

ARC'S COMMUNITY DEVELOPMENT ASSISTANCE PROGRAM STRENGTHENING LOCAL RELEVANCE THROUGH TECHNICAL ASSISTANCE



GEORGIA PLANNING ASSOCIATION FALL CONFERENCE: OCTOBER 3, 2019

TODAY'S SPEAKERS

Allison Duncan, AICP
Atlanta Regional
Commission

Anna Baggett
Atlanta Regional
Commission

Nick Miller
Atlanta Regional
Commission

Phillip Trocquet
Town of Tyrone

Darryl Simmons
City of Kennesaw



INTRODUCTION TO ARC



Atlanta Regional Commission

ARC VISION

The Atlanta Regional Commission employs shared foresight, expert staff, the ability to convene diverse communities and its reputation as a regional and national leader in order to support local governments, enhancing the lives of all our citizens by providing world-class infrastructure, building a competitive economy and shaping a regional ecosystem comprised of healthy and livable communities.

COMMUNITY DEVELOPMENT ASSISTANCE PROGRAM (CDAP)

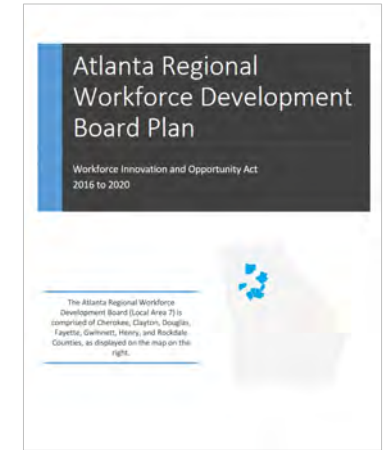
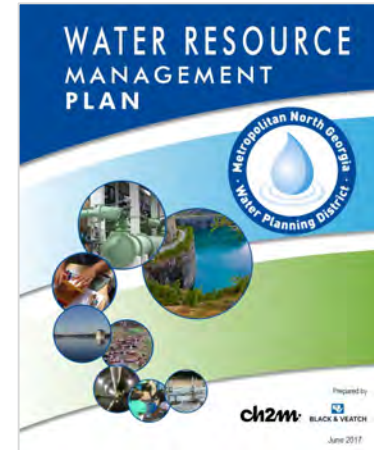
The Community Development Assistance Program (CDAP) is the implementation program for the priorities established through the agency's key policies and plans. Through CDAP, ARC offers technical assistance to local governments in the region for projects that align with agency-wide priorities.



COMMUNITY DEVELOPMENT ASSISTANCE PROGRAM

PROGRAM GOALS:

- Locally address key challenges identified through various agency policies and plans
- Provide direct technical assistance to local governments
- Leverage the entire agency's intellectual capital to generate actionable and holistic solutions



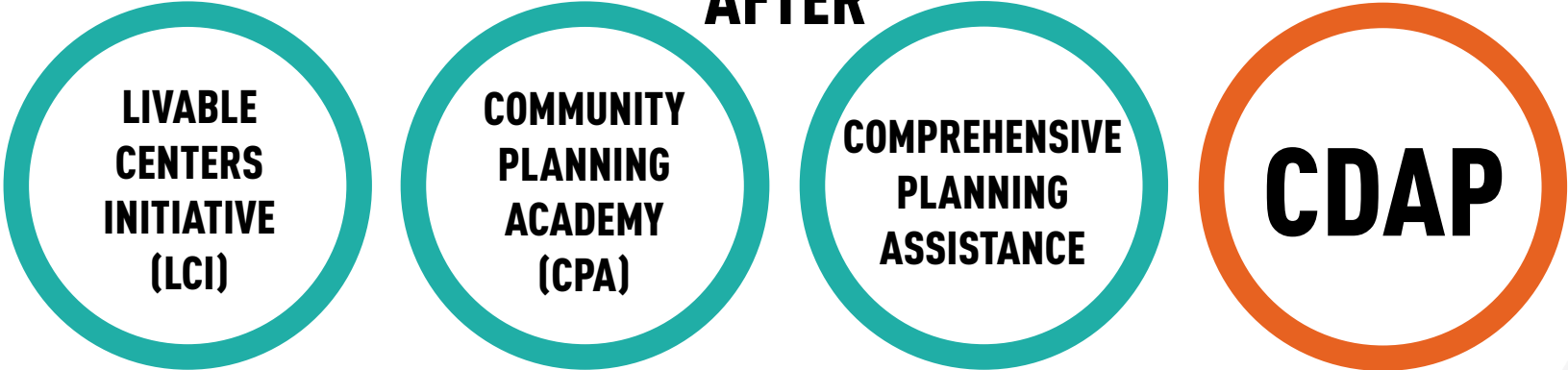
BRIEF HISTORY OF THE PROGRAM

COMMUNITY DEVELOPMENT PROGRAMS

BEFORE



AFTER



BRIEF HISTORY OF THE PROGRAM

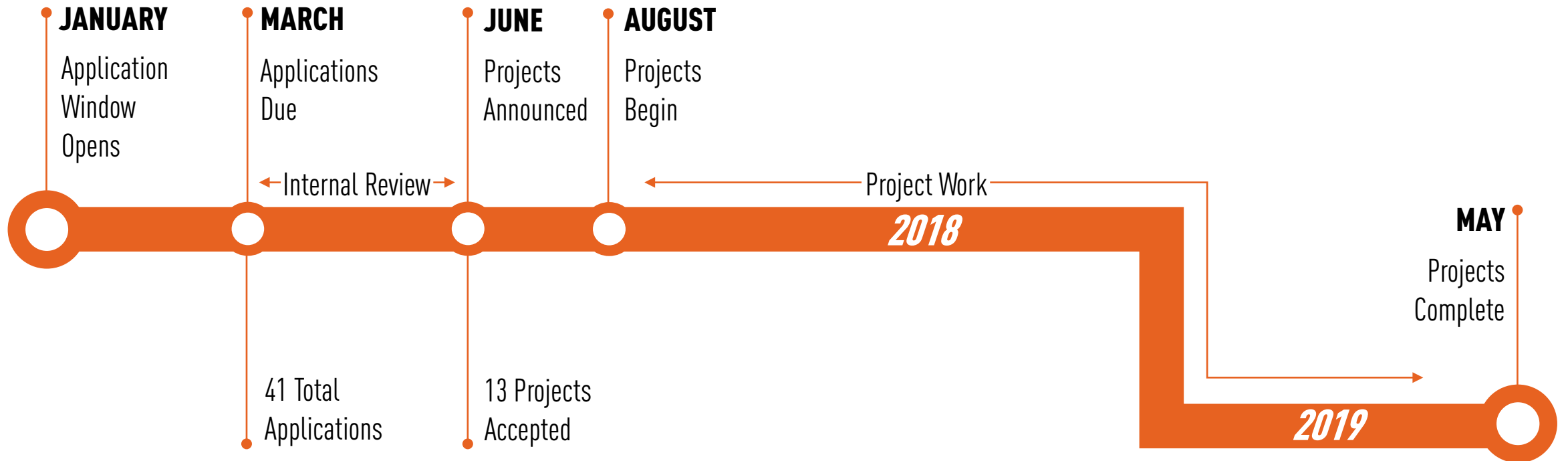
COMMUNITY CHOICES	+	PLANNING ASSISTANCE TEAMS	+	LOCAL GOVERNMENT TRAINING	→	CDAP
<p>Direct technical assistance to local governments</p> <p>ARC staff + intern support across internal groups</p> <p>Projects included:</p> <ul style="list-style-type: none"> - Zoning/overlay audits - Design standards - Best practice implementation research - Housing inventories 	<p>Partner with nonprofits + others</p> <p>Focus on planning, visioning, + problem-solving</p> <p>Projects included:</p> <ul style="list-style-type: none"> - Convening stakeholders - Facilitate workshops + meetings - Assemble input + develop plans 	<p>Targeted training on planning-related topics for various local government groups</p> <p>Groups included:</p> <ul style="list-style-type: none"> - DDAs - City councils - Elected and appointed officials <p>Strategic Planning</p>	<p>Provides four types of assistance:</p> <ul style="list-style-type: none"> - Planning Studies - Implementation Assistance - Trainings - Facilitation <p>Introduces 4 core values:</p> <ul style="list-style-type: none"> - Mobility - Resiliency - Equity - Prosperity <p>Consistent application process</p>			



2018 CDAP



2018 CDAP PROCESS

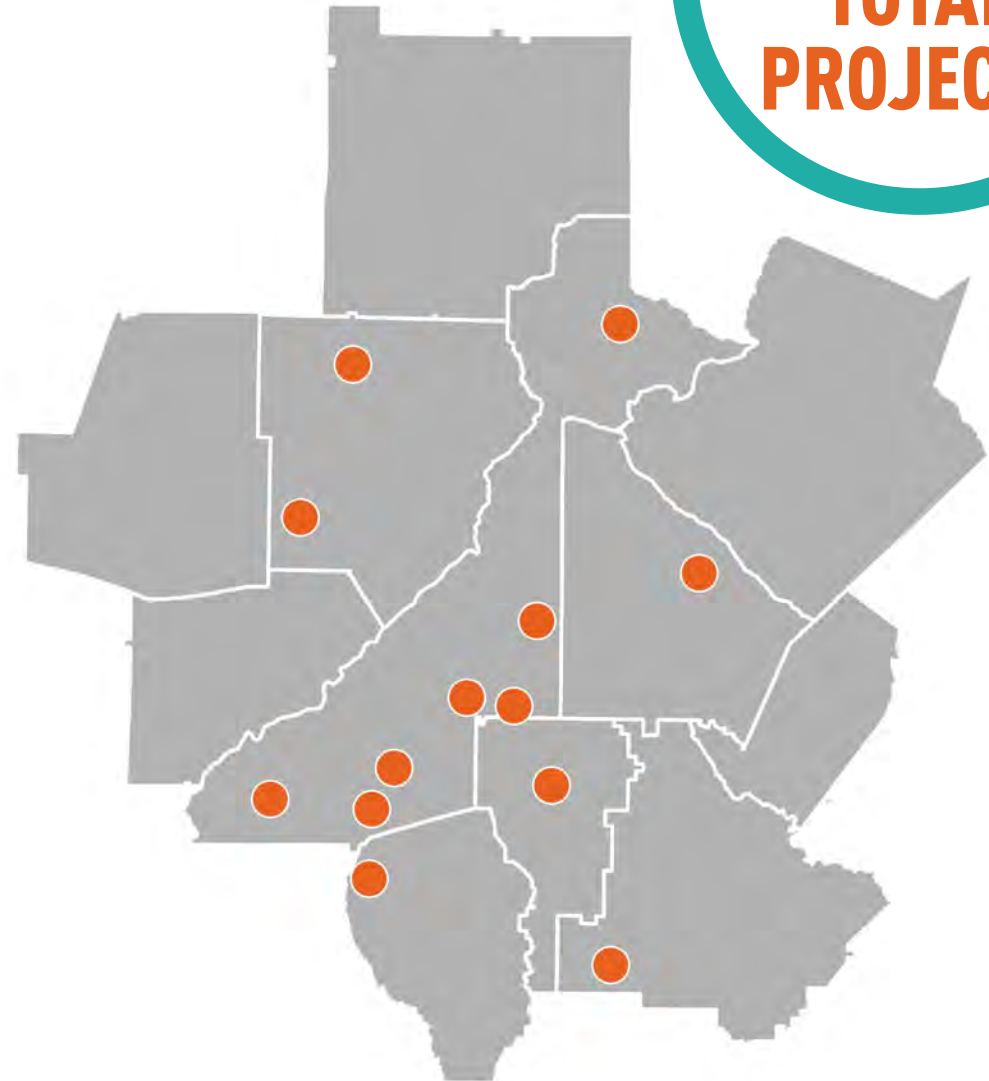


2018 PROJECTS OVERVIEW

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

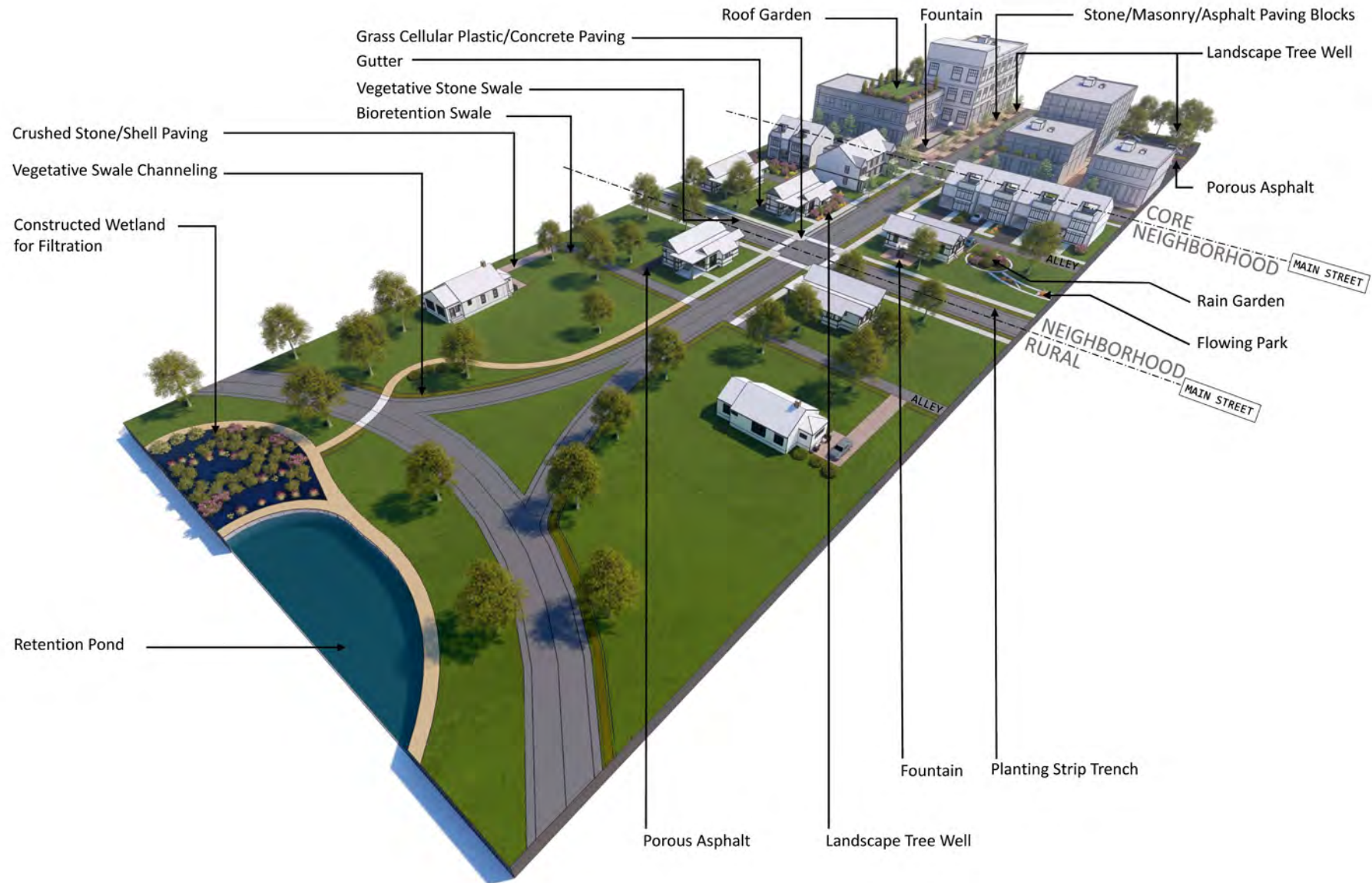
* = partner-led project



PARTNERS



CHATTAHOOCHEE HILLS STORMWATER MANAGEMENT ASSESSMENT



GROVE PARK COMMUNITY GOALS & NEIGHBORHOOD ASSESSMENT

Craftsman Style - Option 2



Minimal Traditional Style – Option 2



Craftsman Style - Option 3 Duplex



Minimal Traditional Style – Option 3



TYRONE TOWN CENTER ZONING ASSESSMENT



TYRONE PROJECT OVERVIEW

~ 7,300 people with limited resources.

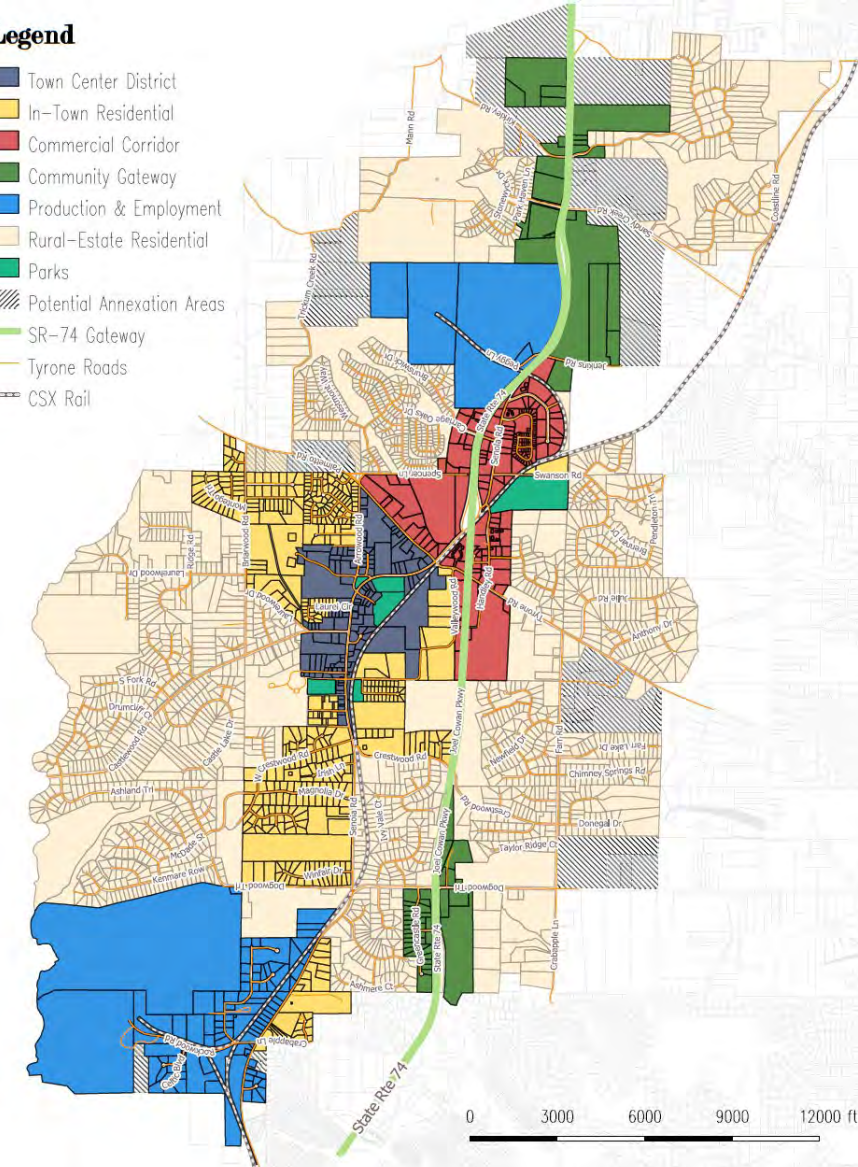
Town Center District (TCD) was formulated in 2007 and consists of older properties along Senoia Road (old SR-74).

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

Legend

- Town Center District
- In-Town Residential
- Commercial Corridor
- Community Gateway
- Production & Employment
- Rural-Estate Residential
- Parks
- Potential Annexation Areas
- SR-74 Gateway
- Tyrone Roads
- CSX Rail



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

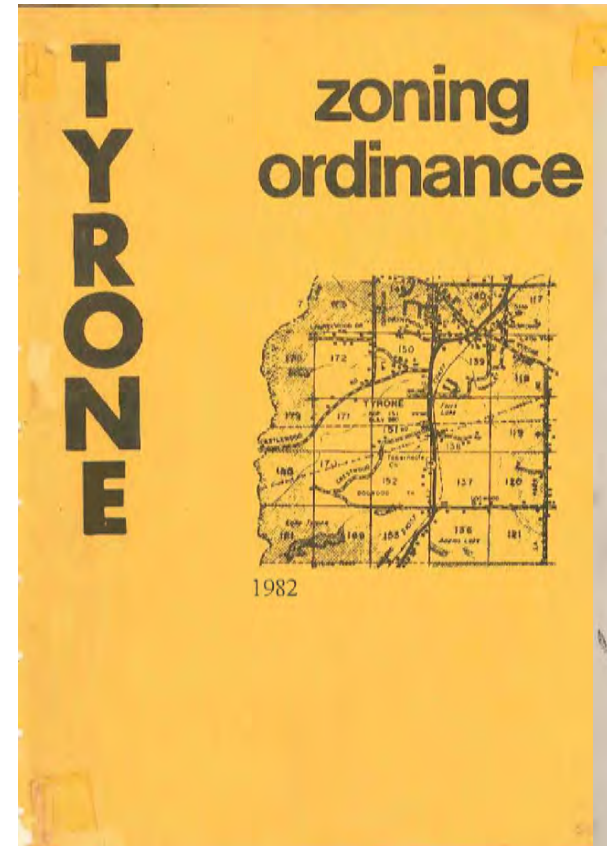
The technical nature of the project required intentional public outreach and steering committee involvement.

Public Opinion

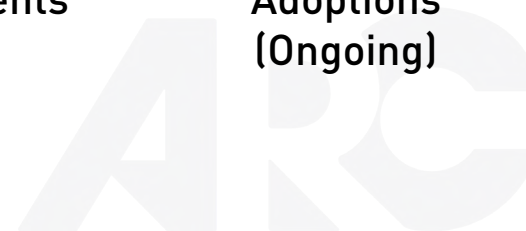
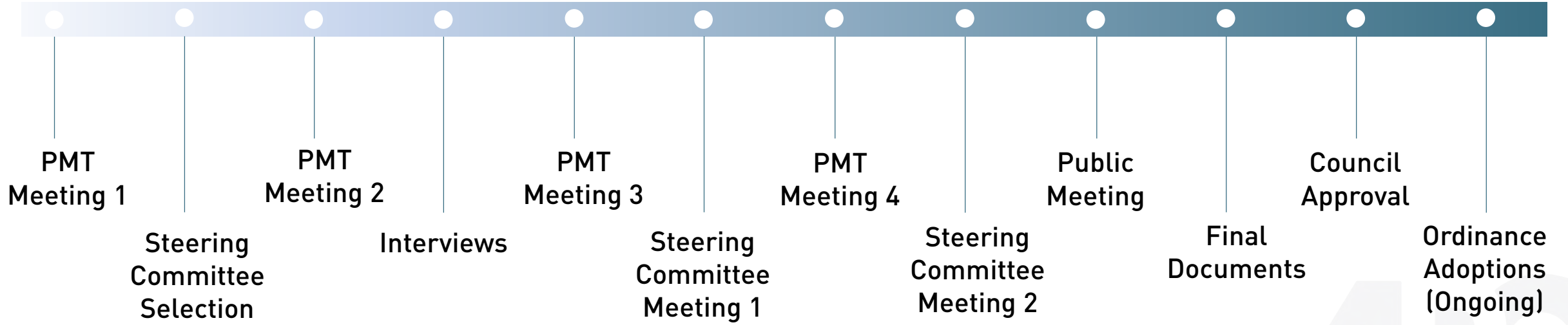
Particularly on residential density. . . Proposals for a different development pattern was one of the biggest steps. Small-town idea was tied to old regulations.

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).

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

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

ARCHITECTURAL OVERLAY DESIGN CONSIDERATIONS

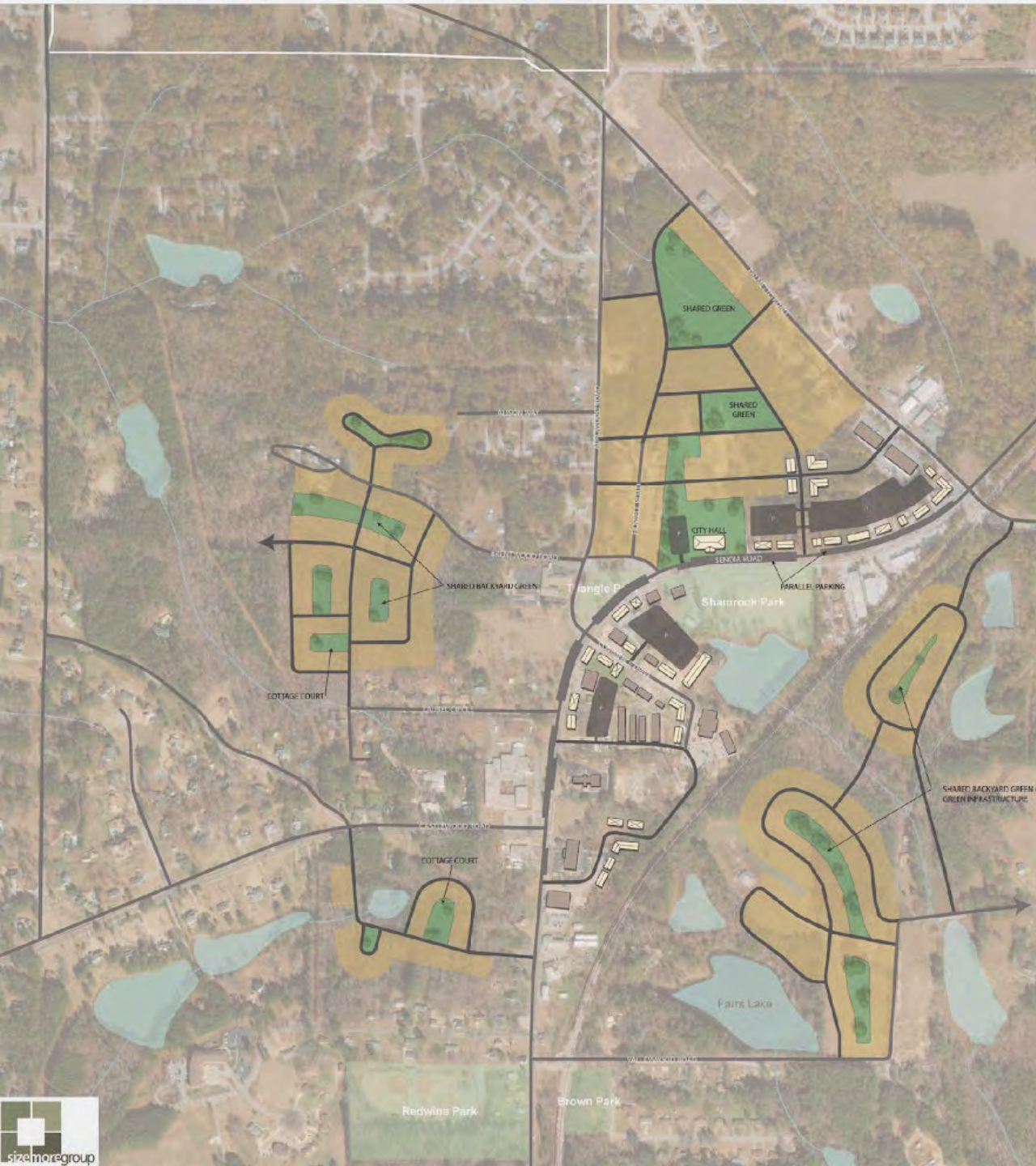
PURPOSE & INTENT

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.




KENNESAW CITY CEMETERY STRATEGIC PLAN



KENNESAW STUDY AREA

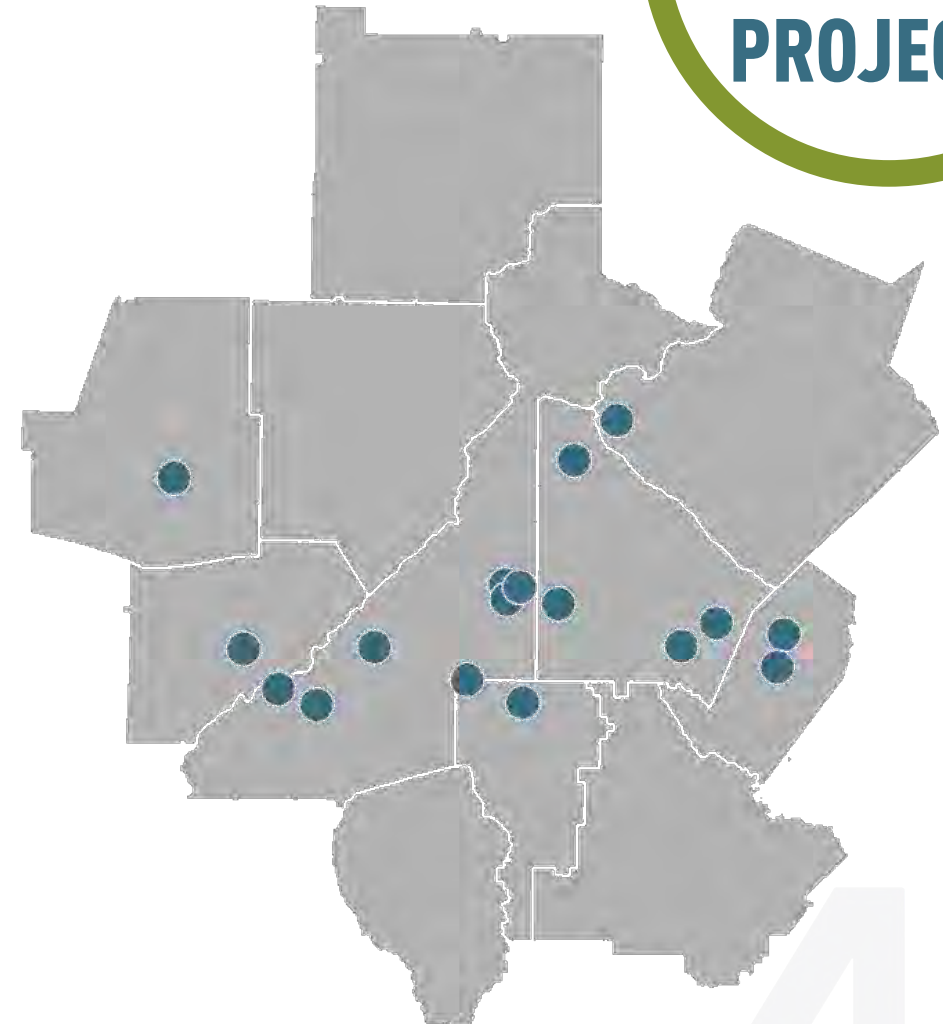


 Kennesaw City Cemetery

LOOKING FORWARD TO 2019 PROJECTS

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



* = partner-led project

CLOSING REMARKS

regional impact + local relevance

- **The incremental efforts of Metro Atlanta cities and counties help implement a shared regional vision.**
- **CDAP implements ARC's policies and plans at the local level.**
- **Metro Atlanta's communities are rapidly changing, and through CDAP, ARC hopes to evolve to meet their needs.**

QUESTIONS?

ARC

THANK YOU

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