

REESTABLISHING STREET FRONATAGES

Serving as a Main Street for Historic Pooler, US 80 West should offer a mixture of retail, commercial, office, residential, and recreational uses. Acting as the mixed-use spine for this area, churches, institutions, and civic buildings should continue to follow historical precedent, and be oriented toward US 80 West.

Curb cuts should be reduced by following traditional building patterns; bringing structures up to the sidewalk and moving parking to the rear, repairing block patterns and creating a more pedestrian friendly environment.

Locating parking behind new buildings along US 80 West, and adding street trees, street lights and cross walks will support the recreation of Pooler's Main Street.

Streetscape improvements will make Historic Pooler more attractive, identifiable, and pedestrian-oriented. In addition, signs should create a clear sense of arrival at the two primary gateway entrances along US 80.

Ample planting of street trees and low masonry walls should act as visual enclosures for existing parking areas. Former railroad rights-of-way may be recaptured for parking areas located conveniently behind new commercial buildings.

REGENERATION OF THE CIVIC CORE

The city's original planned grid should be reinforced as a generator for future development. By establishing zoning policies that support planning and smart-growth goals, new mixed-use development can be directed to strengthen the core and enhance Pooler's regional identity as an attractive and livable town.

Green spaces in the center should be reinforced and opportunities to create additional connections outside of the core should be developed through sidewalks, greenways and other park systems.

Pooler's new City Hall, surrounded by a generous public green, will reaffirm the civic center of Historic Pooler. On adjacent parcels, supporting uses such as a new Municipal Courthouse and Public Library can support this new civic core. Adjacent commercial and mixed-use development will further reinforce the historic center.

New Concept for Welcome Signage

Existing Commercial to Remain

Example of New Commercial Infill

Concept for New Pooler Post Office

New Pooler City Hall and Town Green

First Baptist Church of Pooler

New Pooler Municipal Court Building

Concept for New Pooler Library

Existing Commercial Buildings

Low Masonry Wall and Landscape along Street Front

New Parking Areas Screened from US 80 East

Examples of New Commercial and Mixed-use Infill

TOWN PLANNING CONCEPTS

One of the main assets of Pooler is its historic town plan. It remains today a well-planned grid system with natural allocations for green space, civic, commercial, and residential uses. Situated today between two segments of US Route 80, its traditional grid plan provides a framework for a renewed streetscape and reinforcing placement of civic buildings and public parks.

In looking toward a future for Pooler it is essential to look not only at remaining historic buildings as a resource, but more importantly, the organization of the town plan as a framework for future redevelopment. By recognizing the characteristics of this plan, projects may be undertaken which reinforce and enrich Pooler for future generations.

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Information contained herein is conceptual. Information has been compiled from various sources and does not claim complete accuracy nor guarantee zoning or other types of development approvals. It is intended to provide an overview and analysis of urban conditions and strategies for revitalization. Sottile & Sottile, 2015

A VISION FOR  
HISTORIC POOLER

POOLER GEORGIA

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