



Planning & Development Department

Wednesday, March 19, 2025



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Honest Alley

THE ALLEY
AHEAD





Agenda

- Cost Scenarios
- Utility Considerations
- Property Approaches
- Funding & Timeline Considerations
- 100-Day Action Plan
- Vehicular Circulation



Cost Scenarios

LOW

\$3,500,000

This option assumes a reduced material palette such as tinted concrete paving throughout the alley, and that there will be no undergrounding of electrical utilities.

MEDIUM

\$3,780,000

This option estimates the combination of concrete paving and brick paver materials as illustrated in the preferred design concept and includes the option of partially undergrounding electrical utilities.

HIGH

\$4,410,000

This option assumes that brick pavers of various tones will be used throughout the alley and that all electrical utilities will be moved underground.



Cost Scenarios (con't)

WHAT'S INCLUDED?

- Paving & Hardscape Materials
- Landscape & Planting Areas
- Building Architectural Items
- Site Lighting
- Site Furniture
- Utility Work
- Dumpster Enclosure Relocation
- Street Crossing Improvements
- 30% Contingency

WHAT'S NOT?

- Property Acquisition or Easements
- Subsurface Utility Work
- Environmental Permitting (if required)
- Final Design & Construction Documents
- Construction Administration
- Inspection Services
- Public Outreach & Engagement
- Funding Planning
- Other Client Management Service

Alleyway Design Elements Included in the Cost Scenarios

Building
Architectural Items

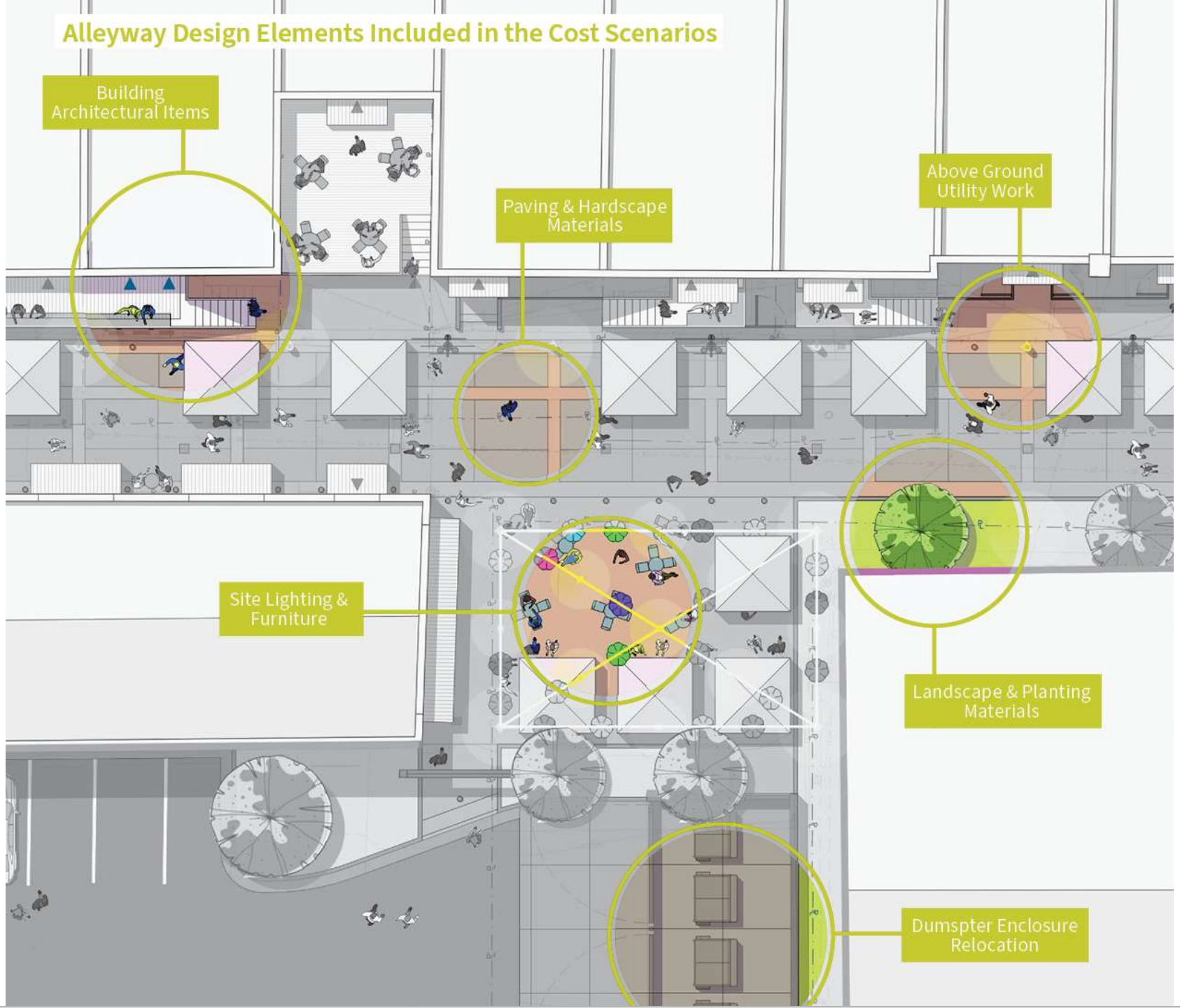
Paving & Hardscape
Materials

Above Ground
Utility Work

Site Lighting &
Furniture

Landscape & Planting
Materials

Dumpster Enclosure
Relocation



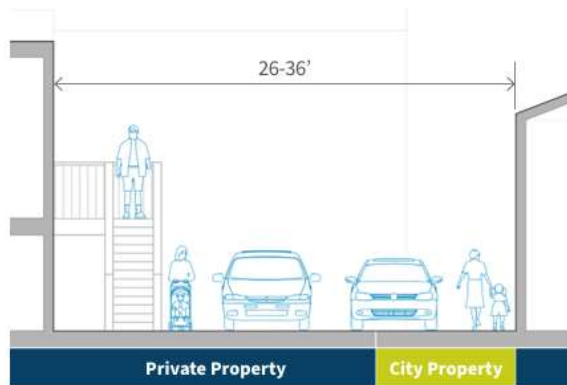


Utility Considerations

- OPTION 1: STAY OVERHEAD Potential Cost: \$80,000
- OPTION 2: PARTIAL UNDERGROUND Potential Cost: \$255,000
- OPTION 3: FULL UNDERGROUND Potential Cost: \$750,000-\$1,000,000



Property Approaches



Approach 1



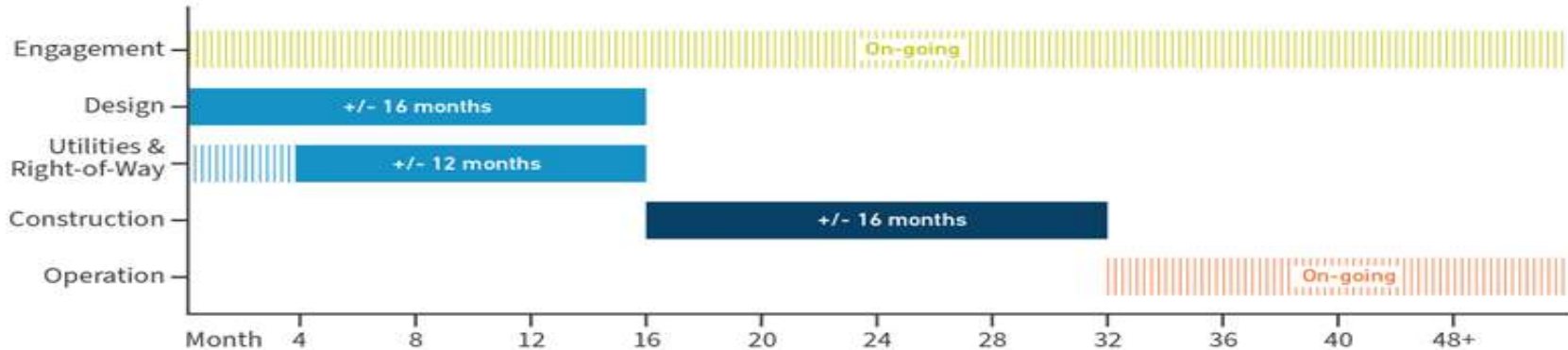
Approach 2



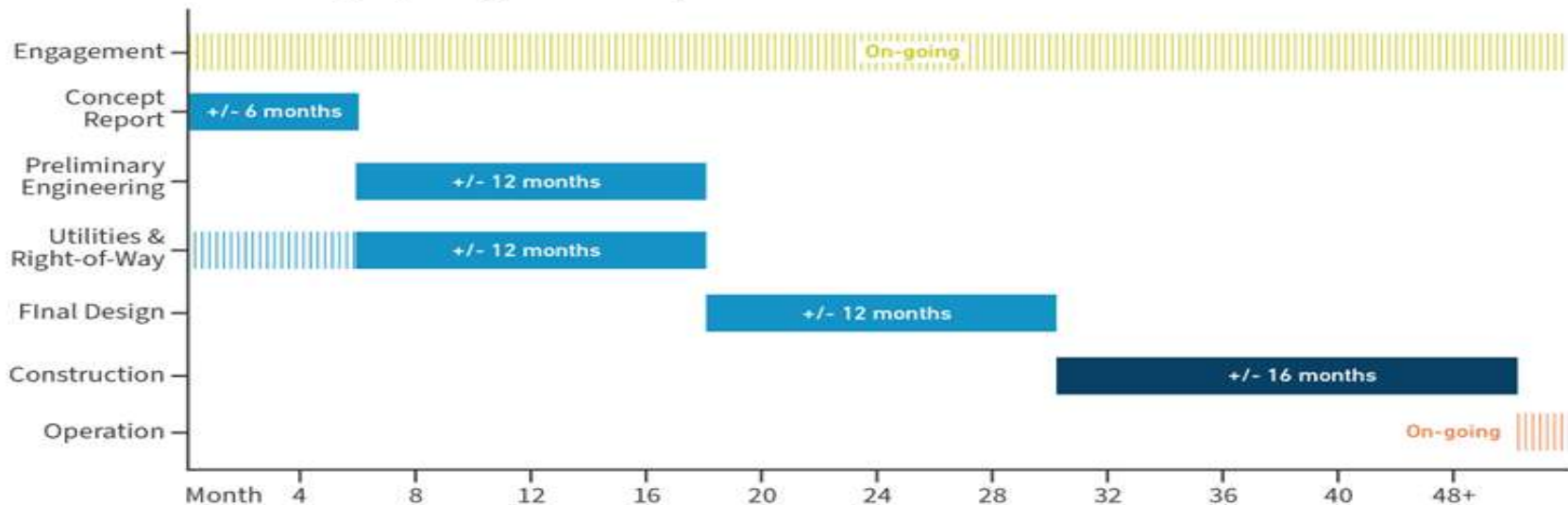
Approach 3



Potential Small Budget, Short Term Project Timeline



Potential Small Budget, Long Term Project Timeline





100-Day Action Plan

Adopt the Study

Confirm department responsibilities

Consider piloting the one-way conversion of traffic flow

Continue engagement with the Project Advisory Group

Plan Interim activations (like CULTURA: Fiesta Latina)

Initiate discussion on private property approach with adjacent property ownership

Identify funding gaps and confirm funding sources

Complete an initial assessment to identify safety issues

Initiate design development and final design (including utility consideration)





Vehicular Circulation



- Formalize one-way Traffic flow- East to West
- Parallel parking zone
- Install signs:
 - Share the road
 - School pick-up/drop-off



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Questions?