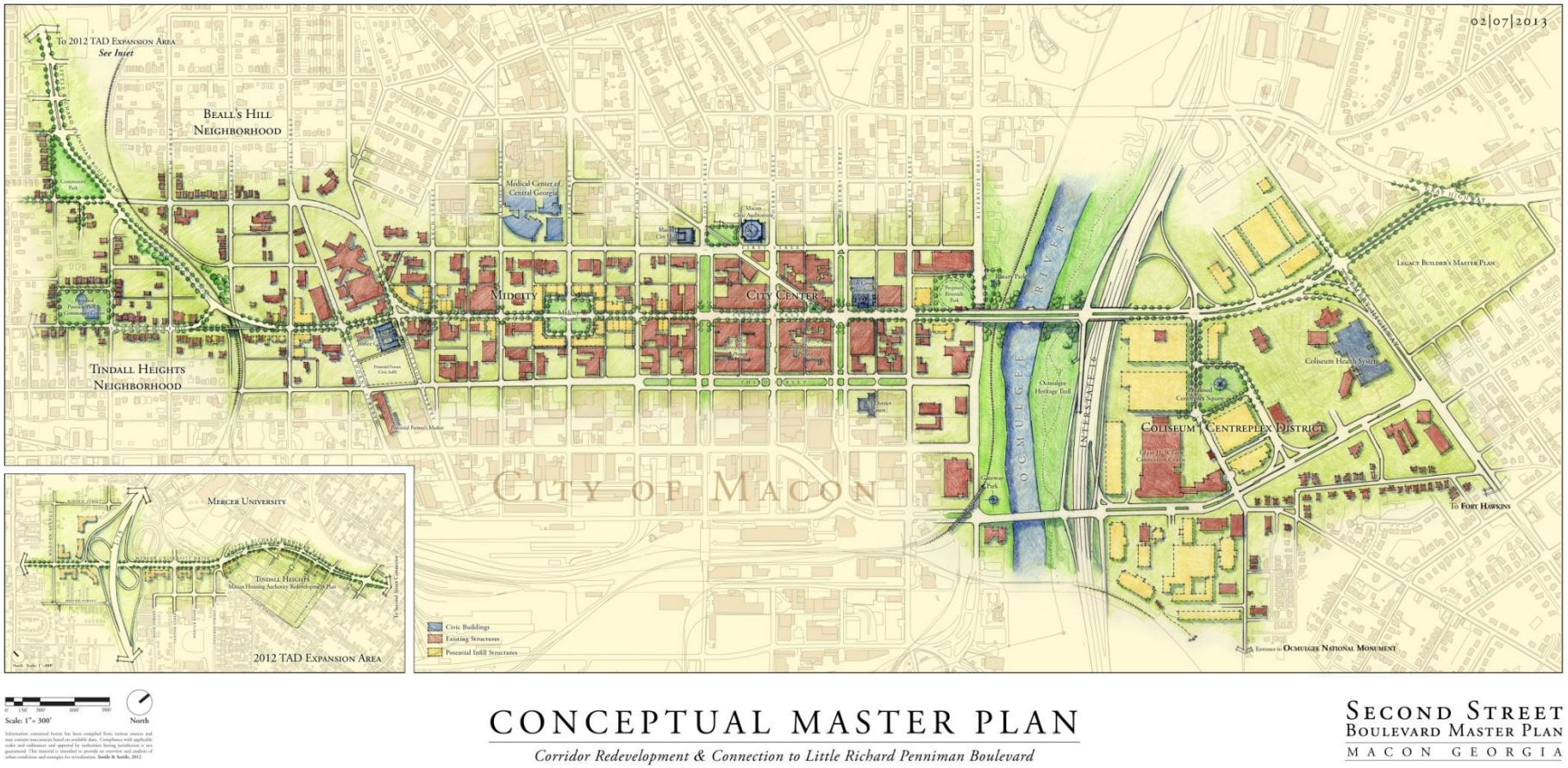
Penniman Connector, Next Steps…

Next Steps Penniman Connector & Cherry to Poplar Vision Area –

- SPLOST Funding $7,500,000
- Estimated Cost $6,500,000 – $7,500,000
- Proposed Implementation
  - City Council Authorization – February, 2013
  - Design & CM at Risk Selection – March, 2013
  - City Council Approval – April, 2013
  - Design and CM firm on Board – April, 2013
  - Phased Design/Construction Start – Aug, 2013

2nd Street Corridor Next Steps…

Full 2nd Street Corridor – Next Steps

- March City Council Work Session – Proposed 2nd Street Corridor Funding & Implementation Plan for:
  - Mid City Square – 2013 – 2014
  - Pinnacle Park – 2013 – 2014
  - Coliseum/Centreplex – 2014 – 2015
  - Downtown Streetscapes – 2014 – 2015
  - Interim Transit – 2013 – 2014
  - Streetcar – 2015 – 2020
- March Full City Council Meeting
  - Full 2nd Street Implementation Plan Approval

Questions – Feedback