

Master Redevelopment Plan for the I-16 / US 301 Interchange

Bulloch County GA



•Project Management and Land Planning

- Bill Ross
- Bill Ross III



Bleakly Advisory Group

•Real Estate and Market Analysis

- Ken Bleakly
- Jonathan Gelber



Engineering | Surveying | Planning | GIS | Consulting

•Civil Engineering

- Ryan Thompson
- Chris Stovall




•Transportation Planning & Engineering

- Wesley Parker


The Consulting Team



Character Area **Study Area**



I-16 / US 301 Study Area



Project Phasing


Phase 1:

- Create enough information to inform the public about the referendum

Phase 2
(Upon passage of referendum):

- Organize for implementation
- Prepare the Redevelopment Plan for the TAD
- Assist in creation of the TAD

Scope







Phase 1

Project Feasibility & Development Master Plan

- Existing Conditions Analysis
- Market and Economic Analysis
- Build-Out Analysis
- Infrastructure Improvements
- Refine Study Area
- Development Guidelines
- Fiscal Impact/Cost Benefit Analysis
- Preliminary Assessment and Boundary Analysis
- Stimulate Private Development/Leverage Funding Opportunities

Scope



Phase 2

Implementation Strategy

- I-16/301 Development Target Area Implementation Strategy






Tax Allocation District Creation

- Draft and Final Bulloch County TAD # 1 Redevelopment Plan

Continuing Support

- Support in negotiations and approval to achieve a successful agreement with the County and School District

Scope



Phase 1:

Project Feasibility &
Development
Master Plan





- **Task Force Meeting**
- September 6
- **Task Force Meeting**
- September 19
- **Board of Commissioners Briefing**
- September 20
- **Board of Commissioners Public Forum**
- October 4

Phase 2

Implementation
Strategy & TAD

- To be determined






Schedule

What could be the future of the 1-16/US 301 intersection?

- What types of development would benefit Bulloch County?
- Why is the intersection important to the County?
- Regional Opportunities--
 - Port of Savannah, I-16 travel, GSU, Tourism...
- Regional Challenges--
 - One of many interchanges (competition),
 - Lack of services, visibility
 - Distance from Statesboro

Project Framework

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- What would the business park look like?
 - Size, uses & layout
- How would the park be positioned?
 - Competitive assessment
 - Best practices
 - Services offered
 - Incentives offered
- How would the park benefit Bulloch Co.?
 - Economic Impact
 - Jobs and Career training

Project Framework



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PARKER
Engineering

Infrastructure planning

- **Utilities**
 - Water / Sewer (*Wet*)
 - Gas / Power / Telecom (*Dry*)
- **Transportation**
 - Hwy. 301 corridor access
 - Phase 1 internal circulation
- **Drainage**
 - Big picture issues
 - Options for stormwater facilities
 - Master system or individual site

Infrastructure



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