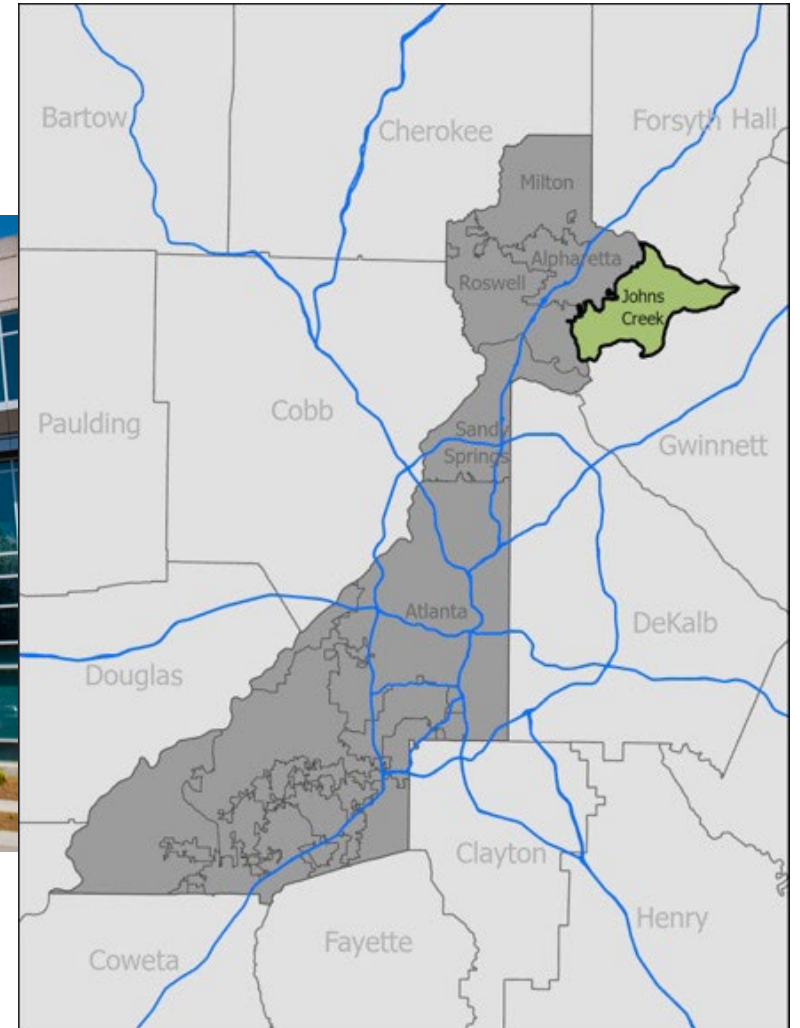


Activating the Johns Creek Town Center



About Johns Creek

- Incorporated in 2006
- Northeast Fulton County
- Chattahoochee River
- 32 Square Miles
- Population 82,453



A Long Way from a Town Center

- 19th Century
- Trading Posts
- River Ferries
- Cherokee Nation



- Pioneer Families
- Crossroad Communities
- Undeveloped Rural Area
- No Historic Town Center

Suburbanization and Tech Park



- 20th Century
- Suburban Atlanta “Bedroom Community”
- Technology Park Johns Creek
- 6 Million SF of Office/Retail/Industrial
- No Planned Town Center

City Property Acquisition



- 2016 75,000 SF City Hall Building in Tech Park
- 2017 20.4 Acres of Park Land in Tech Park
- Town Center in the Making



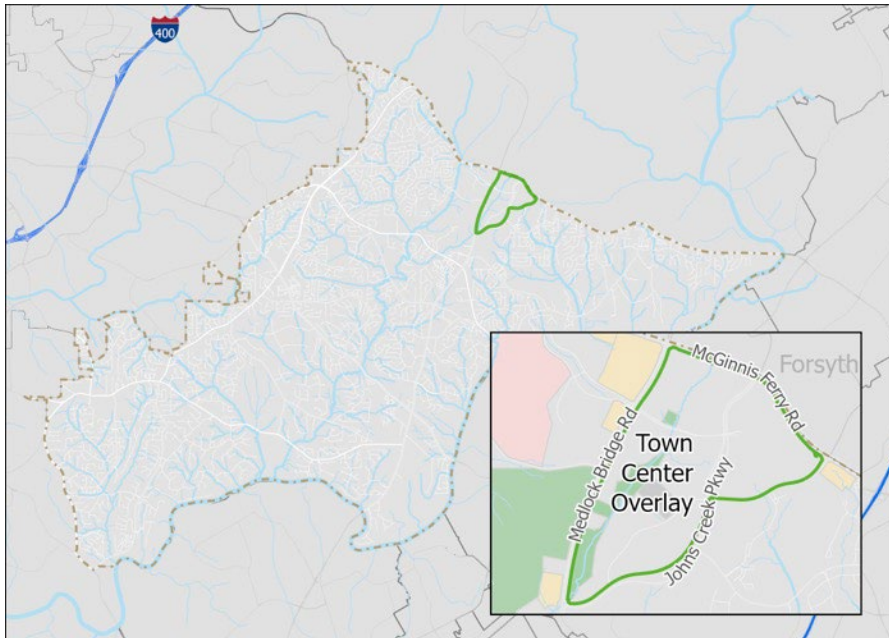
Town Center Comes to Life



- 2018 Comp Plan Update
 - Prioritizes Town Center Planning
- 2019 Town Center Planning Process
 - Advisory Committees
 - Citizen Feedback/Surveys/Public Workshops
 - Economic Data/Market Analysis
- 2021 City Council Adopts Town Center Plan
- 2022 City Council Adopts Town Center Zoning Code

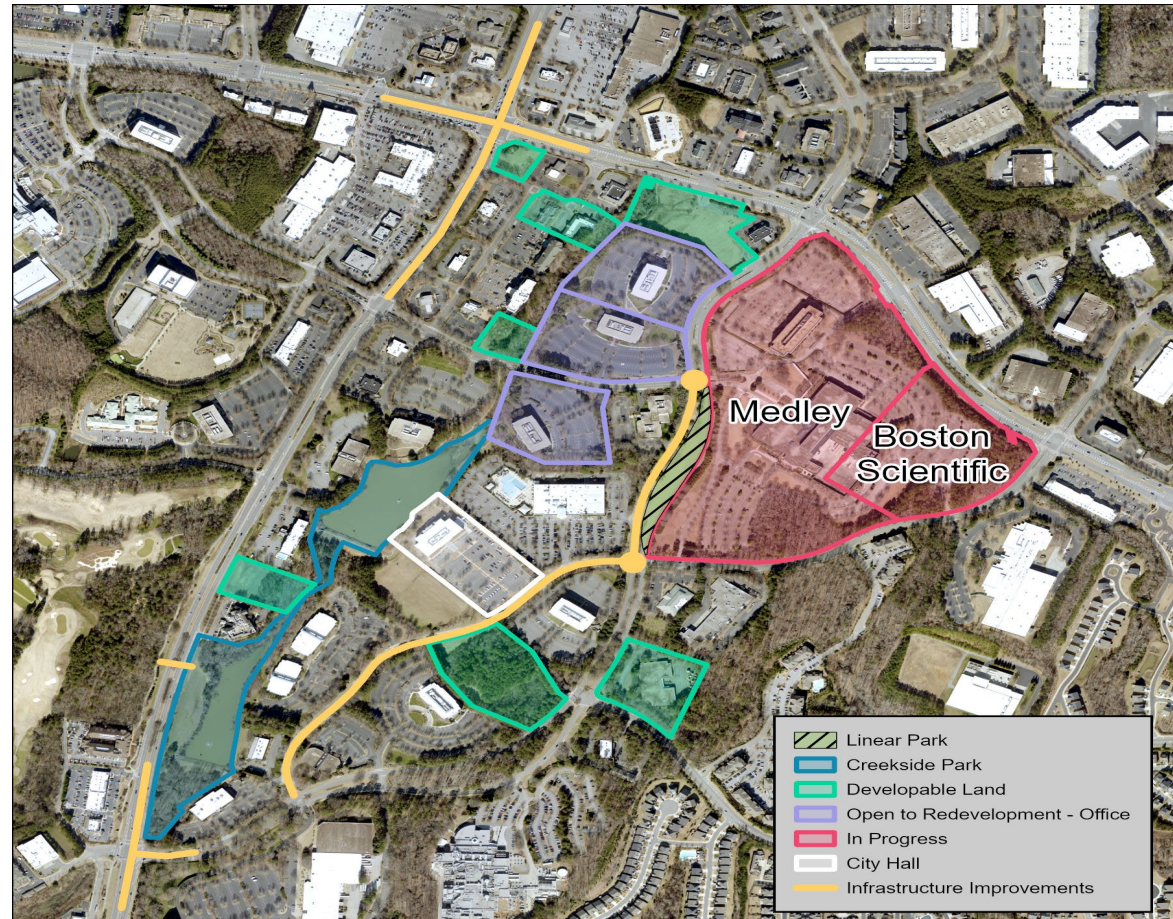
Johns Creek Town Center Overview

- 192 Acres in the Northern Portion of the City
- Built Around City Hall and Creekside Park
- Integrated Land Use/Parks/Streets/Design
- Pedestrian Infrastructure Promoting Walkability



City Investment in Town Center

- City Hall Expansion/Renovation
- Infrastructure Improvements
 - 40' Wide Pedestrian Tunnel
 - "Main Street"
 - Road Diet
 - Traffic Calming Roundabouts
 - Landscaping
- Multi-Modal Infrastructure
- Major Arterial Road Intersection Improvements
- Creekside Park



Creekside Park

- Constructed Wetlands
- Stream Restoration
- Amphitheater
- Playground
- Multi-Use trails
- Boardwalk
- Fountains



Creekside

BUFFER & POND IMPACTS - POST-CONSTRUCTION



Private Investment in Town Center

**Providence
Christian
Academy**



**Center for
Dry Eye
Atlanta**



Medley



**Boston
Scientific**

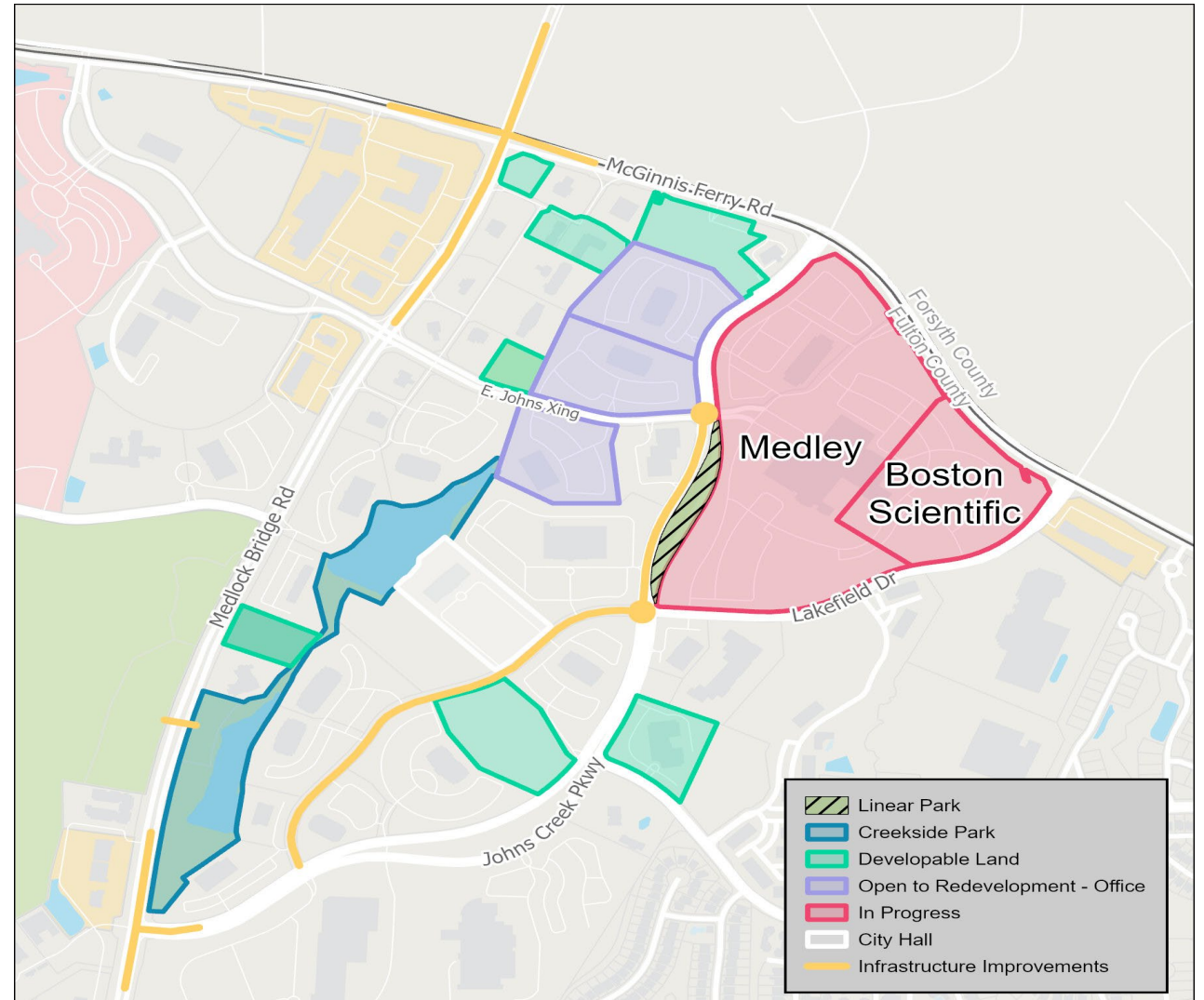


**Security
Operations
Center**



Town Center Takeaways

- Find Town Center
 - Historic Downtown
 - Public and Private Investment
 - Revitalization Area
- Plan AND Codify
 - Stakeholders
 - Market Analysis
 - Zoning Code
- Make Public Investment
 - Property Acquisition
 - Infrastructure Investment
- Pursue Private Investment
 - Economic Development
 - Look Nearby



ACTIVATING THE JOHNS CREEK TOWN CENTER

Ron Bennett

Assistant City Manager

Email: ron.bennett@johnscreekga.gov

Cell: 678.209.5719

Town Center Home Page

[https://www.johnscreekga.gov/strategic-priorities/town-center-\(1\)](https://www.johnscreekga.gov/strategic-priorities/town-center-(1))





How to Move from Vision to Reality

Nurturing a Town Center to Life Through Innovation, Engagement & Collaboration

AMANDA GLOVER | DDA DIRECTOR

ABOUT BAINBRIDGE, GEORGIA

DOWNTOWN BAINBRIDGE

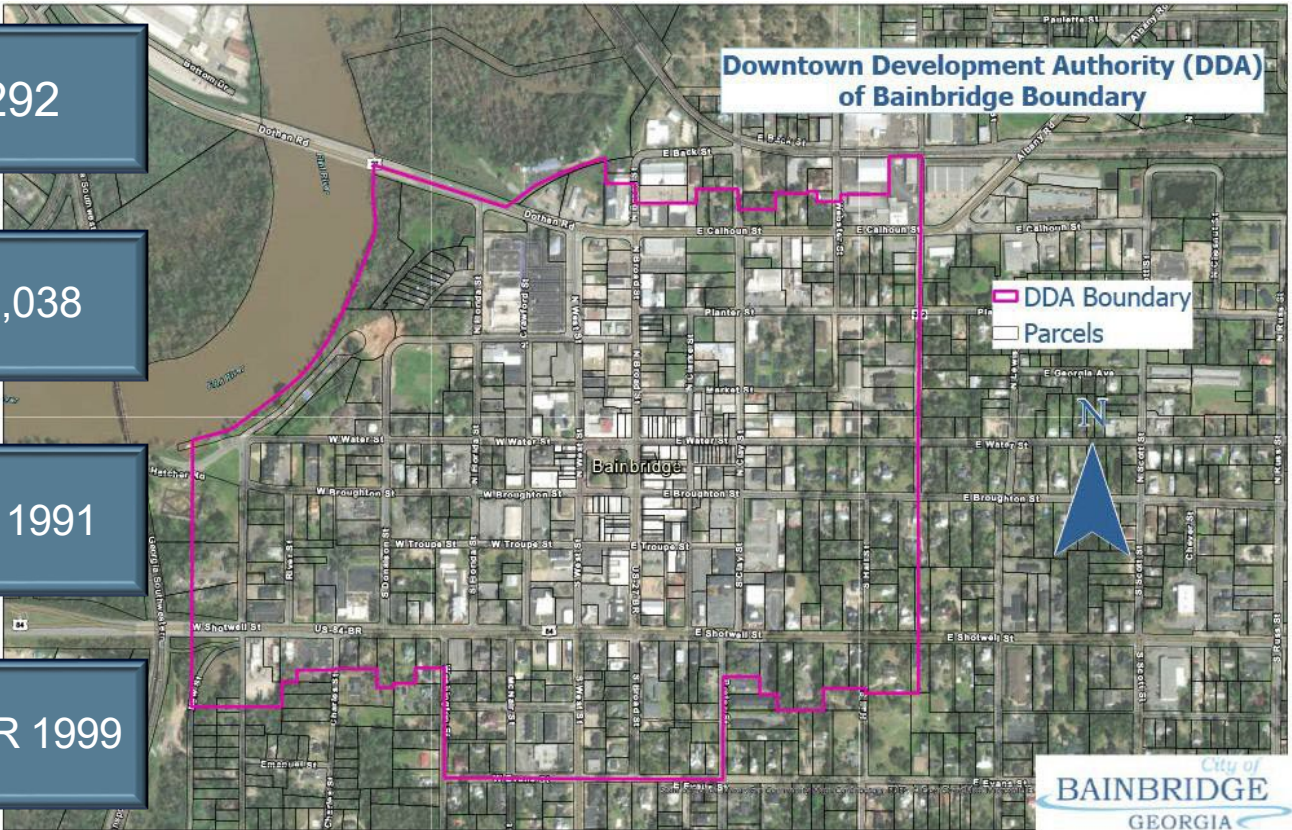


BAINBRIDGE: 14,292

DECATUR COUNTY: 29,038

PROGRAM FOUNDED: 1991

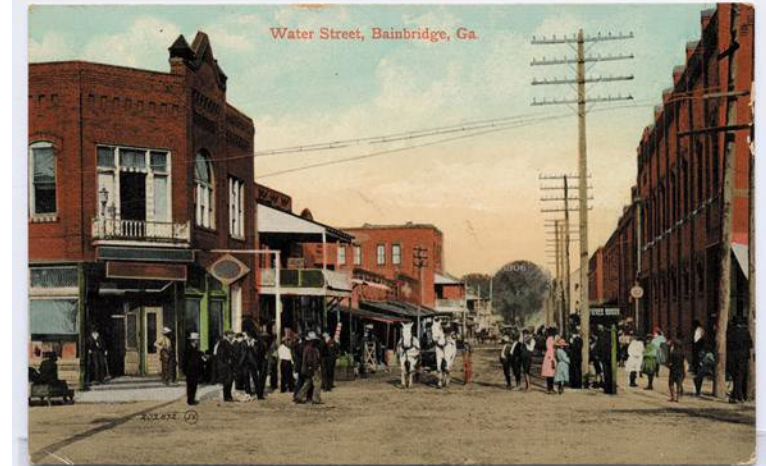
DATE HIRED: NOVEMBER 1999



HISTORY OF DOWNTOWN BAINBRIDGE

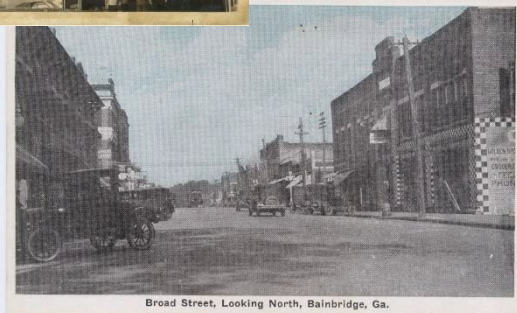
- In 1778 the area was known as Burgess Town when a trader named James Burgess established a trading post.
- From 1817-1824 the area was a federal outpost called Fort Hughes.
- Land for Decatur County was purchased in 1826 and the City of Bainbridge was incorporated in 1829.
- Downtown Bainbridge thrived in late 1800's thru early 1900's.

DOWNTOWN BAINBRIDGE

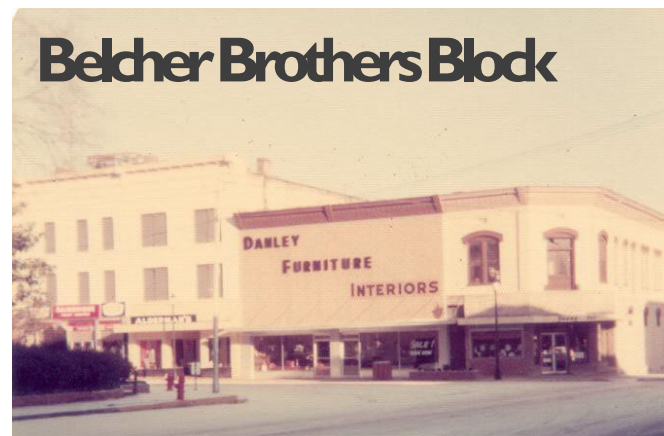


HISTORY CONTINUED...

- Downtown suffered during the 70's decline. Defining moment was when the Bainbridge Airbase closed which led to the close of the Bon Air Hotel, and Belk Department Store left for Bainbridge Mall.
- Martin Theatre & Stephen Decatur Hotel were demolished. Police/fire station, Winn Dixie, Sears, the post office and public library left downtown.
- The feeling in late 80's and early 90's was that Downtown Bainbridge would not survive without being a Main Street community.
- Through support of City Council and the community, Downtown Bainbridge officially became a Main Street Community in 1991.



Broad Street, Looking North, Bainbridge, Ga.



DOWNTOWN BAINBRIDGE VISION FOR A VIBRANT DOWNTOWN

2014 Strategic Vision & Plan

DOWNTOWN BAINBRIDGE

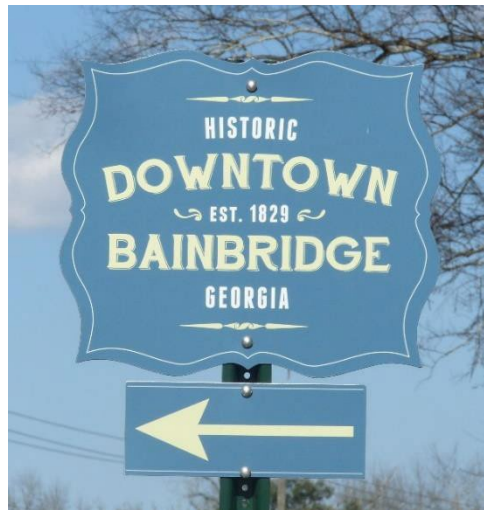


- People out and about (“sidewalk community”)
- Filled storefronts & business additions
- Night-time activities
- Downtown living
- A downtown that embraces & connects to the Flint River
- Business Incentives
- Family-oriented activities
- Promotion of downtown
- Improvement of derelict properties
- Integration of youth into downtown planning

JANUARY 2018

41

VACANT +
BLIGHTED
STRUCTURES



OVERALL TOP ISSUES

- Parking
- Attraction or draw for children & families
- Design: gateway, streetscape, & pedestrian improvements
- Connectivity to the river
- Housing: increase # of upper-story & traditional downtown residences
- Business Recruitment: groups & incentives
- Derelict & vacant buildings
- Integration of youth into downtown

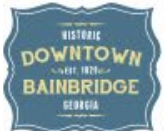
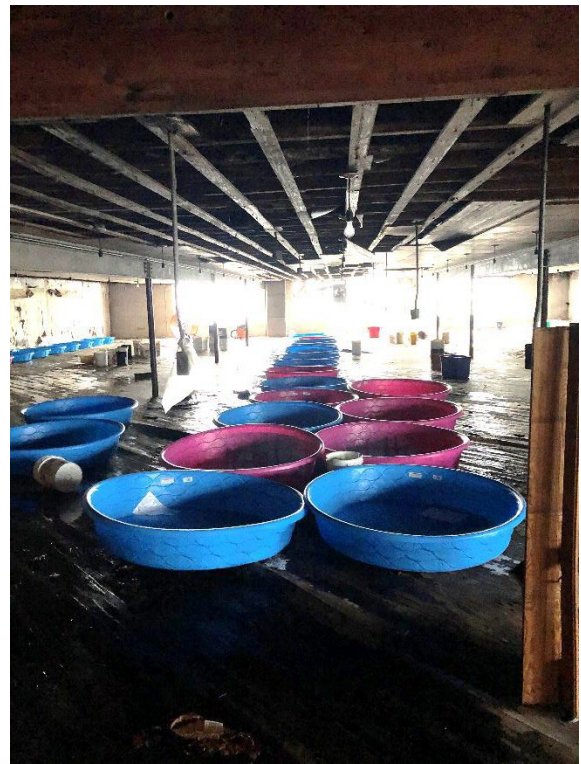
DOWNTOWN BAINBRIDGE

76%
Occupancy Rate





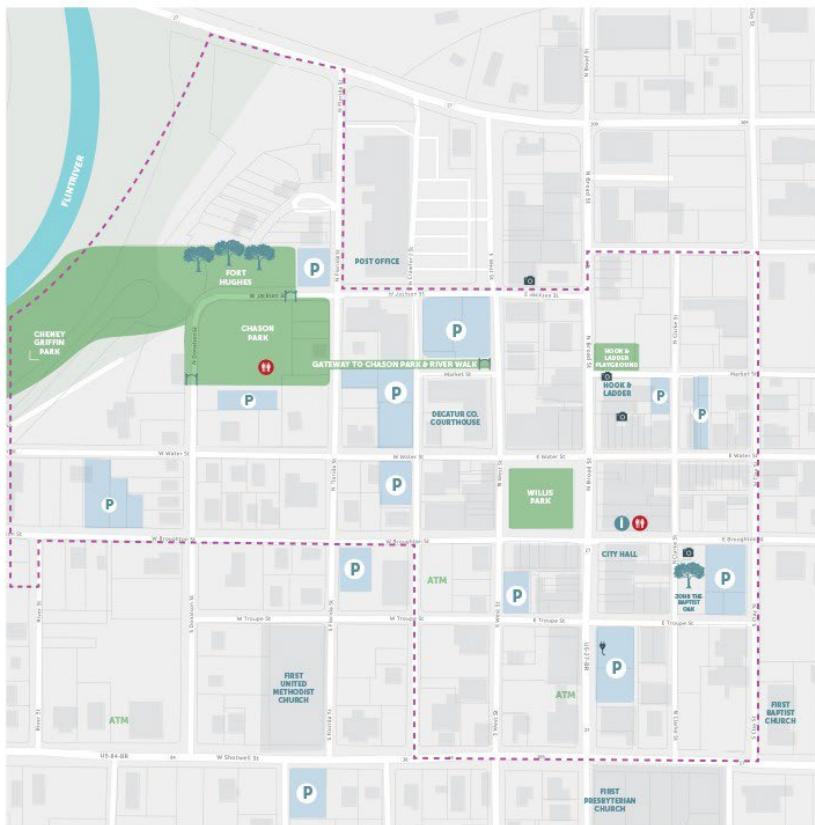
DOWNTOWN BAINBRIDGE



DOWNTOWN BAINBRIDGE OPEN CONTAINER DISTRICT

1. To-go drinks must be in an approved 16 oz. clear plastic cup.
2. No glass or bottle allowed in or on public streets, sidewalks, parks and parklets.
3. No alcohol should be consumed on public property between the hours of midnight and 10 am.
4. Participants are expected to abide by and stay within the open container district.

DOWNTOWN BAINBRIDGE



- PARKING
- INFORMATION
- PUBLIC RESTROOM
- OPEN CONTAINER DISTRICT
- SELFIE SPOT
- EV CHARGING

CHENEY GRIFFIN PARK:
 BMX PUMP TRACK
 FITNESS COURT
 RIVERWALK TRAIL



FINANCIAL RESOURCES

- Façade Grant
- Georgia Cities Low Interest Loan
- Downtown Development Revolving Loan Fund
- Regional Commission
- Small Business Development Center
- R.U.R.A.L. Zone Tax Incentives
- Historic Preservation Tax Incentives





By The Numbers...
2019-2023

Downtown Development Authority
of Bainbridge | 205 E Broughton St

Private Projects

70 IMPACT
\$13,348,539

Public Projects

38 IMPACT
\$11,724,128

Properties Sold

64 IMPACT
\$10,064,853



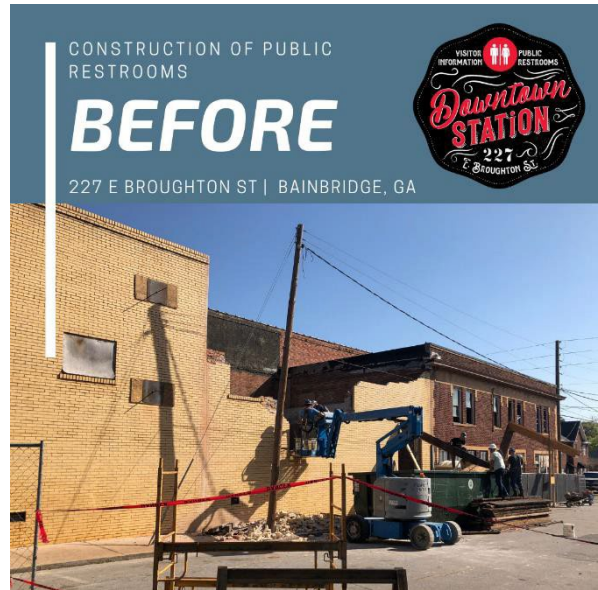
Net
Businesses
Opened 46



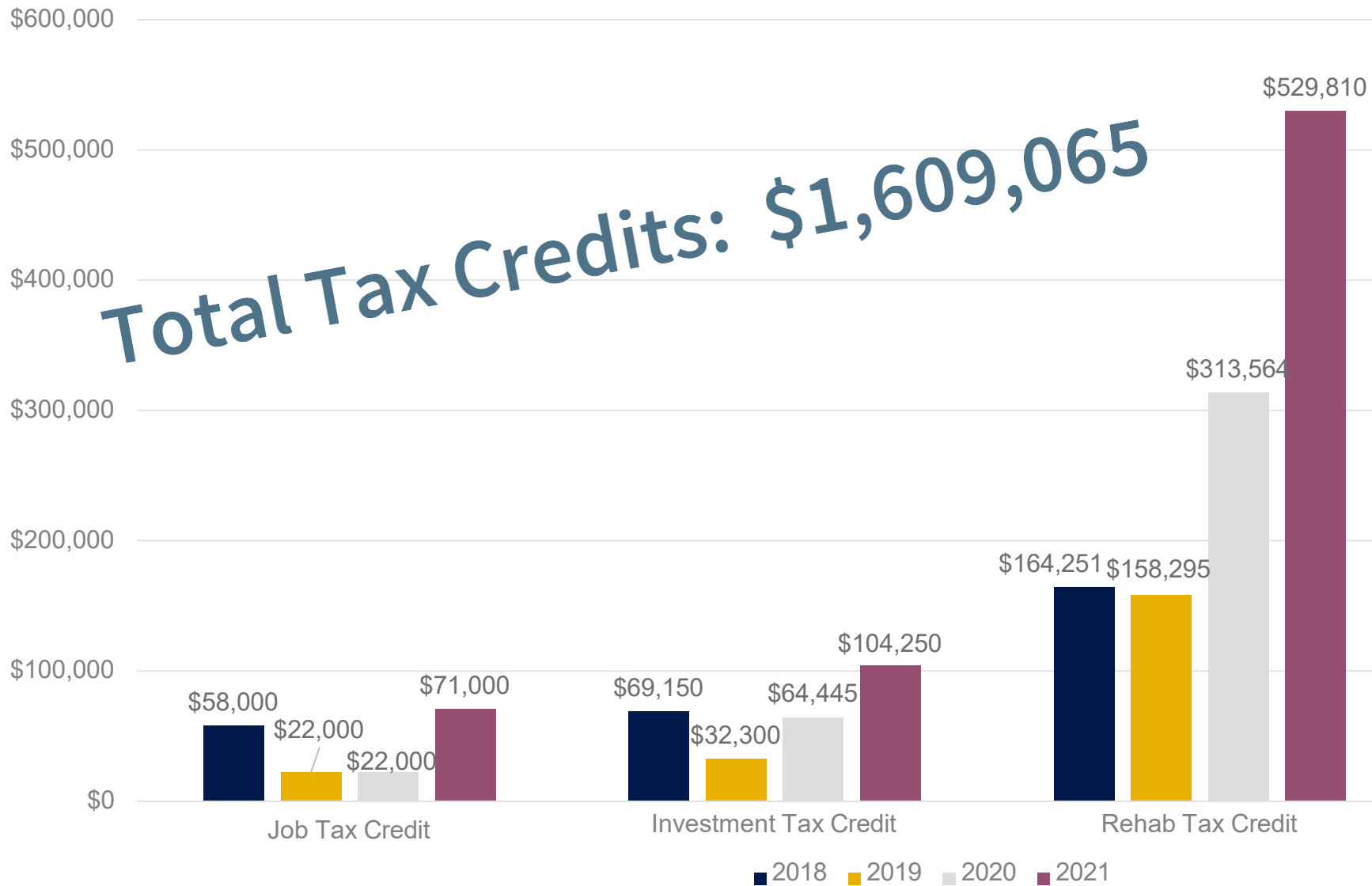
Net Jobs
Created 225



Residential
Units Added 38



R.U.R.A.L. ZONE



DOWNTOWN BAINBRIDGE



DOWNTOWN BAINBRIDGE



CHASON PARK EXPANSION

Future Economic Growth/Development





- Bond resolution authorized DBDA to ground lease a parcel from the City of Bainbridge (at no cost to DBDA)
- Leased the property to Rivertown Development LLC, issued \$4 million in bonds to construct 3-story 21 unit residential complex overlooking the Flint River





RAYMOND C. FINGER ARCHITECTS

BEFORE

102 BROAD ST | BAINBRIDGE, GA



RAYMOND C. FINGER ARCHITECTS

AFTER

102 BROAD ST | BAINBRIDGE, GA



CONSTRUCTION OF PUBLIC RESTROOMS

BEFORE

227 E BROUGHTON ST | BAINBRIDGE, GA



AFTER

227 E BROUGHTON ST | BAINBRIDGE, GA



COMING SOON...

DOWNTOWN BAINBRIDGE



Historic Post Office | Event Venue



DOWNTOWN BAINBRIDGE



Historic Library | Susie & Sam's Steakhouse

DOWNTOWN BAINBRIDGE



Downtown Hartwell

Hartwell Facts:

Population 5,000

Located in NE Georgia on Beautiful Lake Hartwell

Downtown is the City Center

We Started this “journey” in 2018

The Downtown “Stew”

- MainStreet Program 4 Point Approach (Economic Vitality, Design, Promotion, and Organization)
- Historic Preservation
- Leveraging Incentives: Rural Zone Tax Credit, Revolving Loan Programs, “Special” Financing
- Being Cool, Being Hip...Art, Music, Festivals
- Green Space Parks
- Transportation Alternatives
- Parking
- Community/Volunteer Led Projects and Programs (MainStreet, TORCH, ArchWay, HCCT, Chamber)

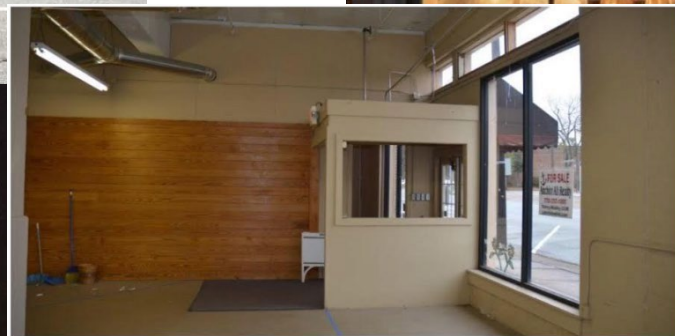
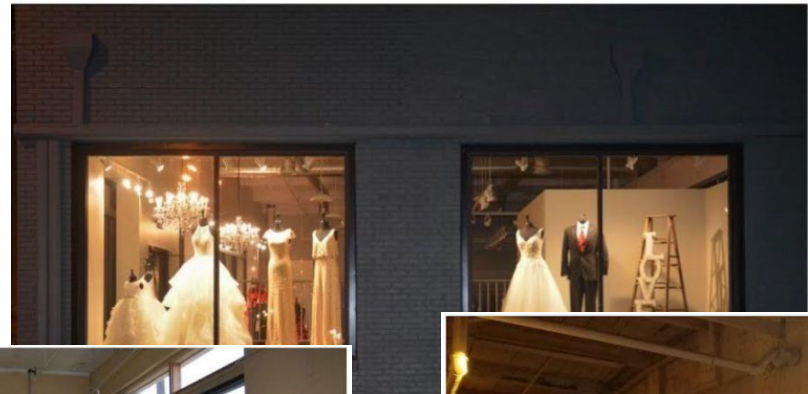
Railroad St/Depot Renovation



Depot After Renovation













Hartwell Rural Zone Statistics

- Total assessed tax value of the parcels within the RZ for the calendar year 2018 - \$7,684,685
- Total assessed tax value of the parcels within the RZ for the calendar year 2022 - \$34,308,611
- 23 Rural Zone Certifications
- Approximately \$3 million dollars in various revolving loans to support development coupled with Rural Zone (Downtown Development Revolving Loan, Georgia Cities Foundation, Georgia Mountain Regional Commission, City of Hartwell)
- Over \$3 million dollars in public investment during this time period
- Over 7 million in private investment during this time.

DOWNTOWN OF THE YEAR
HARTWELL
OUTSTANDING COMMUNITY TRANSFORMATION





CITY HALL

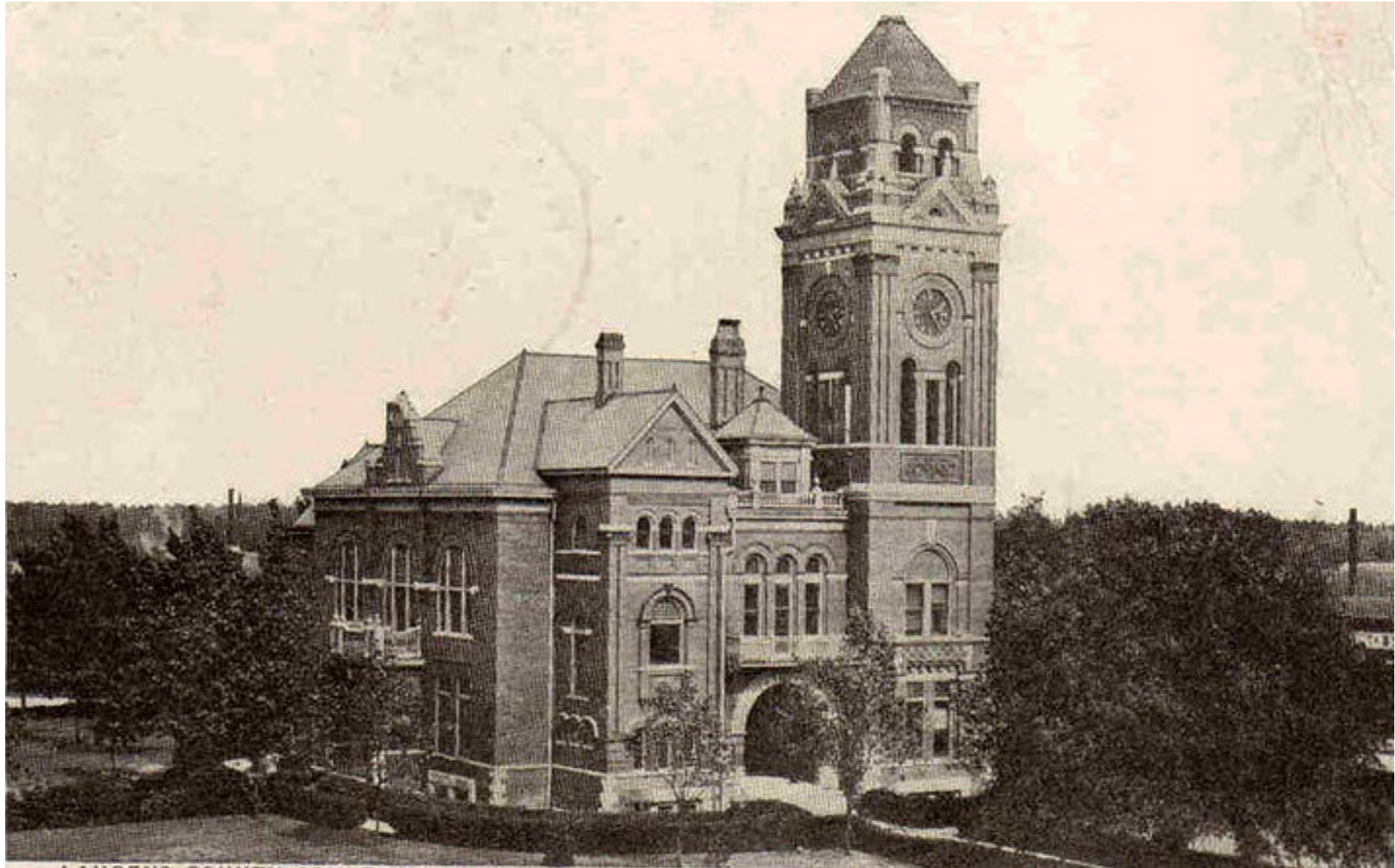
Congratulations!
Hartwell
Georgia Downtown of the Year!

DOWNTOWN DUBLIN





Cardboard.com



What is working for Downtown Dublin:

Guiding Principles



Solutions and Assistance for Private
Developers



Public Investment in Public Spaces

Downtown is Different – Embrace the Difference

- 1) Find New Purposes for Old Buildings
- 2) Create Beautiful Public Spaces
- 3) Attract Engaged Audiences

Downtown Favors:

- Small business over chain stores;
- Walking over driving
- Historic Buildings over modern construction
- Green spaces over parking spaces, and
- Culture over convenience

Levels of Priority in Considering Physical Development Projects

- Old Buildings
- New Buildings
- Corners
- Green Space
- Parking



- **INCENTIVES**

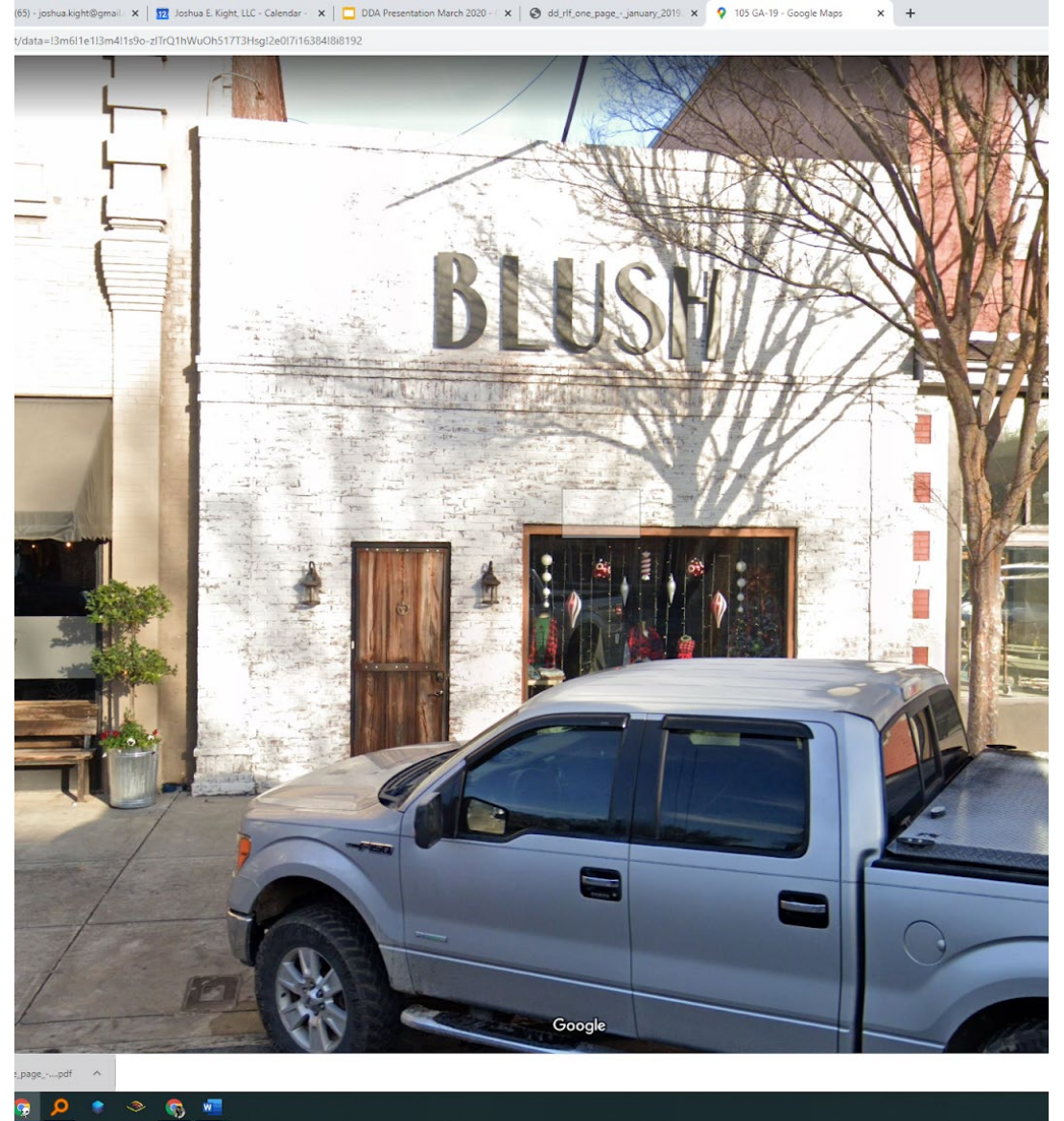
1. Federal Historic Tax Credits (25%)
2. State Historic Tax Credits (20%)
3. Property Tax Freeze (8+ yrs)
4. DCA Loan (2% for 15 yrs, \$250k)
5. Low Interest GCF Loan -- 3%
6. Local Incentives
 - a. Facade Grants
 - b. DT Loan Fund
 - c. Design Assistance
 - c. HTC Pre-Qualification





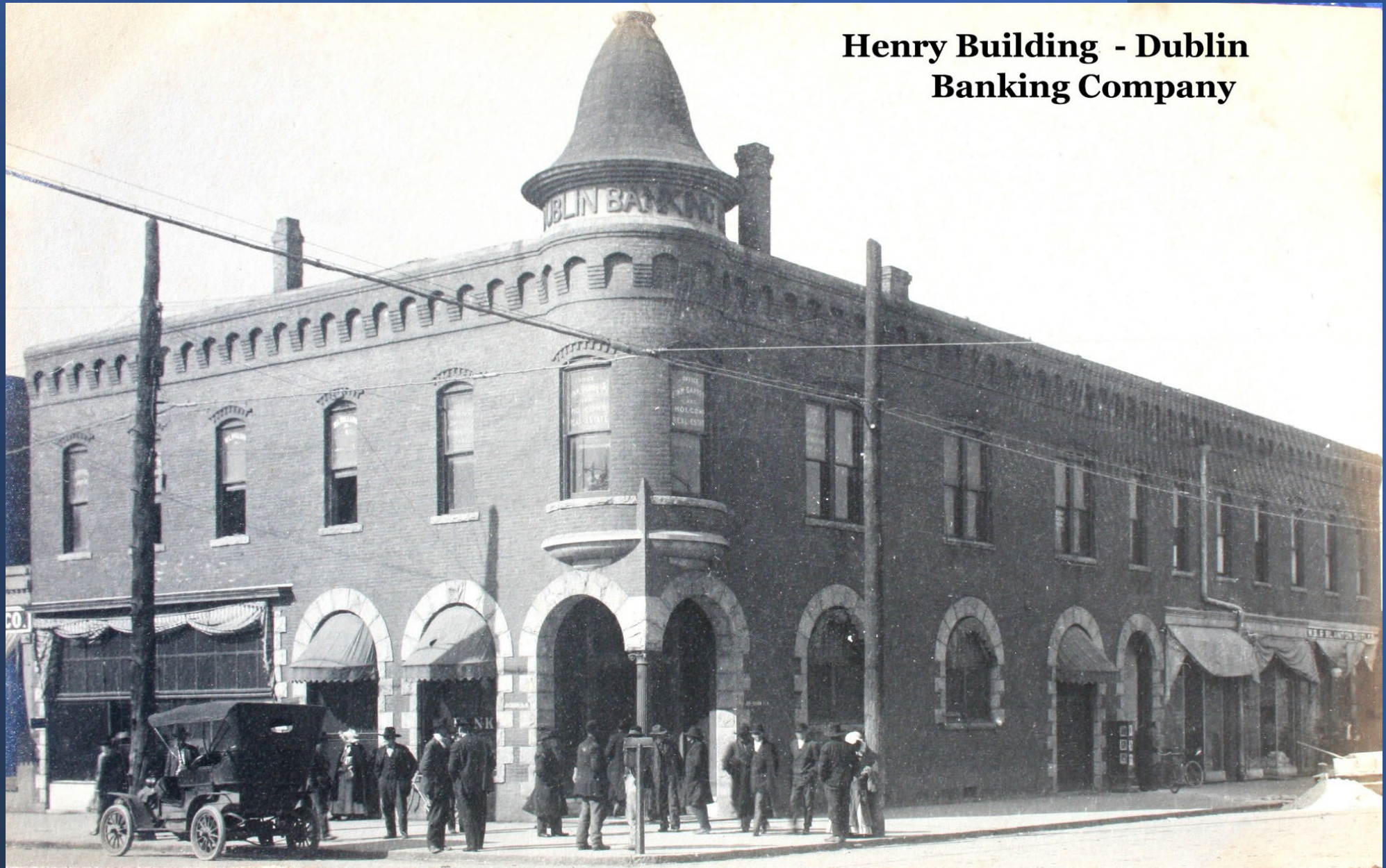








**Henry Building - Dublin
Banking Company**







DUBLIN'S GREATEST STORE.
DRY GOODS W.G. DAY SHOES & HATS

Gilbert Hardware Company

J.S. ADAMS
12 OFFICE

FA
GR

ESQUIRE & WIG FASHIONS

TAXES

CONLEY FINANCE
934-275-3117

207

ESQUIRE & WIG FASHIONS

EQUAL
MORE MONEY

ESQUIRE FASHIONS
LOUAE 5
POSE LONG

STOP
PEDESTRIAN

ESQUIRE & WIG FASHIONS



