

Connecting Our Public & Private Realms

Strategies for Transportation & Land Use Alignment

Presented By:

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Our Time Together

What to Expect

How we'll spend our short time together!

Goals & Context

5 minutes

What do we aim to accomplish today? Realities of land use and transportation planning and implementation.

Focus

5 minutes

Who's here today, and what topics should we dive deeper into?

Perspectives

20 minutes

Panel shares insights from our backgrounds, experiences, and projects.

Group Discussion

45 minutes

We'll dig deep into a few key topics – hearing from panelists and you!

Our Time Together

● Goals & Context

5 minutes

What do we aim to accomplish today? Realities of land use and transportation planning and implementation.

Goals

Facilitate Collaborative Discussion

Share and crowdsource ways that local governments and the State of Georgia are thinking outside the box to align transportation investment with land use context

Engagement
Tactics

Implementation
Tools

Planning
Strategies

Project
Delivery

Context

Land Use Planning & Implementation

**Guided by Local
Plans, Policy, and
Decision Making**

**Vision is Long-
term and
Implementation
Takes Many Years**

**Requires Private
Partnership, Buy-in,
and Implementation**



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Context

Transportation Planning & Implementation

**Guided by Local
Plans/Priorities &
Regional Planning**

**State/Federal
Guidance &
Funding as Key
Components**

**Greatest Flexibility
on Locally
Administered Roads**



Context

Land Use and Transportation Disconnect

Land Use Implemented Locally and with Private Sector Negotiation

Transportation Implemented Locally with Regional, State, and Federal Support

Funding and Needs Can Lead to Siloed Efforts that Miss the Mark on Community Needs

Our Time Together

● Focus

5 minutes

Who's here today, and what topics should we dive deeper into?

Question 1

What is your current role?

- City government
- County government
- Regional government
- State government
- Consultant
- Student
- Nonprofit / community-based organization
- Other

Question 2

What is your expertise area?

- Land use
- Transportation
- Combination of both
- Other

Question 3

Rank the below topics to help us identify the top ones to discuss.

- Retrofitting corridors
- Access management
- Corridor function/purpose (freight vs. main street)
- Preserving right-of-way
- Zoning and ordinance tools
- Cross jurisdiction coordination
- Cross department coordination
- Long range planning

Question 4

What else related to land use and transportation are you curious about?

Our Time Together

● Perspectives

20 minutes

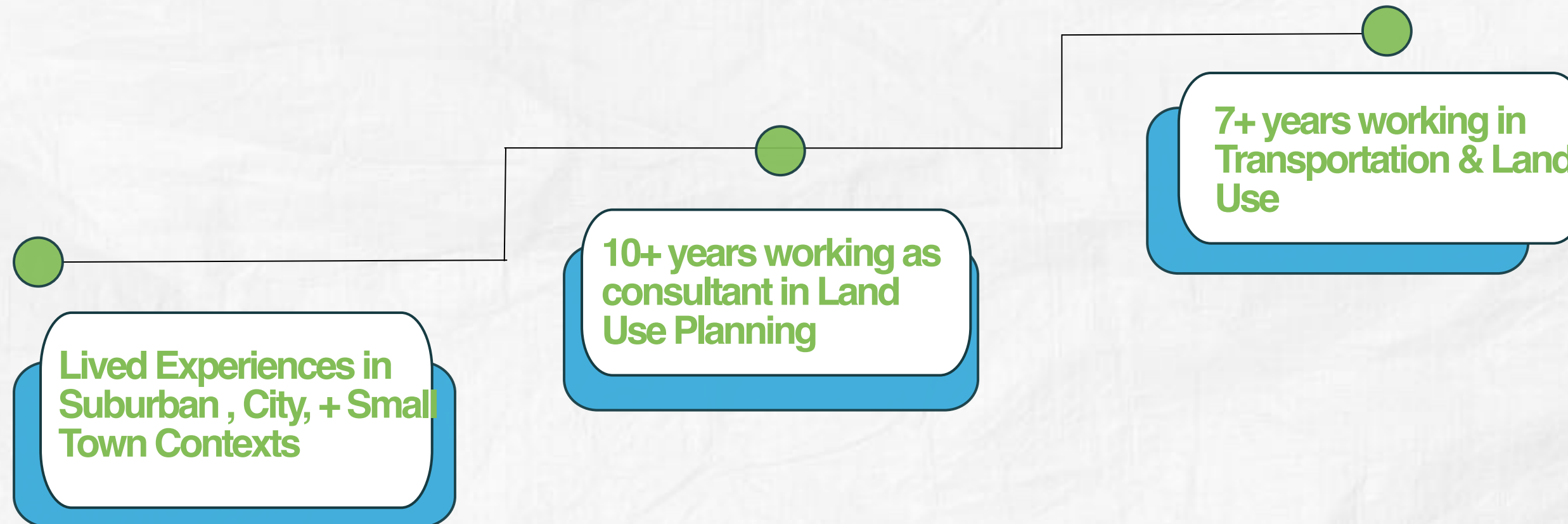
Panel shares insights from our backgrounds, experiences, and projects.

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Perspectives

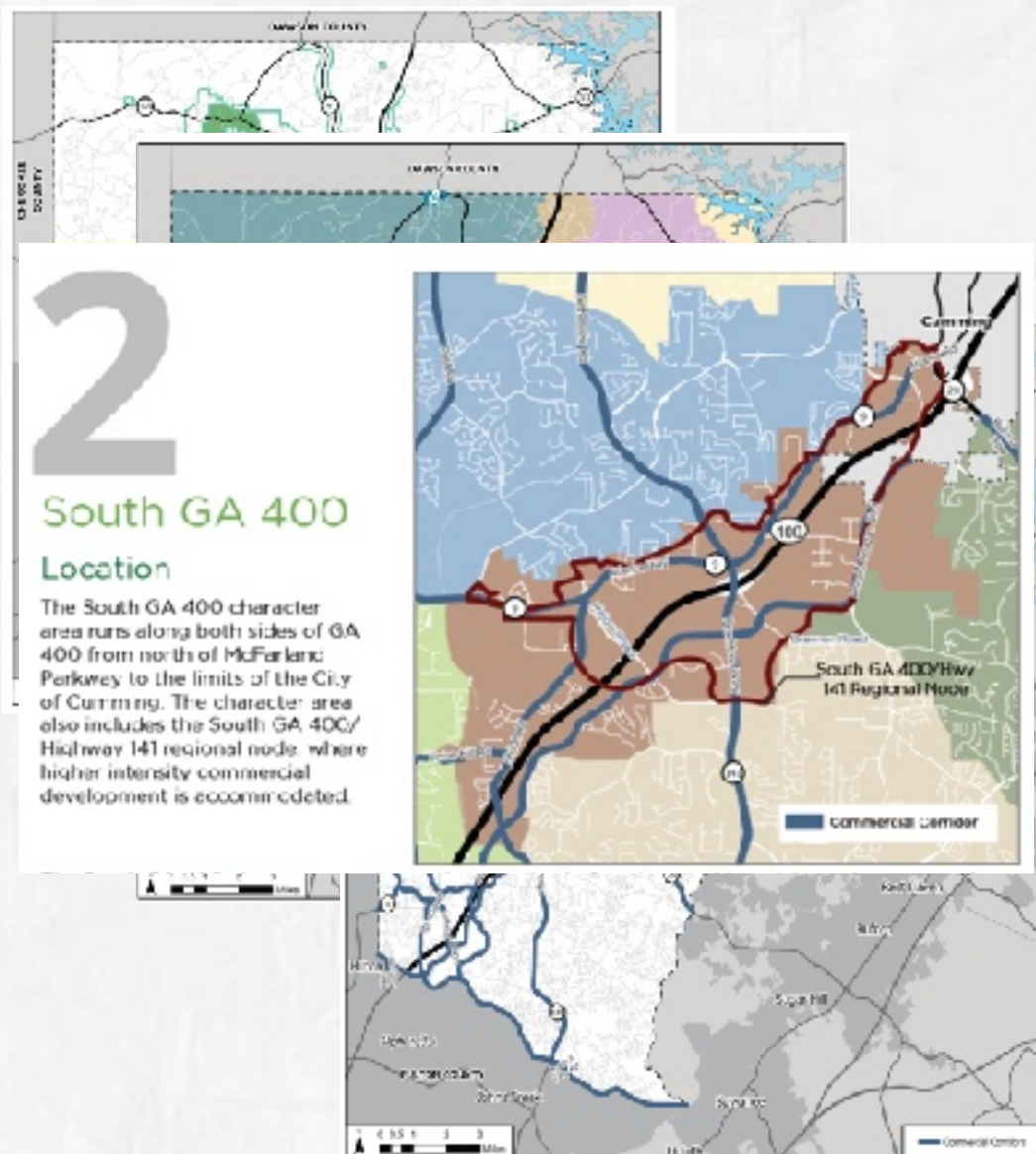
AMANDA HATTON, AICP



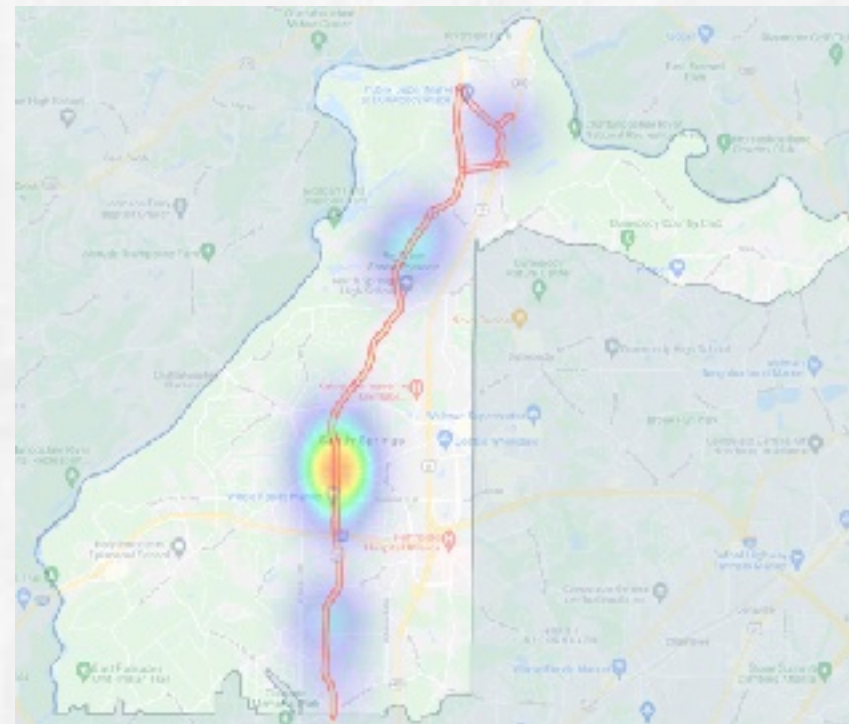
Project Examples

AMANDA HATTON, AICP

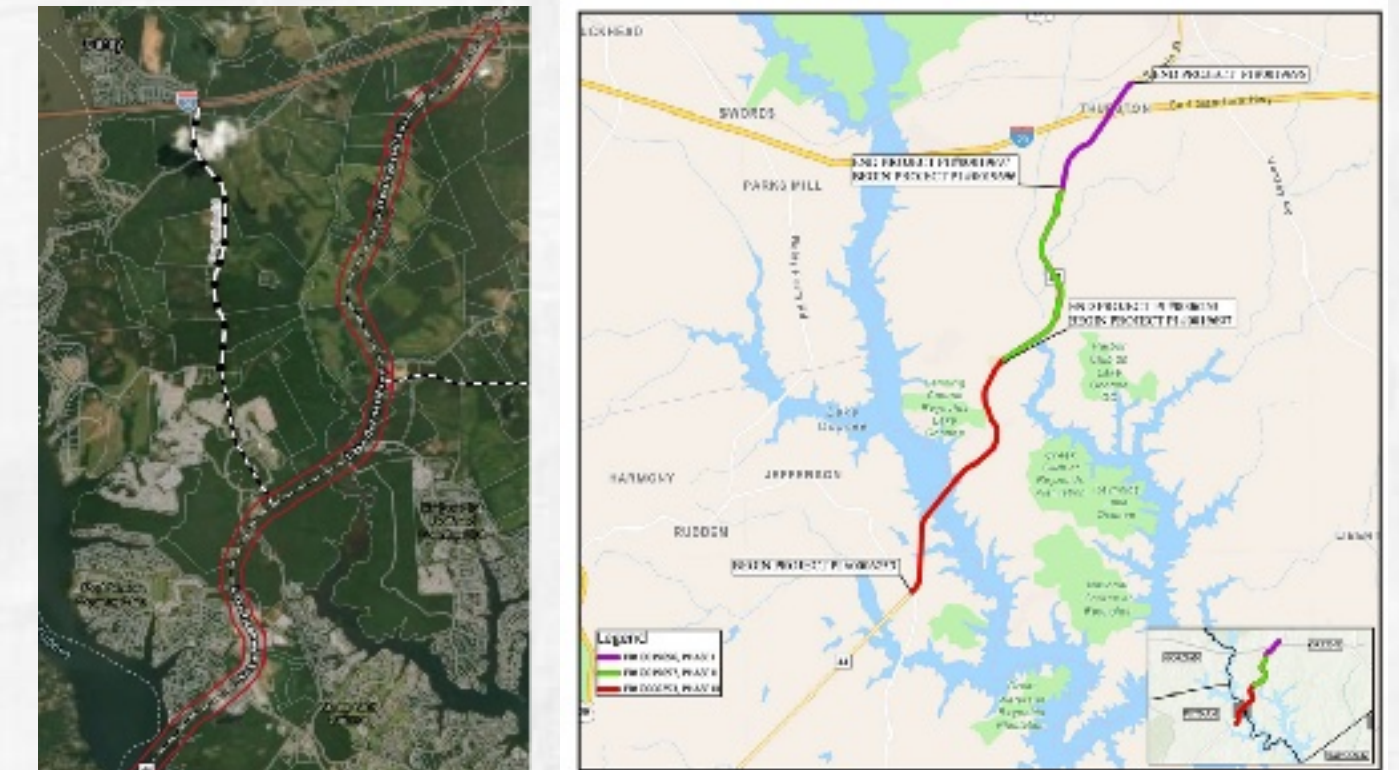
Many Comprehensive Plans



State Route 9 (Roswell Rd) Access Management Plan

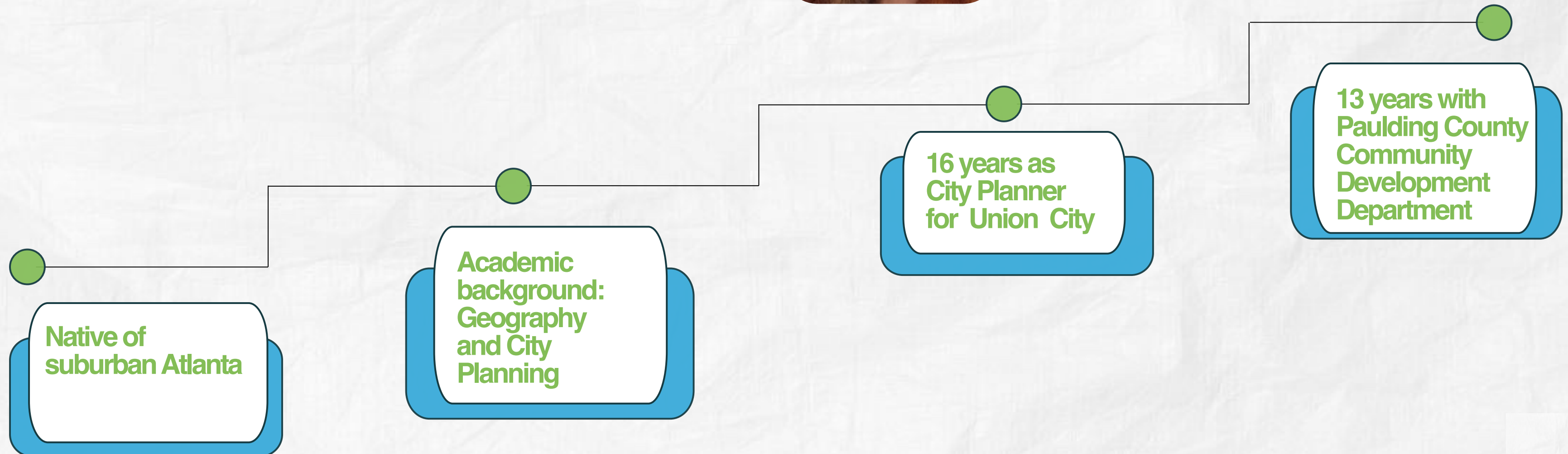


State Route 44 Overlay District



Perspectives

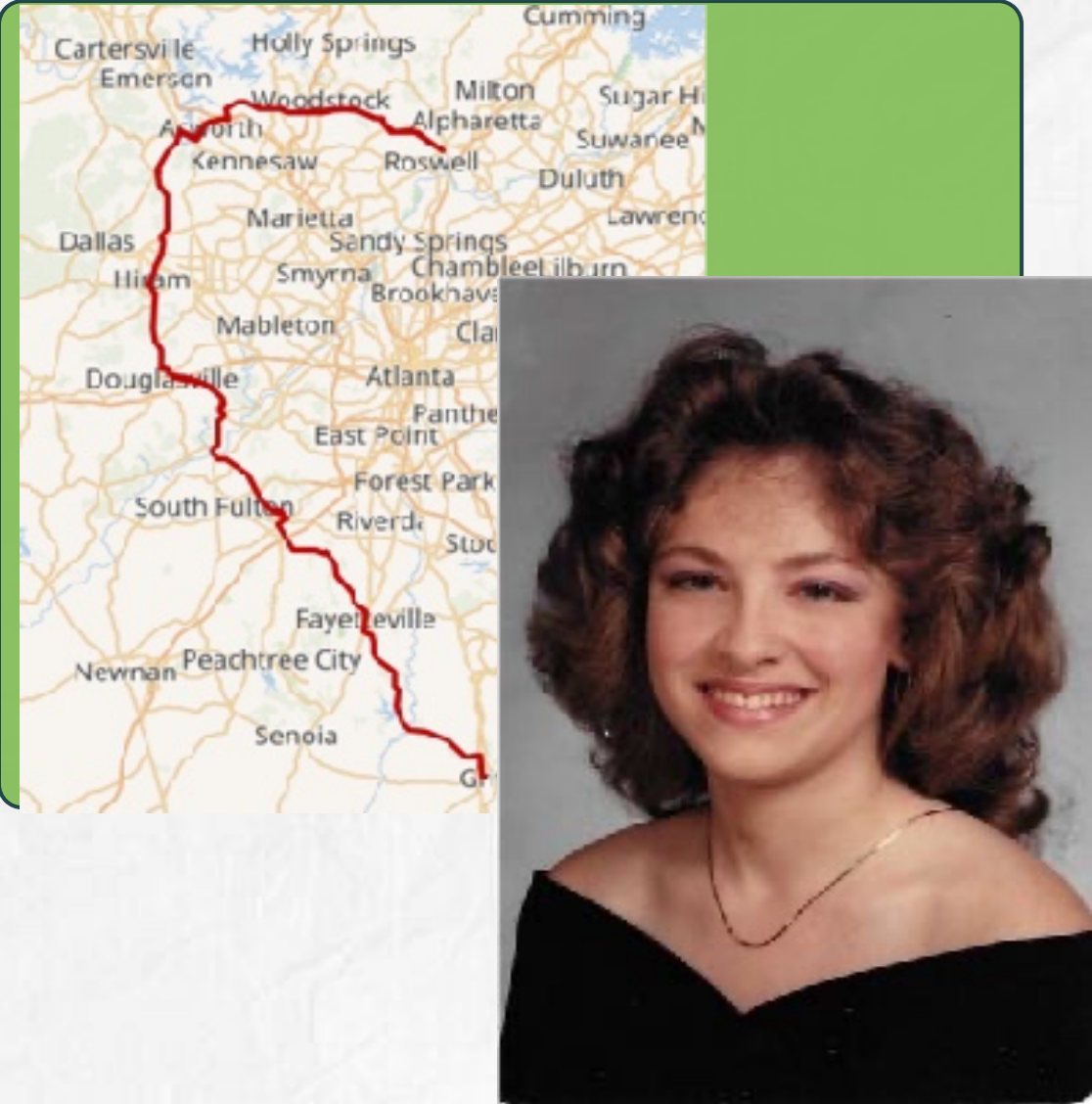
ANN LIPPMANN, AICP



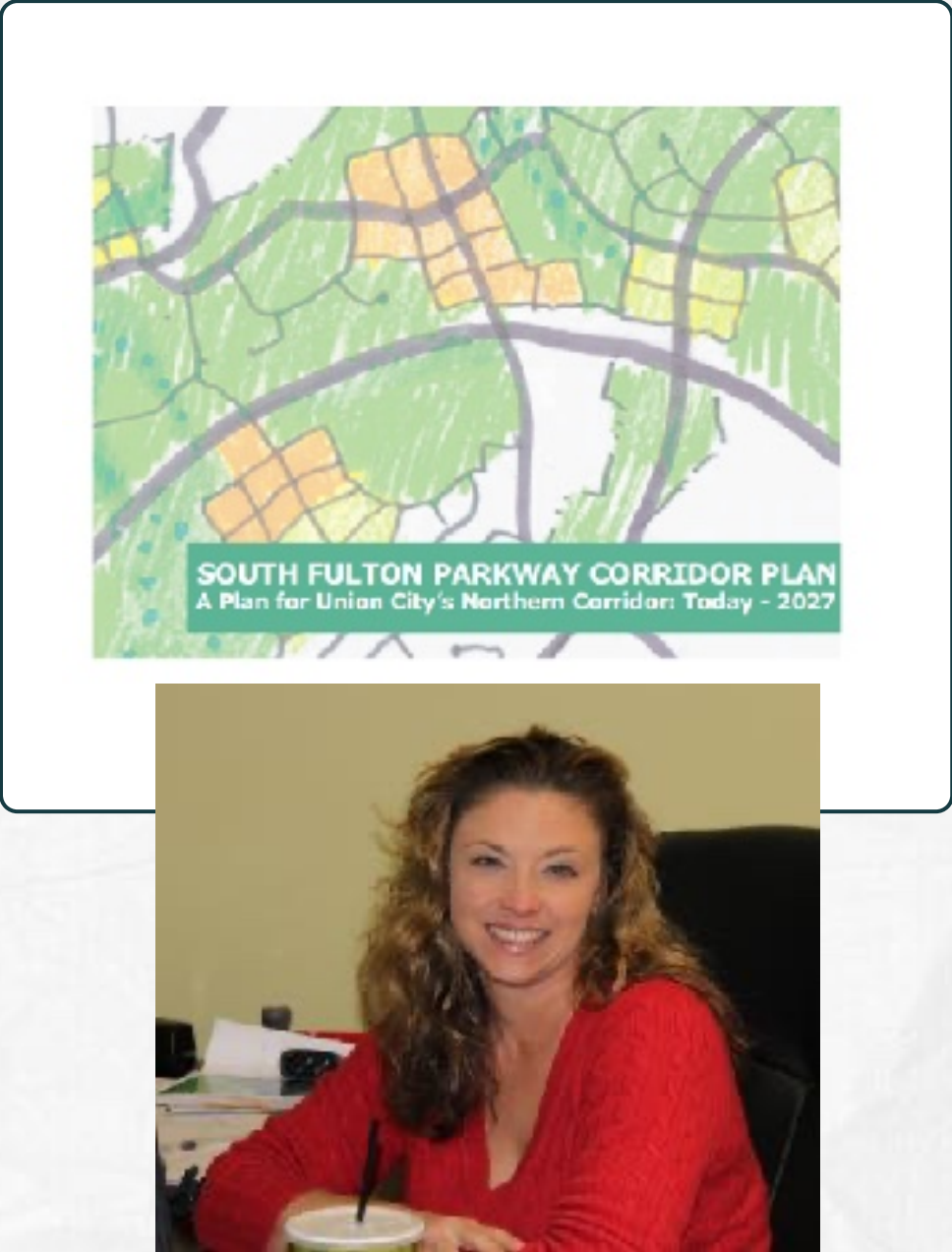
Project Examples

ANN LIPPMANN,
AICP

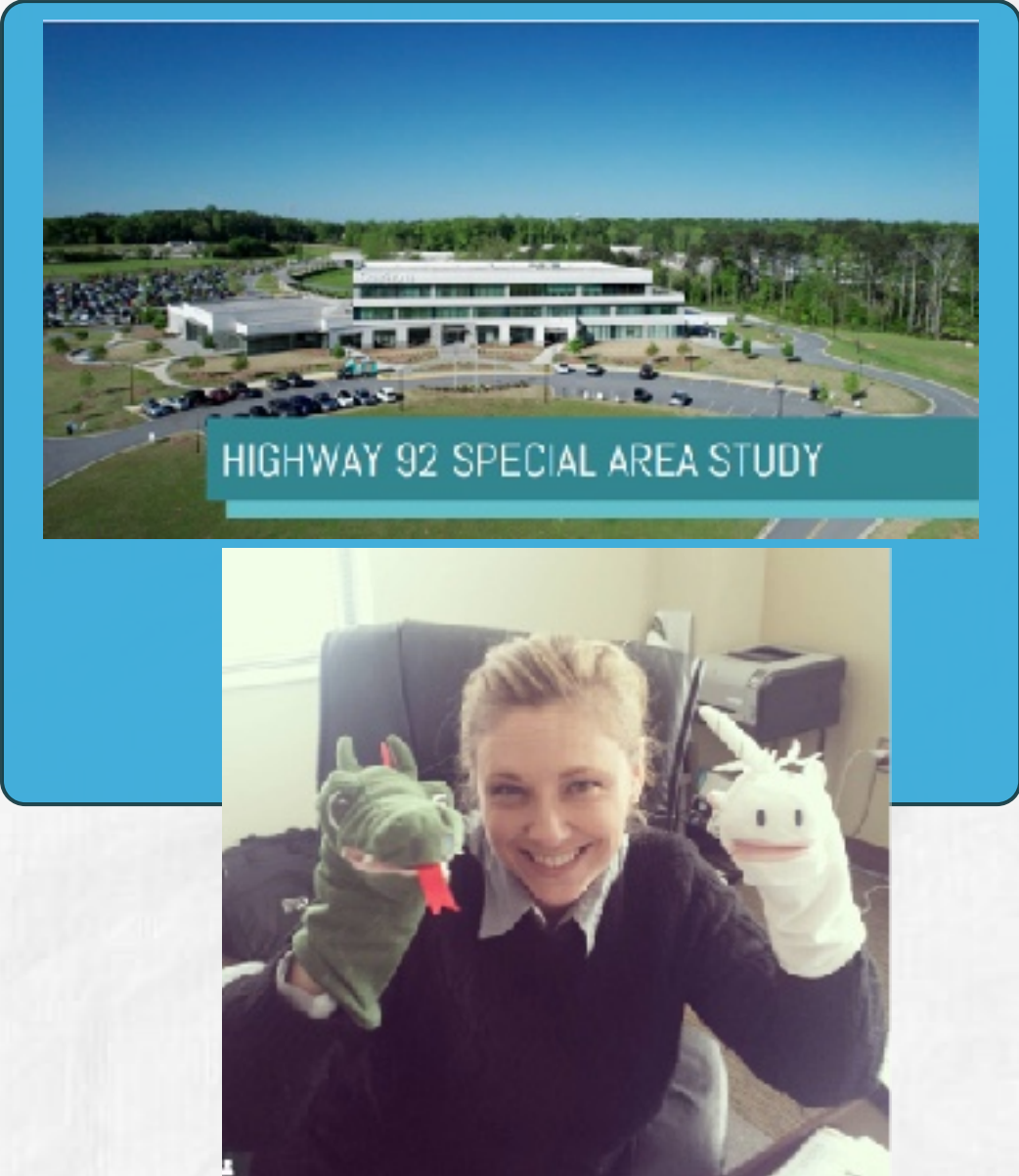
State Route 92



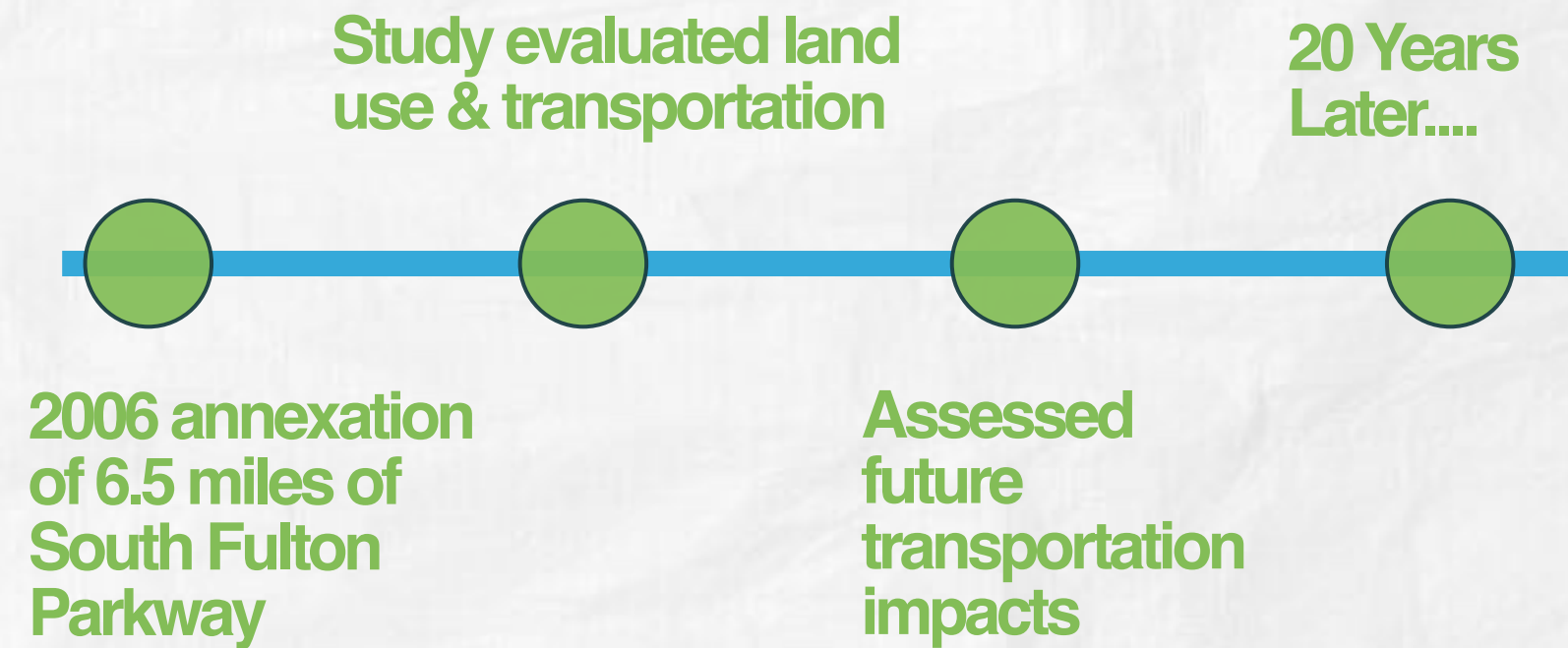
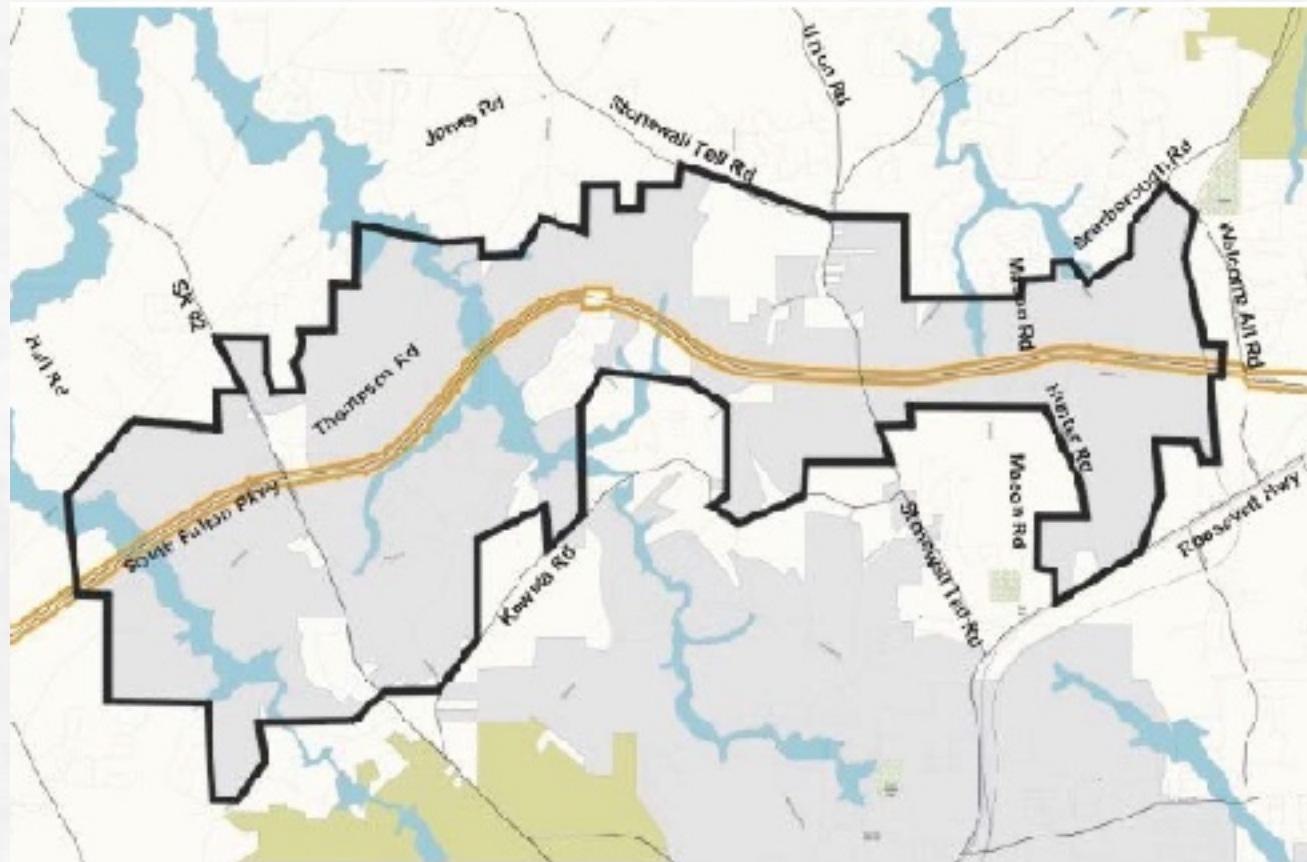
South Fulton Parkway



Highway 92 Special Area Study



Union City South Fulton Parkway Corridor Plan (2007)



Nebo Rd
Murder P.
Rogadale Library



Transportation Conditions & Planned Improvements

Comprehensive Plan Amendment



Existing Land Use

Land Use Opportunities & Scenarios

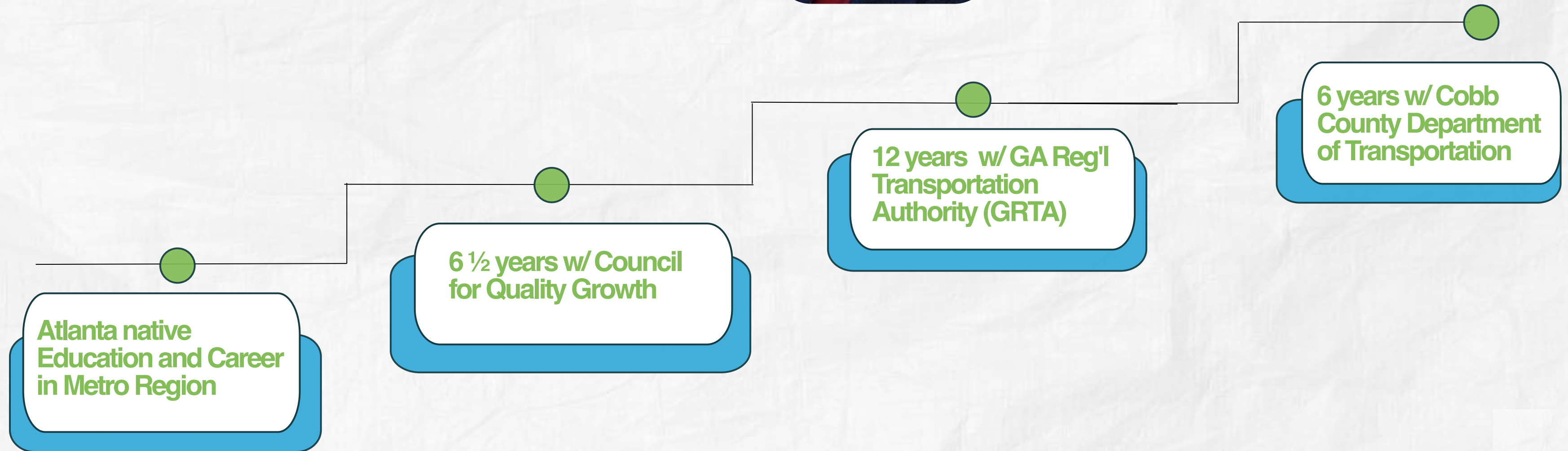
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Perspectives

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Project Examples

LAURA BEALL, AICP

**New Connections for Encouraging
Redevelopment**



Opportunities in Large Projects



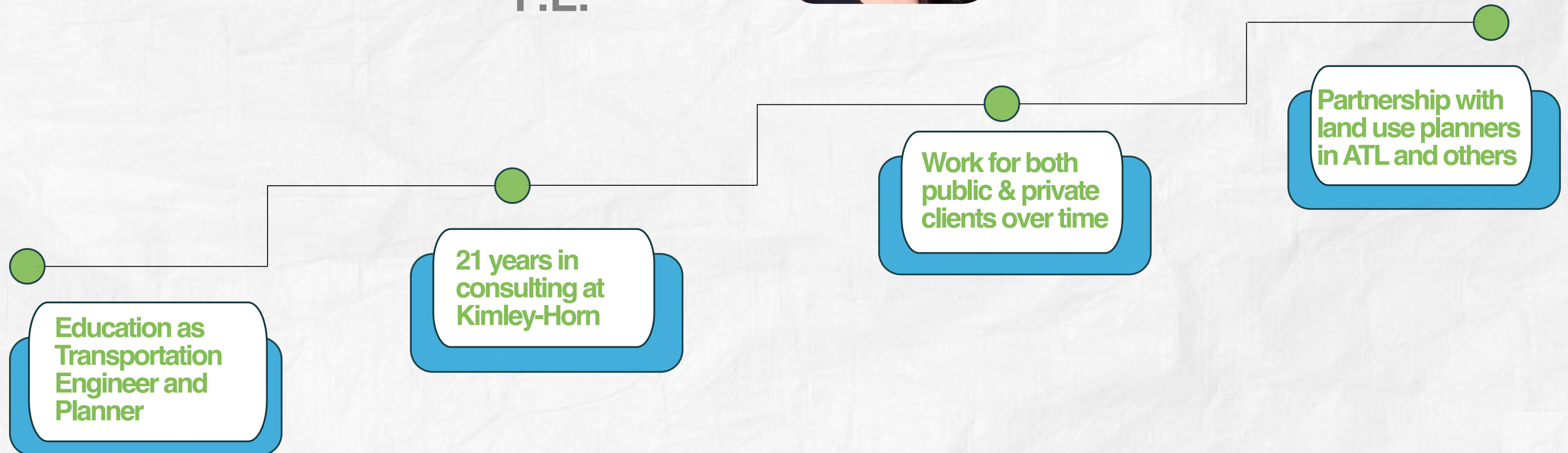
Source: Google Earth

**Realignment to Improve Safety and
Reduce Congestion Emissions**



Perspectives

CRISTINA PASTORE, AICP,
P.E.



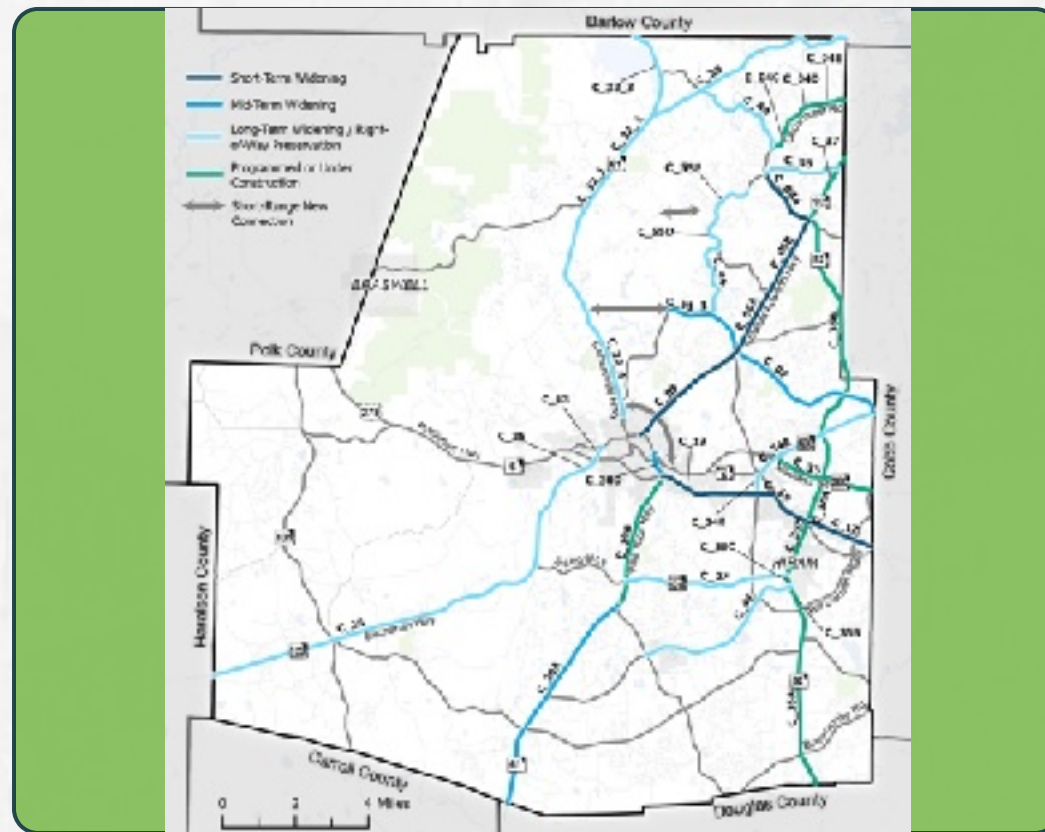
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Project Examples

CRISTINA PASTORE, AICP, P.E.

Paulding Major Corridors



Cobb Major Thoroughfares



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Highlights

Buying R/W is Expensive

Leverage policy tools to anticipate future needs

Consider Beyond Functional Classification

Expanding typologies can affect code and street design

Do Land Use and Transportation Together

If you can, just do it!

Growth = Transportation Uncertainty

Proactively anticipate right-of-way needs

Consider How Land Use and Mode Affect Road Design

More urbanized areas need to consider more

Connectivity to Major Facilities Changes the Game

Land use options can look very different depending on access

Our Time Together

- **Group Discussion**

45 minutes

Let's dig deep into a few key topics – hearing from panelists and you!

Topics

- Retrofitting corridors
- Access management
- Corridor function & purpose (freight vs. main street)
- Preserving right-of-way
- Zoning and ordinance tools
- Cross jurisdiction coordination
- Cross department coordination
- Long range planning

Retrofitting Corridors

- Vision for the corridor
- Public expectations
- Development pressures
- Feasibility to design facility
- Land acquisition
- Environmental impacts
- Existing development patterns do not compliment corridor goals
- Funding



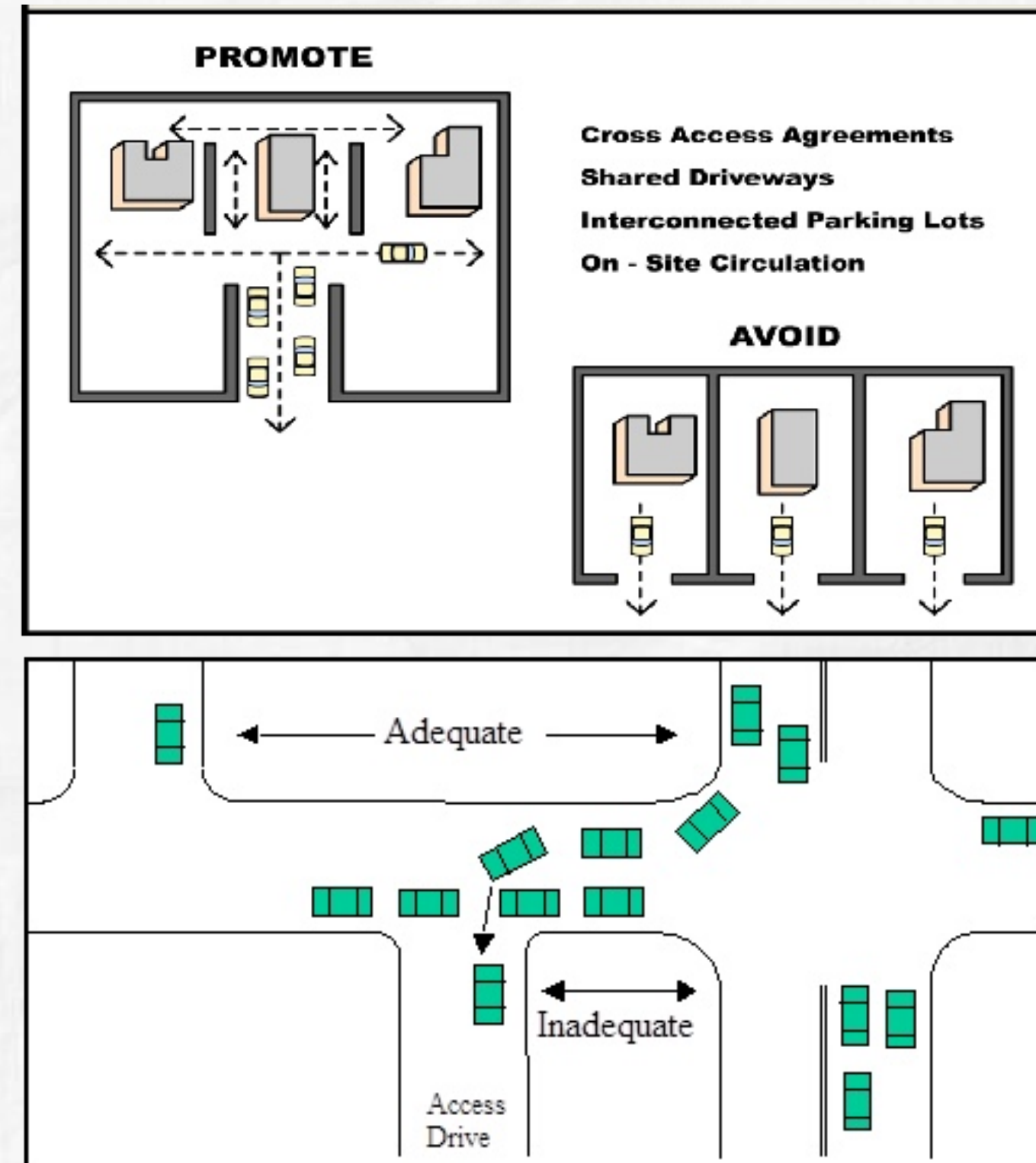
Proposed Cobb Pkwy BRT



Austell Powder Springs Trail

Access Management

- Access/ Driveway Spacing
- Right-of-Way Management
- Safe turning lanes and medians
- Understanding design context
- Inter-parcel connections – vehicular and trail/ bike/pedestrian
- Shared parking within larger development plan
- Delineated pedestrian paths through driveways/parking to building entrances for safe access from right-of-way



Source: Wisconsin DOT

Corridor Function & Purpose

- GDOT has plans and key roll in state routes that go through communities
- Local future land use plan and policy may aspire to be something that does not align with roadway function
- Careful planning and partnership as tool to connect them both
- Building relationship with GDOT in planning phase and in setting vision
- Corridor planning that considers both land use and modal priorities



Buford Highway Suwanee

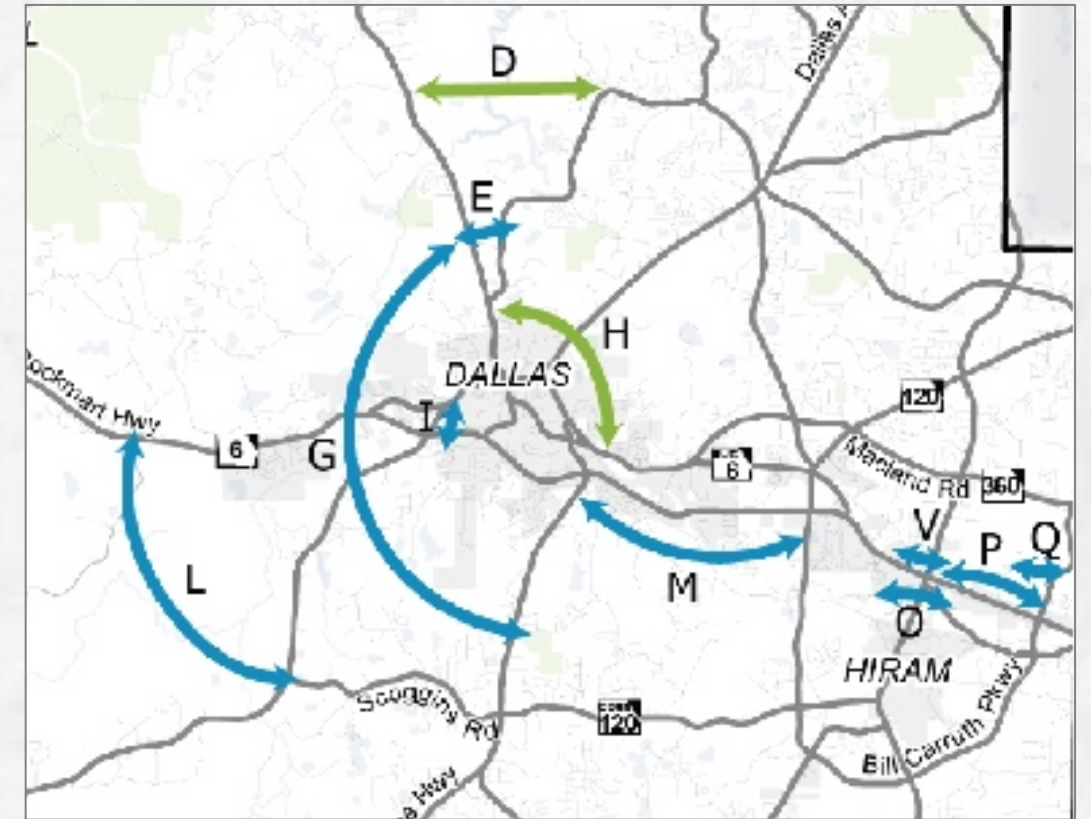
Source: Google Streetview

Preserving Right-of-Way

- Consider future modal needs (vehicular, transit, active transportation, freight)
- Anticipate level of certainty
- Document it in a plan
- Leverage code and policy tools like corridor maps, overlay districts, corridor typologies
- Be even more aggressive on new alignment over widening
- Conditions of rezoning



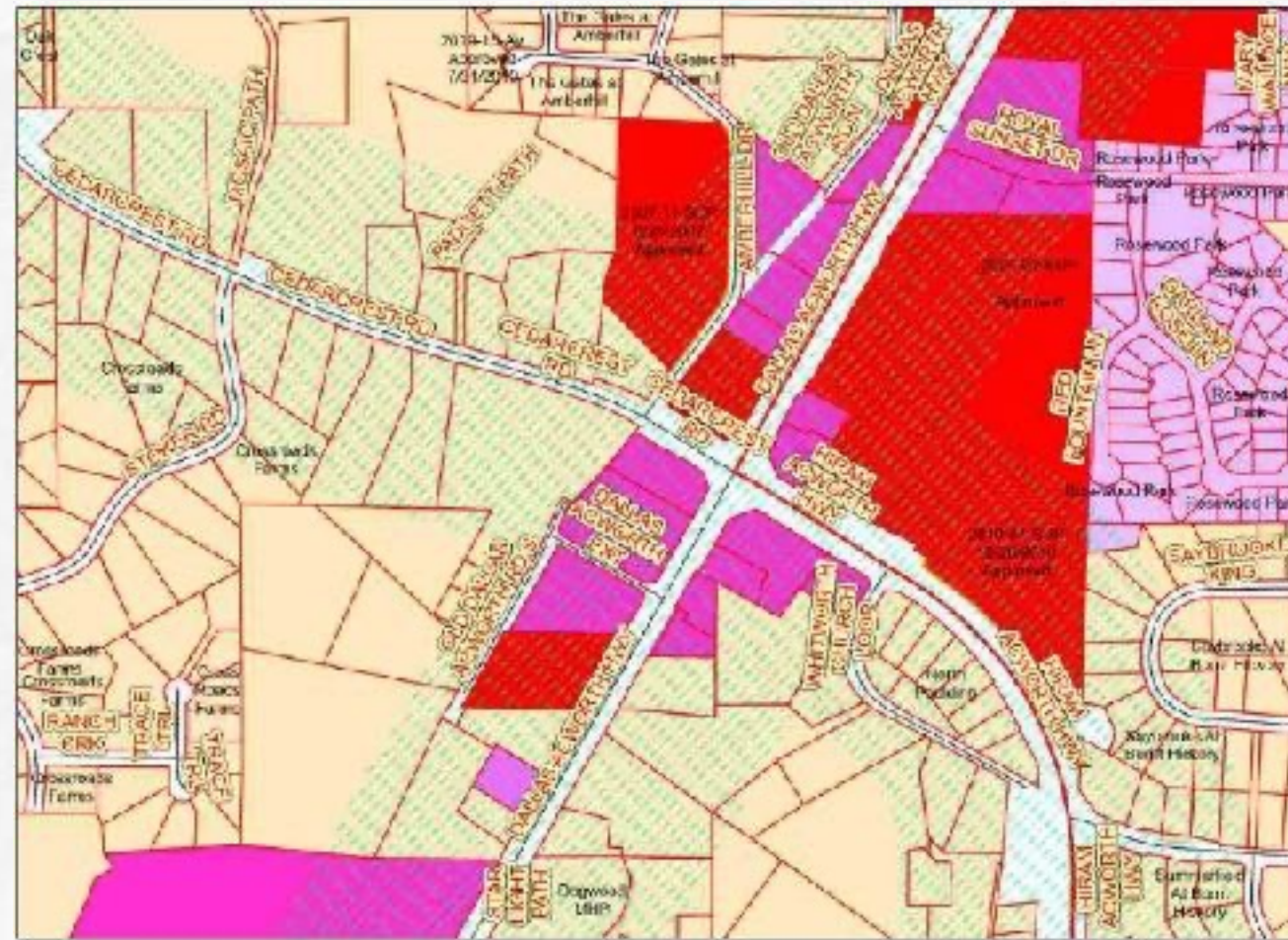
Stonesbattle cross-section



Paulding new connections

Zoning and Ordinance Tools

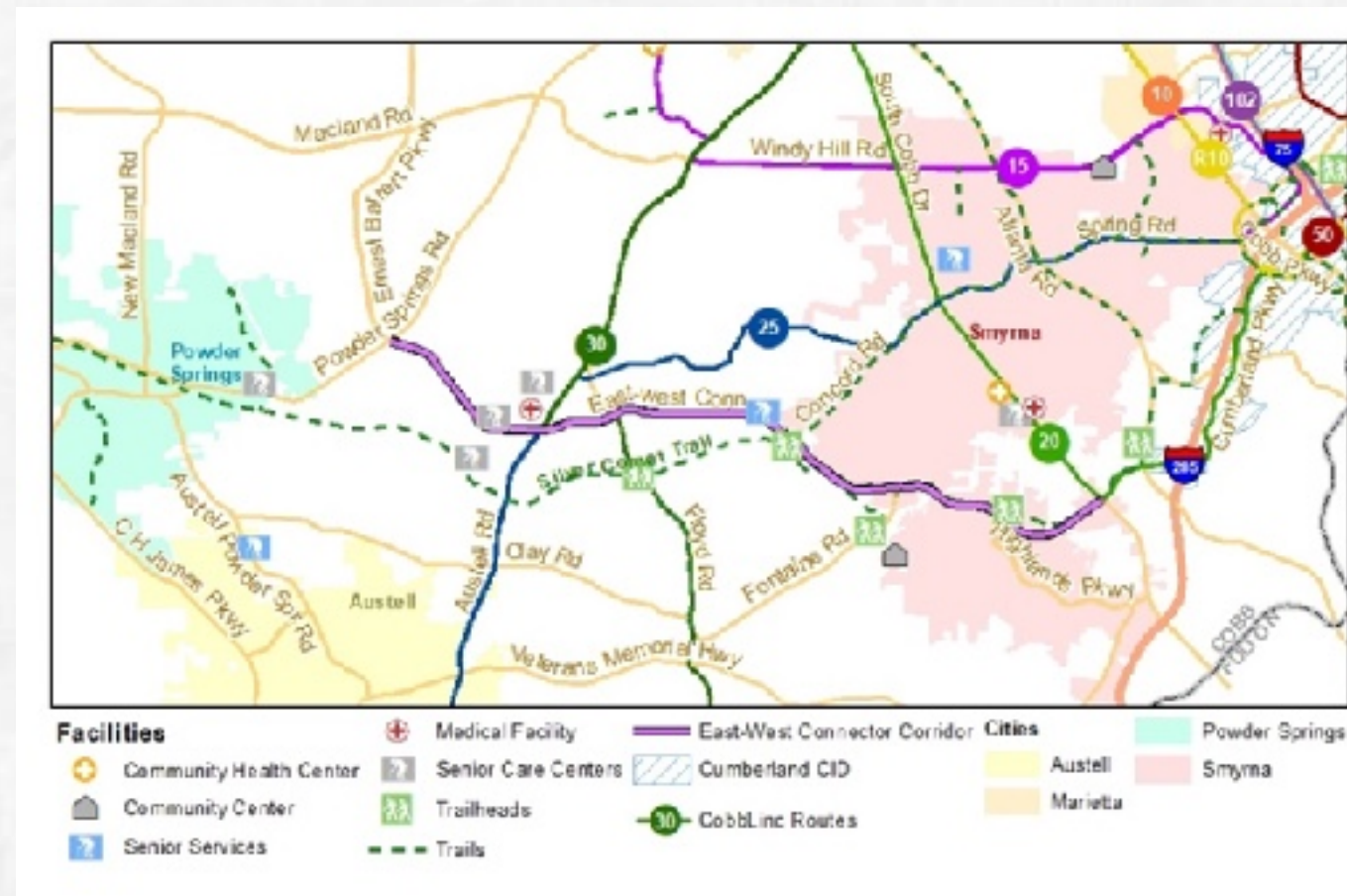
- Corridor Overlay Districts that include requirements for ROW preservation, inter-parcel connectivity and driveways
- Removing conflicts in ordinances
- Cross references to roadway classifications
- Right expertise involved in development review



Paulding County Corridor Overlay on Zoning Map

Cross Jurisdiction Coordination

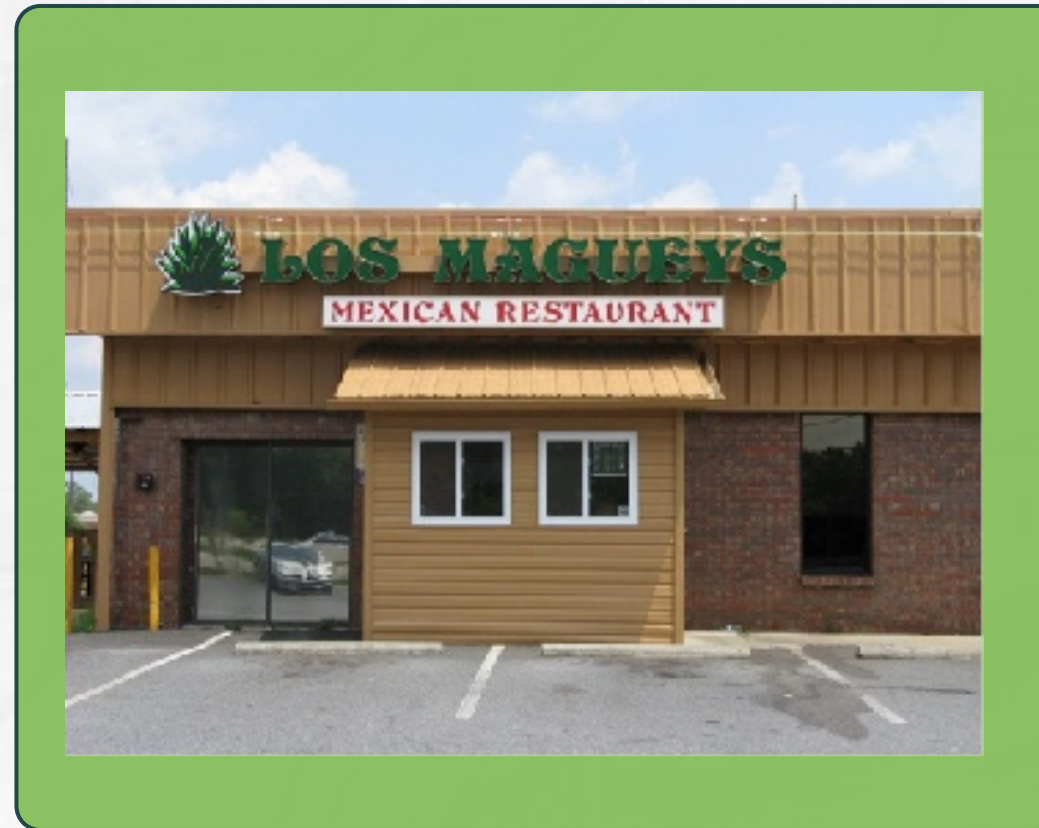
- Be mindful of all governments involved (federal, state, local, transit agencies, etc.)
- Start early and be inclusive
- Have appropriate expertise and leadership involved from each jurisdiction
- Find elements of success for partner agencies
- Be sensitive to partner jurisdictions helping lead engagement and communications for their constituencies



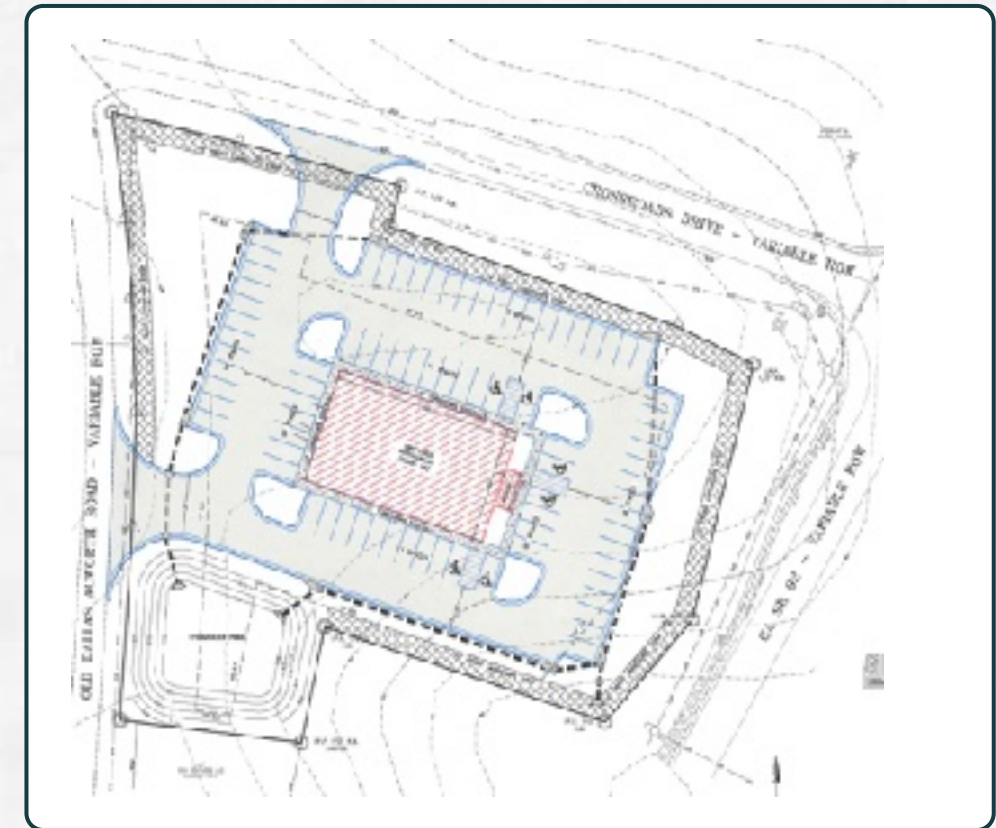
East West Connector Corridor

Cross Department Coordination

- Ensure Transportation Department is reviewing and providing comments on rezoning requests
- Make sure Comprehensive Plan and Comprehensive Transportation Plan are consistent and do not forget to include Water
- Follow local and state road construction updates



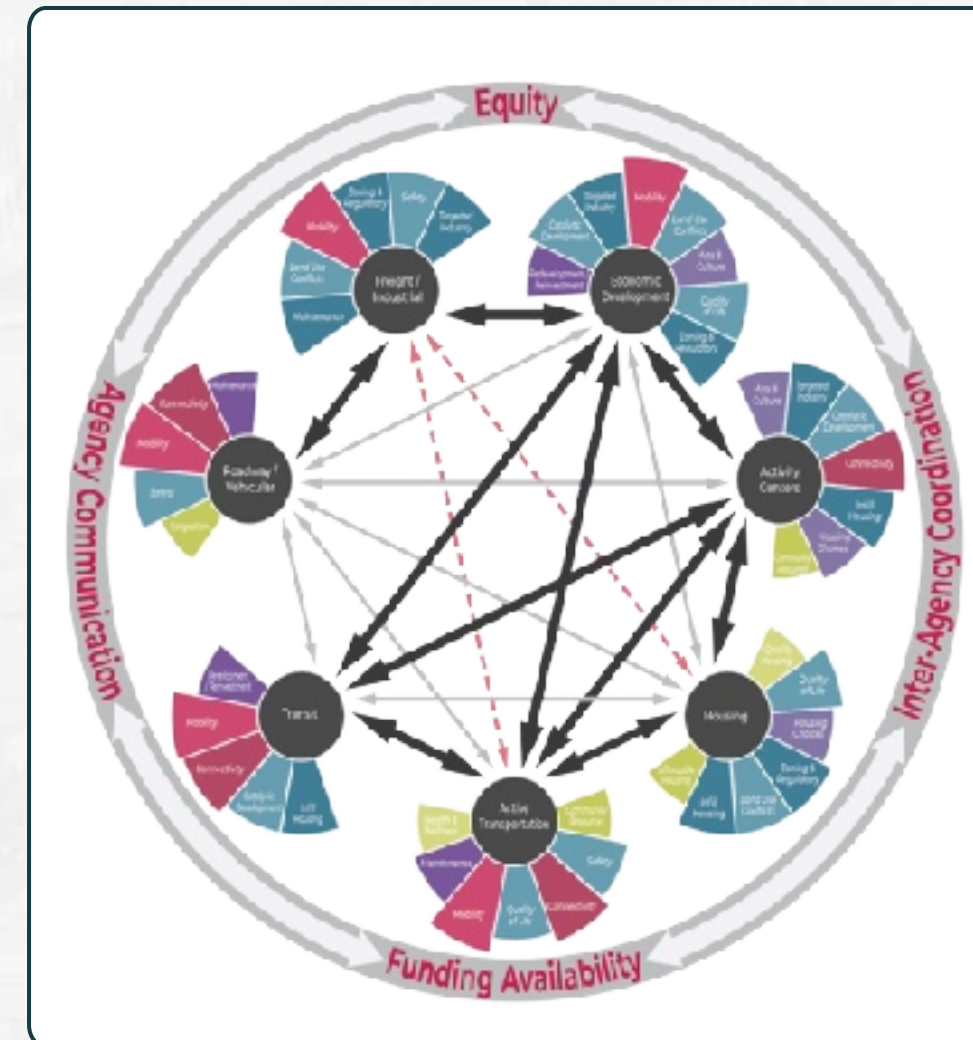
Current site of Los Magueys



Site plan for rezoning case

Long Range Planning

- Unified plan opportunities or otherwise well-coordinated plans
- Access management/shared driveways and sufficient driveway throat length
- Right-of-Way preservation
- Overlay Zoning Districts
- Limited Access Corridors
- Transportation Plans coordinating future land use plans with future needs and desired multi-modal corridors
- Travel demand (origin/destination) = land use



DeKalb Unified Plan

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Other Topics

What else related to land use and transportation are you curious about?

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Closing Thoughts

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