

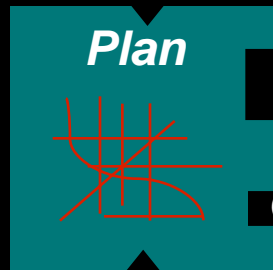


**Envisioning &  
Implementing**

**Great  
Streets**

# Typical Input Model

Traffic Needs



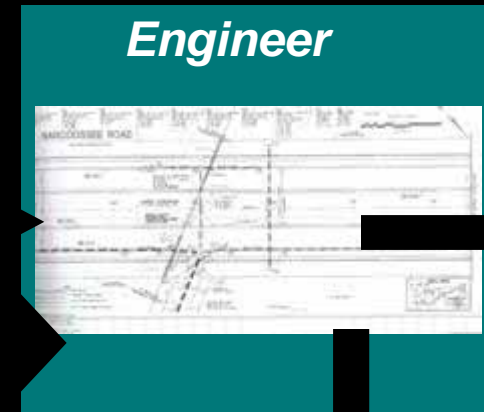
Widen

Other



Project

Words



Build

Local Plans

Local Input

Public Information

# Integrated Process

**Business**  
**Neighborhoods** Traffic Needs  
**Visitor Needs**

**Connections**  
**More Small Roads**  
**Less Travel**  
**Bike Routes**  
**Sidewalks, Trees**  
**Great Streets**  
**Great Neighborhoods**  
**Traffic Calming**

**Partners**



Widen / or  
Network

Other



Project

Words

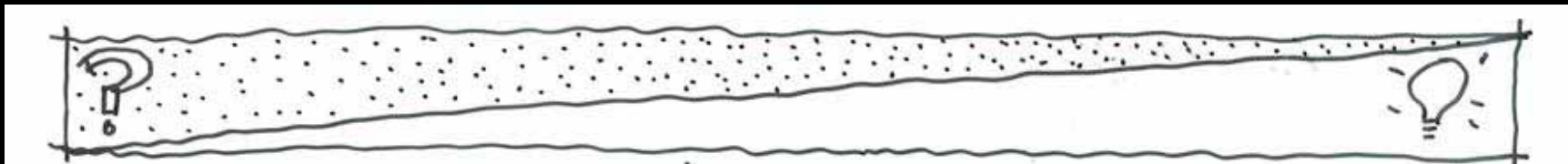


Local Plans

Local Xput

Public  
Information

# Our Process



Desire



Discovery



Design



Discussion &  
Documentation





## Project Approach

### Phase 1: DESIRE

#### Project Focus

- Project Team Organization
- Steering Committee Formation
- Stakeholder Interviews
- Community Workshop

#### Purpose:

- To understand issues and identify opportunities and confirm project goals early, focusing the project.





## Phase 2: DISCOVERY

### Do Our Homework

- Primary Data Collection
- Understand Current Initiatives
- Context Analysis
- Traffic Analysis
- Market Study
- Infrastructure Assessment

### Purpose:

- Develop an accurate picture of the areas physical, transportation & market conditions

## Project Approach

### Phase 3: DESIGN

#### Develop the Plan Together

- Steering Committee Meeting
- Design Charrette
  1. Share Project Knowledge
  2. Confirm Issues and Opportunities
  3. Develop Preliminary Ideas and Concepts
  4. Market Testing
  5. Transportation and Infrastructure Testing
  6. Concept Station Area Plans
  7. Public & Steering Committee feedback

#### Purpose:

- To develop Corridor Plans informed by multiple disciplines and in an open public format



Dear Visitor: We are in the neighborhood right now  
Give us a call and we'll come back or meet in the street.  
Ian & Ed  
Mob. 404-353-1233



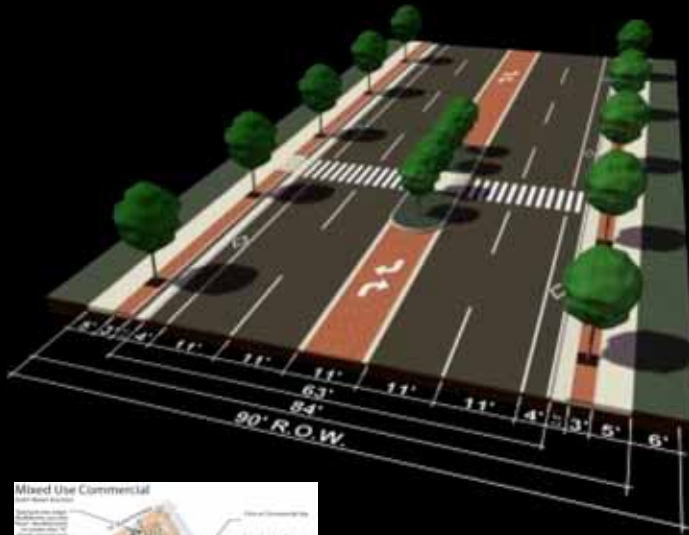


### Phase 4: DISCUSSION & DOCUMENTATION Testing, Refinement and Documentation

- Plan testing & refinement
- Draft Station Area Plan Reports
- City Staff and Steering Committee review & comment
- Final Plan
- Steering Committee Meeting
- Community Workshop
- Implementation Workshop
- Community Adoption

#### Purpose:

- To test and finalize station area plan recommendations, ensuring we have created a buildable, fundable, and consensus-driven solution.





# **Envisioning & Implementing Great Streets**

**Stakeholder Interviews**

## Stakeholder Interviews



- **Informal, one-on-one**
- **Develop relationships & trust**
- **Uncover wealth of “on the ground” info**
- **People tell you things they would not say in public sessions**

# Stakeholder outreach



Developers



Local government officials  
& Transportation Agencies



Emergency services



Neighbors

Encourage community and stakeholder collaboration

# **Envisioning & Implementing Great Streets**

**Contextual Assessment**



# Understand the Context



HealthQuest  
(recreational  
facility)

Hunterdon County  
Medical Center

Flemington  
Fairgrounds  
(redevelopment)

Hunterdon  
Regional High  
School

Historic  
Flemington

Flemington Circle  
Elimination Project

Assicong Marsh County  
Park

South Branch Nature  
Preserve (regional  
system)

South Branch Historic  
District

Reading House (historic  
homestead, ca. 1700s)

South Branch River

Raritan-  
Flemington Middle  
School





Park Lake

North Park Baptist Church

Shine Ave.

Woodward

Mills Ave.

Colonial Dr.



**Residential facing neighborhood**

**Shared parking structure w/church**

**North Park Baptist Church**

**New park or plaza**

**Mixed Use: Residential, Retail, Office**



# **Envisioning & Implementing Great Streets :**

**Public Visioning**









## VALUES

- |  |    |
|--|----|
| 1. PARKS & GREENSPACE                                | 46 |
| 2. CHARACTER OF THE BUILT ENV.                       | 26 |
| 3. COMMUNITY   | 23 |
| 4. SAFETY & SECURITY                                 | 20 |
| 5. CONVENIENCE                                       | 19 |
| 6. HISTORIC  | 17 |
| 7. QUALITY OF LIFE                                   | 11 |
| 8. TRAFFIC, TRANSPORTATION,<br>BIKE/PED, WALKABILITY | 6  |
| 9. GOOD EDUCATION &<br>GOVERNANCE                    | 6  |
| 10. LAND USE   | 5  |
| 11. DIVERSITY  | 4  |

# Community Brainstorming

1. "Village" Redevelopment Concept (42)
2. Improve Traffic at Intersections (34)
3. Complete sidewalks (27)
4. Improve Connectivity (24)
5. Expand the Bicycle System (23)
6. Improve Transit Connectivity (12)
7. Traffic Calming (10)

• TIME THE LIGHTS  
• BETTER SIGNAGE  
• COMPLETE THE SIDEWALK SYS.

• BUILD SOMETHING OTHER THAN  
CUL-DE-SAC.  
• IMPROVE CONNECTIVITY  
• NATURE  
• IMPROVE/MAXIMIZE EXISTING  
COMMERCIAL/STRIP MALLS  
• CREATE PATTERN FOR CHILDREN  
TO WALK  
• IMPROVE TRANSIT

• CALMING  
• ROUTES TO SCHOOL  
• EFFICIENCY OF  
ACTION

• TAKE RESPONSIBILITY FOR <sup>LOCAL</sup> ROADS (CON)  
• ROUNDABOUTS  
• BIKE SYSTEM  
• INTERCONNECT COMMERCIAL  
PROPERTIES  
• INCREASE BIKE LANE WIDTH  
• EXPAND TRANSIT SYSTEM FOR OTHER  
MODES IF GOLF CARS



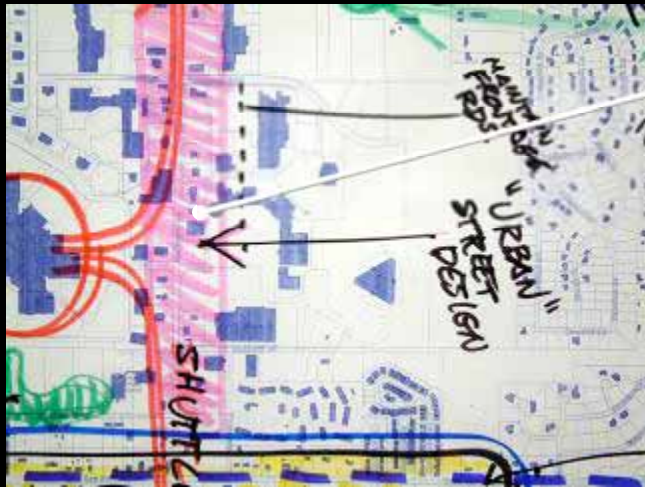
## Public charrettes



Encourage community and stakeholder collaboration



# Multiple approaches to every problem



"Urban", Pedestrian Street Design



Pedestrian Connections From Neighborhood

Traffic Calm





# Merge plans



**Enhance Key Roads:**

- Gunbarrel Rd. (2-3 lanes)

**Enhance Key Roads:**

- Shallowford Rd. (2-3 lanes)
- Signal at Jenkins/ Shallowford

**Pedestrian Streetscape**  
(sidewalks, street trees)

**New Road Network**

- Better utilize I-75 interchange

**New Road Network:**

- Secondary Long-term access to Shallowford

**Neighborhood Traffic Calming**

**New Road Network:**

- Goodwin extension (Gunbarrel to Jenkins)

**Enhance Key Roads:**

- Igou Gap Rd. (2-3 lanes)

**Envisioning & Implementing  
Great Streets :**

**Design Charrettes & Workshops**



**DON'T FORGET!**

**Neighborhood  
Traffic  
Meetings**

**April 28-30**

*PEACHTREE BATTLE ALLIANCE*





On-Site working studio

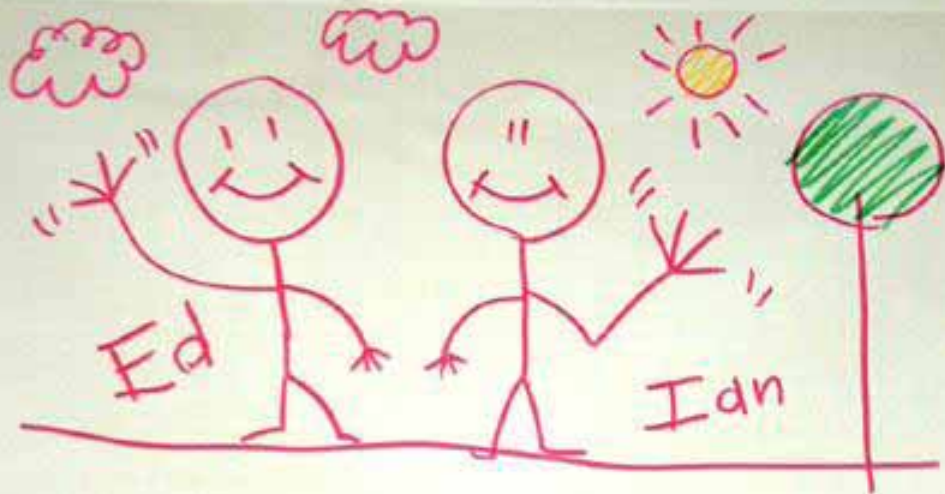
Multi-disciplinary technical staff

Open House to the Public

Allows for collaborative working environment (team & public)







Dear Visitor: We are in the  
neighborhood right now  
Give us a call and  
we'll come back or  
meet in the street

Ian + Ed

Mobile: 404-353-1833







# **Envisioning & Implementing Great Streets :**

**Visualization Tools**

# Redevelopment: Buffalo, NY





# Redevelopment: Buffalo, NY





# Strip Redevelopment: Edgewood, FL

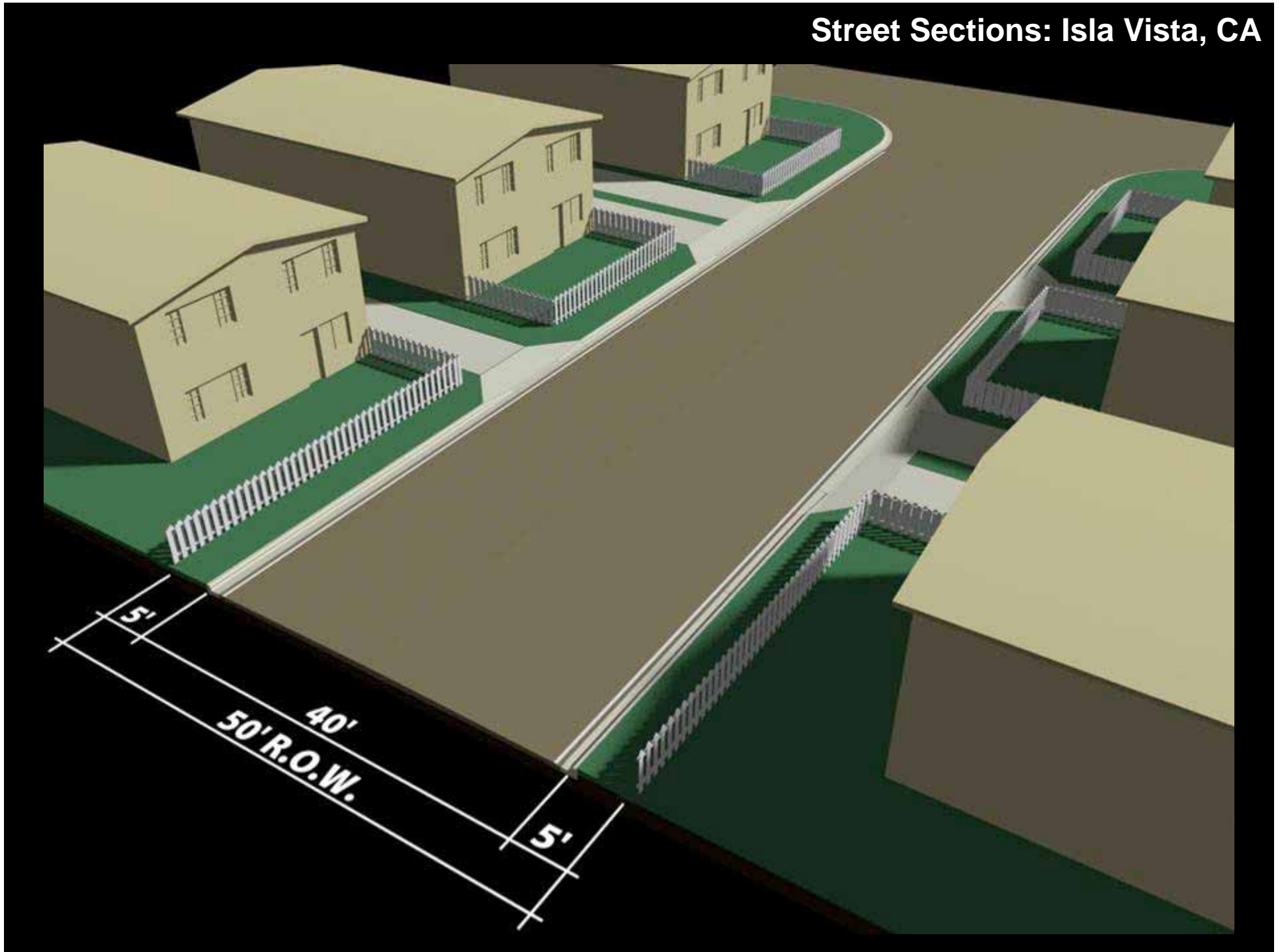




## Strip Redevelopment: Edgewood, FL



Street Sections: Isla Vista, CA





# Street Sections: Isla Vista, CA



# **Envisioning & Implementing Great Streets:**

**Technical Information**



# Atlanta Road & the River





# Atlanta Road & the River – *the “River-Shaker” Option*













# Conclusions

Livable streets performance measures

	Corridor LOS	Travel Times (min)	Vehicle Miles/ Distance Traveled	Multimodal Capacity	Bike/Ped	Access	Business Visibility
Today's Roads	D	22.8	N/A	MEDIUM	MEDIUM- LOW	MEDIUM- LOW	MEDIUM- LOW
Extended One-Way Couplet	B	13.4	HIGHER	LOW	LOWER	LOWEST	LOWER
Two-Way with Couplet West of Argonne	B	13.8	SLIGHTLY HIGHER	MEDIUM	HIGHER	MEDIUM- HIGH	HIGHER
Two-Way	C	14.9	LOWER	HIGH	HIGHEST	HIGHEST	HIGHEST



# Summary Table

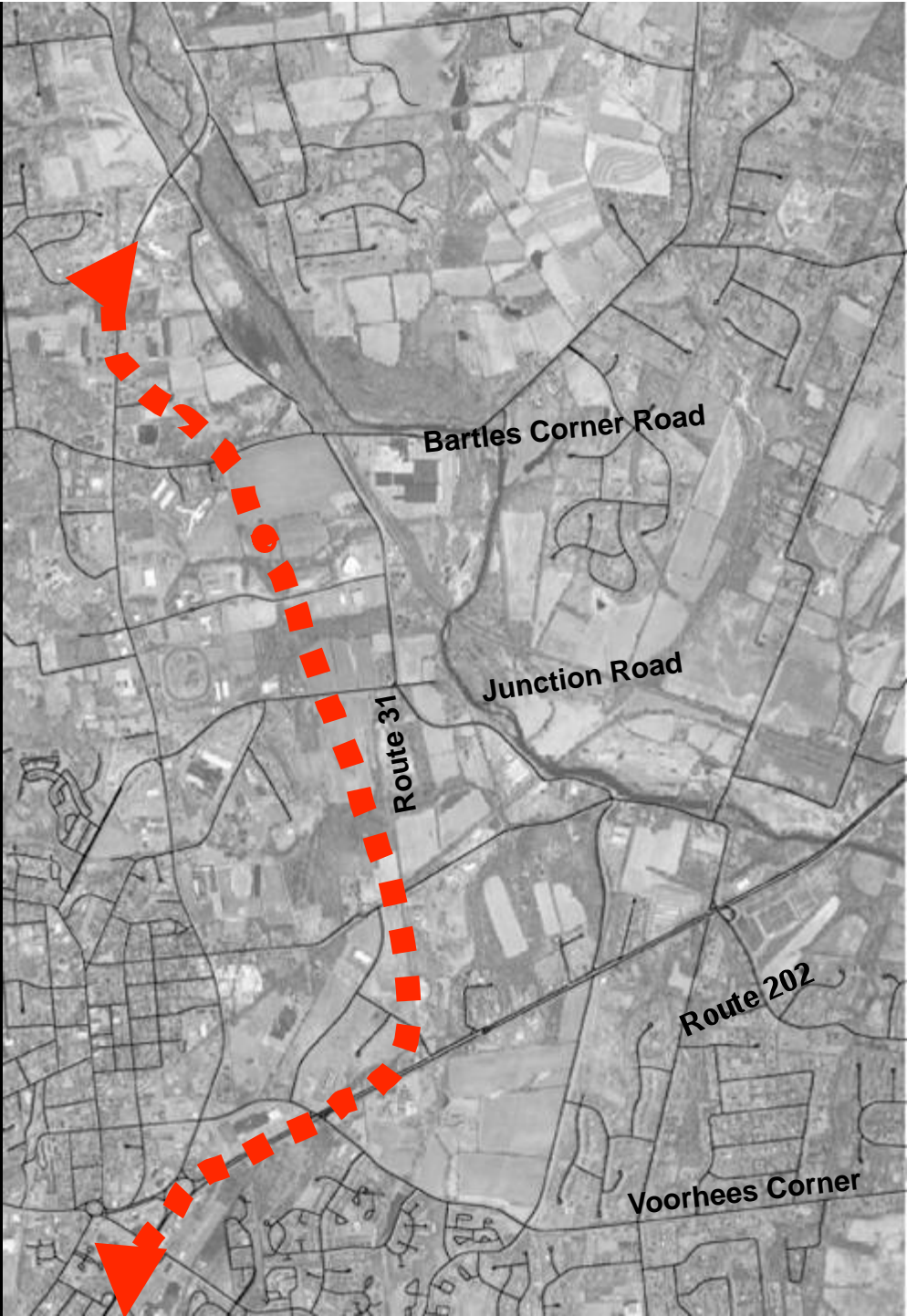
	Existing	4 Way @ Holden	4 Way @ Gatlin	Town Square	Quadrant	
Traffic	Intersection Level of Service (LOS)  (Very Poor)	 (Poor)	 (Poor)	 (Very Good)	 (Very Good)	
	Orange Avenue Capacity  (Poor)      (Fair)      (Fair)      (Very Good)      (Very Good)					
	Holden / Gatlin Movement	Fair	Very Good	Very Good	Fair	Fair
	<b>Pedestrians</b>	Very Poor	Poor	Poor	Very Good	Very Good
<b>Safety</b>	Very Poor	Good	Good	fair	Very Good	
Urban Design	Gateway, Town Center	Poor	Very Poor	Very Good	Very Good	Very Good
	New Frontage	Poor	Good	Good	Very Good	Very Good
	West Property Access	Poor	Fair	Very Good	Fair	Good
East	Good	Good	Fair	Poor	Fair	

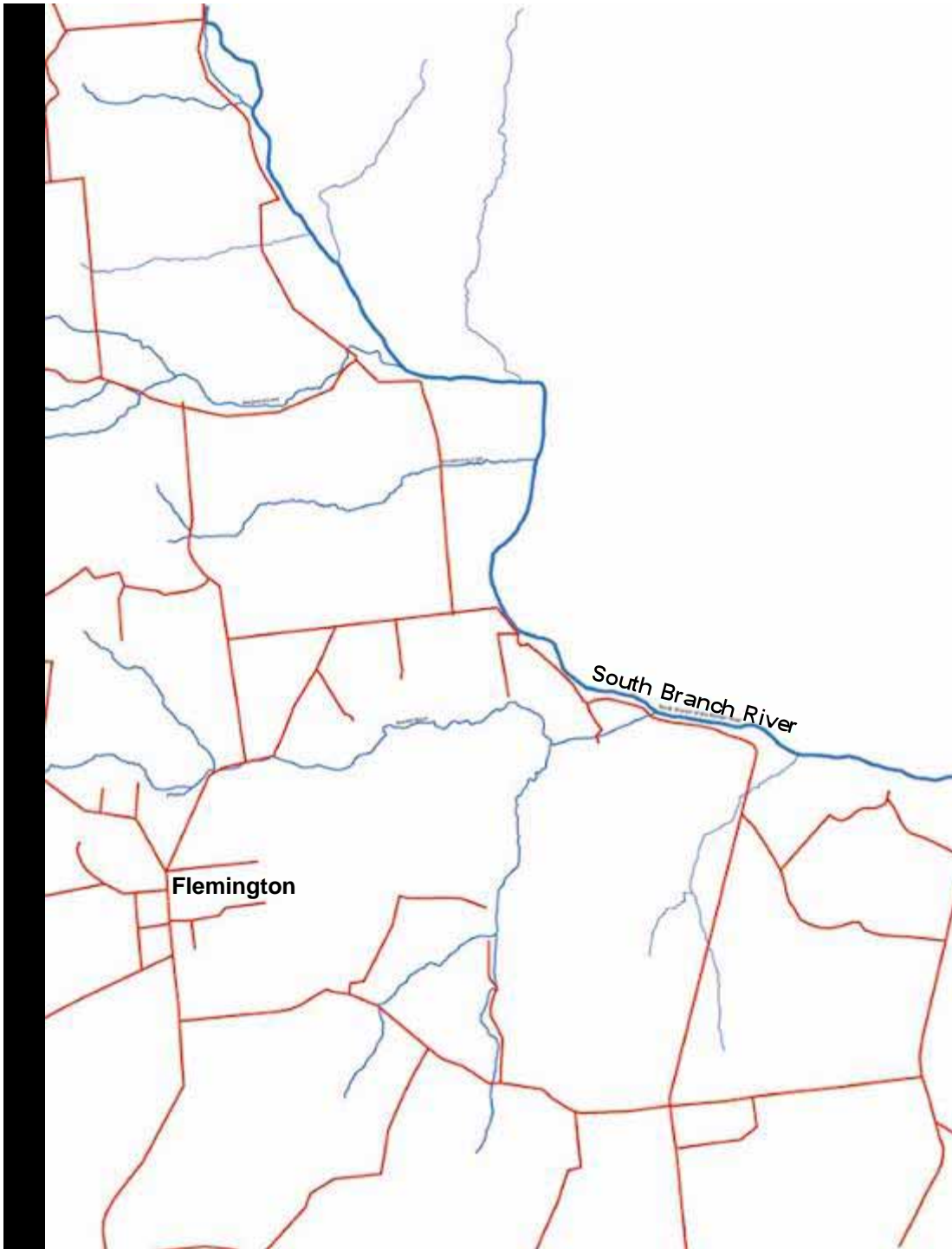
# **Envisioning & Implementing Great Streets:**

**Case Study: Flemington, NJ**



# Study Area





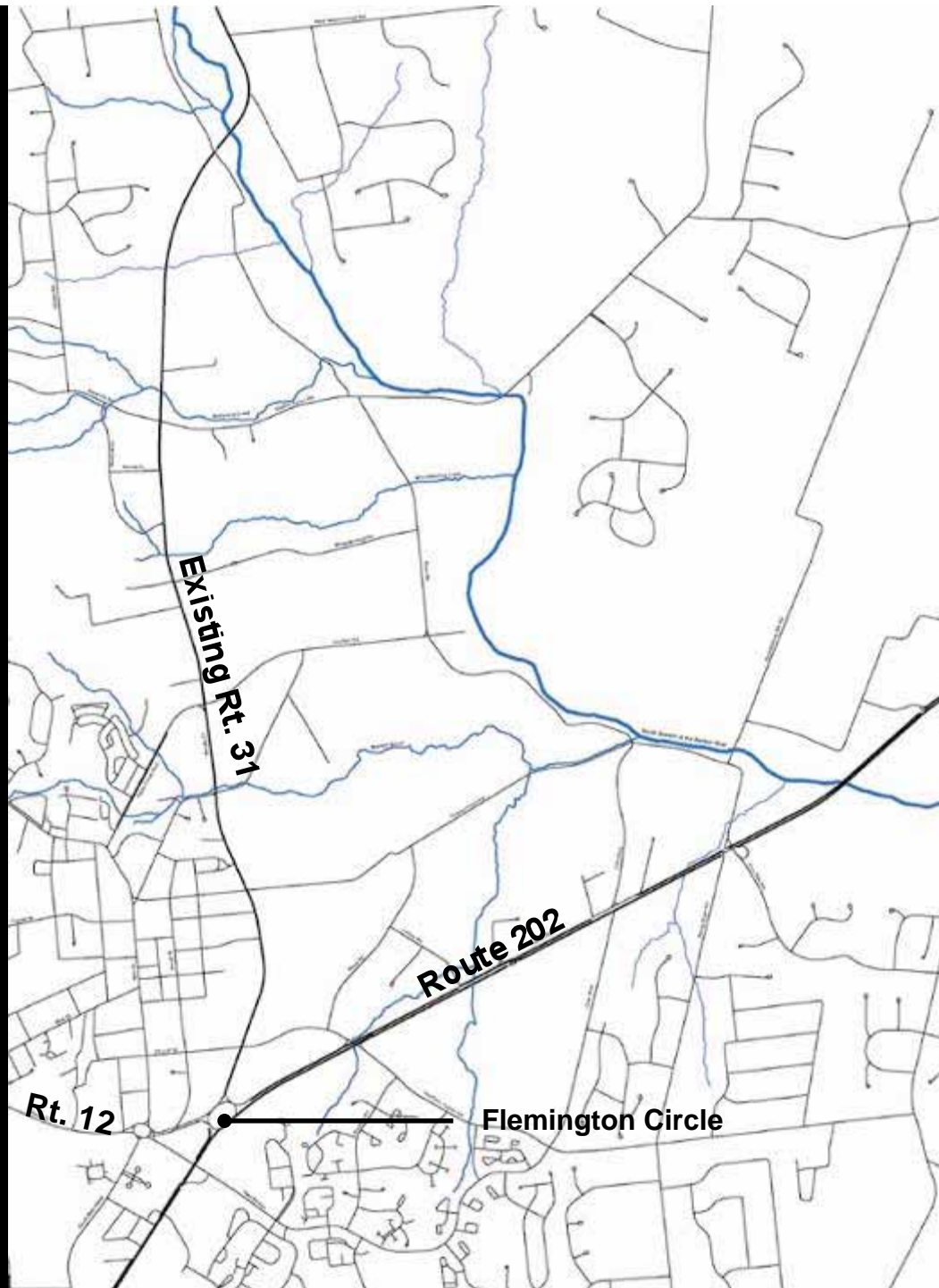
## Flemington 1850s





## Flemington Today

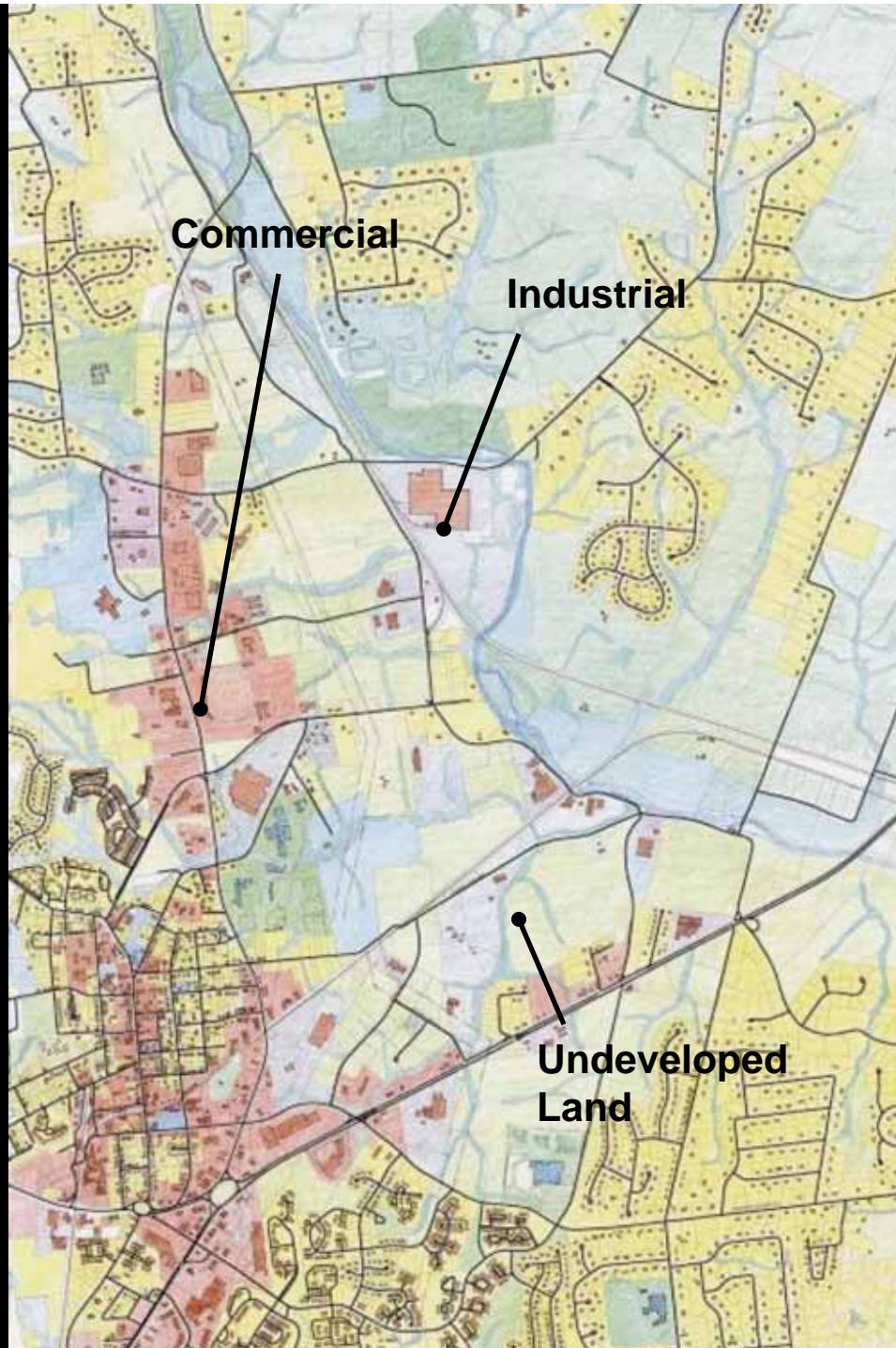
- Sparse Network
- Three routes all meet at “Flemington Circle”





## Existing Land Use

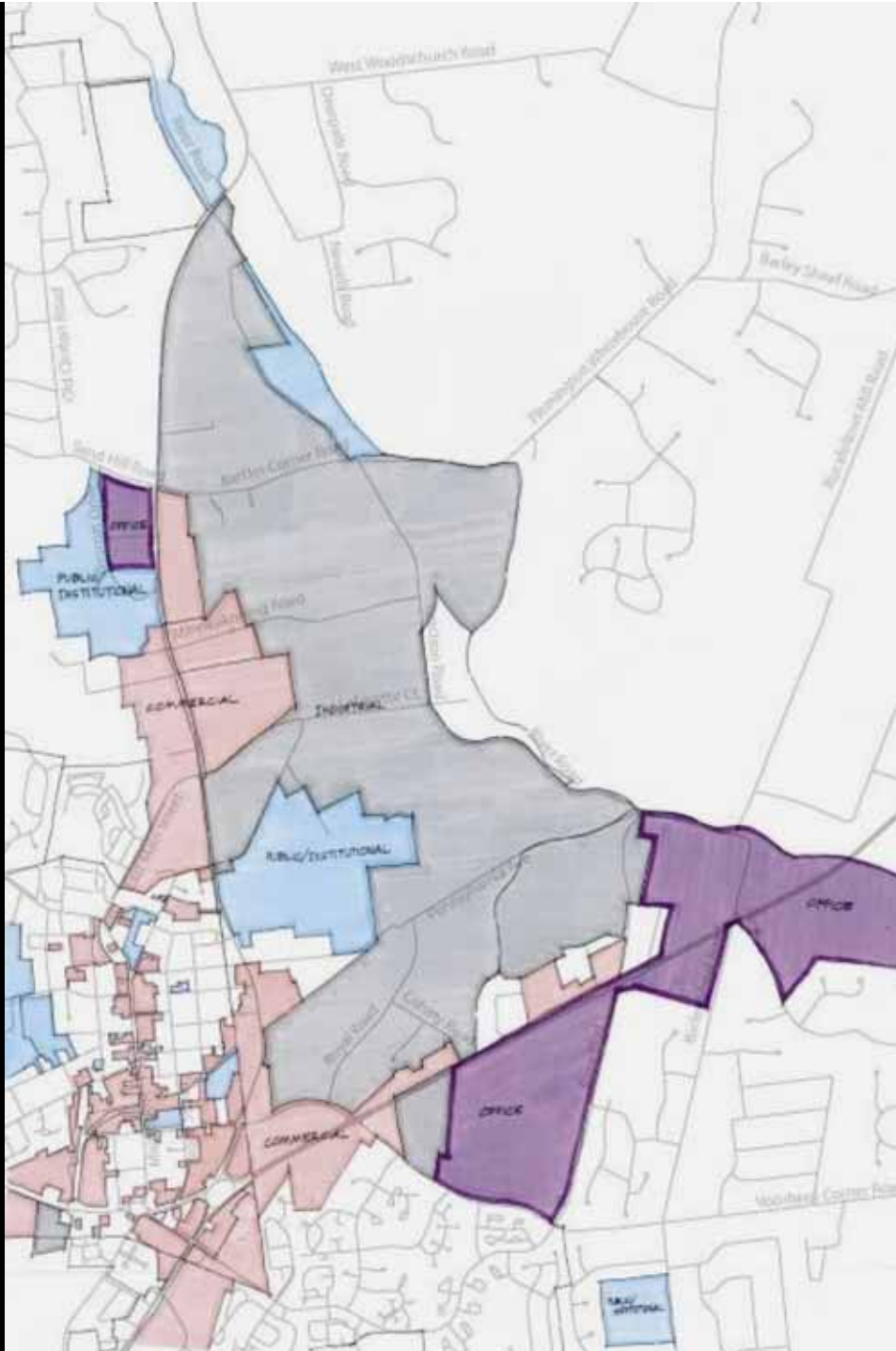
- Commercial strip development along Route 31 and US 202
- Undeveloped agricultural lands converting to commercial and industrial uses
- Still lots of undeveloped land (opportunity to shape future development pattern)





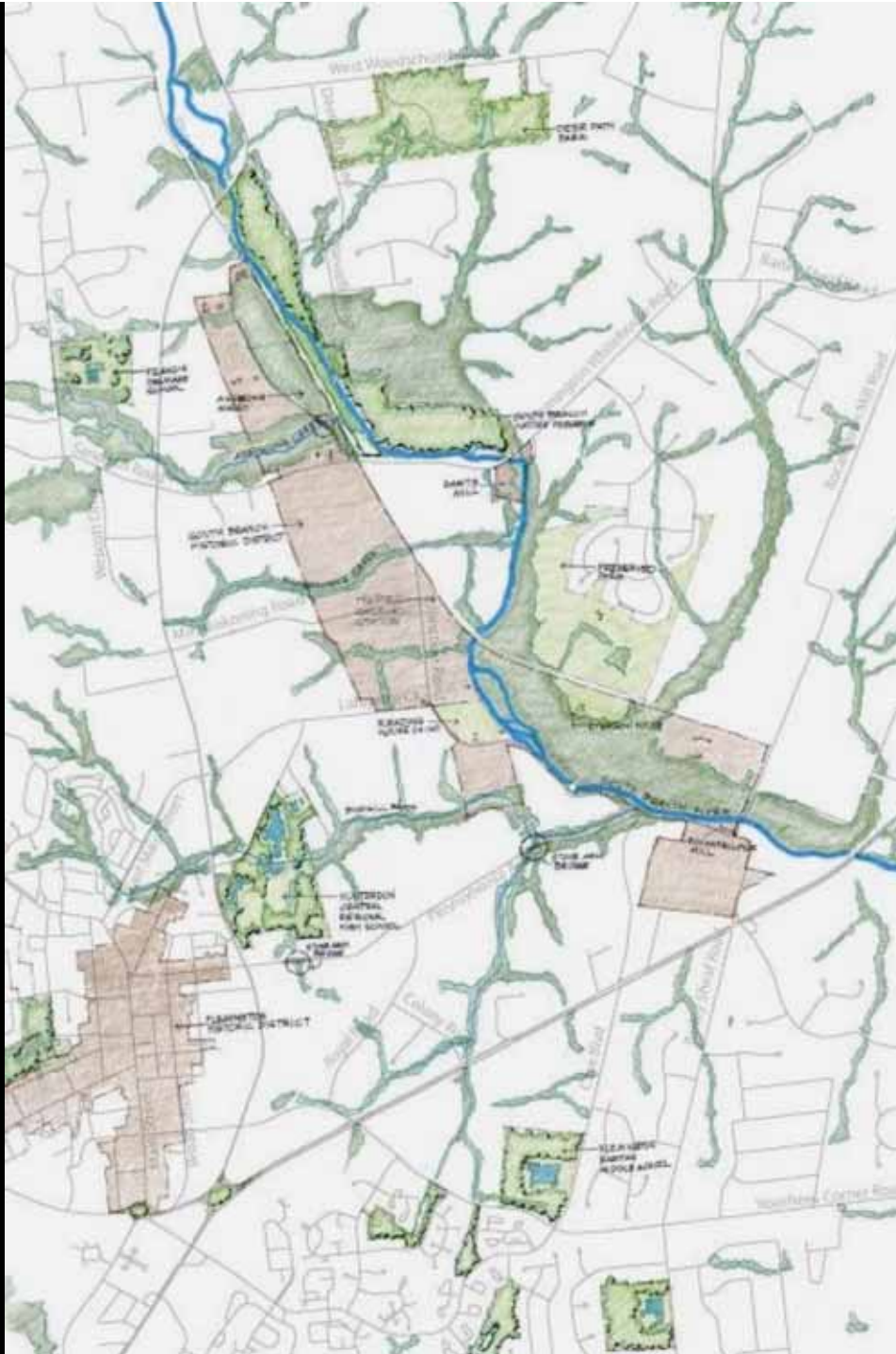
## Existing Zoning

- Potential over supply of Industrial land
- Major commercial corridors (31 & 202) experiencing continued development



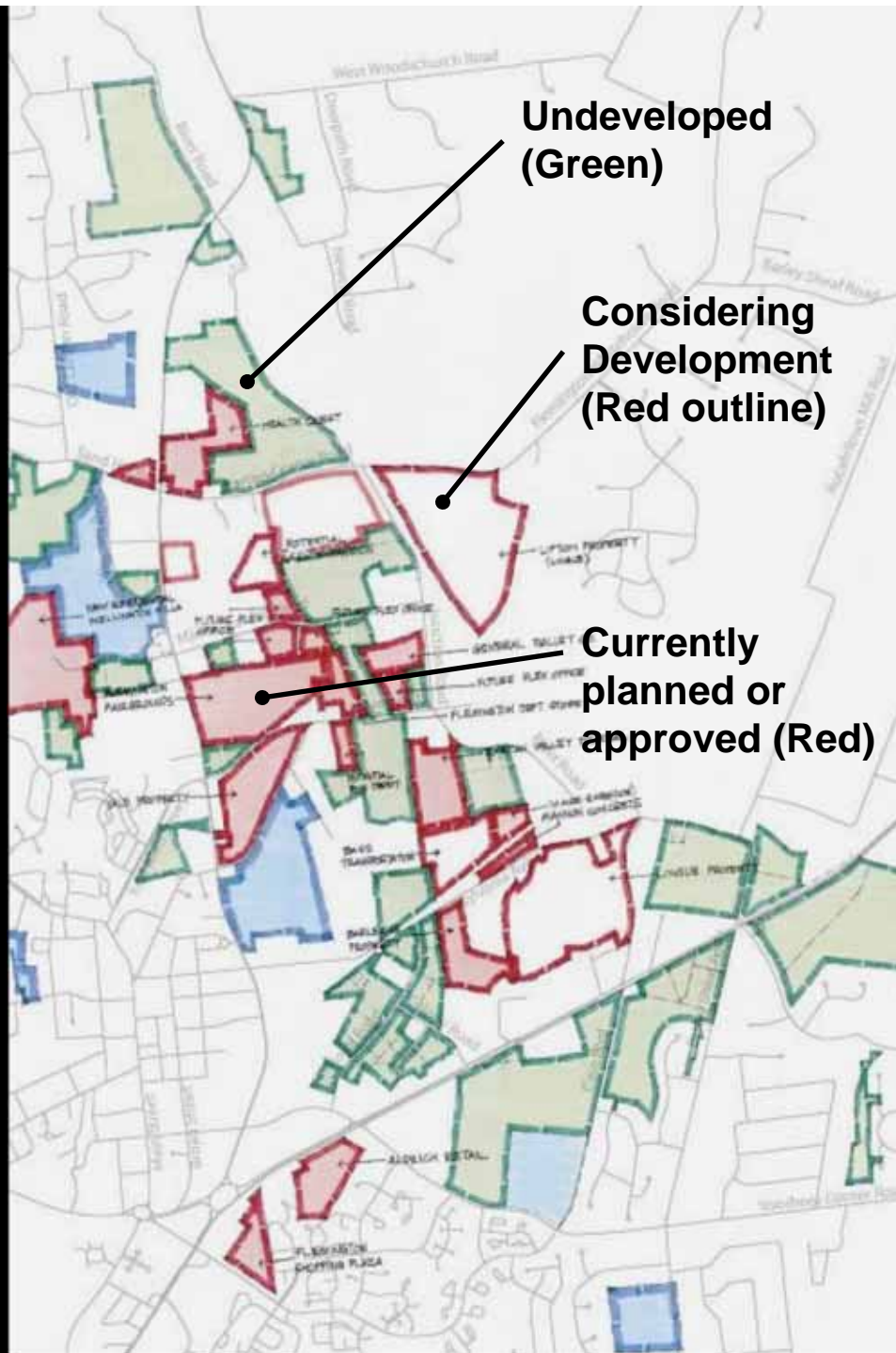
## Open Space, Historic, & Cultural Resources

- Hist. Dist., South Branch River, Creeks & Wetlands, Parks & Schools





## Development Pressure



- Lots of moving pieces that can still be influenced



# Planning Process to Date



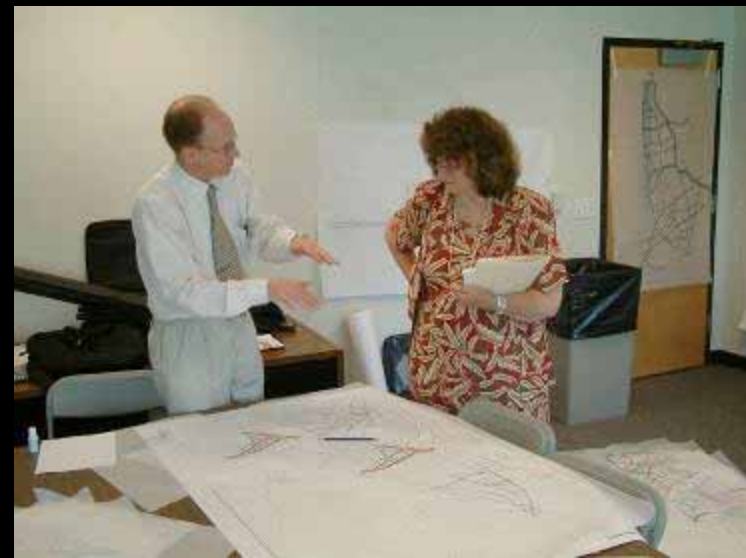
Informal Stakeholder Interviews



Advisory Group Meetings

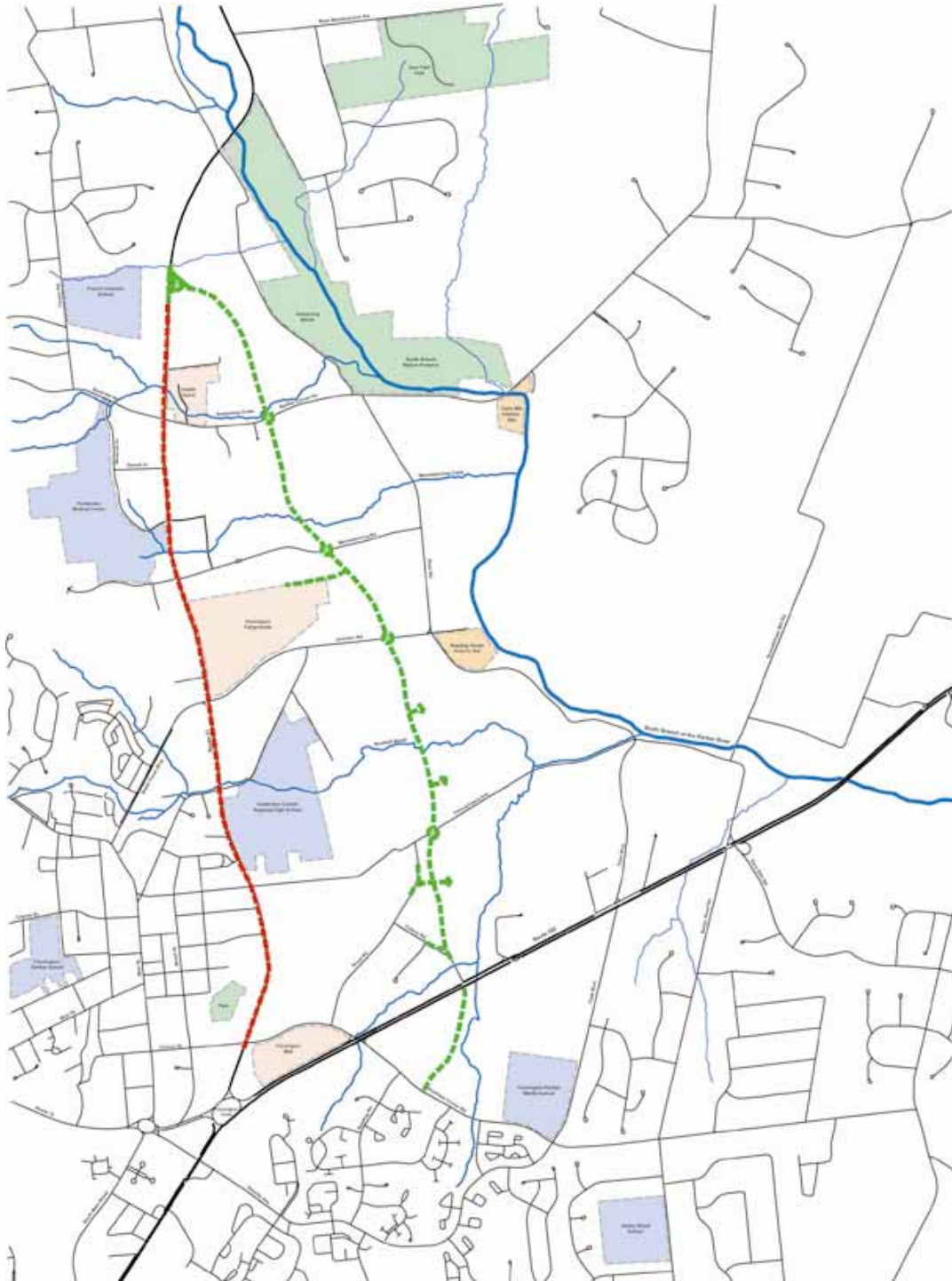


Design Workshops

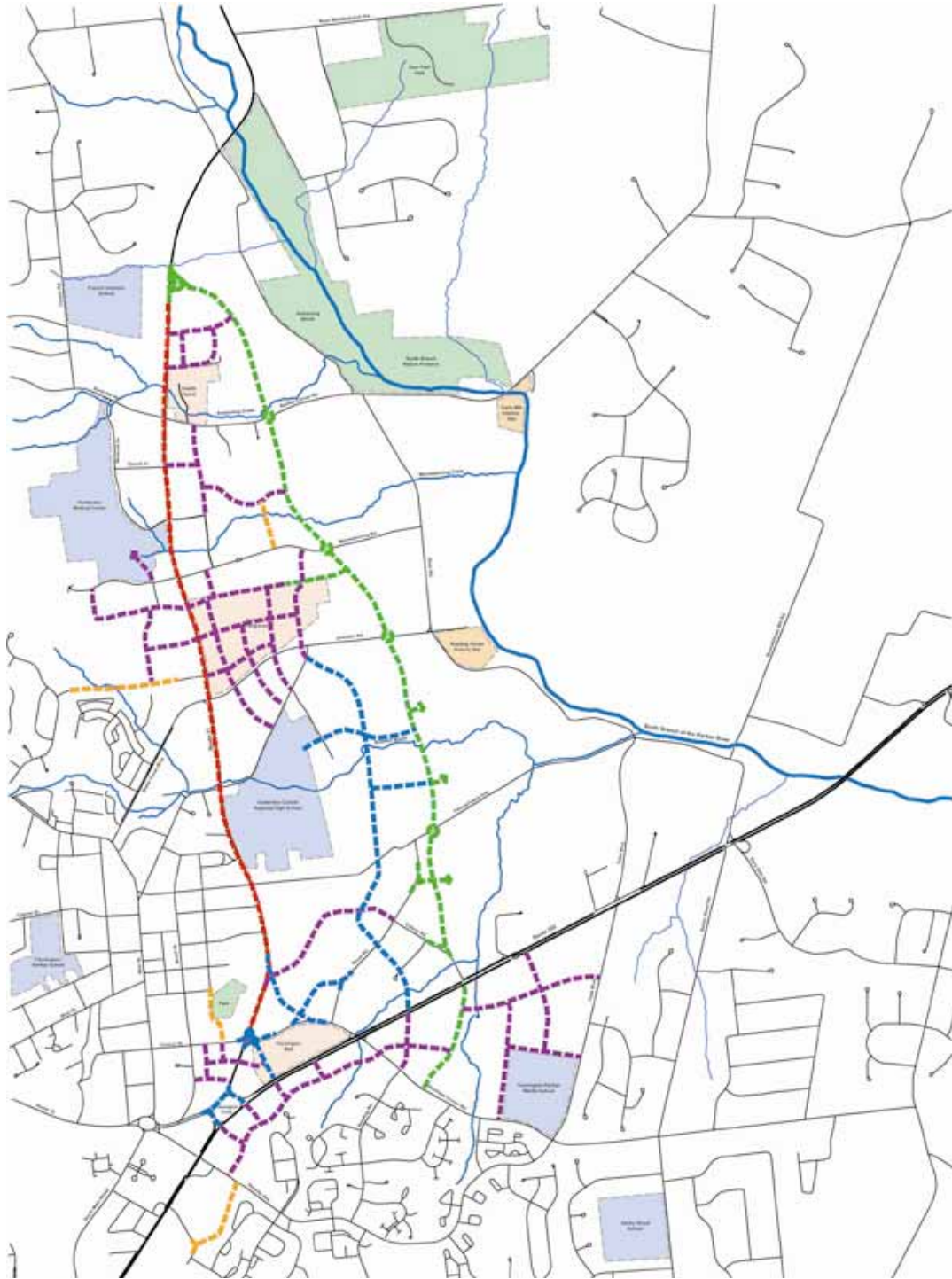


Design Workshops





Phasing: **South Branch Parkway**



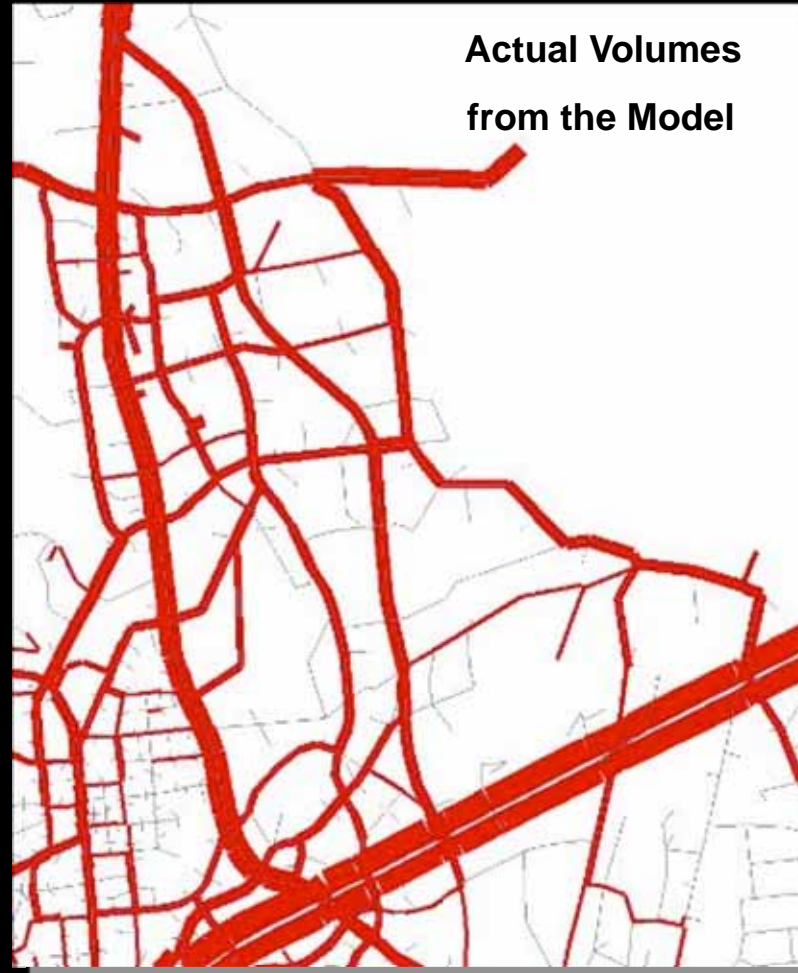
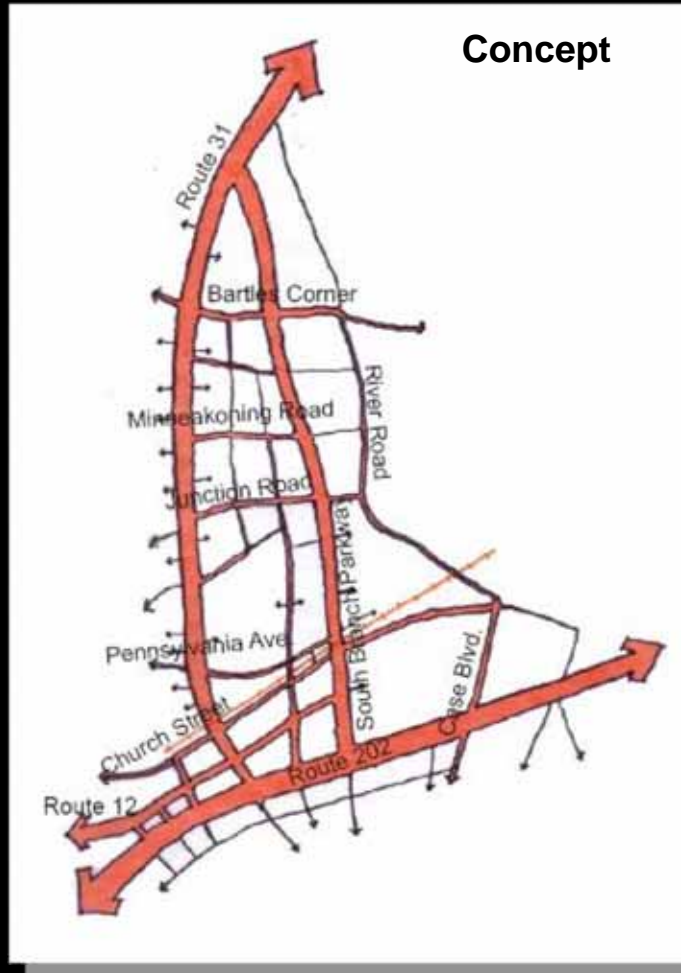
**Phasing: Other Secondary Connections**





# Traffic Volume Assignment

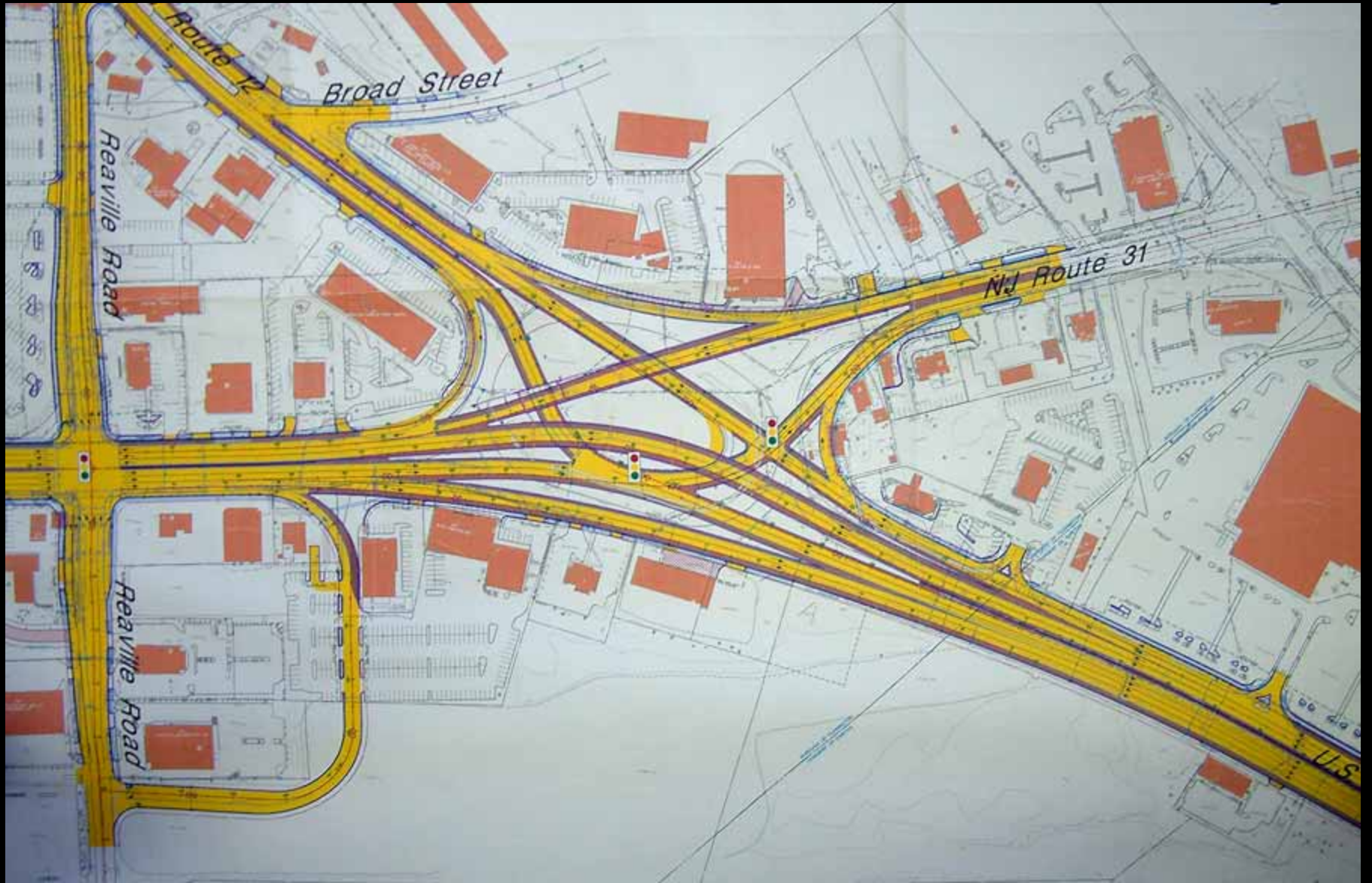
## Traffic Volume Bandwidth



*DRAFT Route 31 Land Use & Transportation Plan – Concept Development Workbook, July 2004.*

*Screen capture from CUBE Voyager, under license to McCormick Taylor, Inc., January 2005.*





## Phasing: Other Secondary Connections





“Circle to ????”





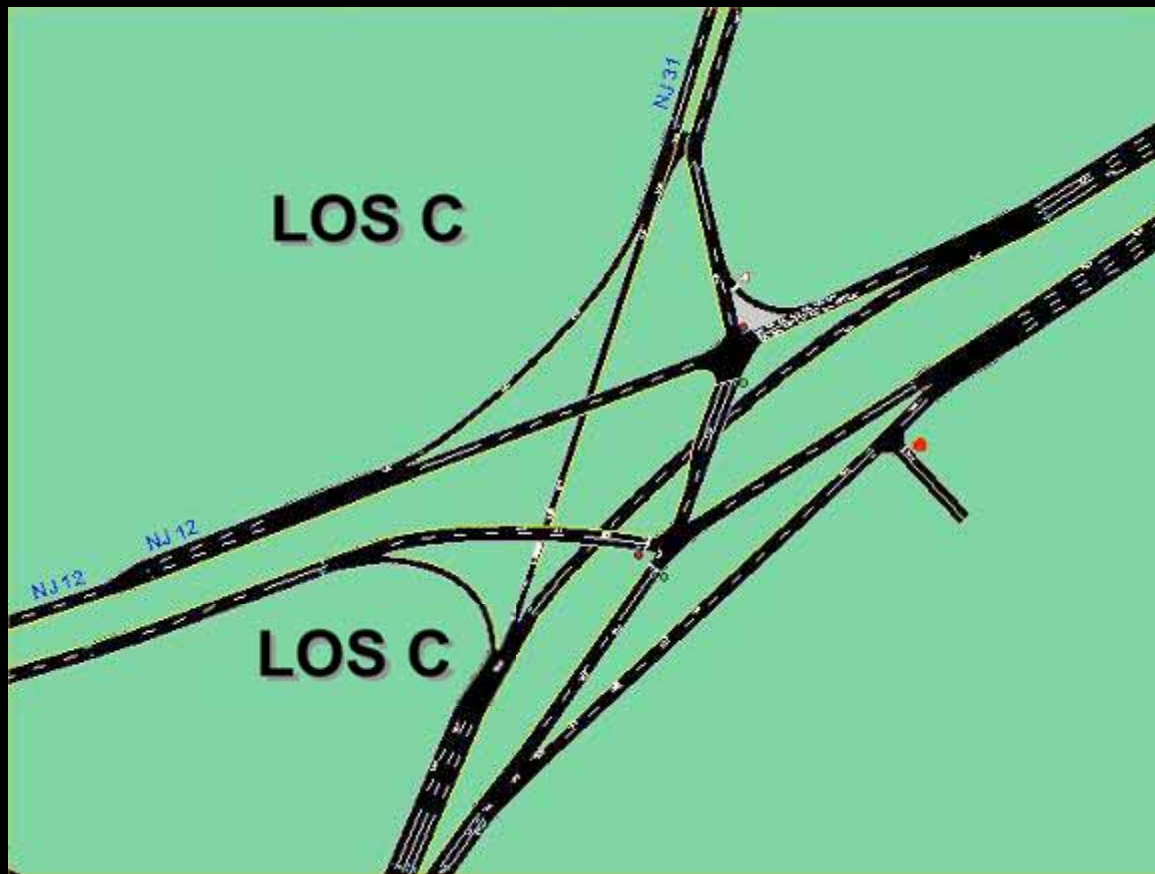
“Circle to ????”





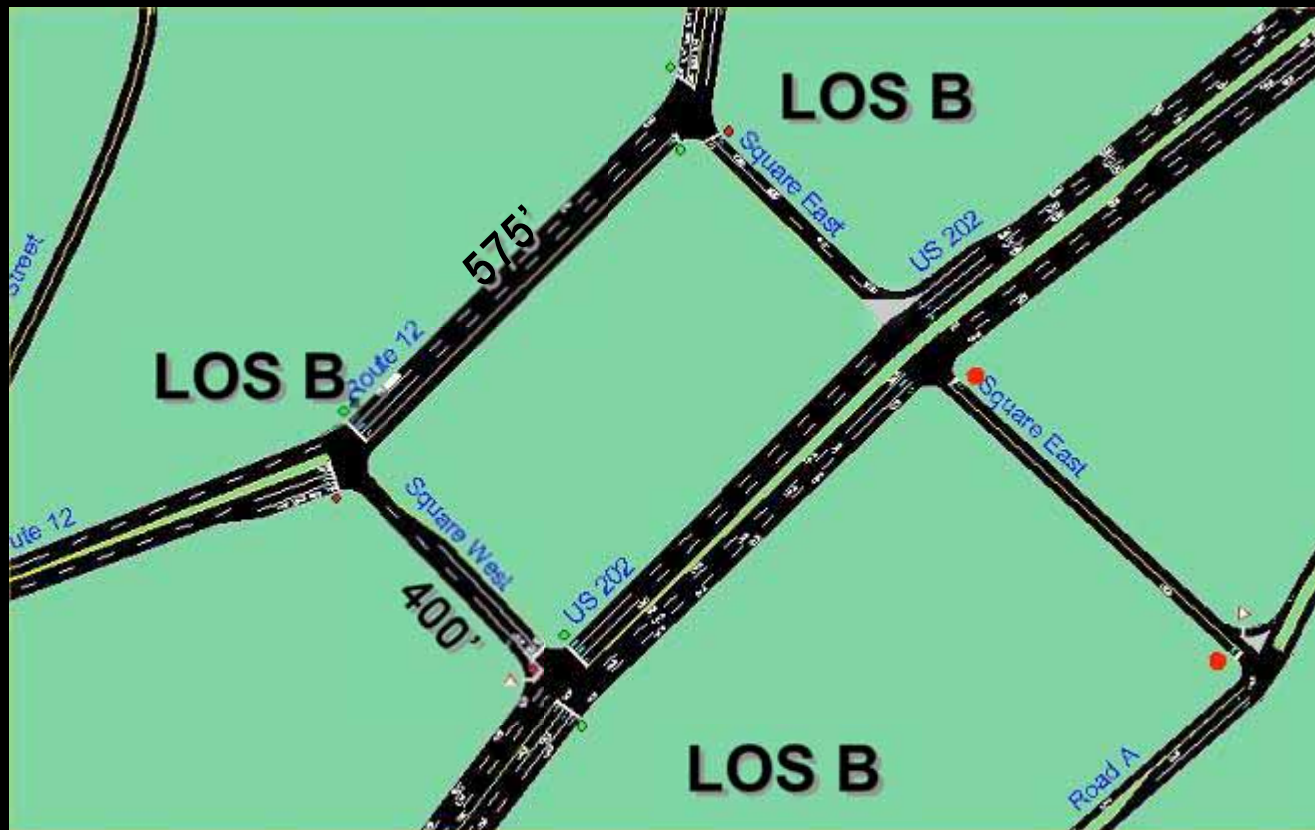
# “Circle to ????”

- Bypass
  - Grade Separated Circle traffic volumes & Levels of Service



# “Circle to Square”

- 2025 2-Lane SBP
  - Square traffic volumes & Levels of Service





“Circle to Square”





“Circle to Square”





# “Circle to Square”







**Envisioning &  
Implementing**

**Great  
Streets**