

City of
BAINBRIDGE
GEORGIA

Shotwell Street
and Scott Street
Planning Study

Draft: 19 October 2023

Plan Outline



Prepared by Robert and Company
Engineers, Architects, Planners
Atlanta, Georgia

SHOTWELL &
SCOTT STREETS
PLANNING
STUDY

BAINBRIDGE, GA

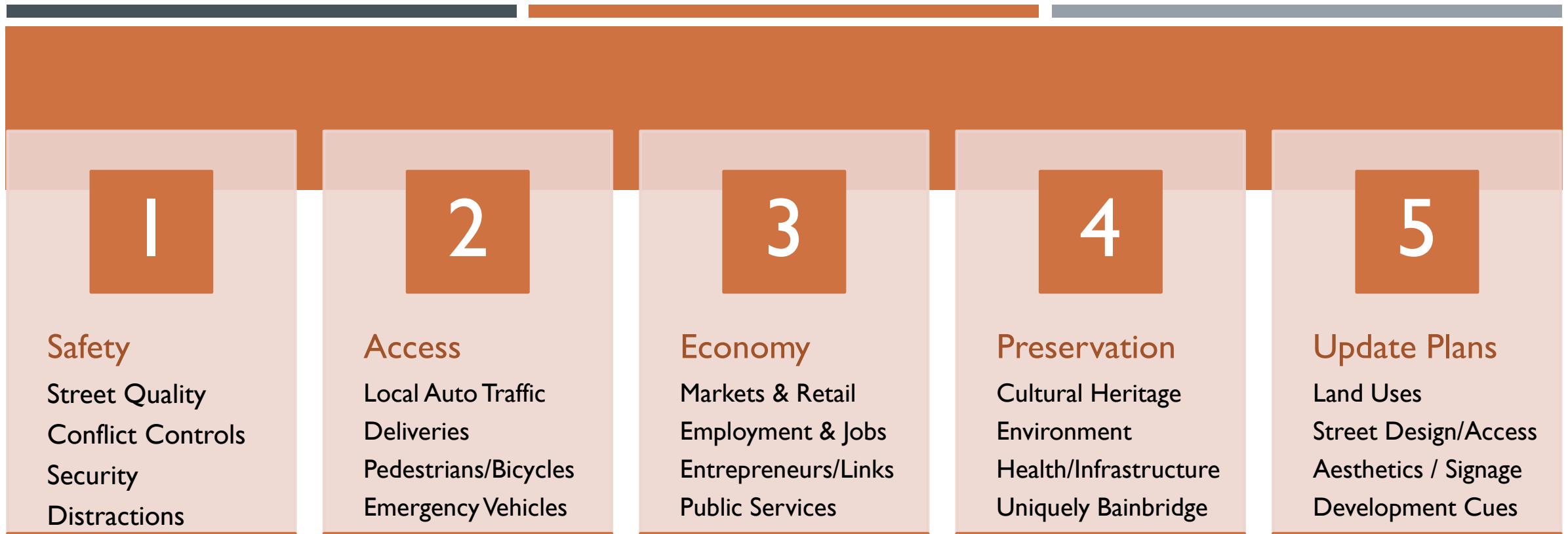
PROPOSED PLAN MEETING
19 OCTOBER 2023

TONIGHT

The presentation tonight should include discussion of the following planning issues:

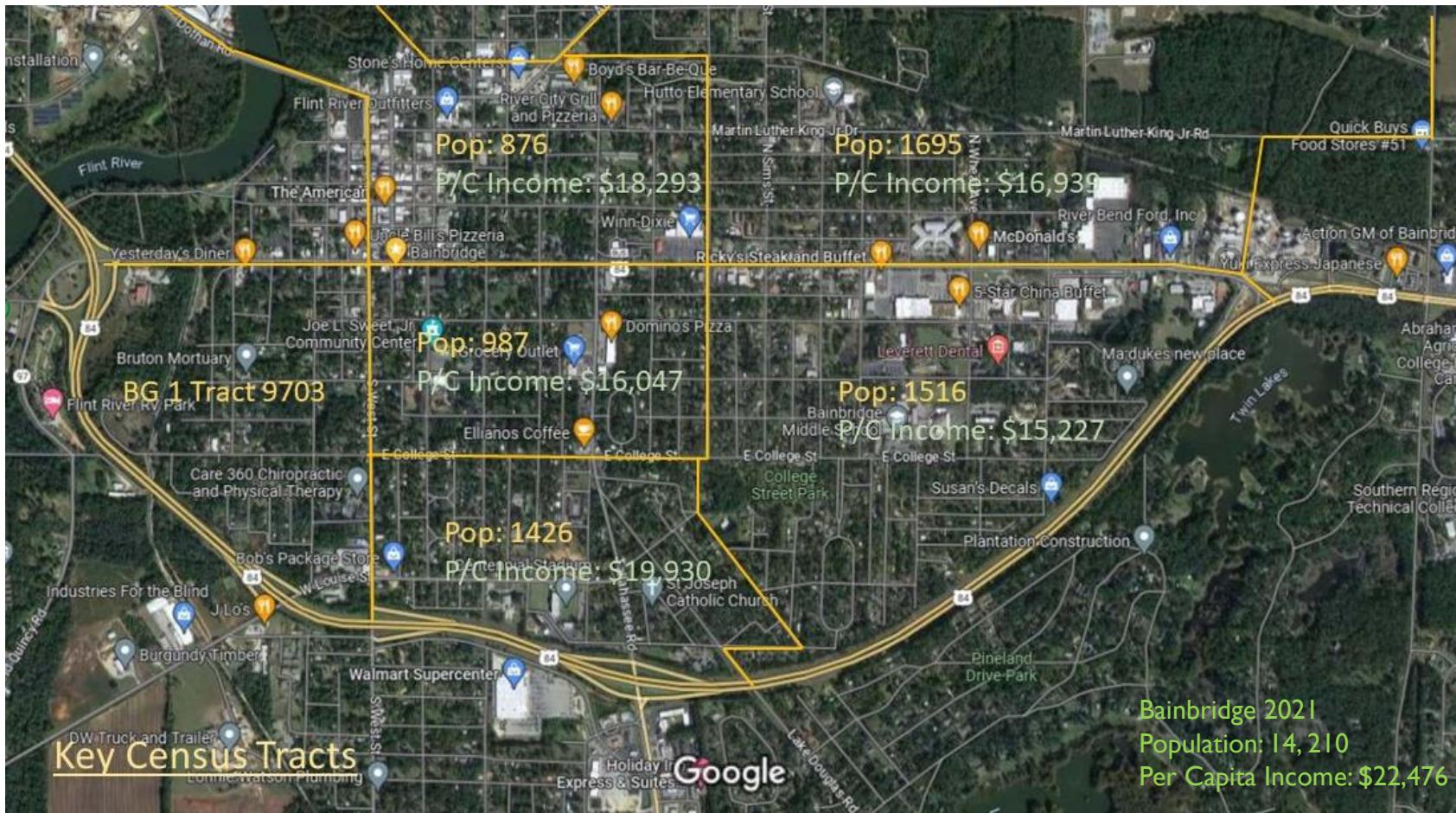
- Placemaking in East Bainbridge
 - Is East Bainbridge a Fragile Neighborhood?
 - What makes a “Place”?
 - Loss of institutions and Disinvestment
- Primary Issues addressed by this Plan
 - Population and Socioeconomic Conditions
 - Corridor Safety
 - Road Access
 - Economic Planning Resources
 - Cultural Preservation
 - Design for Livability
- Programs to Reinvest in Area Housing
- Programs to Reinvest in Commercial and Retail Development
 - Aesthetic Community and Street Design to promote a Livable Community
 - Local Support for Investment





KEY PLANNING ISSUES

POPULATION AND PER CAPITA INCOME BY KEY CENSUS TRACT

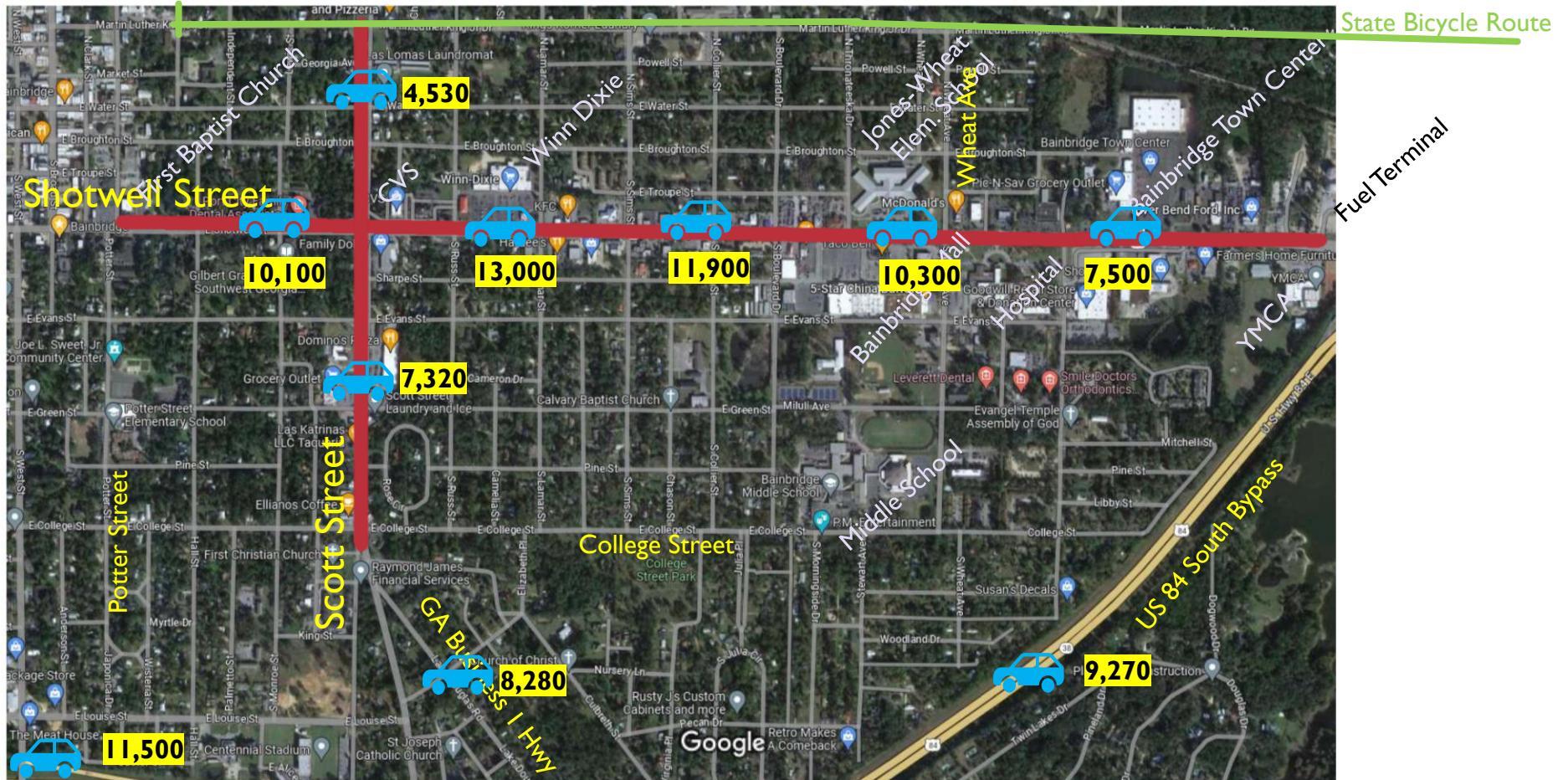


TRAFFIC COUNTS

2022 Traffic Counts



4,930





ECONOMIC HEALTH

What's Missing?

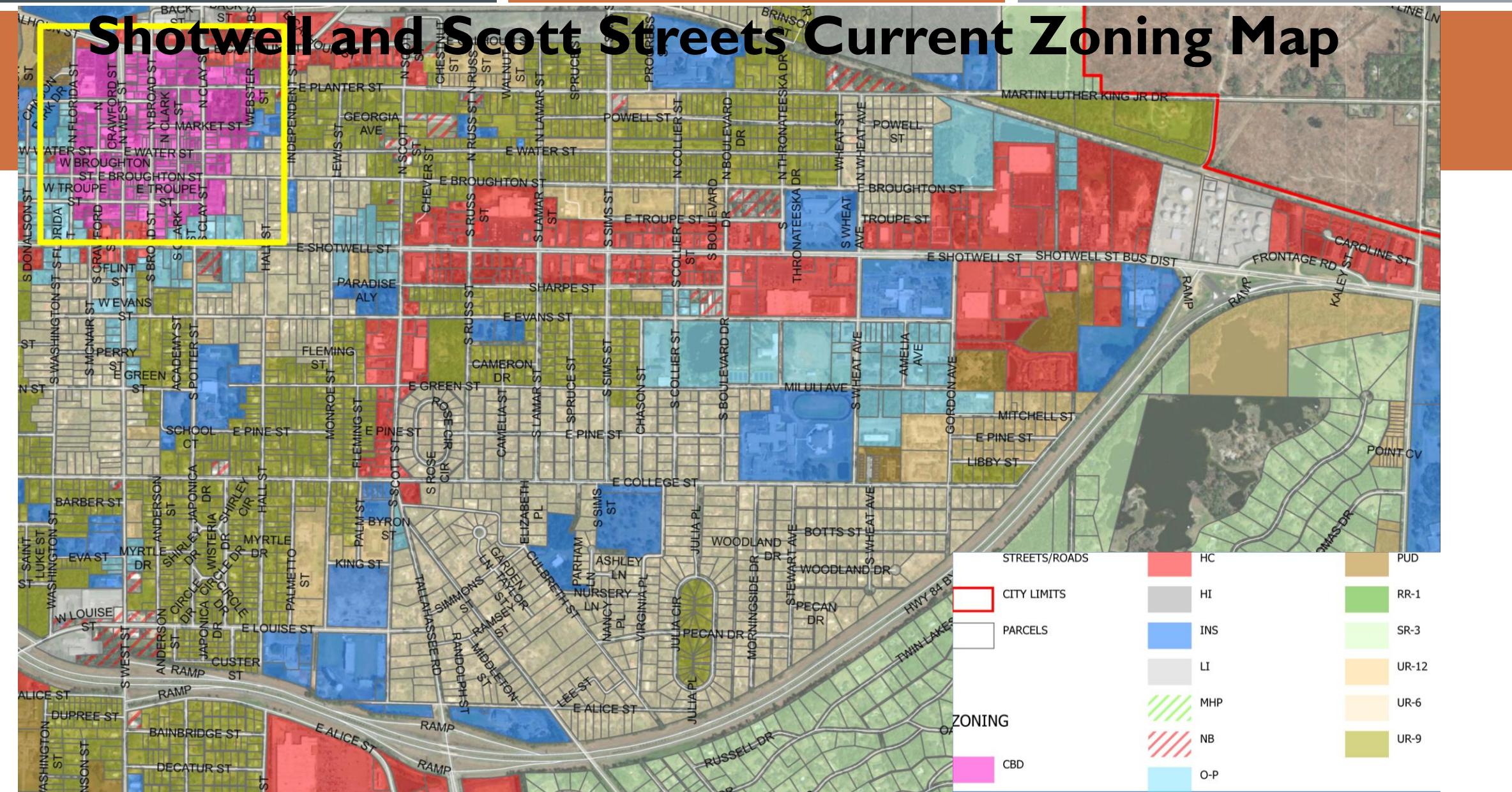
- Local Entertainment
 - Movies
 - Bowling
 - Community Recreation Park (north of Shotwell)
- Sit-Down Restaurant
- Hospital and Health Expansion
- East End Food Vendors
- Entrepreneur Start Up Spaces
- Signature Gateway & Identity

STRENGTHS | WEAKNESSES | OPPORTUNITIES | THREATS

ECONOMIC GROWTH AND CONSERVATION OF HERITAGE

	Opportunities	Threats
Strong	<ul style="list-style-type: none">• High Occupancy for Commercial Buildings• Price Advantages (Value for Start-ups?)• Significant Existing Infrastructure in Place• Significant Local Ownership/Interest	<ul style="list-style-type: none">• Hospital is Aging and Needs to Compete Regionally• Middle School is Moving – Loss of Local Institutions• Public and Private Housing are Aging• Quality of Life on East Shotwell needs reinvestment• Are Investors Interested in Attracting New Businesses?• Are there appropriate Public Gathering Spots?
Weak	<ul style="list-style-type: none">• Public Housing Renewal to be Programmed• Financial Opportunities for Residential Renewal• Financial Incentive Programs for Key Properties• Can Rural King be an Anchor Store for Town Center?	<ul style="list-style-type: none">• Growing Competition from Highway 27 (green fields)• Many Existing Commercial Structures are Older• Are Re-uses Commercially Viable?• Discontinuity of Land Uses along Shotwell• Neighborhoods are Older and need investment

Shotwell and Scott Streets Current Zoning Map



STRENGTHS | WEAKNESSES | OPPORTUNITIES | THREATS

STREET DESIGN, SAFETY, AND ACCESS

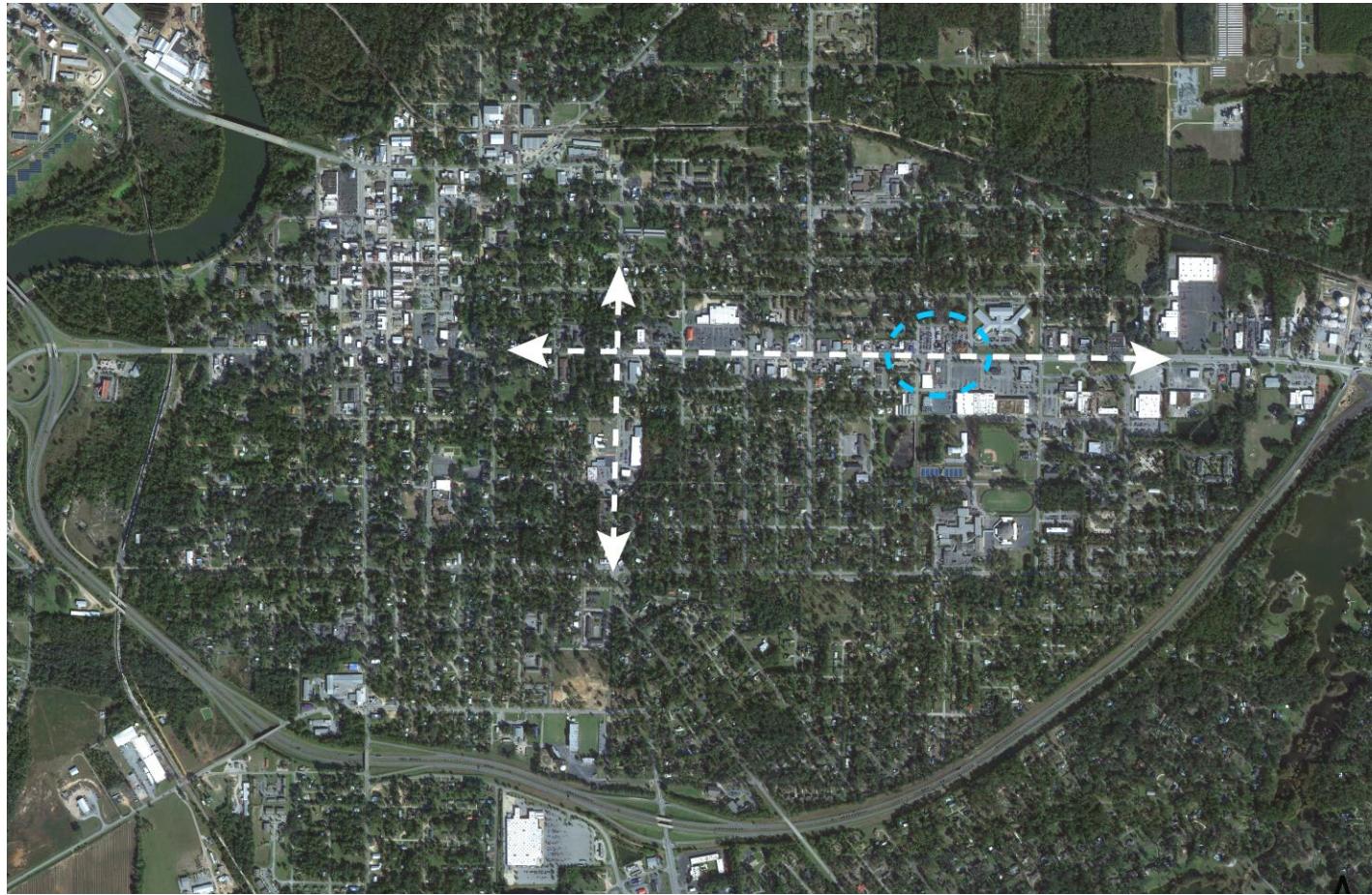
	Opportunities	Threats
Strong	<ul style="list-style-type: none">• Corridors have Good Accessibility to Region• Bypass Carries Through Traffic• Shotwell at US 84 and Scott at College establish Clear Transition Points for Gateways• MLK Drive being improved to GDOT Standards• Interest by City in Investment in the Public Realm	<ul style="list-style-type: none">• US 84 and US 27 Business require decisions by GDOT• Signage is Chaotic• Sidewalk and Turning Automobile conflicts on Shotwell• Pedestrian Crossing and Turn Movement Conflicts• Pedestrian Traffic but No Sidewalks on East side of Scott• Drainage Issues during Heavy Storm Events
Weak	<ul style="list-style-type: none">• Automobile Centric Development• Need Corridor Placemaking Initiatives• Heaviest Traffic Volumes are on the 2 Lane Segment thru Historic Area with Turn at Scott• Collateral Streets are on Grid System	<ul style="list-style-type: none">• No Sidewalk Shade on Shotwell east of Scott• State Highways are Not Designed for Bicycles or Walking• Frontage Road on US 84 between Shotwell and Whigham Dairy is separated from Shotwell by Tank Farm• Can we Identify Gateways on East Shotwell and South Scott?

KEY PROGRAMS AND POLICIES

Use Infrastructure Design to Create Economic Incentives for Redevelopment:

- Improve Pedestrian Infrastructure to accommodate walkability and alternative modal opportunities
- Prioritize Rehabilitation of Housing Stock and Create and Maintain a Unique East Bainbridge Character
- Improve Stormwater Management to accommodate Nonporous Surface Cover Runoff
- Maintain Tree Cover on US 27 Business Corridor
- Increase Sidewalk Connectivity
- Prioritize Home-ownership First, but support Rental Assistance Programs for Residents that cannot Qualify
- Support Local Residential Growth and Infill to Provide Customers for Local Businesses
- Prioritize Policies that allow Existing Residents to Maintain in Place
- Establish Programs for Public Engagement and Activities

INFRASTRUCTURE PLANS FOR SHOTWELL AND SCOTT STREETS



East Shotwell Street:

- Potter Street to Scott Street – Maintain
- Scott Street to Wheat Street – Streetscape with 3 or 4 Lane Alternatives
- Wheat Street to US84 – Safe Crosswalks and Support for Public Gatherings at Mall or Town Center

South Scott Street:

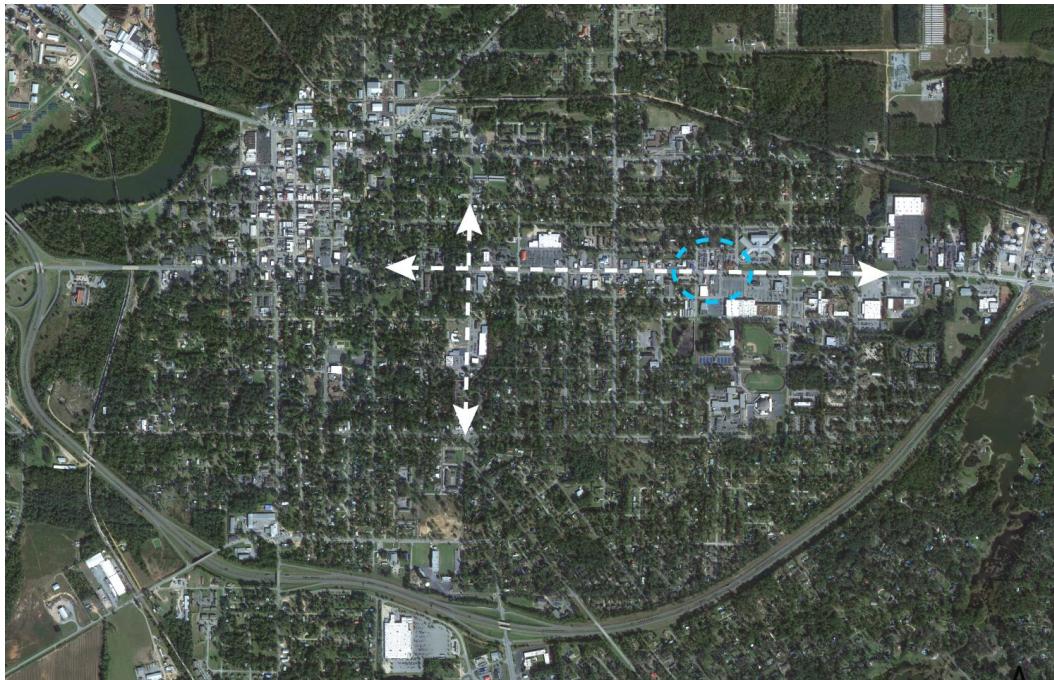
- Shotwell to College Street – Streetscape with Sidewalks, Trees, and Crosswalks
- Extend Scott Sidewalks to and along Louise Street to Tallahassee Highway and under the Bypass.

SHOTWELL KEY EXAMPLE PROJECTS

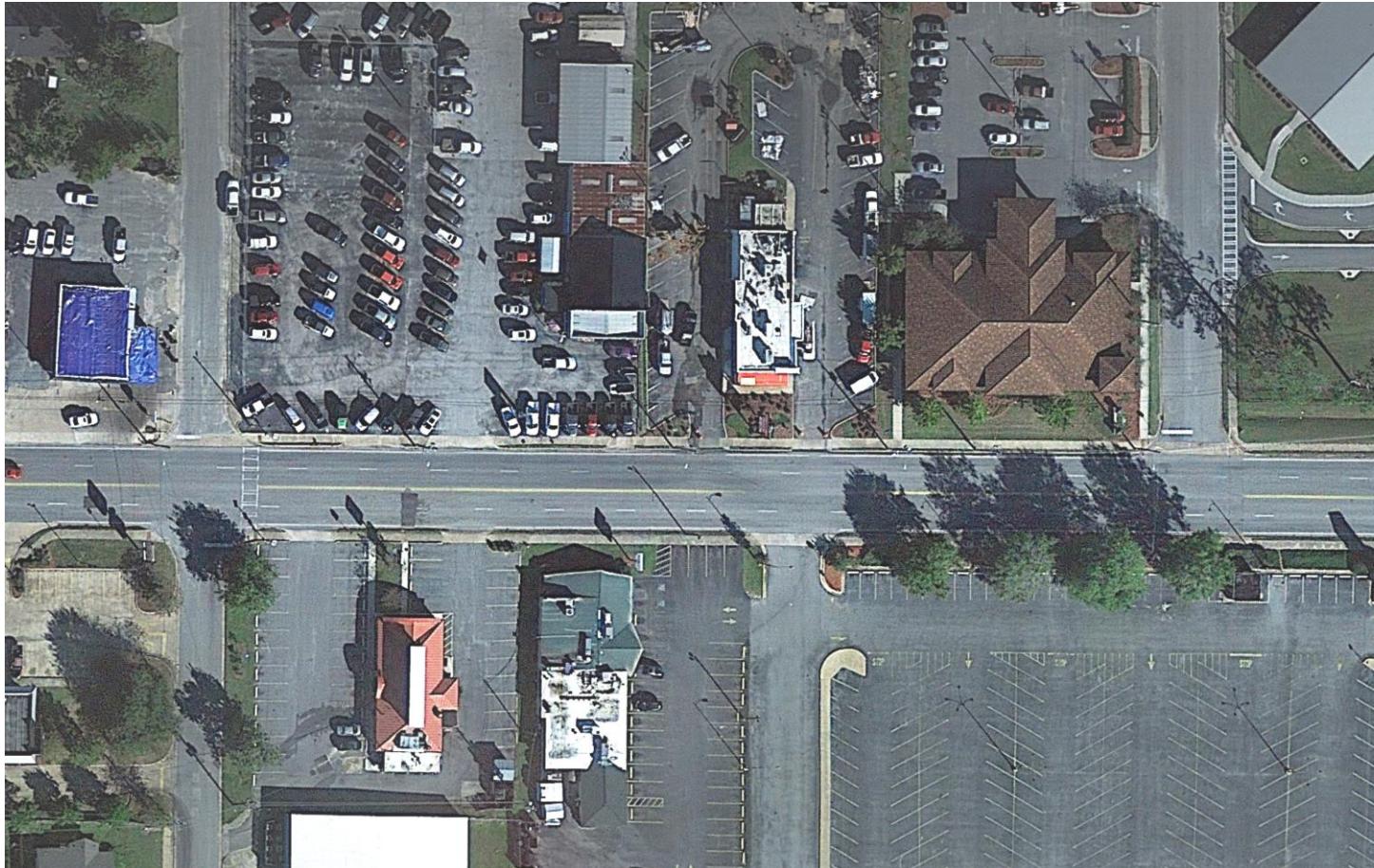
Design Examples

- #1 Four Lane
- #2 Three Lane Alternative A
- #3 Three Lane Alternative B

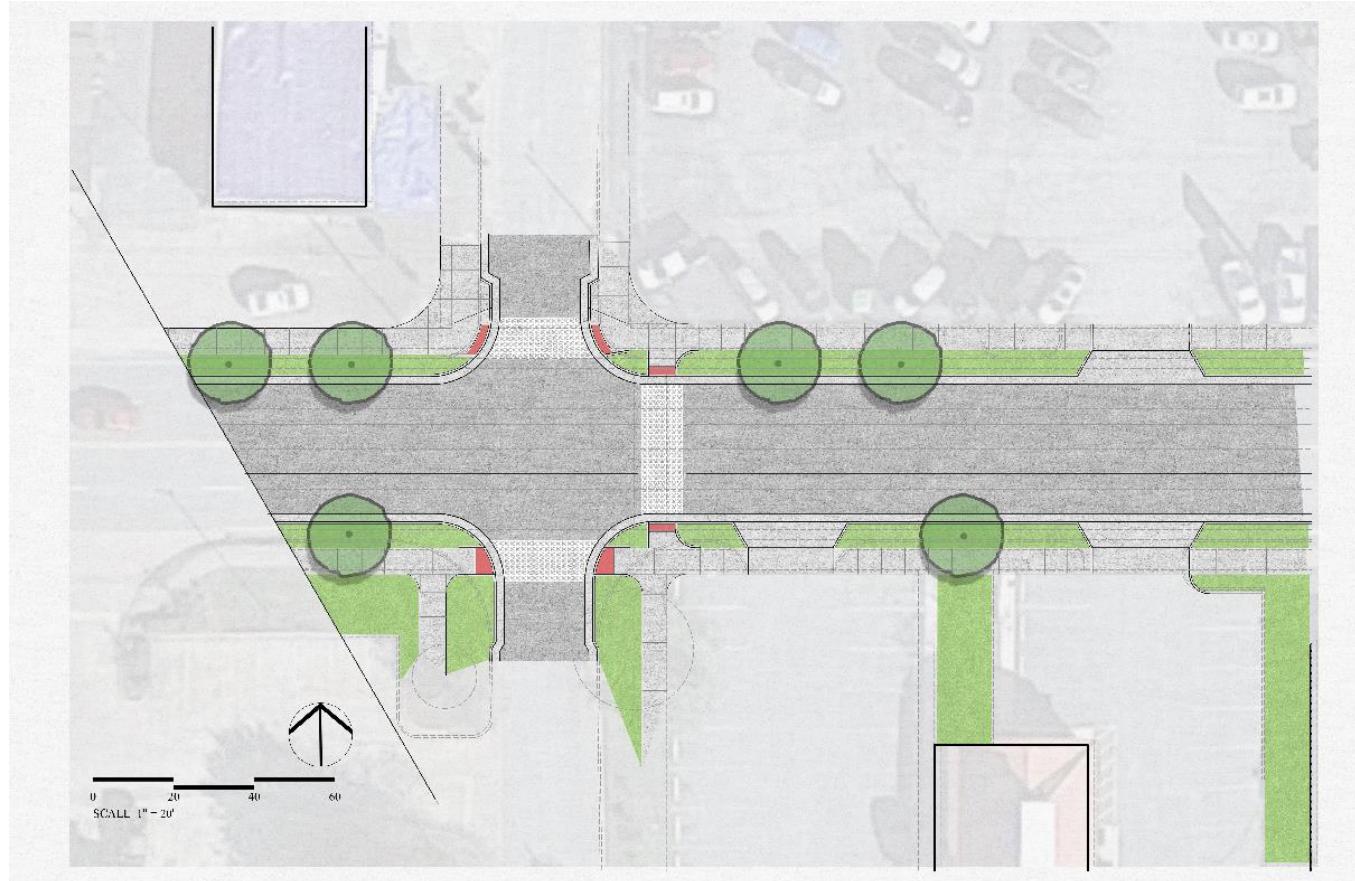
SHOTWELL FOUR-LANE DESIGN



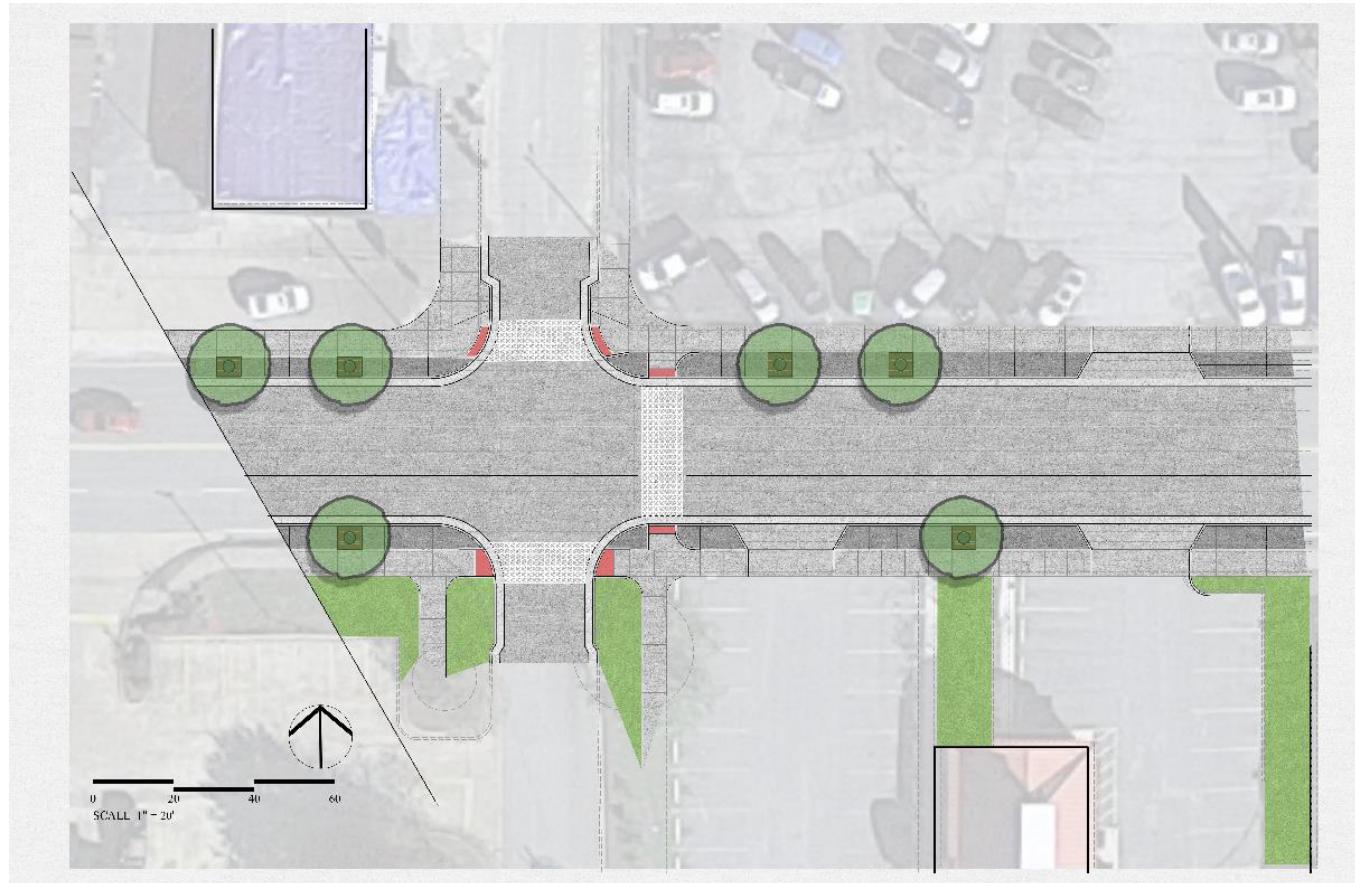
SHOTWELL FOUR-LANE DESIGN



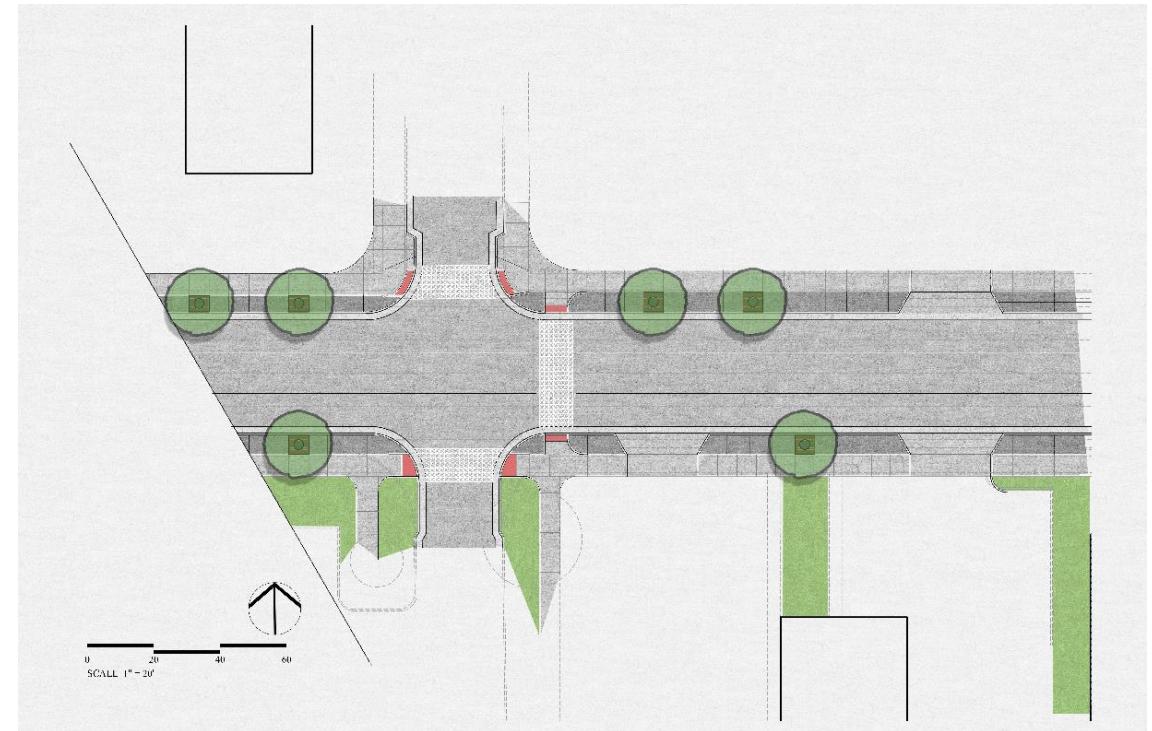
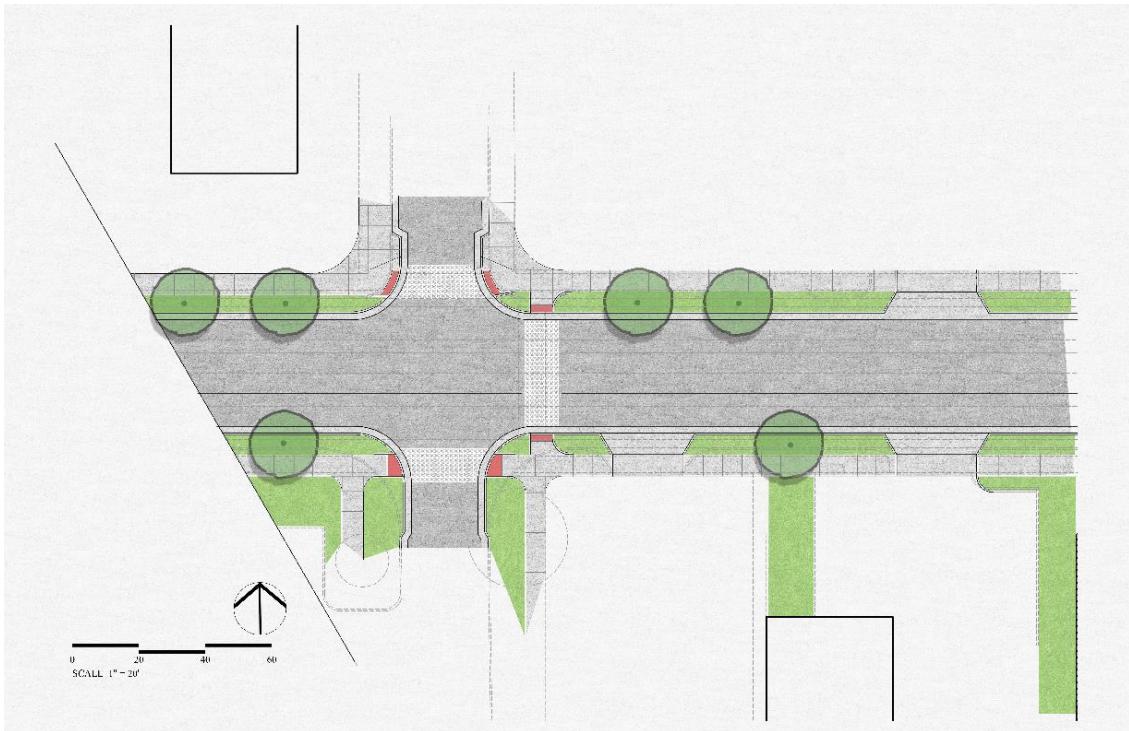
SHOTWELL THREE-LANE DESIGN CONCEPT A



SHOTWELL THREE-LANE DESIGN CONCEPT B



CONSIDERATIONS FOR ALTERNATIVE DESIGN CONCEPTS



PUBLIC GATHERING SPACES AND ECONOMIC DEVELOPMENT

The Eastern Side of Bainbridge competes with the Downtown and the Tallahassee Road areas for recognition as a “Place”. Public input noted that the older public institutions have become much less effective as places to come together, either relocating, downsizing, or closing. These include the schools, the Mall, Town Center, and the local entertainment resources such as bowling. Stakeholders asked if the city could support and promote public gathering events in East Bainbridge to generate increased awareness and interest in economic development. Potential public and potential private properties that may be open to hosting a public event in East Bainbridge include:

- The Bainbridge Centennial Stadium and former school grounds
- The Bainbridge Middle School (to be relocated) grounds
- The Mall at 1400 East Shotwell Street.
- The Bainbridge Town Mall at 1615 East Shotwell Street (the former K Mart Shopping Center).
- The local YMCA facility grounds at 1818 East Shotwell Street.
- The Grocery Outlet and Salvation Army Thrift Store at 602 Scott Street .

One or two annual events catering to Bainbridge and Decatur County residents and the local business community should be scheduled to celebrate the history and opportunities presented by East Bainbridge with support from the city to encourage planning and implementation of appropriate events and security.

DRAFT RECOMMENDATIONS FOR SHOTWELL AND SCOTT STREETS

Objective #1: Improve safety, access to jobs, businesses, recreational opportunities, and other resources and amenities through updates to transportation infrastructure

Objective #2: Prioritize rehabilitation of existing housing stock over new infill development to maintain housing affordability for existing residents and help maintain the unique, existing neighborhood character of East Bainbridge.

Objective #3: Improve stormwater management to reduce stormwater runoff and prevent flooding.

Objective #4: Prioritize programs that support homeownership first, then secondarily programs for renters, and then thirdly programs that support new businesses.

Objective #5: Prioritize a multifaceted, compassionate smart growth policy that allows existing residents to avoid displacement.



THANK YOU!

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