

## PARSONS, BRINCKERHOFF, QUADE and DOUGLAS, INC Barrow County, Georgia.

As part of its efforts to implement a regional commuter rail system throughout metro Atlanta and beyond, the Georgia Rail Passenger Authority (GRPA) retained a team of consultants, led by Parsons, Brinckerhoff, Quade and Douglas, Inc., to identify the potential planning and development opportunities for a proposed commuter rail transit station in Winder and Barrow County. RCLCO's role in this planning analysis was to identify the development opportunities that exist around the proposed station area both today and over the next decade.



RCLCO was specifically retained to identify potential opportunities for rental and for-sale residential housing, commercial retail and office services around the station area just east of Downtown Winder. Our recommendations are considered preliminary and overview in nature as our work was based on an overview assessment of local and regional economic, demographic and market trends in the area. From this overview level assessment, RCLCO recommended:

- A preliminary mix of residential and non-residential land uses;
- General positioning of residential land uses;
- An estimation of absorption potential and acreage that would be required for future development; and
- General development and design considerations to maximize development opportunities around the station area.

Contributing to our work under this engagement is our vast experience nationally and regionally with transit oriented developments (TOD's) and mixed-use projects and our local market knowledge and experience.