



2025 CHAPTER AWARDS!

GPA recognizes outstanding work in the planning profession across the state with the annual Chapter Awards Program, judged on the following criteria:

- *Innovation*
- *Transferability*
- *Quality*
- *Effectiveness*
- *Comprehensiveness*
- *Public Involvement*
- *Use of Technology*
- *Demonstration of Equity*
- *Sustainability*
- *Collaboration*



PROJECT AWARDS

- ☐ Outstanding Planning Process
- ☐ Outstanding Planning Document
- ☐ Outstanding Public Involvement
- ☐ Outstanding Plan Implementation
- ☐ Outstanding Student Project

SERVICE AWARDS

- ☐ Distinguished Planning Leadership
- ☐ Distinguished Elected Leadership
- ☐ Distinguished Service in Journalism
- ☐ Innovation in Planning
- ☐ Distinguished Leadership in Equity, Diversity, and Inclusion

PROJECT AWARDS

- ✓ Outstanding Planning Process
- ✓ Outstanding Planning Document*
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- Outstanding Student Project

SERVICE AWARDS

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- Distinguished Elected Leadership
- Distinguished Service in Journalism
- ✓ Innovation in Planning
- ✓ Distinguished Leadership in Equity, Diversity, and Inclusion

DISTINGUISHED PLANNING LEADERSHIP

Presented for sustained contribution to the craft of planning through distinguished practice, teaching, or writing.

2025 CHAPTER AWARD WINNER

DISTINGUISHED PLANNING LEADERSHIP

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2025 CHAPTER AWARD WINNER

Suzanne Kirk

Mentoring/ Leadership Training



MENTORING/ LEADERSHIP

- ✓ **Experienced Human Resources Consultant**
- ✓ **Multiple Professional Certifications**
- ✓ **Supporter of GPA Mentoring program**
- ✓ **Specializes in application of personality profiles**
- ✓ **Emphasizes leadership, communications and relationship skills**

MENTORING/ LEADERSHIP

“Her support of GPA Mentoring Program has helped countless others find their rhythm in work psychology. She's a treasure and I look forward to hearing her present each year.”

“I sincerely appreciate Suzanne's support of GPA and the insight she has shared to help emerging planners across the state of Georgia. I continue to recommend that younger planners wanting to grow their careers participate in the mentor program largely because of the CPI 260 assessment and the findings that help develop emotional intelligence, self awareness, team building, and leadership.”

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Suzanne Kirk

Mentoring/ Leadership Training



DISTINGUISHED LEADERSHIP IN EQUITY, DIVERSITY, AND INCLUSION

In recognition of an individual, specific planning tool, practice, program, project, or process that demonstrates an outstanding commitment to Equity, Diversity, and Inclusion.

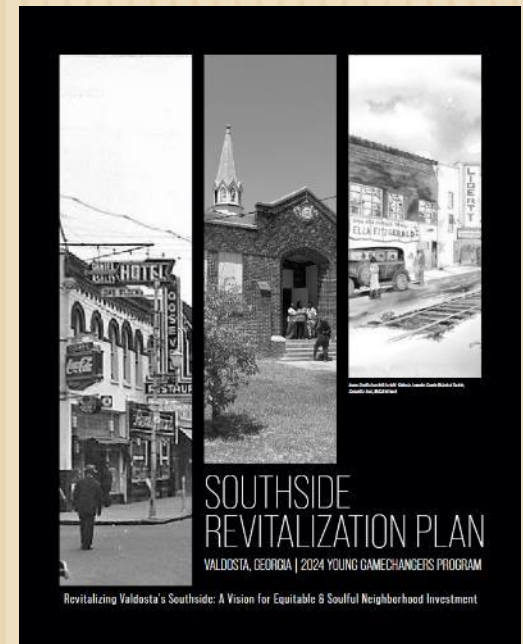
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2025 CHAPTER AWARD WINNER

Valdosta Visionaries *Southside Revitalization Plan*



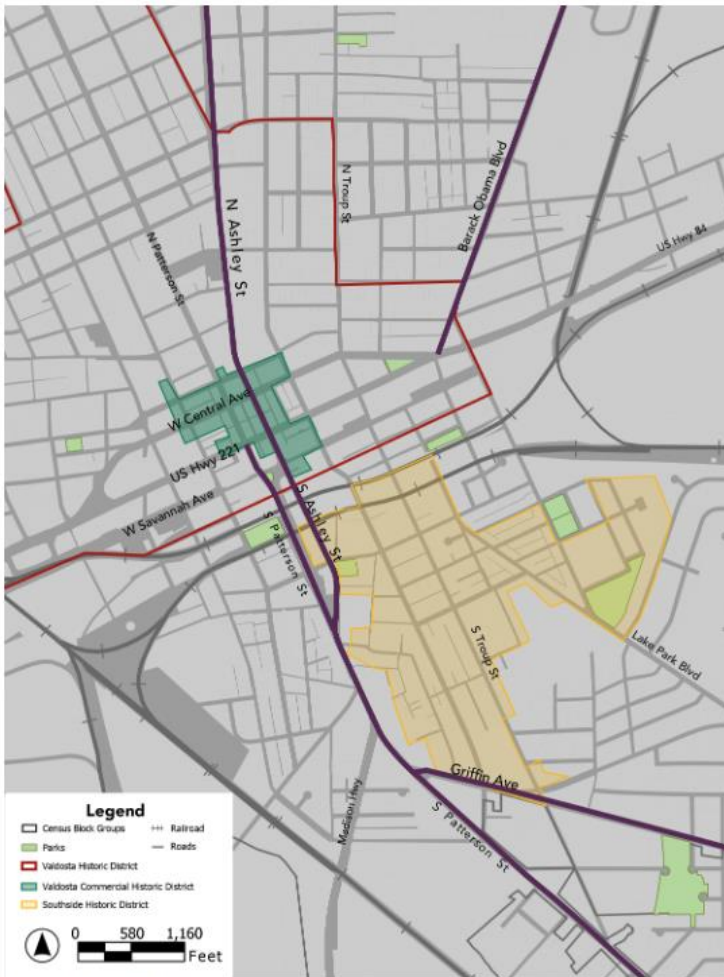


Image: Map of Study Area (Credit: Savannah Trust)

10 | Legacy Lofts

ADDRESS: SOUTHWEST CORNER OF E MLK & S ASHLEY
ACREAGE: 0.77 ACRES

OWNER: CITY OF VALDOSTA & BUDD COMMERCIAL REAL ESTATE

The Southwest Corner of East Martin Luther King and South Ashley Street is made up of four parcels; two owned by the City of Valdosta and two owned by Budd Commercial Real Estate. The combined 0.77 acres of land, not including the right of way beneath and adjacent to the overpass, would serve as an ideal location for live-work units.

This development will cater to the growing demand for flexible living and working arrangements, combining residential and commercial spaces within the same property. By integrating these units, we can revitalize underutilized land and foster a vibrant, self-sustaining neighborhood that attracts Black entrepreneurs, freelancers, and small business owners. These live-work spaces will not only provide affordable housing but also stimulate local economic growth by encouraging small-scale enterprises and fostering a sense of community. Furthermore, this initiative aligns with sustainable urban development practices, reducing the need for commuting and enhancing the overall quality of life for residents. Transforming these parcels into live-work housing will create a dynamic environment that supports both living and working, driving economic and social benefits for the entire area.



Image: Aerial Image of Parcels for Legacy Lofts (Credit: Public)



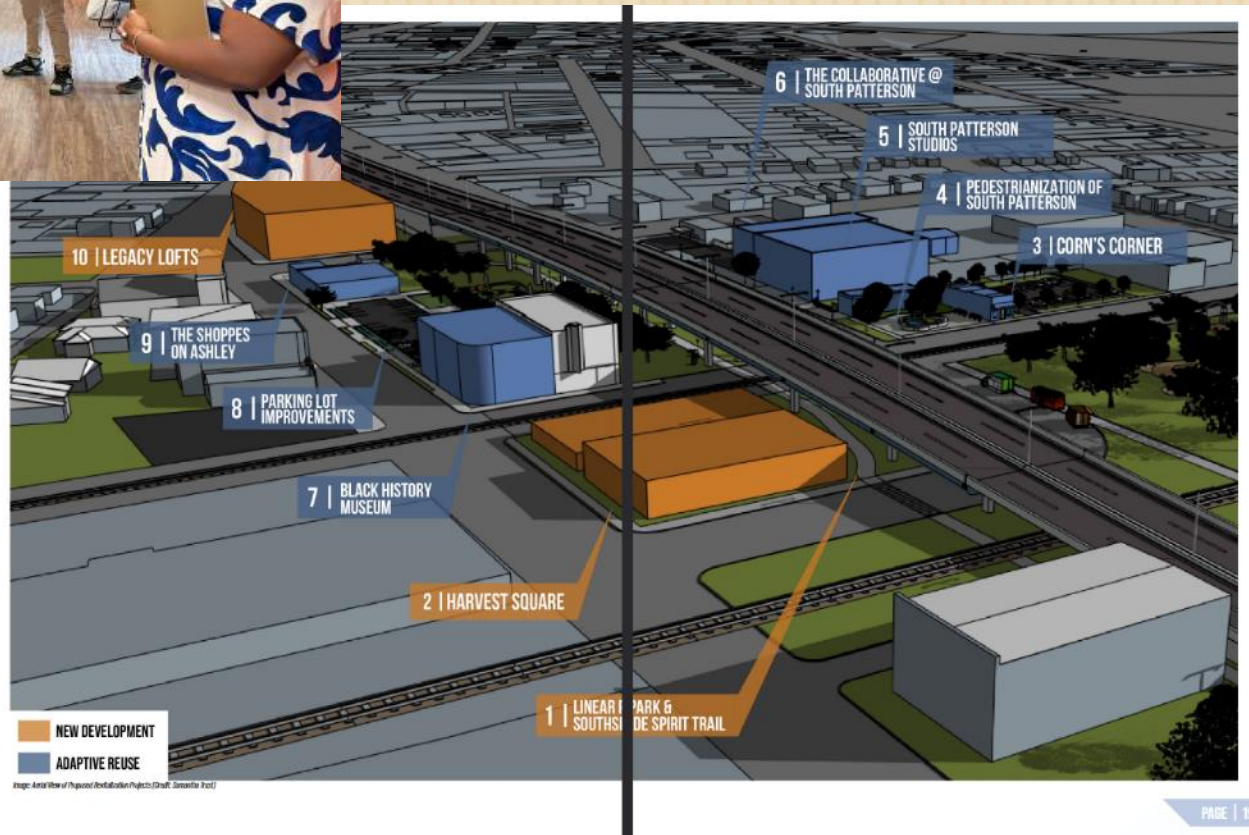
Image: Example of Live-Work Units (Credit: Missing Middle Housing)



Image: Diagram of Live-Work Units (Credit: Kuehling Urbanists & Architects)

Ideally, the live work units are 2 stories with a loft space. The below floor plans are an example of how this space can be laid out. Proposed floor plans include a storefront space on the street level with a 2-car garage that can be accessed from the rear driveway, the second floor has the kitchen, dining, and living room, and the third story is the master bedroom that opens to the living room below - inspiring the name Legacy Lofts.

The units are approximately 26'x46' and contain 1,734 square feet of living space and approximately 400 square feet of commercial space, ideal for a couple or small family. These units can be scaled down to offer studio options for singular residents, or those who do not need as much space. This would also help to bring costs down and provide more units.

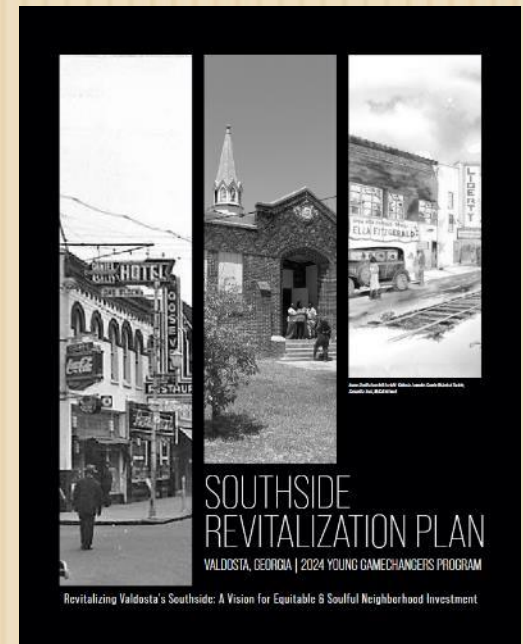


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Valdosta Visionaries *Southside Revitalization Plan*



INNOVATION IN PLANNING

In recognition of a specific planning tool, practice, program, project, or process that is a significant advancement to specific elements of planning.

2025 CHAPTER AWARD WINNER

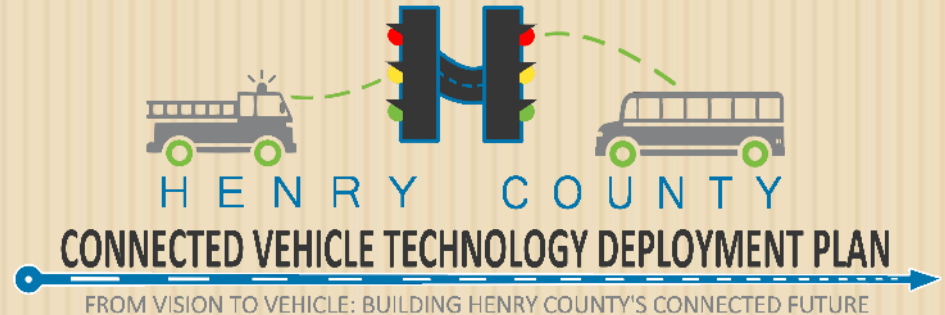
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2025 CHAPTER AWARD WINNER

Henry County

Connected Vehicle Technology Deployment and Planning



Background on Connected Vehicle Technology



Connected Vehicle Technology provides a standardized framework for communication among vehicles, roadside infrastructure, and other entities

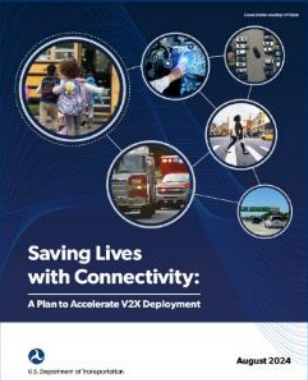


- Improves Safety
- Improves Environmental Sustainability
- Protects Privacy
- Reduces Congestion
- Reduced Emergency Response Time
- Reduced Cost of Crashes

Background on Connected Vehicle Technology



USDOT has released a robust plan with goals to equip 85% of signalized intersections in metro areas with Connected Vehicle Technology by 2036



Connected Vehicle Technology Deployment Plan

Topic Areas



Goals, Objectives, & Background

Technology Approach

CVT Use Cases

Architecture

Procurement and Budget

Partnerships

Legal, Policy, and Regulatory Requirements

Workforce Development

Community Engagement

Operations & Maintenance

4.4. Vehicle Deployment

To maximize the value of the deployed infrastructure, Henry County will equip all emergency response vehicles—including fire, EMS, and police vehicles—as well as all county-operated school buses with OBU. These vehicles are critical to public safety and are best positioned to utilize EVP and TSP capabilities.

Deployment of OBUs will occur in phases aligned with the readiness of supporting infrastructure. Vehicles that regularly travel through early-deployed corridors will be prioritized. The OBUs must support bi-directional communication, comply with security requirements, and be compatible with future software updates.

Key elements of vehicle deployment include:

- Installation and configuration by certified technicians
- Inventory management and health monitoring systems
- Warranty support or long-term maintenance contracts

4.5. Networked V2X and Public Interfaces

As 5G cellular networks become more widespread and capable of supporting low-latency, high-reliability communication, Networked CV Communication is becoming a viable path for reaching vehicles that are not equipped with dedicated OBUs. Henry County aims to prepare for this evolution by designing infrastructure that can integrate with cloud-based systems and support future app-based applications.

In the long term, the vision is that every road user—whether driving a connected vehicle or carrying a smartphone—will have access to real-time infrastructure and situational data.

Initial components of this strategy include:

- Smartphone application for drivers to receive alerts near active emergency vehicles or school buses
- Network connectivity between RSUs and a cloud platform

5. Partnerships

The success of Henry County's Connected Vehicle deployment depends on the active collaboration of a diverse group of partners, each of whom plays a critical role in planning, deploying, maintaining, and utilizing the ecosystem. A coordinated partnership model ensures that technical systems align with operational needs, financial investments are optimized, and long-term sustainability is achieved.

5.1. Key Partner Categories and Roles

5.1.1. Georgia Department of Transportation (GDOT)

GDOT is responsible for the installation and long-term maintenance of Roadside Units (RSUs) through its statewide CV deployment program. GDOT's existing infrastructure, network, and signal controller standards must be fully integrated into the Henry County deployment. The partnership also includes data exchange protocols and participation in statewide interoperability initiatives.

5.1.2. Henry County Public Safety Agencies (Fire, Police, EMS)

These agencies are key end users of Emergency Vehicle Preemption (EVP) capabilities. Their vehicles will be equipped with OBUs, and their operational feedback is essential to validate system performance. Close coordination will be needed to manage equipment installation, training, and maintenance processes.

5.1.3. Henry County School District:

School buses will be among the first to benefit from Transit Signal Priority (TSP) applications. Coordination with transportation staff is necessary for routing analysis, device installation scheduling, and monitoring benefits such as improved on-time performance.

5.1.4. Technology and Integration Partners:

Vendors supplying RSUs, OBUs, and cloud-based software will play an ongoing role in configuring devices, ensuring security compliance (e.g., SCMS), integrating with the ecosystem, and supporting real-time diagnostics.

5.1.5. Community Stakeholders:

Nonprofit organizations, advocacy groups, and local businesses will support public outreach, education, and feedback efforts. Their involvement is important for driving community adoption of mobile applications and ensuring that the program is responsive to resident needs.

5.2. Partner Engagement Structure

To coordinate these efforts, Henry County will establish a structured stakeholder engagement model. This may include a recurring advisory committee or working group made up of representatives from each key partner organization. Meetings will be scheduled at regular intervals to review progress, address technical or operational issues, and incorporate feedback.

Technical partners will be expected to provide documentation, testing support, and training as part of the implementation process. Public agencies will participate in scenario planning and evaluation activities to refine use cases and deployment strategies.

5.3. Public-Private Collaboration Opportunities

As the CV ecosystem evolves, Henry County recognizes the value of involving private sector partners to enhance innovation and extend capabilities. Potential public-private collaboration areas include:

- Integration with commercial fleet operators for freight signal priority pilots
- Licensing of cloud-based data services to OEMs or mapping platforms
- Co-funding or sponsorship of additional infrastructure deployments

Henry County will continue to explore partnerships that provide mutual value and advance its long-term goal of a safer, smarter, and more connected transportation system. Public-private collaboration is further discussed in Section 7.5.

6. Technology Management and Program Oversight

6.1. Governance and Oversight Structure

Henry County should implement a centralized governance structure to oversee all technical and operational aspects of the CV deployment. This structure will include:

- A Program Management Consultant responsible for day-to-day coordination of activities across all work threads.
- A Project Champion within Henry County to serve as the primary point of accountability and coordination with GDOT and other public agency stakeholders.

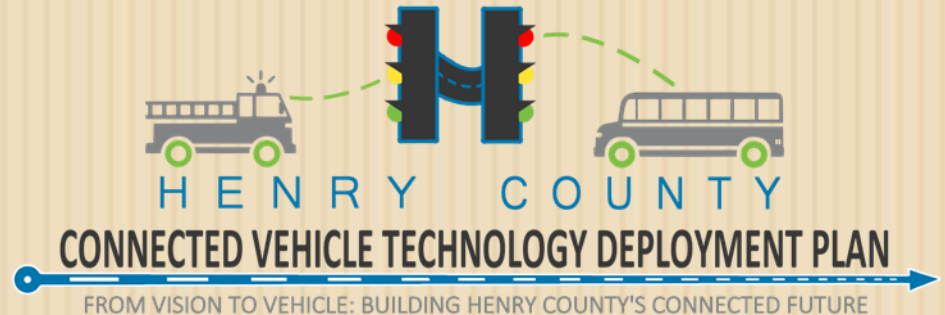
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2025 CHAPTER AWARD WINNER

Henry County

Connected Vehicle Technology Deployment and Planning



OUTSTANDING PUBLIC INVOLVEMENT

Recognizing an initiative where a region or community involves the general public in a planning activity above and beyond the minimum state or local requirements, and where that involvement contributes greatly to the final product.

2025 CHAPTER AWARD WINNER

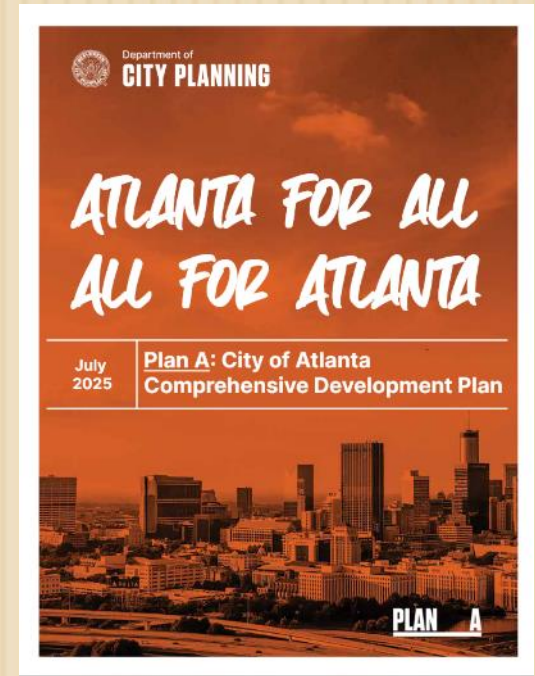
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2025 CHAPTER AWARD WINNER

City of Atlanta/ TSW

Plan A: Atlanta's Comprehensive Plan



What is Plan A?

Plan A is Atlanta's Comprehensive Development Plan. The plan sets forth the vision, goals, policies, and actions for future physical growth and development in Atlanta. Plan A influences decisions impacting lives across the city every day. Public participation is critical to preparing the plan.

From now until May 2025, the City of Atlanta Department of City Planning will be engaging residents over land use, transportation, housing, economic development, nature, historic preservation, and other aspects of city building to update Plan A.

GOALS FOR INVOLVEMENT

The Department of City Planning is dedicated to a planning process that reflects Atlanta's diversity and includes everyone in our city's future prosperity. Opportunities to participate are planned across the city so all Atlantans can share their ideas for Plan A.

- ➕ Update the Elements, or chapters, of Plan A to bring community ideas to life.
- ➕ Encourage and increase overall public participation across all neighborhoods.
- ➕ Raise awareness among those excluded in past planning processes and empower them to participate.
- ➕ Be transparent and responsive.

www.atlantaforall.com

plana@atlantaga.gov



INVOLVEMENT SCHEDULE

The Community Involvement Plan details the strategy, phases, and activities of public engagement of Plan A.

PHASE 1

FEB. 2024
Plan A: Kick Off

PHASE 2

MAR. – APR. 2024

Round 1 Community Meetings for Land Use and Neighborhoods Planning Elements

MAY – JUN. 2024

Round 2 Community Meetings for Land Use and Neighborhoods Planning Elements

JUL. – NOV. 2024

Adopt Land Use and Neighborhoods Planning Elements

PHASE 3

LATE 2024

Round 3 Community Meetings for Other Elements

EARLY 2025

Adopt all Plan A Elements

COMMUNITY OPEN HOUSES

Meeting #1

Tuesday, March 19, 2024 | 4PM – 7:30PM
Dunbar Neighborhood Center
477 Windsor St SW, Atlanta, GA 30312

Meeting #2

Wednesday, March 20, 2024 | 4PM – 7:30PM
Adams Park Recreation Center
1620 Delowe Dr SW, Atlanta, GA 30311

Meeting #3

Thursday, March 21, 2024 | 4PM – 7:30PM
Bessie Branham Recreation Center
2051 Delano Dr NE, Atlanta, GA 30317

Meeting #4

Tuesday, March 26, 2024 | 4PM – 7:30PM
Buckhead Branch Library
269 Buckhead Ave NW, Atlanta, GA 30305

Meeting #5

Tuesday, March 26, 2024 | 4PM – 7:30PM
C.T. Martin Natatorium and Recreation Center
3201 M.L.K. Jr Dr SW, Atlanta, GA 30311

Meeting #6

Wednesday, March 27, 2024 | 4PM – 7:30PM
Thomasville Recreation Center
1835 Henry Thomas Dr SE, Atlanta, GA 30315

Meeting #7

Thursday, March 28, 2024 | 4PM – 7:30PM
Westside Future Fund
970 Jefferson St NW, Atlanta, GA 30318

Meeting #8

Tuesday, April 9, 2024 | 4PM – 7:30PM
Trinity Presbyterian Church
3003 Howell Mill Rd NW, Atlanta, GA 30327

Meeting #9

Thursday, April 11, 2024 | 4PM – 7:30PM
Two Peachtree Street Building
2 Peachtree St, Atlanta, GA 30303

Meeting #10

Monday, April 15, 2024 | 4PM – 7:30PM
Morningside Presbyterian Church
1411 N Morningside Dr NE, Atlanta, GA 30306

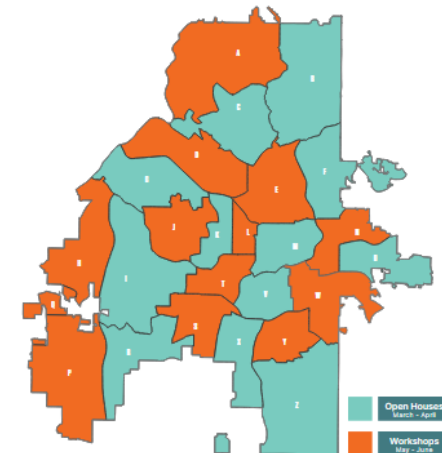
Meeting #11

Monday, April 15, 2024 | 4PM – 7:30PM
Metropolitan Library
1332 Metropolitan Pkwy SW, Atlanta, GA 30310

Meeting #12

Tuesday, April 16, 2024 | 4PM – 7:30PM
Northwest Library at Scotts Crossing
2489 Perry Blvd NW, Atlanta, GA 30318

The Department of City Planning is hosting 2 rounds of city-wide meetings to engage residents on each Neighborhood Planning Unit (NPU). Another round will occur in late 2024 and early 2025.



Atlanta is divided into 25 NPUs, which are resident advisory councils entrusted with communicating residents' input to shape Atlanta's future. Atlanta's first African American Mayor, Maynard Jackson, signed the legislation creating the NPU system 50 years ago, in 1974.

Mayor Jackson sought to ensure all Atlantans had a voice in decision-making at City Hall, especially in the Comprehensive Development Plan.

To learn more about the NPU system and find your NPU, visit www.npuatlanta.org.



Scan to find upcoming events

ALL FOR ATL

Community Involvement

The Department of City Planning is dedicated to a planning process that reflects Atlanta's diverse community and includes everyone in our city's future prosperity. Community involvement touches all areas of the city and creates opportunities for Atlantans to share their ideas for [Plan A](#). See Appendix 3 for more detailed summaries of community involvement.

Plan A and ATL Zoning 2.0 have been carefully coordinated as a multi-year effort to align growth and development regulations with Atlanta City Design and Plan A. Throughout the ATL Zoning 2.0 process, many participants commented on policies across several comprehensive development planning elements, including housing, transportation, and historic preservation. Both the ATL Zoning 2.0 and Plan A teams incorporated these thematic responses into preparing and proposing the new land use approach. This assures that the new land use approach works seamlessly with the new Zoning Ordinance, and the right zoning tools implement the plan and meet the needs of Atlanta's diverse neighborhoods.

Community participation in this update has been remarkable. Over 7,300 people have engaged with [Plan A](#) and ATL Zoning 2.0 events. [Plan A](#) kicked off at Greenbriar Mall on February 29, 2024. Over the past year, the Department of City Planning (DCP) conducted 38 in-person [Plan A](#) public meetings, nearly 50 pop-ups at neighborhood gathering spots across Atlanta, and over 30 virtual and in-person small-group "Conversations with Planners"—mornings, afternoons, evenings, and weekends. We held at least two in-person events in every NPU and met with 4,400 participants at [Plan A](#) events, and we presented to an additional 2,500 people at monthly NPU meetings in March and April 2025.

Participants have shared over 4,300 comments on draft maps and chapters. The Department of City Planning received additional feedback from the 2,900 participants at the past 14 ATL Zoning 2.0 virtual and in-person meetings. Specifically, the 10,000 public comments from the ATL Zoning 2.0 Focused Workshops in 2023 informed early revisions to [Plan A](#). Public input from the past year is incorporated into this draft, and any future input will be reviewed and considered so the final plan is ready for adoption in early July 2025.

The hub for all information related to [Plan A](#) is the website, [AtlantaforAll.com](https://atlantaforall.com). There, participants can get a sense of the scope of the project, take surveys, give feedback on planning elements, review fact sheets on key details, and submit questions. The website also shares details on upcoming events.

The first round of community involvement activities included a Kick-Off Meeting, 12 Open Houses, 9 Conversations with Planners events, and 15 Pop-Ups in March and April of 2024. The focus of Round 1 was to introduce the planning process and a proposal for a new land use approach, the Development Patterns (starting on page 56). Participants were given an opportunity to indicate which of these Development Patterns they'd like to see preserved or introduced throughout the city and suggest additional ideas.

The second round of engagement included 16 Community Workshops and 3 Pop-Ups in May and June of 2024. The Department of City Planning continued to offer their Conversations with Planners to NPUs, neighborhood associations, and community groups who requested them. [Plan A](#) Ambassadors also attended several neighborhood events to advertise upcoming meetings and meet communities where they are. Throughout Round 2, the Land Use Planning and Neighborhood Planning elements were posted online for feedback. Participants were also given an opportunity to view the proposed Development Patterns map and weigh in on areas of the city that required focused input.





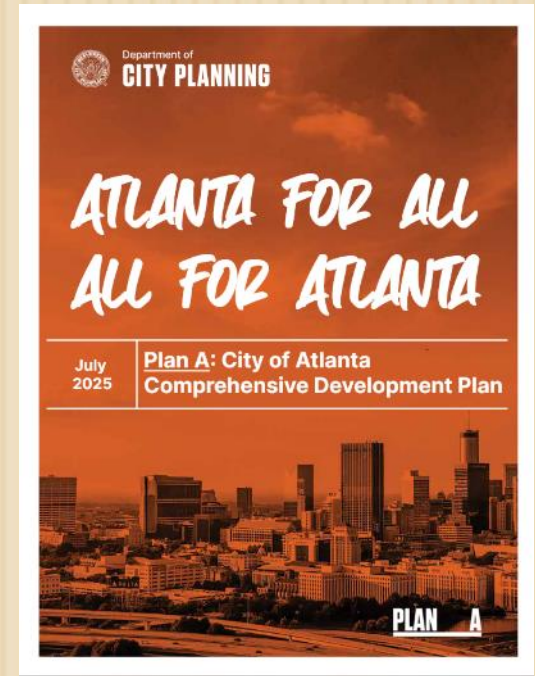
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2025 CHAPTER AWARD WINNER

City of Atlanta/ TSW

Plan A: Atlanta's Comprehensive Plan



OUTSTANDING PLANNING PROCESS

Recognizing the quality and completeness of the overall planning process.

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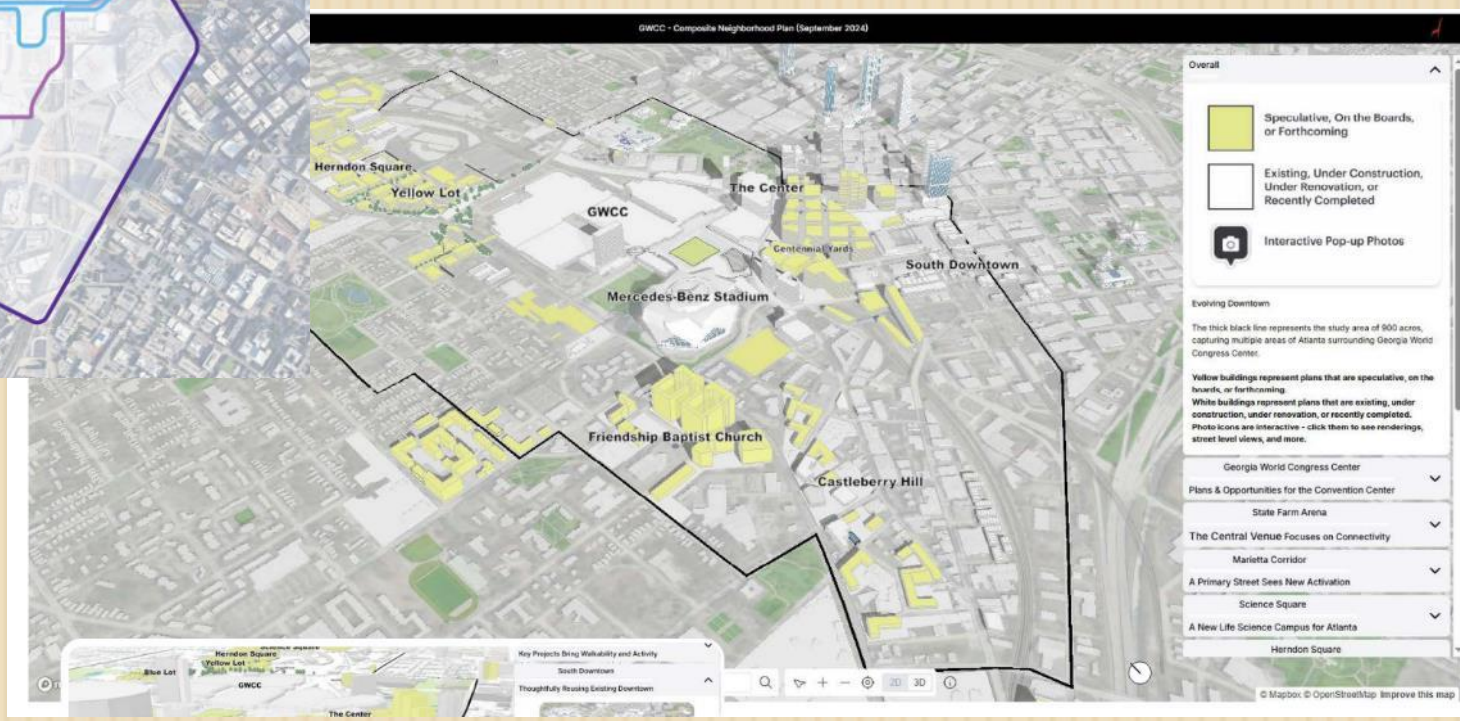
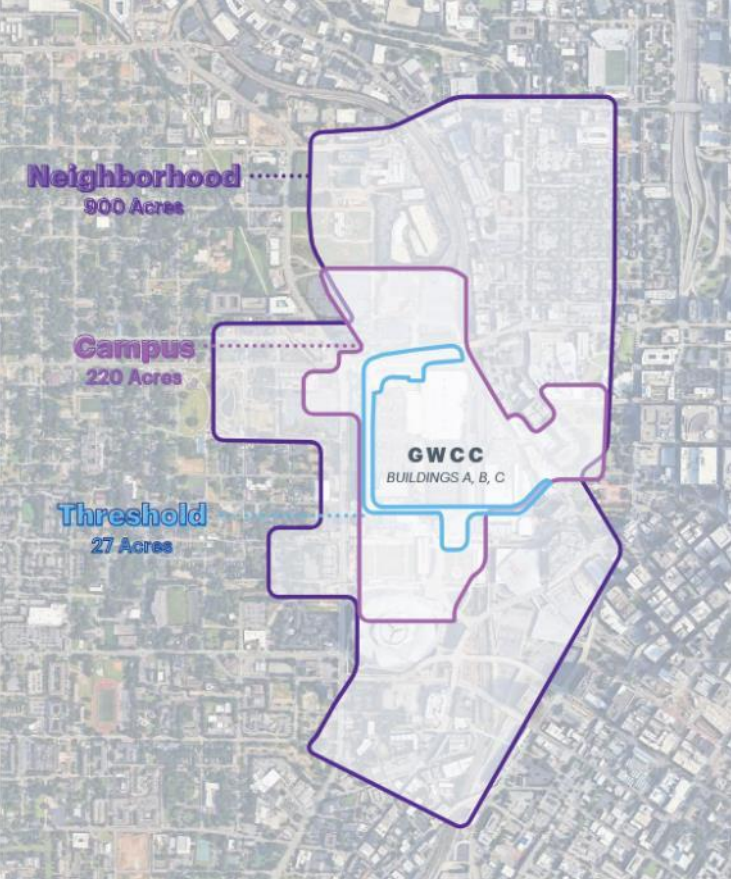
2025 CHAPTER AWARD WINNER

HKS, Inc. / GWCCA

*Amplifying the Georgia World
Congress Center*



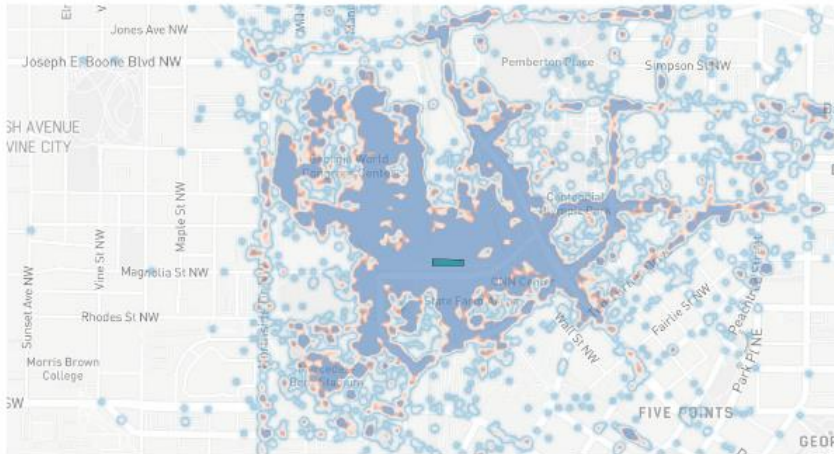
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What are the behaviors of the users?

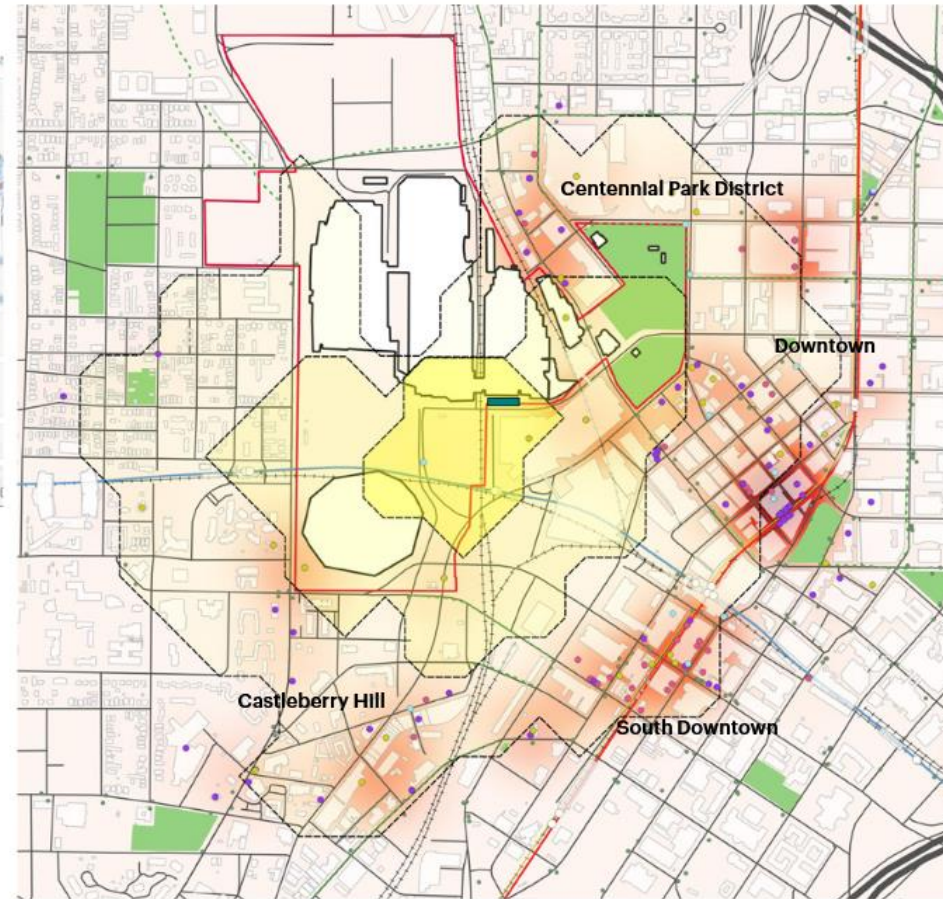
Mobility Data & Amenity Heatmap



LEGEND



GEORGIA WORLD CONGRESS CENTER



HKS | H.J. RUSSELL | SCAPE | BURO HAPPOLD | JENSEN HUGHES | PALACIO

For All Ways | Understanding people

Understanding Various Personas



Urban dweller

Investor

Local Business owner

Behind the scenes powerhouse

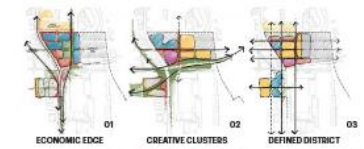
A masterplan of this size required a collaborative multidisciplinary approach to integrating diverse perspectives.



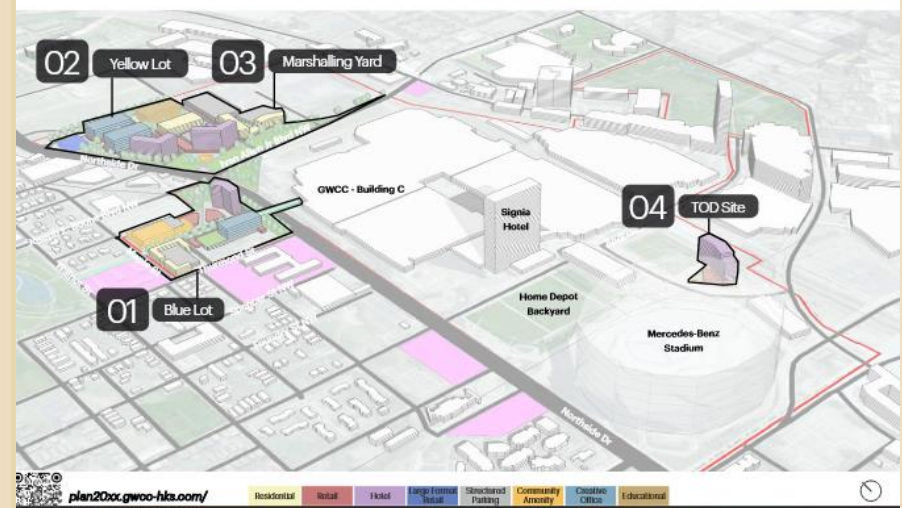
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For All Ways | Evaluating design exploration

Using multiple tools and feedback sessions, design options were created and measured against a matrix created alongside the campus to uncover what aspects of each exploration were positive and negative.



RESEARCH QUESTIONS	METRIC	PERFORMANCE	POP	AMENITY	LOW
Identity					
Will people remember their experience in a unique way?	Improves the city, and acts as a landmark	>	+	-	-
Does it reflect a connection to the north and south?	Designs that act as a landmark, creating a sense of place and experience within the community	>	+	+	+
Does it have a strong sense of place that is LOCAL?	Acts as a 'type' place	>	+	+	+
Community					
Does the design make ALL people (personas) feel like they belong?	Increases the number of visitors during any time of the day and week	>	+	+	+
Does it connect people to the city?	Creates accessibility for every type of occupant, providing inclusivity in the design	-	+	+	+
Does it support local and well-being?	Improves levels of safety and security	>	-	+	+
Does it support a variety of human activity and uses?	Creates connectivity between the North South and East West of the site, connecting to other nearby facilities and visitors to act with the facility	>	+	+	+
Does the design reflect the role of the community to the region?		>	+	+	+
Does the design have natural resources effectively and not in a bad position?		>	+	+	+
Does the design provide high efficiency and low waste to operations?		>	+	+	+
Economy					
Do people have an experience that makes them spend more and come back?	Creates value for the Georgia World Congress Center, and keeps its economic value constant during difficult times	>	+	+	+
Does the design create economic opportunities for the region?	Supports local economy and provides new sources of economic development and job opportunities	>	+	+	+
Does the master plan reflect the measured high level of confidence in the region?	Provides a variety of housing with different types of density, typology, form, and affordability	>	+	+	+
Sustainability					
Does the design support environmental stewardship in its energy/infrastructure?	Creates green infrastructure, as well as renewable energy, and biodiversity reduction measures	>	+	+	+
Does the design protect the earth and green backbones in the region?	Reduces water consumption, manages water in a sustainable and provides water in a sustainable manner	>	+	+	+
Does the design support a clean relationship to nature?	Creates a sustainable relationship and a quality environment	>	+	+	+
Habitat					
Is the neighborhood safe to be in and easy to get around at all times of the day for all people?	Improves pedestrian experience by providing context, accessibility, safety, and clear circulation	>	+	+	+
Does the design connect inside and outside, man-made and nature?	Includes different types of public transportation options connecting to surrounding areas	>	+	+	+
Does the master plan reflect a neighborhood that reflects walkability and connectivity between all kinds of mobility?	Creates an easy walkable environment, and creates parking areas (not in a bad position)	>	+	+	+
Does the design support a robust open space network?	Incorporates Pick up and Drop off areas for ride-sharing experiences	>	+	+	+



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2025 CHAPTER AWARD WINNER

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*Amplifying the Georgia World
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HKS

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2025 CHAPTER AWARD WINNER

City of Marietta

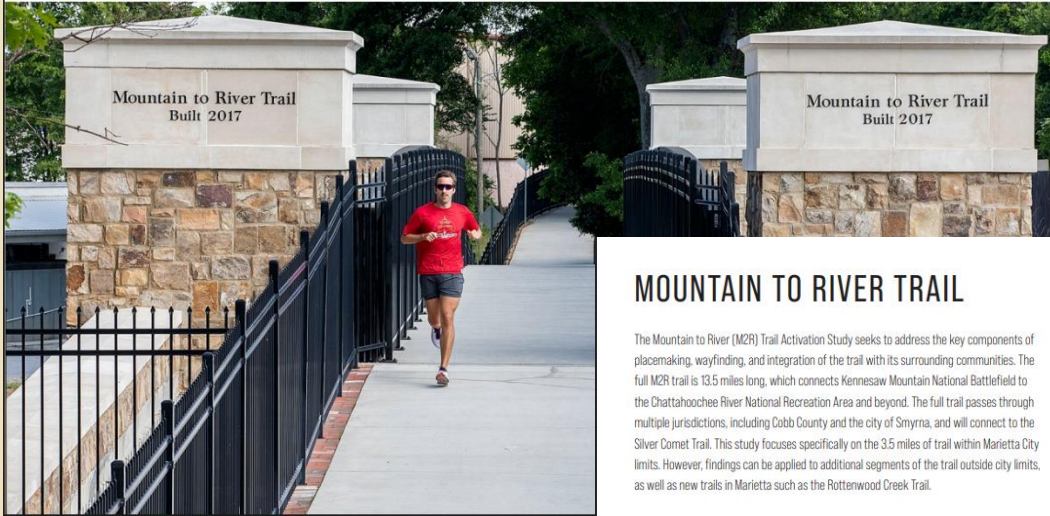
Mountain to River Trail Activation Study



PLANNING DOCUMENT



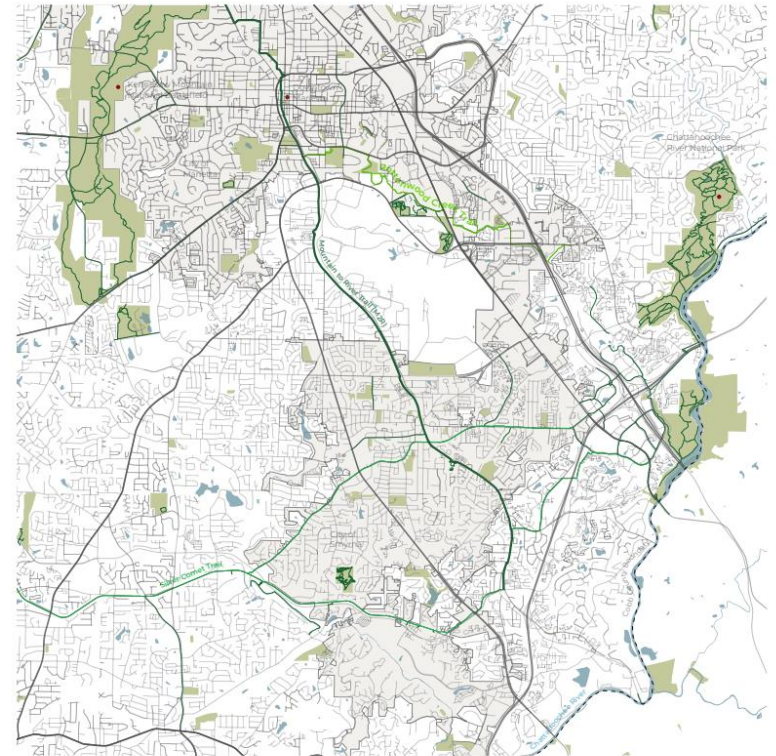
MOUNTAIN TO RIVER (M2R) TRAIL ACTIVATION STUDY



MOUNTAIN TO RIVER TRAIL

The Mountain to River (M2R) Trail Activation Study seeks to address the key components of placemaking, wayfinding, and integration of the trail with its surrounding communities. The full M2R trail is 13.5 miles long, which connects Kennesaw Mountain National Battlefield to the Chattahoochee River National Recreation Area and beyond. The full trail passes through multiple jurisdictions, including Cobb County and the city of Smyrna, and will connect to the Silver Comet Trail. This study focuses specifically on the 3.5 miles of trail within Marietta City limits. However, findings can be applied to additional segments of the trail outside city limits, as well as new trails in Marietta such as the Rottenwood Creek Trail.

This study arose out of the Atlanta Regional Commission's Community Development Assistance Program (CDAP). CDAP provides planning assistance to local governments, CIDs, 6 nonprofits across the 11-county metropolitan region to undertake local planning activities that advance the goals of the Atlanta Region's Plan. CDAP helps bring the regional plan down to a local level by focusing on projects that address ARC's priority issues, and advance the program's guiding principles of equity and resilience. This project addresses two of the CDAP program's priority issue areas: creative placemaking and lifelong communities. For the Marietta M2R project, CDAP connected staff at Georgia Conservancy to provide technical assistance for leadership in the City of Marietta's Office of Economic Development.



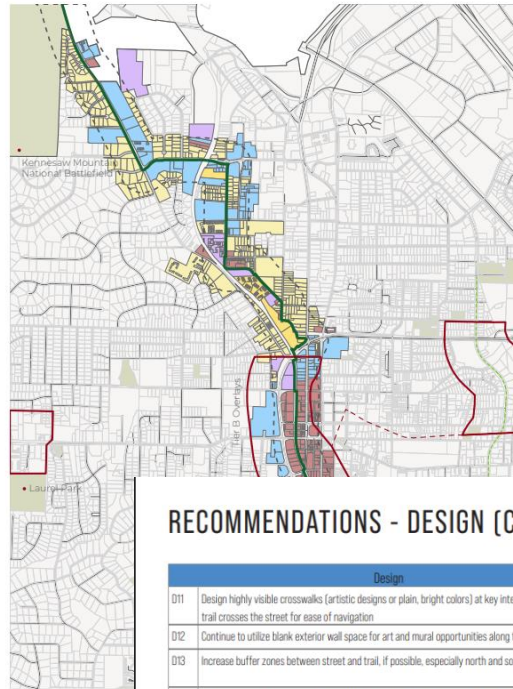
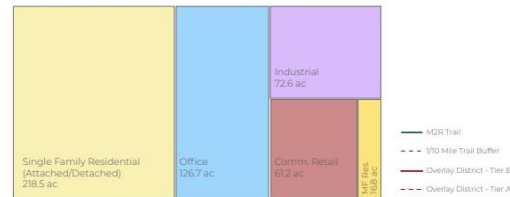
LAND USE ALONG THE TRAIL

Coordinating appropriate land uses along the M2R trail is important to maximizing its transportation and recreation potential. This analysis sought to examine and map the zoning districts within a 0.1-mile radius of the trail. To simplify the assessment, zoning districts were grouped into broader categories Single-Family Residential (PRD_SF, R2, R3, R4, RAS, RAB), Office (O1, O2, O3), Industrial (HL, IJ), Commercial Retail (CBO, CRC, MXD, NRC), and Multifamily Residential (PRD_MF).

The predominant zoning along the trail is single-family residential (218.5 acres), followed by Office (126.7 acres), Industrial (72.6 acres), Commercial Retail (61.2), and Multifamily Residential (16.8 acres). The most efficient way to increase trail usage would be to maximize opportunities to add residential units near the trail. This strategy would bring more people within easy access to the trail without a reliance on getting to the trail by car. Other factors will need to be considered to determine what types and intensities of residential development are appropriate. Additional residential uses can be supplied by encouraging denser developments, regardless of single- or multifamily typologies, or encouraging mixed use developments that can also incorporate service, dining, entertainment, and retail opportunities. Single-use industrial and office zones along the trail may be good candidates for rezoning for when redevelopment opportunities arise. Far from being eliminated, these uses can also be incorporated in mixed use developments (with the exception of Heavy Industrial (HI) uses).

Overlay Districts

Marietta has two overlay districts, Tier A and Tier B, that promote pedestrian-oriented design standards and mixed-use development. Tier B overlaps with the M2R trail. Most stipulations in the Tier B ordinance may also benefit the trail's activation and overall design. However, standards that urge developments to address the trail, for example via a secondary frontage, should be incorporated in the ordinance to ensure that new developments are integrating with the trail in a mutually beneficial way. The overlay may also be extended to overlap with the northern parts of the trail and encourage beneficial streetscape design standards and mixed uses in those areas, if deemed appropriate by the City.



RECOMMENDATIONS - DESIGN (CONT.)

	Design	Character Area	Mapped
D11	Design highly visible crosswalks (artistic designs or plain, bright colors) at key intersections and where trail crosses the street for ease of navigation		X
D12	Continue to utilize blank exterior wall space for art and mural opportunities along the trail		
D13	Increase buffer zones between street and trail, if possible, especially north and south of the CBO	Destination Trail North, Sessions - Kennestone, Destination Trail South	
D14	Improve signage and other visual cues from the M2R Trail to the Rottenwood Creek Trail. Existing signage on West Atlanta Rd. does not clearly indicate the Rottenwood Creek Trail continues on E Dixie Ave.	Destination Trail South	
D15	Design streetscape improvements for trail segment along West Atlanta (buffer strip, tree planting, lighting, etc.) (Refer to D6, D16)	Destination Trail South	
D16	Consider using stamp decals on pavement and/or exterior walls along the trail as wayfinding markers		
D17	Consider relocating or reproducing the trail map signage by the train car downtown to a location directly on the trail		
D18	Apply more frequent visual cues at the trail from the Cemetery leading south on West Atlanta to reassure users they are still on the trail (Refer to D6, D16)	Destination Trail South	
D19	If possible, reduce curb cuts and consolidate driveways that interrupt the trail along Roselane St.	Sessions - Kennestone	X
D20	Install gateway signage to the City of Marietta where the trail crosses city boundaries (on West Atlanta and Kennesaw Ave.)	Destination Trail North, Destination Trail South	X

D19, D18 The Destination South Character Area is pending redesign on West Atlanta St., but this is currently a portion of the trail where the path is too narrow



(Left to right) High-visibility bike crossings and painting buffers along multiuse path; Sidewalk decal (National Highway Products); High-visibility crosswalks indicating trail path



OUTSTANDING PLANNING DOCUMENT

In recognition of a specific planning document/ deliverable that goes above and beyond the traditional planning document in terms of communication, graphics, storytelling, and overall quality of thought and delivery.

2025 CHAPTER AWARD WINNER

City of Marietta

Mountain to River Trail Activation Study



PLANNING DOCUMENT



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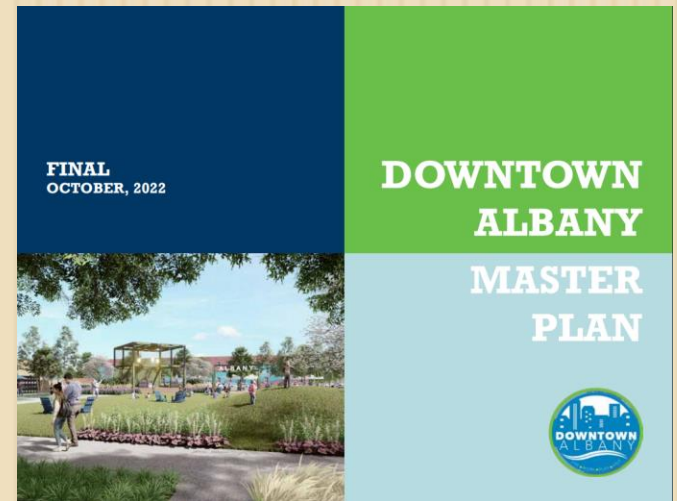
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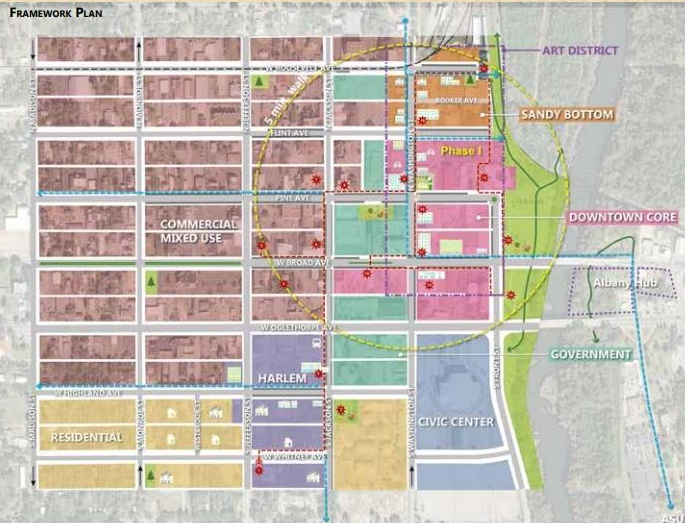
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City of Albany / TSW

Downtown Albany Master Plan





12 BIG IDEAS

01. Preserve and Rehabilitate Downtown Buildings
02. Housing Infill and Rehabilitation
03. Central Common
04. More Restaurants and Entertainment
05. Branding and Marketing
06. Heritage Trail (including existing Freedom Trail)
07. Albany Hub: New Mixed-Use District
08. Invest in Parks
09. Preserve History
10. Promote Art
11. Support Streets
12. Connecting Downtown

Graphics on the left and Concept Plan for details can be found

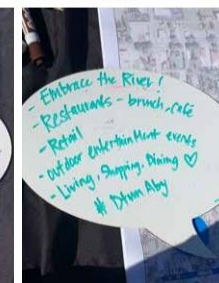
DOWNTOWN

PUBLIC MEETINGS

PUBLIC KICK-OFF MEETING

On the morning of November 19, 2021, the consultant team set up a table at the local ChalkFest and informed passersby about the Downtown Master Plan process and gathered big ideas on how to improve downtown. The photos on the right are from the event.

At the public kick-off meeting later that afternoon, the consultant team presented information regarding existing conditions and current market conditions for the Study Area. Following the presentation, participants were asked to take part in a visual preference survey to provide feedback on the appropriate types of improvements for downtown, as well as big ideas for the Downtown Master Plan.



POP-UP & KICKOFF MEETING
PARTICIPANTS

DOWNTOWN ALBANY MASTER PLAN

35

Albany Museum of Art plans to break ground on downtown location in 2025

BY LUCILLE LANNIGAN • [NEWS](#) • MARCH 12, 2025

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The Albany Museum of Art plans to move to this space in the heart of downtown Albany. Staff Photo Lucille Lannigan

ALBANY – As Albany and Dougherty County leaders talked this week about adding a convention center and large hotel to the downtown area of Albany, another downtown project continues to move forward in the background.

The Albany Museum of Art still plans to move downtown, and it plans to break ground the project in 2025. AMA Executive Director Andrew Wulf said the museum has outgrown the space at 311 Meadowlark Drive. There are plans to move the museum to the old Belk department store at 128 W. Broad Ave. This will more than double the AMA's square foot to 58,000 and bring more classroom space, a cafe, museum store, sculpture garden and possibly a performance arts space.

Brick by brick: Downtown Albany looking to build on momentum

BY ALAN MAULDIN • [NEWS](#) • OCTOBER 14, 2024

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Construction workers at 108 Pine Avenue retrofit the building to make its appearance more in line with other buildings in the area. The storefront is being prepared for use as for a restaurant or retail space. Staff Photo: Alan Mauldin



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By Alan Mauldin
alan.mauldin@albanyherald.com

ALBANY – A downtown construction project on the 100 block of Pine Avenue is making way for a new business in the central corridor, an area that is seeing an uptick in activity.

The storefront at 108 Pine Ave. that is being prepared for occupancy is located between The Flint restaurant and the former Kings Corn Gourmet Popcorn location, which is

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Albany revitalization plan draws on history

October 24, 2023 1:14 PM

By: [Orlando Montoya](#)

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REPUBLIC



An architectural rendering shows what developers plan for the area bounded by Jefferson St., Highland Ave., Jackson St. and Oglethorpe Blvd. in downtown Albany.

Credit: Harlem Renaissance Corporation

Albany plans to revitalize a once-thriving historically Black commercial district near its downtown.

The city's Harlem neighborhood used to be the social and economic hub for Blacks in Southwest Georgia.

But it suffered from massive disinvestment over many decades.

Now the city is backing a private developer's plans to build a retail and residential hub.

The \$20 million project draws on current themes in economic development – and area history.

"It's understanding that you're going and rebuilding and starting from what did exist," said Latoya Curtis of the Harlem Renaissance Corporation. "And for people who don't know that that exists, it's



Downtown Albany Presents...

HARD HAT BUS TOUR

FRIDAY, MARCH 14, 2025

MEET & GREET @ 8:00 AM

TOUR BEGINS @ 9:00 AM



GET THE LATEST UPDATES ON DOWNTOWN DEVELOPMENT PROJECTS



STOP 6:

downtown Albany, Georgia, has been a cornerstone of the city in cultural and social life since its establishment. Built in 1930 by architect A.C. and I.C. Gortatowsky, the Ritz Theater was designed to be a movie house and a live entertainment venue. Notably, it was the only theater in southwest Georgia where Black patrons could enter through the back door, marking a significant milestone during the era of segregation. The theater's history is intertwined with the Civil Rights Movement, as it was a hub for activism and a place where Martin Luther King Jr. held mass meetings at nearby churches, and numerous marches and demonstrations. However, by the late 1980s, the theater experienced economic decline, leading to the closure of many Black-owned businesses. In the late 1980s, efforts to revitalize the area led to the restoration of the Ritz Theater and the addition of the Ritz Cultural Center, which opened in December 1991. Despite its initial success, the center closed in 2006 due to funding challenges. In recent years, there has been a renewed commitment to restoring the Ritz Cultural Center.

In 2021, Congressman Sanford D. Bishop Jr. announced a \$2.2 million allocation for Phase I of the renovation and rehabilitation project. By September 2023, the Albany City Commission approved moving forward with a \$2 million Harlem revitalization project, with the Ritz Theater and Cultural Center as its centerpiece. The vision for the restored Ritz includes transforming it into a premier African American cultural and arts center for Southwest Georgia, serving as a flagship institution in the revitalized Harlem Business District. These efforts aim to honor the rich history of the area while fostering economic growth and cultural enrichment for the community.

RITZ CULTURAL CENTER



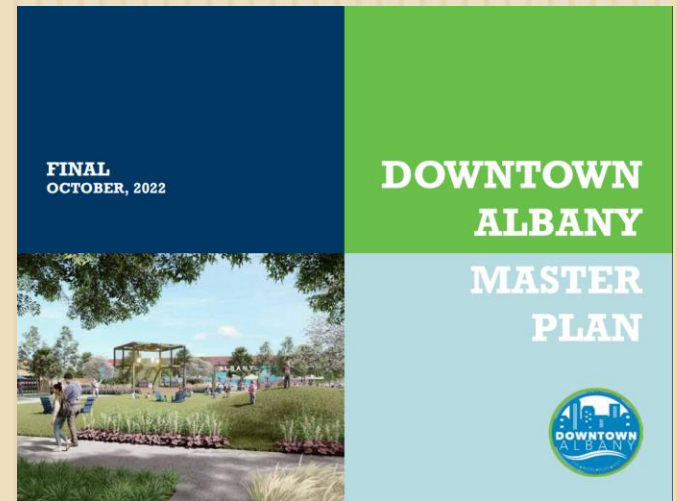
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Downtown Albany Master Plan



*Congratulations to all our winners
and nominees for inspiring us all to
keep making our communities
better!*