

LCI & CDAP OPEN HOUSE

2020 CALL FOR PROJECTS



JANUARY 30TH, 2020

The background image is a photograph of a city street scene. On the left, two men are walking on a paved sidewalk. One man is wearing a plaid shirt and light-colored pants, and the other is wearing a blue button-down shirt and jeans. They are walking past a large tree with green leaves. In the background, there is a modern building with a glass facade and a white van parked on the street. On the right side of the image, there is an outdoor seating area with a red awning. Several people are sitting at tables, and there are large potted plants in the foreground. The overall scene is bright and sunny, suggesting a pleasant day in an urban environment.

AGENDA

I. INTRODUCTIONS

II. PROGRAM HIGHLIGHTS

- LCI
- CDAP

III. PROJECT IDEAS THUS FAR

IV. PANEL: 2018 CDAP RECIPIENTS

V. STAFF Q&A

LCI HIGHLIGHTS

ARC

BASIC APPLICATION INFORMATION

- **Reimbursable grant program.**
- **Applicant must be a CID or local government**
- **Total grant funds available this year - \$2 Million**
- **Minimum 20% local cash match from applicant**



2020 LCI SCHEDULE



GEOGRAPHIC FOCUS AREAS



MAIN STREETS & DOWNTOWNS



TRANSIT AREAS

LCI PRIORITIES

HOW DOES THE STUDY ADVANCE THE FOLLOWING IN THE LCI AREA?

- **AFFORDABLE HOUSING**
- **CREATIVE PLACEMAKING**
- **GREEN INFRASTRUCTURE**
- **SMART CITY TECHNOLOGY**



INCORPORATE AFFORDABLE HOUSING

- **HOW WOULD THE LCI STUDY ADDRESS HOUSING CHALLENGES IDENTIFIED WITHIN THE LCI AREA BY THE REGIONAL HOUSING STRATEGY?**
- **WHAT SPECIFIC TACTICS FROM THE REGIONAL HOUSING STRATEGY WILL BE EXPLORED FURTHER?**

INCORPORATE CREATIVE PLACEMAKING

- **WHAT TYPE OF INVESTMENTS ARE YOU LOOKING TO MAKE?**
- **HOW WILL THE ARTS COMMUNITY BE INVOLVED?**



INCORPORATE GREEN INFRASTRUCTURE

- **HOW WILL GREEN INFRASTRUCTURE BE INCORPORATED WITHIN TRANSPORTATION PROJECTS?**



INCORPORATE SMART CITY TECHNOLOGY

- **WHAT ISSUES WILL BE ADDRESSED BY TECHNOLOGY (Be Specific)?**
- **HOW CAN MOBILITY AND SAFETY BE IMPROVED WITH TECHNOLOGY?**
- **HOW COULD TECHNOLOGY BE INTEGRATED WITH OTHER PROJECTS?**



CDAP HIGHLIGHTS

ARC

COMMUNITY DEVELOPMENT ASSISTANCE PROGRAM

The Community Development Assistance Program (CDAP) provides assistance to local governments across the 10-county metropolitan region to undertake local planning activities that advance the goals of the Atlanta Region's Plan.



COMMUNITY DEVELOPMENT ASSISTANCE PROGRAM

PROGRAM GOALS:

- Implement the Atlanta Region's Plan at the local level
- Provide direct technical assistance to local governments and non-profits
- Leverage the entire agency's intellectual capital to generate actionable and holistic solutions



CDAP PRIORITY ISSUE AREAS

- **ACCESS TO HEALTHY FOOD**
- **CREATIVE PLACEMAKING**
- **GREEN INFRASTRUCTURE**
- **HISTORIC PRESERVATION**
- **HOUSING AFFORDABILITY**
- **LIFELONG COMMUNITIES**
- **SMART COMMUNITIES**
- **WORKFORCE DEVELOPMENT**



TYPES OF CDAP ASSISTANCE



Project numbers are from the 2019 CDAP project cycle.



PARTNERS



TYPES OF CDAP PROJECTS

PLANNING

IMPLEMENTATION

TRAINING

FACILITATION



2018 PROJECTS OVERVIEW

13
TOTAL
PROJECTS

Alpharetta Creative Placemaking Plan*

Chattahoochee Hills Stormwater Management Assessment

Clayton County Zoning Training

East Point Downtown Overlay District

Fairburn Creative Placemaking Strategy

Grove Park Community Goals & Neighborhood Assessment

Hampton Economic Development Strategy

Hapeville Housing Profile

Hapeville Commercial Parking Assessment

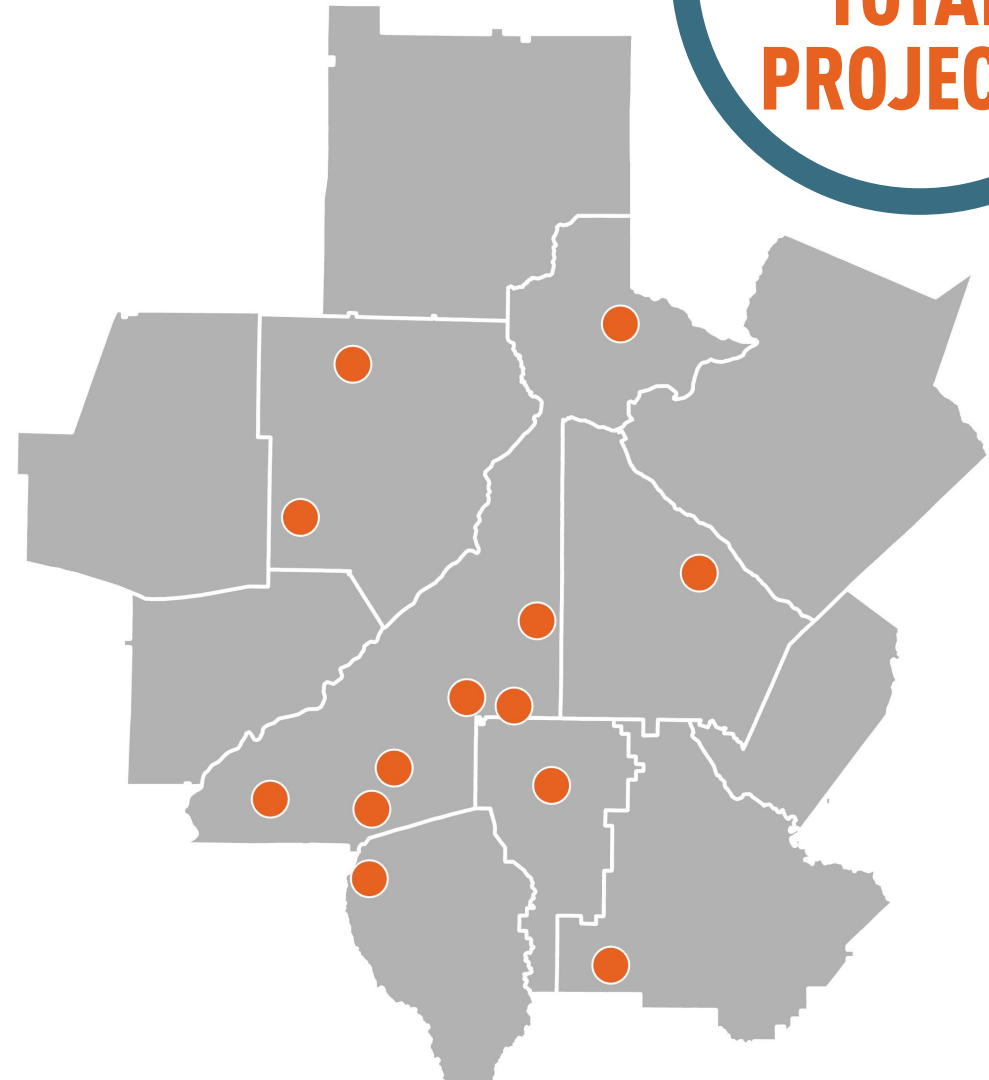
Kennesaw City Cemetery Strategic Plan

Powder Springs Corridor Study*

Stone Mountain Parking Assessment

Tyrone Town Center Zoning Assessment

Union City Community Garden Opportunities Study



** = grant project or partner-led project*

2019 PROJECTS OVERVIEW

17
TOTAL
PROJECTS

Aerotropolis Area Land Use Study

Arabia Alliance Historic Resource and Community Strategy

Buford Highway Food Security Assessment

Campbellton Community Master Plan*

Digital Signage Strategy for Downtown Atlanta

Douglas County Zoning Code Audit

Glenwood Road-Columbia Drive Area Redevelopment Plan*

Forest Park Housing & Neighborhood Stabilization Strategy*

Investment Prioritization Tool for the Atlanta Land Trust

Historic Preservation as an Economic Tool for the City of Lithonia

Norcross Citizen Boards Training Program

Old Fourth Ward Visioning Study

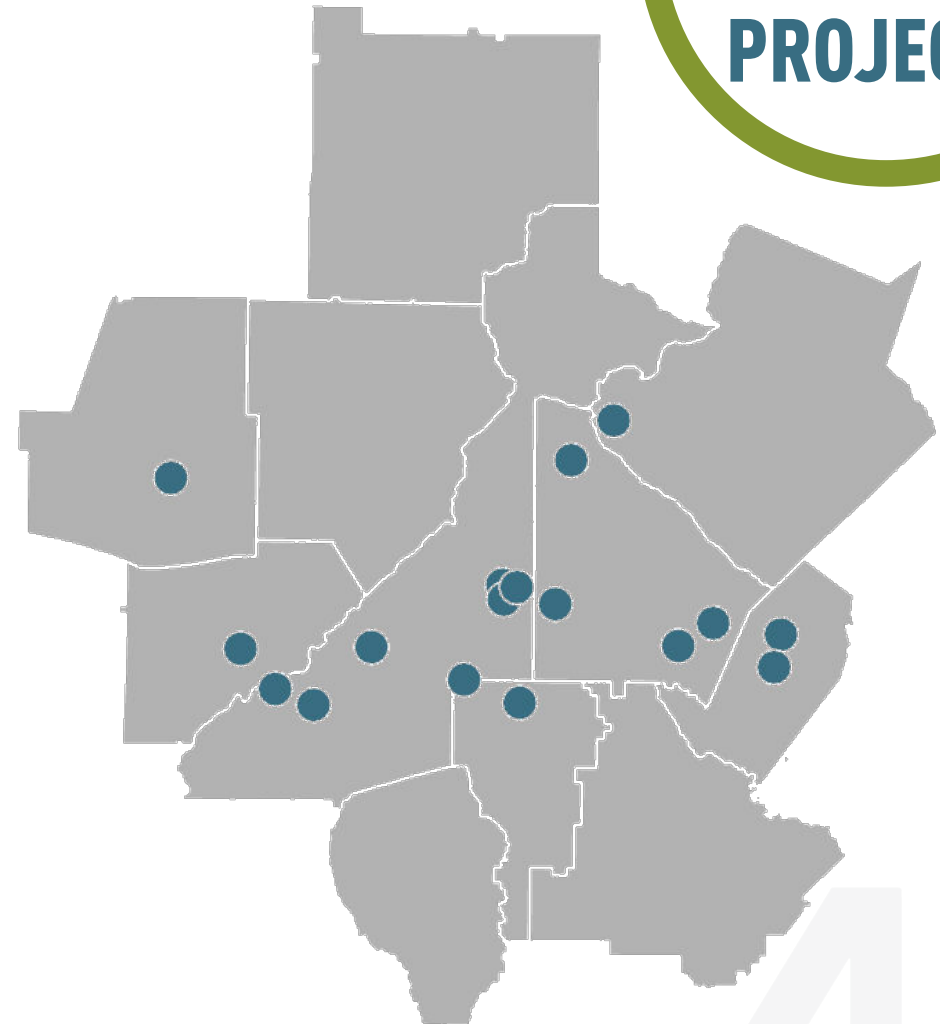
Rockdale County & City of Conyers Planning and Zoning Training

Rockdale County Milstead Historic Village Study*

South Fulton District 4 Resiliency Program*

State Route 92 Corridor Study in Paulding County*

Washington Road Pedestrian Safety Study



** = grant project or partner-led project*

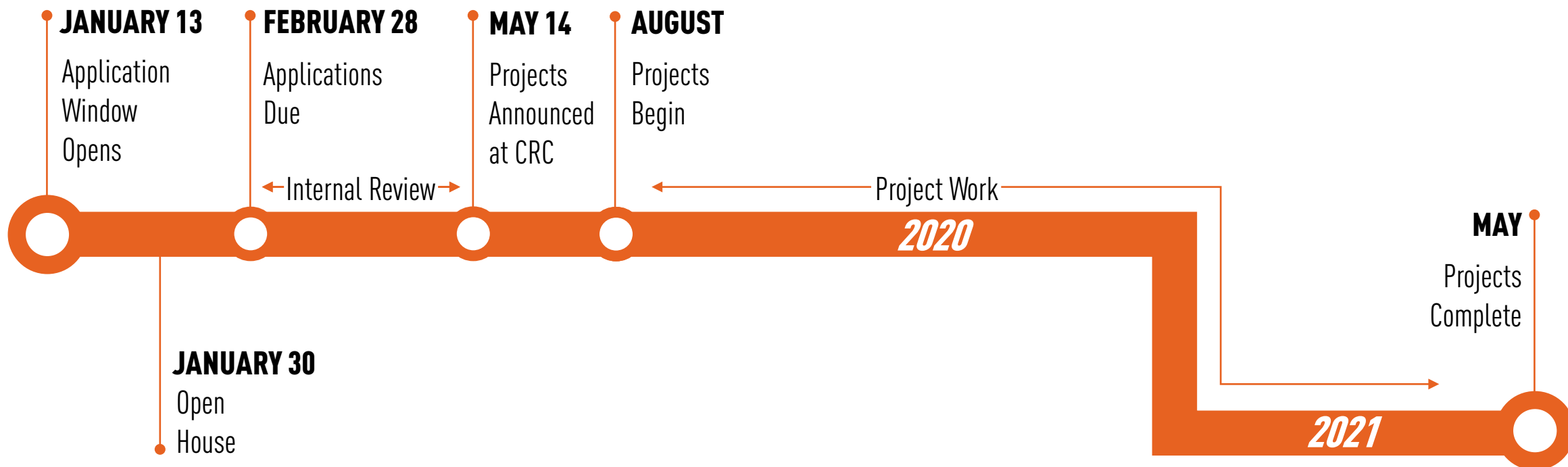
WHAT DOES YOUR APPLICATION NEED?

- 1. A GOOD IDEA THAT ALIGNS WITH ONE OR MORE ARC PRIORITY ISSUE AREA**
- 2. COMPLETED ANSWERS TO APPLICATION QUESTIONS**
- 3. SIGNED LETTERS OF SUPPORT FROM ELECTED OFFICIALS AND RELEVANT PARTIES.**

APPLICATIONS ARE DUE FEBRUARY 28TH!



2020 CDAP SCHEDULE



LCI AND CDAP PROJECT IDEAS

LCI



CDAP



PANELISTS: 2018 CDAP RECIPIENTS



Study Area: Kennesaw City Cemetery

Adams Park

Watts Dr NW

Powell Pl NW

N Cobb Pkwy NW

3

Dallas St NW

Cemetery St NW

School Dr NW

Keen St NW

Dobbs Dr NW

N Cobb Pkwy NW

Watts Dr NW

S Main St NW

Summers St NW

Burrell Ct NW

Big Shanty Rd NW


Boone Dr Bldg

Cherokee

Legend: Kennesaw City Cemetery

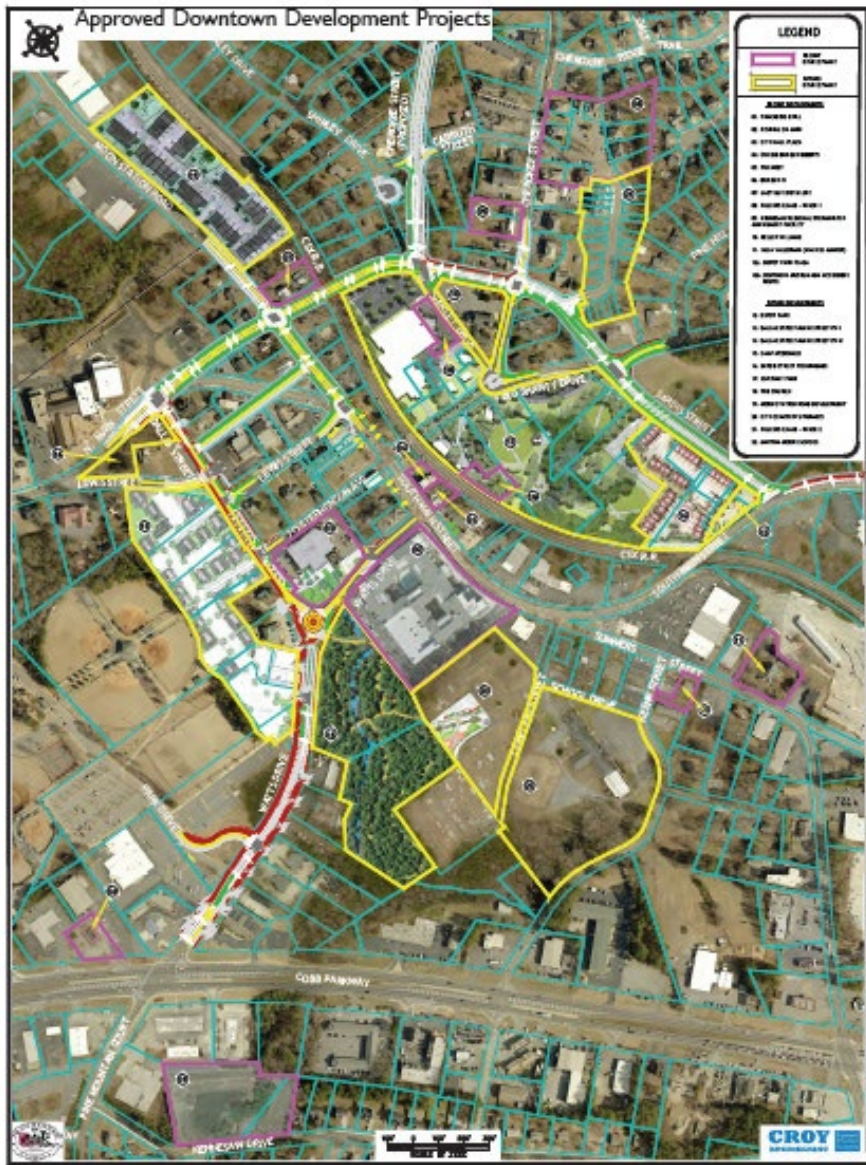
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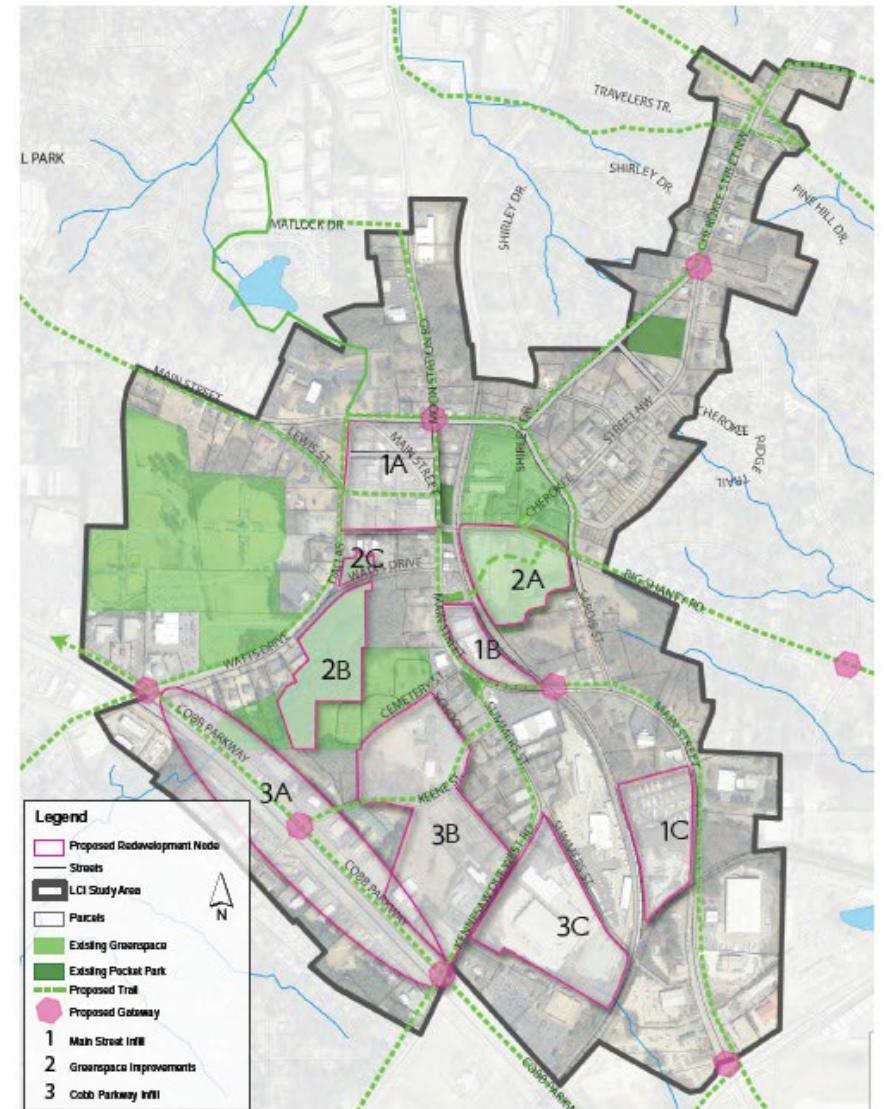


 Kennesaw City Cemetery

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Approved Downtown Projects



LCI study area 2004 & update 2015



CITY OF FAIRBURN

Creative Placemaking Strategy

TYRONE TOWN CENTER ZONING ASSESSMENT



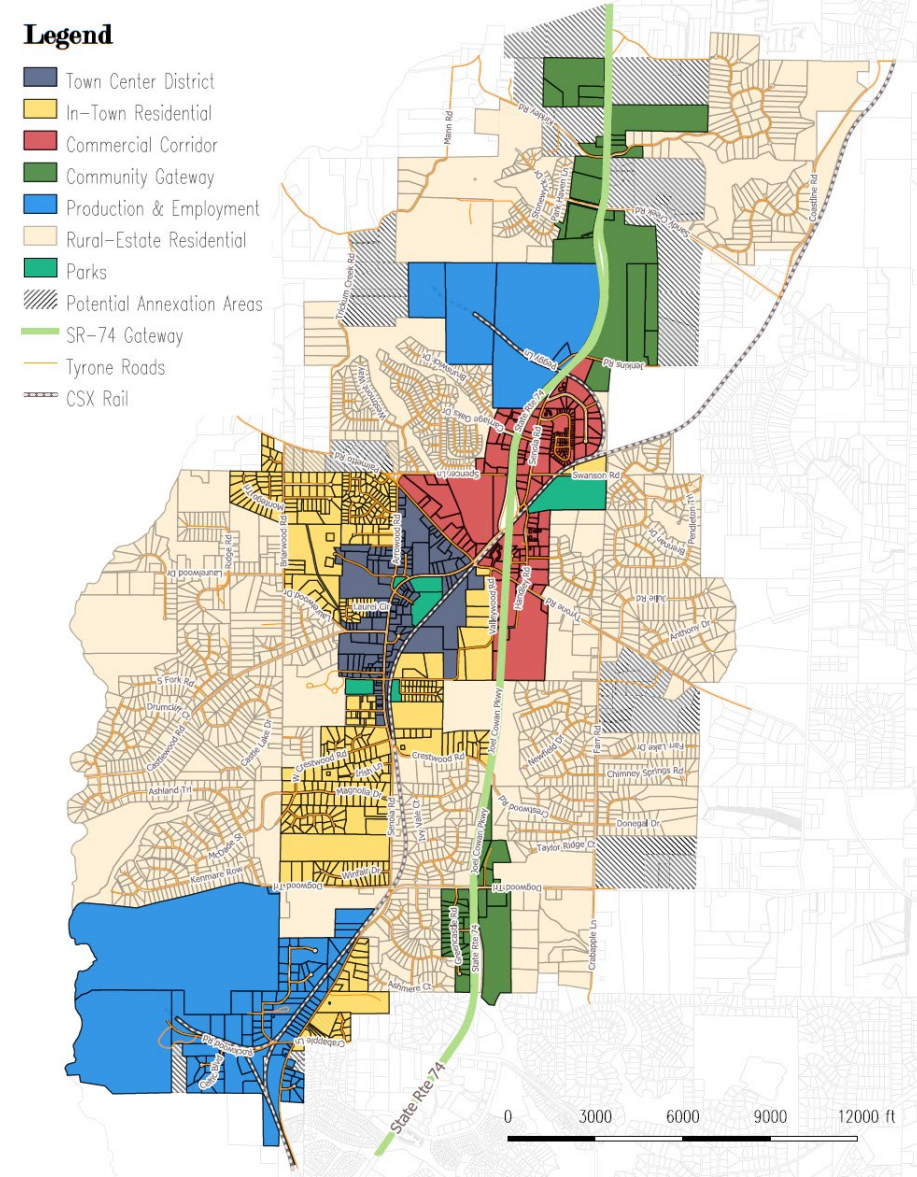
TYRONE PROJECT OVERVIEW

~ 7,300 people with limited resources.

Town Center District (TCD) was formulated in 2007 and consists of older properties along Senoia Road (old SR-74).

Revived desire to really start moving towards the goals and objectives in the 2017 Comp Plan for Town Center District.

TCD is the center of Community – High commercial occupancy, over 30 acres of park space, all government services, new Town Hall, Tyrone Elementary School, Local Restaurants, Local Shops



HURDLES

Lack of Sewer

Sewer footprint had not been expanded since '09 and was relegated to a highway commercial district on the north end of Town

Citizen Education

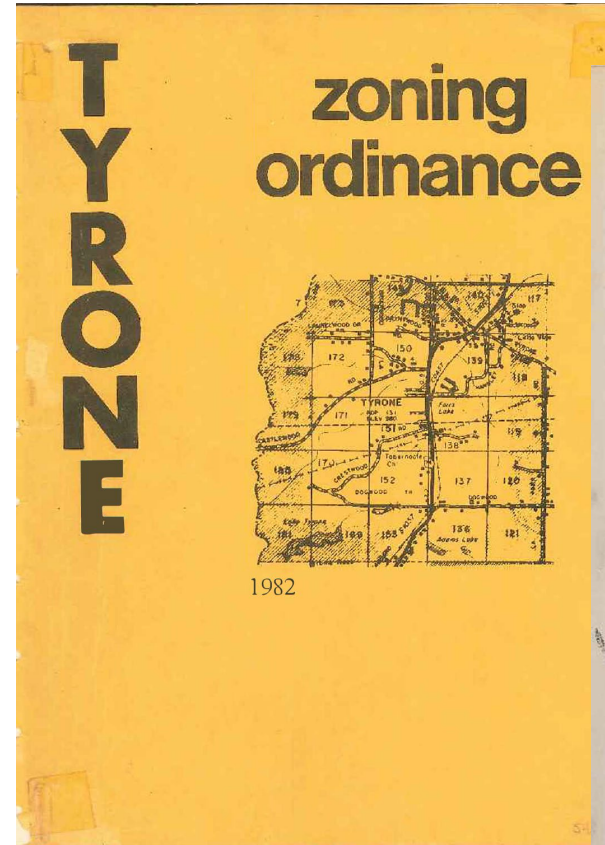
The technical nature of the project required intentional public outreach and steering committee involvement.

Public Opinion

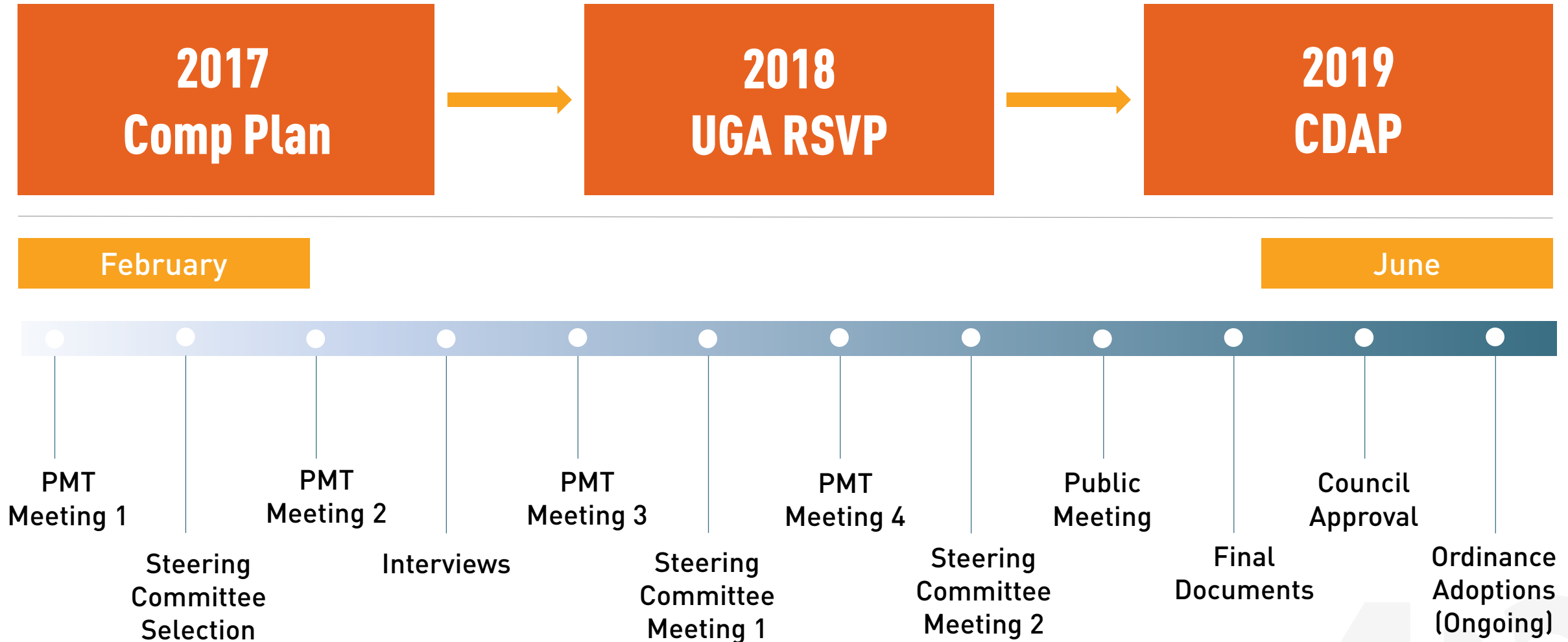
Particularly on residential density. . . Proposals for a different development pattern was one of the biggest steps. Small-town idea was tied to old regulations.

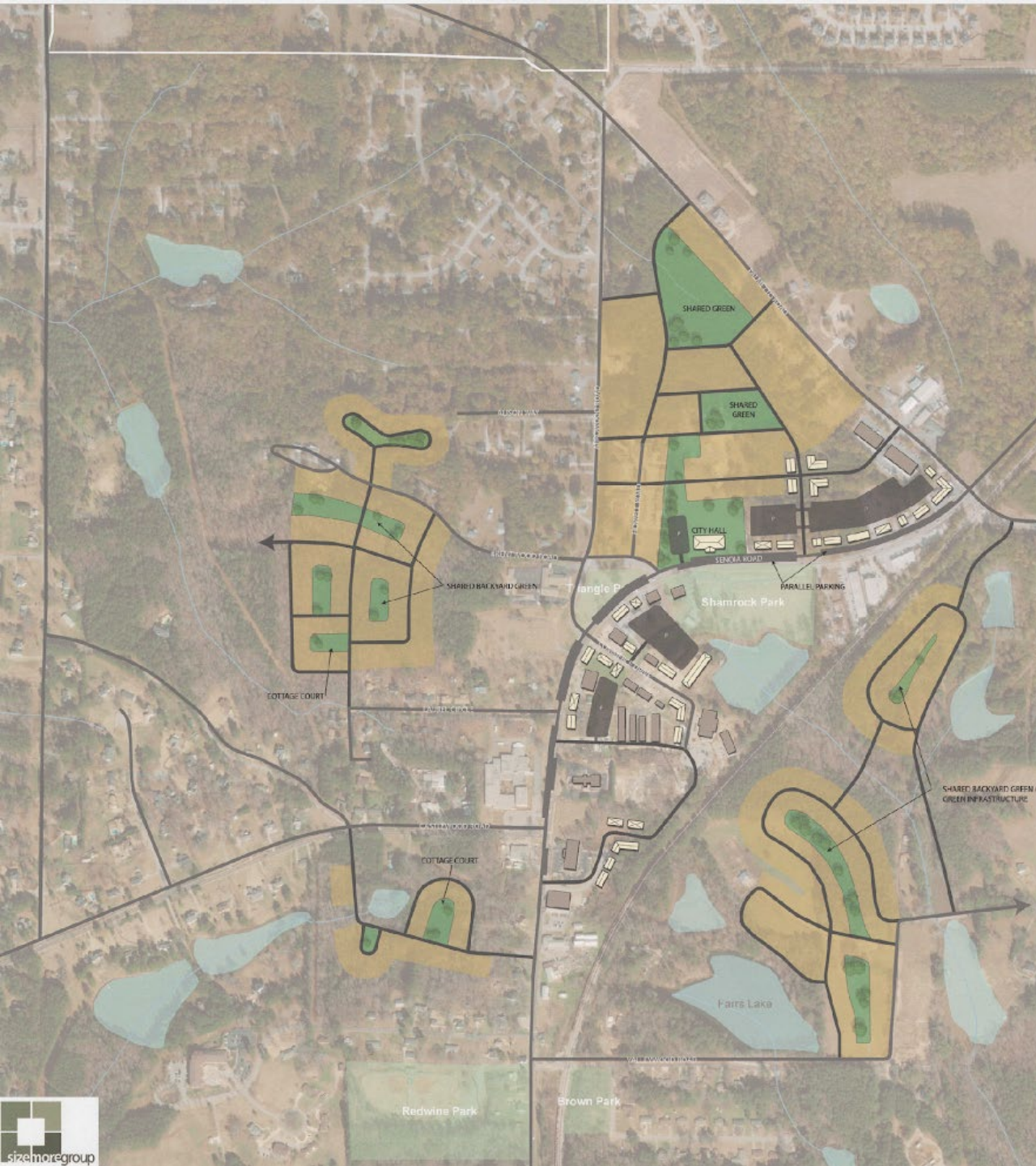
Outdated Ordinance

The ordinance was originally a copy of Fayette County's in the early 70's. The last major overhaul was in '82, with some smaller revisions done in 2012.



STAGES & TIMELINE





RECOMMENDATIONS

PLANNED UNIT DEVELOPMENT (PUD)

PURPOSE & INTENT

Planned Unit Development Districts are established to allow for the construction of large-scale, unified land development through sustainable and efficient use of space, while preserving the character, identity, design, and historical features of the Town of Tyrone.

A Planned Commercial District (PCD) will allow innovative and creative design and promote high standards in the development layout to alleviate incompatibility between the internal uses in the development to protect public safety to the greatest degree possible.



DEVELOPMENT STANDARDS

- Permitted land uses must align with the C1 zoning district.
- All non-residential development in the PCD shall adhere to the Architectural Overlay Guidelines.
- Allows for lot size variability with dimensional limitations for properties under one acre (commercial density specifically).

COMMERCIAL MIXED USE DISTRICT (CMU)

PURPOSE & INTENT

The intent of the CMU District is to provide a walkable, pedestrian friendly commercial and mixed-use environment. Upon council approval, supplemental residential uses may be permitted when complementary to and compatible with the orderly development of nearby projects. The CMU District will allow innovative and creative design and promote high standards in the development layout to alleviate incompatibility with adjacent uses. **CMU will be dividing into Community Mixed Use (CMU) and Community Mixed Use – Town Center (CMU-TC)*



DEVELOPMENT STANDARDS

- Permitted Uses: Residential, Commercial and Institutional Uses
- Uses must align with the C1 district.
- Open space shall be provided in conformance with the approved development plan.
- Opportunities for inter-parcel vehicle access points between all contiguous parcels shall be provided in rear parking lots.
- On-site parking must be to the side or rear of building.
- Maximum Density: Four units per acre

TRADITIONAL RESIDENTIAL DISTRICT (TR)

PURPOSE & INTENT

The intent of the TR District is to provide a walkable, pedestrian friendly district for medium-density infill residential development. This includes the option for cottage court or cluster housing development, which means a grouping of small, single family dwelling units clustered around a common greenspace or open space and developed with a coherent plan for the entire site.



DEVELOPMENT STANDARDS

- Permitted Uses: Residential Use
- Rear-loaded parking requirement.
- 3,000 sq. ft. minimum for common open space.
- Dwelling units not oriented towards a street must be oriented toward the common open space.
- Maximum Density: Four units per acre

	Current Standards	Proposed Standards
Setbacks	50 FT minimum	15 to 20 FT
Density	N/A	Four Units Per Acre
Building Square Footage	1200 SQFT Maximum	1000 to 1300 SQFT
Development Acreage	10 Acre Minimum	2 to 20 Acres

ARCHITECTURAL OVERLAY DESIGN CONSIDERATIONS

PURPOSE & INTENT

The Town Center Architectural Overlay Design guidelines are established to maintain high-quality and sustainable development; to promote a consistent and traditional architectural identity; to promote the economic success of the downtown core of the Town; and to provide guidance on the establishment of an active village atmosphere in the Town of Tyrone Town Center.



APPLICATION OF THE GUIDELINES

- These guidelines shall apply to all new, non-residential development occurring in the Town Center area of the Town of Tyrone.

QUESTION & ANSWER

ARC