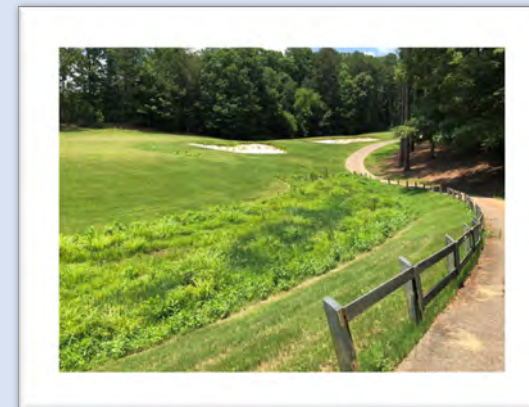
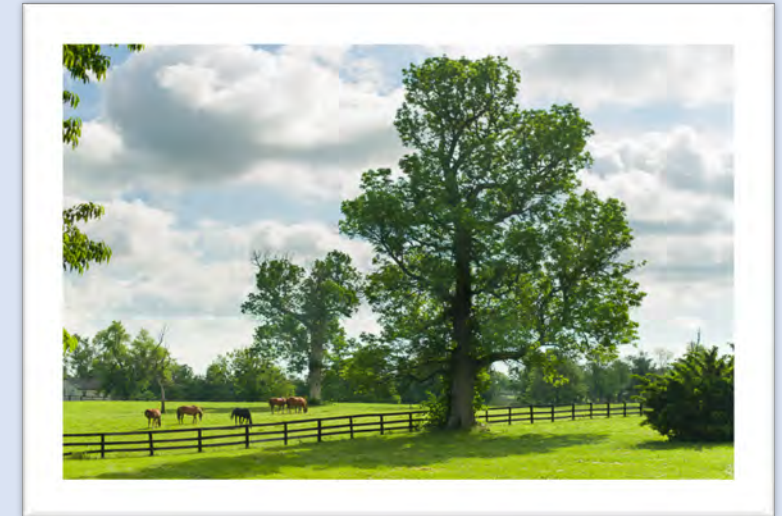


Milton, Georgia – Best City to Live in Georgia



Parag Agrawal, AICP
Community Development Director
City of Milton
Georgia American Planning Association Conference
10/03/2019

Milton, GA

- Milton City Highlights
- City Growth Areas/ Major Development Projects
- Crabapple Form-Based Code
- Deerfield Form-Based Code
- Questions



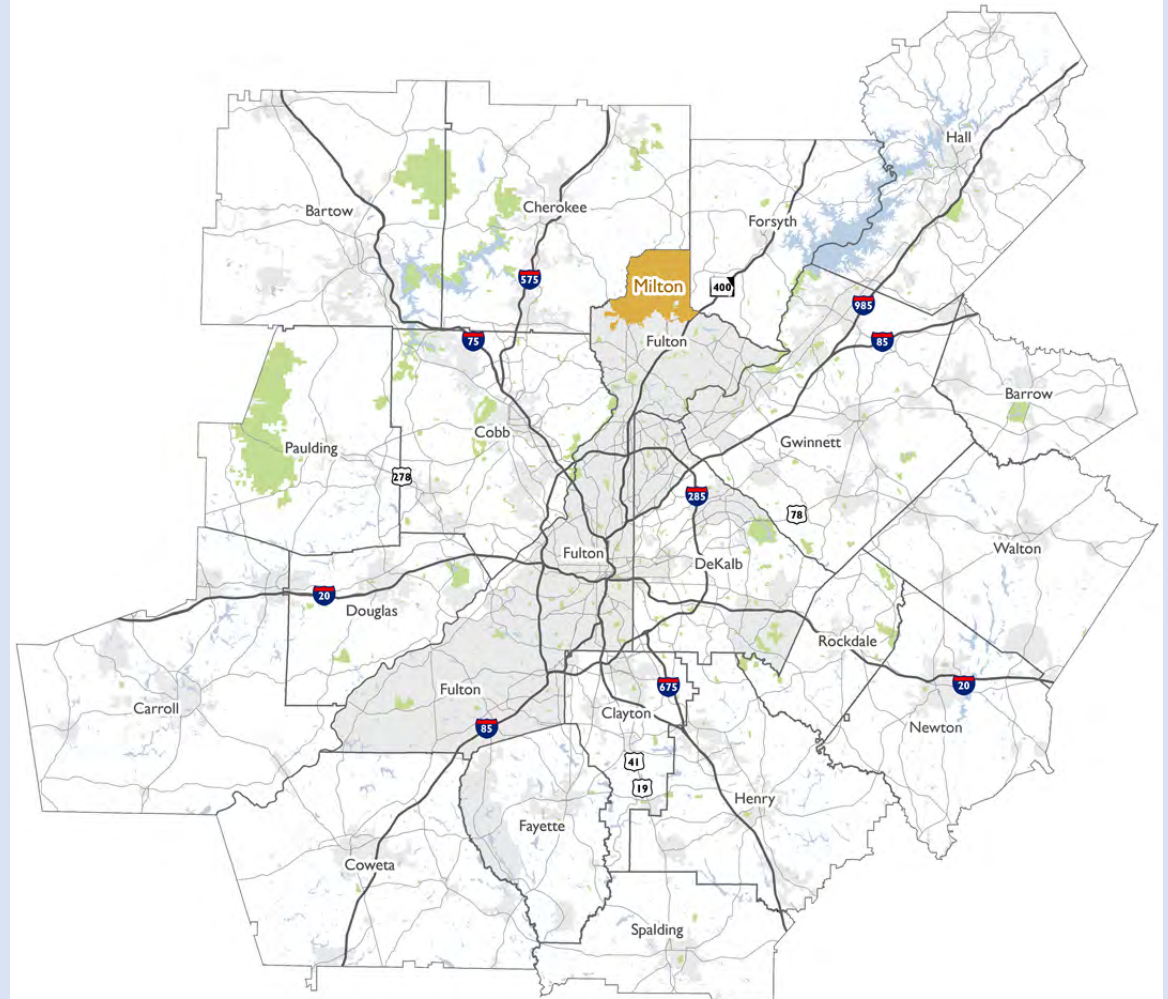
Milton, Georgia

Highlights

- Located 26 miles from downtown Atlanta
- Named as the best city to live in Georgia
- Approximately 40,000 residents
- 39 square miles in area
- Median household income \$120,000
- Median home value \$543,000
- New Construction \$700,000-\$1 Million

Known For

- Recognized nationally for high quality of life
- Strong Commercial Districts
- Large lot developments
- Equestrian community



Milton, Land Use

Milton is almost exclusively residential

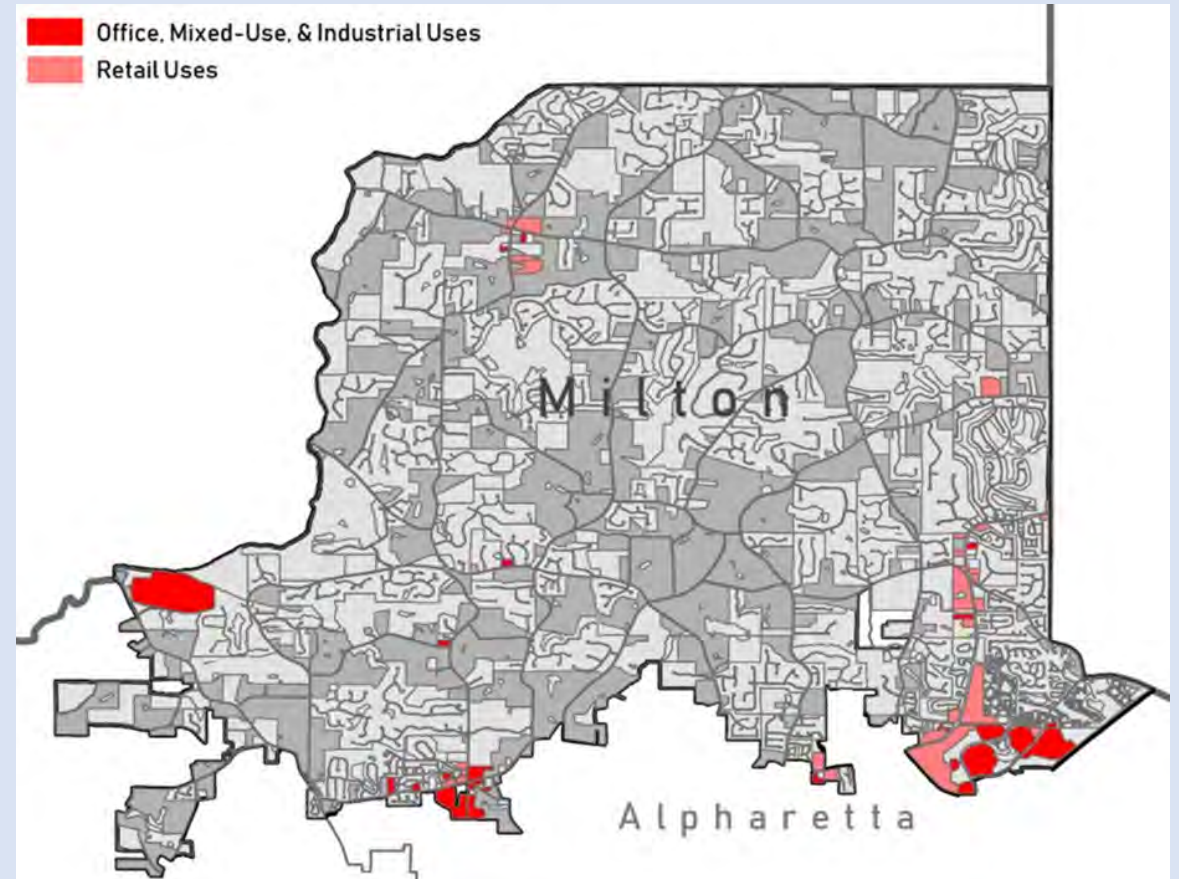
- 60% land residential
- Another 30% ag/residential

Most of what is left is

- Wooded/undeveloped residential
- Open/park space
- Public land

Less than 2% of land for commercial development

- Deerfield Parkway
- Crabapple
- Birmingham Village



Form-Based Code- Euclidean Zoning



Euclidean Zoning

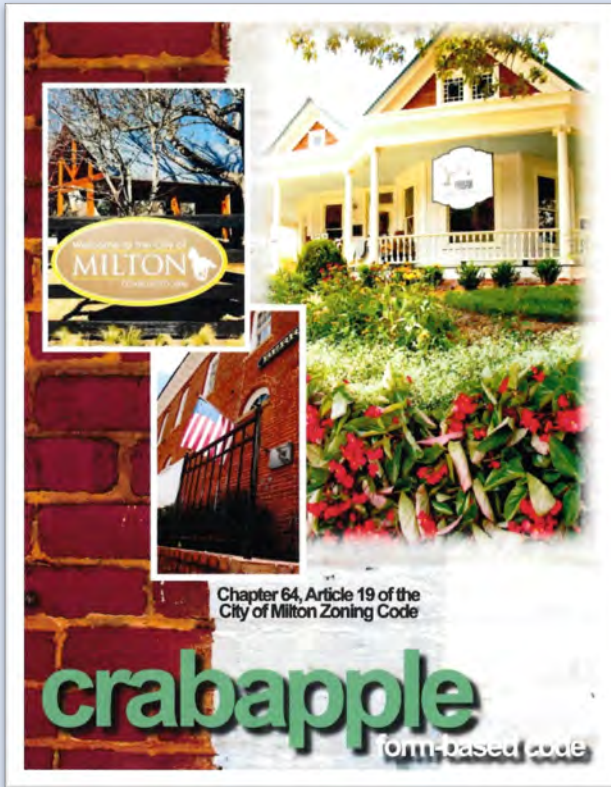
- Use
- Administration
- Form



Form-Based Zoning

- Form
- Use
- Administration
- Not to be confused design guidelines
- Regulating Plan, for vision

City Growth Areas – Form-Based Codes



Crabapple

Form-based Code 2012

Important Characteristics:

- Promote Walkable and Mixed-Use Communities
- Flexibility of Uses
- Design Standards
- Administrative Approvals
- Warrants



Deerfield

Form-based Code 2015

Crabapple Form-Based Code

Intent –

To promote high-quality, mixed-use development

Create a walkable and bicycling friendly environment

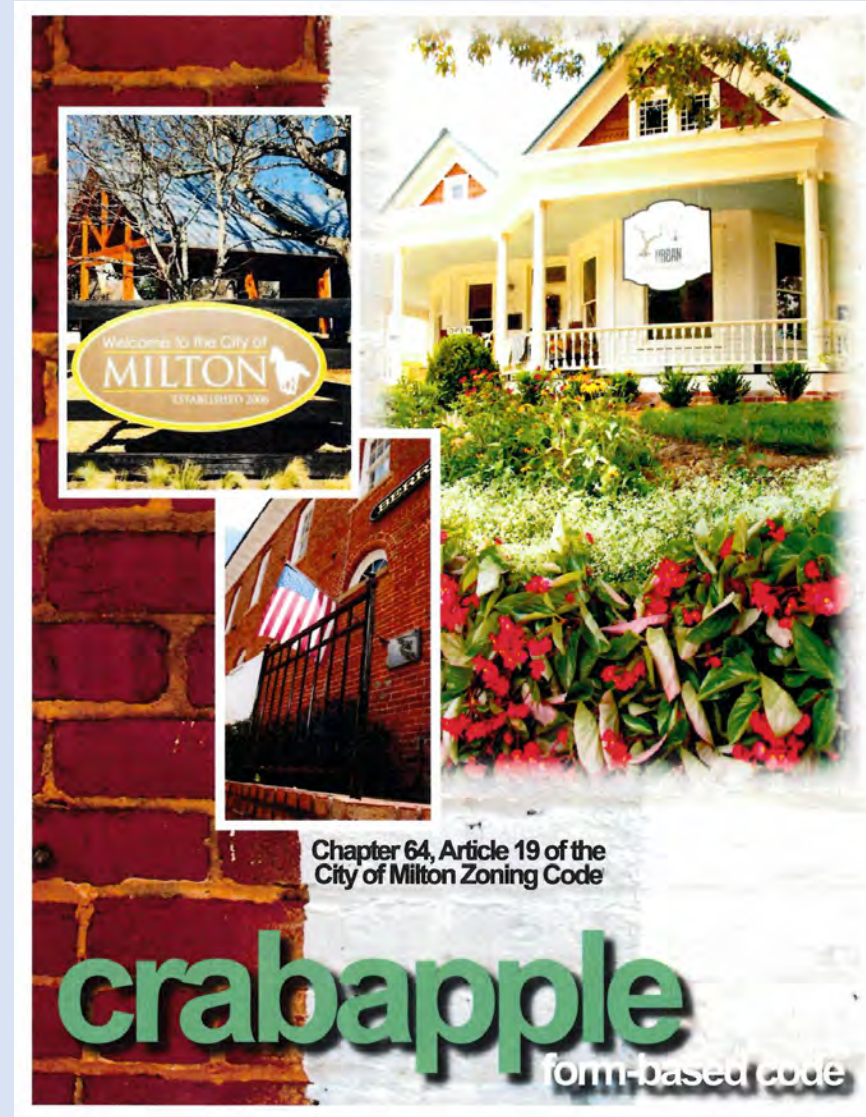
Transect Zones, Civic Zones, Special Districts

To reflect a variety of development patterns

- T-2 Rural – sparsely settled lands in open estates (agriculture land)
- T-3 Sub-Urban – low density residential areas
- T-4 General Urban – mixed-use, but residential in nature
- T-5 Urban Center – higher density, mixed-use

Public Standards and Building Standards

Uses Table – Table 9 – R (Right), W (Warrant), U (Permit)



THE TRANSECT – T2: THE RURAL ZONE

T2

- Land Uses:** Natural reserve, agriculture, recreation and camping.
- Buildings:** Utility infrastructure, agricultural buildings and farmhouses, migrant workers housing and campgrounds.
- Private Frontages:** Common landscapes.
- Public Frontages:** Swales and naturalistic planting, bike trails.
- Thoroughfares:** Highways and roads.
- Open Spaces:** Farming, forests, orchards and parkland.



THE RURAL ZONE consists of lands in open or cultivated state or sparsely settled. These may include woodlands, agricultural lands, grasslands and irrigable deserts.



THE TRANSECT – T3: SUBURBAN

T3

- Land Uses:** Low density residential and home occupations.
- Buildings:** Houses and outbuildings.
- Private Frontages:** Common lawns, porches, fences, naturalistic tree planting.
- Public Frontages:** Open swales, some flat curbs, bike lanes and naturalistic tree planting.
- Thoroughfares:** Roads and a few streets; rear lanes, some unpaved.
- Open Spaces:** Orchards, parks and greens.



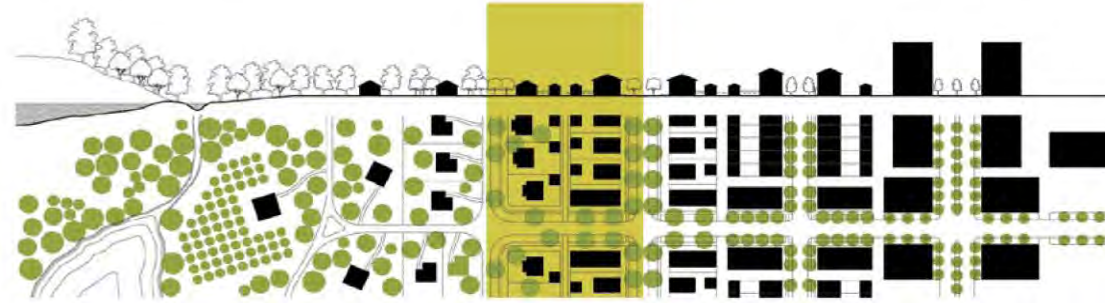
THE SUB-URBAN ZONE, though similar in density to conventional suburban residential areas, differs by its superior connectivity and by allowing home occupations. It is typically adjacent to other urban T-zones. This zone is naturalistic in its planting. Blocks may be large and the roads irregular to accommodate site conditions.



THE TRANSECT – T4: GENERAL URBAN

T4

- Land Uses:** Medium density residential and home occupations; limited commercial and lodging.
- Buildings:** Houses and outbuildings, sideyard houses, townhouses, live/work units, corner stores, inns.
- Private Frontages:** Porches & fences.
- Public Frontages:** Raised curbs, narrow sidewalks, bike lanes, continuous planters, street trees in allee.
- Thoroughfares:** Streets and rear lanes.
- Open Spaces:** Squares and playgrounds.



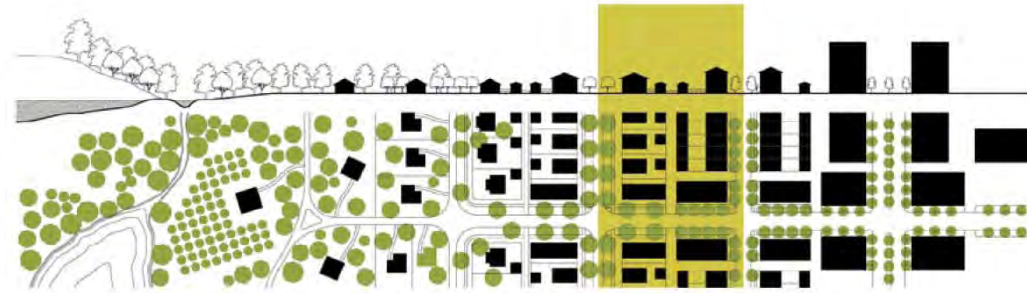
THE GENERAL URBAN ZONE has a denser and primarily residential urban fabric. Mixed-use is usually confined to certain corner locations. This zone has a wide range of building types: singles, sideyard and rowhouses. Setbacks and street tree settings are variable. Streets typically define medium-sized blocks.



THE TRANSECT – T5:URBAN CENTER

T5

- Land Uses:** Medium intensity residential and commercial: retail, offices, lodging, civic buildings.
- Buildings:** Townhouses, apartment houses, live-work units, shopfront buildings and office buildings, hotels, churches, schools.
- Private Frontages:** Stoops, dooryards, forecourts, shopfronts and galleries.
- Public Frontages:** Raised curbs, wide sidewalks, bike routes, continuous or discontinuous planters, street trees in alley.
- Thoroughfares:** Boulevards, avenues, couplets, main streets, streets and rear alleys.
- Open Spaces:** Squares, plazas and playgrounds.



THE URBAN CENTER ZONE is the equivalent of the main street area. This zone includes mixed-use building types that accommodate retail, offices and dwellings, including rowhouses and apartments. This zone is a tight network of streets and blocks with wide sidewalks, steady street tree planting and buildings set close to the frontages.



THE TRANSECT – T6-URBAN CORE

T6

- Land Uses:** High intensity residential and commercial: retail and offices, lodging, civic buildings.
- Buildings:** High- and medium-rise apartment and office buildings, hotels; townhouses, live-works, shopfronts, churches, civic buildings.
- Private Frontages:** Stoops, dooryards, forecourts, shopfronts, galleries.
- Public Frontages:** Raised curbs, wide sidewalks, bike routes, discontinuous planters, street trees in allee.
- Thoroughfares:** Boulevards, avenues, couplets, main streets, streets and rear alleys.
- Open Spaces:** Squares, plazas and playgrounds.

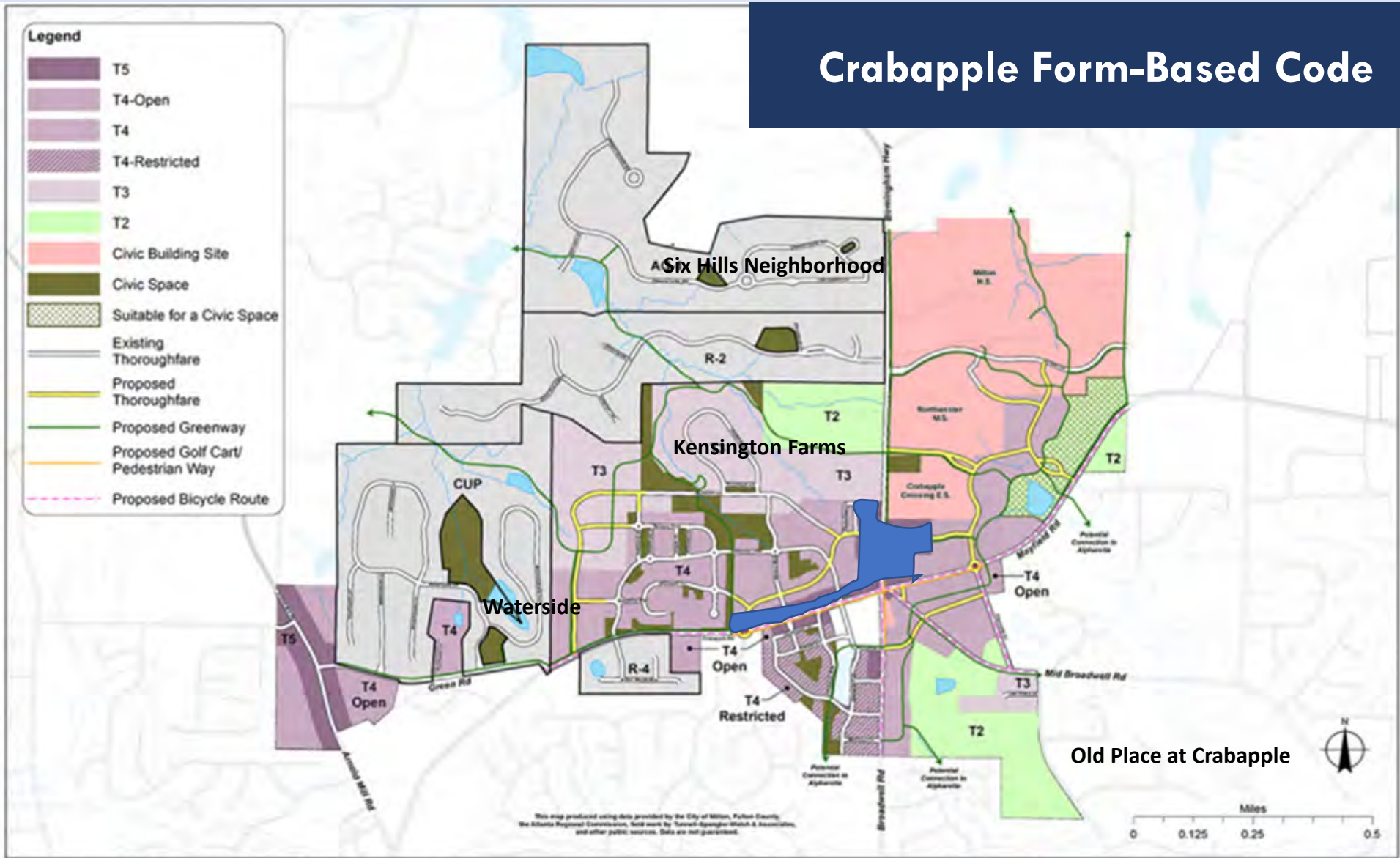


THE URBAN CORE ZONE is the equivalent of a downtown. It contains the densest urbanism – the tallest buildings and the greatest variety of uses, particularly unique ones such as financial districts and important civic buildings. This zone is the least naturalistic of all the zones; street trees are formally arranged or non-existent.



Examples
Perimeter
Cumberland Galleria
Midtown
Chicago's Loop

Crabapple Form-Based Code



Crabapple Regulating Plan

CRABAPPLE FORM-BASED CODE
April 27, 2015
Prepared by Tunnell-Spangler-Walsh & Associates



Crabapple Form-Based Code



Crabapple Form-Based Code



Market District at Crabapple

Total of Eight Buildings

- Total Square Foot of Retail – 22,752 sq ft.
- Total Square Foot of Office – 25,420 sq ft.
- Senior Housing Units – 39

Buildings 1,2,3,4 and 5- Retail and Office

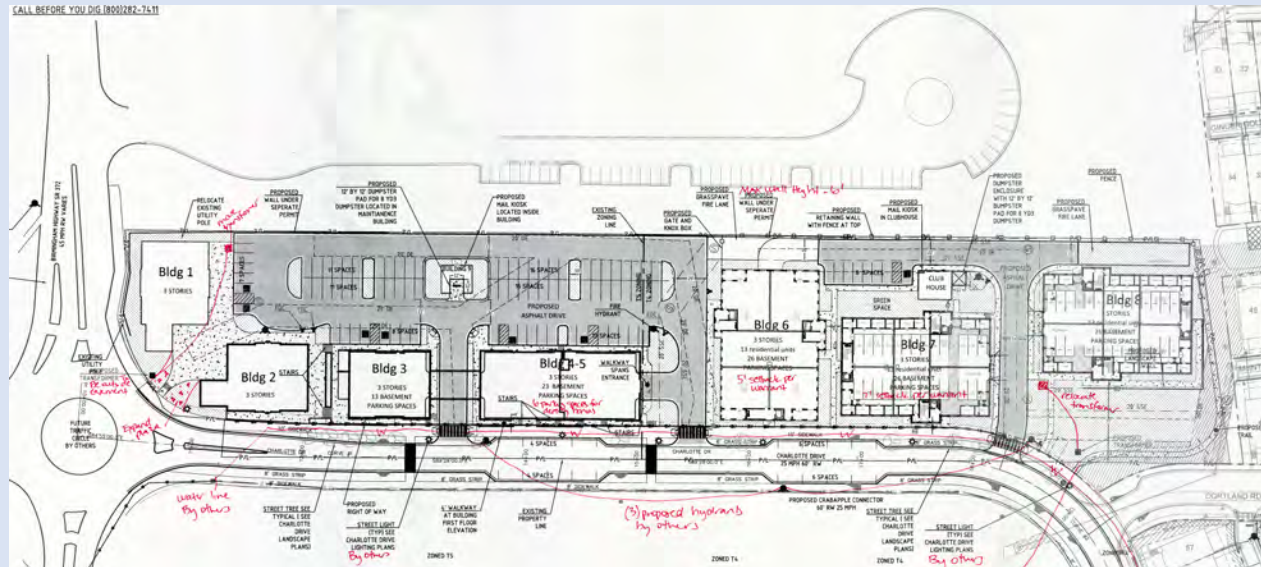
Buildings 6,7 and 8 – Residential buildings

(13 units each and 26 parking spaces in basement)

Crabapple Form-Based Code



ARCHITECT
D. Tracy Ward
www.dtracyward.com



ARCHITECT
D. Tracy Ward
www.dtracyward.com

Town Center East

Three Story building on 2.75 acre site

Total Square Foot of Retail – 10,324 sq. ft.

Total Square Foot of Office – 20,058 sq. ft.



Crabapple Form-Based Code



Crabapple Form-Based Code



PIEPER
O'BRIEN
HERR
ARCHITECTS
COPYRIGHT 2010

Crabapple Market

Two Phases –

Phase 1 - Buildings L through P

Phase 2 – Buildings F through K

Phase 1

Buildings L through P –
Commercial

Building L – Retail – 1500 SF

Building M – 2000 SF Retail

Building N – 3100 SF Retail + 2
condos

Building O – Retail +Condos

Building P – 3150 SF Retail
+Condos

CRABAPPLE MARKET PHASE III

ORKIN & ASSOCIATES
INVESTMENTS

Crabapple Form-Based Code



Crabapple Market

Phase 2

Buildings F through K – Mixed-Use

Building F – Mixed-Use Building – Office over Restaurant (16,774 SF)

Building G – Mixed-Use Building – Office over Restaurant (11,657 SF)

Building H – Commercial – Restaurant (4000 SF)

Building J – Commercial – Retail (2,910 SF)

Building K – Commercial – Restaurant

Parking Deck – 128 parking spaces (4,104 SF)

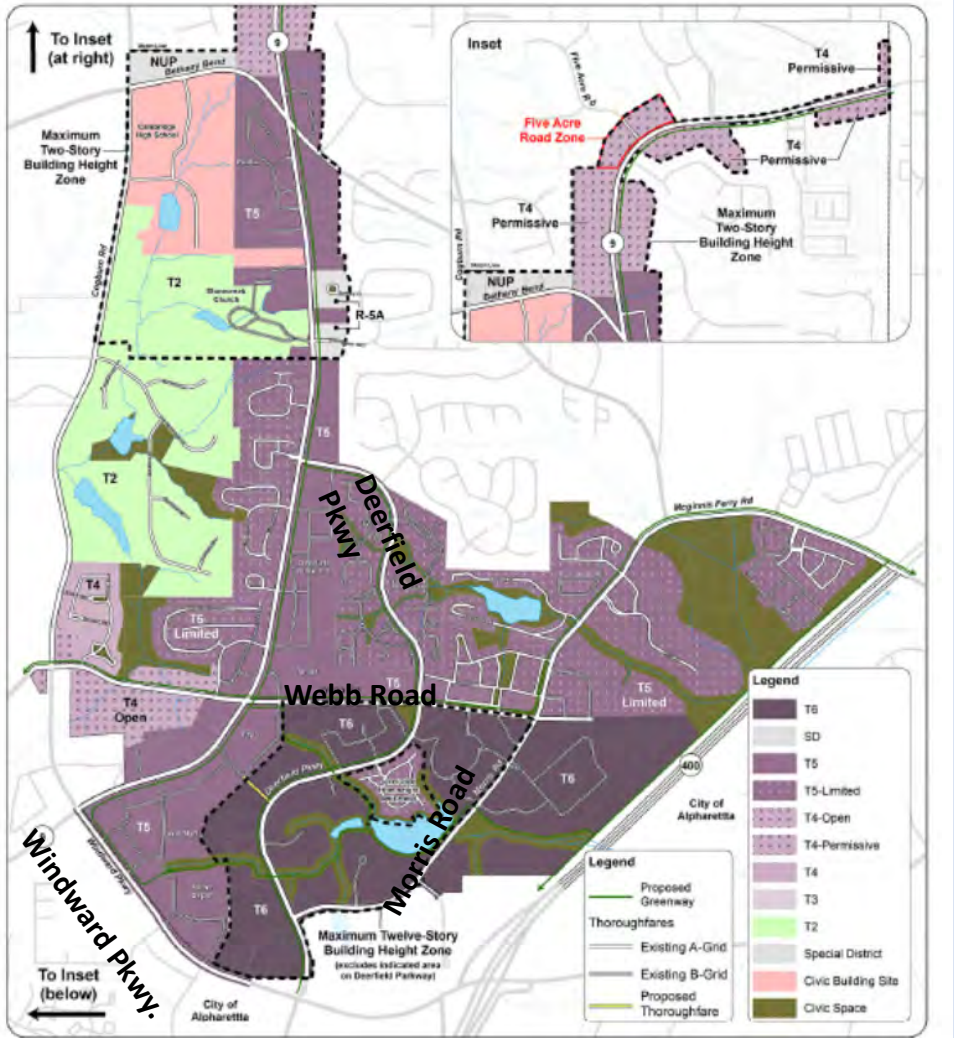
Deerfield Form-Based Code

Highlights

- Adopted in 2015
- Implements the vision of Highway 9 LCI Plan
- Development patterns supports transit on GA-400
- Mixed-Use, walkable-bicycle oriented environment

Regulations

- Transect Zones – T2, T3, T4, T5, T6
- T-2 Rural; T-3 Sub-Urban; T-4 General Urban; T-5 Urban Center; T-6 Urban Core



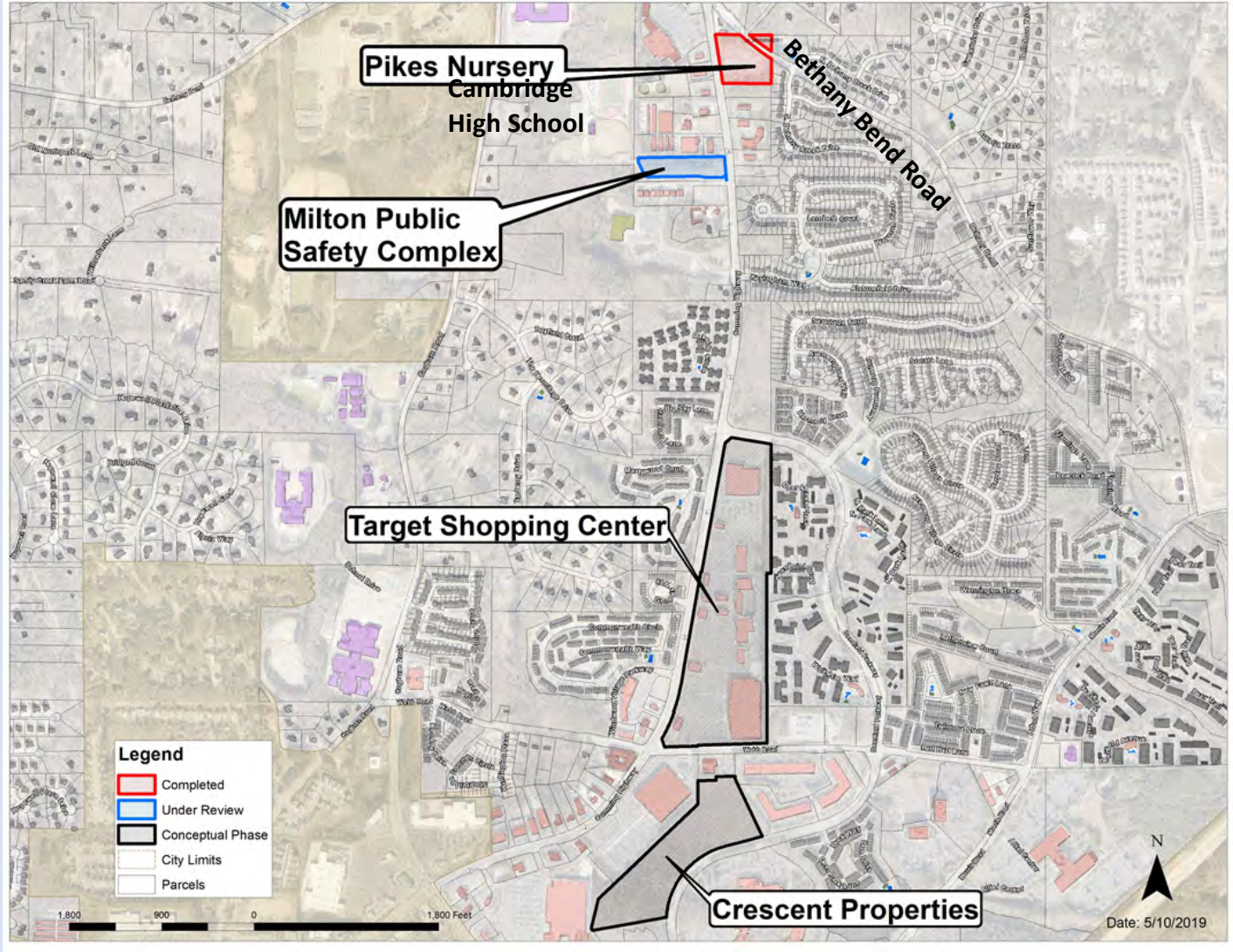
Regulating Plan
 AMENDED DEERFIELD/HIGHWAY 9 FORM-BASED CODE
 April 27, 2015
 Prepared by TSW

This map was produced using data provided by the City of Milton, Public Works, the 4 States Regional Commission, and other public sources. Data are not guaranteed.

Miles
 0 0.125 0.25 0.5

MILTON
 THE BEST CITY OF THE COMMONWEALTH

Deerfield Form-Based Code



Target Shopping Center Development

- Apartments – 120 units
- 112 Room Hotel
- Theaters, Retail, Restaurant and Office

Crescent Properties

- 21 acre site
- 120+ residential units
- 200,000+/- sq foot of non residential

Deerfield Form-Based Code



Public Safety Complex

- Fire – 14,000 square feet
- Police and Court – 25,000 square feet
- Construction Start Date – June, 2019
- Construction End Date – August, 2020

T4-OPEN – KENSLEY ON WEBB ROAD



Questions



Thank You