



# US 84 Comprehensive Corridor Study

**Final Report: Executive Summary** 



This study was completed for:

The Liberty Consolidated Planning Commission (LCPC)

The Hinesville Area Metropolitan Planning Organization (HAMPO)





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### Introduction

Recognizing the need for integrated and inclusive planning, the Liberty Consolidated Planning Commission conducted the US 84 Corridor Study concurrently with the update of the Liberty County Comprehensive Plan. While the corridor study grew out of the transportation issues of safety and congestion, the approach of the corridor study focused on the integration of transportation with land use to address the identified issues within the corridor.

US 84 is a critical component of the regional transportation system and plays a vital role in the movement of people and goods through and within the area. The corridor is the only major east west facility and also provides the major connection for Liberty County to Interstate 95. In addition, US 84 provides for access to Ft. Stewart and is an important national defense facility. It is also a designated disaster evacuation route, and is the key connection between the communities of the area. The study focused on approximately 30 miles of US 84, from East of I-95 to West of SR 119 into Long County.

This multi-jurisdictional study included Liberty County, a small portion of Long County, and five municipalities and was conducted in concert with the update of the Liberty County Comprehensive Plan. As part of the effort, an advisory task force, consisting of local officials and stakeholders, was identified to provide guidance to both planning efforts.

Although the study grew out of the transportation issues of safety and congestion, this corridor study was unusual, in that it is a comprehensive, integrated study focusing on the wide range of influences that impact the transportation system and this corridor. Understanding the inherent relationships between transportation and almost every other community element provide the foundation for this comprehensive approach to planning transportation improvements within the corridor.

The study resulted in specific recommended improvements to address the safety and congestion issues within the corridor. Policies and strategies that can be applied to other facilities within the County were also developed as part of the study and can be used to help preserve mobility. These policies and strategies focused on safety, operations, land use; development and redevelopment; access; and the preservation of cultural, historical and natural resources. Also included are strategies for aesthetic improvements throughout the corridor and the creation/enhancement of the character and sense of place of the communities.

### Approach

### 1) Establish existing and future conditions

### Existing Conditions

The first step in this study, as with any planning study, was the establishment of the existing conditions and then projecting the future conditions. The existing conditions were based on 2006 traffic counts taken over a 7-day period as part of the study. These counts were taken throughout the length of the corridor. There were also turning movement counts taken at ten intersections within the greater Hinesville area, where the most congestion exists. The future conditions were





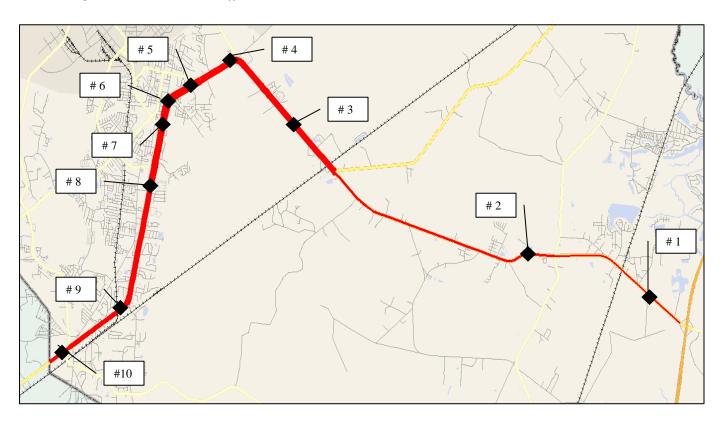
projected to the horizon year of 2030 using a growth factor based on the historical trends, developments, and population growth.

The existing and future conditions focused on number of elements, including:

- Traffic
- Safety
- Turning Movements
- Access points
- Multimodal analysis
  - ✓ Bicycle, Pedestrian, Transit
- Physical facility information
- Land use
- Historical/Environmental/Cultural assets

The map shown in Figure 1 depicts the location and station number of where the traffic counts were taken along the corridor.

Figure 1. US 84 Traffic Count Locations



Once the traffic counts were completed, the generalized Level of Service, percentage of heavy vehicles, and the average daily traffic was calculated. Table 1, shown below,

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includes the Average Daily Traffic, the percentage of heavy vehicles and the generalized level of service for each of the count stations.

Table 1. Traffic Data - 2006

Count Station	Average Daily Traffic	Percent Heavy Trucks	Generalized Level of Service (LOS)
# 1	7,544	14.4%	LOS A
# 2	8,787	15.8%	LOS B
# 3	25,430	10.2%	LOS B
# 4	27,055	12.0%	LOS B
# 5	31,092	7.3%	LOS C
# 6	33,634	6.3%	LOS D
# 7	30,483	9.3%	LOS C
# 8	27,043	6.9%	LOS B
# 9	20,481	7.0%	LOS B
# 10	16,890	7.8%	LOS B

Table 2 contains the termini of each section as well as the generalized LOS for that section and Figure 2 depicts the LOS within each segment of the corridor graphically.

Table 2. Generalized LOS - 2006

US 84 Section	Highest Volume in Section	Level of Service
Long County to Dunlevie Rd.	20,481	В
Dunlevie Rd. to Walmart	27,043	В
Walmart to Gen. Screven	30,483	С
Gen. Screven to Gen. Stewart	33,634	D
Gen. Stewart to Flemington	27,056	С
Flemington to SR 196	25,430	В
SR 196 to US 17	8,787	В
US 17 to East of I-95	7,544	A

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Figure 2. Level of Service by Corridor Segment - 2006



As can be seen from the tables and the maps, the corridor is currently functioning fairly efficiently. In the more rural sections of the corridor on the eastern end near I-95, US 84 functions at a LOS A until SR 196. From SR 196 to General Stewart Way, the facility functions at LOS B. The most congested section occurs in Hinesville, between General Stewart Way and General Screven Way. Moving west from General Screven Way, the congestion lessens, with the facility functioning at LOS B and from Dunlevie Road to the western terminus of the corridor study in Long County, US 84 functions at LOS A.

Because of the more urban nature and higher levels of congestion in the Hinesville - Flemington area, the turning movement counts and intersection LOS analysis were concentrated between SR 196 and Walmart. Because of the working hours for Ft. Stewart personnel, as well as the general commuting patterns, the peak periods for collecting turning movement counts were expanded to 6:30 – 9:00 AM and 4:00 to 6:30 PM. The intersections where the turning movement counts were taken include US 84 and the following intersections:

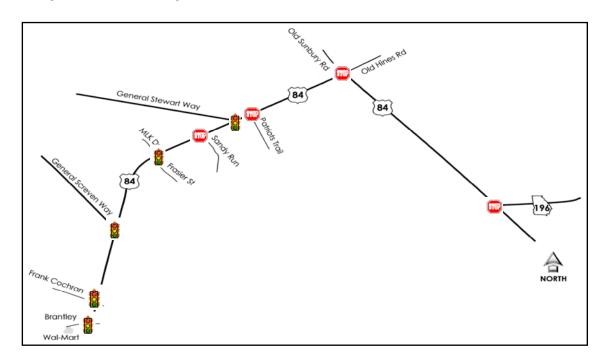
- Walmart entrance
- Frank Cochran Boulevard
- General Screven Way
- MLK/Fraser St.
- Sandy Run
- General Stewart Way
- Patriots Trail
- Old Sunbury/Old Hines Road
- SR 196

Figure 3 contains a map of depicting the locations of these intersections along US 84.





Figure 3. Turning Movement Count Locations



The Level of Service for each intersection was also determined based on the turning movement counts. For signalized intersections, the LOS encompasses the entire intersection. For those stop-controlled intersections, the LOS is calculated for the main line, US 84, and for the intersecting side street. As can be seen in Table 3, which contains the LOS for each intersection, US 84 operates relatively well, with the exception of General Screven Way, which operates at LOS E and General Stewart Way, which operates at LOS D. The major issues are found on the side streets at stop controlled intersections. The LOS for these side streets is LOS F, which indicates that it is very difficult to enter onto US 84. The LOS of each intersection is found in Table 3.

Table 3. Intersection Level of Service

US 84 Intersection	Intersection Type	Level of Service (US 84)
Walmart	Signalized	В
Frank Cochran	Signalized	В
General Screven	Signalized	Е
MLK/Fraser	Signalized	A
Sandy run	Signalized	(B) F
General Stewart	Signalized	D
Patriot's Trail	Stop Sign	('C) F
Old Hines	Stop Sign	(B) F
Old Sunbury	Stop Sign	(B) F
SR 196	Stop Sign	(B) F





Another critical element in the assessment of existing conditions along the corridor is the access points from land parcels along the corridor. In addition to the identification of the access points, the land use of each associated parcel was also identified.

A high number of access points can contribute to both congestion and safety and when combined with high volumes of traffic, the issues of congestion and safety are exacerbated. The Georgia Department of Transportation (GDOT) has identified that between 20 and 25 access points per mile is the standard for access points along a facility. In the more urban sections of US 84, particularly in Hinesville between General Stewart Way and General Screven Way, the number of access points far exceed the GDOT standard. There are also a number of areas in the more rural areas where the GDOT standard is exceeded.

Between General Stewart Way and General Screven Way, the high number of access points is combined with the highest traffic volumes, escalating the congestion and safety issues. The graph shown in Figure 4 depicts the number of access points, combined with the traffic throughout the corridor. The blue bars show the amount of traffic (shown on the right side of the scale) and the green areas show the number of access points. The red horizontal line is the GDOT standard. Intersecting streets are labeled below the graph.

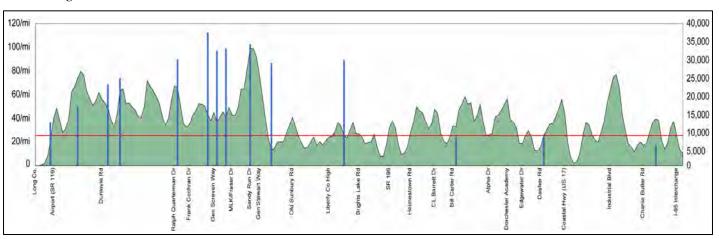


Figure 4. US 84 Access Points

The number of access points and the levels of congestion identified in the traffic analysis combine to impact the safety of the motorist using the corridor. The standard for analyzing the safety of a facility is with a calculated crash rate that is based on the number of accidents per 100 million vehicle miles of travel. This standard analysis tool is used by the Federal Highway Administration as well as the majority of state transportation departments. The crash rate was calculated for the segments of US 84 over a period of four years (2001-2004). This period provides a picture of whether the safety issues within a corridor are being addressed or are increasing.



Along US 84, there are two sections that are above the state average crash rate. These two sections are from General Stewart Way to General Screven Way and from General Screven Way to Long County; however, the section between General Stewart and General Screven is almost three times the state average. The crash rate overall for the corridor has been generally increasing and in 2004, was above the state average. The crash rates over the four year period for each section are shown in Table 4.

Table 4. US 84 Crash Rates

US 84 Segment	Crash Rates per 100 Million Vehicle Miles of Travel (MVMT)					
	2001	2002	2003	2004		
State Average Crash Rate per 100 MVMT	547.0	419.0	412.0	342.0		
I-95 to US 17	110.5	208.2	63.6	269.1		
US 17 to SR 196	114.1	182.0	237.3	239.4		
SR 196 to Old Sunbury Road	193.4	119.9	82.0	156.1		
Old Sunbury Road to General Stewart Way	176.8	249.4	196.0	294.0		
Gen Stewart Way to Gen Screven Way	593.6	639.0	702.2	865.9		
General Screven Way to Long County	237.0	308.5	277.3	359.9		
Average Crash Rate Along Corridor	237.5	284.5	259.7	364.1		

Another important element in the conditions of the corridor are the multimodal facilities, consisting of bicycle and pedestrian amenities. An analysis, using ARTPlan, a software developed for the Florida Department of Transportation, was used to identify the Quality Level of Service of the existing bicycle and pedestrian facilities within the corridor. This analysis was concentrated in the urban portions of US 84 where sidewalks currently exist. There are no designated bicycle facilities within the corridor. The Level of Service for bicycles and pedestrians is calculated based on the quality of the experience, and includes such factors as the presence of buffers, speed of traffic, and number of trucks. The letter values, A-F are the same as the auto LOS, where A is very good. Table 5 depicts the bicycle and pedestrian level of service along eight-plus miles of the facility. As can be seen in the table, the quality of the multimodal experience is not good for either bicyclists or pedestrians.

Table 5. Multimodal Level of Service

Section	Length	US 84 Eastbound		US 84 Westbound		US 84 Bi-Directional	
Section	(Mi.)	Bicycle	Pedestrian	Bicycle	Pedestrian	Bicycle	Pedestrian
119 to Dunlevie	2.2	Е	Е	D	D	D	D
Dunlevie to Walmart	2.7	Е	D	D	D	Е	D
Walmart to Screven	1.0	Е	Е	Е	Е	Е	E
Screven to MLK	0.6	Е	D	Е	D	Е	D
MLK to Stewart	0.9	Е	D	Е	D	Е	D
Stewart to Flemington	1.4	Е	D	Е	D	E	D
Corridor	8.8	E	D	D	D	E	D





Liberty County and the US 84 corridor, are rich in historical and cultural resources. In establishing the existing conditions within the corridor, it was important to identify these major resources and in crafting any recommendations, avoid any adverse impacts to the historical and cultural sites and buildings.

The historical survey was based on the US Department of Interior criteria and focused on four major categories. These four categories included:

- Association with important events
- Association with important persons
- Distinctive design
- Potential to provide important information on history or prehistory

Table 6 depicts the section of the corridor and the number of historical/cultural sites and structures found within that section. The full historical report with detailed information and photographs are found in the US 84 Historical Notebook.

Table 6. US 84 Historical/Cultural Resources

US 84 Section	Historical Structures/Sites
Long County to Dunlevie Road	33
Dunlevie Road to Walmart	6
Walmart to General Screven Way	8
Gen. Screven Way to Gen. Stewart Way	60
Gen. Stewart Way to Flemington	10
Flemington to SR 196	6
SR 196 to US 17	27
US 17 to East of I-95	13
Islands Highway (East of I-95)	32
<b>Total Number of Structures/Sites</b>	195

In summary, to determine the existing conditions within the corridor, a wide variety of elements and factors were identified and assessed. The elements identified and assessed included:

- Identified physical features and deficiencies
- Established traffic volumes and Level of Service
- Established intersection Level of Service
- Established multimodal Level of Service
- Identified access points by parcel
- Identified the character of each section
- Identified development and redevelopment opportunities
- Identified specific cultural, environmental and historical resources





The analysis resulted in the following conclusions:

- US 84 functions at an acceptable level in the more rural/transitioning areas
- Congestion issues exist in the more urban sections of US 84, from the Walmart area to Flemington, with the most congestion occurring between General Stewart Way and General Screven Way
- Signalized intersections function at an acceptable level, with the exception of General Stewart Way and General Screven Way.
- US 84 functions at an acceptable level at stop controlled intersections; however, the side streets all function at Level of Service F.
- The majority of the corridor is well over the recommended threshold for access points
- There is a mix of residential and commercial land uses throughout the corridor, with many development/redevelopment opportunities
- Safety issues exist especially within the more urban sections
- The pedestrian and bicycle environment is poor
- Numerous historic and cultural sites and structures exist within the corridor

### Future conditions

The traffic counts used to establish the existing conditions formed the basis for the projection of the traffic in the future. A growth rate was developed and applied to the traffic counts to project future traffic to the horizon year of 2030. These projections also took into account the presence of the proposed Hinesville By-Pass. The future traffic and generalized LOS from the count stations is shown in Table 7 and Figure 5 graphically depicts the generalized 2030 LOS.

*Table 7.* 2030 Traffic Projections

Count Station	Average Daily Traffic	Percent Heavy Trucks	Generalized Level of Service (LOS)
# 1	16,830	14.4%	LOS A
# 2	19,603	15.8%	LOS B
# 3	30,847	19.2%	LOS C
# 4	34,353	12.0%	LOS F
# 5	39,479	7.3%	LOS F
# 6	42,706	6.3%	LOS F
# 7	38,705	9.3%	LOS F
# 8	34,337	6.9%	LOS F
# 9	37,045	7.0%	LOS F
# 10	30,549	7.8%	LOS F





Figure 5. 2030 Generalized LOS

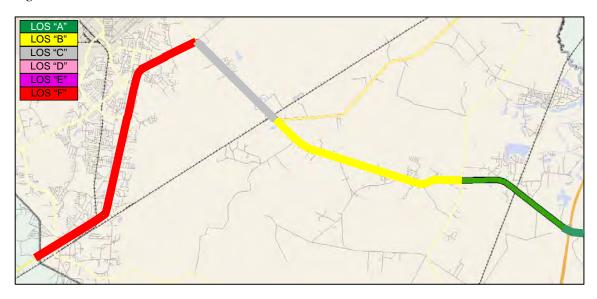


Table 7 and the LOS map shown in Figure 5 depict the dramatic decrease expected in the operational efficiency of US 84 by 2030. The more rural and transitioning segments of US 84, from I-95 to SR 196 will continue to operate at efficient levels. The section from SR 196 to Flemington degrades to a LOS C, which is still an acceptable level; however the remainder of the corridor, from Flemington to Long County is projected to operating at LOS F.

As the congestion levels increase, the operational efficiency of the intersections also significantly degrades throughout the corridor. In the existing conditions, it was determined that all signalized intersections on US 84, with the exception of General Stewart Way (LOS D) and General Screven Way (LOS E), were operating at acceptable levels. All of the stop controlled intersections on US 84 operated at an acceptable level, although the side streets all functioned at LOS F.

In the projected conditions for 2030, the side streets at the stop controlled intersections continued to be dysfunctional. The LOS on US 84 degraded significantly at these intersections, with the LOS ranging from C to E. The intersections at General Screven Way and General Stewart Way degraded to LOS F and the other signalized intersections also showed a drop in efficiency of operation. Table 8 shows the projected intersection LOS for 2030.





Table 8. 2030 Intersection Level of Service

US 84 Intersection	Intersection Type	Level of Service (US 84)
Walmart	Signalized	В
Frank Cochran	Signalized	В
General Screven	Signalized	F
MLK/Fraser	Signalized	С
Sandy run	Signalized	(C) F
General Stewart	Signalized	F
Patriot's Trail	Stop Sign	(E) F
Old Hines	Stop Sign	(C) F
Old Sunbury	Stop Sign	(C) F
SR 196	Stop Sign	(D) F

Public Participation: Meeting 1

As part of establishing the existing and future conditions, the first of three public meetings was held to provide the information to the stakeholders and members of the general public. This meeting consisted of a presentation of the existing and future conditions and then the attendants broke into smaller facilitated groups. Within these groups, participants were asked to identify the major issues within the corridor from their perspective. The major issues included:

- Issues identified by stakeholders and the public
  - ✓ Safety
  - ✓ Speed
  - ✓ Congestion
  - ✓ Turning movements
  - ✓ Pedestrian safety

Table 9, found on the following page, shows the three major issues identified by each of the four groups.



## Table 9. Identified Issues – Public Participation

Group 1
Safety, especially at SR 196 (McIntosh)
Turning onto US 84 from side streets
Speed of traffic
Group 2
Speed of traffic
Peak hour congestion
Making left turns
Group 3
Curve at Flemington and the intersections at Old Sunbury/Old Hines
Speed of traffic
Too many access points on US 84
Group 4
Congestion
Pedestrian safety
Left turning movements, especially at Dunlevie Road

### 2) Development of Recommendations

The analysis of the existing and future conditions indicated significant issues within the corridor from a number of perspectives. In addition to the operational and safety issues, the associated land uses and access points were also a critical element in the evaluation. The relationship between land uses and transportation is inherent and any recommendation had to consider the impacts of one element on the other.

The toolkit for addressing the issues found within the corridor contained a variety of options for addressing the issues within the corridor. The toolbox includes both traditional and non-traditional, integrated approaches to address the issues. The list below shows the variety of tools available.

- Toolbox Traditional Approach
  - ✓ Increase capacity through widening
  - ✓ Operational improvements
  - ✓ Intersection improvements
- Toolbox Non–Traditional, Integrated Approach
  - ✓ Access management
  - ✓ Development/Redevelopment strategies
  - ✓ Viable modal alternatives







The focus developing the recommendations centered on the non-traditional, integrated approach. Utilizing these tools incorporated the overall goal of a developing comprehensive recommendations centering on the integration of transportation and land use. The primary tool utilized is the application of access management techniques.

Access management is the combination of strategies that focus on the control of entrances and exits into the main facility, the implementation of medians, inter-parcel connections and the incorporation of turn lanes. In addition, access management provides the opportunity to make significant aesthetic improvements to an area through various landscaping and urban design techniques. Access management also provides the opportunity to enhance the safety of the facility for all users, including motorists, bicyclists, and pedestrians.

Utilizing these techniques also provides for the efficient use of the limited financial resources available for transportation. Implementation of various access management practices extends the functional life of the facility, lessening the future need for further improvements. In addition, the disruptive nature of widening is avoided, and also lessens the amount of right of way needed and the adverse impact of adjacent properties.

One of the benefits of utilizing access management tools is the improved safety of the facility, addressing one of the major issues identified in the corridor. Safety is improved for all users, providing such elements as protected turns and pedestrian refuges. The other major issue identified in the corridor, congestion, is also addressed through the implementation of access management practices. The operational efficiency of the corridor is improved. Research has shown that a four-lane divided roadway with good access management has the ability to carry the volumes with an LOS equal to a six-lane roadway with little access management.

Research has also proven that as congestion increases, economic vitality in an area decreases. Numerous studies throughout the country have been conducted to determine the impacts of implementing medians and other access management strategies. It has been shown that with the implementation of access management practices, business owners throughout the country have recognized either no change in their sales or that their sales have increased after construction.

Based on all of these factors, the recommendations that were developed incorporate a wide variety of access management strategies to address the identified issues of safety and congestion; of the need to preserve and enhance capacity; and of the need to enhance/improve the aesthetics of the corridor and the sense of community.

The specific recommendations were developed utilizing the included the following thresholds or standards:

- Meet standard of ¼ mile spacing for full median openings
- Minimize inconvenience for drivers and maximize U-turn ability and directional median openings





- Ensure alternative travel patterns available where full median openings are not feasible
- Provide adequate clearance for U-turns

Public Participation: Meeting 2

Once the draft recommendations were completed, the second round of public/stakeholder meetings was held. This second meeting was held in two parts: one specifically for the property owners along the corridor and the second part for members of the general public. The recommendations were presented in an interactive format and the participants were encouraged to make written comments, both on comment forms and directly on the project maps. These comments were assessed and the recommendations were refined based on these comments.

### 3) Plan Development and Prioritization

Upon finalizing the recommendations, the next step was the development of a prioritized plan. The recommendations were divided into logical project segments and each of these project segments was coordinated with ongoing studies, existing projects, and other community efforts and planned developments. Based on the project costs and the benefits realized and issues addressed, as well as coordination with other efforts and plans, the project were prioritized.

Figure 6 displays the identified project groupings and the priorities associated with each group. The projects are also shown in Table 10, found on the following page. The table contains a description of each project and its termini, as well as the estimated costs. Also shown are detailed drawings of Priority Groups 1, 1(A), and 2.



Figure 6. US 84 Priority Project Groups





Table 10. Prioritized Project Listing

Priority	From	То	Cost
Group 1	West of US 17	East of Butler	\$ 976,973
Group i	West of Fraser St	East of Gen Stewart Way	\$ 1,258,495
Group 1(a)	West of Olive	Old Hines Rd	\$ 940,691
Group I(a)	Old Hines Rd	East of Spires Dr.	\$ 1,374,939
	West of Grant	East of Ada Waye Ln	\$ 1,086,981
Group 2	West of Peach	East of Charlie Butler	\$ 3,131,932
Group 2	East of Charlie Butler	West. of I-95	\$ 1,349,440
	West of I-95	East of Industrial Park	\$ 6,447,803
Group 3	West of SR 196	W of Holmestown Rd	\$ 1,399,937
Group 3	West of Holmestown Rd	East of Golden Pond	\$ 1,254,113
	West of Florence Link	East of Fraser Dr	\$ 1,146,986
Group 4	East of Flowers Dr	West of Florence Link	\$ 1,052,529
	West of Baker Ln	East of Flowers Dr	\$ 1,610,891
	West of Caleb White	East of John Martin Rd	\$ 1,155,758
Group 5	East of John Martin	West of Brights Lake Rd	\$ 1,037,361
	West of Brights Lake Rd	West of SR 196	\$ 1,021,787
	East of Golden Pond	East of Bill Carter Rd	\$ 1,477,572
	East of Bill Carter Rd	West of Alpha Dr	\$ 1,064,462
Group 6	West of Alpha Dr	East of Lewis Fraser	\$ 1,548,063
	West of Hunters Ridge	West of Gloucester	\$ 1,949,099
	West of Gloucester	West of US 17	\$ 1,233,616
	West of Topi Trail	East of Maple Dr	\$ 1,382,262
Group 7	West of Kent Rd	East of Sequoia Cir	\$ 2,110,700
	West of SR 119	East of Rivers Rd.	\$ 2,266,538
	TOTAL ESTIMATE	D COST	\$ 39,278,928

### Priority Group 1:

Priority Group 1 includes the section of US 84 from west of US 17 in the town of Midway to East of Charlie Butler Road. This segment was identified as the top priority due to the City of Midway submitting a transportation enhancement grant for funds to complete the project. In order to be eligible for transportation enhancement funds, a project must included in the Transportation Improvement Program if the proposed project is located within the boundaries of an MPO. The project is shown below in



Figure 7, along with the estimated cost. In addition, Figure 7(a) shows the proposed project area as it currently exists (top left hand corner picture); the proposed access management treatment (top right hand corner picture); and the proposed aesthetic improvements.

Figure 7. Priority Group 1

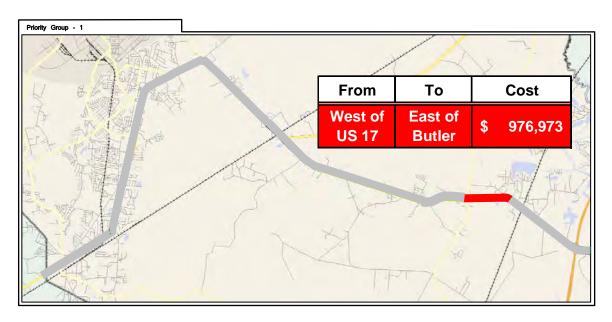


Figure 7(a). Priority Group 1: Proposed Project







The second segment of Priority Group 1 is shown in Figure 8, along with the estimated costs. This segment is part of the corridor between General Stewart Way to west of Fraser St. It was identified as part of Priority Group 1 because of the high rates of congestion, as well as safety and access issues. In addition, a traffic signal is planned for Sandy Run and US 84, which is located in this segment. Figure 8(a) depicts the proposed project area as it currently exists (top left hand corner picture); the proposed access management treatment (top right hand corner picture); and the proposed aesthetic improvements.

Figure 8. Priority Group 1

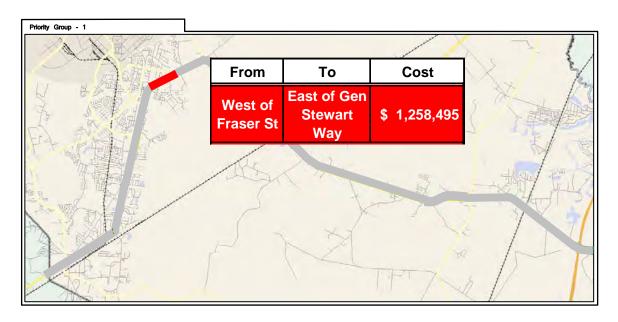


Figure 8(a). Priority Group 1: Proposed Project

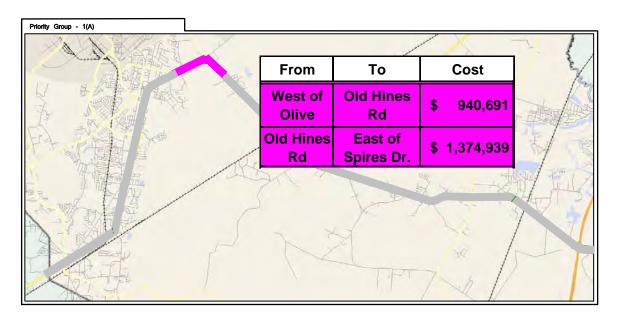




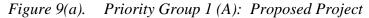
### Priority Group 1 (A)

The next priority group is Priority 1 (A). This project was ranked as a high priority due to the interest of the City of Flemington in pursuing this project in combination with its local plan for developing the city center. The project includes a proposed roundabout that will function as a park and focal point for the city. In addition, this project addresses significant safety issues that exist at the intersections of Old Sunbury and Old Hines Roads. The project is shown below in Figure 9 and the aesthetic improvements shown in Figure 9(a).

Figure 9. Priority Group 1 (A)









### Priority Group 2

The second priority group is located at the interchange of I-95 and US 84. This area is seen by local officials as the gateway into Liberty County, and should be an inviting and welcoming entrance. In addition, on the eastern side of the interchange, the Target Distribution Center in the industrial park is operating and there is a large increase in the number of trucks. There are also several large-scale developments planned for both the east and west sides of I-95 and this project provides for the opportunity for private public partnerships in the construction of the project. Figure 10 shows the project location and cost estimates and Figure 10(a) depicts the proposed project.



Figure 10. Priority Group 2

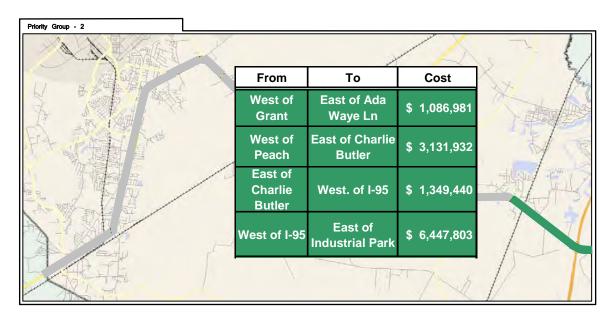
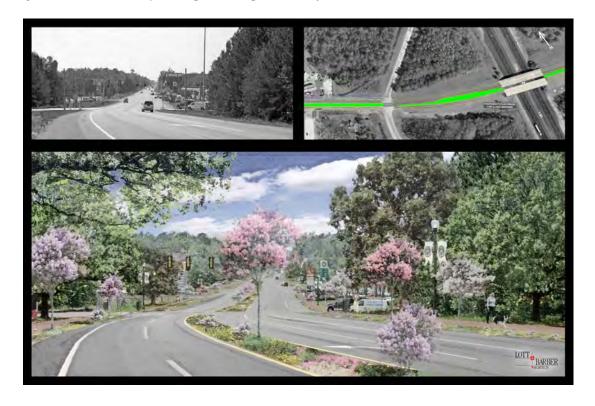


Figure 10(a). Priority Group 2: Proposed Project









Within the existing conditions analysis, each of the parcels adjacent to US 84 was identified with respect to both access and land use. This inventory provided the foundation for identifying opportunities for development and redevelopment.

Vacant parcels were identified as development opportunities and properties that were under-utilized or in disrepair were identified as redevelopment opportunities. The focus of this effort was to ensure that development and redevelopment can be focused to enhance or create the sense of community or revitalize declining areas within the different jurisdictions along the corridor. In addition, one of the overriding goals of the study was to enhance the aesthetics throughout the corridor. This effort was coordinated with the local plans that identified the architectural look or design guidelines that already exist.

The effort was also coordinated with the transit feasibility study that was conducted concurrently with the US 84 study. The transit study identified potential routes and stops, some of which were located along US 84. These potential stops were coordinated with the corridor study recommendations and also included an identification of pedestrian access to these stops.

Research was conducted to identify redevelopment efforts that centered on more transit oriented, redevelopment, as well as potential funding strategies. Several efforts already completed in the Atlanta area were identified, including the redevelopment of the shopping area at Sidney Marcus Boulevard near the Lindbergh MARTA station and Atlanta Station in the midtown area of Atlanta. Possible funding strategies included information on Tax Allocation Districts; Tax Increment Financing; and Community Improvement Districts.

Public Participation: Meeting 3

The final public meeting was held to present the final recommendations that were refined based on comment received from the second public meeting. In addition, other comments were received and were addressed. The final public meeting also included presentation of the prioritized projects and potential redevelopment opportunities.



# Guiding the Future... REFLECTING THE PAST.

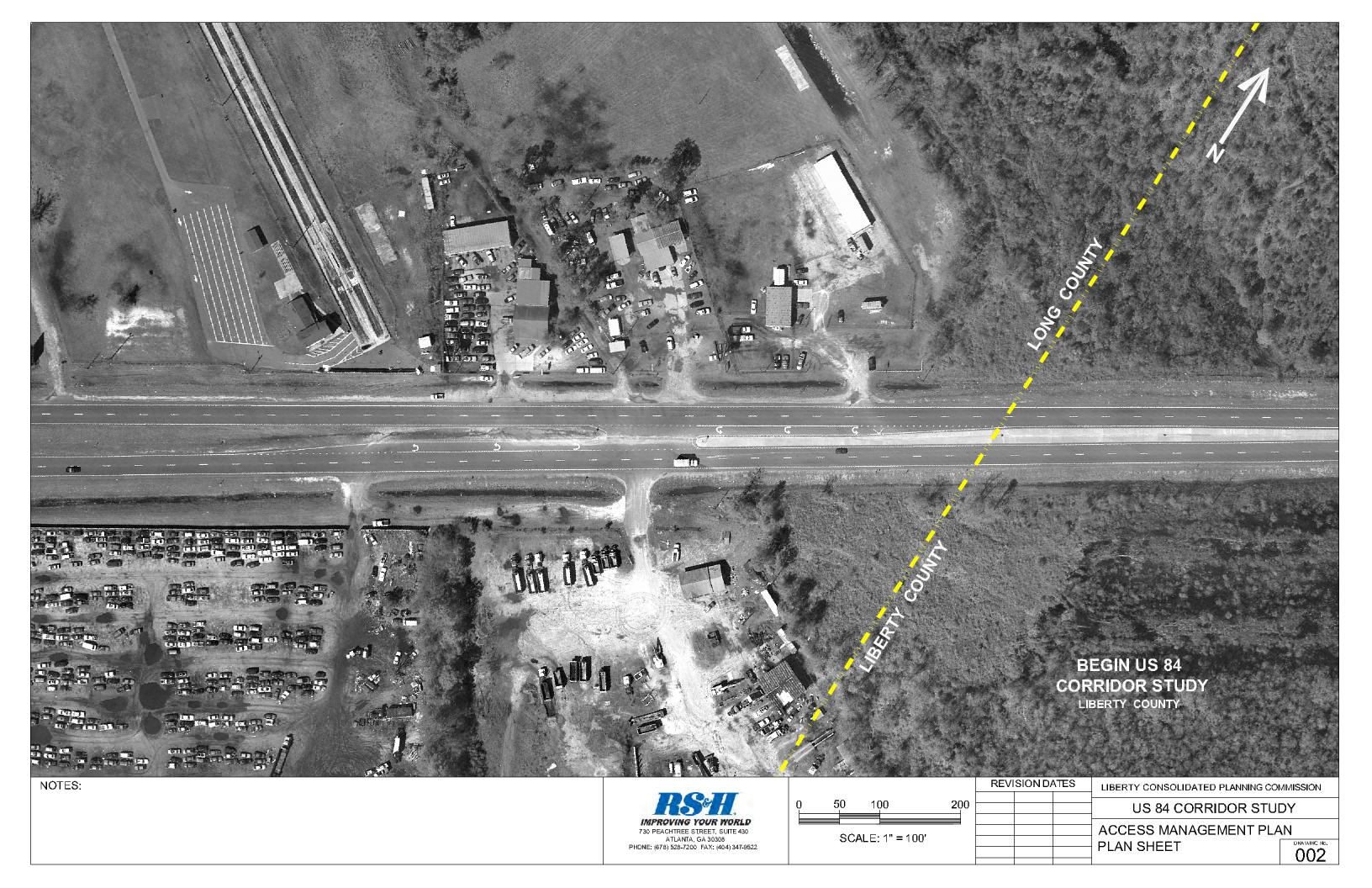
**US 84/SR 38 Corridor Study and Master Plan** 

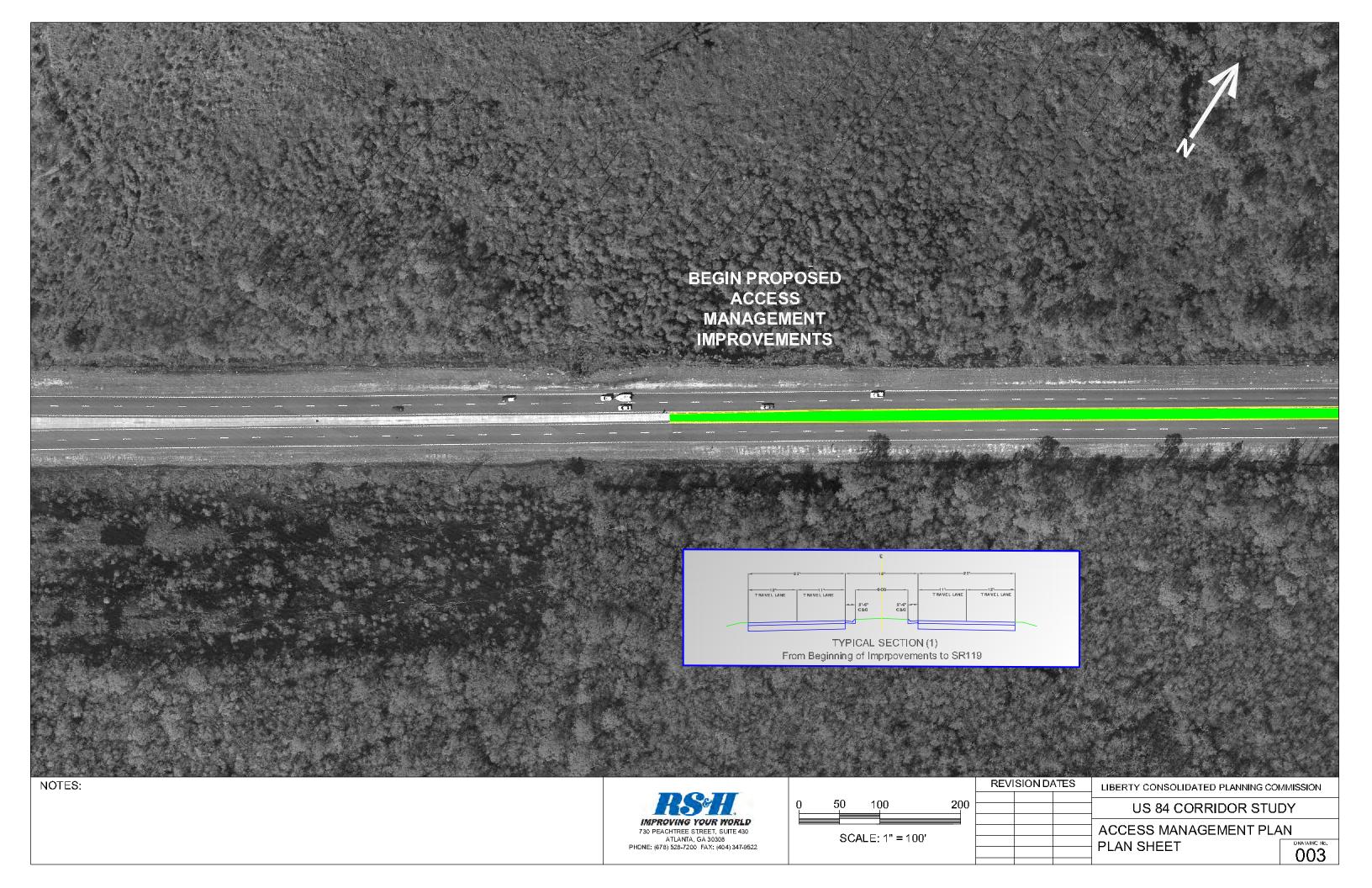
ACCESS MANAGEMENT PLAN MAY 8, 2007

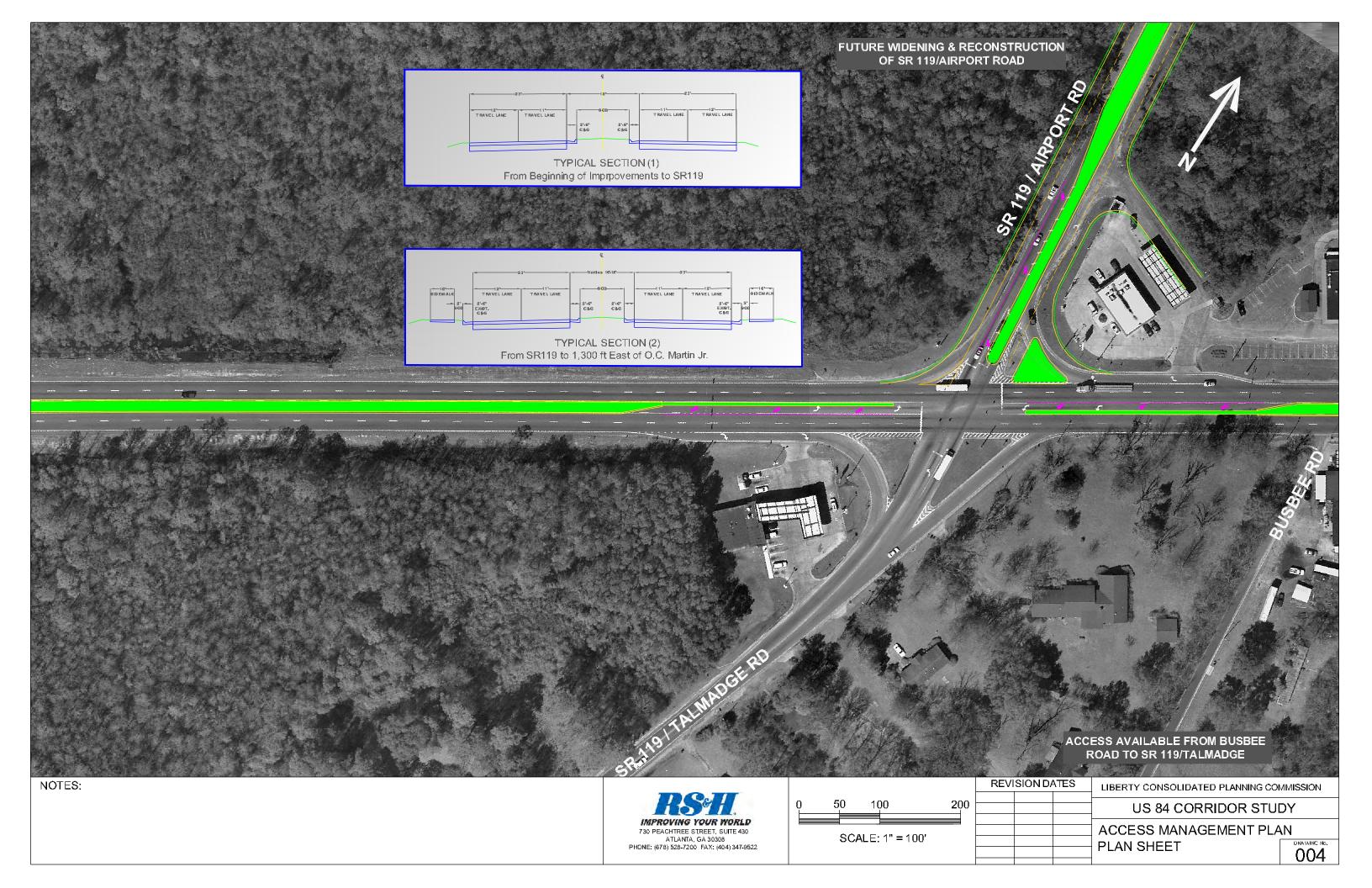


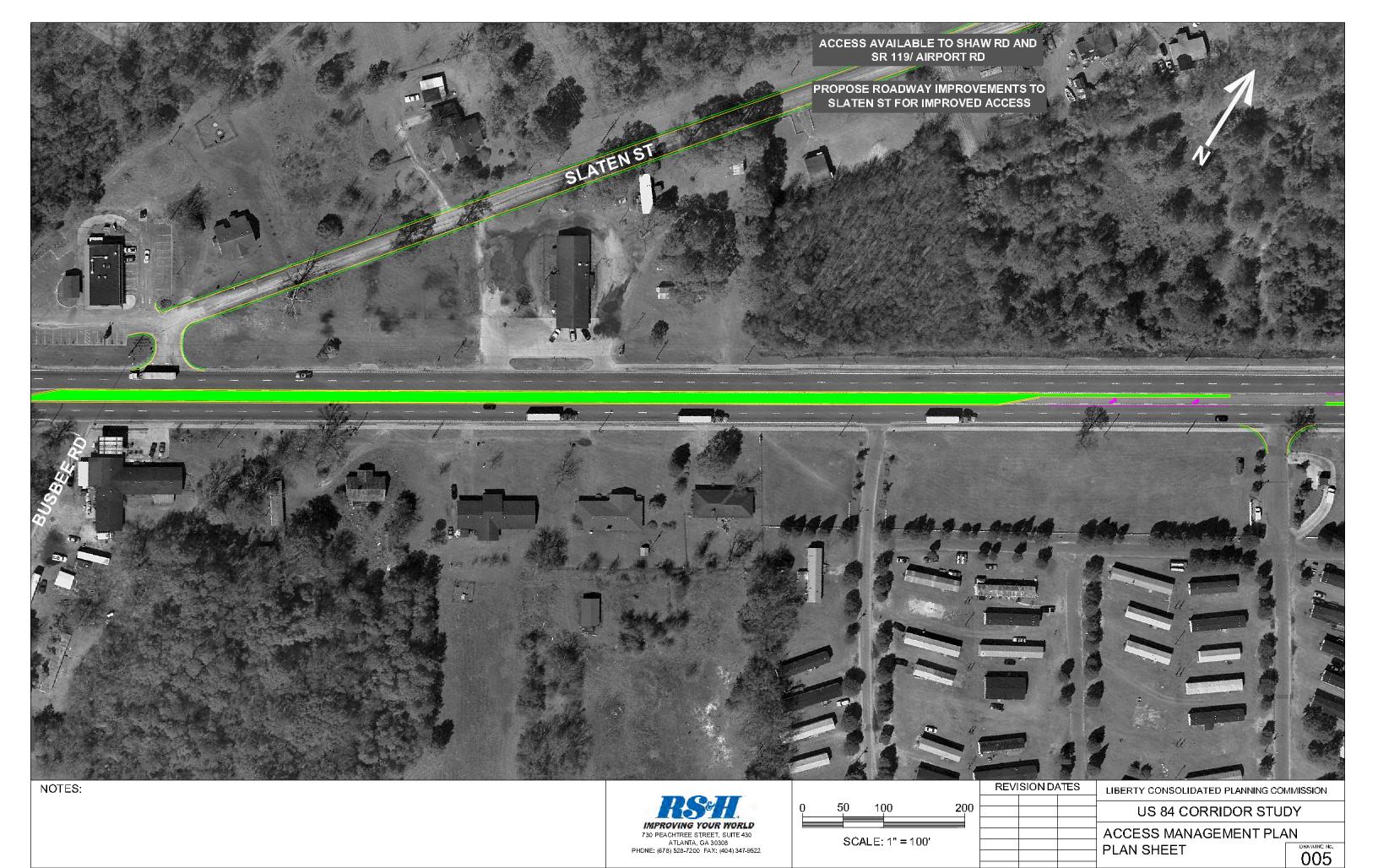
THE LIBERTY CONSOLIDATED PLANNING COMMISSION

THE HINESVILLE AREA METROPOLITAN PLANNING ORGANIZATION (HAMPO)













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SCALE: 1" = 100'

ACCESS MANAGEMENT PLAN PLAN SHEET DRAWING No.



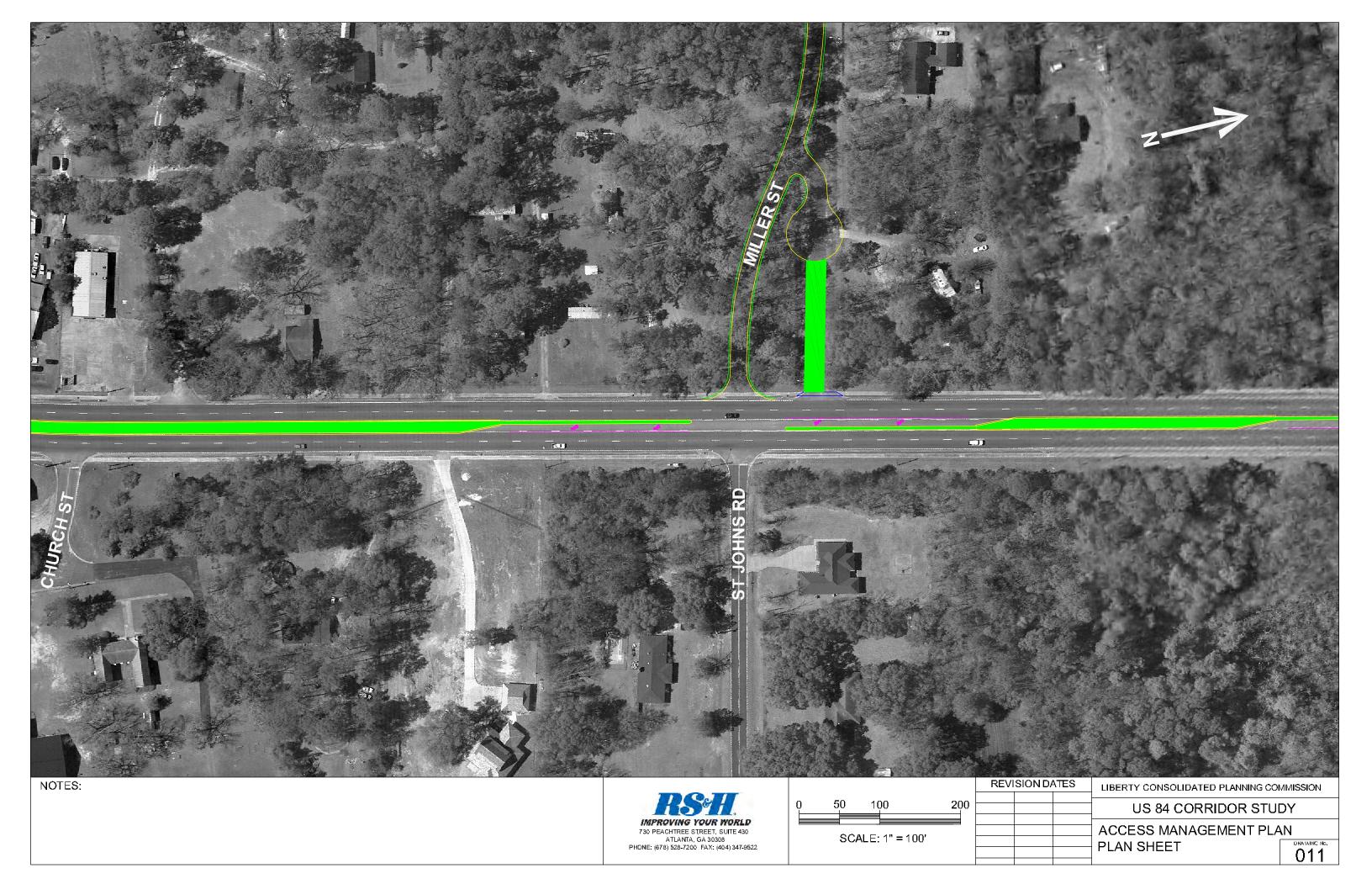
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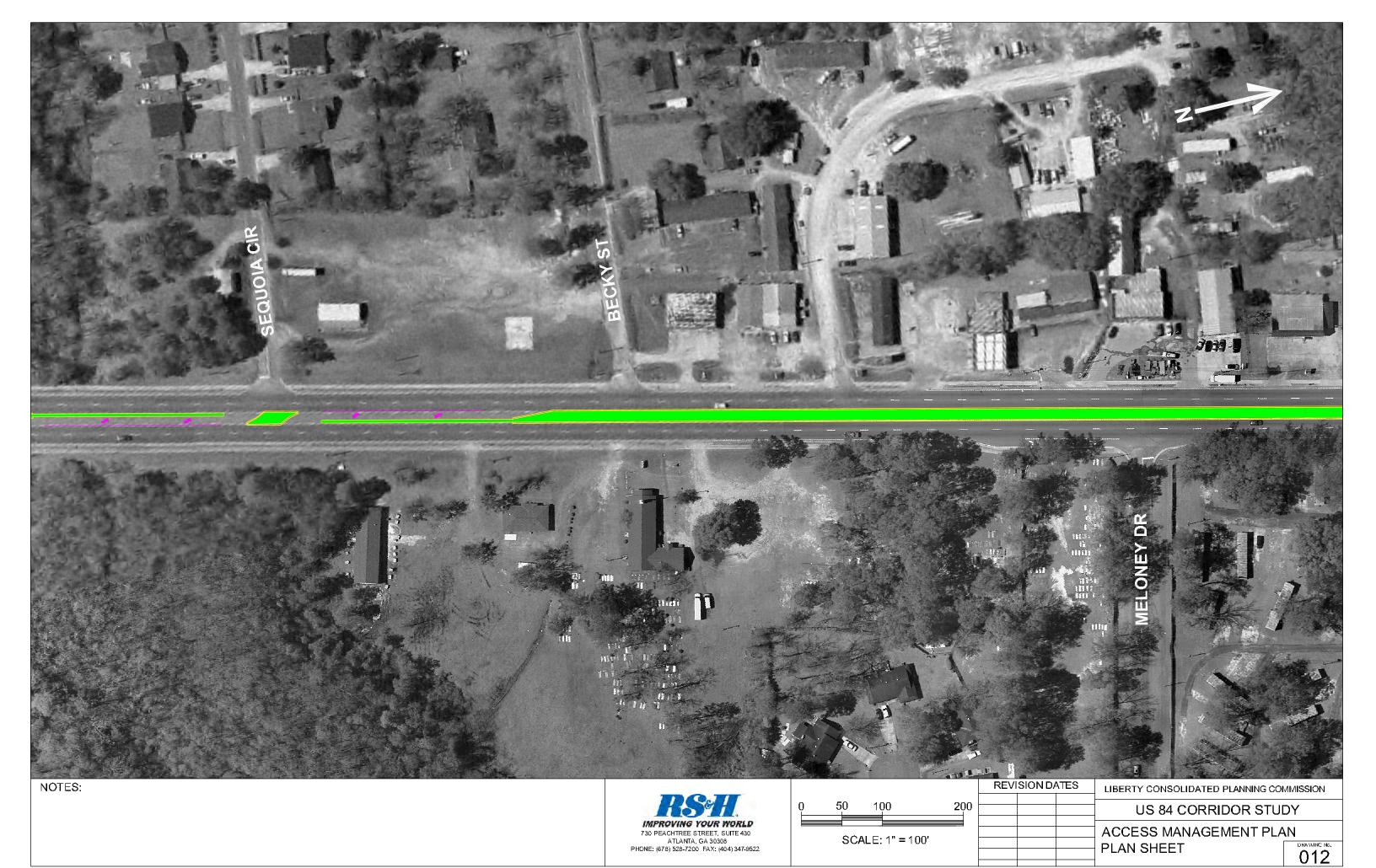
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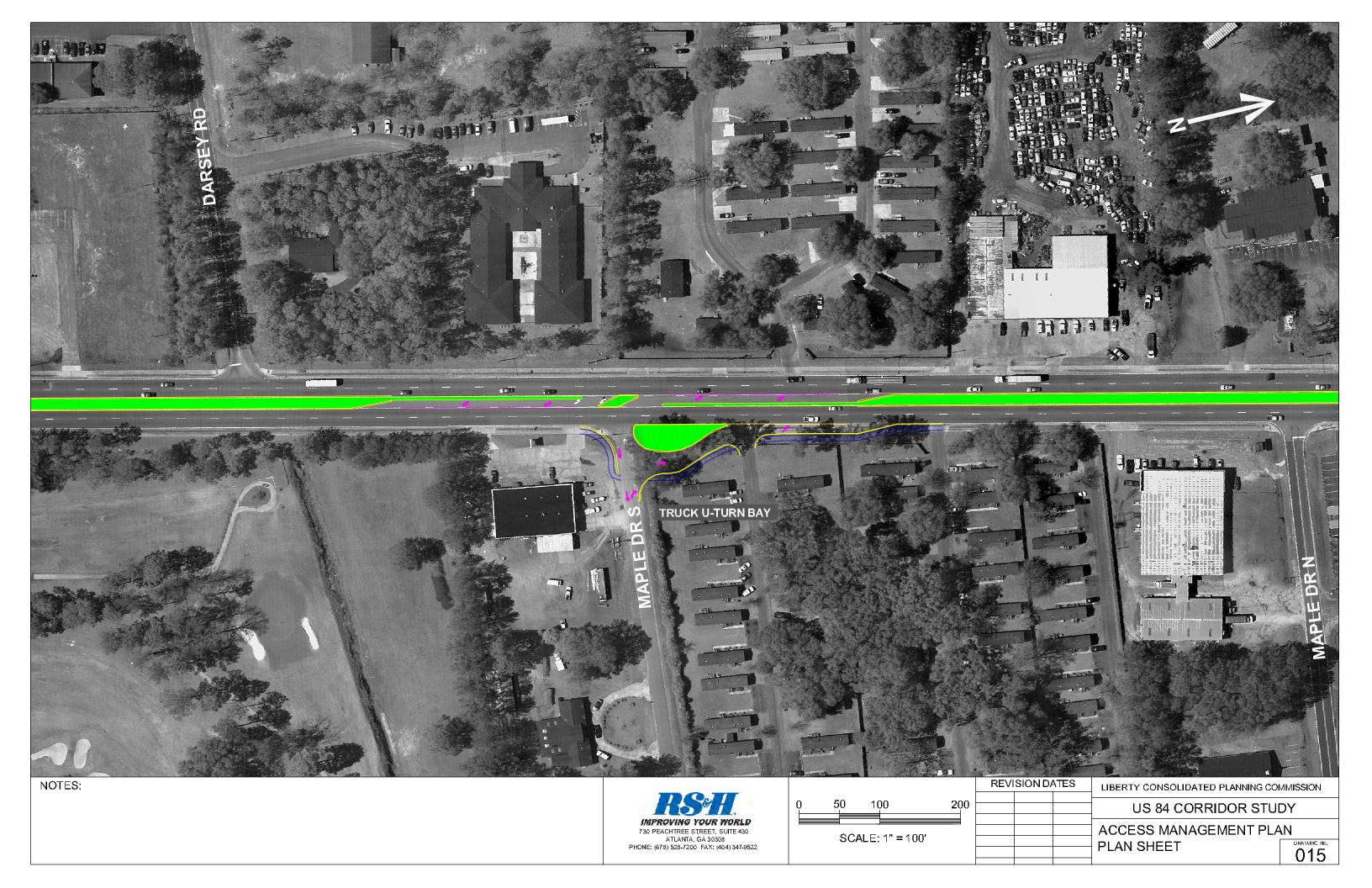
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US 84 CORRIDOR STUDY

ACCESS MANAGEMENT PLAN

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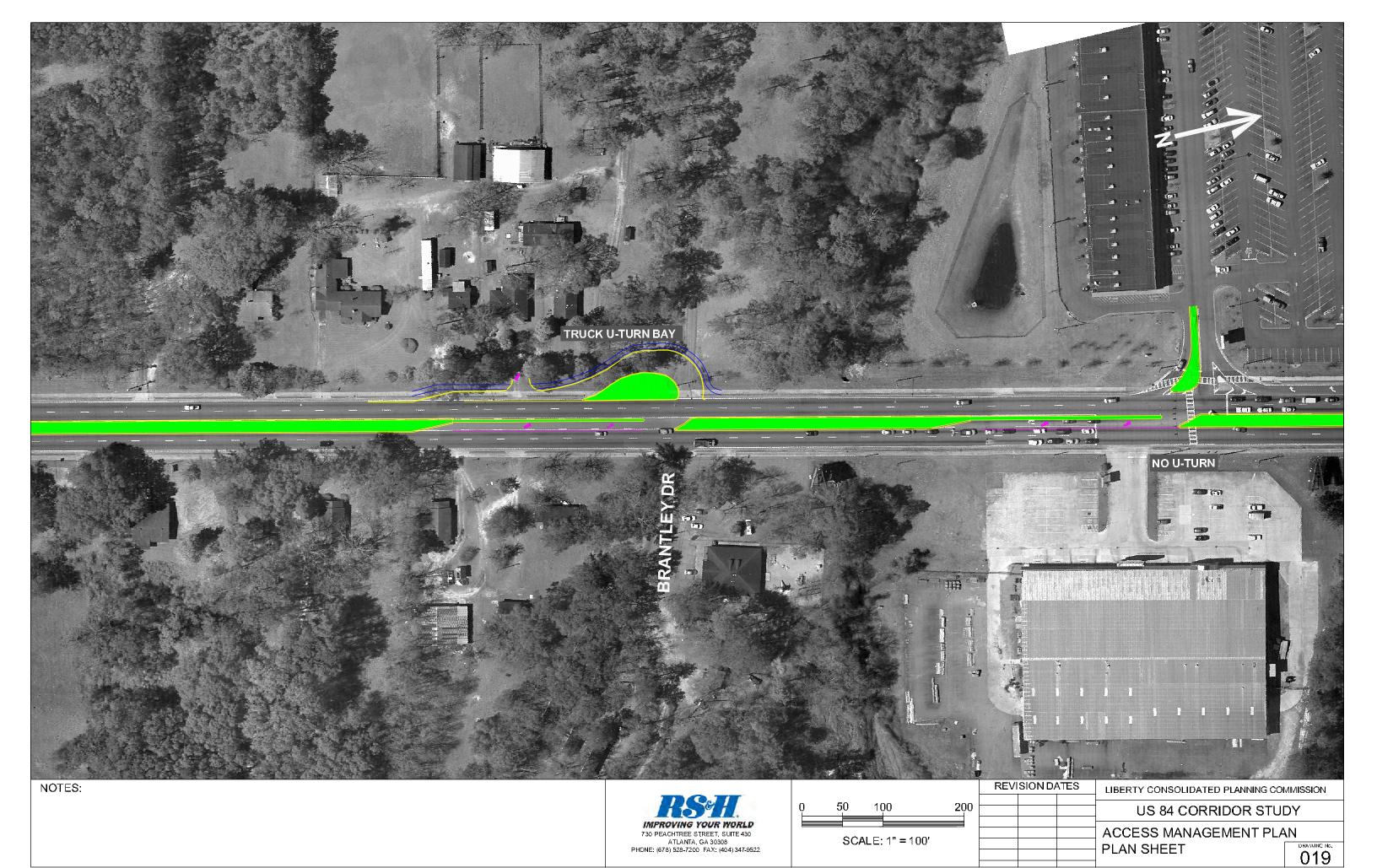
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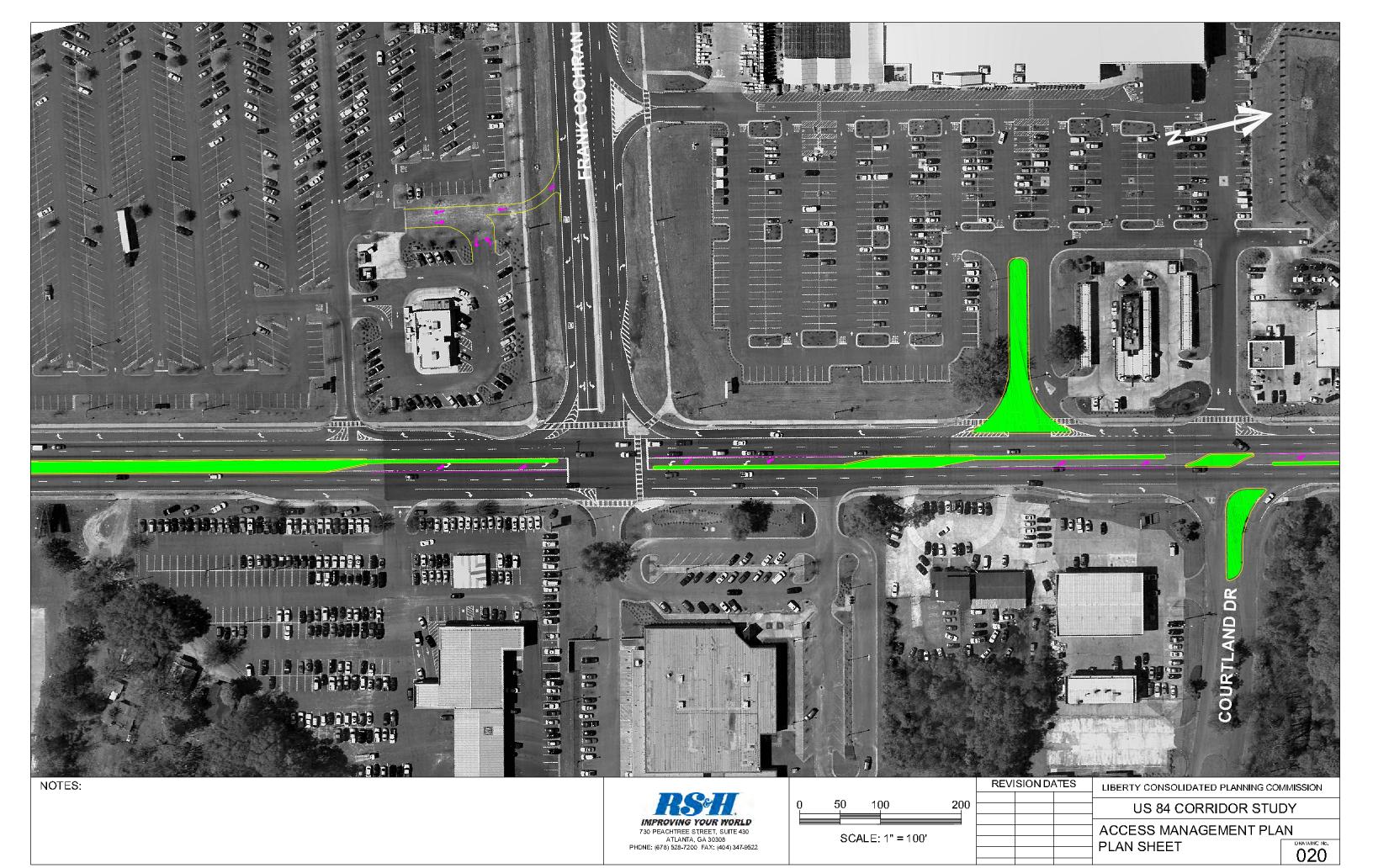




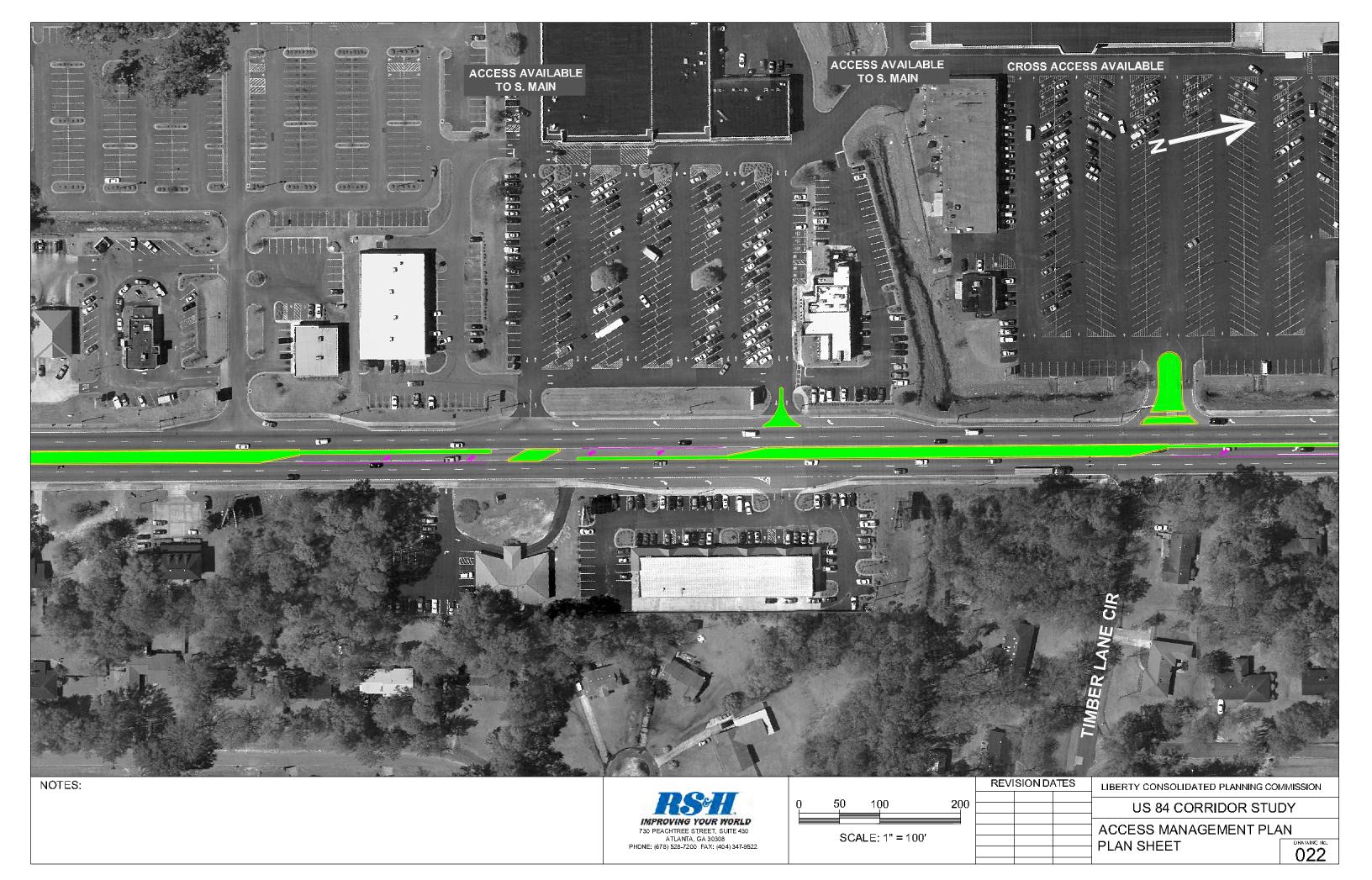


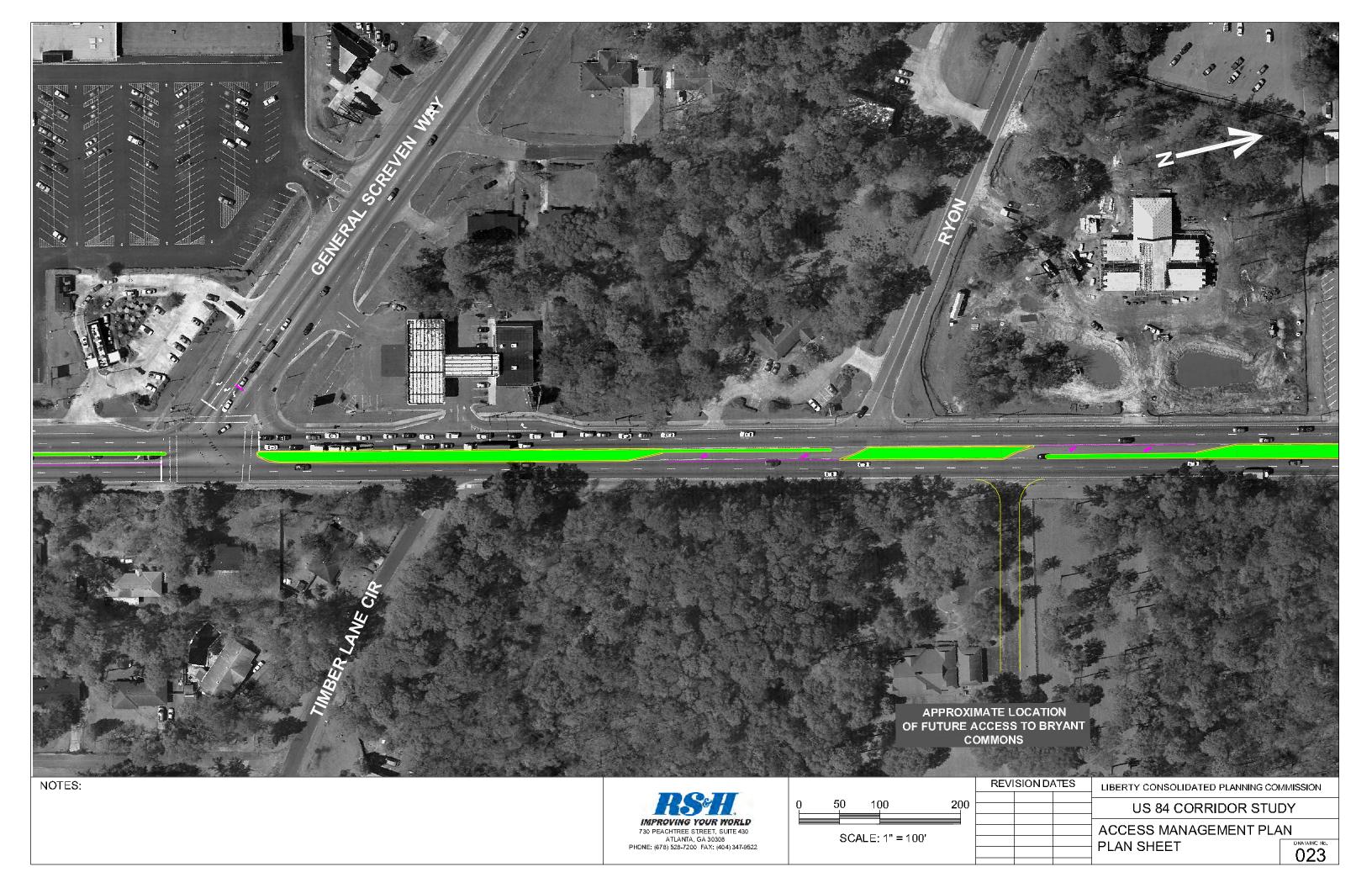












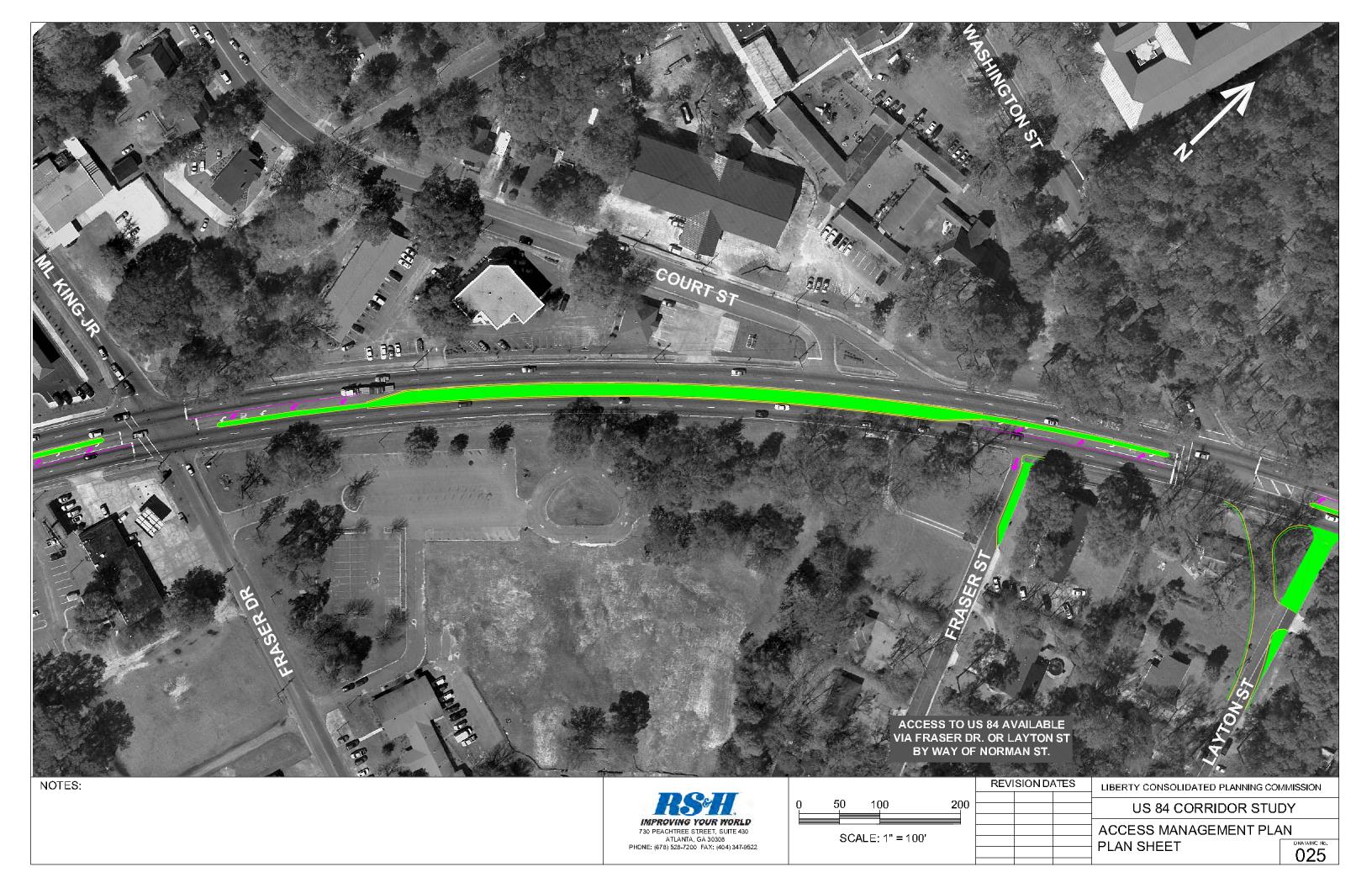


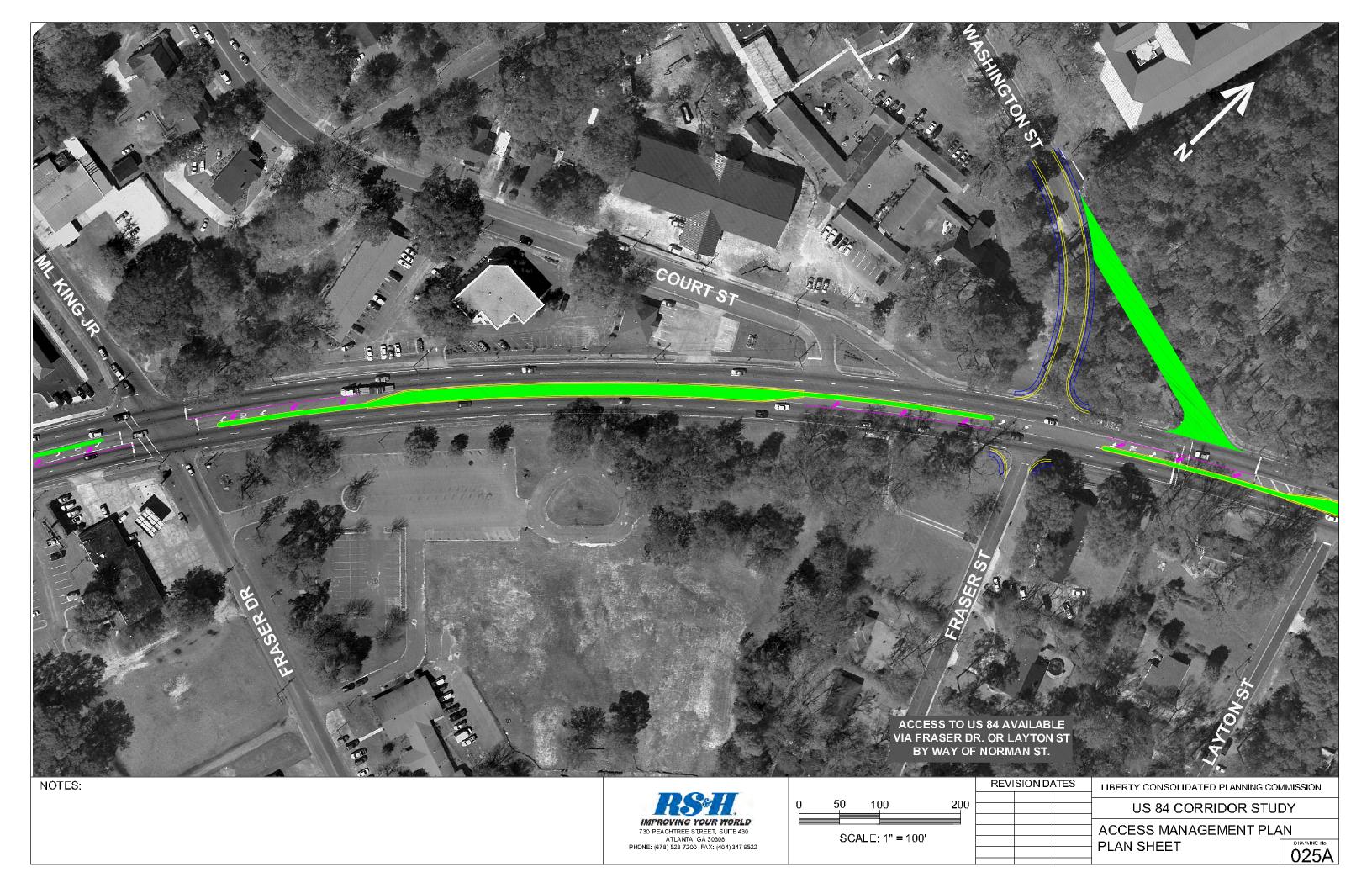
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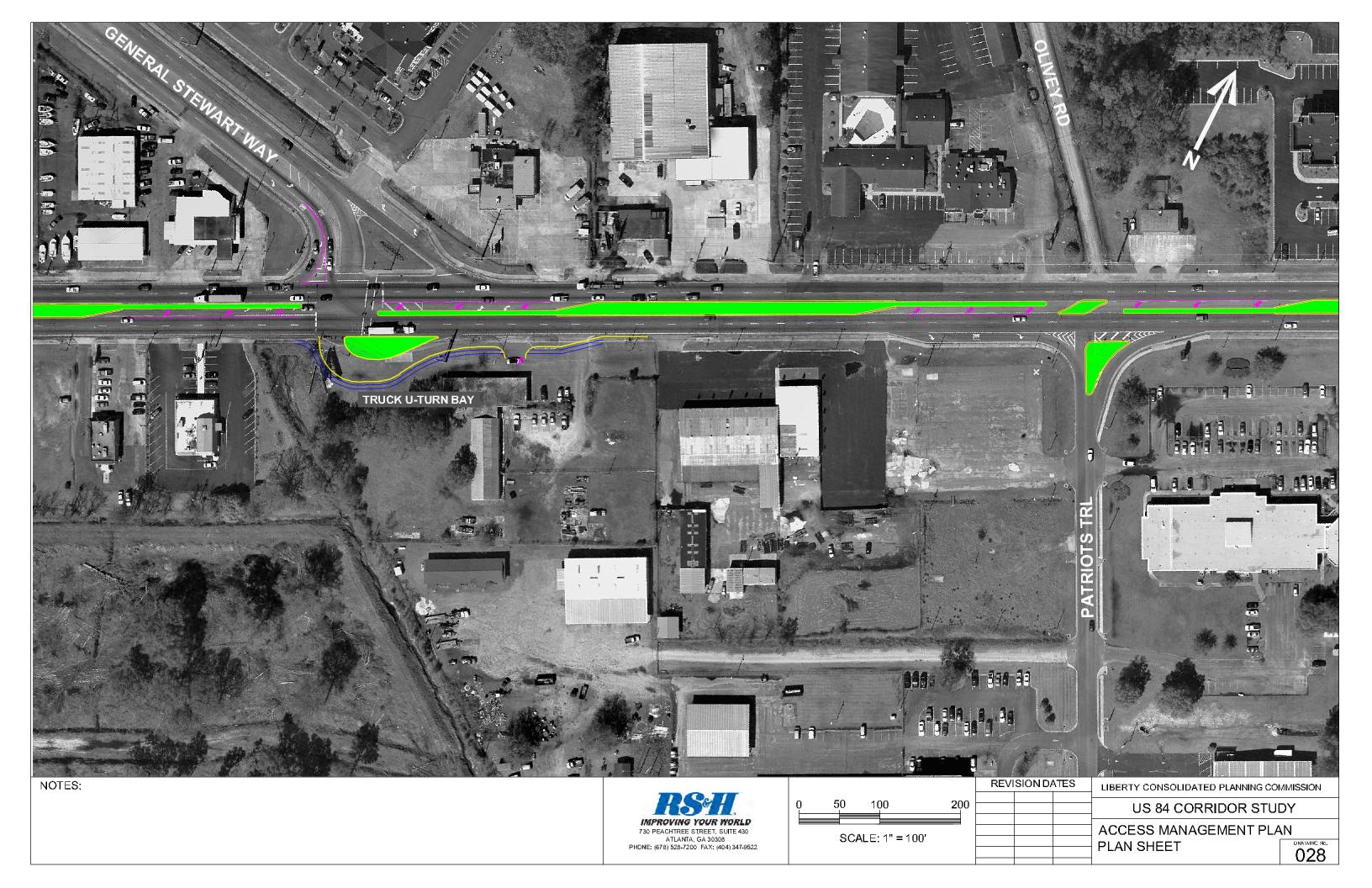


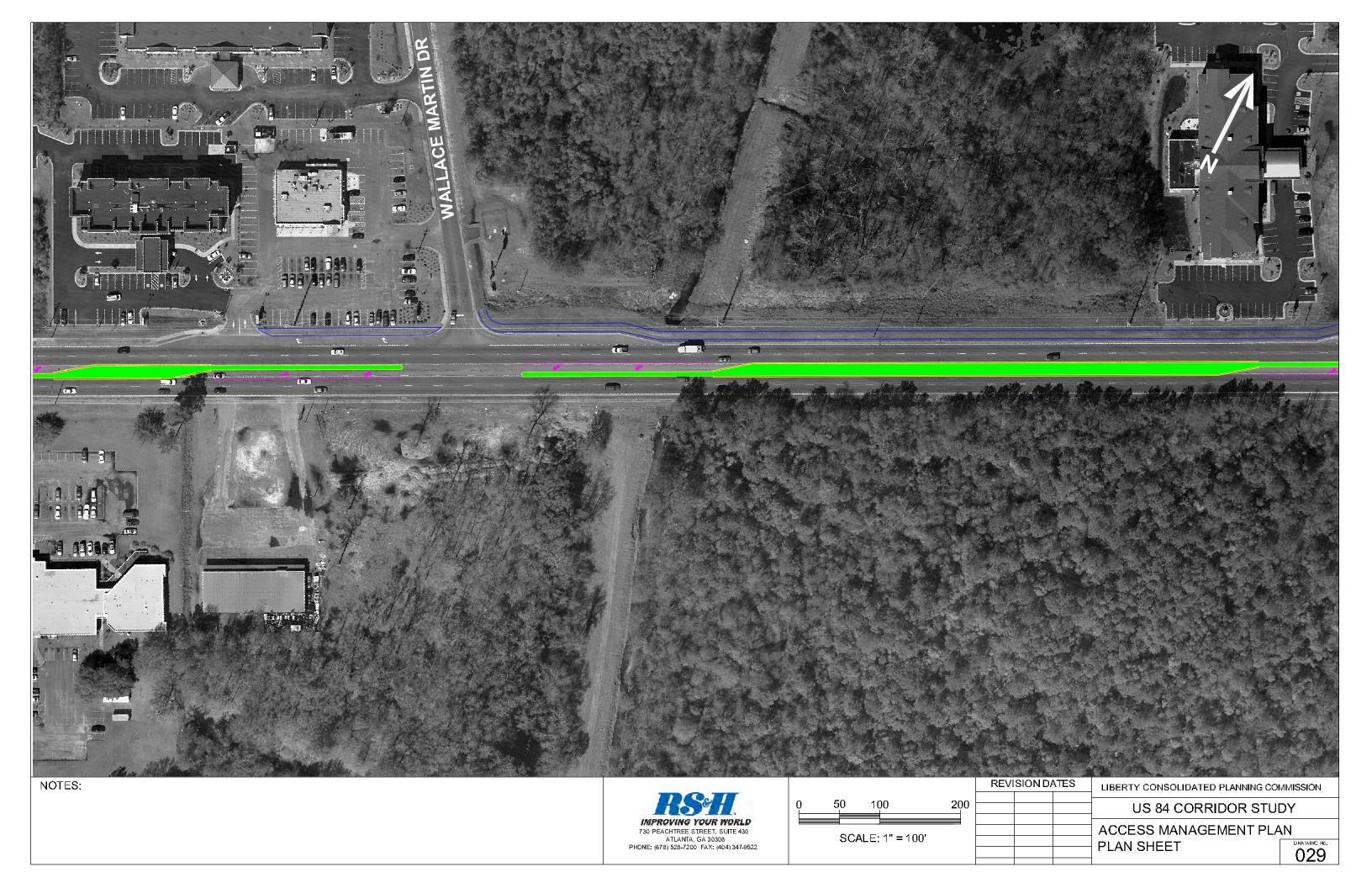


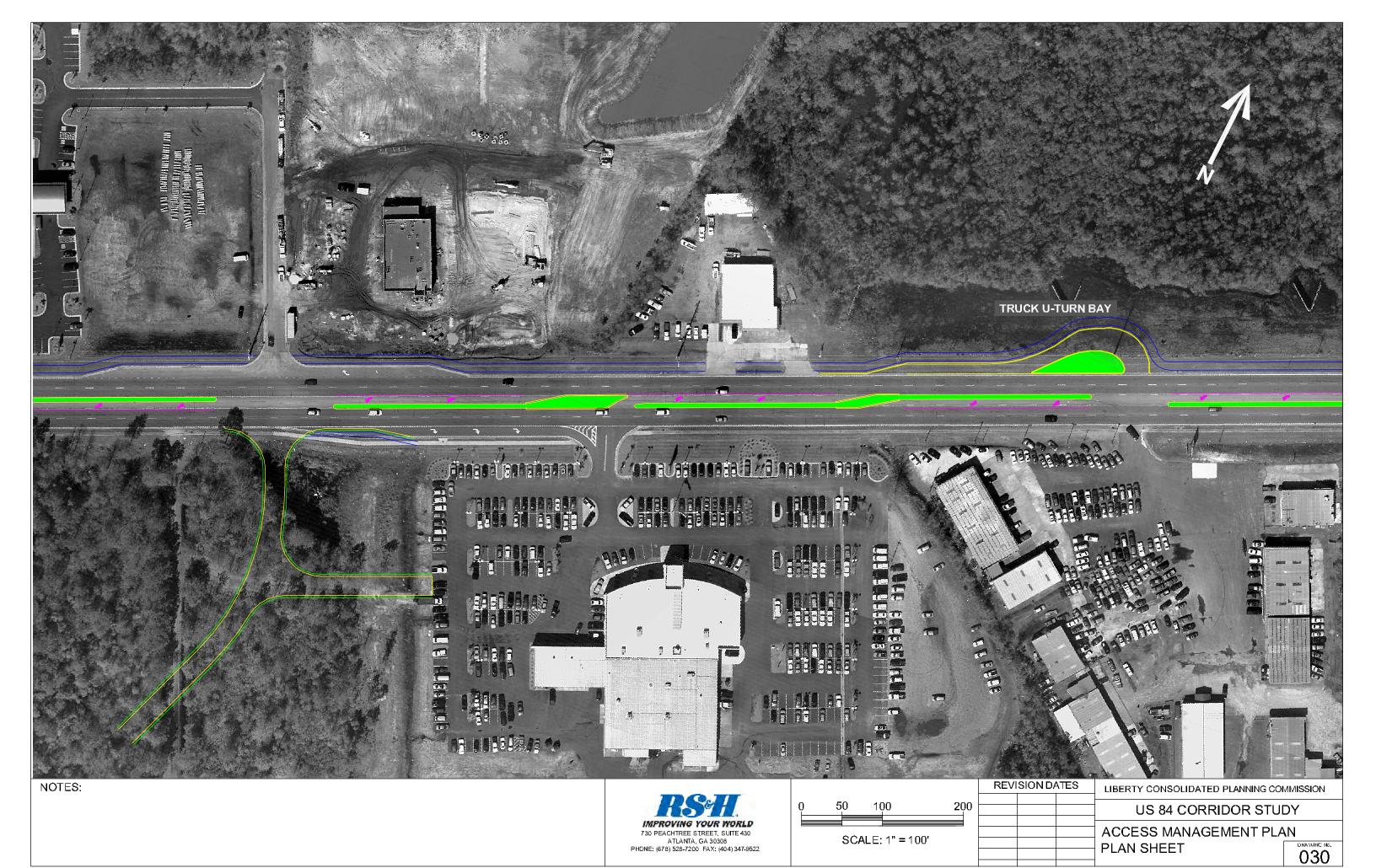


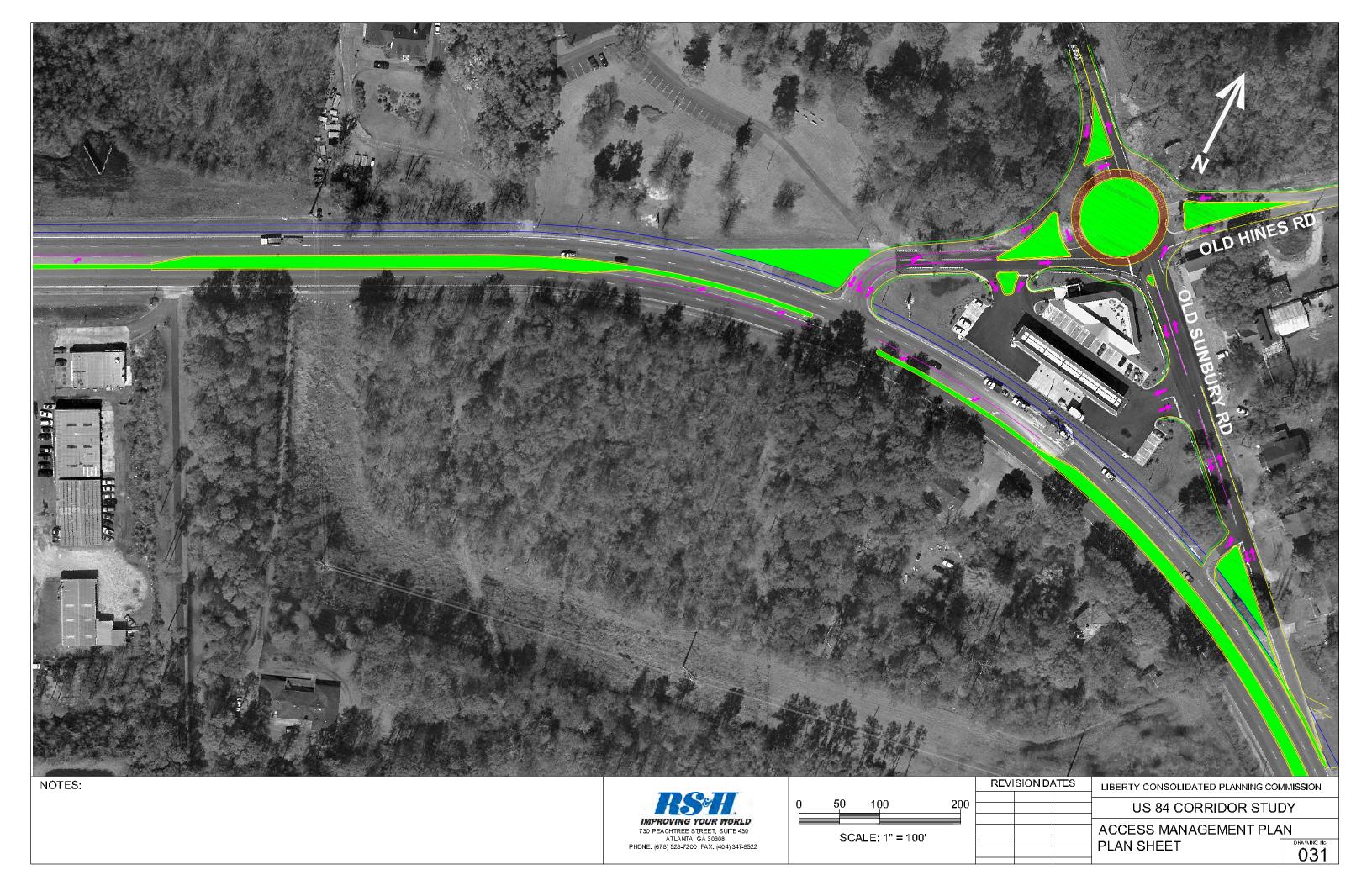


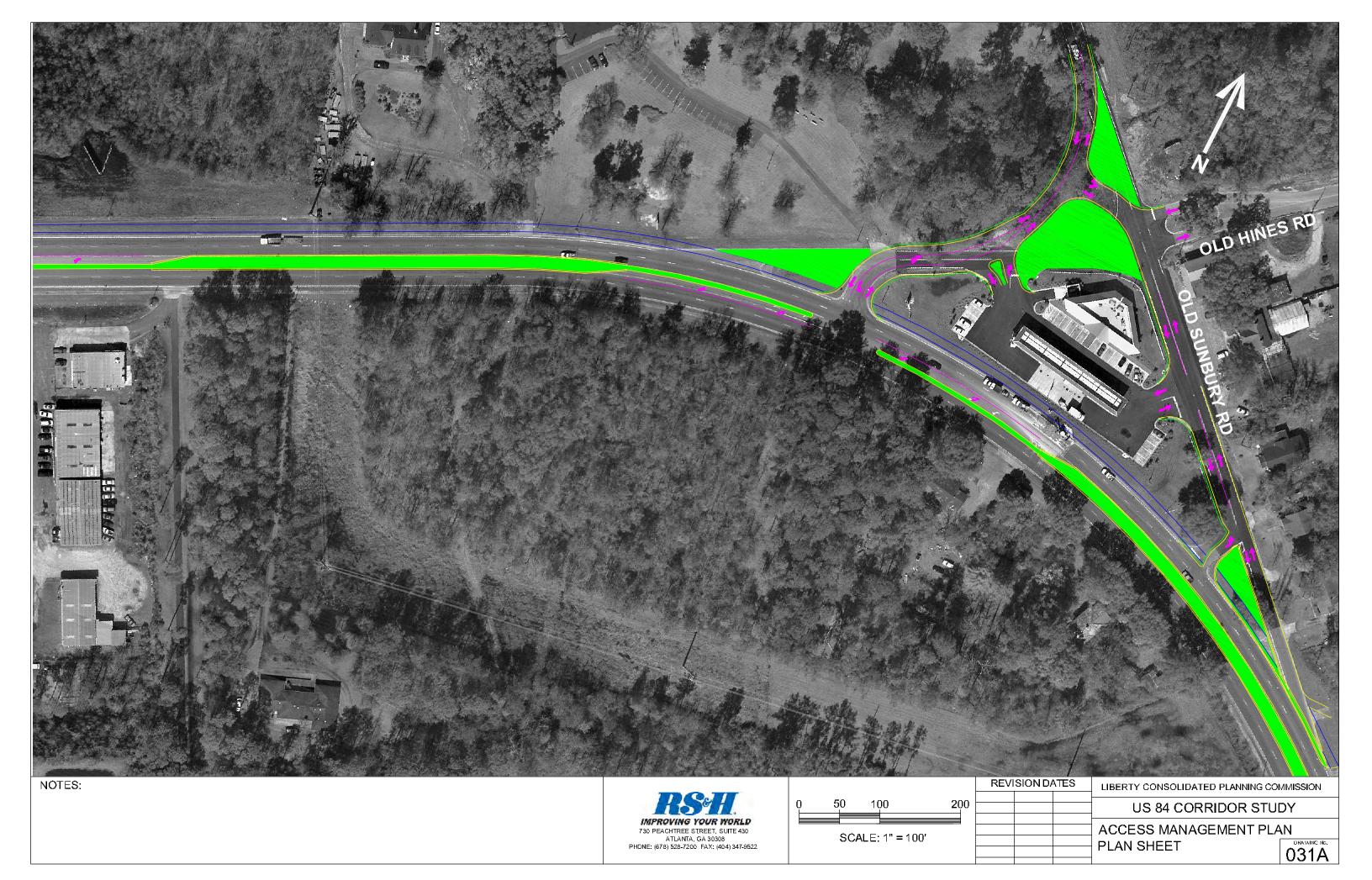




























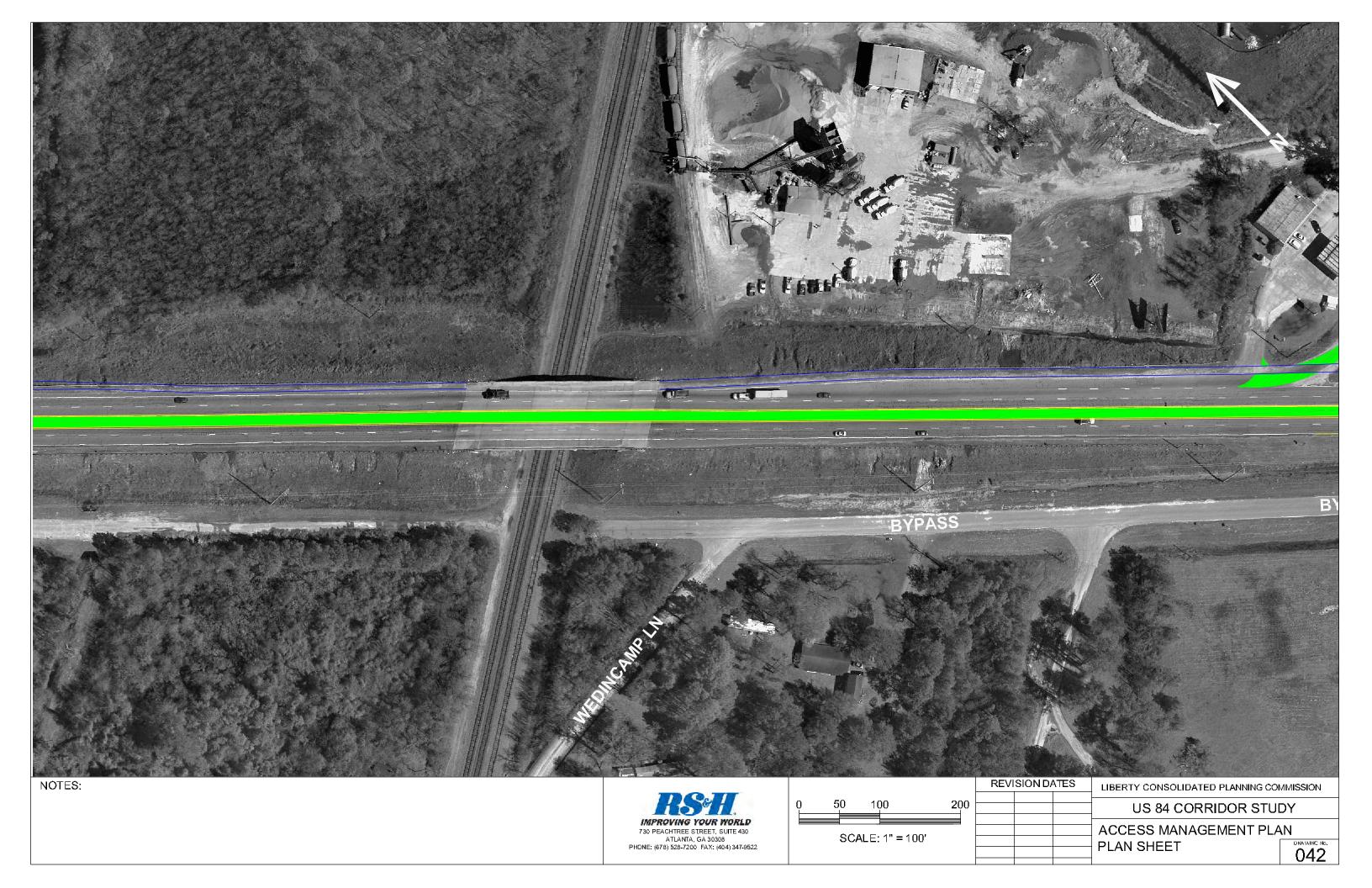


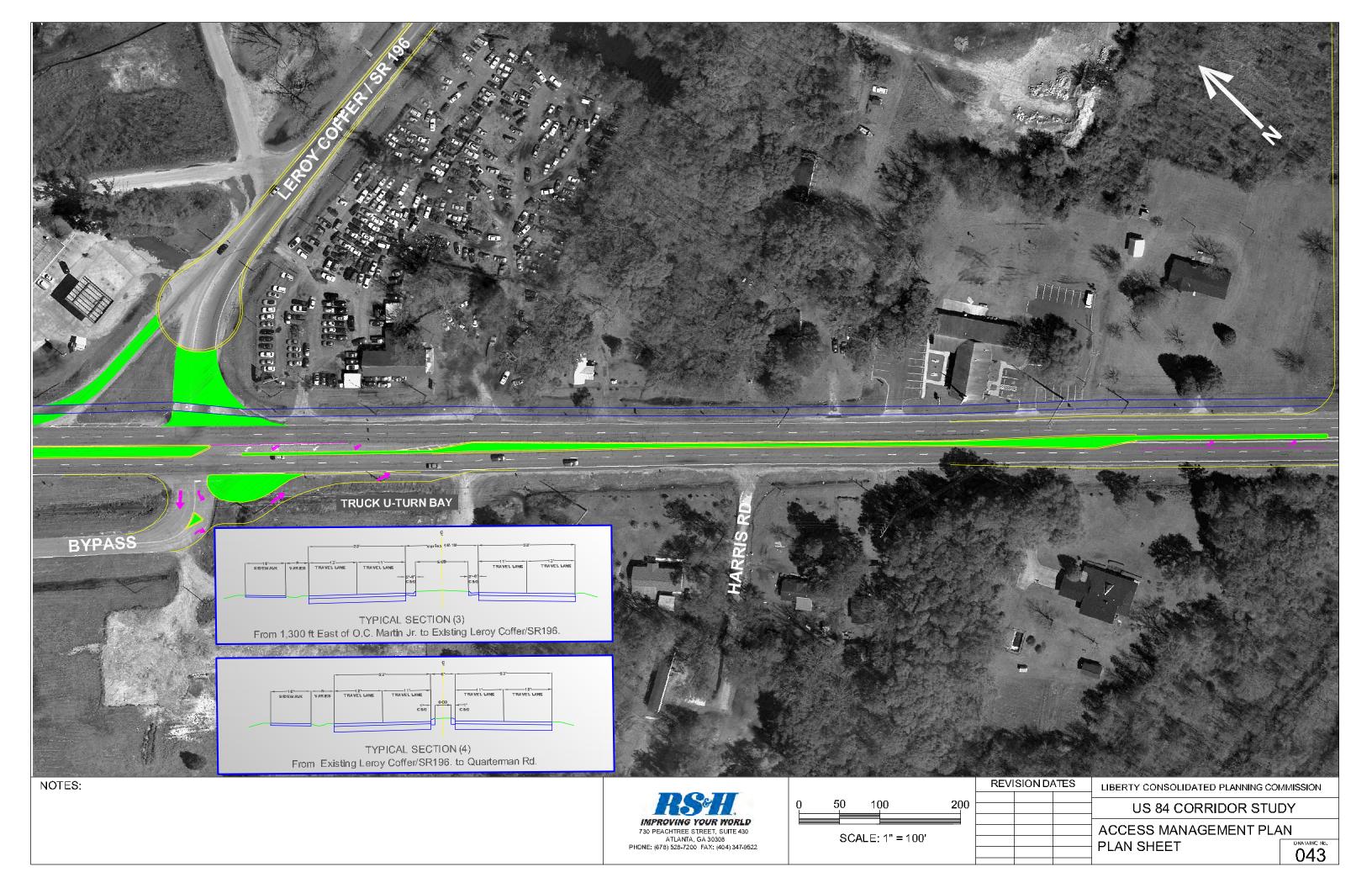
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US 84 CORRIDOR STUDY

SCALE: 1" = 100'

SCALE: 1" = 100'

LIBERTY CONSOLIDATED PLANNING COMMISSION

US 84 CORRIDOR STUDY

ACCESS MANAGEMENT PLAN

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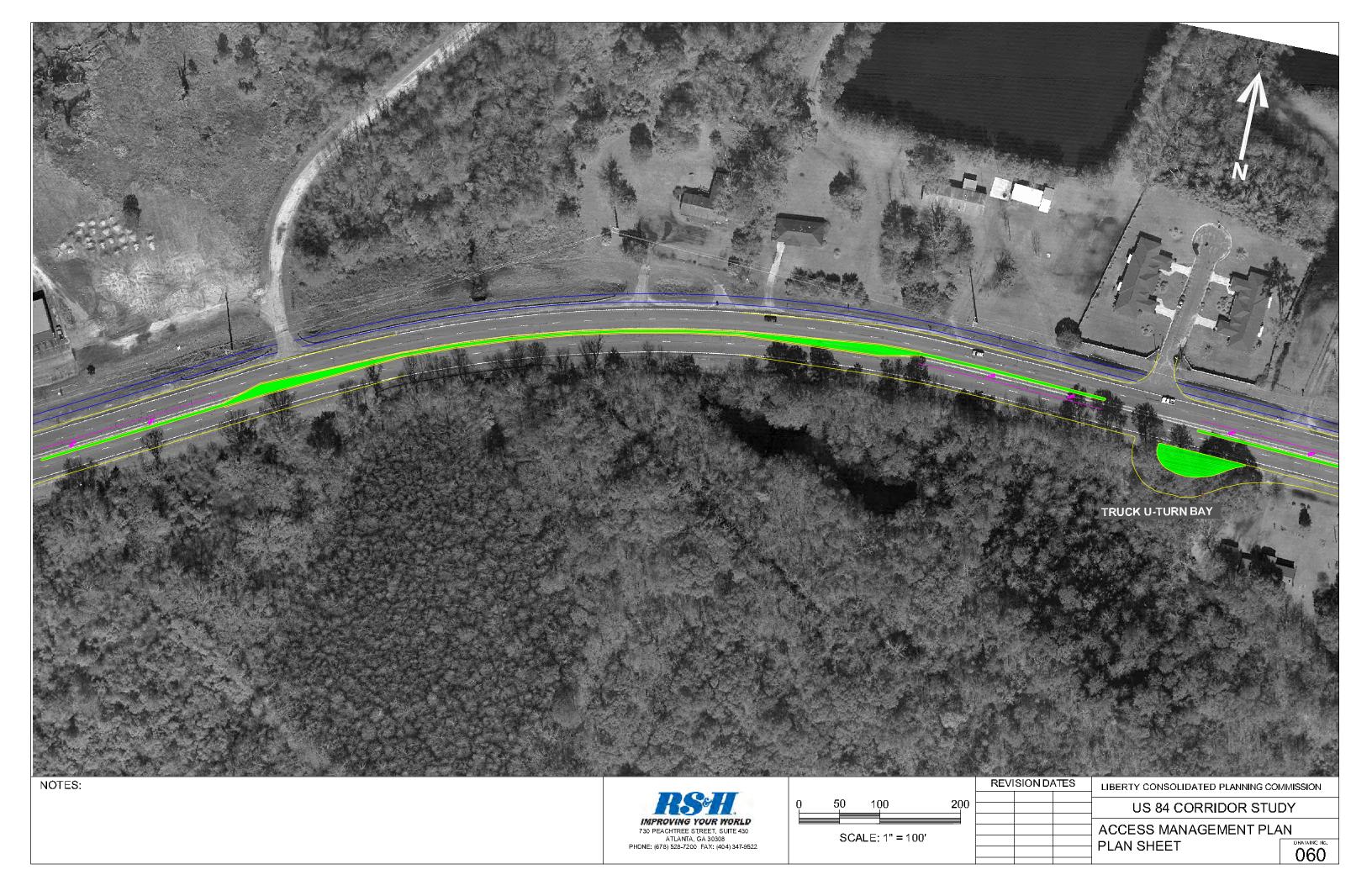










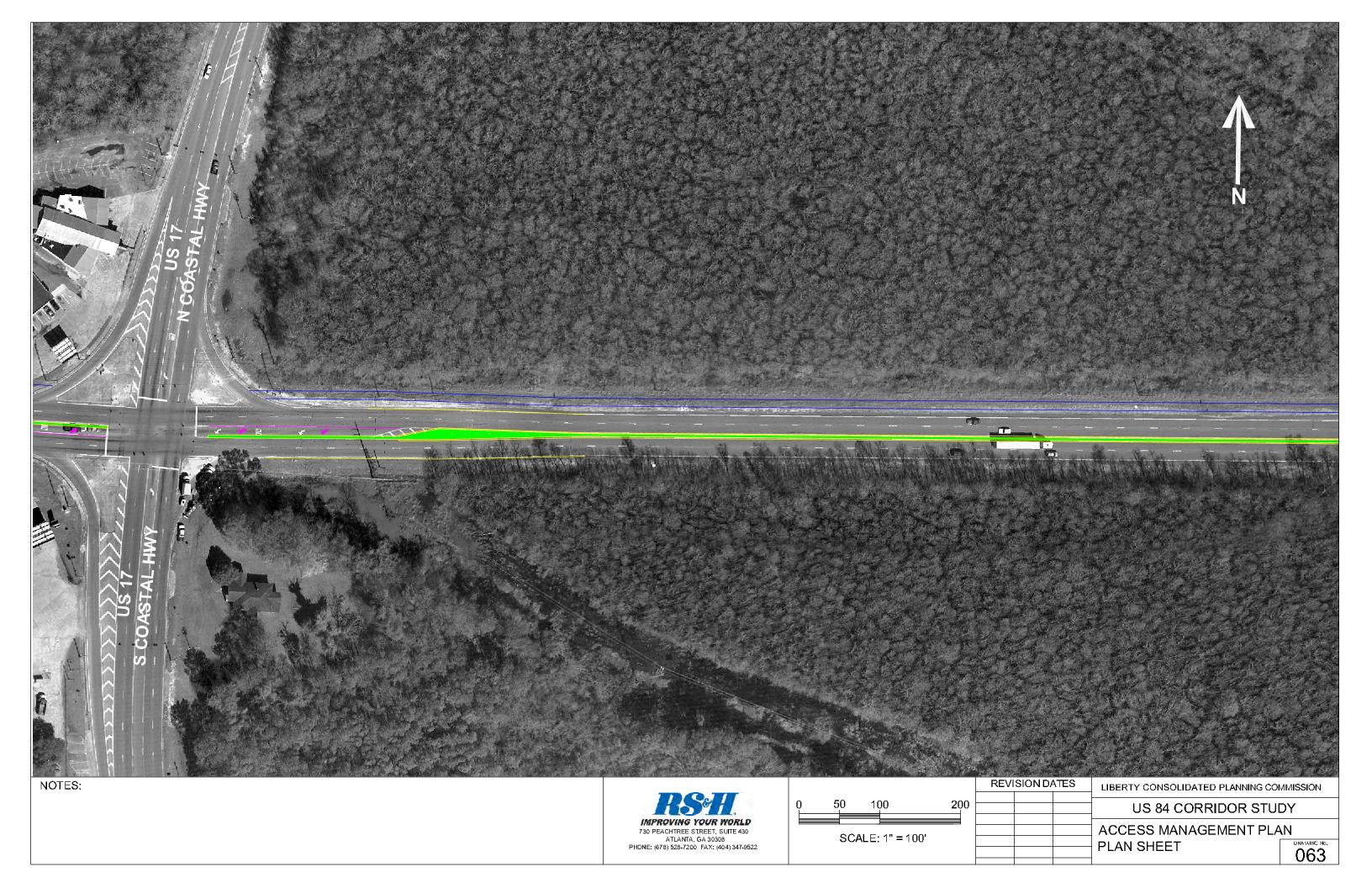


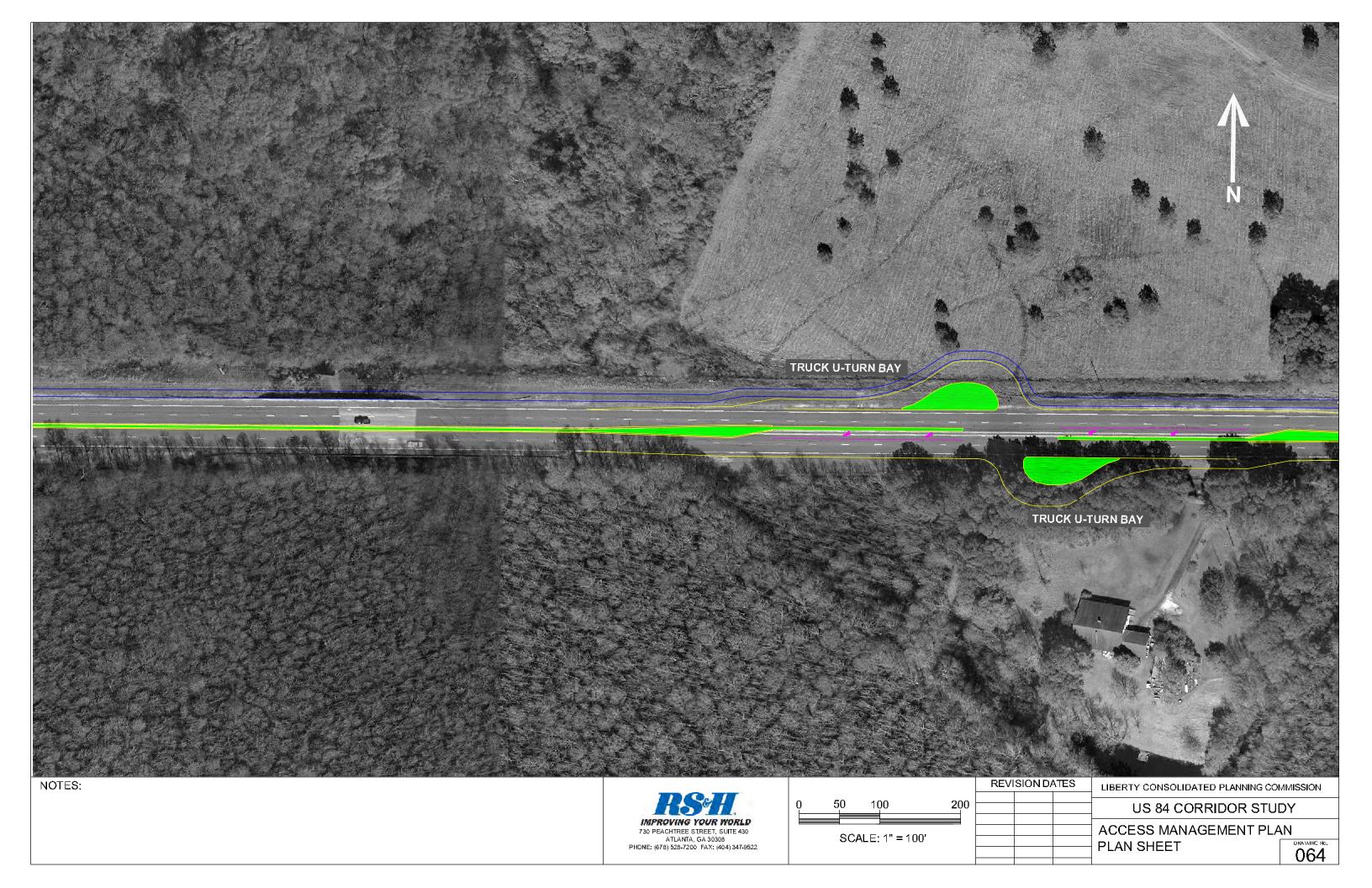




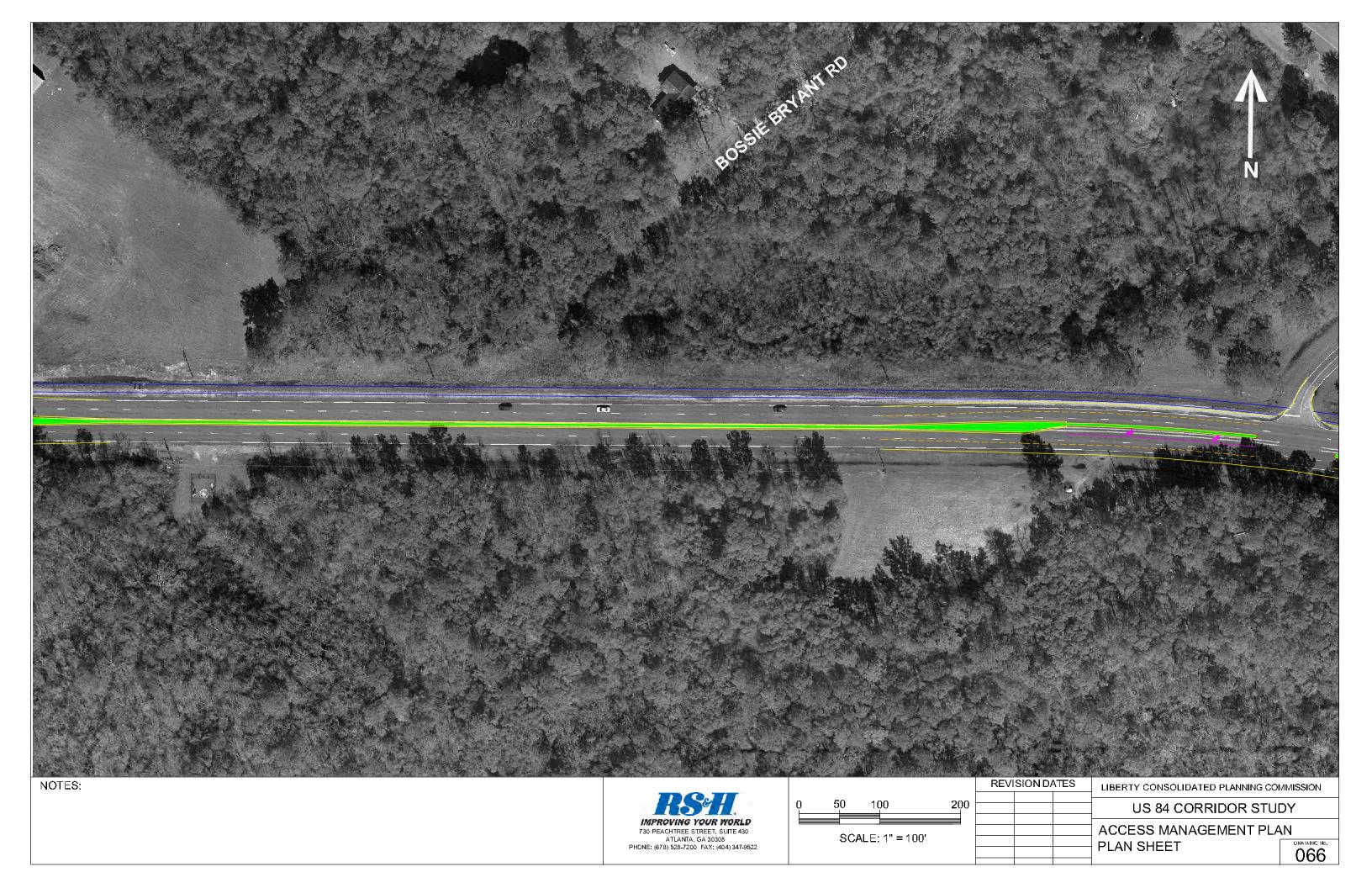
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	REVISION DATES	LIBERTY CONSOLIDATED PLANNING COMMISSION	
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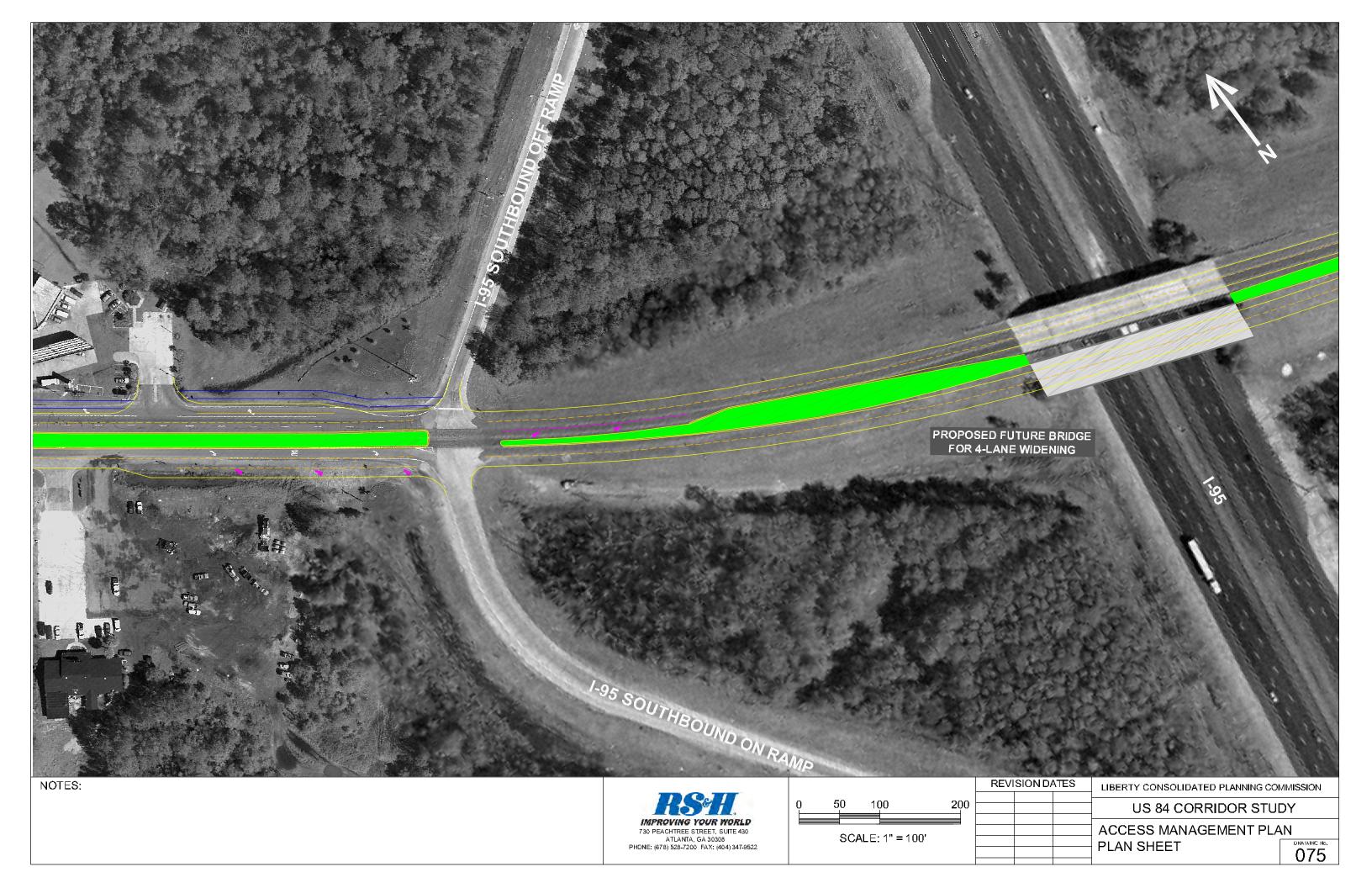


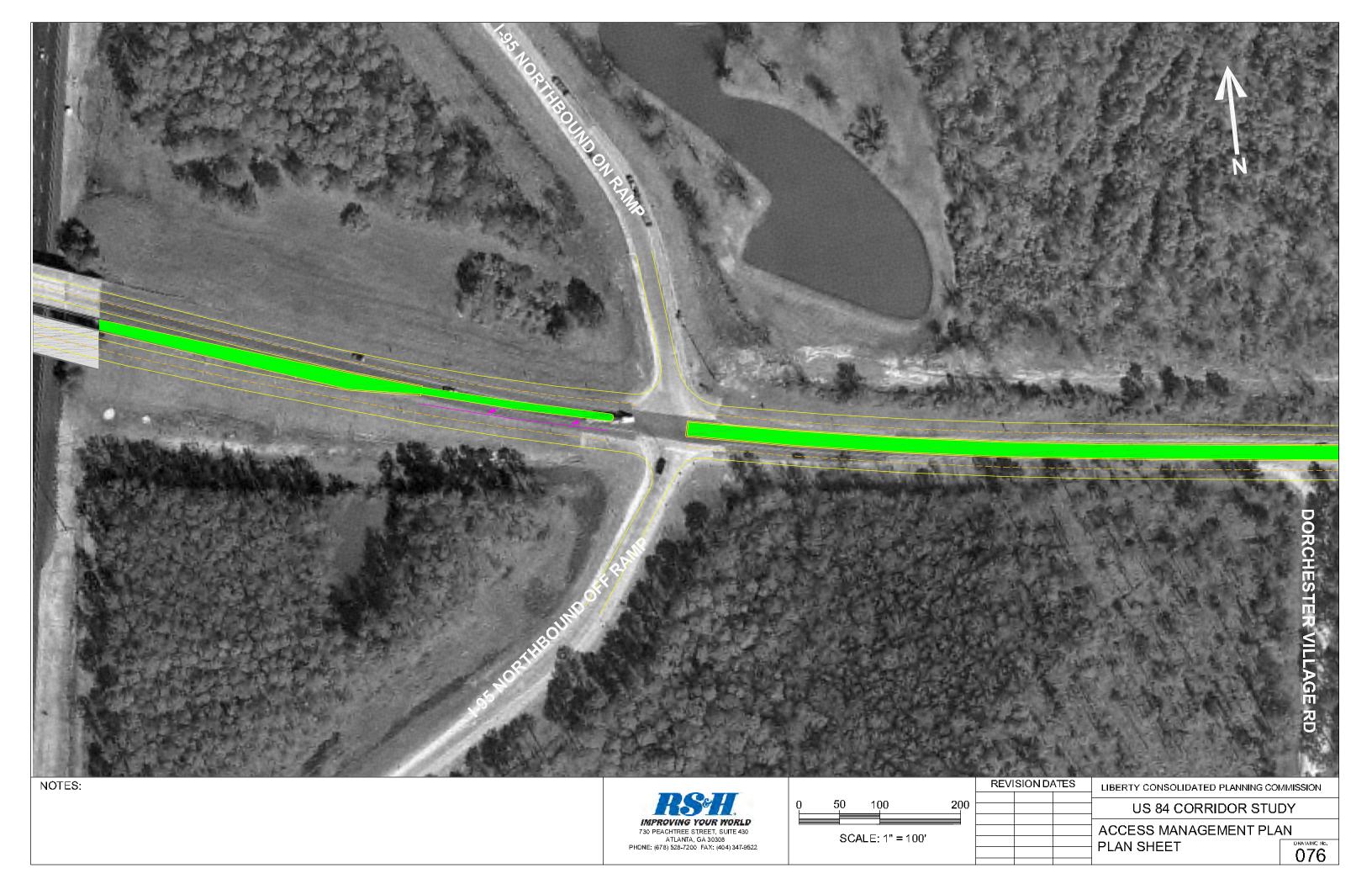






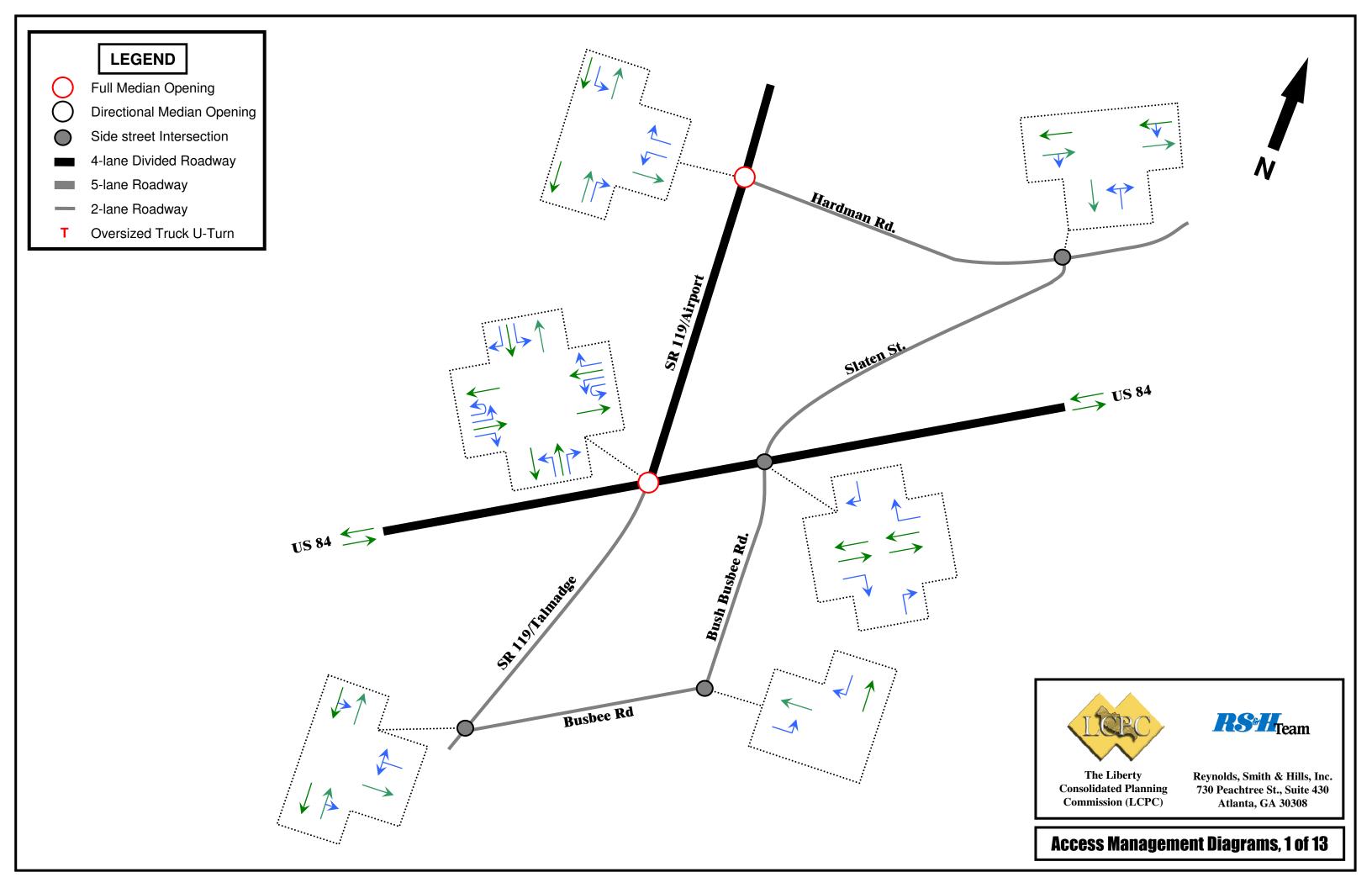


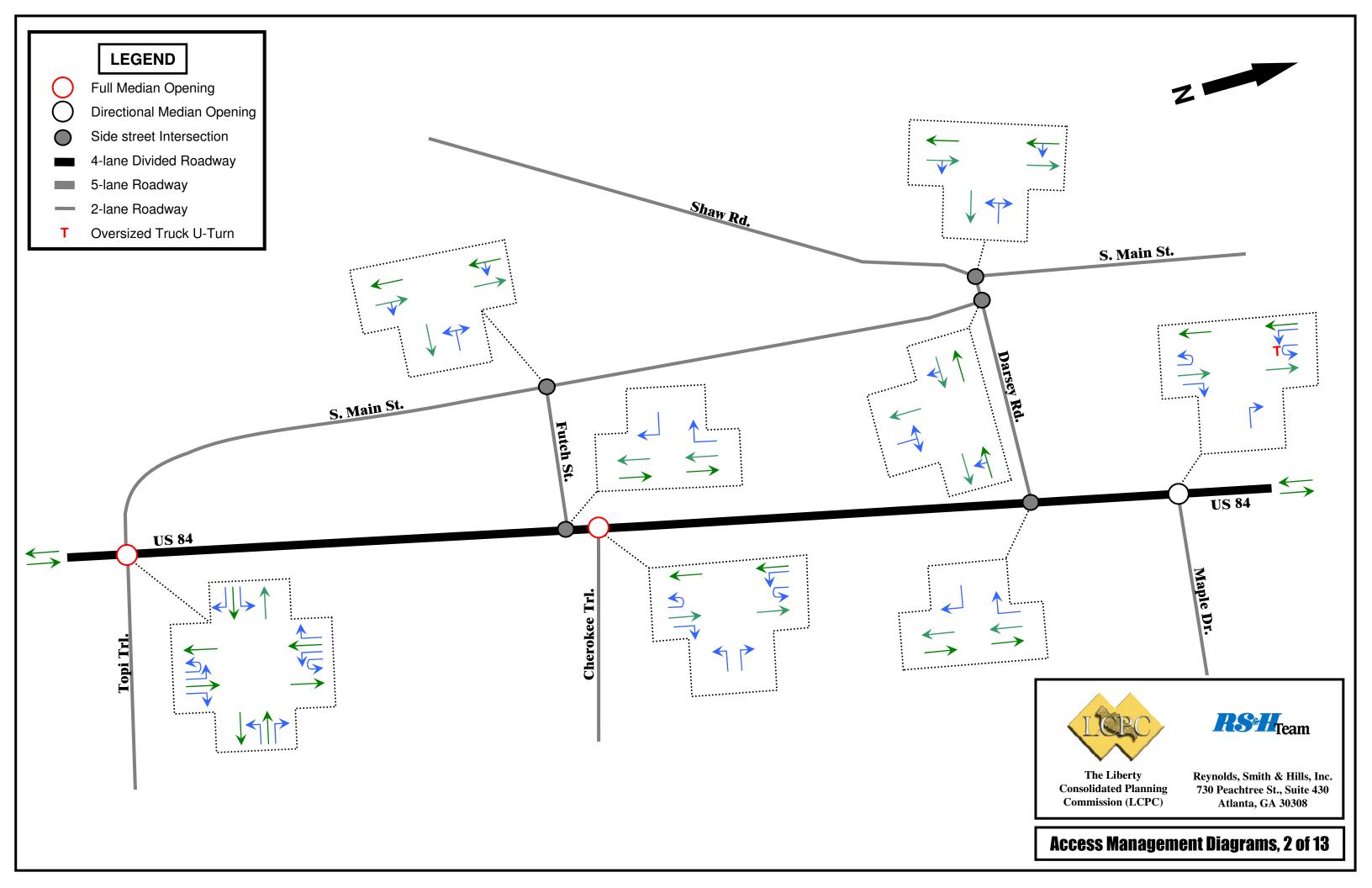


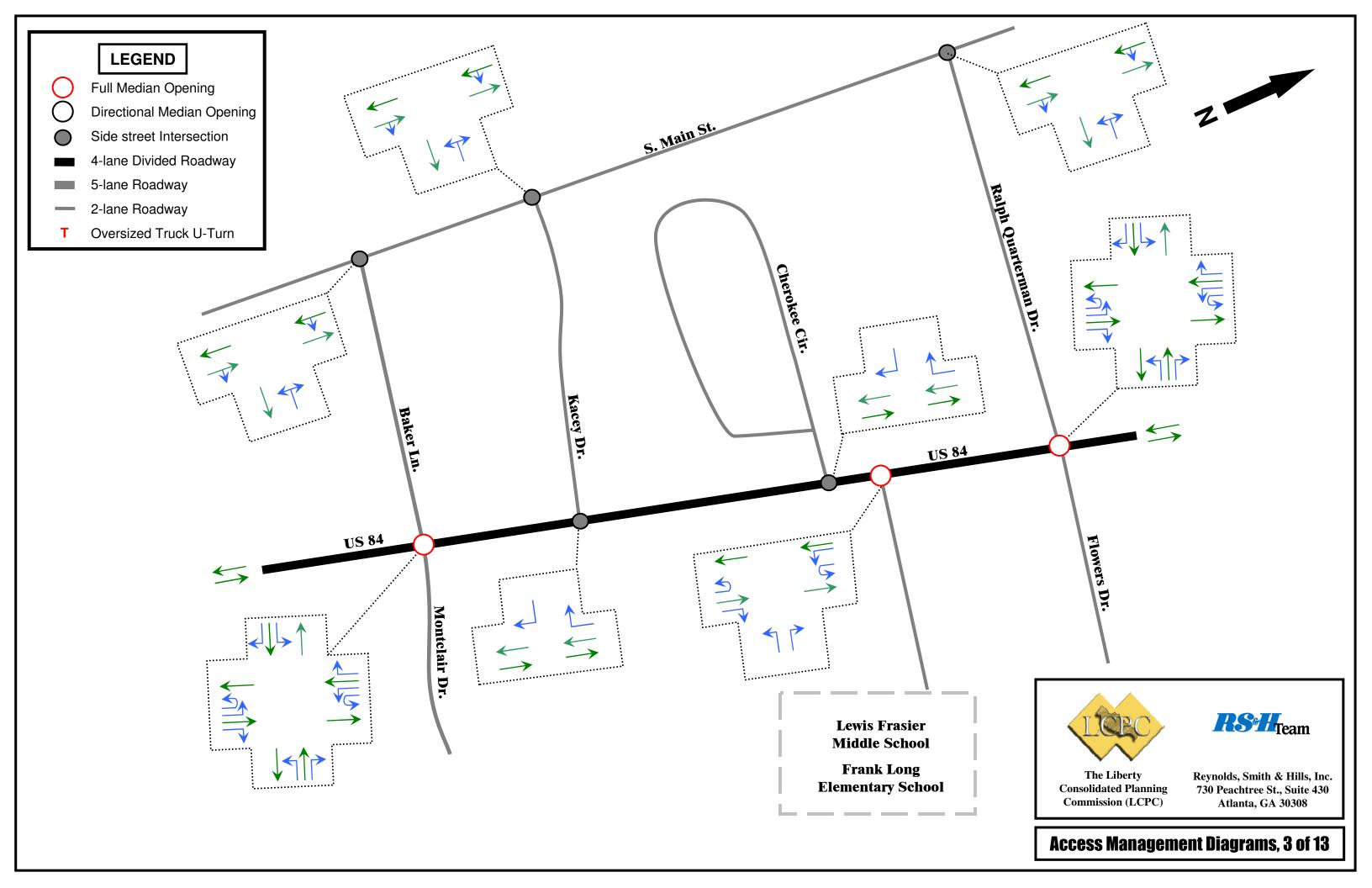


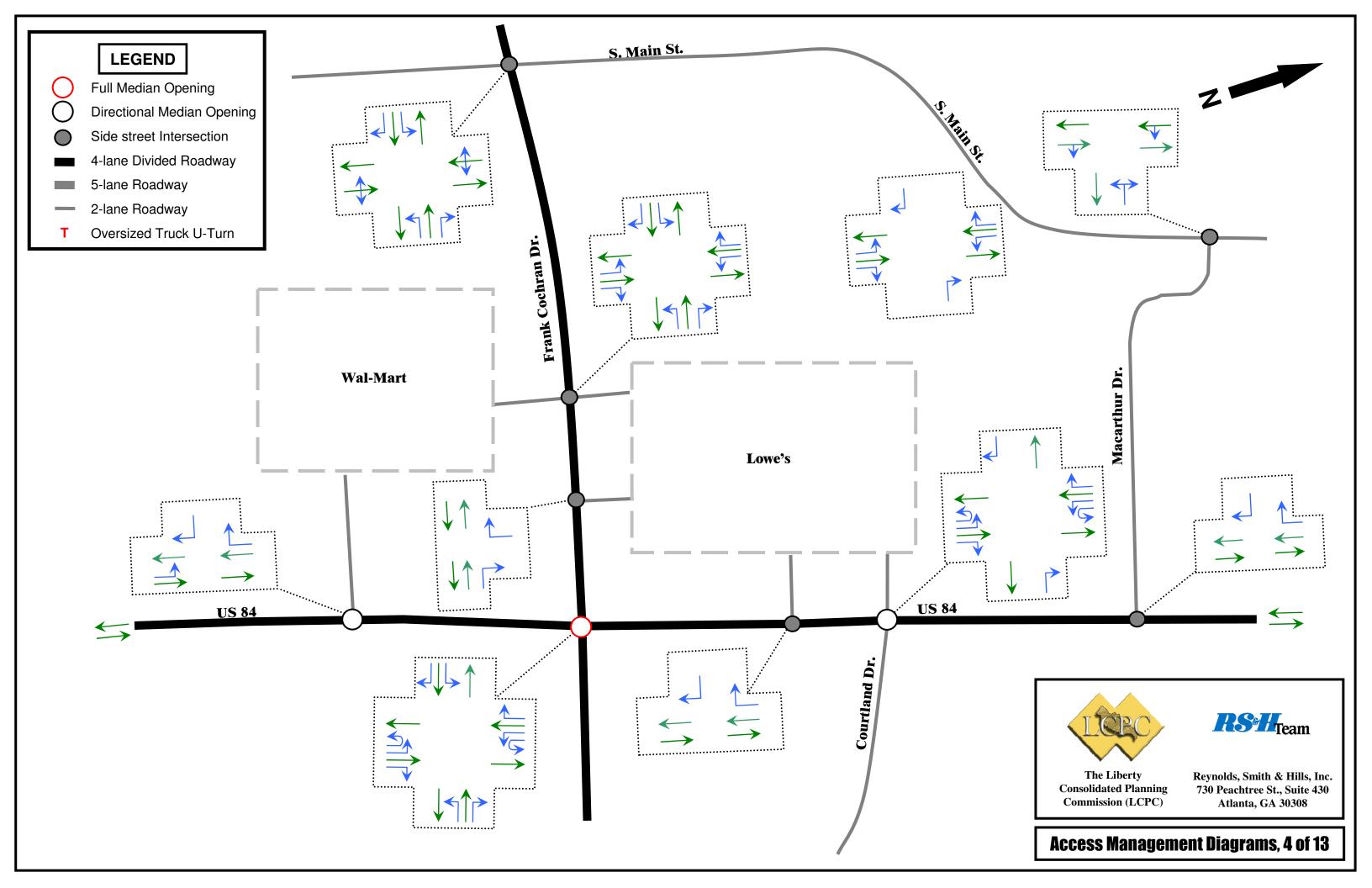


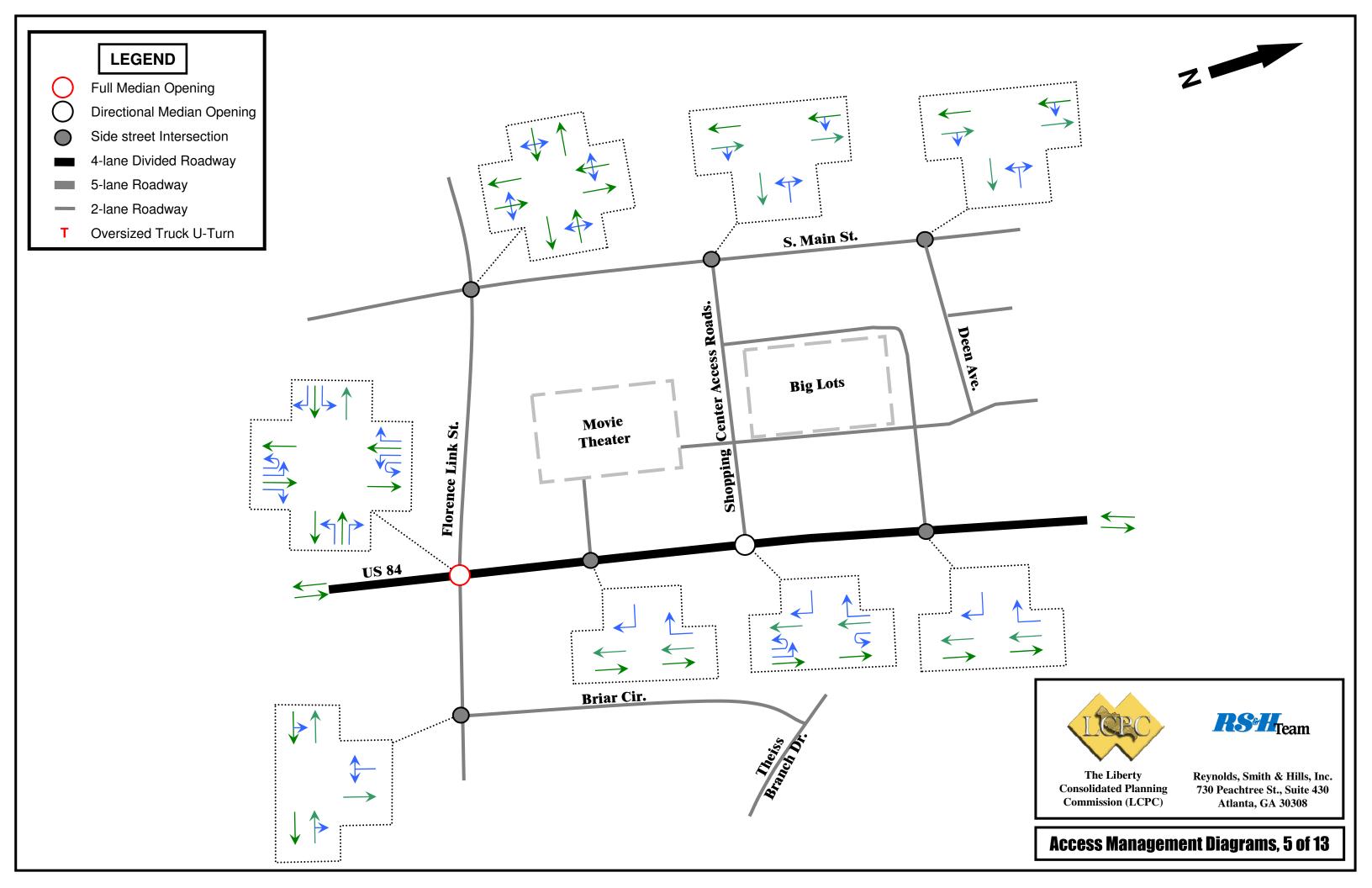


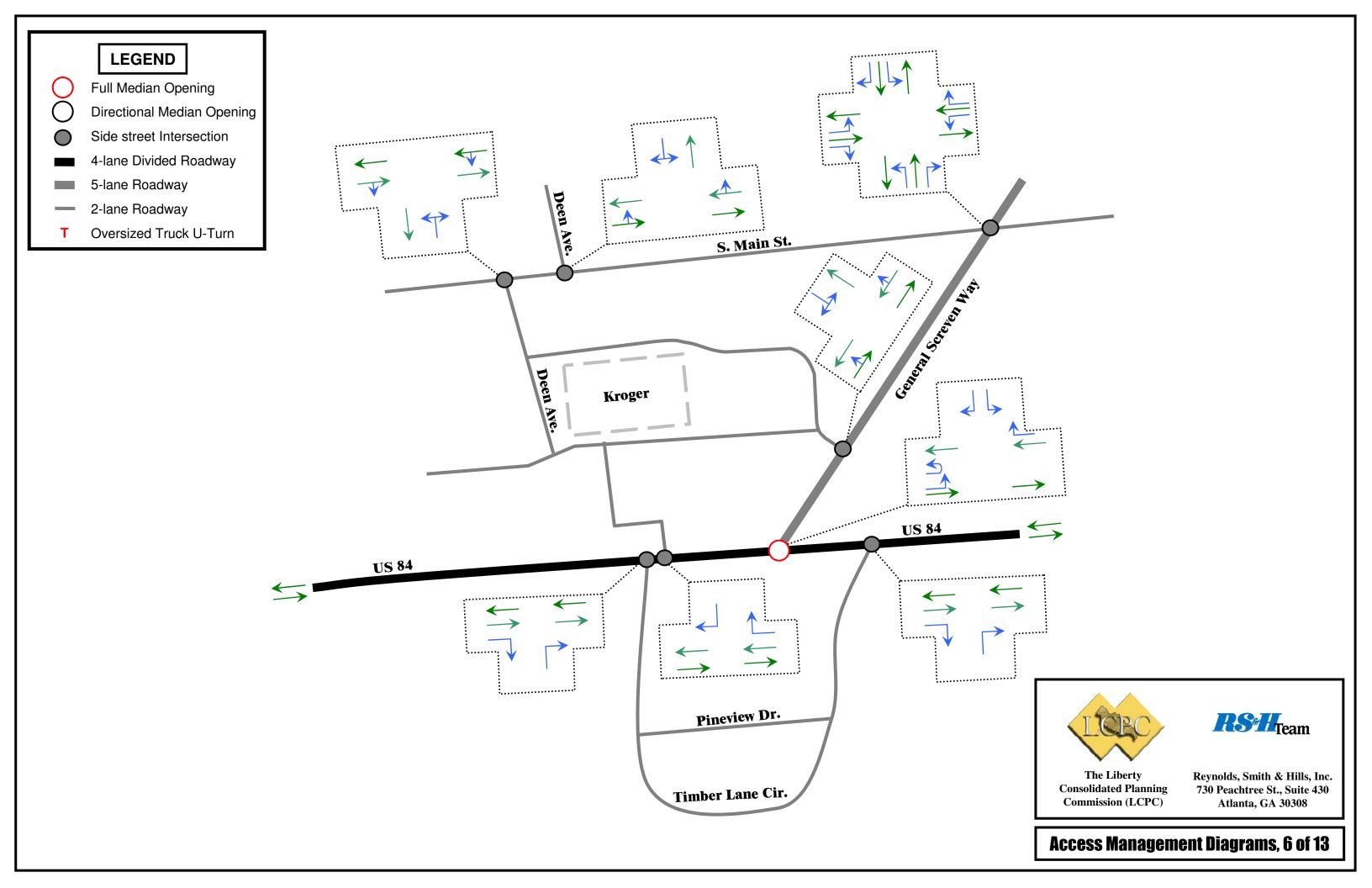


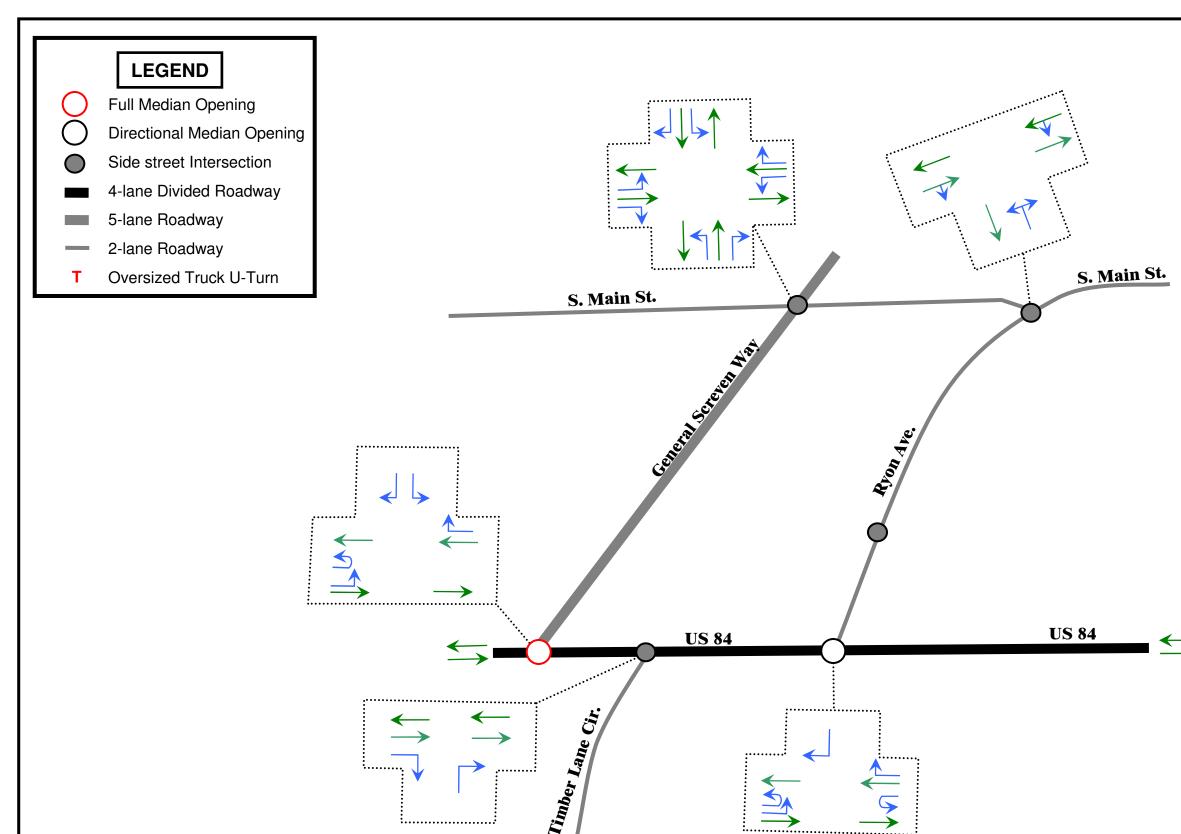
















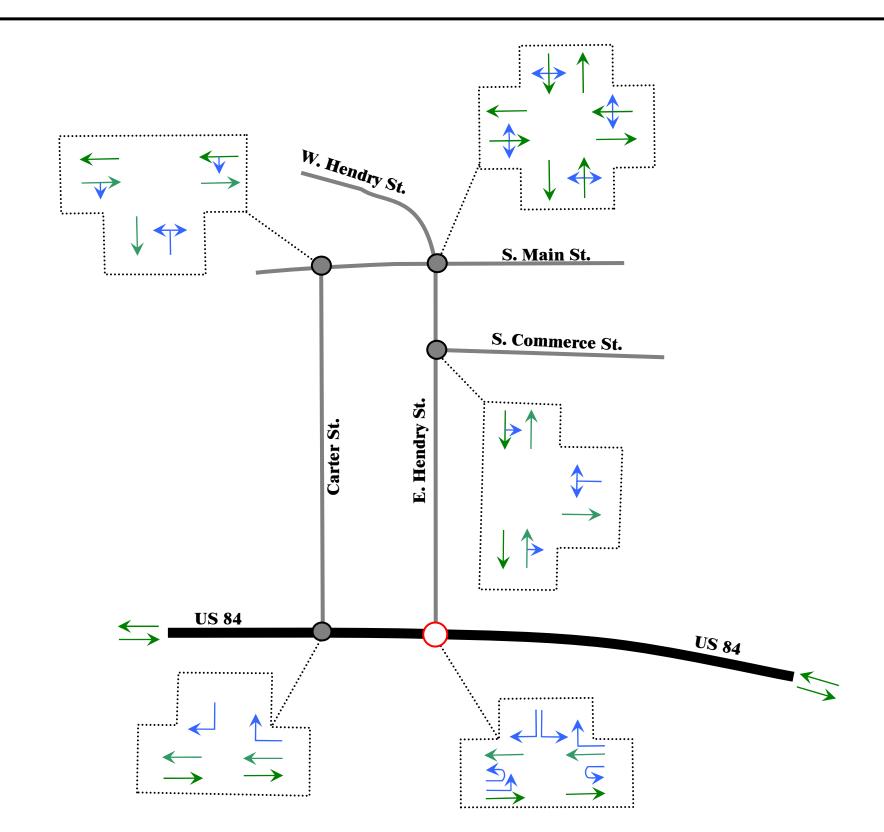
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**Access Management Diagrams, 7 of 13** 



- Full Median Opening
- Directional Median Opening
- Side street Intersection
- 4-lane Divided Roadway
- 5-lane Roadway
- 2-lane Roadway
- T Oversized Truck U-Turn







The Liberty Consolidated Planning Commission (LCPC) **RS** Team

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**Access Management Diagrams, 8 of 13** 

