



Community Meeting 2

August 17, 2023

City of Johns Creek

Revitalization Plan Medlock Bridge Road & State Bridge Road



Agenda

1. The Team
2. Project Scope, Schedule, and Goals
3. Community & Stakeholder Engagement
4. Placemaking
5. Development Concept
6. Streetscapes
7. Next Steps
8. Breakout Sessions

The Team

LEAD PLANNING & COMMUNITY ENGAGEMENT

Sizemore Group



PROJECT MANAGER / LEAD PLANNER

DEANNA MURPHY, AICP, M.ARCH



PLANNER

NISHANT OSTWAL

ECONOMIC DEVELOPMENT

Noell Consulting



MARKET ANALYST

DAVID LAUBE

TRANSPORTATION

Kimley-Horn



TRANSPORTATION ENGINEER

CRISTINA PASTORE, AICP, PE

LANDSCAPE ARCHITECTURE

CPL



LANDSCAPE ARCHITECT

GRACE ZHANG

A photograph of a street intersection, likely in a suburban or urban area. In the background, a brick building with a sign that reads "REGAL CINEMAS 40" is visible. To the left of the cinema, there's a smaller building with a sign that says "ASLO". The street is paved with asphalt and has white lane markings. A black SUV is driving through the intersection from left to right. In the distance, there are more cars and trees. The sky is clear. The entire image is overlaid with a semi-transparent orange filter. The text "Project Scope" is written in a large, white, sans-serif font across the center of the image.

Project Scope

Study Area

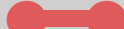


Scope of Work

- Existing Conditions Assessment
- Market Feasibility Study
- Community Outreach
 - Stakeholder Interviews
 - Property Owners/Management Meeting
 - (2) Community Meetings
 - (1) Planning Commission Meeting
 - (1) City Council Meeting
- Redevelopment Plan
 - Site Planning
 - Placemaking
 - Connectivity
- City Implementation Plan
 - 100-day action plan
 - Responsible Agency
 - High-level Costing

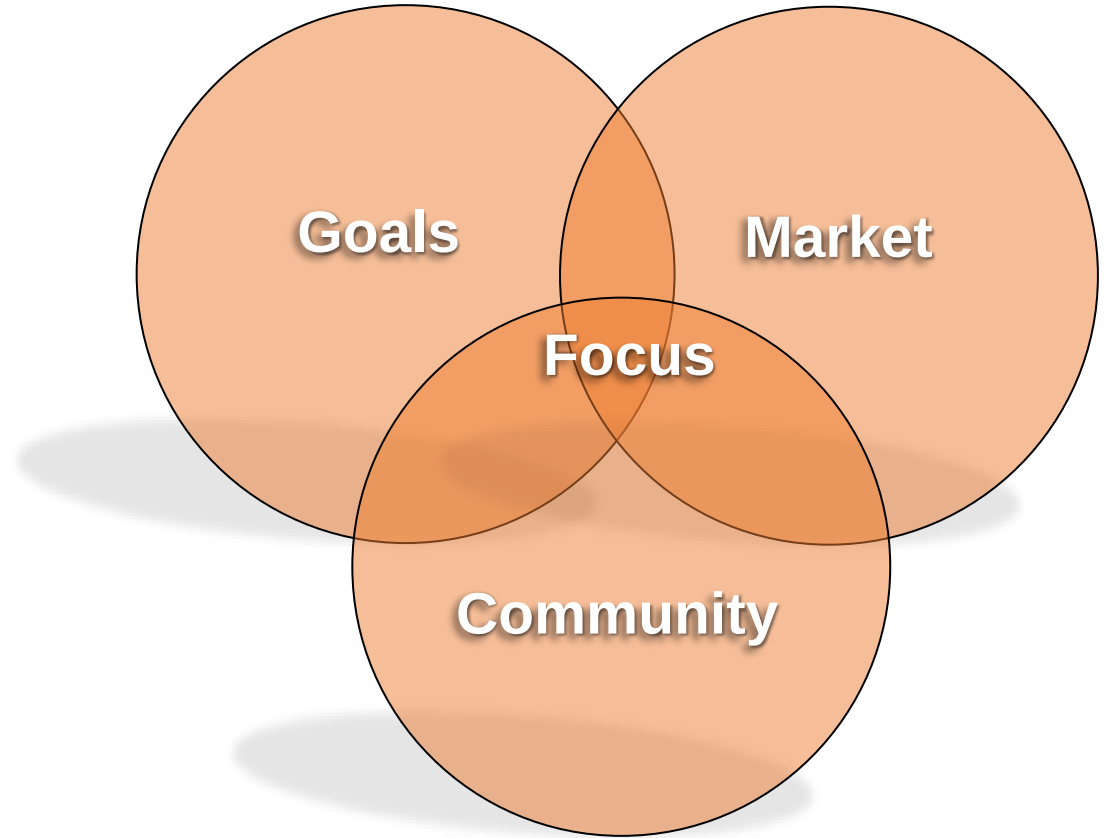


Schedule

TASK	DATE	2023							
		APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
Client Kick-off & Goal Setting	April 14								
Analysis	May - June								
Stakeholder Interviews	May								
Property Owners/Management Meeting	May 31								
Community Meetings	June 1; Aug 17								
Design Workshop	June								
Design Development	June-Sept								
Presentation to City Council & Deliverables	November								

Project Goals

- Gateway Revitalization
- Mix of Uses
- Integrate Greenspace
- Placemaking
- Pedestrian/Bike Connectivity
- Refine Village Node Concept



A blue-tinted photograph of a street intersection. In the foreground, a dark SUV is driving across the frame. In the background, there is a Regal Cinema building and several trees. Traffic lights are visible on the left side of the intersection.

Community & Stakeholder Engagement

Community Engagement

- Stakeholder Interviews and Small Group Meetings (10)
- Property Owner/Management Co Meeting (1)
- Public Meetings (2)
- Interactive Map: Social PinPoint
- Planning Commission Meeting (1)
- City Council Meeting (1)

May

May 31

June 1 and August 17

May – July

November

November

City of Johns Creek, Georgia - Government's Post

City of Johns Creek, Georgia - Government
May 21 at 4:30 PM · 🌐

Provide input on the City's revitalization plan for the Medlock Bridge Road at State Bridge Road intersection at a meeting on Thursday, June 1 from 7 p.m. to 8:30 p.m. at City Hall (11360 Lakefield Drive).

The plan seeks to establish land use, potential housing types, street networks, streetscape standards, and conceptual plans with park/open space design.

Provide your input using our interactive tool: <https://bit.ly/3BukqCe>



Home / News & Events / News Archive / 2023 News / Provide input on the revitalization plan for Medlock Bridge, State Bridge intersection on June 1

Provide input on the revitalization plan for Medlock Bridge, State Bridge intersection on June 1

May 15, 2023

The City of Johns Creek has begun a revitalization plan for the four corners of the Medlock Bridge Road at State Bridge Road intersection. The plan seeks to establish land use, potential housing types, street networks, streetscape standards, and conceptual plans with park/open space design.

The community is invited to provide input during a Visioning Session on Thursday, June 1, from 7 p.m. to 8:30 p.m. at City Hall (11360 Lakefield Drive).

Public input is vital to the success of this project. We would greatly appreciate if you provide/share your vision and ideas via our interactive

CONTACT

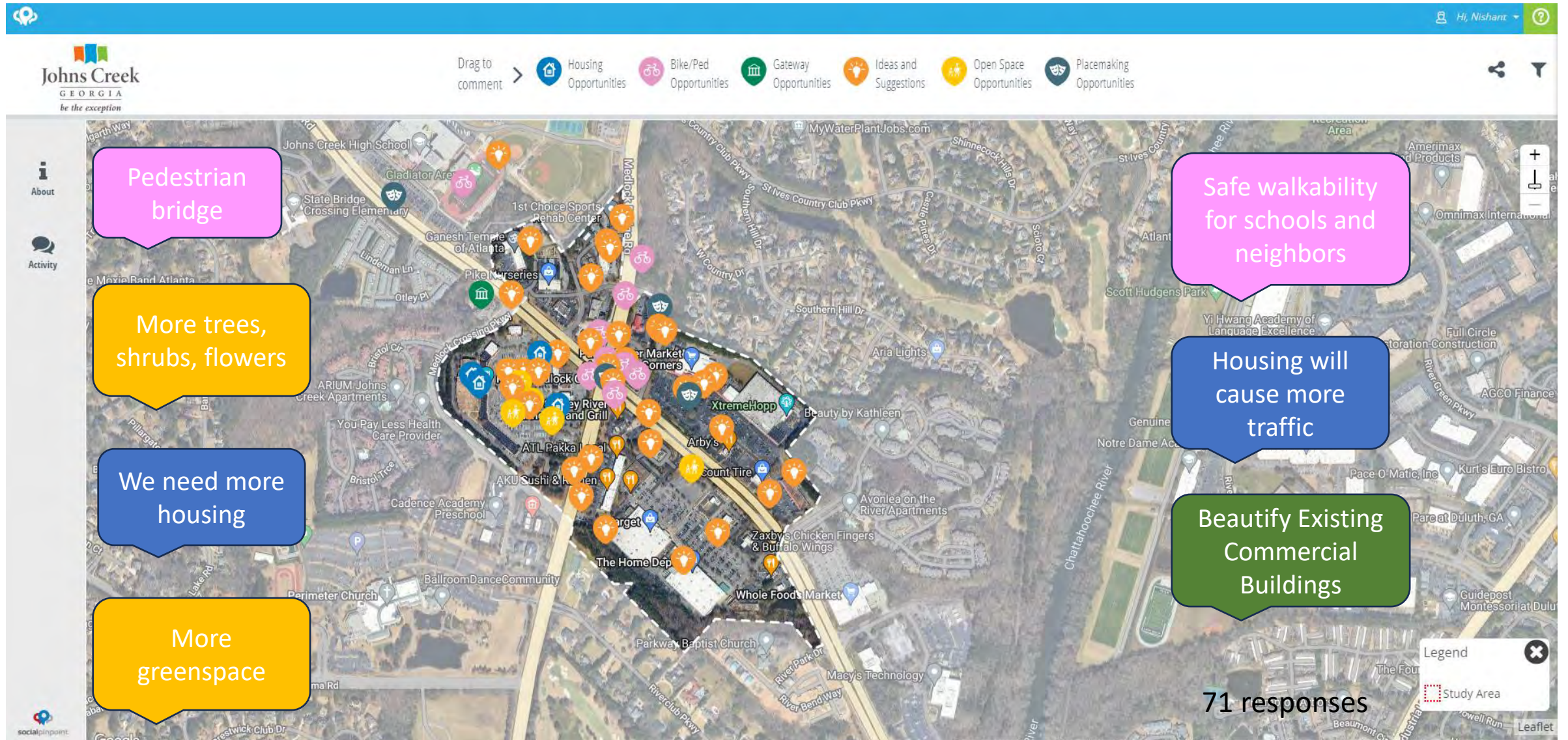
Community Development Department
[Email](#)

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Community Engagement Summary

Enhance **walkability and bike-ability**: More sidewalks, paths, enhanced crosswalks; bridge or tunnels

Connect surrounding schools and residents with **multi-modal and safe** options

Gateway into Johns Creek

Lively, mixed-use, pedestrian oriented destination (community node): restaurants, things to do, family-friendly

Greenspace for events, gathering, connected to things to do

Visually appealing, a **sense of character**: landscaping, façade improvements, art, placemaking

Preserve and share Warsaw **history**

Intersection and roadway improvements

Placemaking

A photograph of a street intersection with a Regal Cinema in the background. The word "Placemaking" is overlaid in large white text. The image has a warm, orange-tinted overlay. In the background, there is a brick building with a sign that reads "REGAL CINEMAS 40". To the left of the cinema, there is a small building with a sign that reads "ASLO". The street is paved with asphalt and has white lane markings. There are several cars parked along the street, and a black SUV is driving in the foreground. The sky is clear and blue.

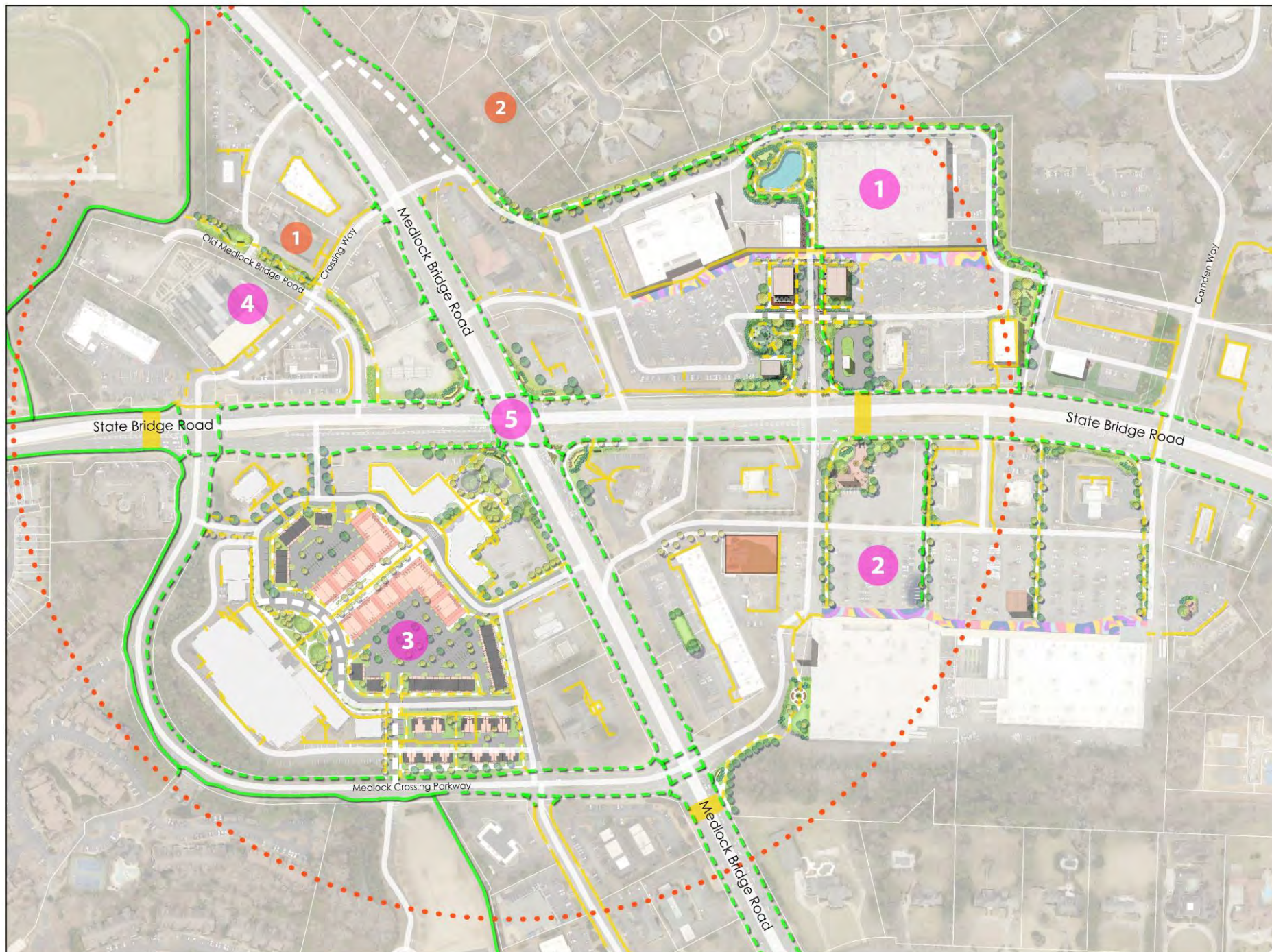
Existing Pedestrian Connectivity



LEGEND

-  Existing Sidewalk
-  Existing Multi-use Trail
-  Existing Street
-  5-Minute (Quarter Mile) Walking Radius
-  Notable Site
 - 1. Warsaw Historic School
 - 2. Macedonia Cemetery

Proposed Pedestrian Connectivity



LEGEND

- Existing Sidewalk
- Proposed Sidewalk
- Existing Multi-use Trail
- Proposed Multi-use Trail
- Existing Street
- Proposed Street
- Pedestrian Bridge/Tunnel
- 5-Minute (Quarter Mile) Walking Radius
- # Notable Site
 - 1. Warsaw Historic School
 - 2. Macedonia Cemetery
- # Placemaking Site

P1: Medlock Corners



P1: Medlock Corners



P1: Medlock Corners



Alley with Outdoor Dining



Retention Pond



Swings



Alley with Mural and Outdoor Seating



Signage

P2: State Bridge Corners



P2: State Bridge Corners



Commercial with Play Area



Pedestrian Tunnel



Creative Pedestrian Crossing



Pocket Park



Benches and Art in Pocket Park



Mural in Pocket Park

P3: Regal Medlock Crossing



P4: Historic Warsaw



Existing Trail

Historic Markers at
Historic Oak Tree

Historic Warsaw
Elementary School

Warsaw Historic Walk with
Historic Markers (6' sidewalk)

Medlock Bridge Road

Warsaw Mural

Signage

State Bridge Road

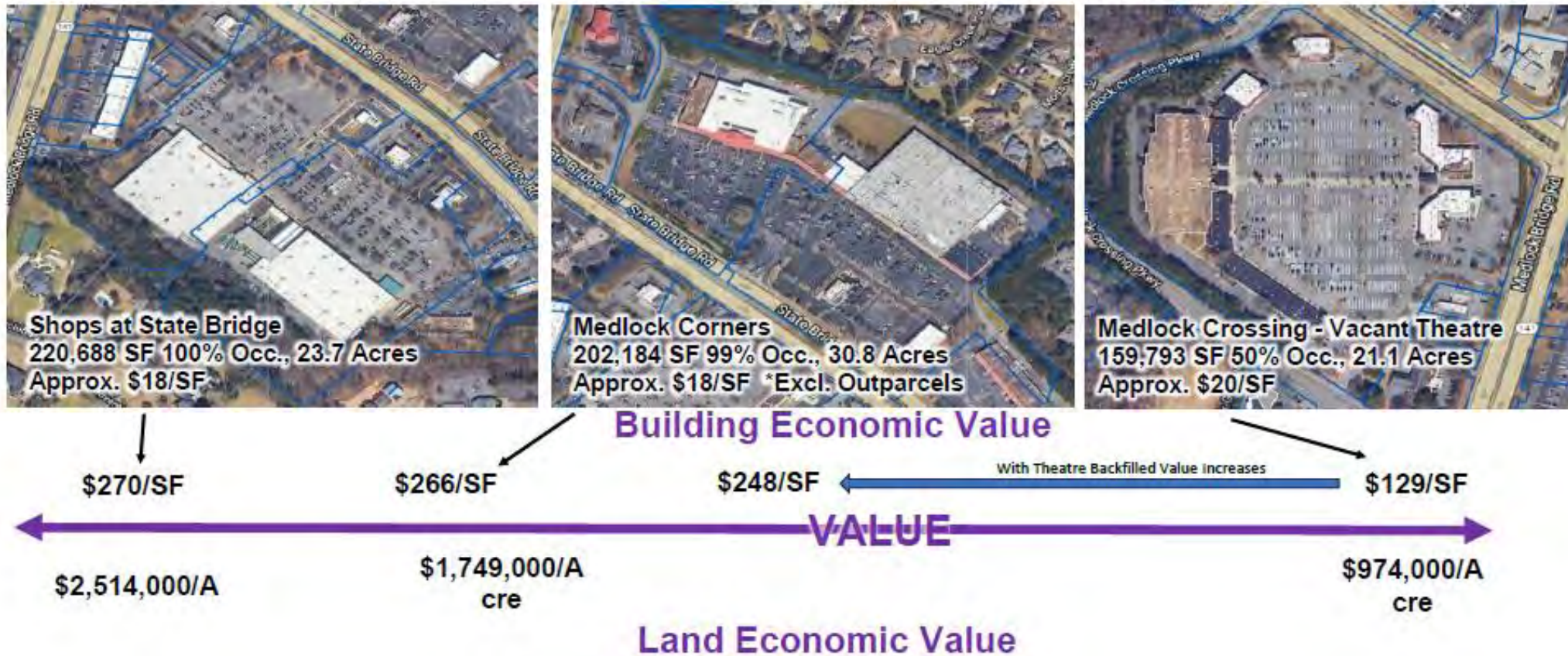
P5: State Bridge Medlock Bridge Intersection





Development Concepts

Market Findings



- Shops at State Bridge and Medlock Corners – land value is too high for redevelopment
- Medlock Crossing redevelopment is feasible, but only if income producing assets remain in place
- Market: High demand for residential, all types; additional 60k sf of retail; 15k sf of office
- Typical development proforma: 250 multi-family units

Development Concept Option A

Existing Retail	160,000 sf
New Retail	40,000 sf
New Townhomes	38
Age-Restricted Units above Retail	124
Total Units	162
Density	7.3 units/acre
Parking Required	828
Parking Provided	969
Parking Deck 1	294
Parking Deck 2	225
Street, Surface and Garage Parking	450



Development Concept Option A



Mixed Use Example



Mixed Use Example with Regal Anchor



Superior, Colorado



Townhomes



Arvada, Colorado



Suwannee, Georgia

Development Concept Option B

Existing Retail	160,000 sf
New Retail	40,000 sf
Stacked Flats	104
Condos above Retail	30
Total Units	134
Density	6 units/acre
Parking Required	784
Parking Provided	790



Development Concept Option B



Pedestrian Street Example



Pedestrian Street Example



Smyrna Market Village: Condos above Retail



Knoxville Market Square: Condos above Retail/Ped Street



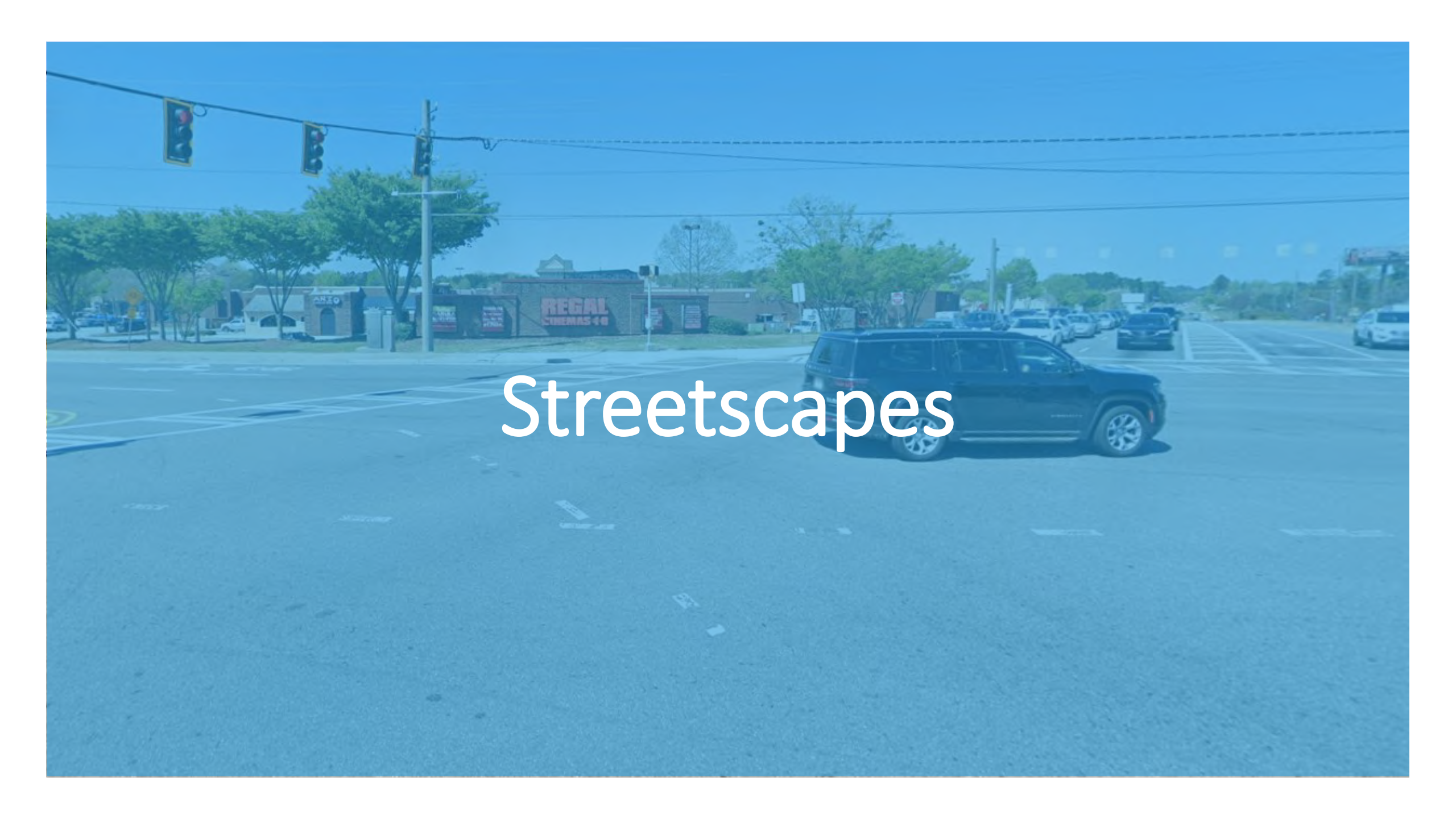
Stacked Flats



Stacked Flats

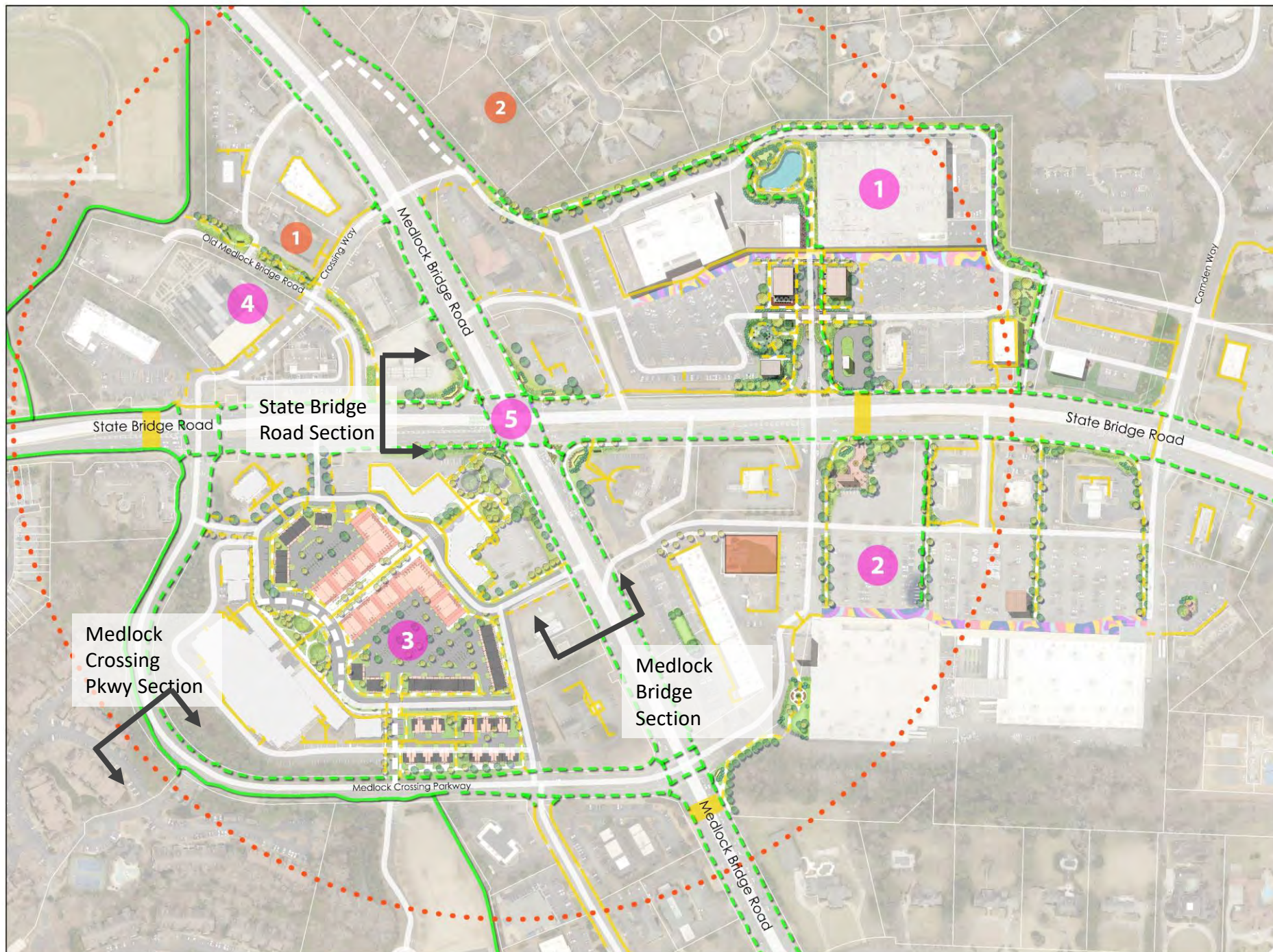
Development Concept Option B



A photograph of a street intersection with a blue overlay. A black SUV is in the foreground, and a Regal Cinemas 40 is in the background.

Streetscapes

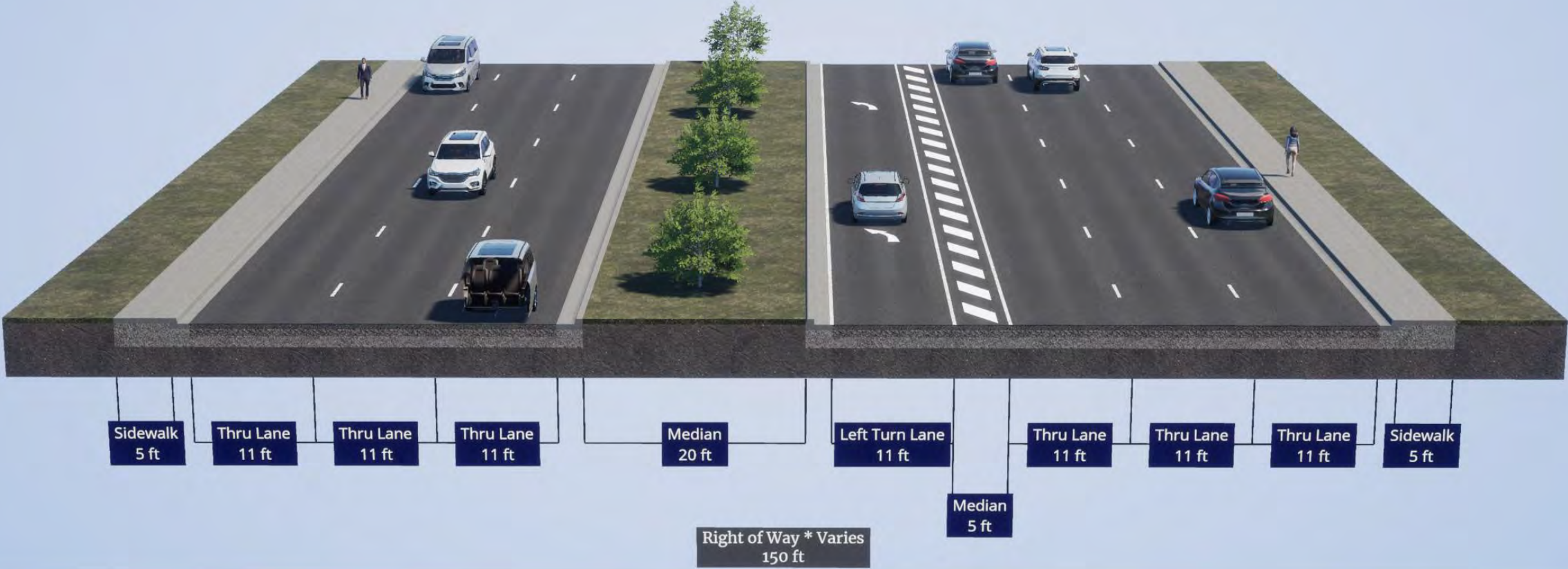
Proposed Section Cuts



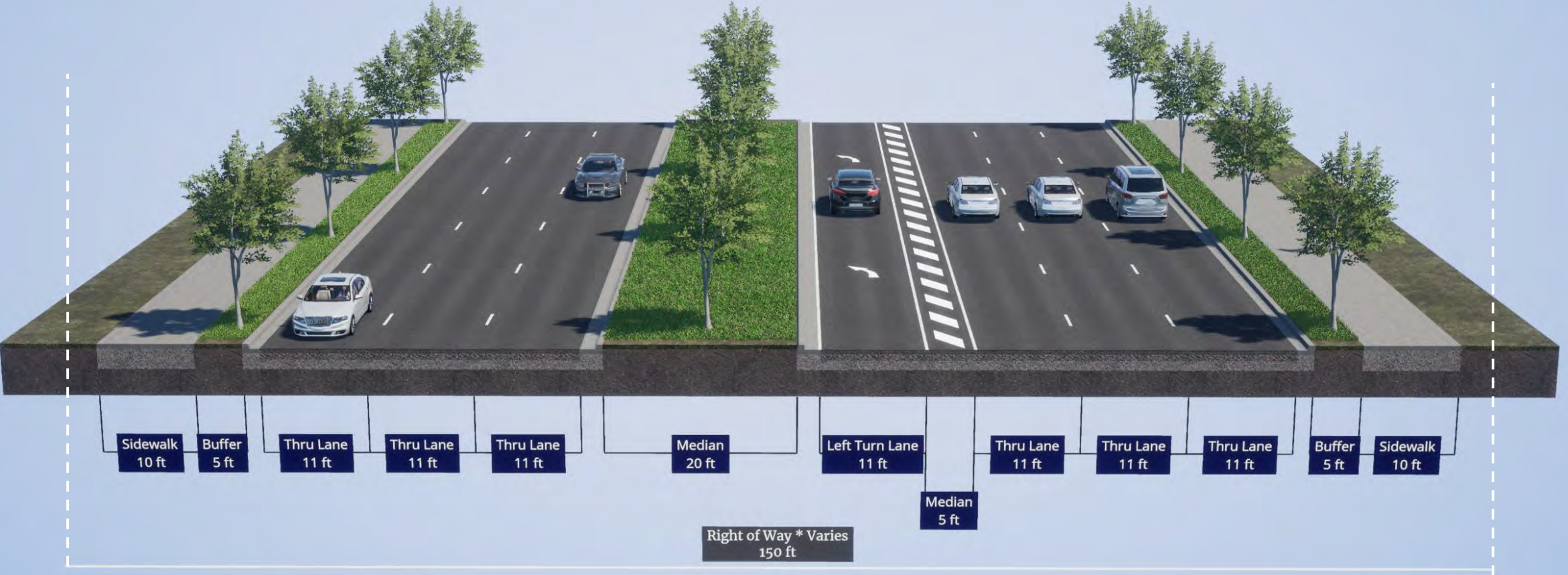
LEGEND

-  Existing Sidewalk
-  Proposed Sidewalk
-  Existing Multi-use Trail
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-  Existing Street
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-  Placemaking Site

Street Sections State Bridge - Existing



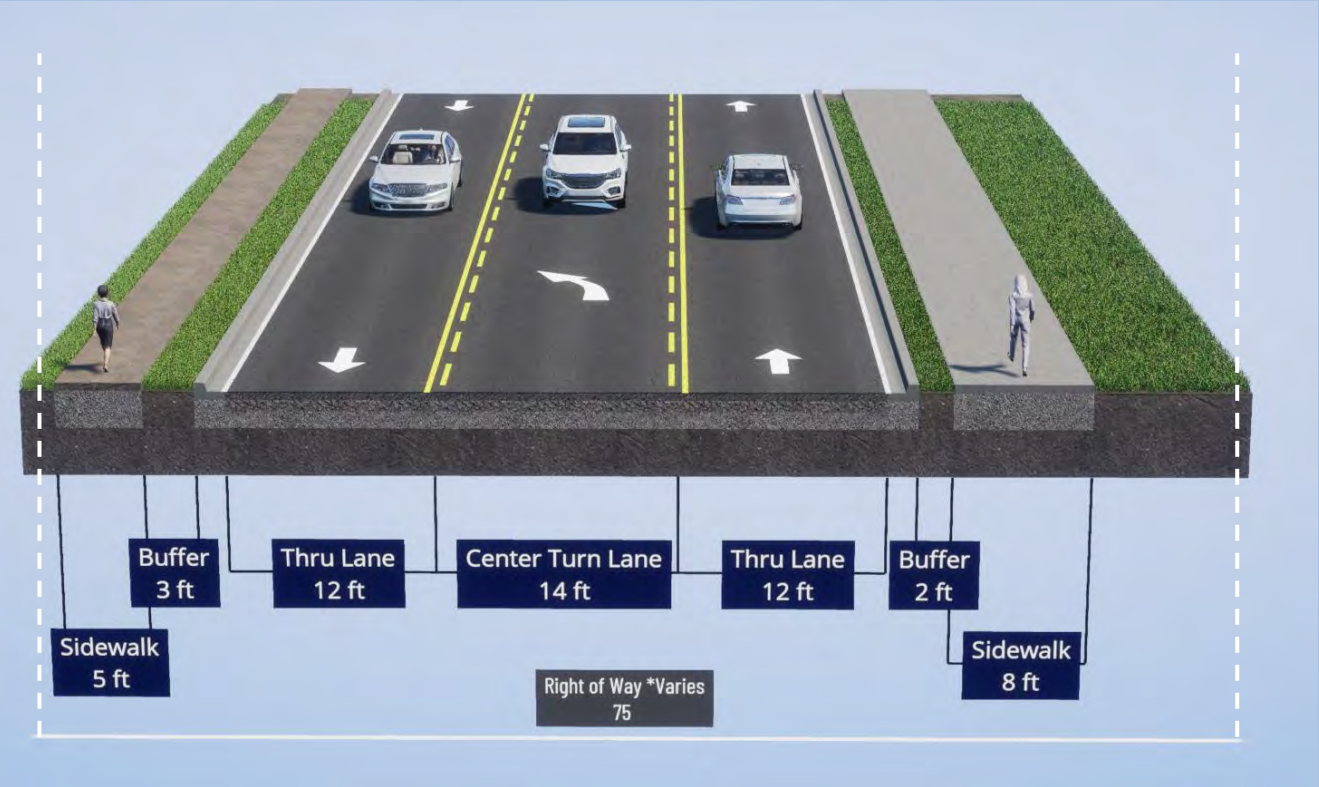
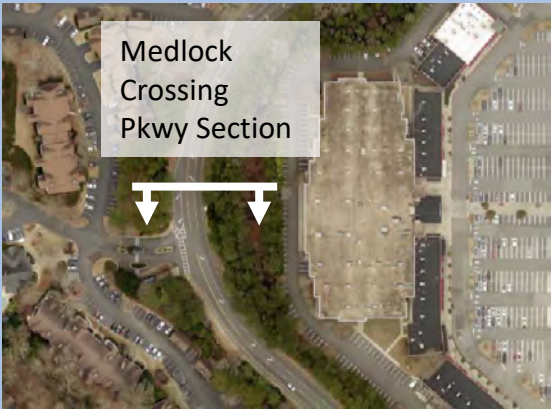
Street Sections State Bridge - Proposed



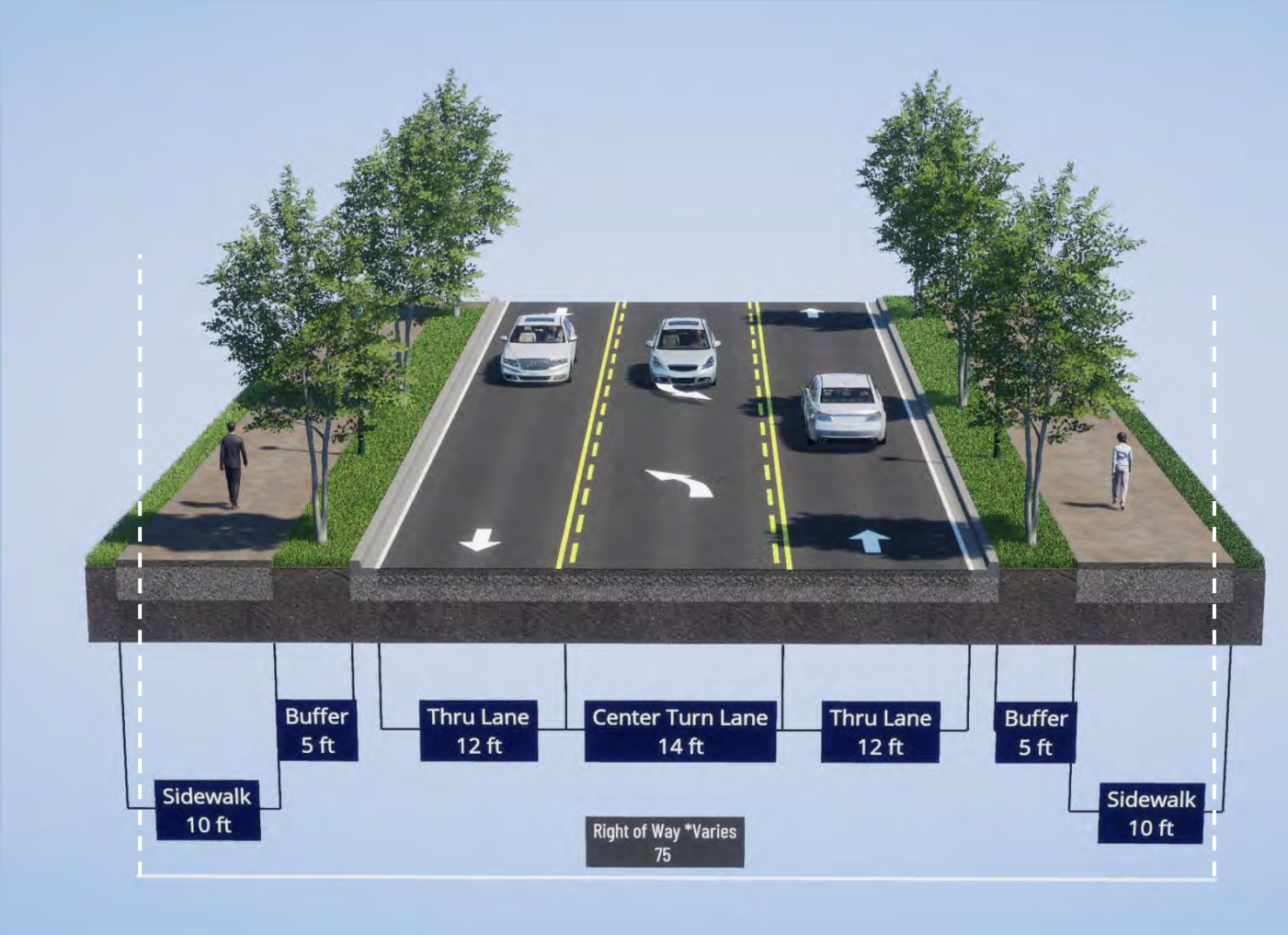
Street Sections State Bridge - Ideal



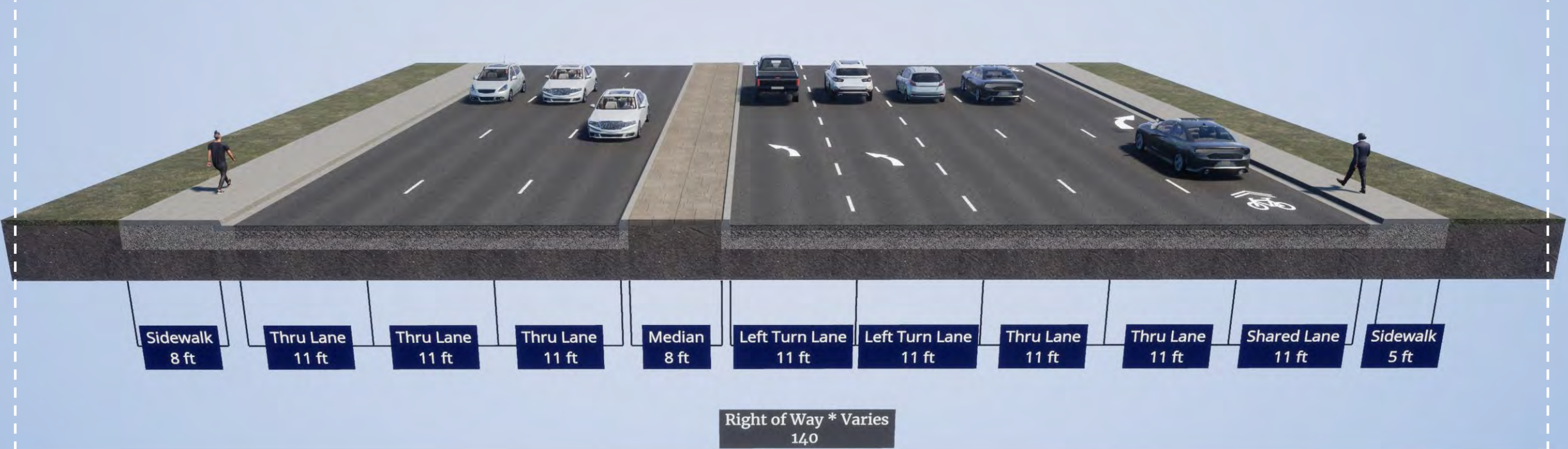
Street Sections Medlock Crossing - Existing



Street Sections Medlock Crossing - Proposed



Street Sections Medlock Bridge - Existing



Street Sections Medlock Bridge - Proposed



Street Sections Medlock Bridge - Ideal



Next Steps

1. Update draft concepts based on comments
2. Draft document
3. Planning Commission
4. Mayor & Council Approval

August

September-October

November 6

November 28