

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: July 2, 2021

ARC REVIEW CODE: P2107023

TO: Mayor Lori Henry, City of Roswell
ATTN TO: Jackie Deibel, Planning and Zoning Director
FROM: Douglas R. Hooker, Executive Director, ARC



Digital signature
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: 2021 City of Roswell Comp Plan and CIE Update

Review Type: Local Comprehensive Plan

Description: A regional review of the draft 2021 City of Roswell Combined 5-Year Comprehensive Plan Update and CIE Annual Update.

Submitting Local Government: City of Roswell

Action Under Consideration: Approval

Date Opened: July 2, 2021

Deadline for Comments: July 23, 2021

Earliest the Regional Review can be Completed: Upon approval by Georgia DCA

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF ALPHARETTA
CITY OF JOHNS CREEK

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF SANDY SPRINGS
COBB COUNTY

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
FULTON COUNTY
CITY OF MOUNTAIN PARK
CHEROKEE COUNTY

Attached is information concerning this review.

If you have any questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.org or 470-378-1645. If ARC staff does not receive comments from you on or before **Friday, July 23, 2021**, we will assume that your agency has no comments and will close the review. Comments must be emailed. **The ARC review website is located at**

<http://www.atlantaregional.org/land-use/planreviews>.

NOTICE OF LOCAL PLAN SUBMITTAL AND HEARING/COMMENT OPPORTUNITY

Submitting Local Government:	City of Roswell	Date Received:	July 2, 2021			
Local Contact:	Jackie Deibel, Planning and Zoning Director, City of Roswell					
Phone:	(770) 641-3783	E-Mail:	jdeibel@roswellgov.com			
Fax:		Website:	www.roswellgov.com			
Street	38 Hill Street	City State, Zip:	Roswell, GA 30075			
Department of Community Affairs Review Required						
Review Title:	2021 City of Roswell Comp Plan and CIE Update					
Description:	A regional review of the draft 2021 City of Roswell Combined 5-Year Comprehensive Plan Update and CIE Annual Update. Document can be viewed on the ARC website at: http://www.atlantaregional.org/landuse Under Plan Review, search for the City of Roswell.					
The submitted documents are available for review at ARC and the local government.						
Reviewing Regional Commission:						
Atlanta Regional Commission 229 Peachtree Street NE, Suite 100 Atlanta, GA 30303 Phone 404-463-3100						
Contact Person:	Andrew Smith, Principal Planner, 470-378-1645					
E-Mail	asmith@atlantaregional.org					

DATE: July 2, 2021

TO: ARC Managers

Reviewing staff by Jurisdiction:

Transportation Access & Mobility: Little, Aries

Research & Analytics: Skinner, Jim

[illegible]



June 15, 2021

Atlanta Regional Commission
229 Peachtree Street Suite 100
Atlanta, Georgia 30303

RE: Comprehensive Plan Update Submittal

The City of Roswell has completed an update of its comprehensive plan (which we refer to as the "2040 Comprehensive Plan") and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs. For convenience in your review, we have also included a reference table to indicate where documentation for required items can be found.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Jackie Deibel, Planning & Zoning Director, at jdeibel@roswellgov.com.

Sincerely,

Mayor Lori Henry
City of Roswell

38 Hill Street, Roswell, GA 30075
www.roswellgov.com

STATE OF GEORGIA
COUNTY OF FULTON

June 14, 2021

**CITY OF ROSWELL
RESOLUTION OF TRANSMITTAL**

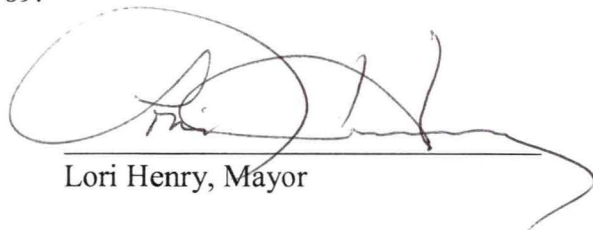
WHEREAS, to retain its “Qualified Local Government Status” pursuant to the Georgia Planning Act of 1989, the City of Roswell must remain in compliance with the requirements of the State of Georgia’s Minimum Planning Standards and Procedures for Local Comprehensive Planning; and

WHEREAS, the 2040 Comprehensive Plan Update was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and


WHEREAS, the Capital Improvement Element and Short Term Work Program were prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

WHEREAS, a Public Hearing was held by the Mayor and Council on June 14, 2021, in the City Council Chambers, 38 Hill Street, Roswell, Georgia; and the 2040 Comprehensive Plan update after review by the Department of Community Affairs and the Atlanta Regional Commission is required to be adopted by October 31, 2021:

BE IT THEREFORE RESOLVED, that the Roswell City Council does hereby submit the 2040 Comprehensive Plan Update with the Short Term Work Program and Capital Improvement Element covering the five year period 2021-2026 to the Department of Community Affairs (DCA) and the Atlanta Regional Commission (ARC) for regional review, as per the requirements of the Georgia Planning Act of 1989.


Lori Henry, Mayor

Attest:


Marlee Press, City Clerk
(Seal)



Regular Meeting

Monday, June 14, 2021

7:00 PM

10. Approval of a text amendment to the Unified Development Code (UDC) to Section 12.7.5.B.4 Flood Damage Protection - Structures and Buildings within the Future-Conditions Floodplain – Manufactured Homes. (Second Reading)

Ordinance No. 2021-06-11

Second Reading was approved with a revision, in section 12.7.5.B.4 Flood Damage Protection - Structures and Buildings within the Future-Conditions Floodplain - Manufactured Homes. It would no longer be allowed for manufactured homes in the Future-Conditions Floodplain to be elevated and supported by reinforced piers.

RESULT: APPROVED ON SECOND READING [UNANIMOUS]

MOVER: Christine Hall, Councilmember

SECONDER: Matt Judy, Councilmember

IN FAVOR: Hall, Judy, Palermo, Tyser, Willsey, Zapata

*****There were 2 separate motions for the following item regarding the Comprehensive Plan*****

Motion #1

11. Approval of a Resolution to transmit the 2040 Roswell Comprehensive Plan and Annual Update to the Short Term Work Program (STW) and Capital Improvement Element (CIE) covering the five year period 2021-2026 to the Department of Community Affairs and the Atlanta Regional Commission.

Resolution No. 2021-06-29

Motion to approve the transmittal of the 2040 Roswell Comprehensive Plan and Annual Update to the Short Term Work Program (STWP) and Capital Improvement Element (CIE) covering the five year period 2021-2026 to the Department of Community Affairs and the Atlanta Regional Commission and accept the staff comments which included:

1. Add Parks and Recreation (REC) and Conservation and Open Space (CON) to the Character Areas of Major Activity, Commercial Mixed Use and Holcomb Bridge
2. Remove Commercial Heavy (CH) and Industrial Flex (IX) from the Holcomb Bridge Character Area
3. Add Conservation and Open Space (CON) to the Historic Area/Downtown Character Area
4. Add two policies titled CF7 and NCR9

The motion also included accepting the comments from the Stakeholder Committee:

1. Remove Single-Family Suburban (RS-18) from the Suburban Residential Character Area.

RESULT: APPROVED - ADDITIONS [5 TO 1]

MOVER: Christine Hall, Councilmember

SECONDER: Matt Judy, Councilmember

IN FAVOR: Hall, Judy, Palermo, Tyser, Willsey

OPPOSED: Marcelo Zapata



**ROSWELL
2040**

COMPREHENSIVE PLAN

DRAFT JUNE 2021

POND

URBAN3







**ROSWELL
2040**

COMPREHENSIVE PLAN

DRAFT JUNE 2021

POND

URBAN3



ACKNOWLEDGEMENTS

CITY COUNCIL

Lori Henry, **Mayor**
Marcelo Zapata, Post 1 Councilmember
Mike Palermo, Post 2 Councilmember
Christine Hall, Post 3 Councilmember
Marie Willsey, Post 4 Councilmember
Matthew Tyser, Post 5 Councilmembers
Matt Judy, Post 6 Councilmember, Mayor Pro Tem

CITY STAFF

Alice Wakefield, AICP, Director of Community Development (retired)
Lenor Bromberg, PE, F.ASCE, Interim Director of Community Development
Jackie Deibel, Planning & Zoning Director
Kevin Turner, AICP, Senior Planner
Michael Cardamon, Planner
Jonathan Copsey, Communications Specialist

PLANNING TEAM

Eric Lusher, AICP, Project Manager
Lauren Blaszyk, AICP, Senior Planner
Andrew Babb, AICP, PE, Senior Planner
Andrew Kohr, PLA, ASLA, Planner/Designer
Aubrey Sabba, PLA, ASLA, Planner/Designer
Jonathan Corona, Planner
Michelle Alexander, AICP, Senior Planner
KC Krzic, Senior Planner
Joe Minicozzi, AICP, Fiscal Health
Phillip Walters, AICP, Fiscal Health
Cade Justad-Sandberg, Fiscal Health

STAKEHOLDER COMMITTEE

Kimberly Allred, Roswell Inc.
Richard Arena
Doug Belew
JoAnna Benson-Spencer, Historic Preservation Commission
Ron Bevan, Planning Commission
Michael Cardamon, City Staff
Jackie Deibel, City Staff
George Dilworth
Jason Frazier
Christine Hall, City Council
Mike Harris
Ryan Joyce
Meg McClanahan
Karen Parrish
Aixa Pascual
Denise Rauch
Jason Sabatino
Jay Small
Claire Snedeker
William Strika
Kevin Turner, City Staff
Peter Vanstrom, Planning Commission
Allison Vrolijk, Planning Commission
Marcelo Zapata, City Council

CONTENTS

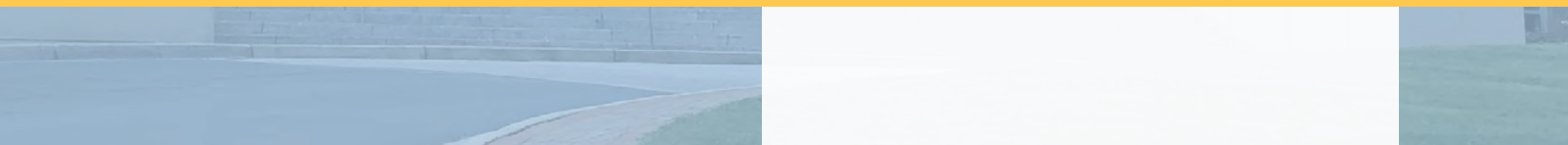
1	INTRODUCTION.....	8
	Plan Purpose	12
	The Planning Process	13
2	ROSWELL TODAY	16
	Trends Overview	16
	Population	23
	Economic Development.....	26
	Housing	37
	Land Use & Urban Design.....	45
	Transportation & Mobility	46
	Community Facilities.....	53
	Natural & Cultural Resources.....	55
	Broadband	58
3	COMMUNITY VISION	64
	Community Outreach.....	66
	Needs & Opportunities	121
	Goals & Policies	134
4	ROSWELL TOMORROW	142
	The Future Development Map.....	142
	Established Residential Character Areas	148
	Estate Residential	150
	Suburban Residential	152
	Neighborhood Residential.....	155
	Active Neighborhoods	158
	Activity & Employment Character Areas	162
	Neighborhood-Serving Area.....	164
	Commercial Mixed-Use Area.....	166
	Major Activity Area.....	168
	Historic Area/Downtown.....	170
	Industrial/Flex	172
	Commercial Corridor Character Areas	174
	Parkway Village Corridor	176
	Highway 9 Corridor.....	179
	Holcomb Bridge Road Corridor	181
	Conservation & Greenspace.....	184
5	IMPLEMENTATION	188
	Short-Term Work Program.....	189
	APPENDICES	
	Appendix A: List of Accomplishments	
	Appendix B: Capital Improvements	
	Appendix C: Community Engagement Supplement	
	Appendix D: Consideration of the Regional Water Plan and the Environmental Planning Criteria	





1

INTRODUCTION





Roswell, Georgia is a vibrant city extending north from the Chattahoochee River encompassing historic homes, a bustling downtown, and idyllic green spaces laid over the rolling hills of north-central Georgia. Roswell began at the site of the Roswell Mill, a cotton mill on Big Creek (then called Vickery Creek). The mill and the plantations that sprung up around it were incorporated in 1854 by the Georgia Assembly into the Town of Rowell. Roswell was captured and largely destroyed in the Civil War, but the town was rebuilt and has since grown in both physical size and population. Roswell is now one of the largest and most populous municipalities in the Metropolitan Atlanta region.

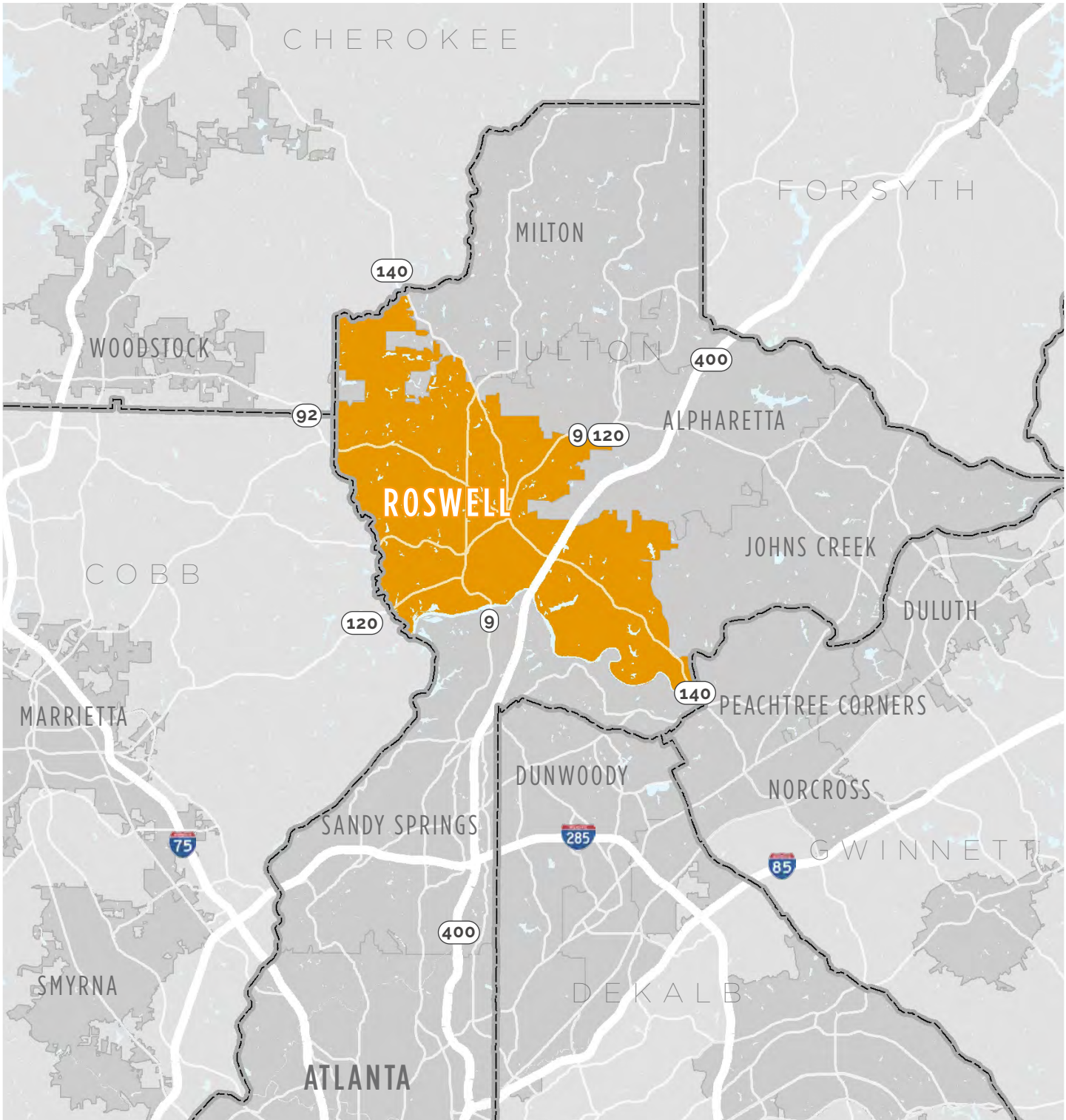


Figure 1.1. Location Map



2000 North Springs MARTA Station Opens,
more Multi-modal Commuting Options

1854
The City of Roswell
is incorporated



1971 SR 400 connects I-285 to
Holcomb Bridge Road

1870
First US Census
including
Roswell;
Population: 479



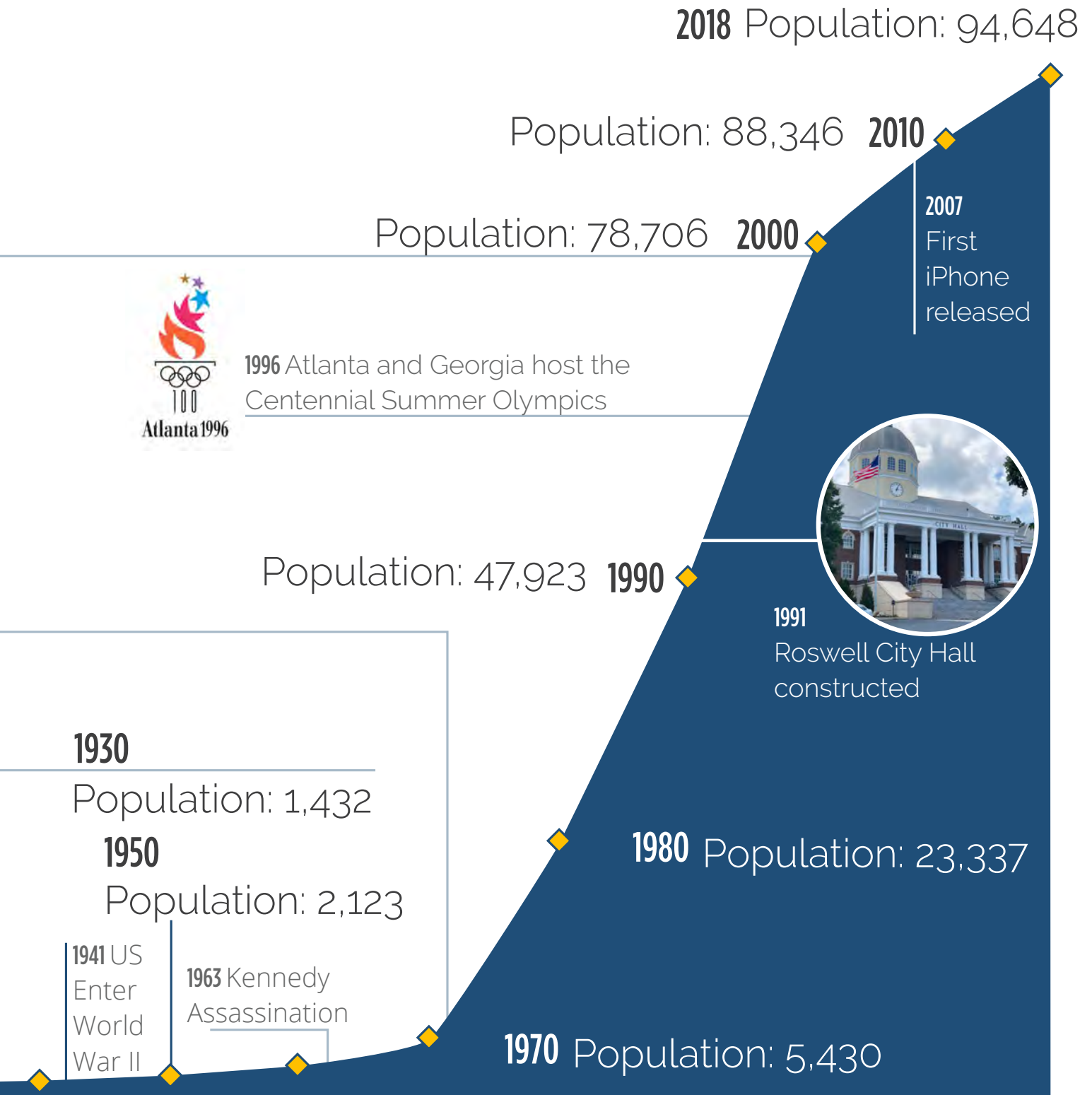
1882 Roswell Mill
No. 2 constructed

1861
American Civil
War, which
included the
burning of
several of
Roswell's mills

1900
Population: 1,329

1917 US Enter
World War I

Figure 1.2. Historical Timeline



Plan Purpose

Georgia's Department of Community Affairs (DCA) requires that each local government create and maintain a Comprehensive Plan, which defines how that city or town plans to move forward with all aspects of city management from parks and economic development to housing and transportation. These plans typically create guidance for the following twenty years of City activities. The DCA also requires that these plans are kept up-to-date, with updates at least every five years.

Adoption and acceptance of a Comprehensive Plan is required for a City to have Qualified Local Government Status (QLG Status). QLG status, in turn, is required for a City to participate in a wide variety of State programs. Noncompliance could impact the City's ability to participate in and take advantage of these grants, programs, and other funding.

Beyond state requirements, a comprehensive planning process provides an invaluable opportunity for a community to look inward and assess their existing situation, their goals, and how they could grow and reach from today to the tomorrow the community wants to see.

This plan and in particular this document are intended to serve as a snapshot of the Roswell of today, with an understanding of Roswell's current conditions including information about the city's residents, businesses, features, and assets. This document also holds an understanding of Roswell's aspirations, as determined through an extensive public engagement process that is based on feedback from members of the community. The end of this plan includes tools to help the Roswell that exists today reach towards its dreams and visions, including the Future Development Map which articulates a distinct vision for several different areas of Roswell. The Policies and work program items also give specific ways that the City can and will continue to work to make those dreams a reality.

This document can be a useful reference for City staff and elected officials into the future. Decision makers can reference the text and tools contained herein to understand the needs and desires of the community and work to make decisions that progress Roswell towards its best possible future.

The Planning Process

The development of this comprehensive plan was based on extensive research into Roswell's current state and needs combined with a robust community engagement strategy. See the accompanying diagram for details on the planning process.

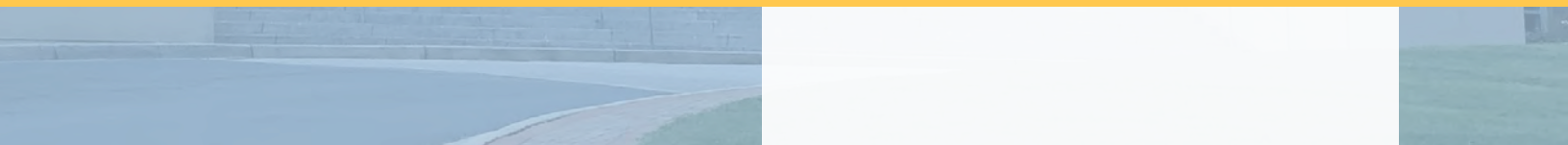


Figure 1.3. Process Diagram





ROSWELL TODAY





2

ROSWELL TODAY

Roswell is a complex system of residents, businesses, and interconnecting infrastructure that all contribute to provide a unique way of living, working, and playing. As such, this plan is dependent on a robust, holistic understanding of existing condition and ongoing trends in and affecting Roswell. Especially important is an updated understanding of how these conditions and trends have changed since Roswell's previous Comprehensive Plan was adopted.

Trends Overview

This overview summarizes major trends guiding this plan update. Further research is presented in the individual elements of this chapter.

Population Growth

Roswell experienced a relatively modest, stable population until the middle of the twentieth century. In 1970, the City hosted just over 5,000 residents.

Through both annexation and the rapid suburbanization of the Atlanta region, Roswell grew to over 78,000 residents in the year 2000. Over the last two decades, growth has been consistent if less aggressive. The US Census Bureau has estimated the population of Roswell in 2019 to be 94,763. This population estimate represents a growth of over 700 people per year from 2010 to 2019, or roughly two people every day.

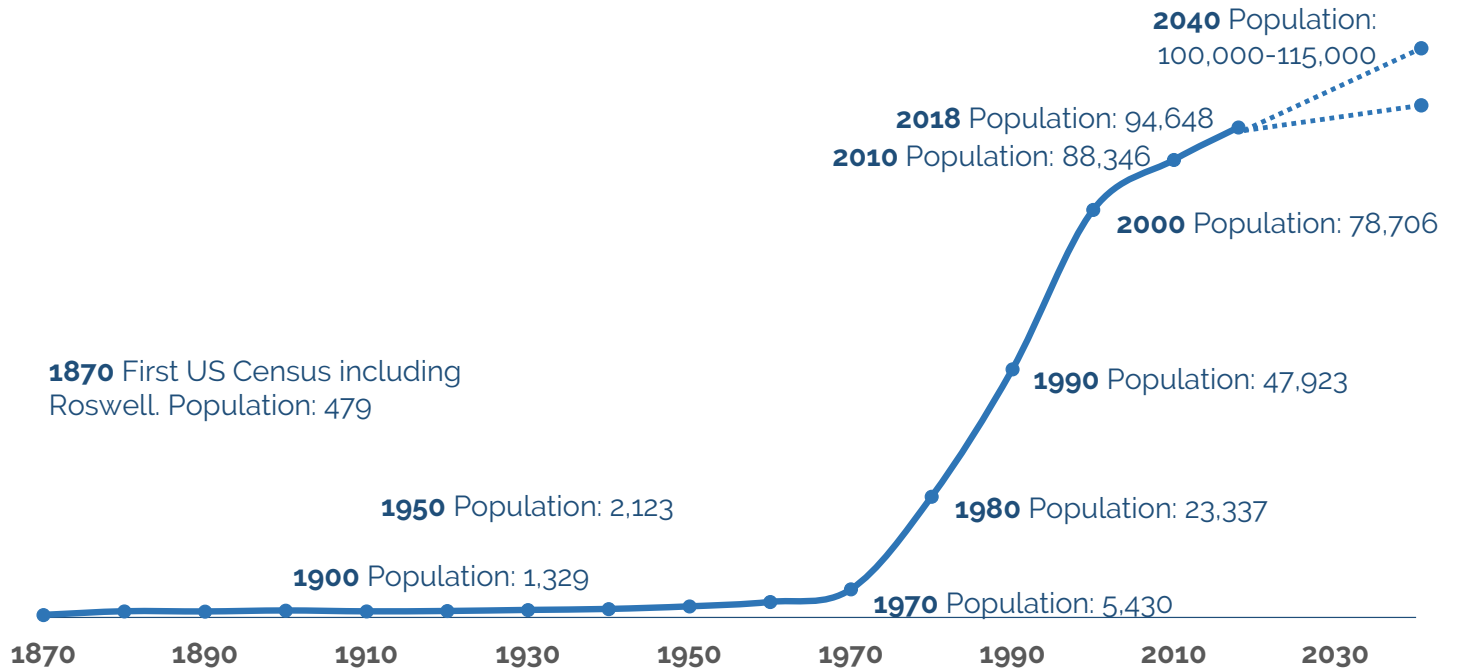


Figure 2.1. Historical Population

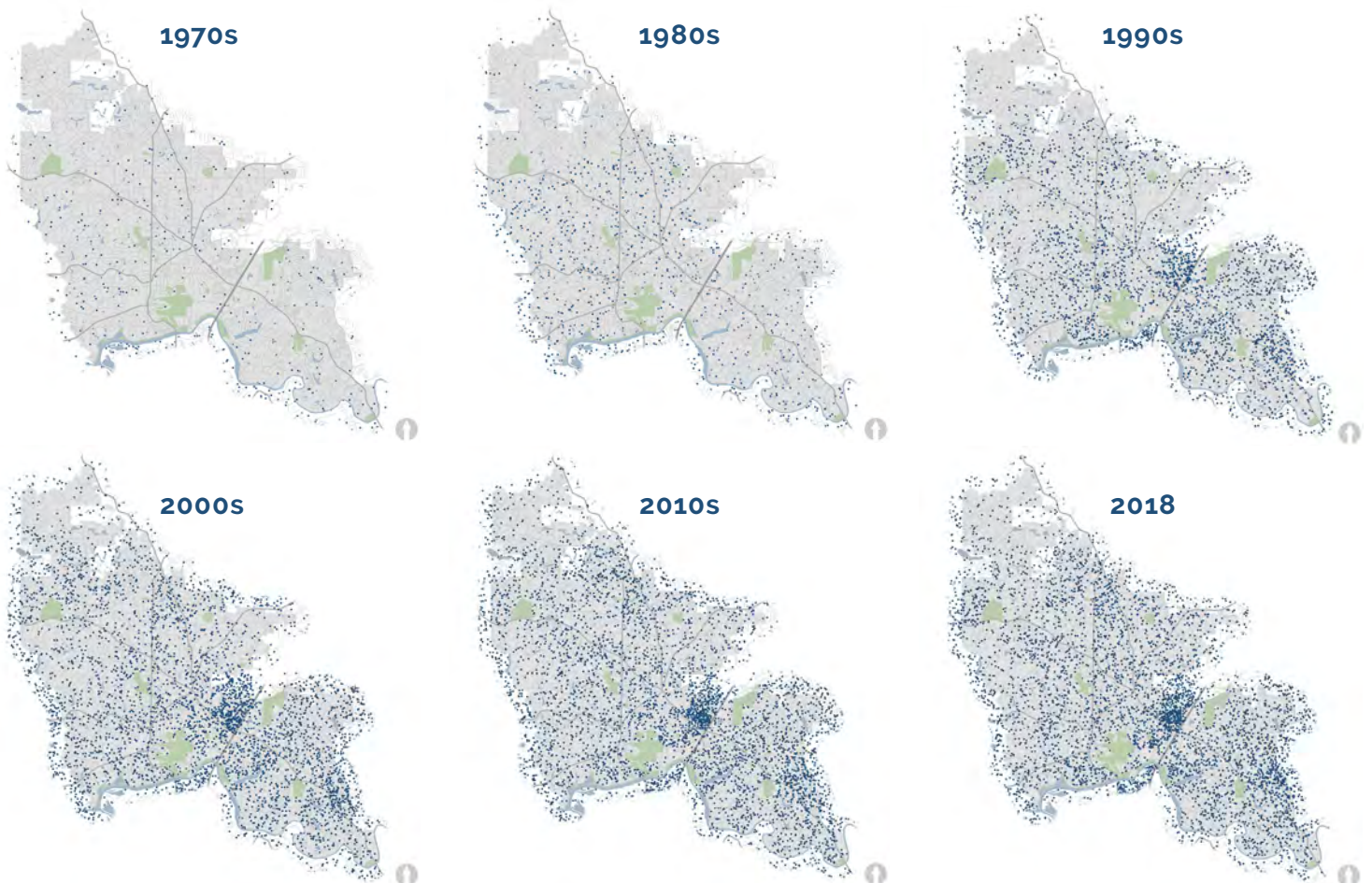


Figure 2.2. Population Density by Decade

*Each dot represents approx. 25 people; Maps show modern city limits.

DRAFT

Racial & Ethnic Diversity

As shown in the graph and map below, the majority of Roswell's residential population is made up of non-Hispanic White people, with substantial Hispanic/Latino and Black/African-American cohorts as well. Notably, these groups are not evenly distributed throughout the city. There is a notable concentration of non-White residents between State Routes 400 and 9 near the center of the city.

Age Distribution

The graph below shows the overall age distribution in Roswell, and compares it to the distribution in the other cities of north Fulton County (Alpharetta, Johns Creek, Milton, and Sandy Springs). Of note, Roswell has a lower percentage of its residents in their 20s than in other ages and than in surrounding cities. A higher-than-average percentage of Roswell's young people are likely to attend college away from home. Roswell does not currently have any kind of college within its limits, though Alpharetta and Sandy Springs both play host to college campuses.

Also of note, Roswell and all of north Fulton County has a substantial cohort of residents who will become eligible to retire in the next twenty years. As these residents, currently in their late forties through early sixties, approach retirement and the challenges of aging, they will begin to look for different kinds of services, homes, and amenities. This has the potential to change how Roswell operates as a City, or may reflect an opportunity as retirees move to other areas, and a new generation is able to move to Roswell.

Household Income

Over time, the residents of Roswell have grown more affluent. The number of households earning \$200,000 per year or more has grown from almost 2,500 in 2000 to over 6,000 in 2018. With this growth of high-income households comes both opportunity and demands for new services and amenities. It also poses a threat to lower-income residents who may have a harder time finding affordable, essential services in a community that is oriented to those with more access to resources.

Transportation Needs

Currently, the majority of Roswell's residents who work do so outside of Roswell. Even more jobs in Roswell employ people who live outside of the City. An estimated 20,579 Roswell residents drove more than ten miles to work in 2018, adding strain on the City's roadway network.

The City does have a number of roadway and non-vehicular improvements planned and underway to improve existing transportation challenges and prepare for future needs, but will need to continue to identify and implement improvement programs to keep Roswell an accessible, connected community.

Population

Roswell is one of the most populous municipalities in the metropolitan Atlanta region, hosting over 94,000 residents. While Roswell's recent growth is slower than the explosive growth it experienced in the 70s, 80s, and 90s, the city is still estimated to have grown by around six thousand people between 2010 and 2019. Roswell is expected to continue to grow and to host over 100,000 at some point in the next twenty years.

Many other municipalities in northern Fulton County have also grown rapidly in the past, but have slowed recently. Johns Creek, which sits northeast of Roswell has seen a similar lower growth rate, while Sandy Springs, which sits between Roswell and Atlanta, continues to grow at a quick pace.

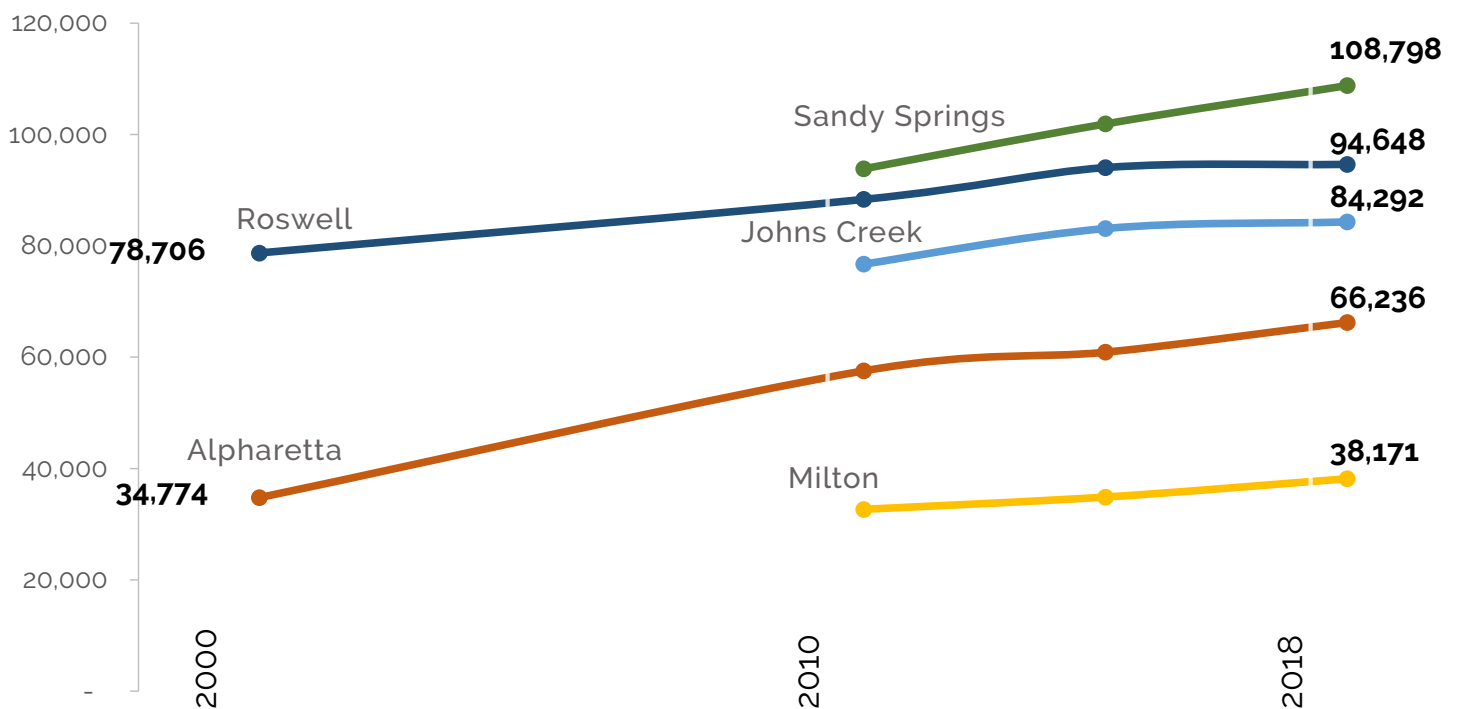


Figure 2.3. Peer Cities Populations

Race & Ethnicity

The last thirty years have seen the rise of new non-white communities in Roswell. The maps below show how much of Roswell's Hispanic or Latino population is geographically concentrated in the apartment complexes northwest of the SR 400 and Holcomb Bridge Road. The last thirty years have brought about more racial and ethnic diversity throughout the city, bringing new perspectives and expectations.

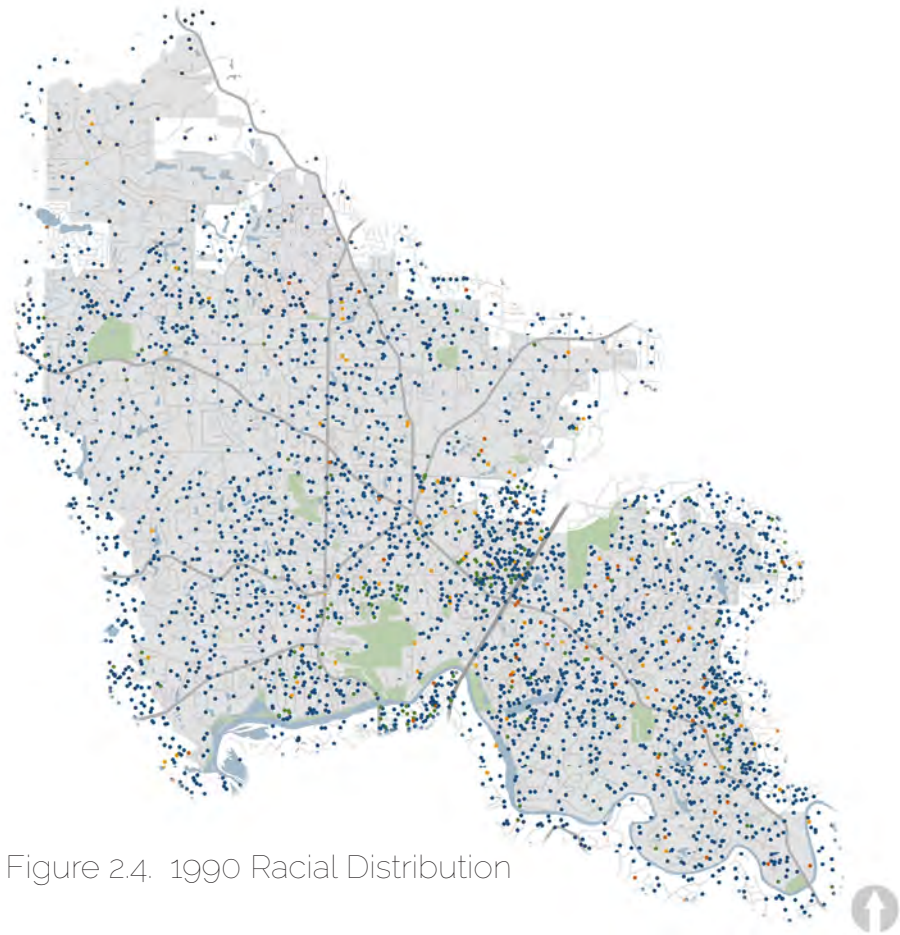


Figure 2.4. 1990 Racial Distribution

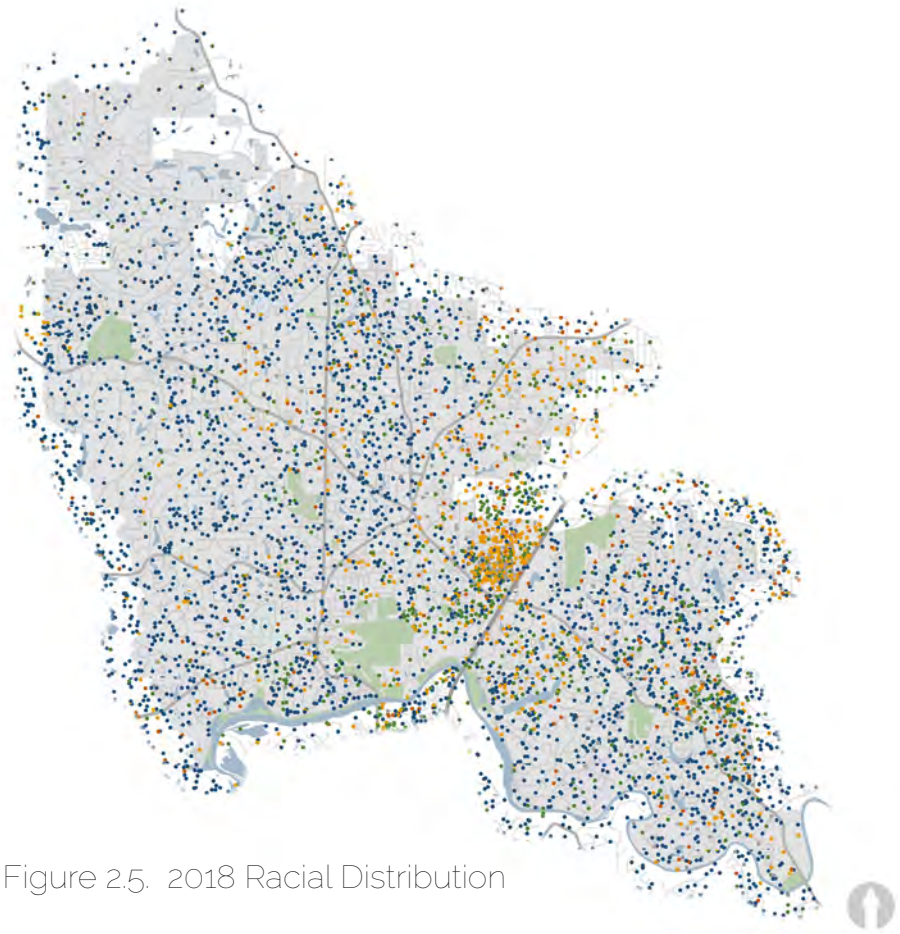
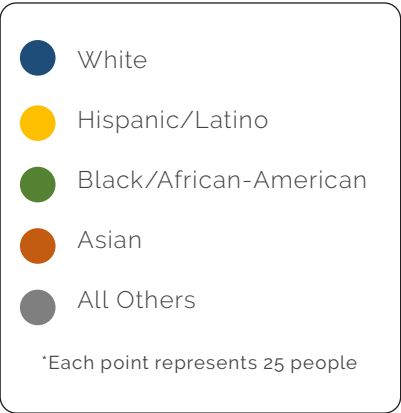


Figure 2.5. 2018 Racial Distribution

Age Distribution

Roswell has a lower percentage of its residents in their 20s than in other ages and than in surrounding cities. A higher-than-average percentage of Roswell's young people are likely to attend college away from home. Roswell does not currently have any kind of college within its limits, though Alpharetta and Sandy Springs both play host to college campuses.

Also of note, Roswell and all of north Fulton County has a substantial cohort of residents who will become eligible to retire in the next twenty years. As residents currently in their late forties through early sixties approach retirement and the challenges of aging, they will begin to look for different kinds of services, homes, and amenities. This has the potential to change how Roswell operates as a City, or may reflect an opportunity as retirees move to other areas, and a new generation is able to move to Roswell.

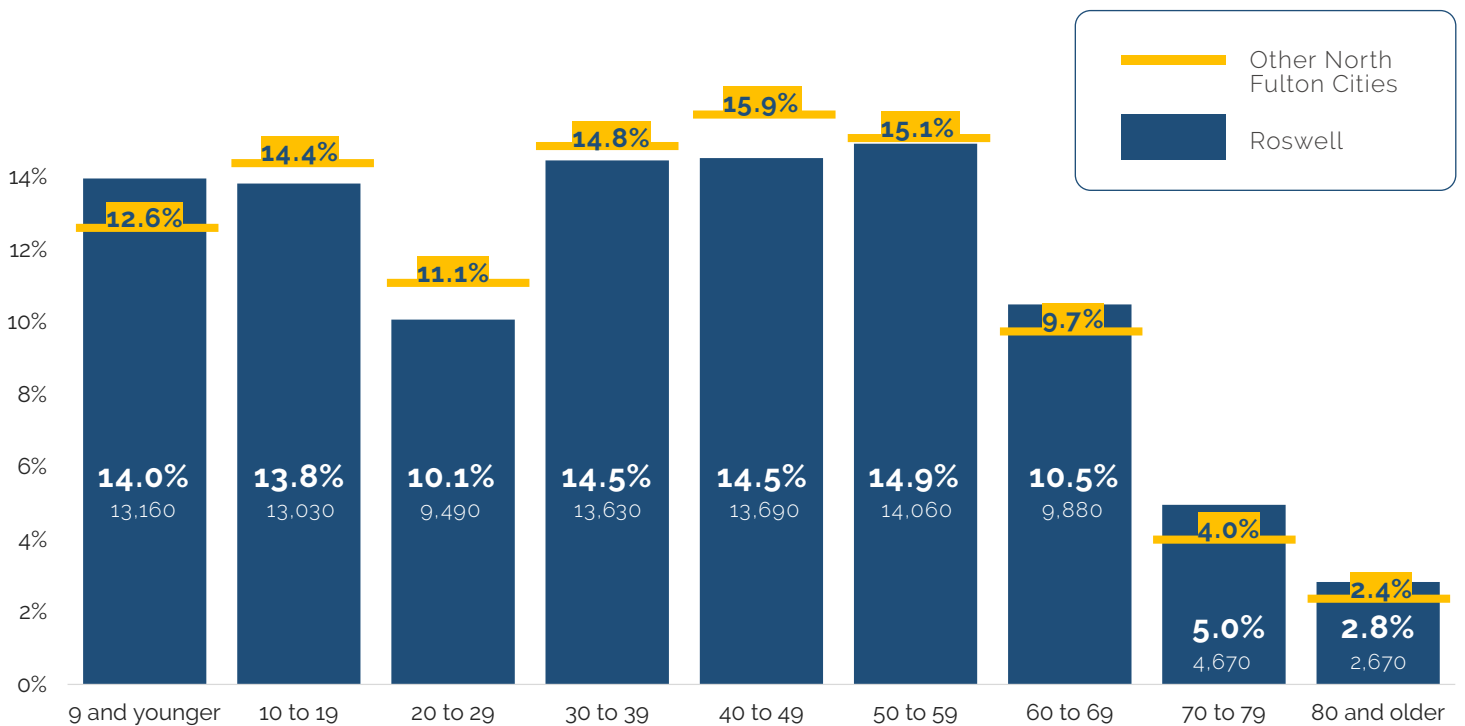


Figure 2.6. Age Distribution Graph

Economic Development

Employment and Workforce by Industry

While commonly considered a bedroom community, Roswell actually hosts more jobs than workers. However, the industries that locate in Roswell and the industries that Roswell's residents work in are substantially different. The largest industries in Roswell are Administration and Support (and Waste Management and Remediation), Health Care and Social Assistance, and Retail, which together make up forty-one percent of Roswell's employment. However, the single biggest industry of Roswell's residents is the Professional, Scientific, and Technical Services. The imbalance between the jobs available in Roswell and the jobs worked by Roswell's residents drives a large portion of the commuting patterns visible in the area. These commuting patterns are discussed in more detail in the Transportation and Mobility section.

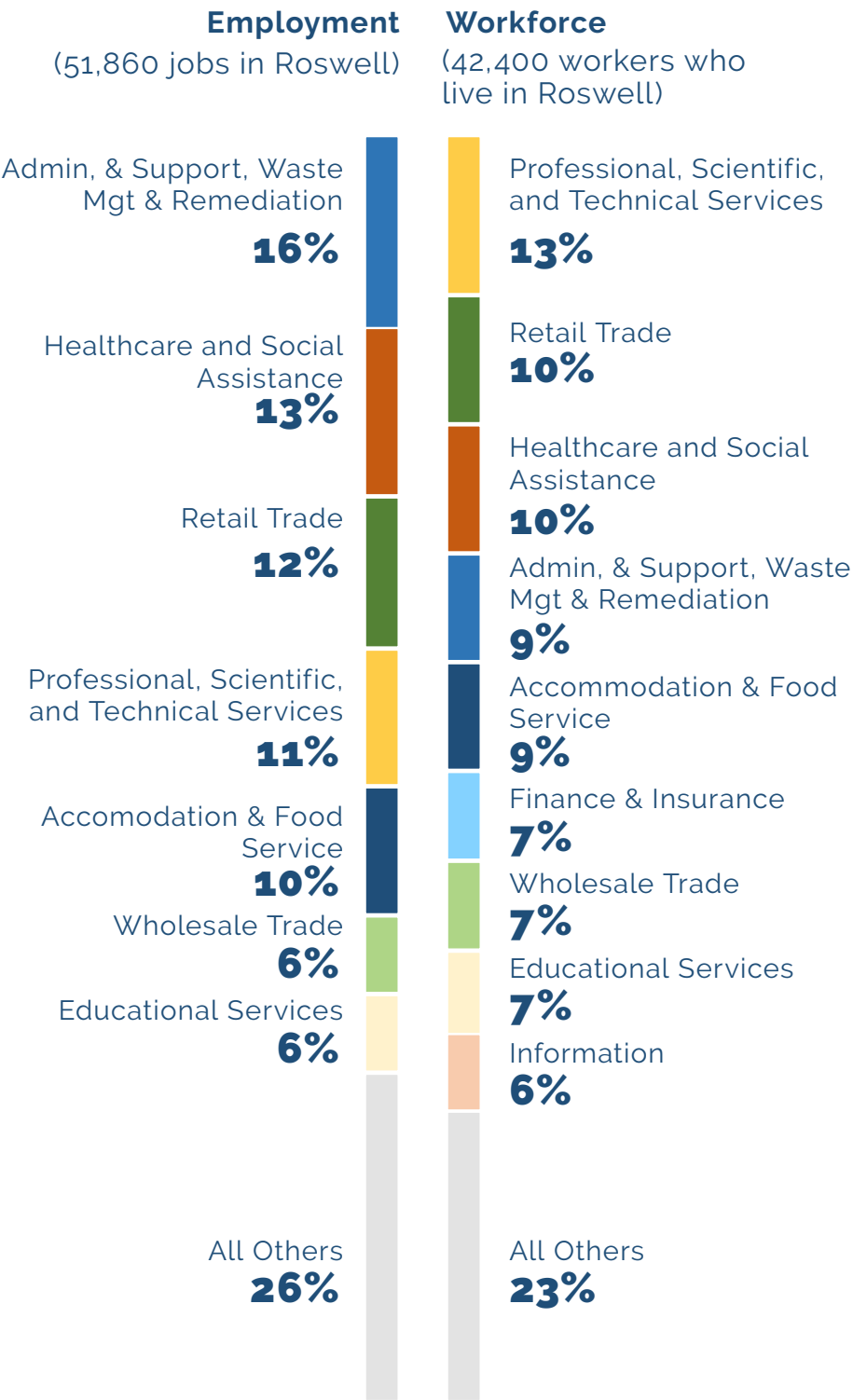


Figure 2.7. Employment & Workforce

Educational Attainment

Roswell houses a well-educated community. The majority (sixty-four percent) of residents twenty-five years old or older have some kind of a college degree.

- Graduate or Professional Degree
- Bachelor's Degree
- Associate's Degree
- High School diploma, no college degree
- Less than a High School graduate

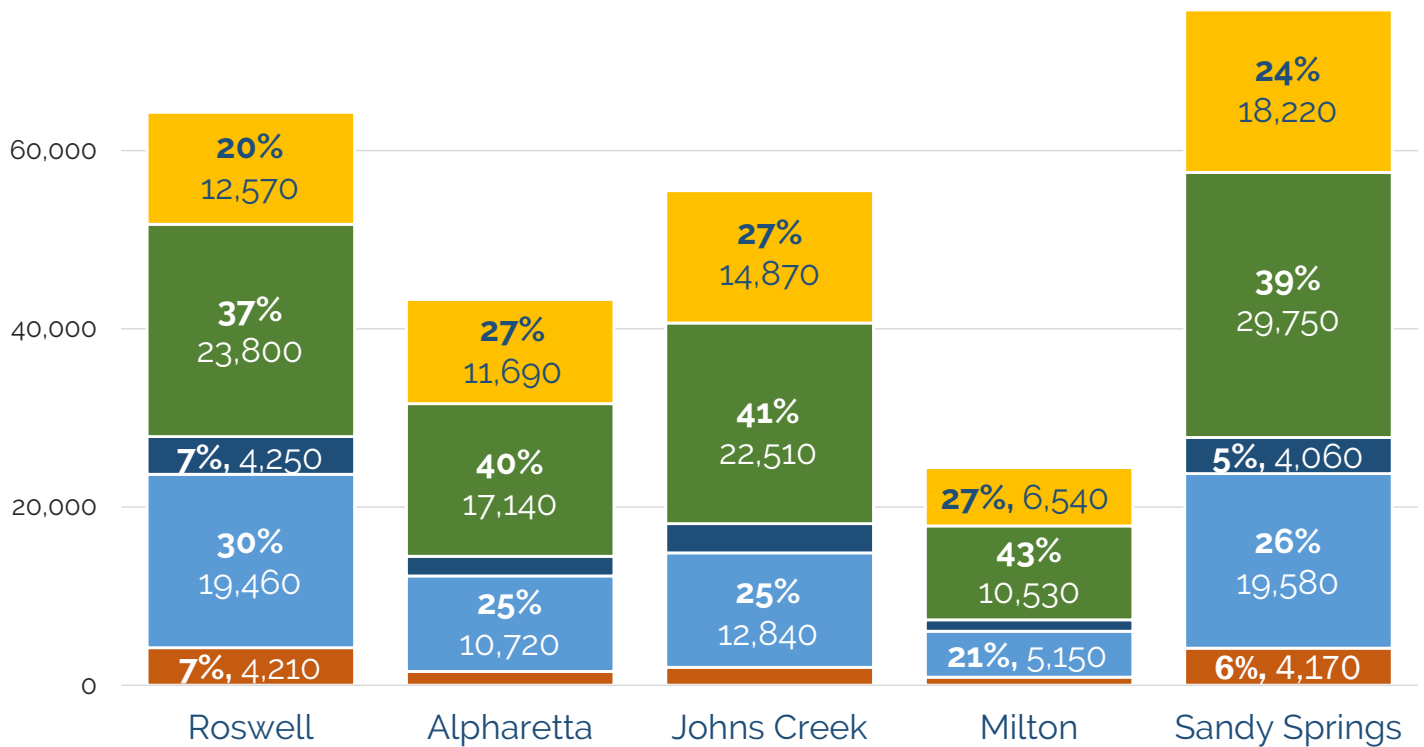


Figure 2.8. Educational Attainment in North Fulton

Income

Over time, the residents of Roswell have grown more affluent. The number of households earning \$200,000 per year or more has grown from almost 2,500 in 2000 to over 6,000 in 2018. With this growth of high-income households comes both opportunity and demands for new services and amenities. It also poses a threat to lower-income residents who may have a harder time finding affordable, essential services in a community that is oriented to those with more access to resources.

While Roswell is largely perceived as an affluent community, there are areas where some residents struggle.

The areas immediately adjacent to SR 400 – which contain most of the rental multi-family residential units in Roswell – include a higher concentration of impoverished households and generally feature lower household incomes than the areas closer to the edges of the City.

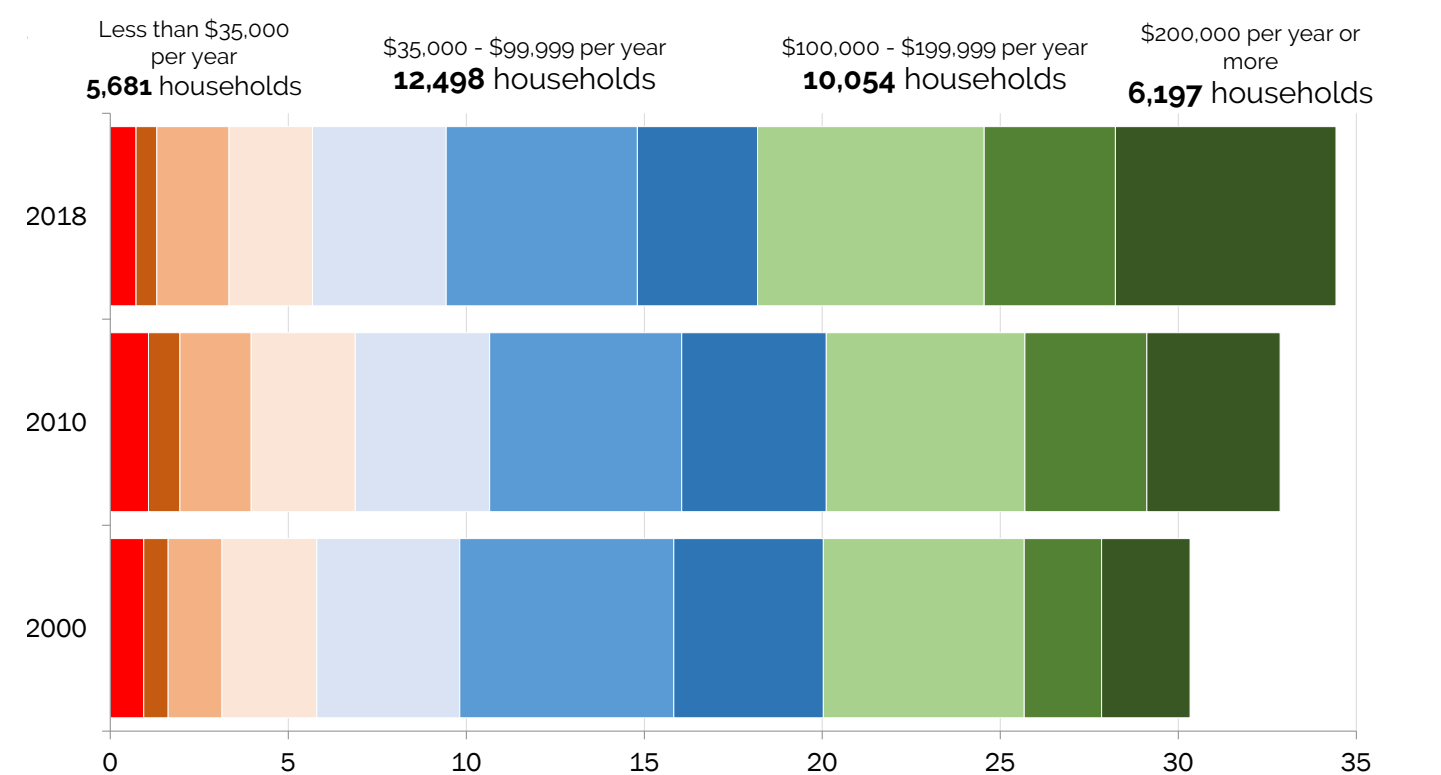
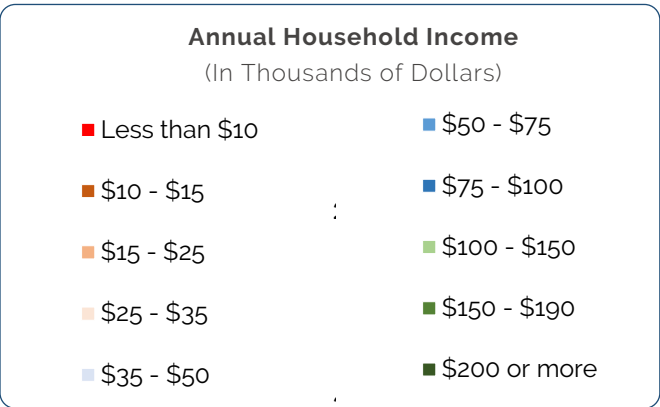


Figure 2.9. Annual Household Income

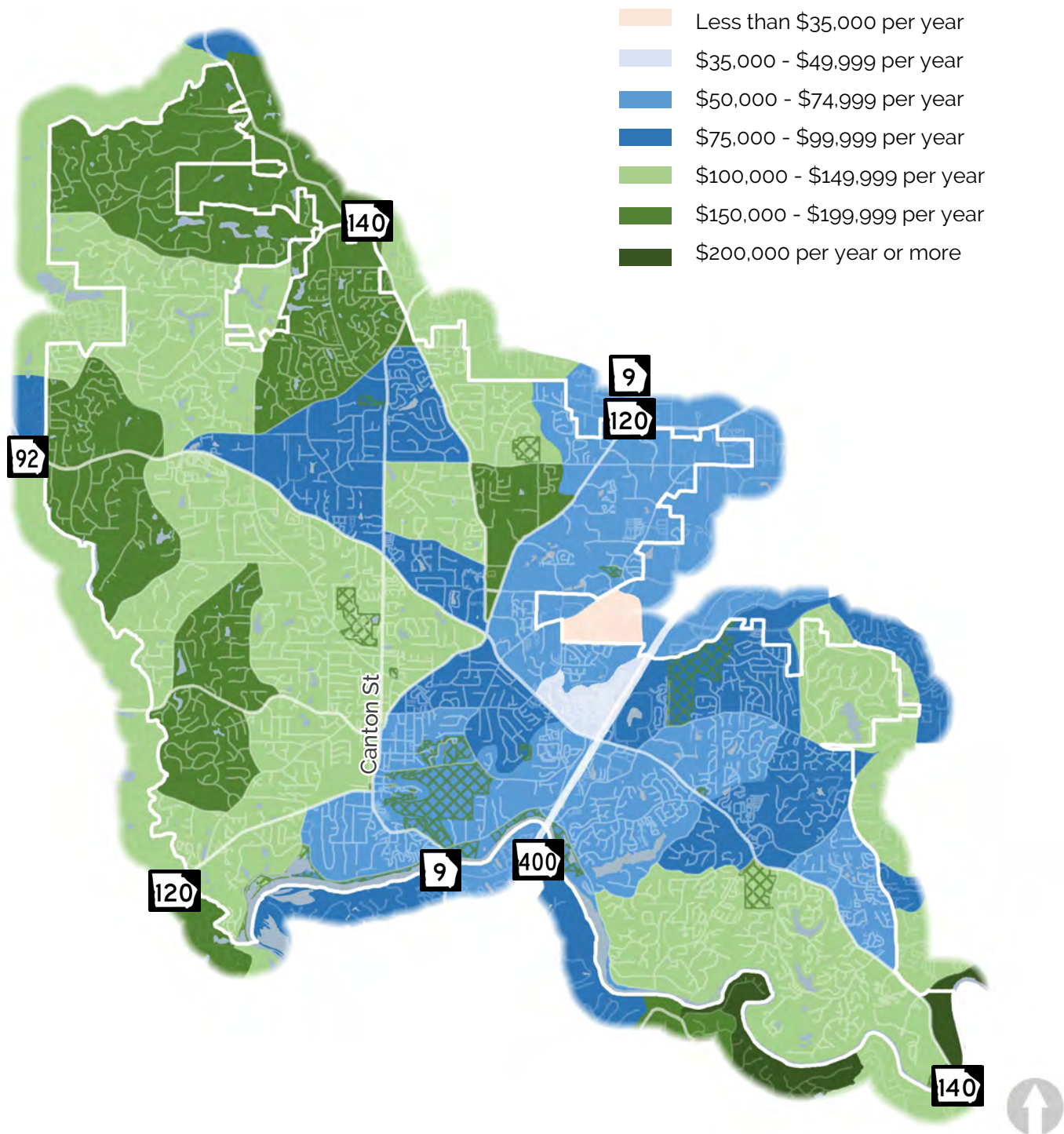


Figure 2.10. Median Household Income Map

Fiscal Health

Among the reasons for a community to maintain and encourage stable, high property values and to create an environment that encourages successful businesses is the municipality's need to maintain its fiscal health. While it is by no means a criteria that should drive all planning decisions, cities that are able to successfully balance the relationship between land use policies and fiscal health are often able to provide higher quality municipal services to its residents.

The City of Roswell currently receives the majority of its funding from property taxes, with a substantial portion also coming from sales taxes. Business and other taxes round out funding for City functions.

The map on the facing page shows the taxable value of the land in Roswell per acre. Notably, there are significant pieces of land that have no taxable value, including City parks, the national recreation areas along the Chattahoochee River, and some other protected or low-value parcels.

Of those parcels that are taxable, there is a general trend for higher values to be along major corridors, near GA 400, and most prominently in the more historic part of Roswell on or near Canton Street. This analysis revealed that while the Historic District makes up 3% of the City's total land area, it includes 5% of the City's taxable property value.

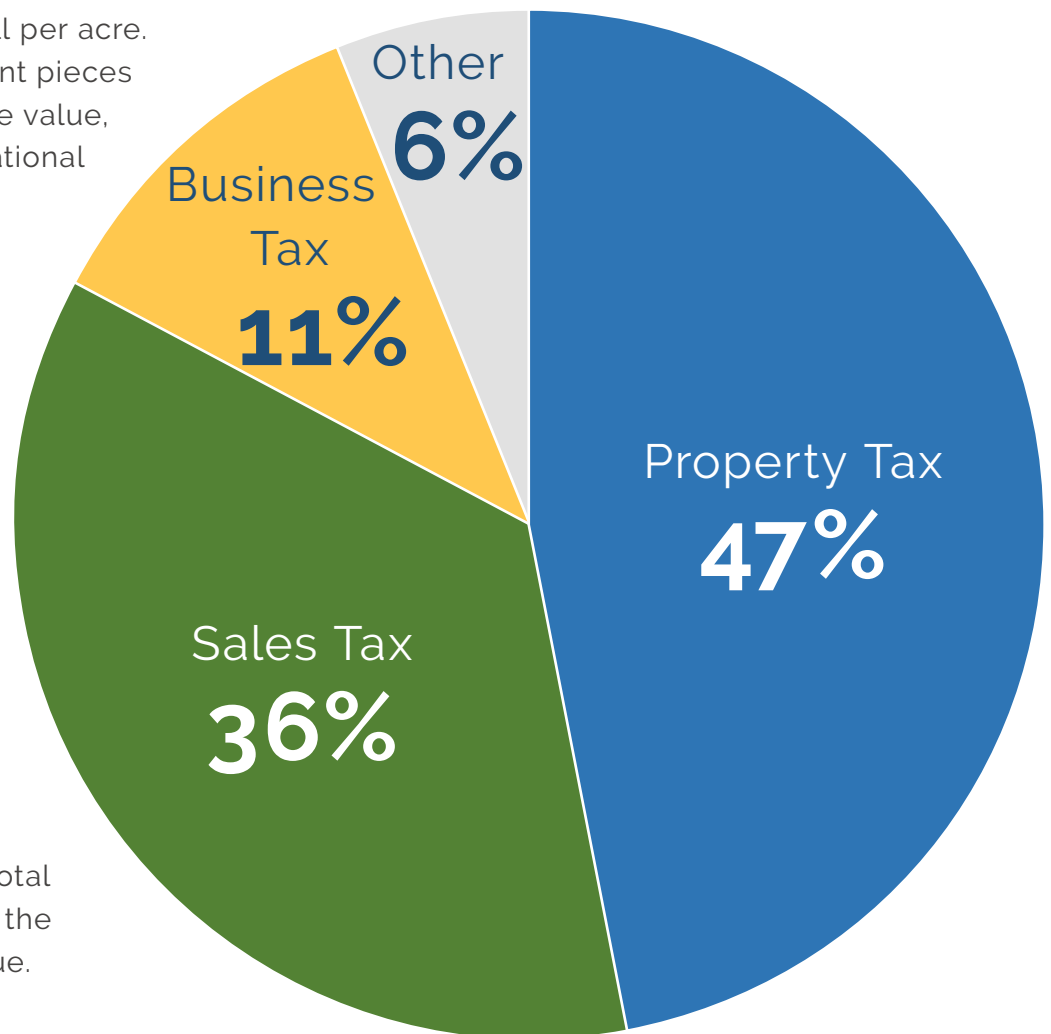


Figure 2.11. City of Roswell Revenue by Source

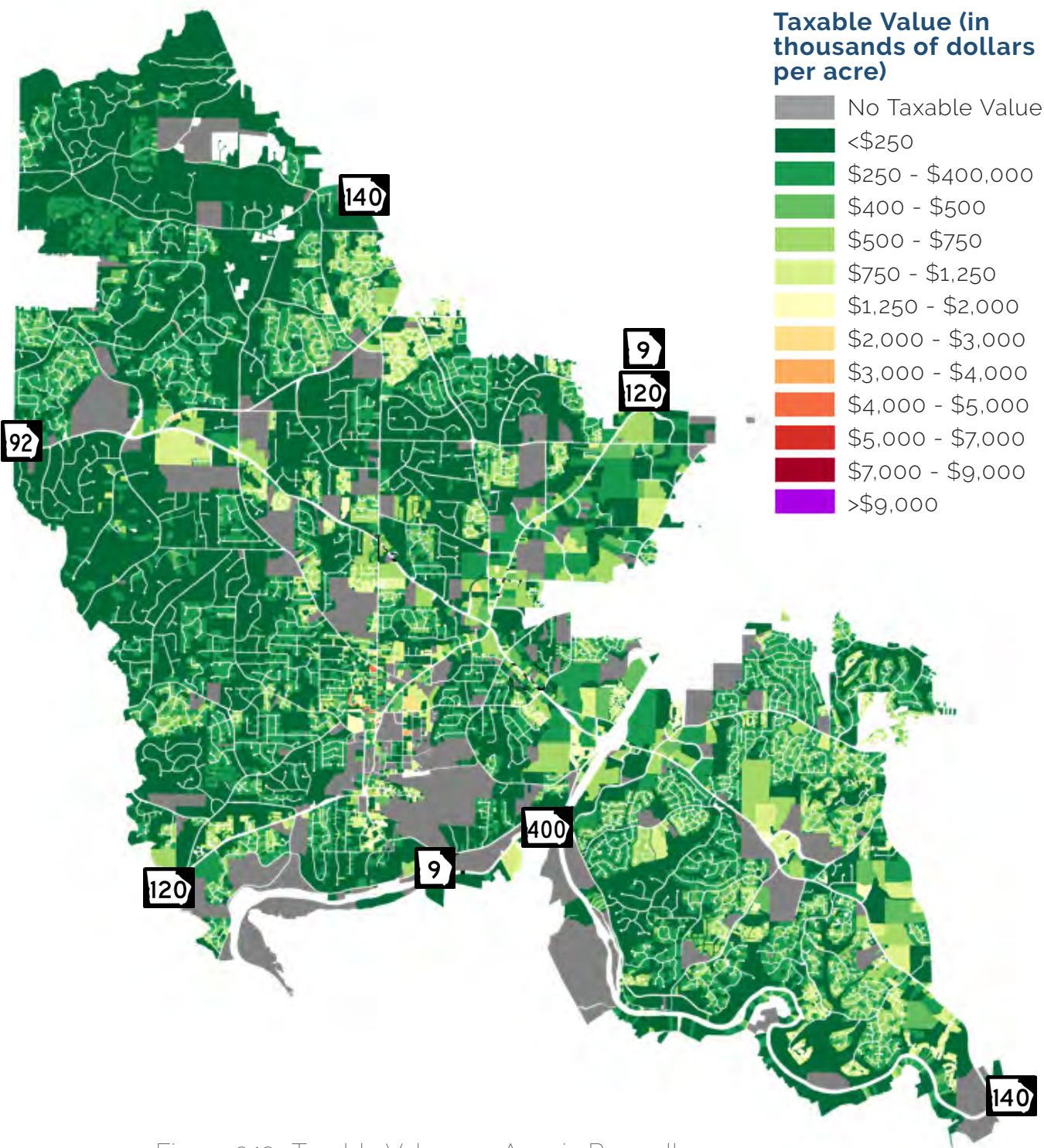


Figure 2.12. Taxable Value per Acre in Roswell

Value by Land Use

The graphic below shows the same data - taxable value per acre - as the map on the previous page, but it shows more clearly the relationship between location and value. The historic district of Roswell in the southern center of the City has some of the highest values per acre in the City. The historic district features a variety of shops, residences, restaurants, and services (like salons, architects, and civic offices) closely located. In

reviewing other locations in and near Roswell, colocating different uses tends to mutually benefit all properties. Several of Roswell's most valuable properties (including the sites of City Walk Apartments, 1920 Bar, and Go With the Flow) are all in or near the historic district, which is one of the few places in Roswell where multiple uses exist in an integrated way. These buildings far outstrip other, traditionally suburban big-box stores in terms of value

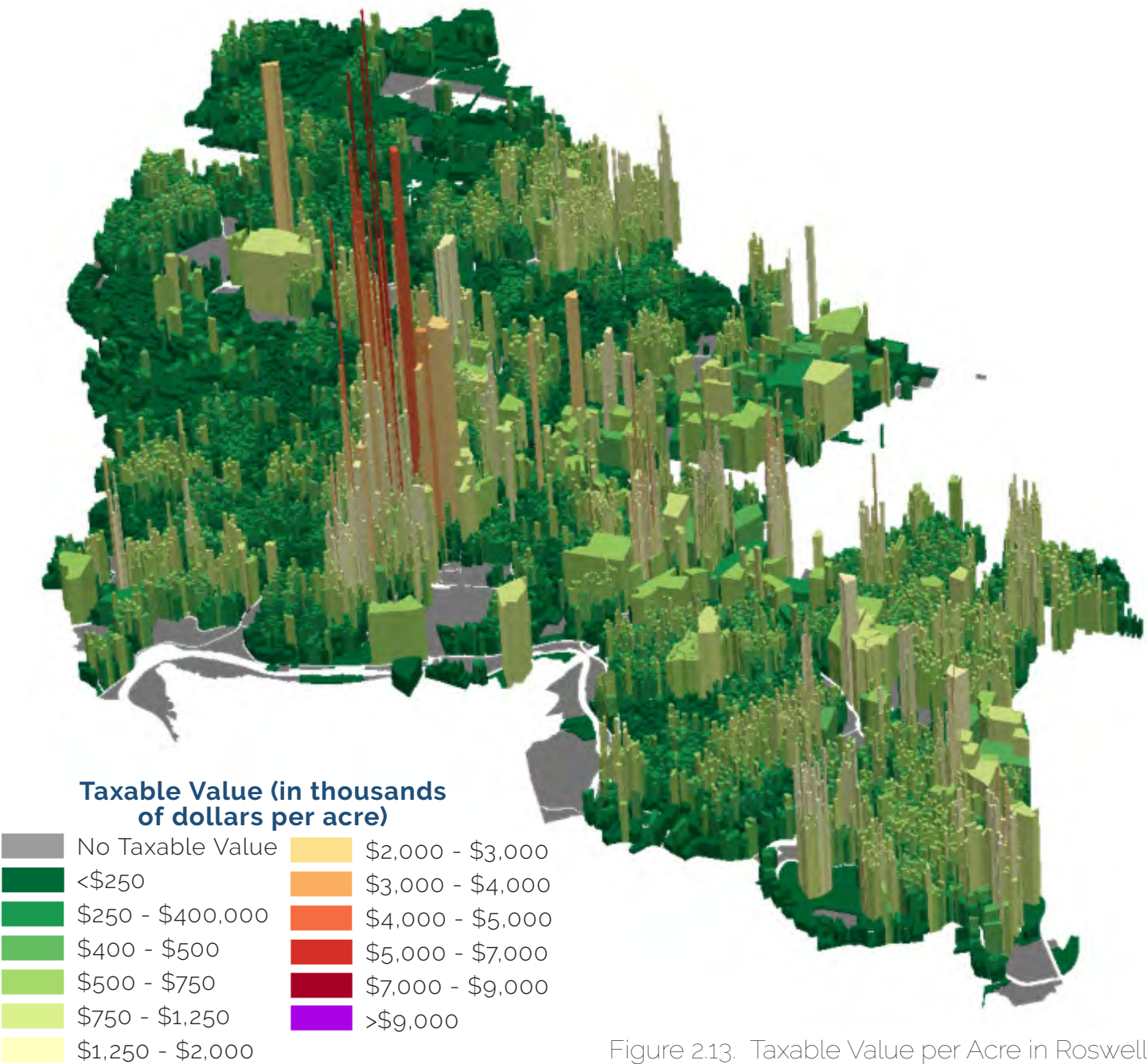


Figure 2.13. Taxable Value per Acre in Roswell

per acre due to their overall desirability from potential residents and businesses alike.

In essence, areas that are particularly fiscally healthy, such as the historic district, are often fiscally healthy because it reflects the livability and desirability of those areas

to a broad spectrum of people and needs. While a large part of the historic district's success is its unique charm, the integration of uses, variability of architectural styles, and walkability can be a model for redevelopment in other parts of the community.

Value per Acre of Different Types of Development and Specific Developments in and Around Roswell, Georgia

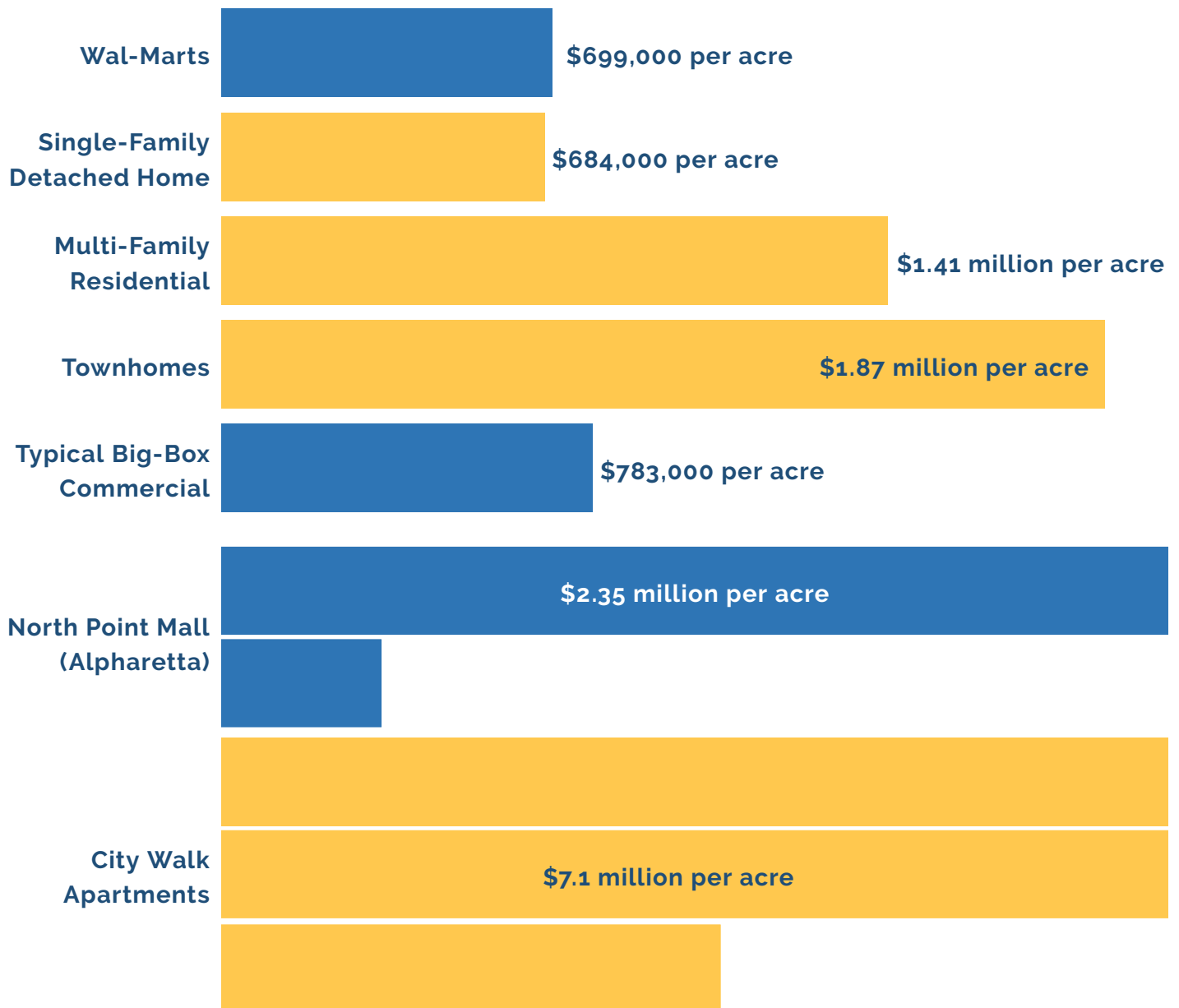


Figure 2.14. Value per Acre of Development Types and Specific Developments

*Properties included in this analysis include selected sites in Roswell, Alpharetta, and Johns Creek, Georgia

DRAFT

Redevelopment Pressure

A general indicator of where economic pressure is more likely to yield redevelopment is to compare a property's land value to its building value. Generally when the land is more valuable than the buildings and other improvements atop it, redevelopment of that property is more likely. The map on the facing page highlights properties in Roswell where that situation was true based on the latest tax record available.

Several of the highlighted properties are protected; they are parks or other civic land that is not likely to change in the near future. However, there are a smattering of properties, most notably north of SR 92 along SR 9, in downtown Roswell, and in the northern Crabapple area, where evidence suggests latent redevelopment pressures exist. It is important that this plan establishes a strong, specific vision for the future of these locations so that any redevelopment that does occur is consistent with the desires of the Roswell community.

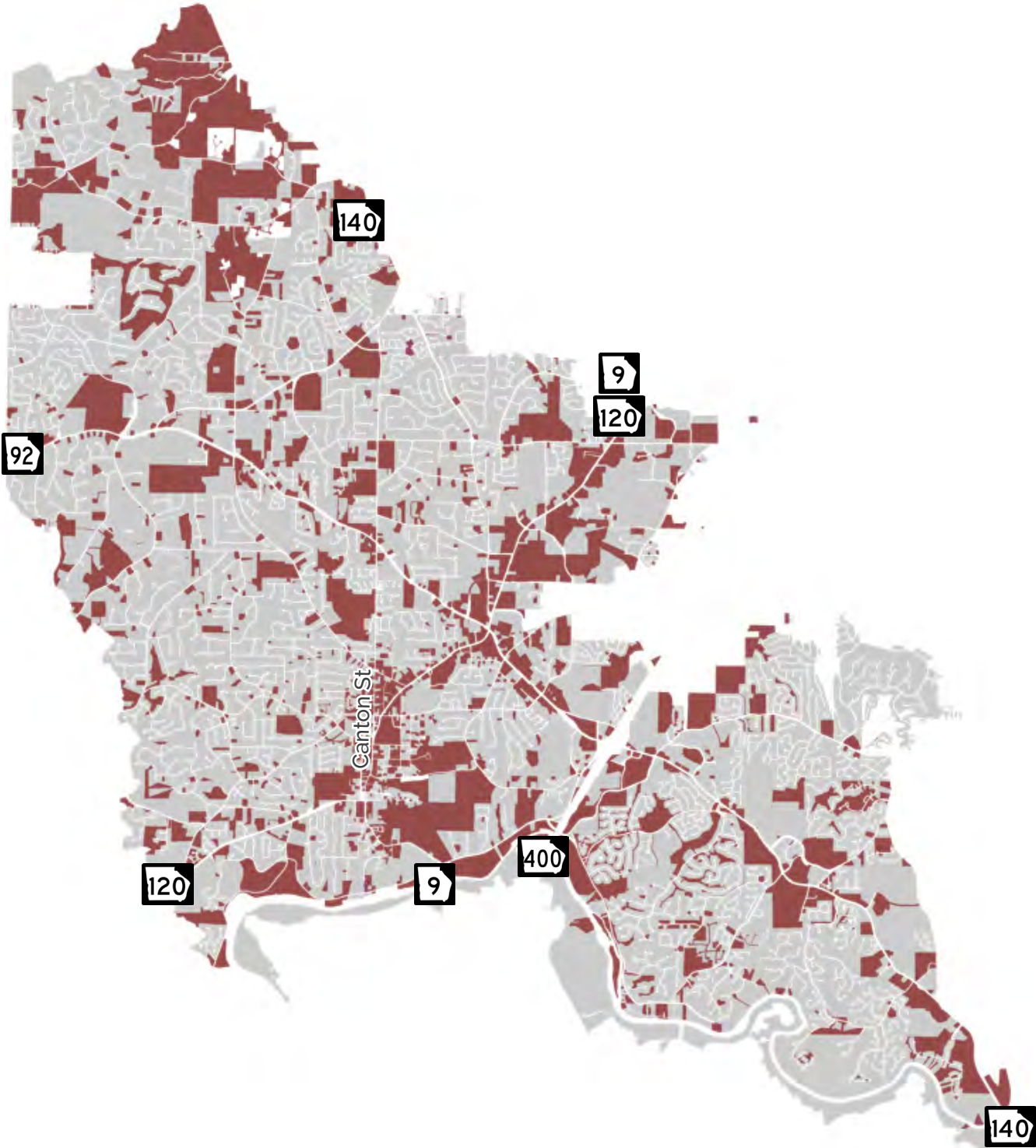


Figure 2.15. Sites with Potential Redevelopment Pressure

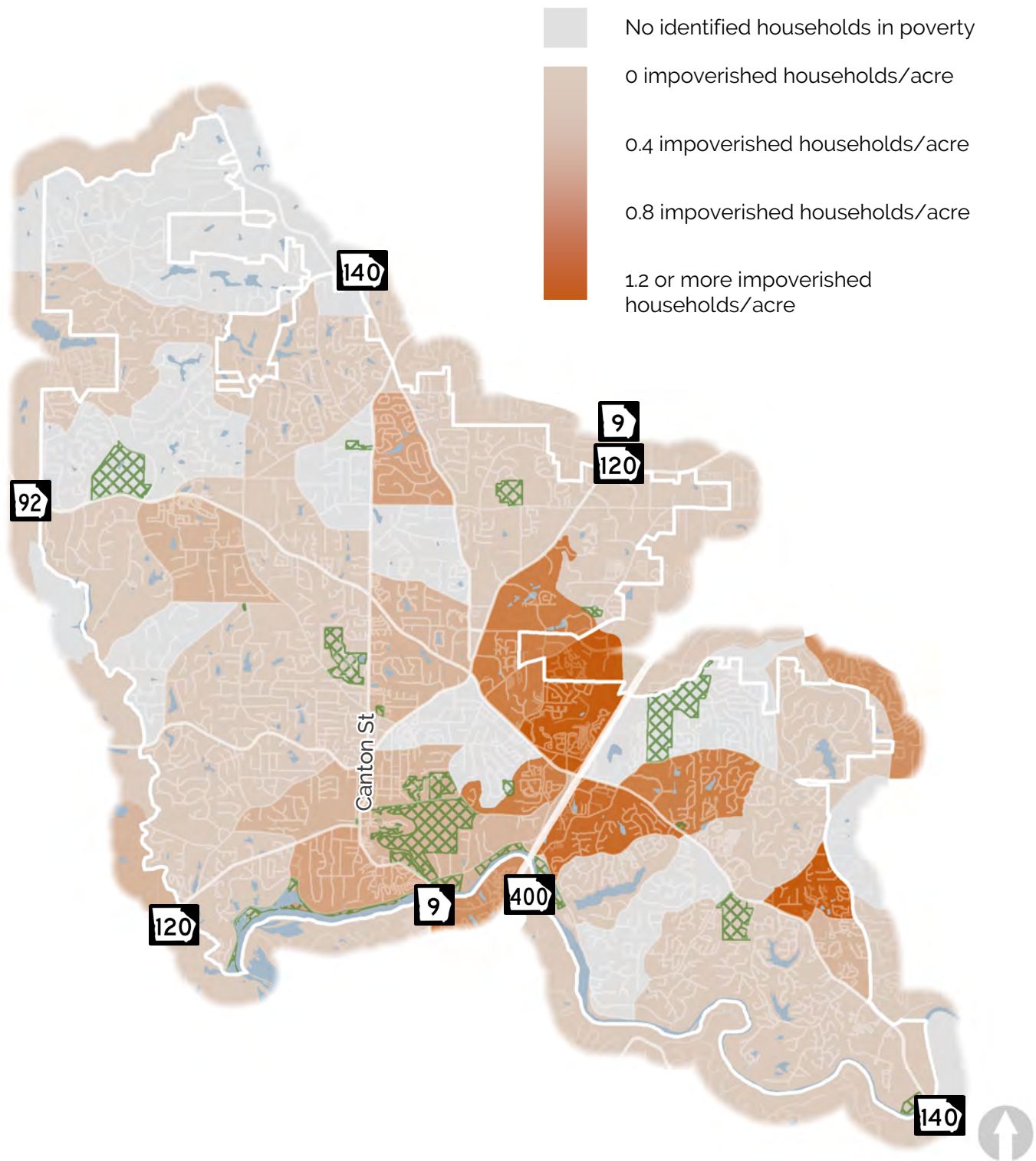


Figure 2.16. Impoverished Households per Acre

Housing

The US Census Bureau collects information not only on residents, but also on employers and living conditions. Below, US Census data is used to show what types of homes are present in Roswell. The term “attached homes” refers to duplexes or triplexes and also to most townhomes.

Roswell’s housing stock is dominated by single-family detached homes, and has a modest selection of multi-family and townhome developments. Of all occupied housing units in Roswell, about two thirds are owner-occupied, with most owners having a mortgage on their property. Of those homes that are owner-occupied, about one quarter do not have a mortgage.

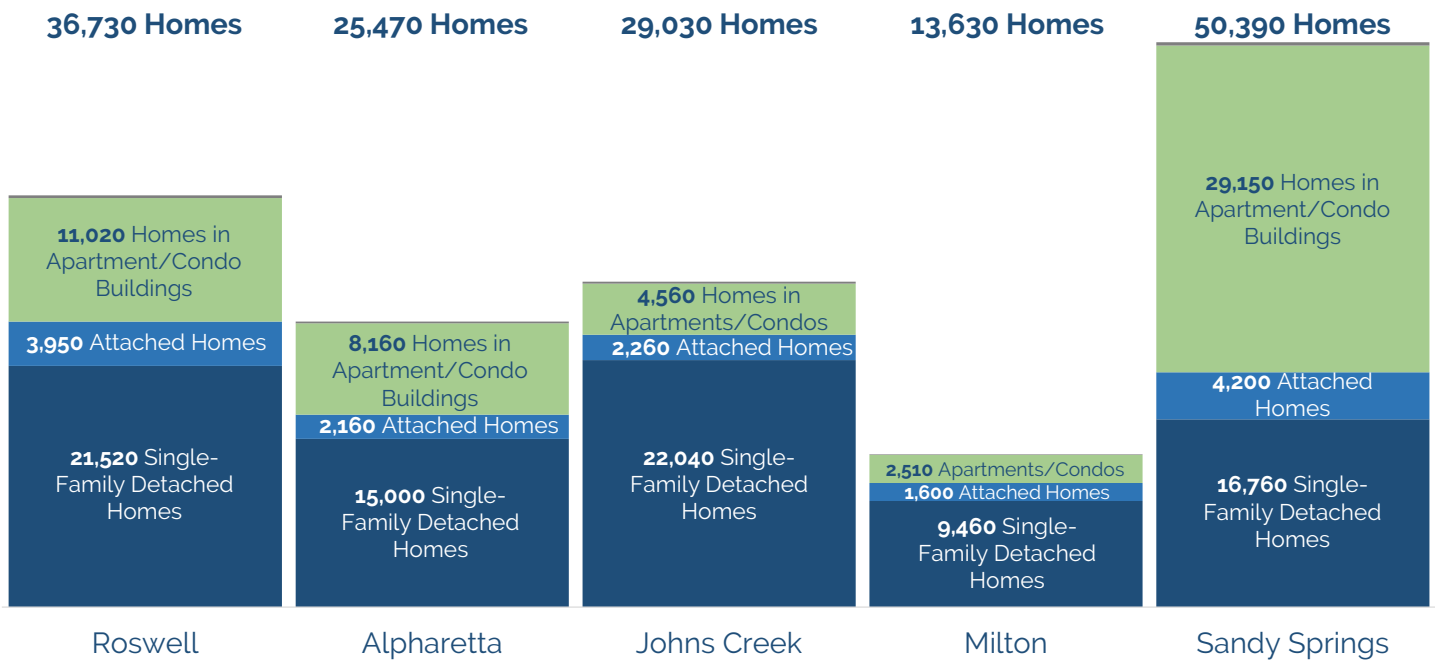


Figure 2.17. Housing Units by Number of Building Type

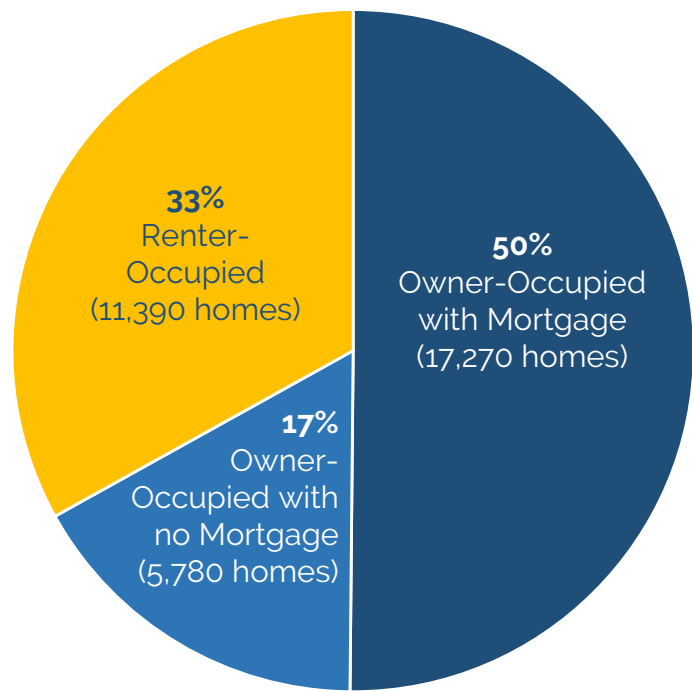


Figure 2.18. Housing Unit Occupancy

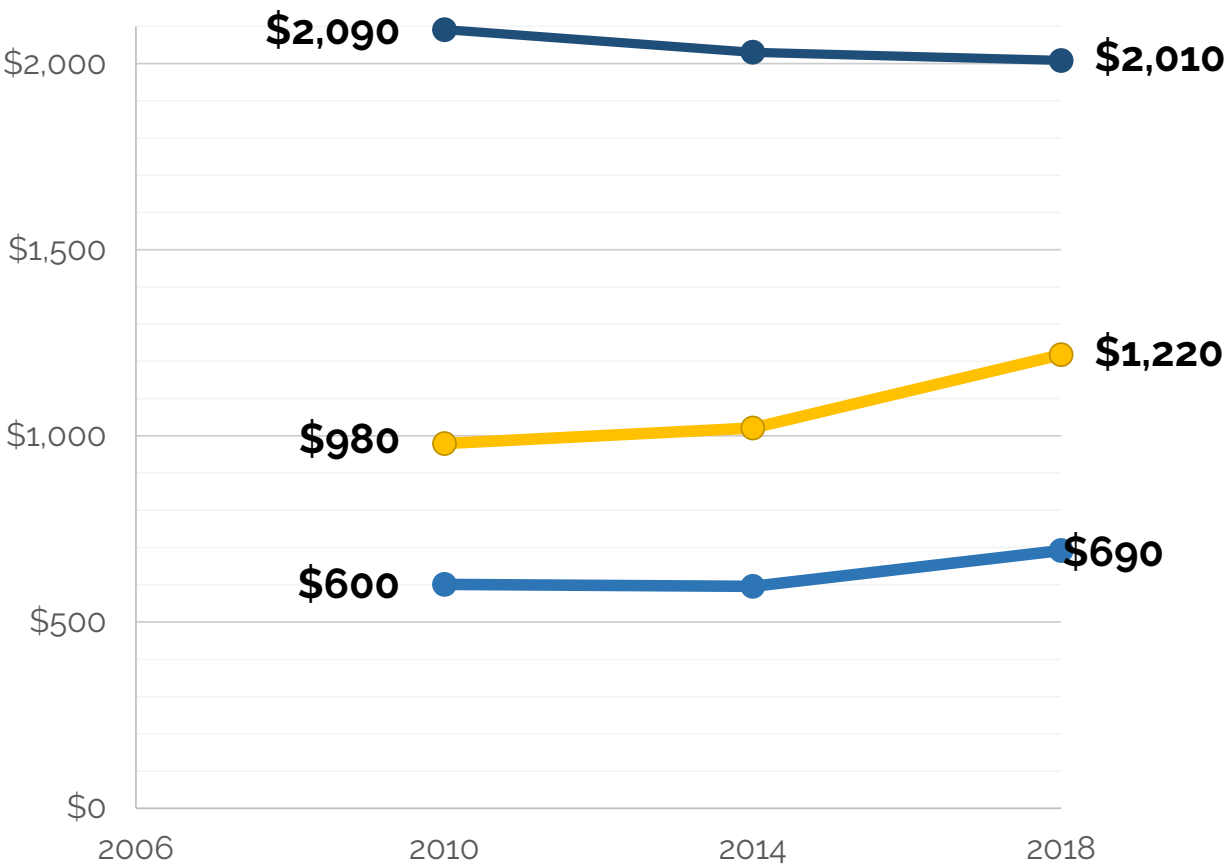


Figure 2.19. Median Monthly Housing Cost by Ownership

Age of Housing Units

More than half (52%) of housing units currently in Roswell were built between 1970 and 1989. By the year 2040, these housing units will be at least fifty years old and may be in need of substantial reinvestment or reconstruction to continue to be attractive and desirable.

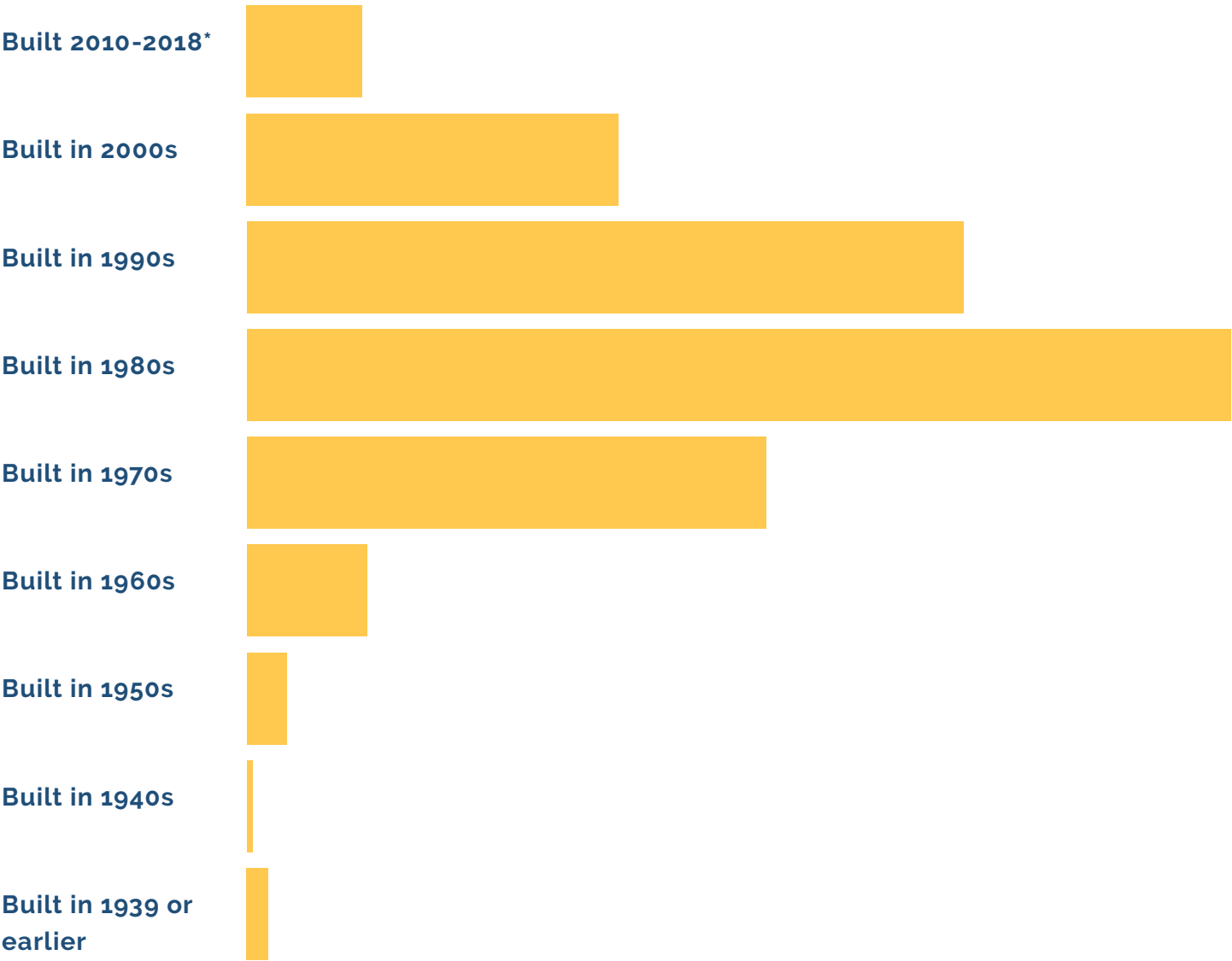


Figure 2.20. Age of Housing Units by Timeframe

*This survey estimates the number of homes in 2018 based on data from 2014-2018, and may undercount these new homes

Local Cost of Housing

The median value of owner-occupied housing in the City of Roswell in 2019 was \$374,700. This median value is higher than 2015 median value of \$297,000, which is a 21% increase over four years. Moreover, this median value is significantly higher than median housing value estimate of \$142,700 for the United States provided by the U.S. Census' American

Community Survey 2019 5-Year Estimate. The chart below highlights how home values for owner-occupied units compare between 2015 and 2019; there are more homes valued between \$300,000 and \$500,000 in 2019 than there were in 2015. Additionally, there are fewer homes valued \$299,999 or less in 2019 than there were in 2015.

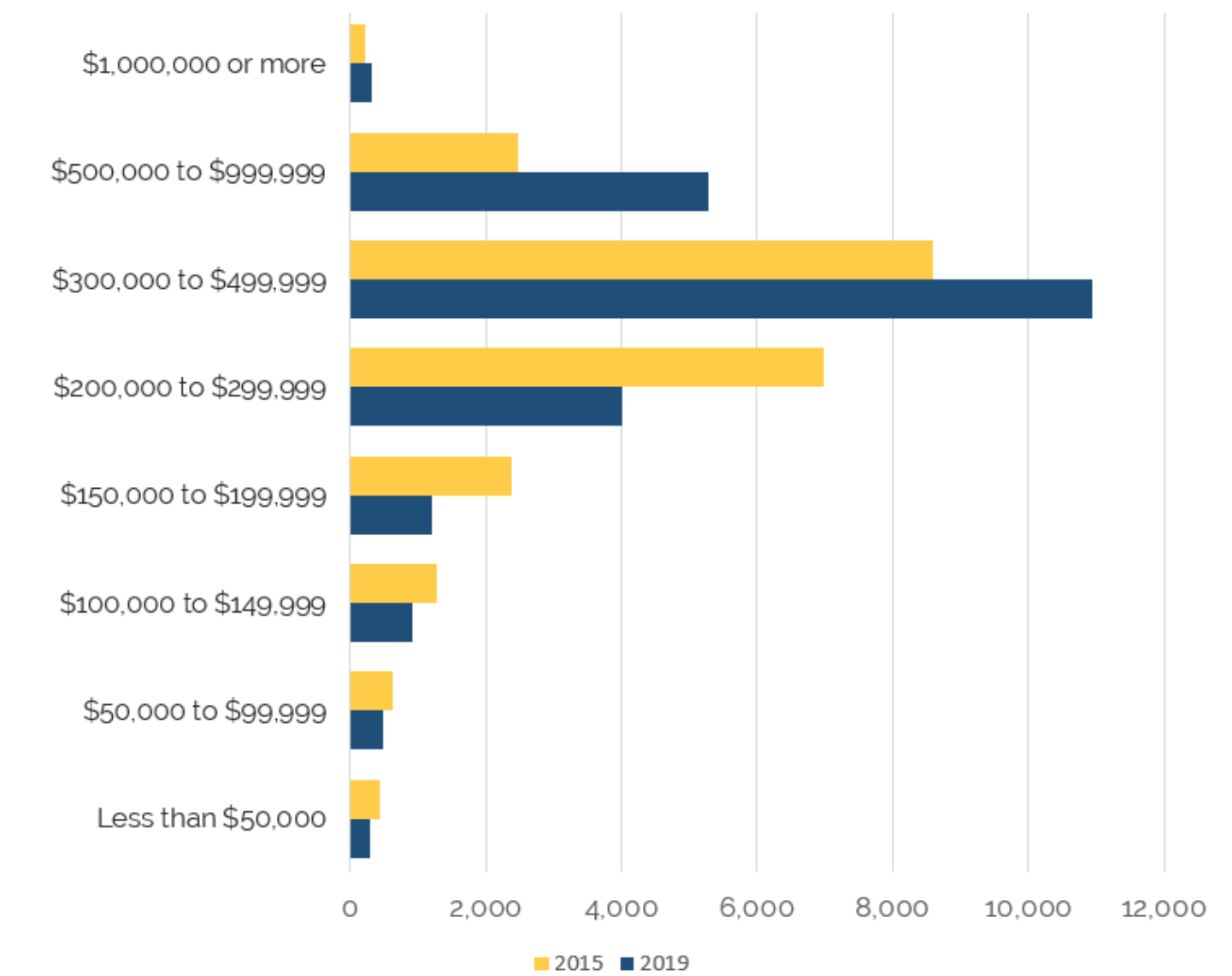


Figure 2.21. Home Values For Owner-Occupied Units

Similarly, the gross rent for occupied units paying rent in 2019 was \$1,281, which is higher than the 2015 gross rent of \$1,032. The 2019 median gross rent is significantly higher than median gross rent estimate of \$1,062 for the United States provided by the U.S. Census' American Community Survey 2019 5-Year Estimate. The number of renter-occupied

units paying between \$1,000 and \$2,999 has increased in 2019 versus in 2015 while the number of renter-occupied units paying \$999 or less has decreased in 2019 versus 2015.

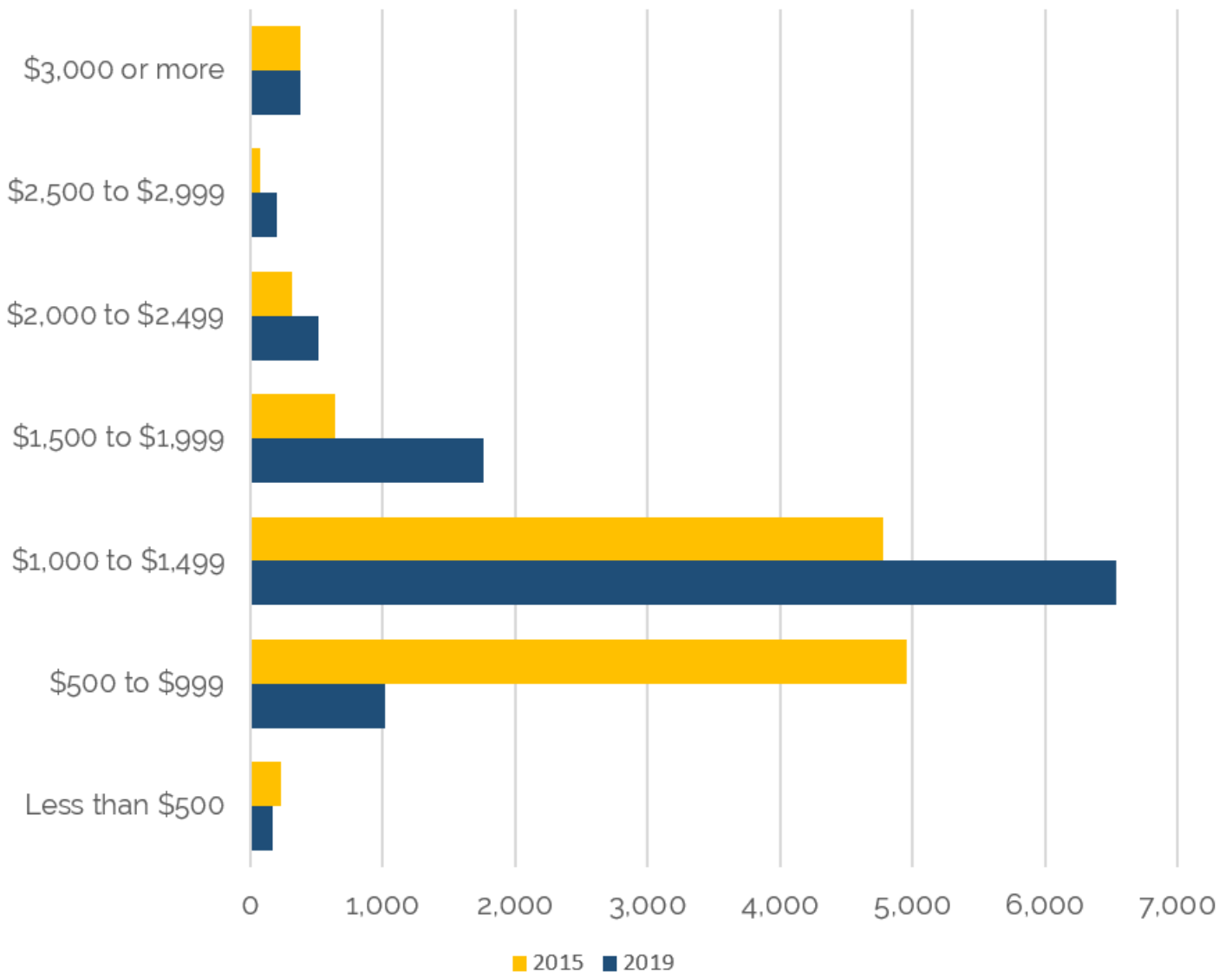


Figure 2.22. Gross Rent for Renter-Occupied Units
DRAFT

Cost-Burdened Households

The generally accepted definition of affordability is a household that pays no more than 30% of its annual income on housing. HUD sets income limits on housing affordability based on an area's median family income (typically for a family of four). When discussing levels of affordability, households are characterized by their income as a percent of the area's median family income. Data obtained United States Census Bureau reports the median household Income for the City of Roswell was \$99,726 in 2019, which is higher in 2015 when the median household income of \$82,150.

Families that pay more than 30% of their income for housing are considered "cost burdened" and may have difficulty affording necessities such as food, clothing, transportation, and medical care. Applying this 30% metric to a family with an income matching the City of Roswell median of \$99,726, the amount of housing cost that would be considered affordable would be \$29,917/ year or less or \$14,617/month or less.

Of the occupied units paying rent, excluding units where GRAPI (Gross Rent as Percentage of Income) cannot be computed, 5,144 units or 48% were paying 30% or more of their income of on gross rent. This finding is slightly lower than 2015, 5,598 units or 49%. Of the occupied-housing units with a mortgage, excluding units where SMOCAP (Selected Monthly Owner Costs as a Percentage of Household Income) cannot be computed, 3,359 units or 19% were "cost burdened," spending more than 30% of their income on housing. Additionally, the occupied-housing units without a mortgage, excluding units where SMOCAP (Selected Monthly Owner Costs as a Percentage of Household Income) cannot be computed, 681 units or 11% were "cost burdened." Assessing housing affordability needs requires an understanding of household incomes and availability of housing that's affordable to residents across all income levels.

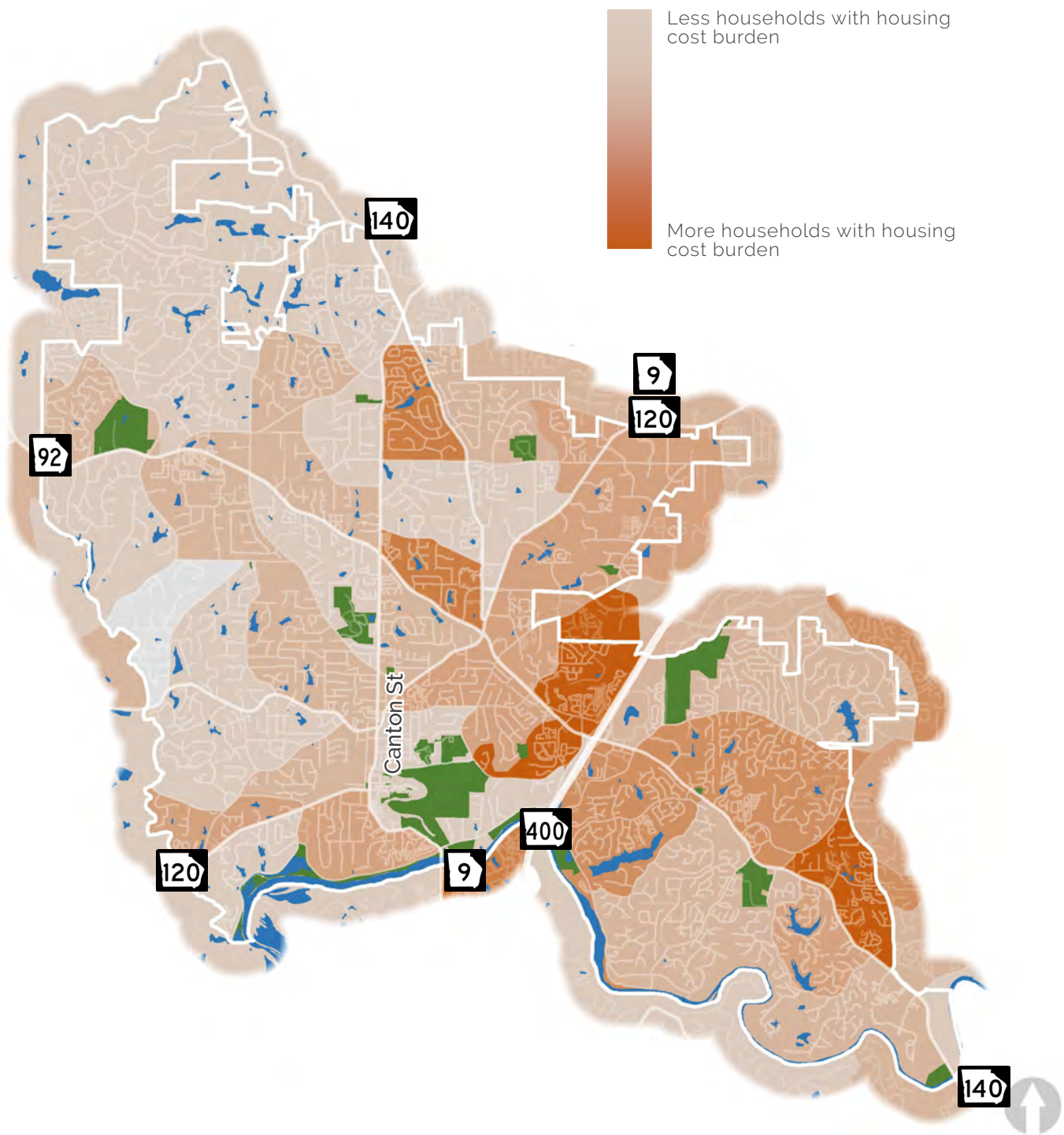


Figure 2.23. Housing Cost Burden

Occupancy

Of 36,749 housing units in the City of Roswell as of 2019, 34,380 housing units were occupied and 2,369 units were vacant – an overall vacancy rate of 6.4%. The homeowner vacancy rate was 1.7 while the rental vacancy rate was 7.8. The overall vacancy rate and the vacancy rate by type of unoccupied unit are nearly identical to the rates in 2015. Further regarding the occupied housing units in the City of Roswell, 23,488 (68.3%) were owner-occupied. Rental units comprised of 31.7% (10,892) of all occupied housing units. The number of owner-occupied units increased slightly since 2015 (66.3%), which demonstrates that more residents in the City have been able to purchase homes.

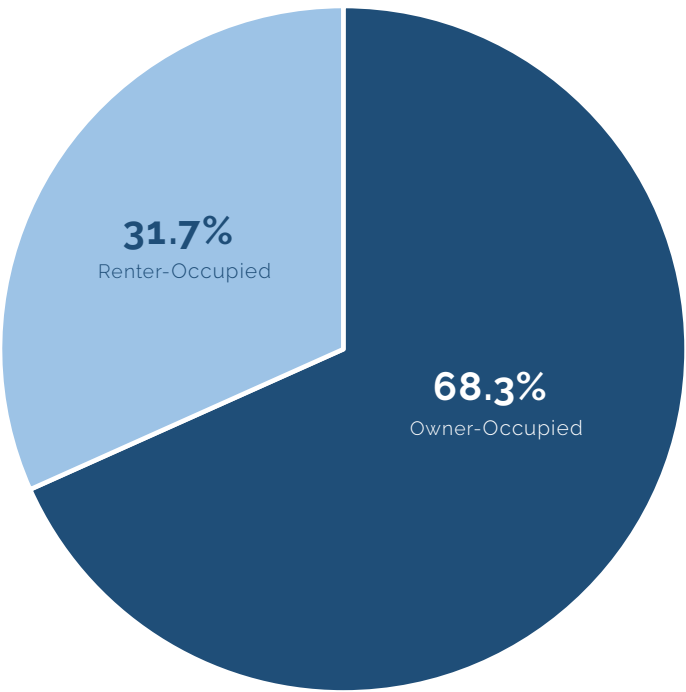


Figure 2.24. Housing Occupancy

Land Use & Urban Design

Roswell contains a diverse selection of urban environments. In Downtown Roswell, a walkable center is bustling with shops and restaurants tucked into historic buildings. Elsewhere, neighborhoods of single family homes peacefully house families of various ages and makeups. Urban form is constantly changing in this area, with historic preservation efforts, new mixed-use developments, and ongoing efforts to maintain and improve on Roswell's existing layout.

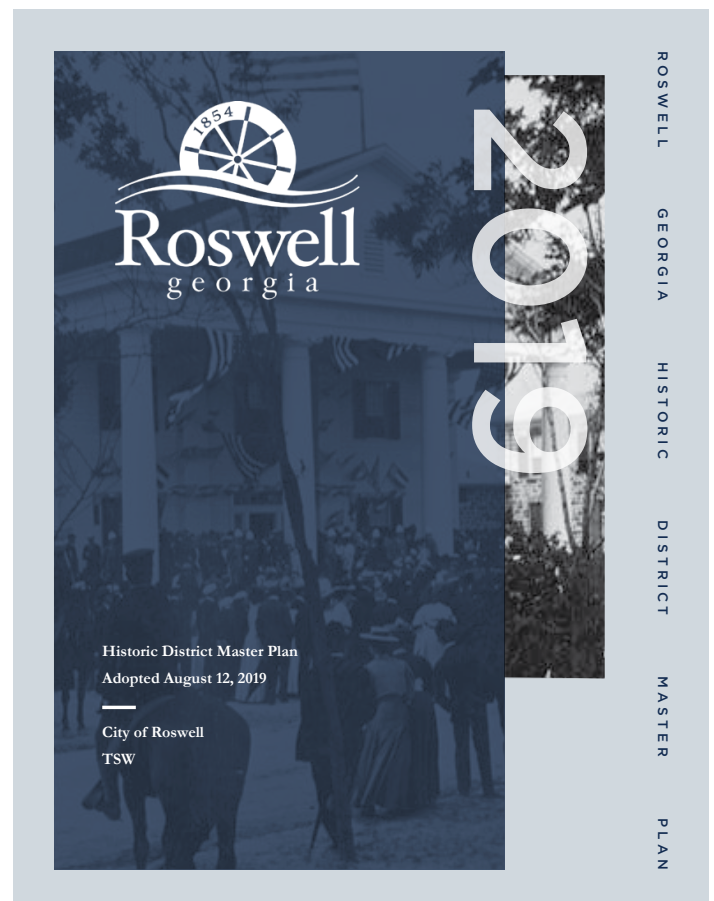
Land Use Trends

For many decades Roswell has grown through the conversion of vacant or undeveloped land to housing, commercial, and civic uses, but this is now changing. Open land available for new development has largely run out, and redevelopment has become an increasingly important way to accommodate future growth. The nature of this growth is also changing.

In some areas, many buildings are nearing the end of their intended functional lives. Some older shopping centers, apartment complexes, and even whole neighborhoods are approaching a point where significant investment is required to maintain them in good condition. However, market forces may not justify such investment in their current uses, making redevelopment the only advantageous long-term option. Fortunately, many such sites are well located with regard to Downtown Roswell, Georgia 400, and other major transportation corridors, making them ideal redevelopment candidates.

Historic District Master Plan

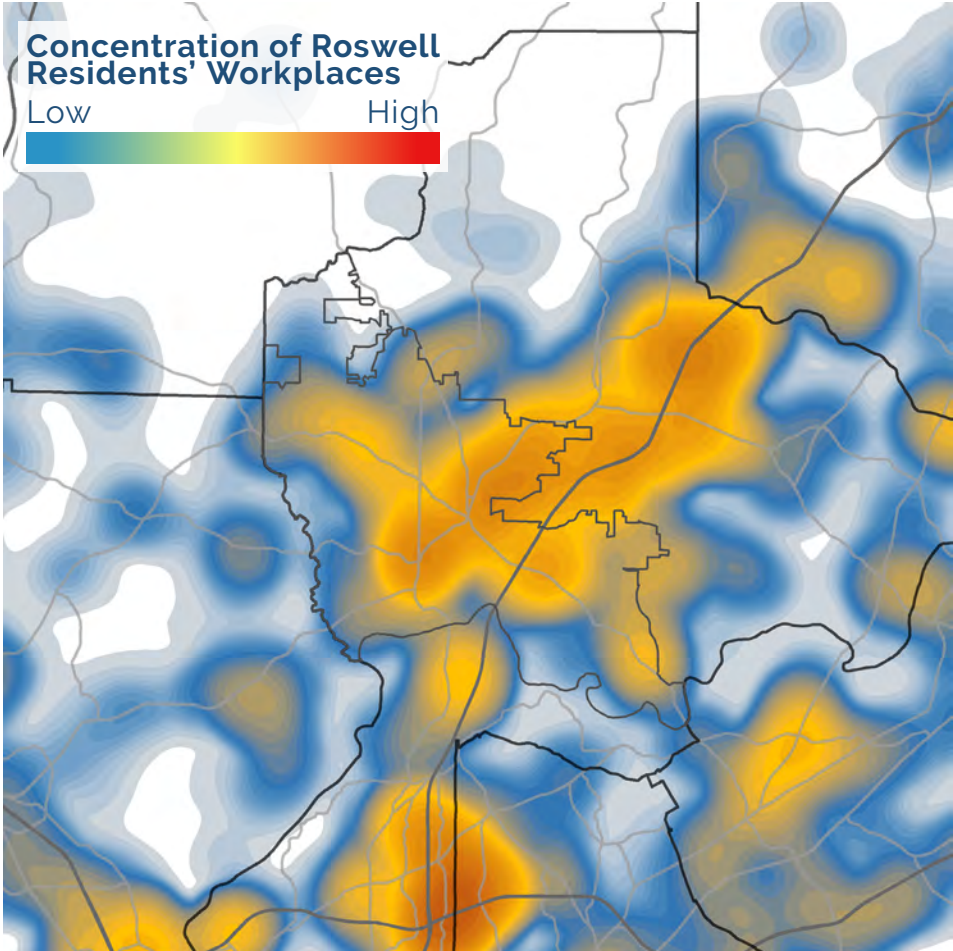
In 2019, Roswell created the "Roswell Georgia Historic District Master Plan." That plan was a "preservation-focused planning process for Roswell's Historic District." Through a combination of research, including historic research and analysis of present conditions, with public outreach, the plan recommends various updates to the City's Unified Development Code (UDC) to preserve and enhance the historic district's character and prominence as new development fills in spaces around historic sites and buildings.



Transportation & Mobility

A substantial majority of workers who live in Roswell leave the city to work, and even more workers come into the city from elsewhere for their jobs. Because of this, regional transportation mobility is crucial to maintaining quality of life for Roswell's residents and economic competitiveness for Roswell's businesses.

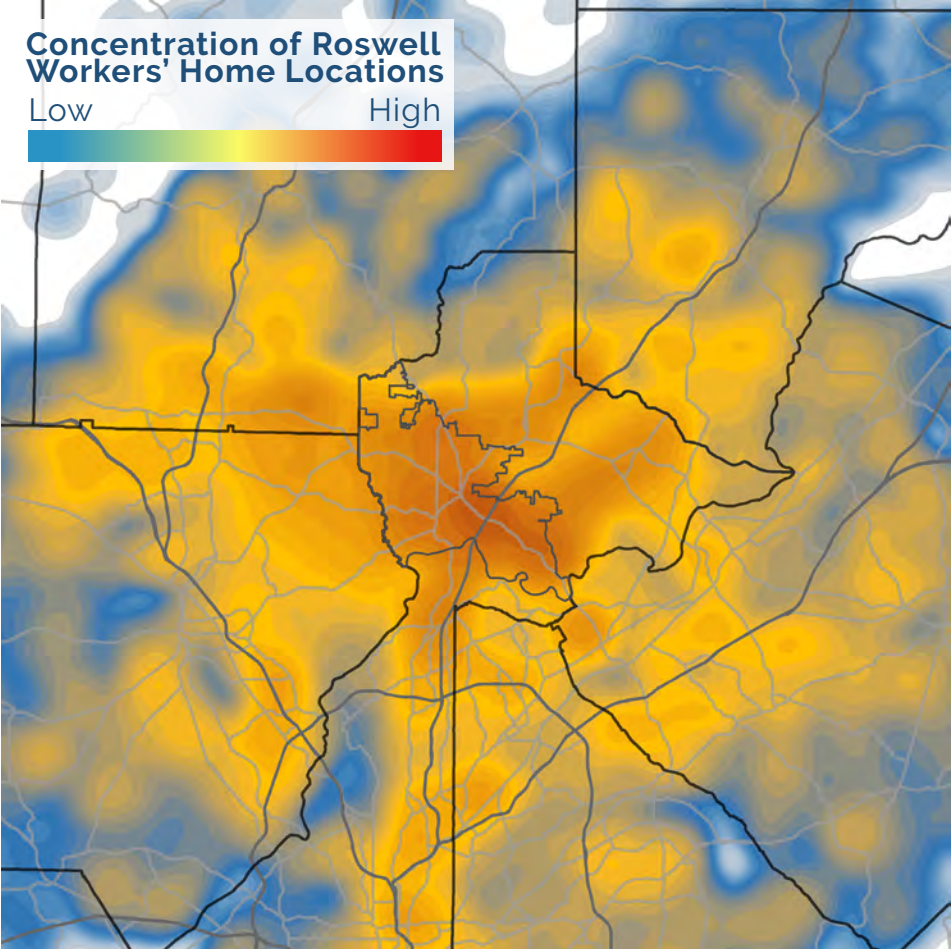
Roswell residents work primarily in concentrated employment centers, largely in Roswell, Alpharetta, and the Perimeter Center area (together these make up about one-third of all workers who live in Roswell). Other popular employment locations include Downtown and Midtown Atlanta, the Cumberland area in Cobb County, Buckhead Atlanta, and Peachtree Corners. Access to these employment centers (largely dependent on access via SR 400) is a top asset of the Roswell area.



Top Workplace Locations	
Roswell	12%
Alpharetta	11%
Perimeter Center Area	10%
Downtown/Midtown Atlanta Area	7%
I-75/I-285 Area	5%
Buckhead Area	5%

Figure 2.25. Where Roswell Residents Work

Those who work in Roswell are more likely to live nearby, and are largely residents of immediately surrounding communities. While Roswell's residents are likely to work in specific job centers, those who work in Roswell are more spread out, living in several adjacent communities, and sometimes driving even further to get to their jobs in Roswell than Roswell residents travel for their own work. However, the most substantial concentration of those who work in Roswell live in the parts of Roswell along SR 400, especially in the apartments west of SR 400 and north of Holcomb Bridge Road.



Top Workplace Locations	
Roswell	10%
Alpharetta	4%
Sandy Springs	3%
Milton	2%

Figure 2.26. Where Roswell Workers Live



Vehicles

While rare, there are households in Roswell that do not have a vehicle of their own and are more likely to be dependent on public transit, rideshare, or carpools. Areas with higher concentrations of this community can be found along the SR 9 and SR 92/SR 140 corridors. Interestingly, this pattern aligns with locations where a notable concentration of those who work in Roswell live as well.

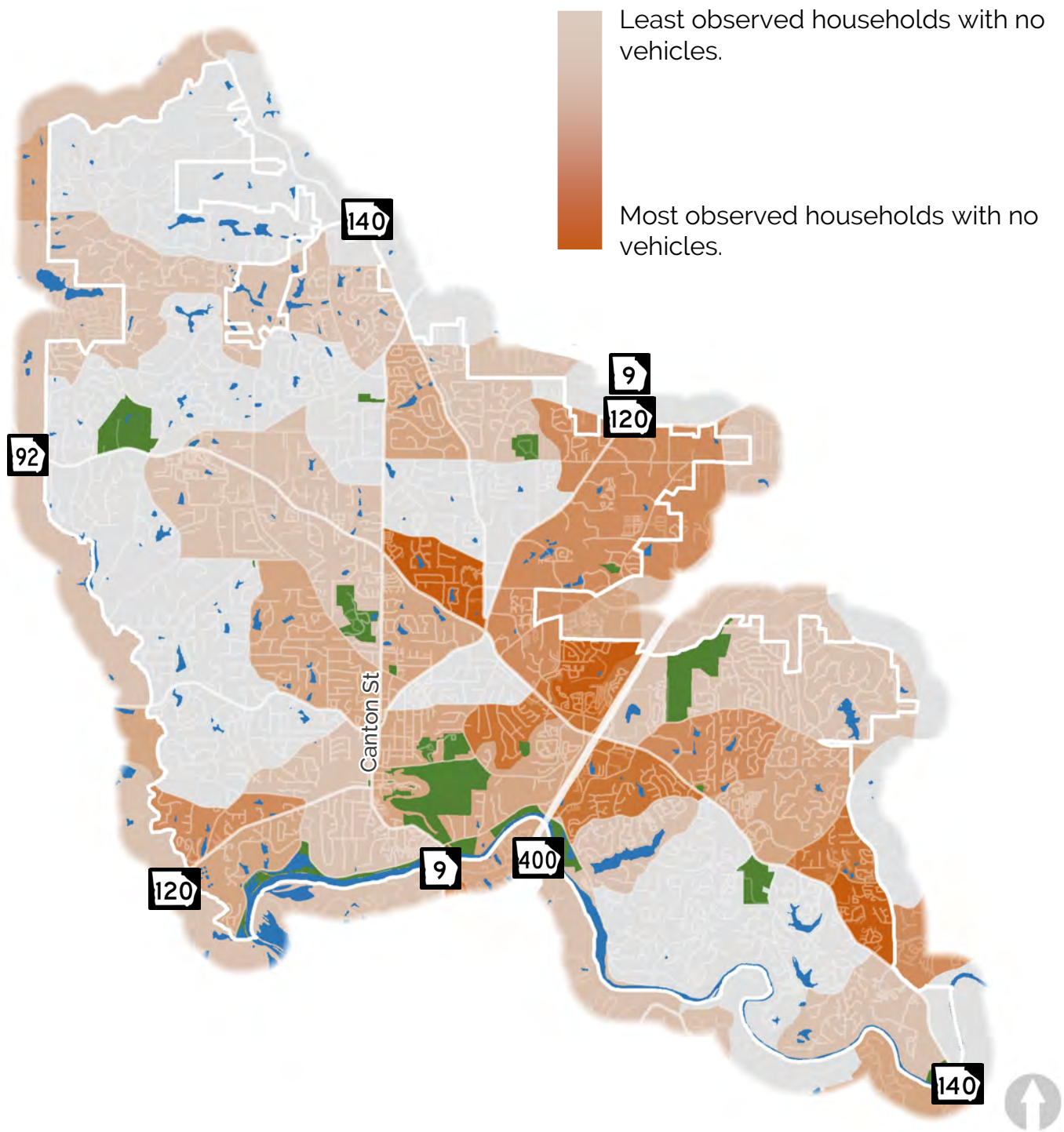


Figure 2.27. Households with no vehicles

Bicycle & Pedestrian Planning

Roswell has recently completed its first Bicycle and Pedestrian Master Plan, which lays out policies and specific projects in a fiscally realistic implementation strategy. The maps below and on the facing page show the vision for the pedestrian and bicycle networks, respectively. These networks are comprised of a mixture of sidewalks, bicycle lanes, sidepaths, and dedicated bicycle/pedestrian trails.

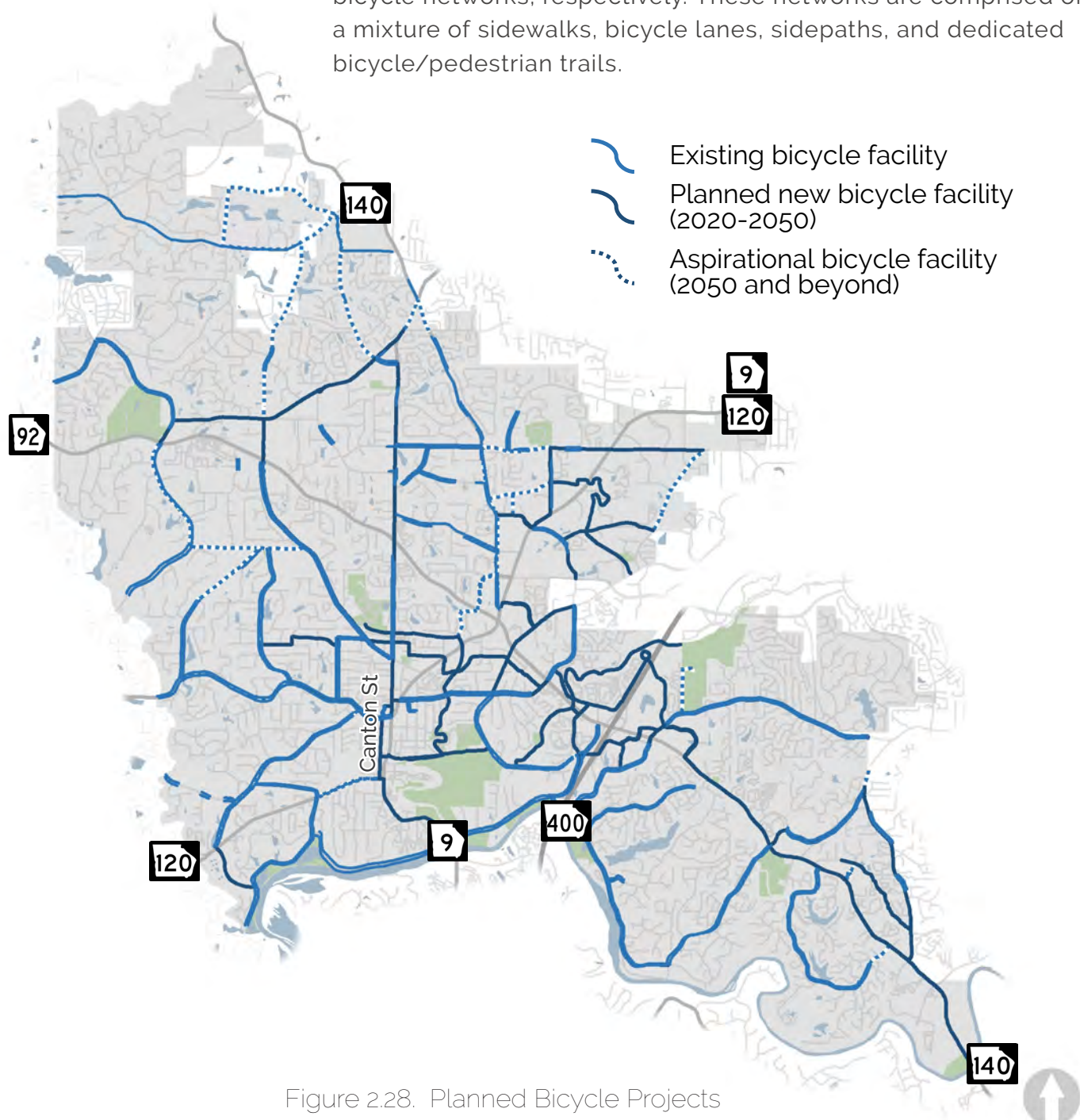


Figure 2.28. Planned Bicycle Projects

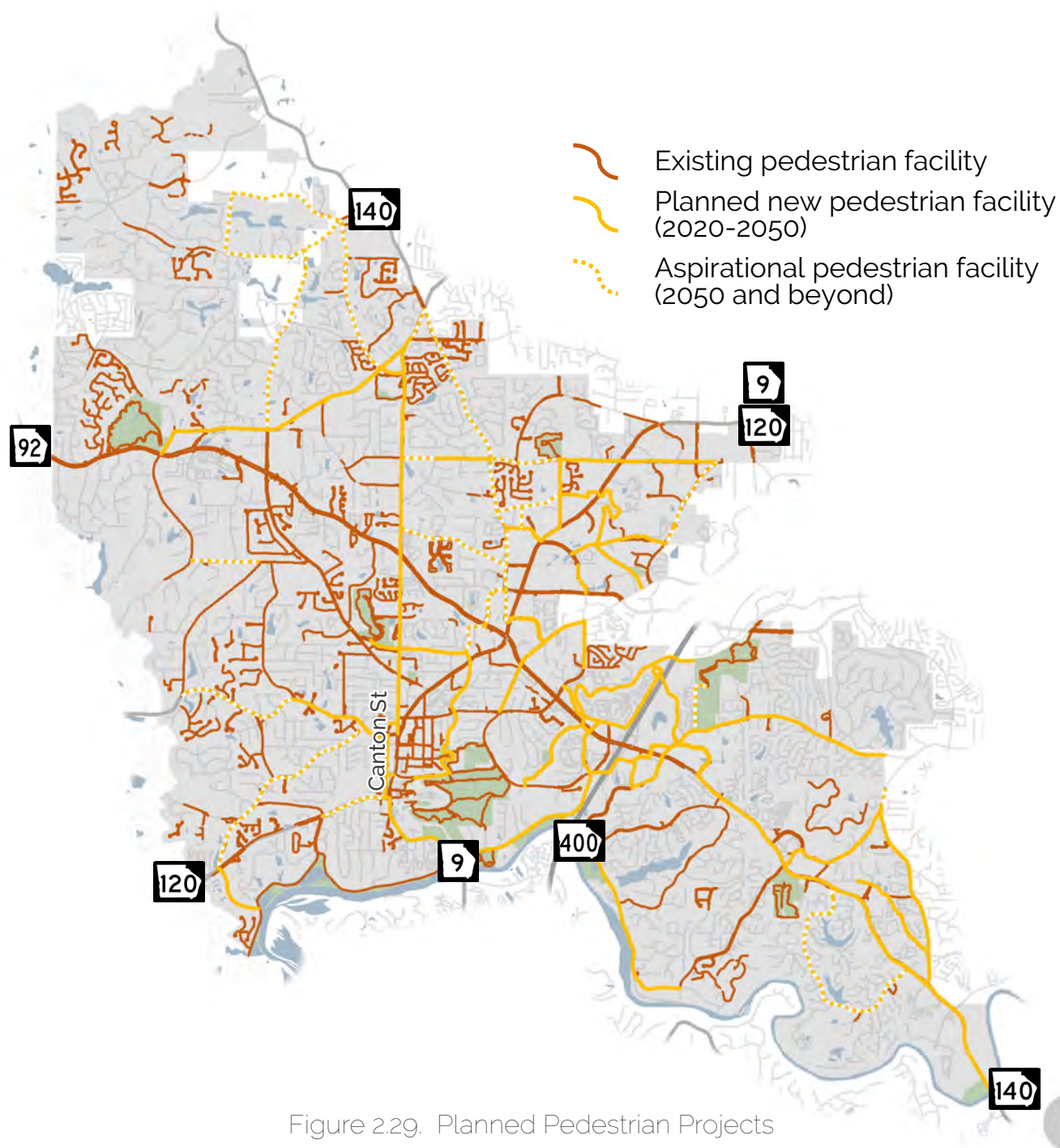


Figure 2.29. Planned Pedestrian Projects

Regional Transportation Projects

As part of regional transportation efforts led by the Atlanta Regional Commission, a number of other projects have been planned for the Roswell area, including roadway widenings, new roadways, and other improvements shown in the map below.

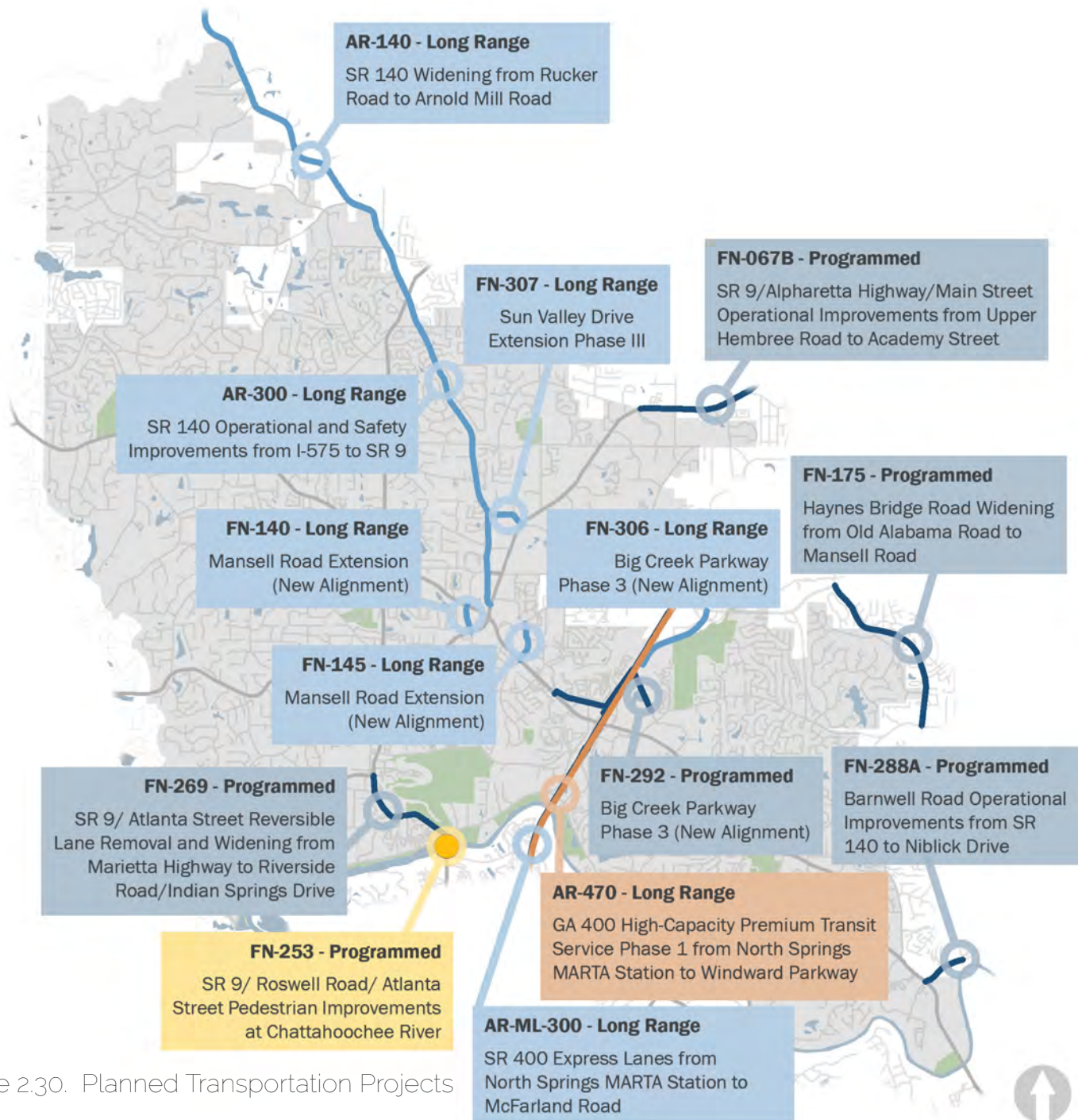


Figure 2.30. Planned Transportation Projects



Community Facilities

Public Safety

Roswell's safety is largely secured by two departments: police and fire. These two organizations work effectively to protect the citizens of Roswell from both crime and fire.

Police Department

The Roswell Police Department provides services to all those who live, work, play, and travel within the City of Roswell. The Department is organized in three main divisions:

- Uniform Patrol: Represents the uniform presence and backbone of the Department
- Criminal Investigations: Handles all types of investigations and crime scene processing

- Support Services: Handles day to day operations of the Department and is home to the Training Unit, Community Relations Unit, and Roswell 911 Center

Uniform Patrol Division

The Uniform Patrol Division patrols all areas of the city, which are divided into five zones, each divided into two beats. Officers work 12-hour shifts and are responsible for all calls of service.

Criminal Investigations Division

The Criminal Investigations Division specialize in investigating either persons crimes, property crimes, crimes against children, or crime scene processing. The Division include two specialized units as well:

- Crime Suppression Unit which is responsible for identifying and addressing specific crime problems and trends within the City.
- Narcotics Unit which specializes in detecting, investigating, and prosecuting persons who violate laws in reference to illegal narcotics

Support Services Division

Support Services includes a number of sections which provide outreach and internal support for the Police Department as a whole. These include the Community Relations Unit, Records and Permitting, the Property and Evidence Unit and Training Unit. Community Relations handles all requests for reports, from open records to vehicular crashes, as well as licenses such as massage therapy and liquor, in addition to managing reports for the Criminal Investigations Division. The Property and Evidence Unit handles all incoming and outgoing evidence for the department. The Training Unit ensures that all officers have the most progressive training needed to perform their duties across a wide range of duties and specialties.

Fire Department

Roswell is currently served by seven fire stations distributed throughout the city and is organized into three divisions; Logistics, Operations, and Administration.

Logistics Division

The logistics division maintains physical assets of the fire department. Including a total of twenty-two trucks of various types, the seven fire stations, a hazardous materials response trailer, and all equipment carried on or held within the trucks and stations.

Operations Division

Operations is responsible for replying to emergency calls in the city. This portion of the fire department is made up of trained, part-time personnel who respond to structural fires, vehicle crashes, hazardous materials emergencies and other emergencies. These compose over 6,500 calls the department responds to each year.

Administration Division

The administration division oversees the department as a whole, and includes department policies, human resources, office management and financial planning.

Natural & Cultural Resources

One of Roswell's strongest resources is its parks. Across 42 locations, the city features over 900 acres of different types of park space. These parks include historic sites, athletic facilities, riverside green space, and splashgrounds. They allow Roswell residents to stay active, keep in touch with nature, and get engaged within their community. These parks and other facilities also host a wide selection of programs, from babysitting classes and swimming lessons to farmers markets and outdoor concerts. Roswell's parks are continuously being upgraded and improved, with developments in progress at multiple locations.

Existing Facilities and Programs

The City of Roswell maintains and operates a wide array of recreation facilities of different scales and purposes. These include small urban parks, linear parks, district parks, special use areas, indoor facilities, historic sites, school recreation areas, and other recreation sites.

There are six small urban parks in the city, all of which are between two and three acres. These include City Hall and Historic Roswell Town Square among others. These parks are typically intended for passive use and some include memorials, plazas, landscaping, and fountains.

Roswell's linear parks are located along or near waterways, largely along the Chattahoochee River and its tributaries. These include walking trails, mountain biking trails, and other facilities

in Big Creek Park, many of which connect to the Alpharetta Greenway system to the north. Other linear parks include Riverside Park and Old Mill Park.

District parks are intended to provide a wide range of recreational options to all geographic portions of the city. Each of these six parks features a varied array of facilities, including athletic fields, multi-purpose buildings, campgrounds, playgrounds, and water features. The intent of this category of parks was to provide access to recreation across the entire city, there is only one – East Roswell Park – which is east of SR 400.

Special use areas include historic sites, single purpose athletic areas and other small facilities. Founder's Cemetery in the Roswell Historic District, Lake Charles, the Roswell River Landing, Sweetapple Park (adjacent to Sweetapple Elementary School), the Woodstock Soccer Complex, the Leita Thompson Memorial Gardens (within Leita Thompson Memorial Park), and Liberty Square make up this category.

Ten indoor facilities exist within Roswell. These are universally located within other parks. They include arts centers, multi-purpose activity buildings, and recreation centers.

The Roswell Recreation, Parks, Historic, and Cultural Affairs Department also operates the three aforementioned historic sites: the Archibald Smith Plantation, Barrington Hall, and Bulloch Hall. All of these buildings date from the early 19th century and are in or near downtown Roswell.

The City of Roswell has a joint-use agreement with the Fulton County Board of Education which provides access to portions of school recreation facilities. These facilities are usually athletic and are hosted by elementary, middle, and high schools across the city.

On the northern banks of the Chattahoochee River sits a portion of the Chattahoochee River National Recreation Area, built for passive recreational use with trail systems. Adjacent to this national facility is the Chattahoochee Nature Center, a non-profit educational facility striving to “connect people with nature.”

Within these parks and facilities, the City provides a wide array of programs for both youth and adults. These programs include various athletics and arts for children and adults, as well as health programs for adults. Special programs for mature adults such as tai chi, retirement planning, and badminton are provided, as well as historic and cultural programs. The parks also play host to a number of special events each year ranging from art festivals and holiday celebrations to concerts and parades.

Roswell also includes a number of small, privately owned open spaces located within residential or commercial developments. The UDC also includes requirements to create new such spaces as development occurs. The Code includes standards for both Landscaped Open Space and Outdoor Amenity Space that can be used to create small park parks or plazas. While such spaces are certainly not of the scale or character of true City of Roswell Parks, they nevertheless provide useable facilities near homes and businesses.

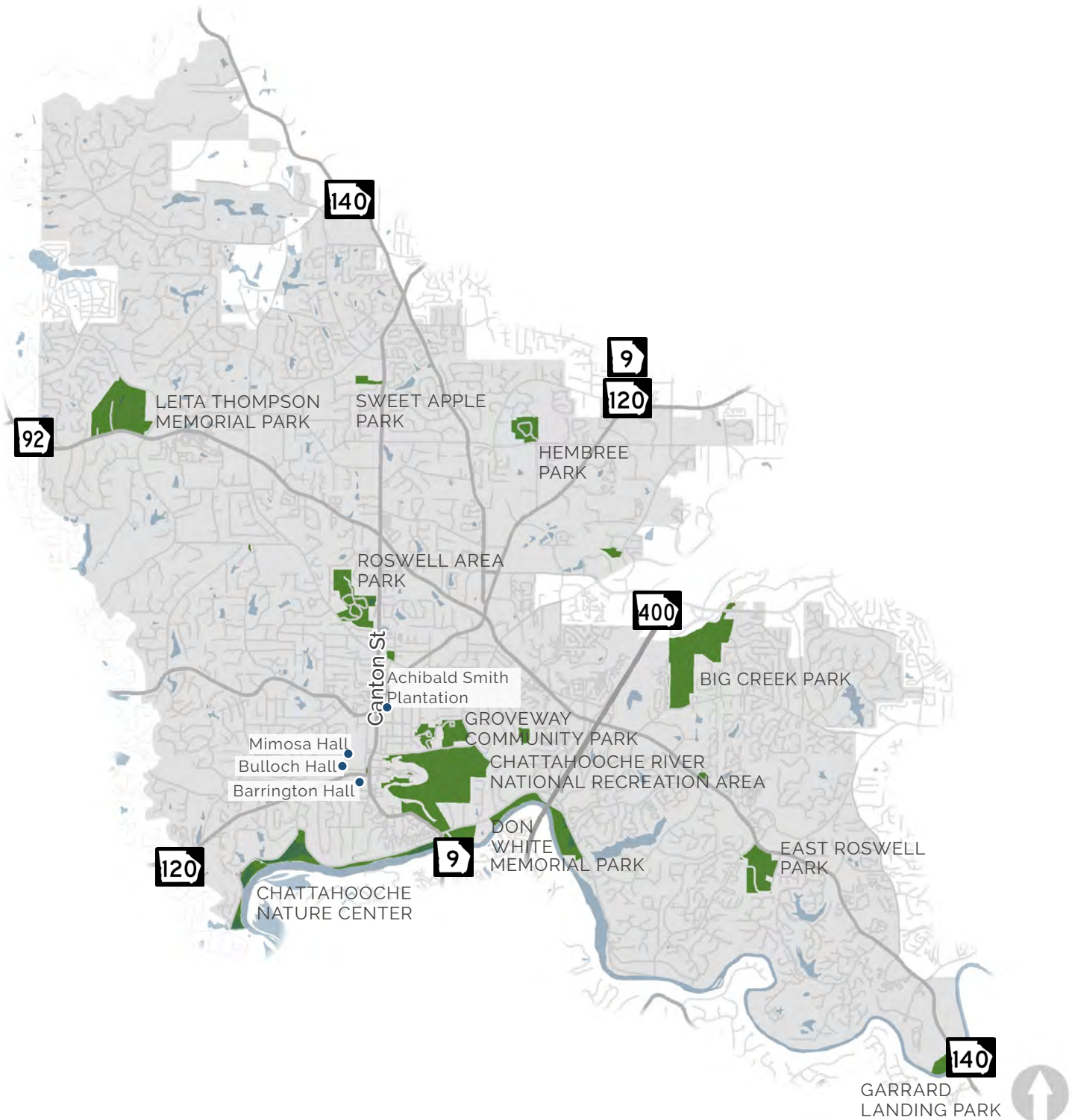


Figure 2.31. Parks and Historic Resources

Broadband

Access to a high-quality internet connection is increasingly important for economic success and social connectivity for both businesses and residents of all communities. The Federal Communications Commission (FCC) provides information on where internet providers offer internet services, which serves as a helpful view into the availability and quality of internet access in a community. The map on the top of the facing page shows the total number of internet providers in each Census block, including all companies and types of connection (fiber, satellite, DSL, etc.). Generally, Roswell has a broad supply of internet providers available at all locations, with most areas serviced by 5 or more different providers. The lower map shows similar data, but only includes residential services and only includes services considered high-speed by the FCC, at least 25 Mbps download or upload. Most of the residential areas in Roswell have multiple high-speed providers to choose from and no concerns about internet connectivity or broadband speeds was mentioned during the engagement phases of the plan.

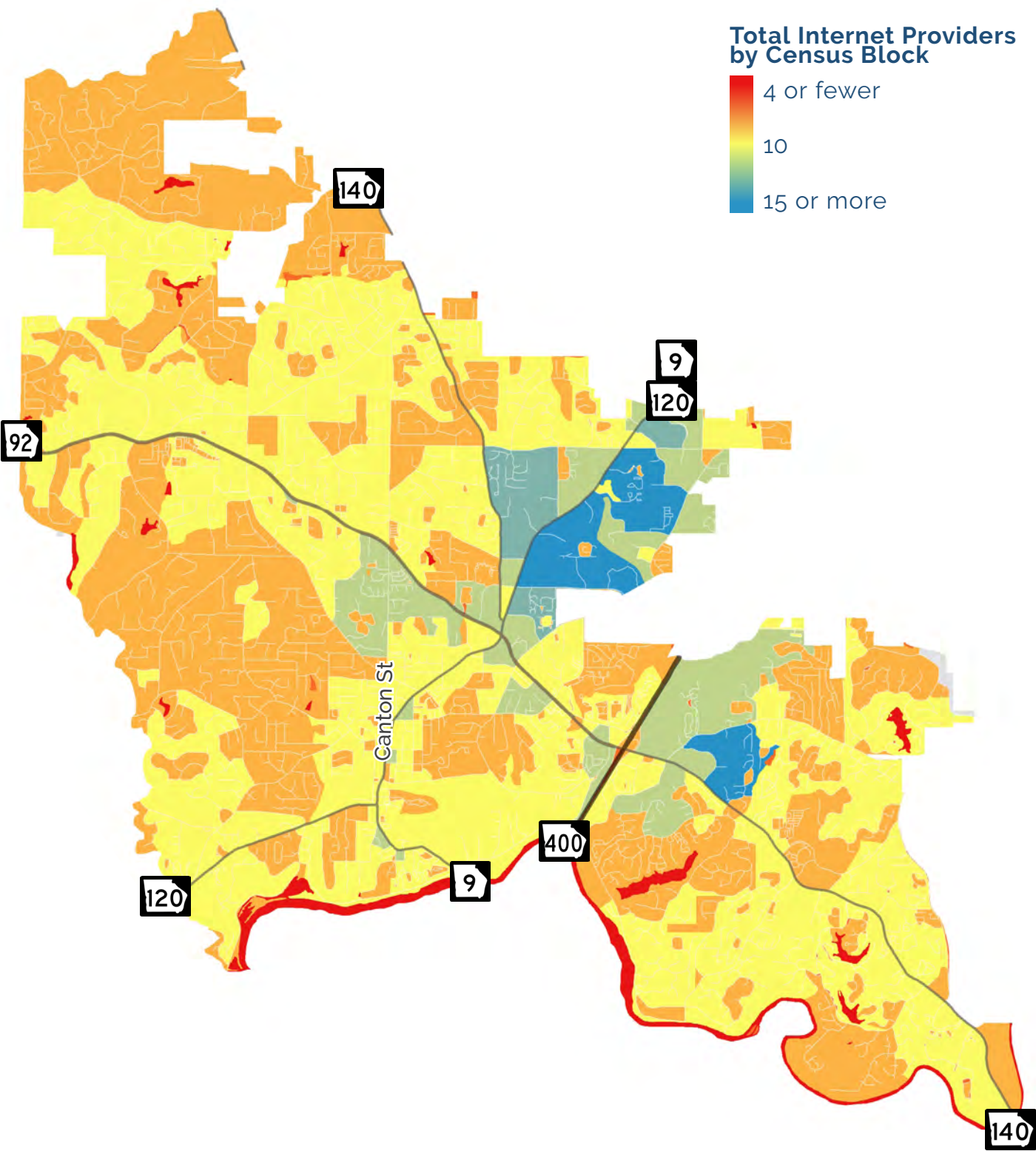


Figure 2.32. Concentration of Internet Providers

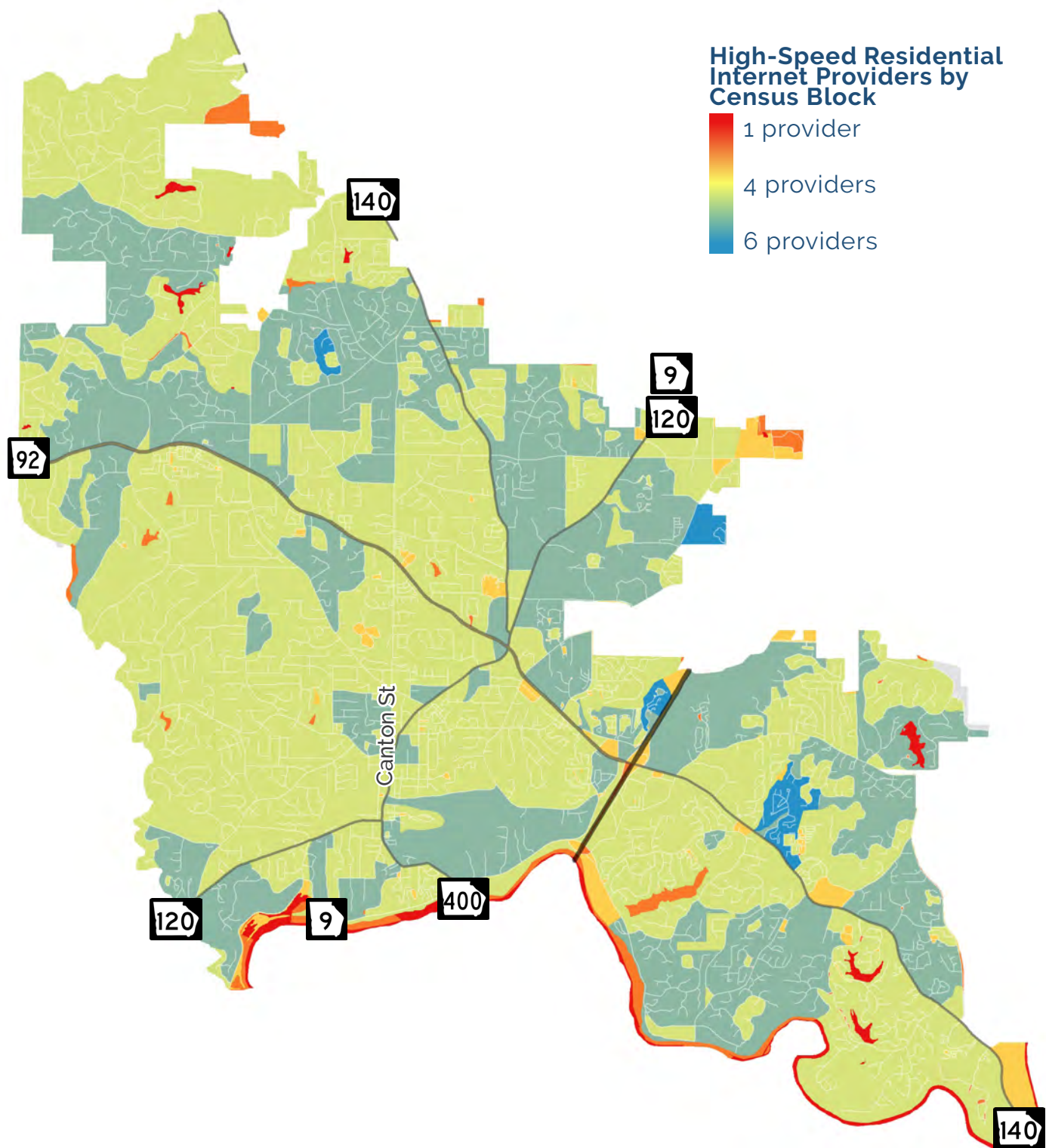


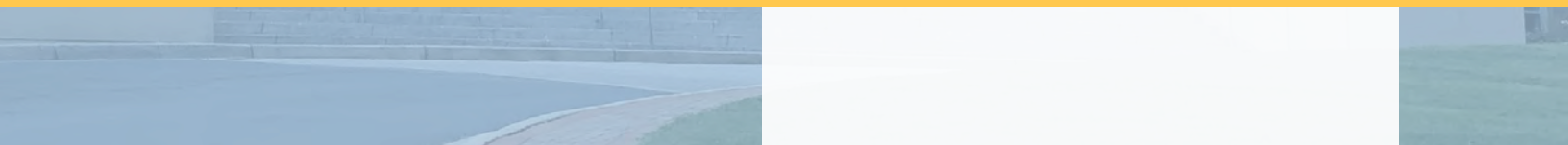
Figure 2.33. Concentration of High-Speed Consumer Internet Providers

THIS PAGE INTENTIONALLY LEFT BLANK.





COMMUNITY VISION





COMMUNITY VISION



The community vision captures consensus built throughout the planning process. This Comprehensive Plan is inspired by the City's continued vision as well as the voices of community members on needs and opportunities on topics such as Population, Economic Development, Housing, Land Use & Urban Design, Transportation & Mobility, Community Facilities, Natural & Cultural Resources, and Broadband. These needs and opportunities helped to inform Roswell 2040's goals and policies which will guide the City in bringing the City's vision to fruition.

Overview

The City of Roswell articulates its vision through a Vision Statement, Mission Statement, core Values, and Strategic Goals:

VISION STATEMENT

To be the premier riverside community connecting strong neighborhoods and the entrepreneurial spirit

MISSION STATEMENT

To provide our citizens with responsive, high-quality services in a fiscally sound manner to ensure Roswell continues to be a vibrant community.

VALUES

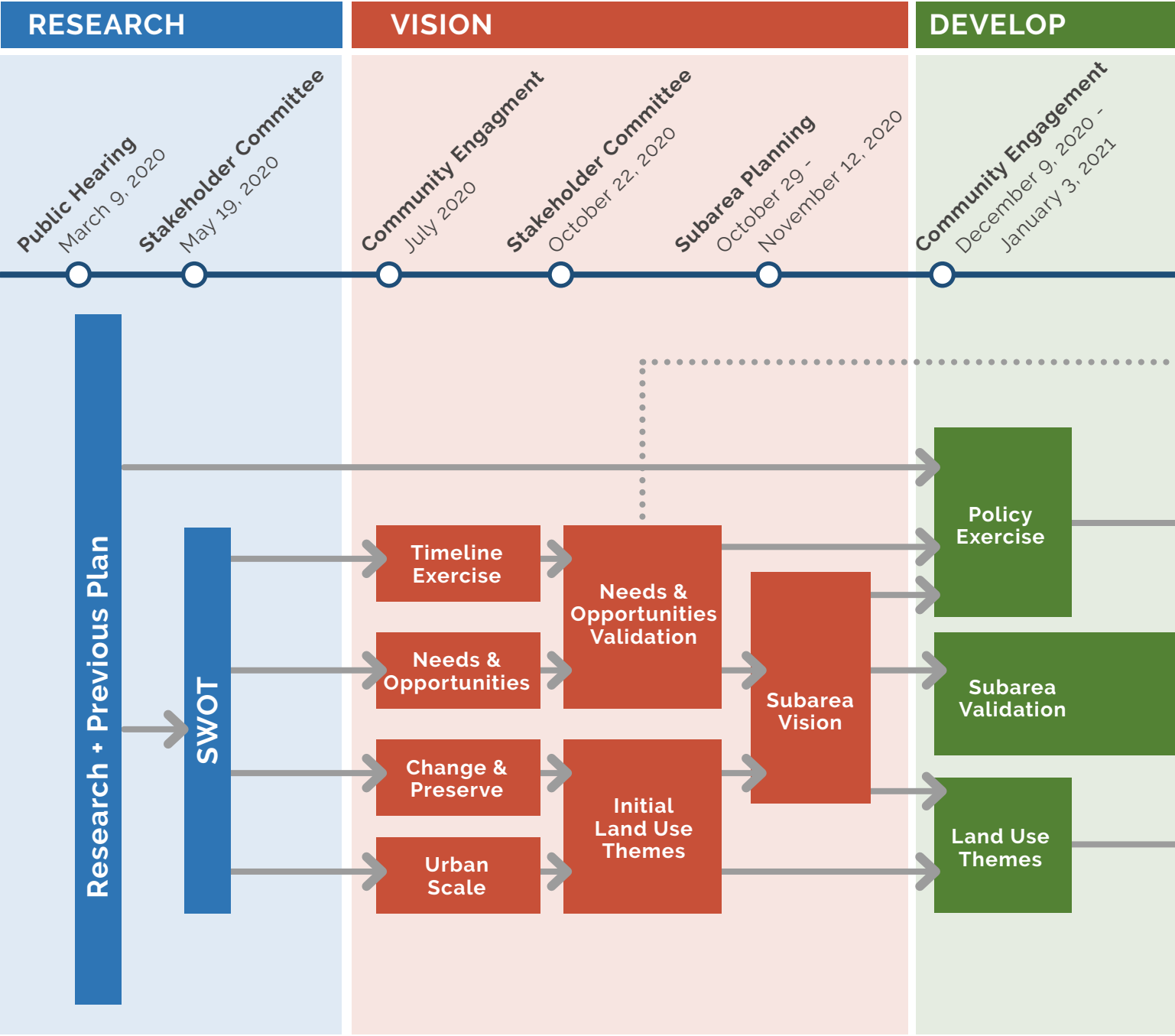
Respect, Flexibility, Inclusion, Communication, Trust, Innovation, Excellence

STRATEGIC GOALS

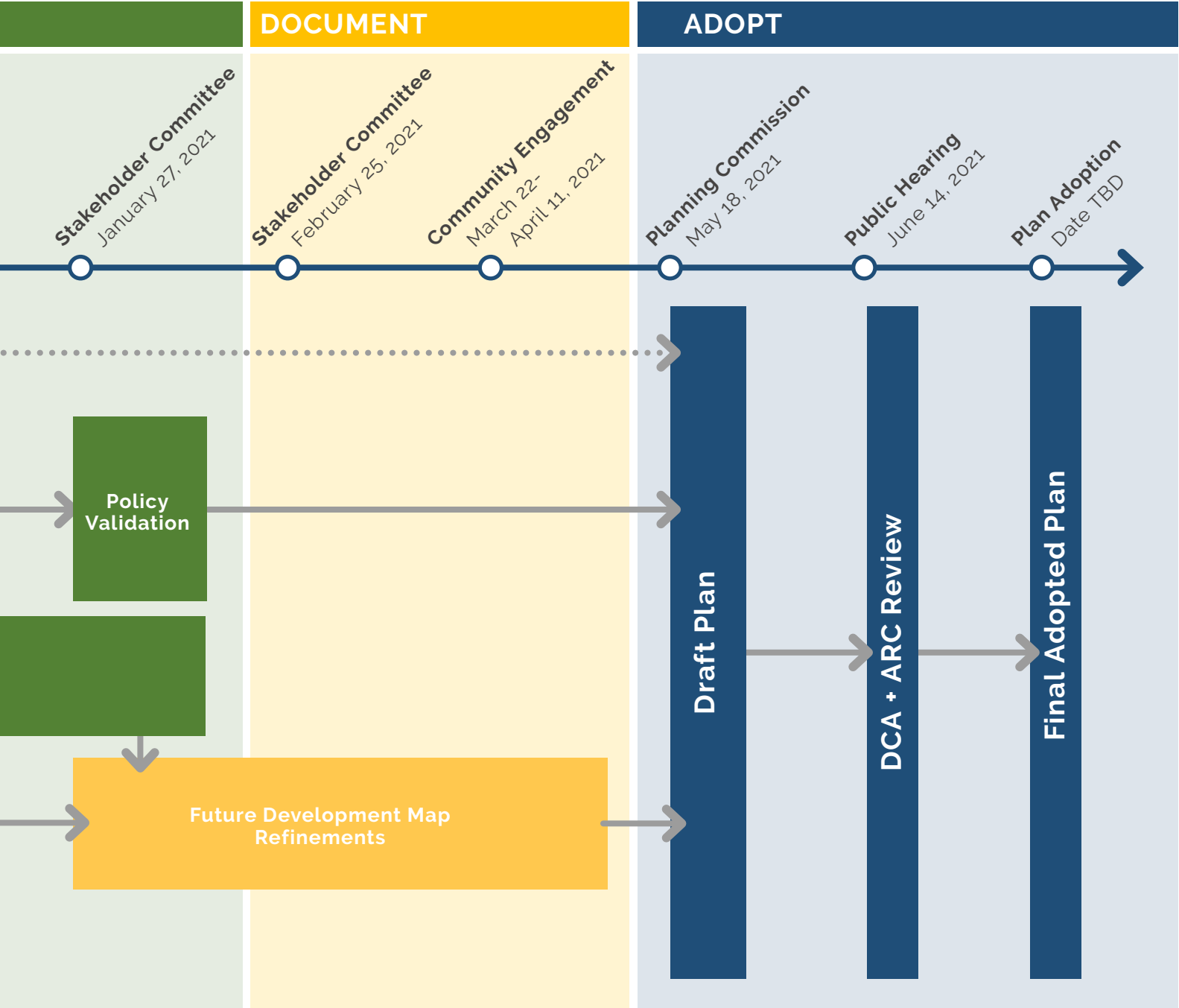
1. Promote a Well Designed Community
2. Sustain and Protect the City's Resources
3. Emphasize a Responsive Delivery of Quality Services
4. Celebrate Our History, Culture, Heritage, and Character
5. Maintain a Safe and Secure Environment for People and Property, and Provide a Prepared Response to All Emergencies

Community Outreach

Input from the community is key in forming and confirming a vision and in creating goals and policies that will guide Roswell over the 20 years. Due to the Covid-19 Pandemic, most of the community engagement for the Roswell 2040 Comprehensive Plan was conducted virtually over video conference and interactive activities through the project website. The following is a graphic outlining the objectives of each event and how they informed other aspects of the plan process.



This section includes a summary of the community engagement activities that took place over the course of the planning process. Supplemental information can be found in Appendix C: Community Engagement.



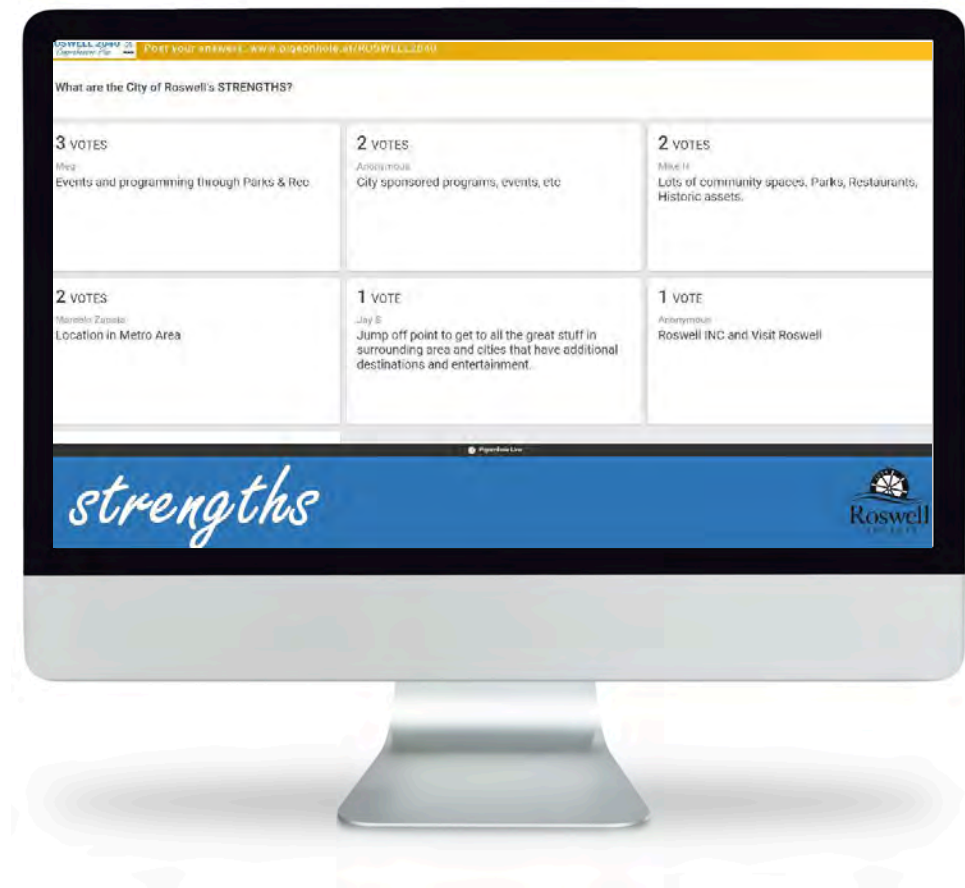
Public Hearing - March 9, 2020

The planning process formally kicked off with a Public Hearing during the City Council meeting on March 9, 2020. The Hearing consisted of a brief presentation describing the purpose of the plan and setting expectations for the planning process followed by opportunities for the public to comment and ask questions.



Virtual Stakeholder Committee Meeting #1 – May 19, 2020

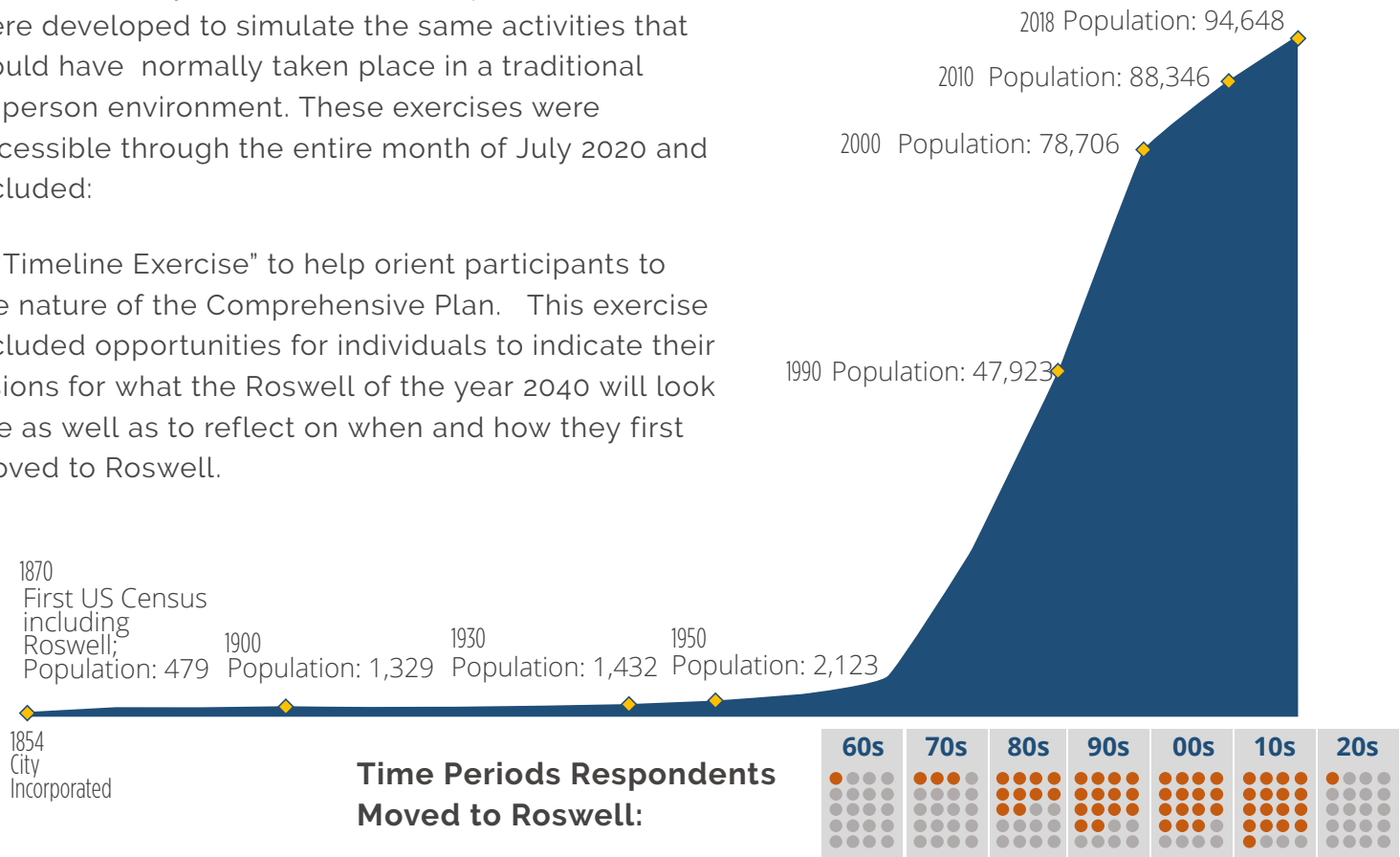
The first stakeholder meeting was used to educate Committee members on the planning process, communicate expectations for involvement, and review key trends and dynamics in the City. That review culminated in a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis and discussion highlighting key issues and perspectives to drive the Comprehensive Plan process.



Virtual Community Engagement #1 – July 2020 - August 2020

The general public was invited and encouraged to participate in a virtual event conducted via a series of online surveys and interactive map exercises that were developed to simulate the same activities that would have normally taken place in a traditional in-person environment. These exercises were accessible through the entire month of July 2020 and included:

A “Timeline Exercise” to help orient participants to the nature of the Comprehensive Plan. This exercise included opportunities for individuals to indicate their visions for what the Roswell of the year 2040 will look like as well as to reflect on when and how they first moved to Roswell.



A series of “Needs and Opportunities” oriented exercises where participants were able to review various statements from the stakeholder SWOT analysis that had been sorted and edited to reflect their respective area of topic (Economic Development, Housing, Transportation, etc.) and indicate their level of agreement or lack thereof. As implied by its title, the intention of this exercise was to take the raw results of the SWOT analysis and validate them into identifiable “needs and opportunities.”

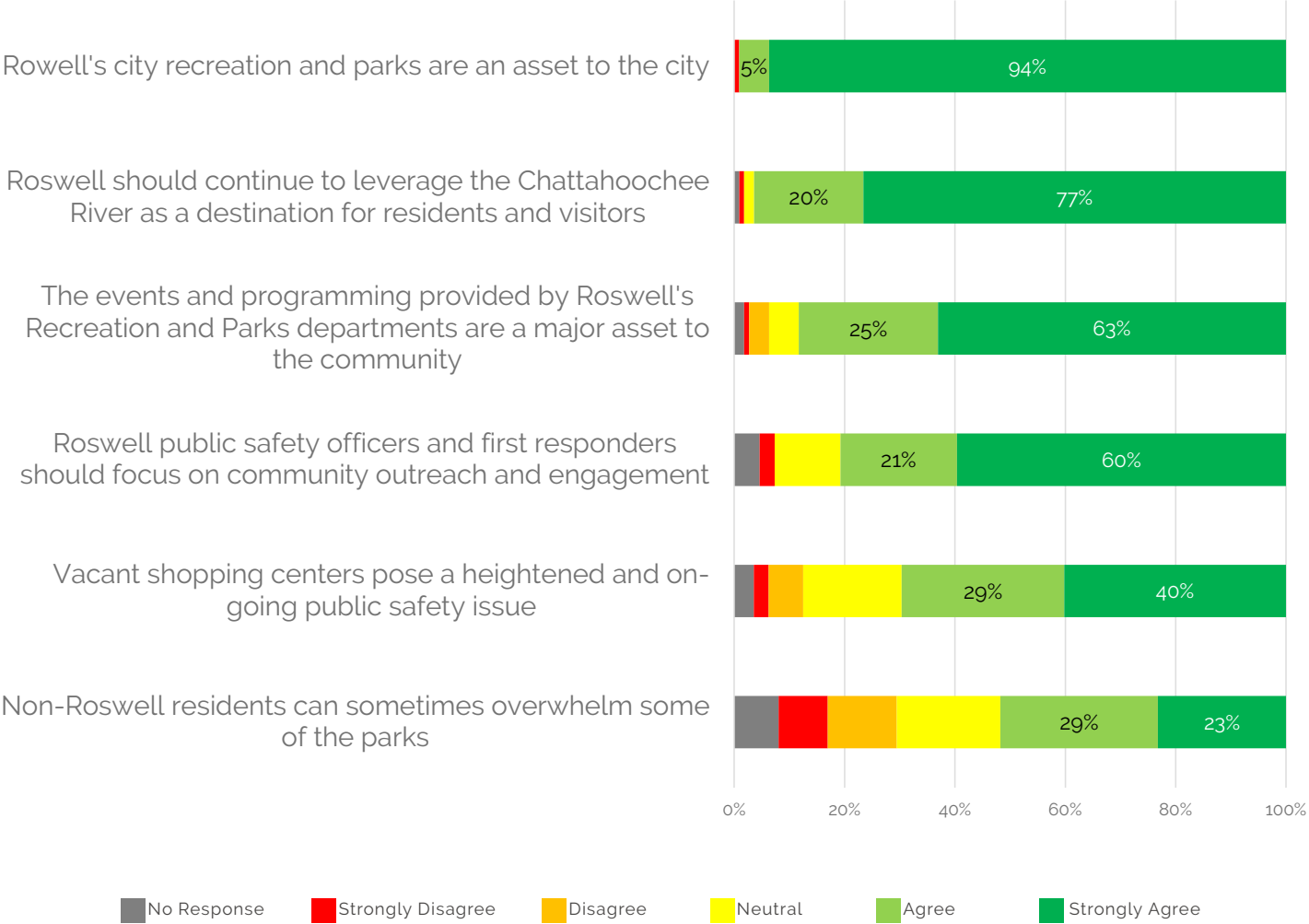
Economic Development



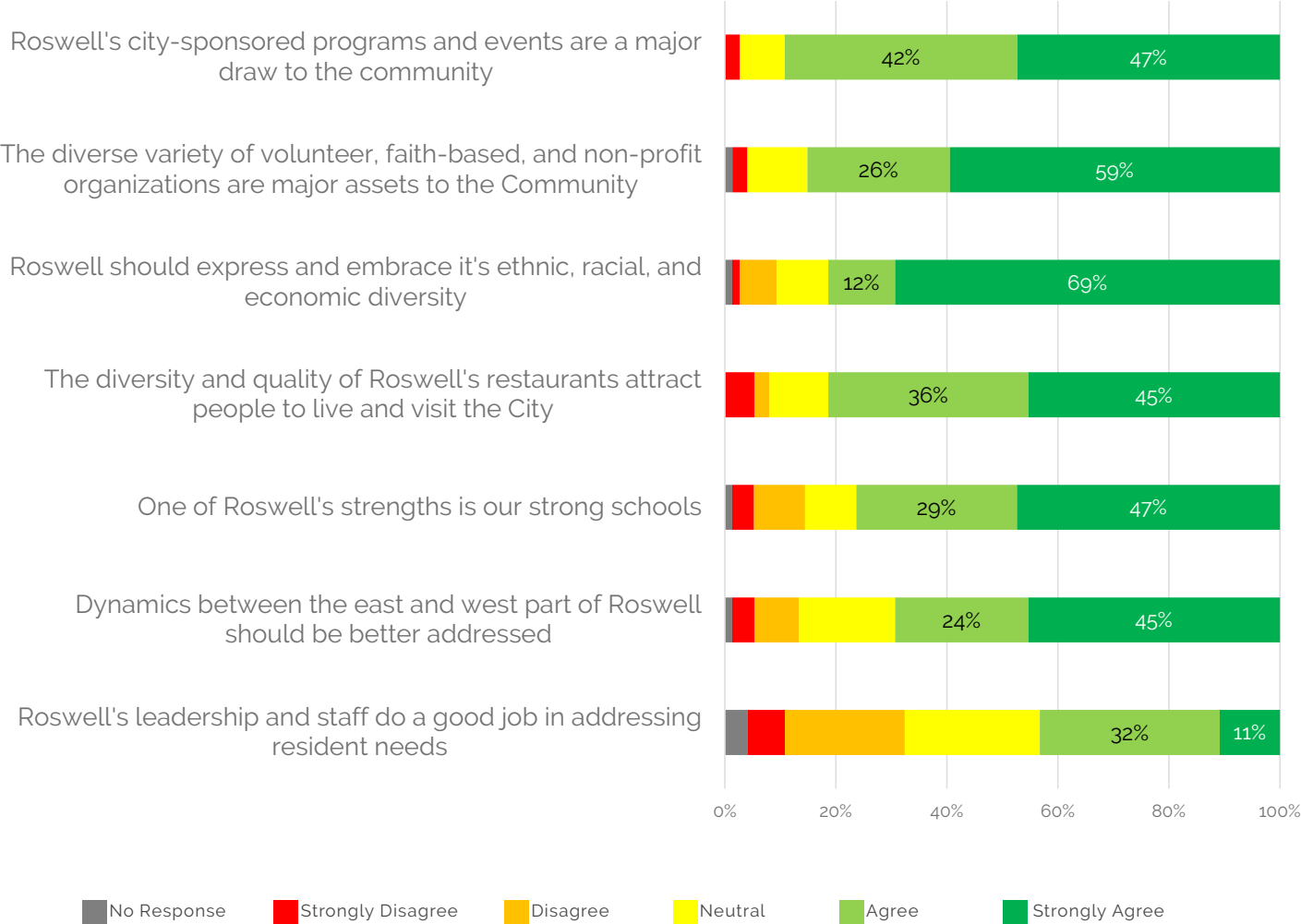
Transportation



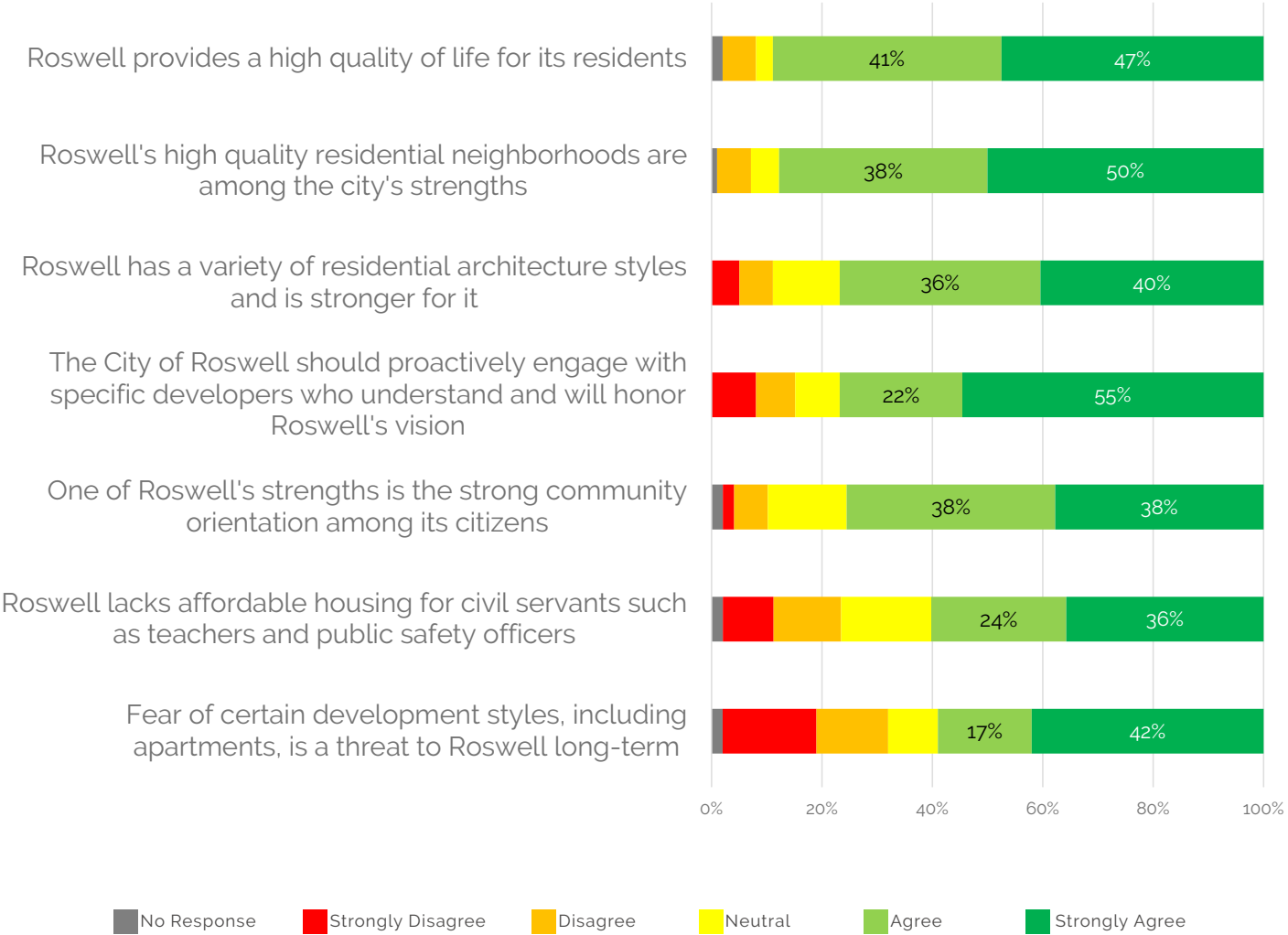
Parks & Public Safety



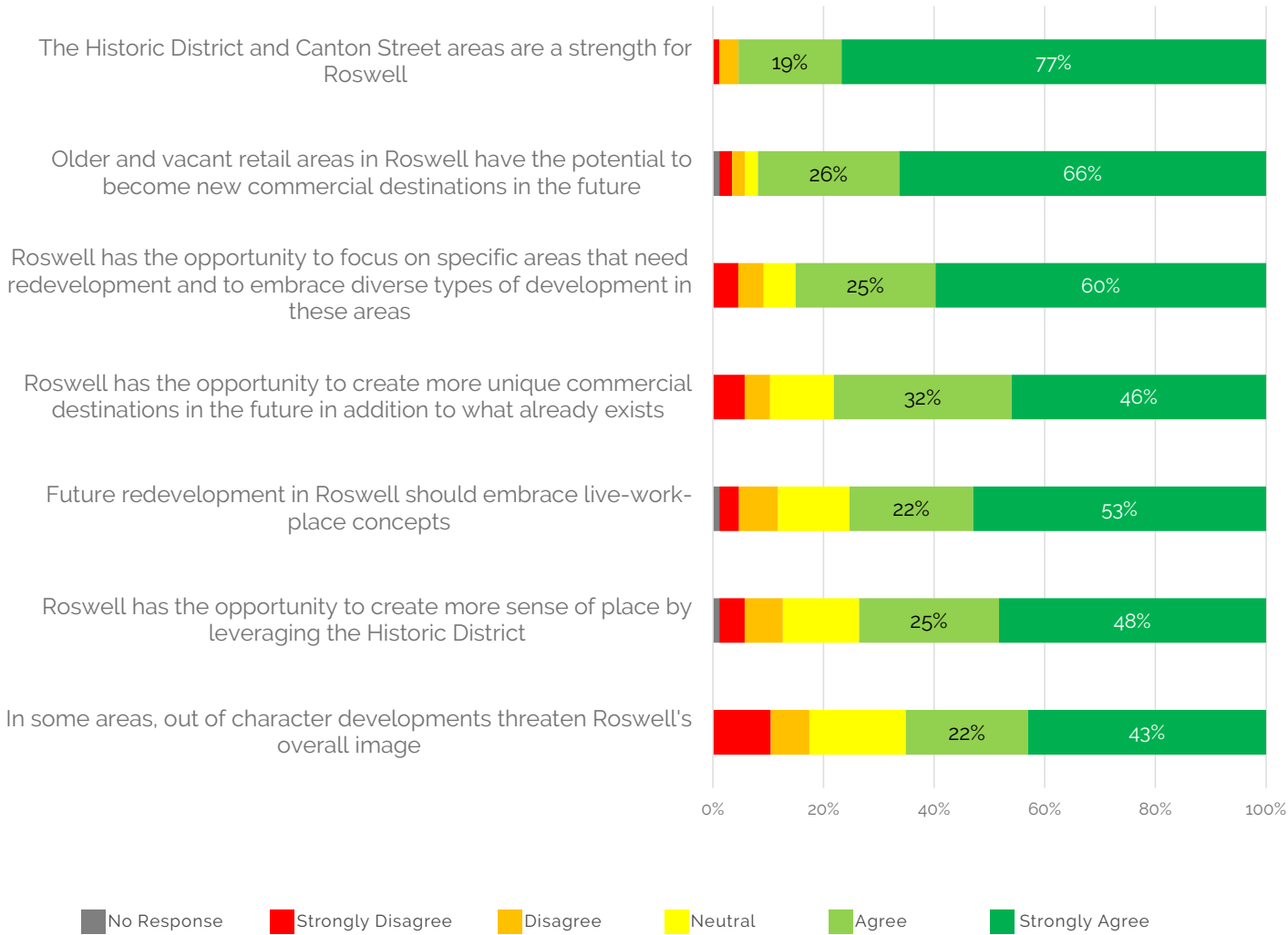
Natural & Cultural Resources



Housing

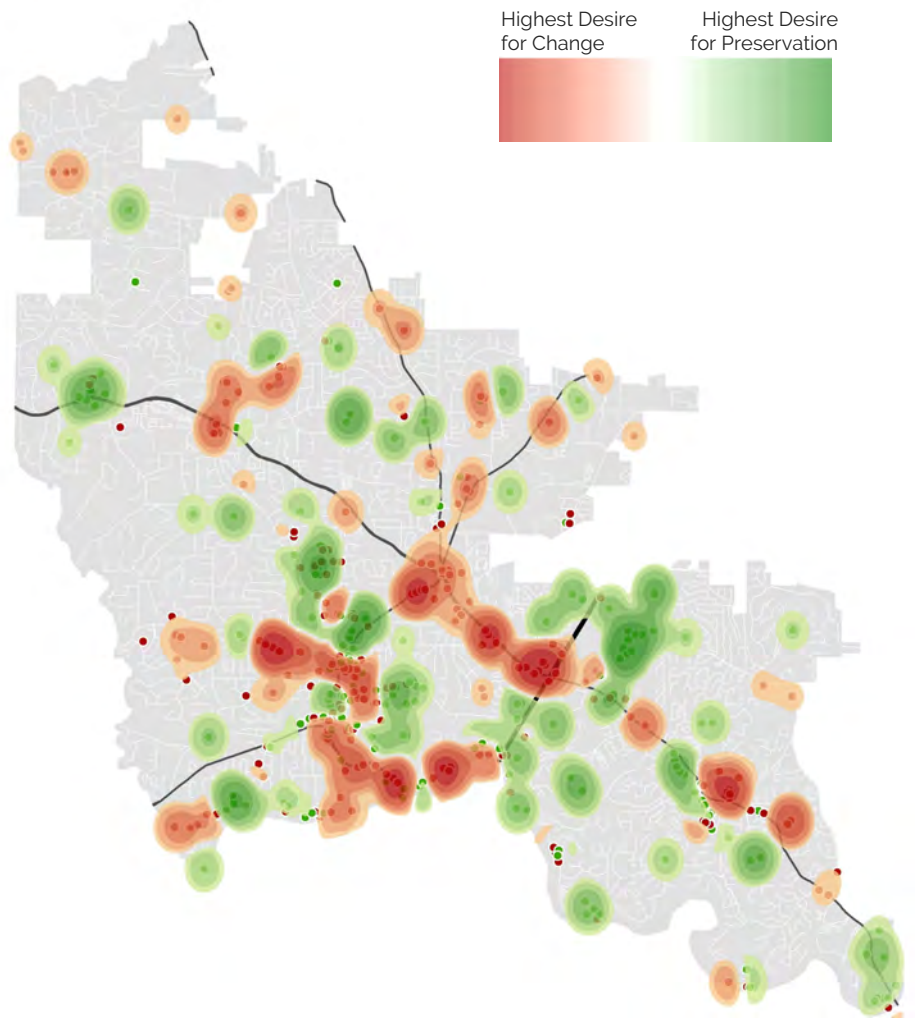


Land Use



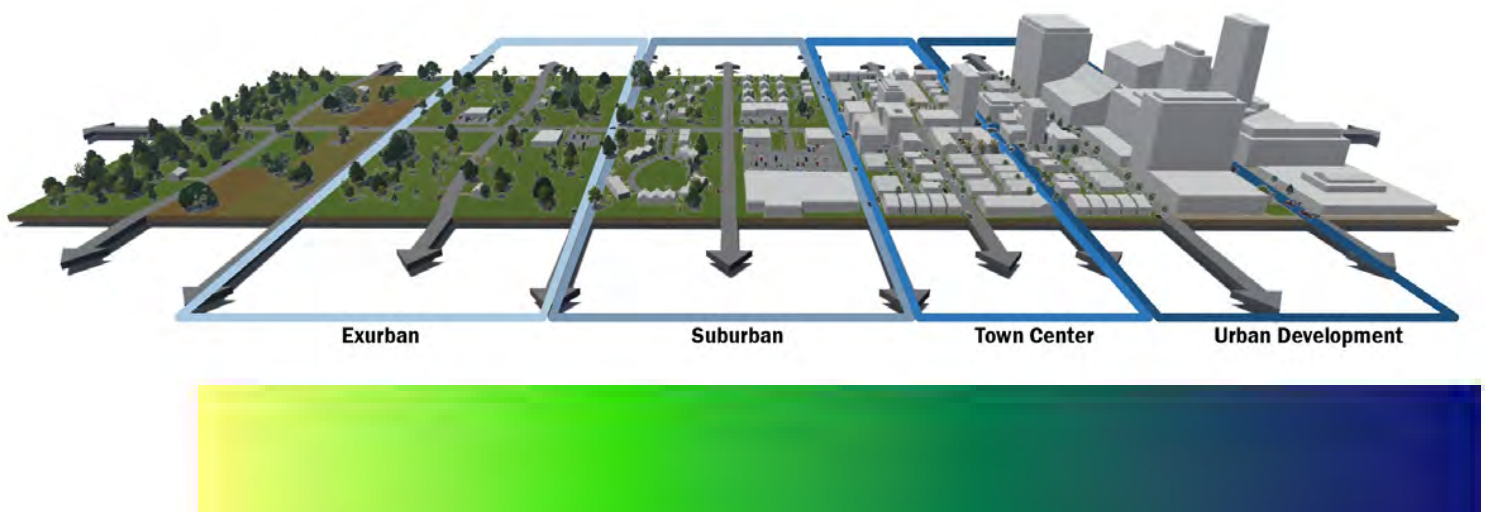
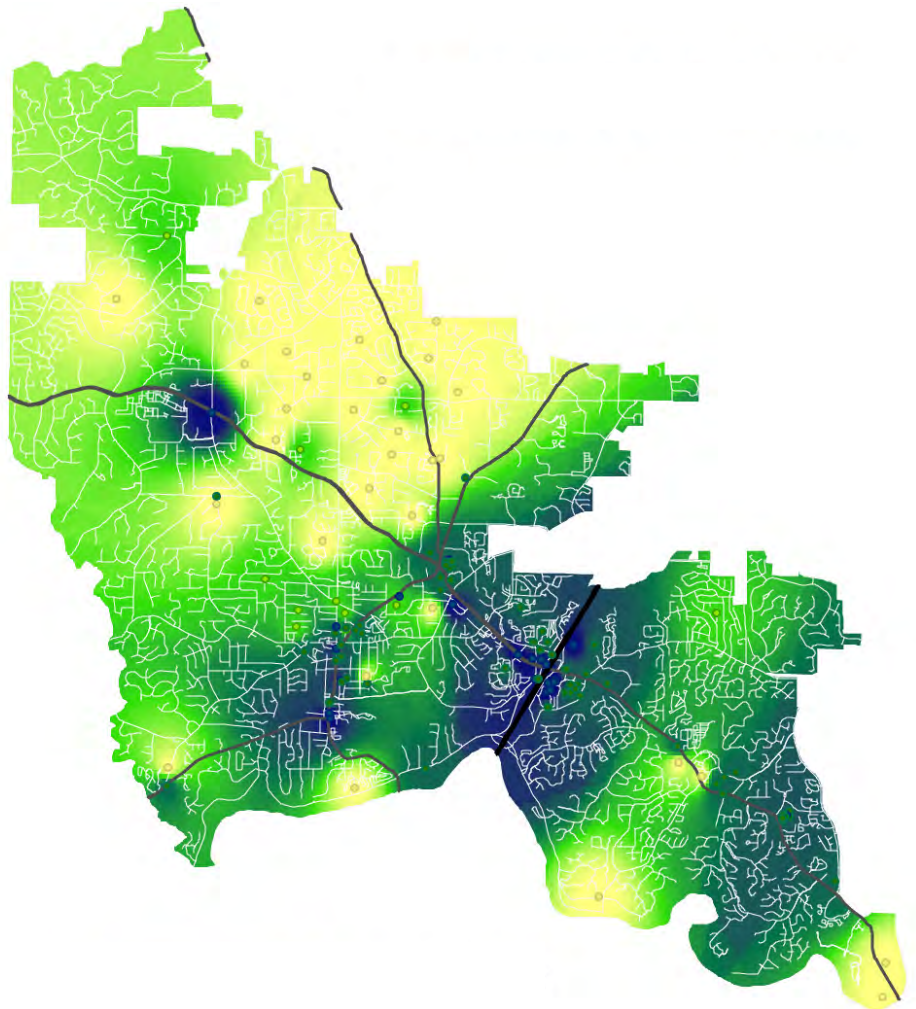
Change & Preserve

A “Change and Preserve” exercise that involved participants utilizing an interactive map to indicate parts of the community that they believed need more attention and were areas where change is desired (using red pins) and parts of the community where preserving the existing character (using green pins) is prioritized. A key component of the map exercise interface is that in addition to placing their own pins, participants could view pins left by previous participants and use an up and down voting system to indicate their agreement or disagreement with others’ comments. This feature allowed our team to not only register the initial comments and direction from individual participants but also develop an understanding of the relative intensity and passion for certain positions. Using spatial analysis techniques, the raw results of this mapping exercise were overlaid with each other to produce a composite map summarizing the cumulative vision from the community.



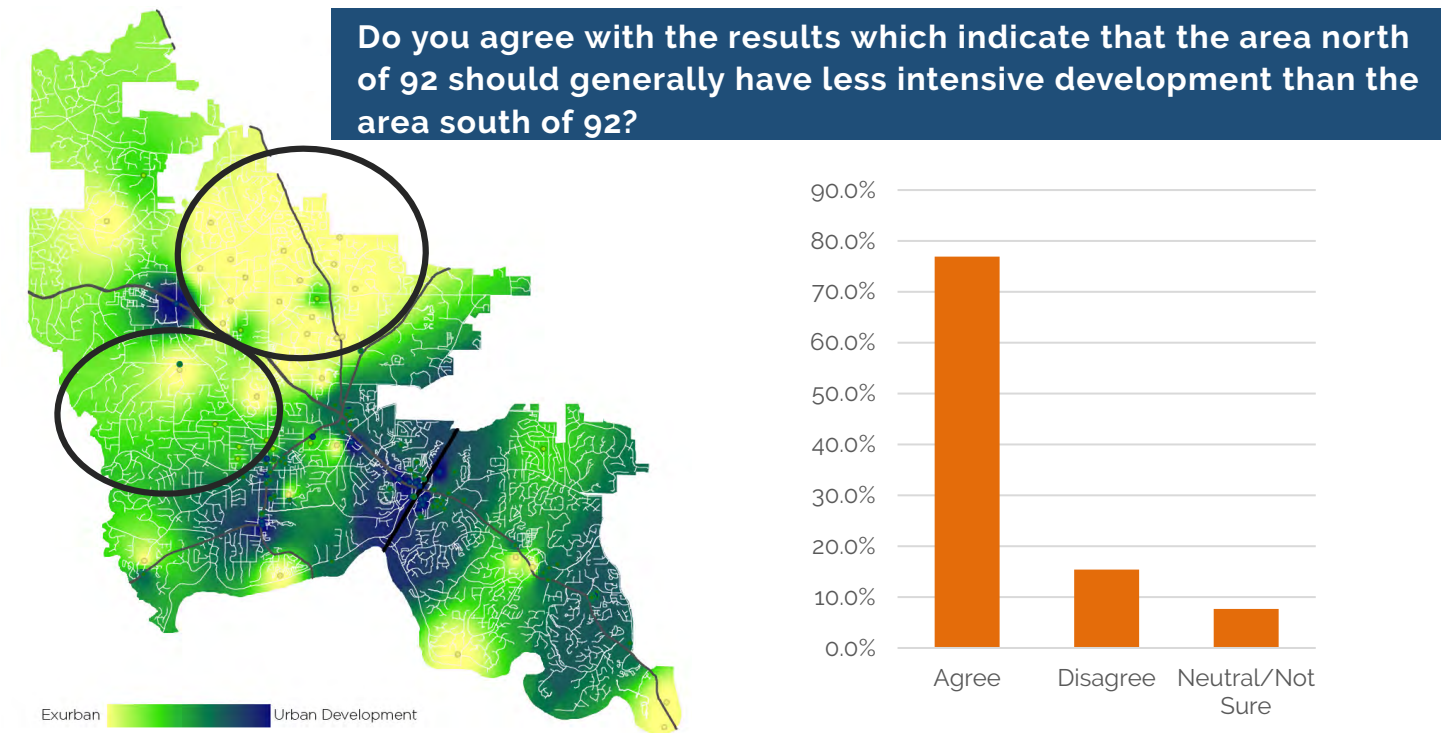
Urban Scale

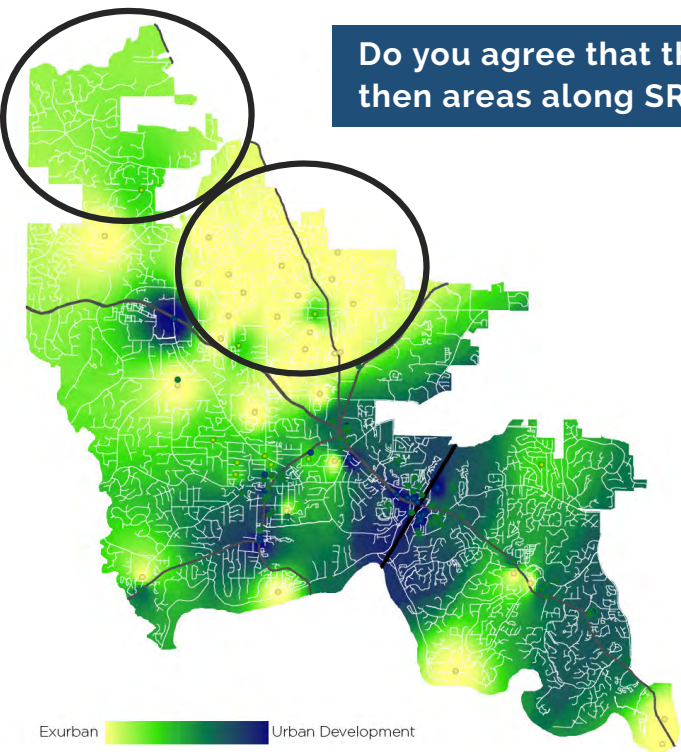
An “Urban Scale” exercise also utilized the interactive map to understand attitudes about the intensity of development in the community and what parts of Roswell may be appropriate for different types of urban forms. Using an urban scale ranging from (1) exurban to (2) suburban to (3) town center to (4) urban center environments, participants placed pins on the map to indicate the type of development patterns they believed appropriate for the community. As with the change and preserve analysis, the raw results had up and down voting components which was combined with spatial analysis to develop the composite map of results below.



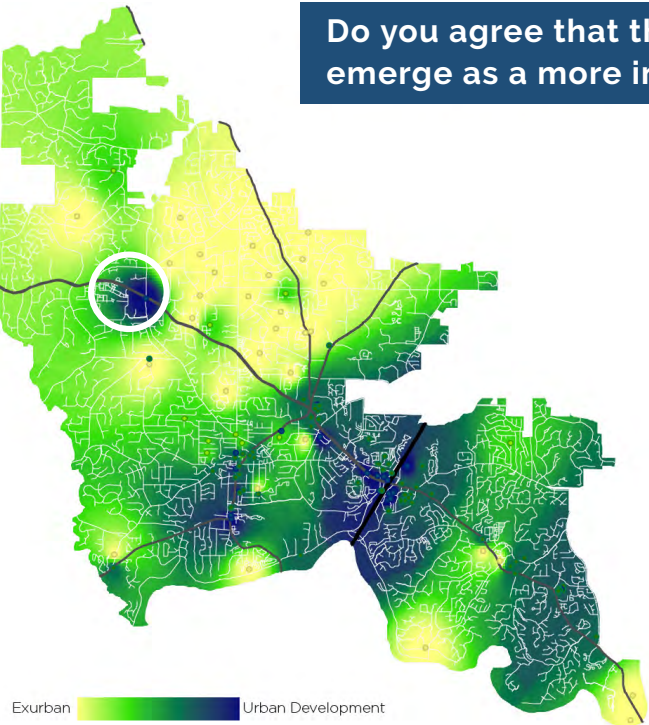
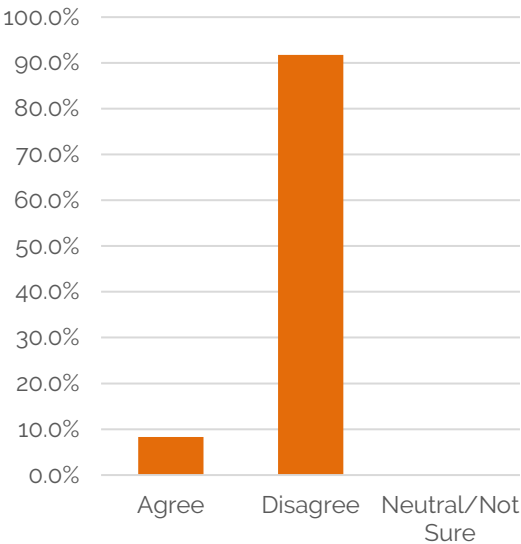
Virtual Stakeholder Committee Meeting #2 – October 22, 2020

The second Stakeholder meeting was conducted to review and validate feedback from the broader community's input in the first round of engagement. This included review and discussion of the "needs and opportunities" exercises and in the centerpiece activity of the evening, an in-depth discussion of the results of both the "change and preserve" and "urban scale" exercises that including live-polling to get instant feedback from the stakeholder group on areas in the community where the results of those two exercises suggested potential refinements to the City's current future development map and policy framework.

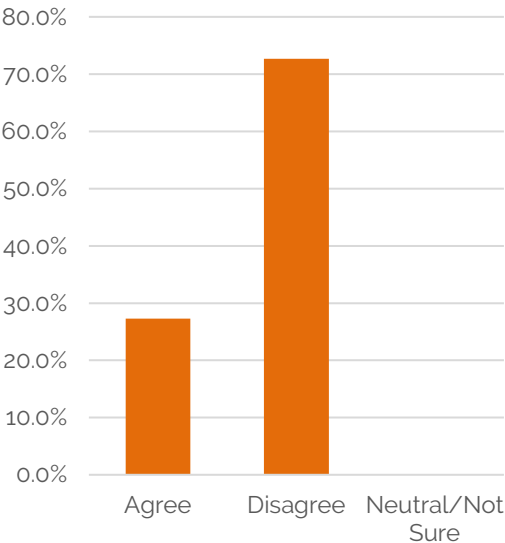


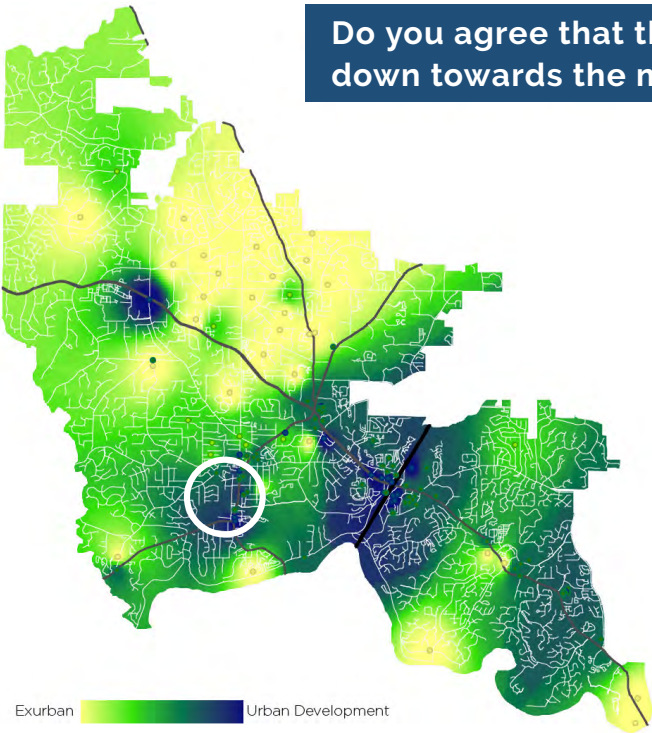


Do you agree that the area along Cox Road be more intensive than areas along SR 140?

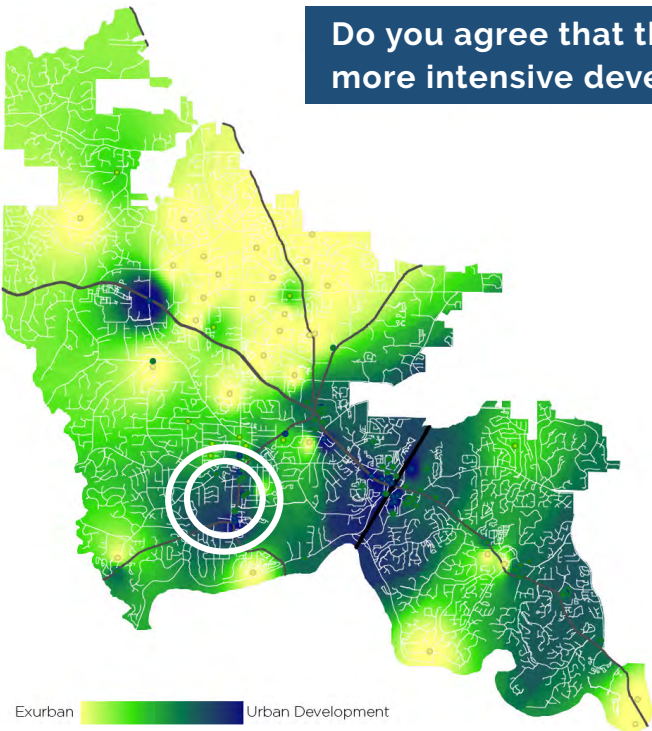
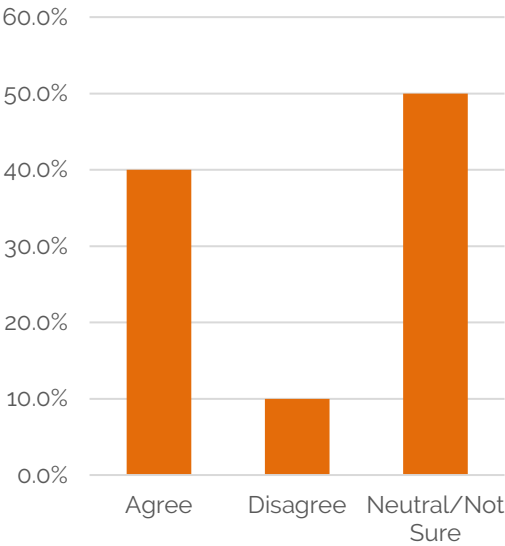


Do you agree that the area at 92 and Woodstock Road should emerge as a more intensive node?

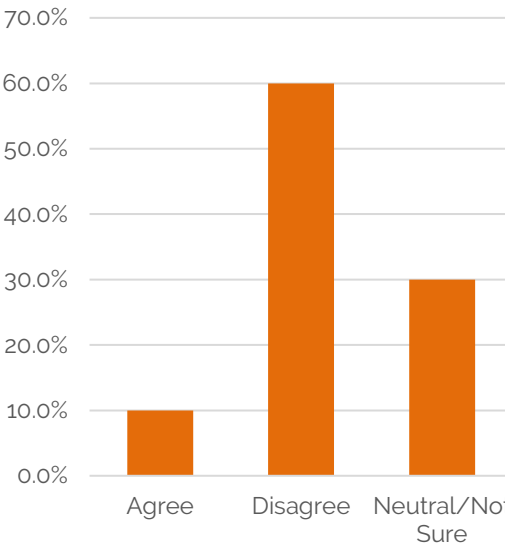


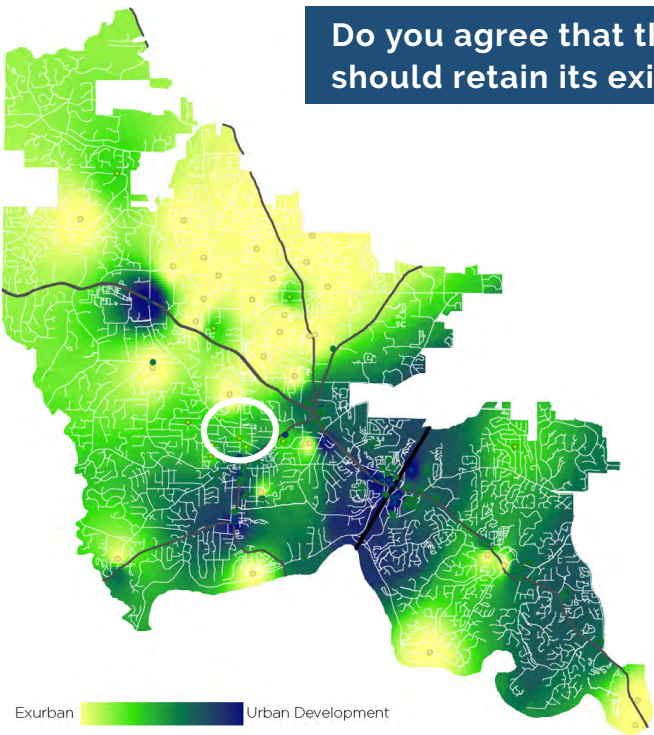


Do you agree that the area from the south end of Canton Street down towards the mill should be relatively intensive?

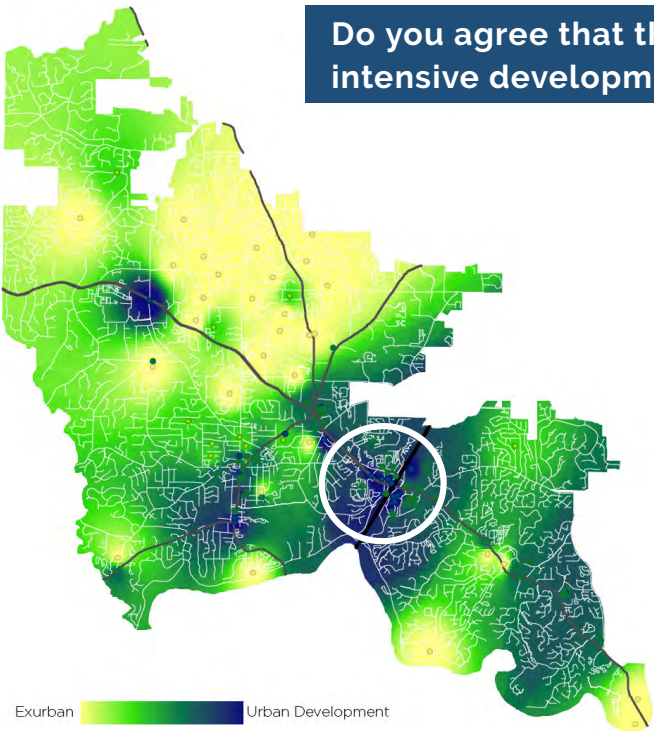
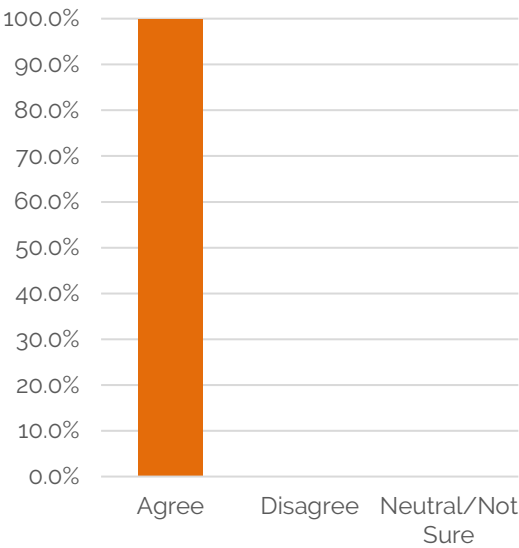


Do you agree that the surrounding neighborhoods should have more intensive development?

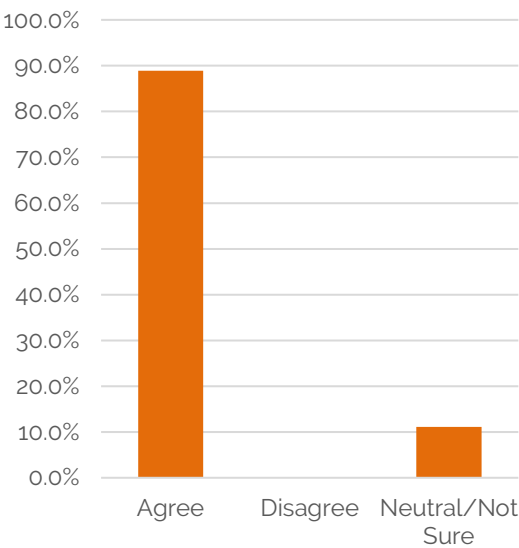


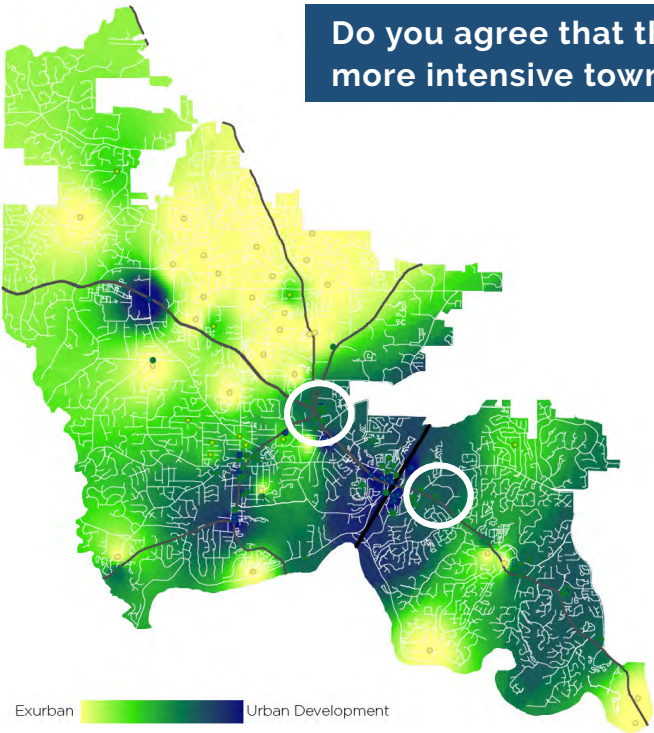


Do you agree that the northern part of the Canton Street corridor should retain its existing scale?

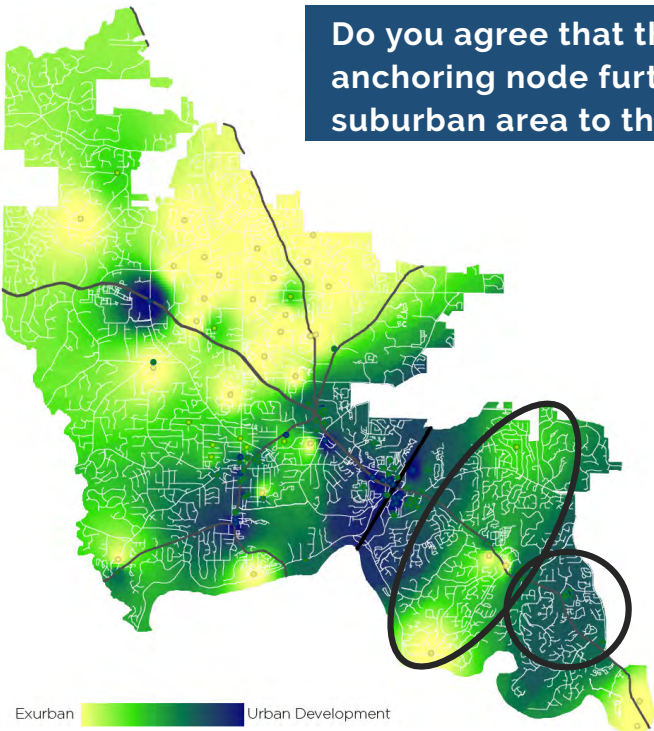
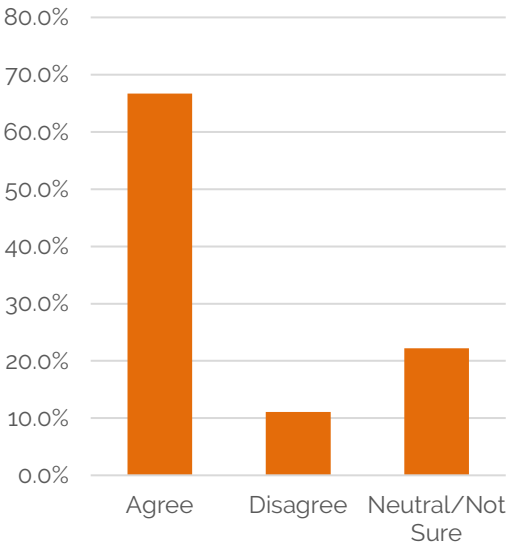


Do you agree that the GA 400/HBR area should have the most intensive development in Roswell?

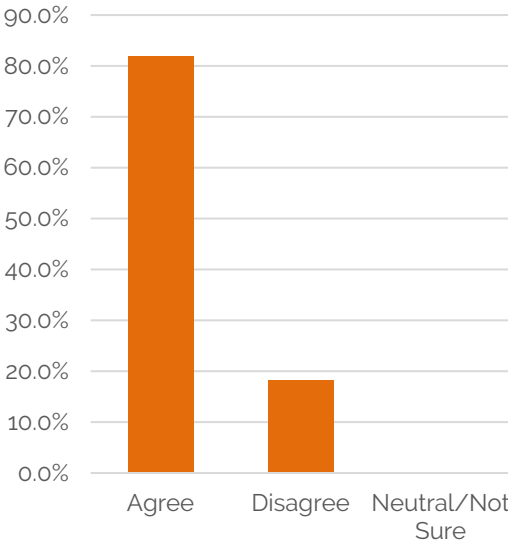




Do you agree that the surrounding areas of HBR should also have more intensive town center style development?



Do you agree that the east side of Roswell should have another anchoring node further east distinct from a more traditionally suburban area to the west?



Subarea Planning - October 29, November 5, and November 12, 2020

Over a three week period in the Fall, the planning team conducted a series of workshops to define a future vision for potential redevelopment at key locations in the City at the SR 9/Holcomb Bridge Road node (October 9 and November 5), the GA 400/Holcomb Bridge Road node (November 5), and the Holcomb Bridge Road/Old Alabama Road node (November 12). Following initial research and observations of each location by the planning team, the process for each location included an initial midday visioning discussion of each site to identify opportunities and challenges and define preferences for types of development. These midday sessions were followed by further efforts by the planning team to carry forth the vision articulated by the community culminating in a presentation of a rough draft plan in an evening session for further feedback.

UPCOMING WORKSHOPS
HOLCOMB BRIDGE ROAD AT SR-9

UPCOMING WORKSHOPS
HOLCOMB BRIDGE ROAD AT SR-400

UPCOMING WORKSHOPS
HOLCOMB BRIDGE ROAD AT OLD ALABAMA ROAD

THURSDAY OCTOBER 29

12 - 1 PM "Envisioning Opportunities"
 In this session, our team will cover broad topic areas to identify an overall vision for land use, placemaking, and mobility in the focus area.

6 - 7:30 PM "Planning for Redevelopment"
 In this session, our team will work with attendees to start to pull elements of the overall vision established earlier in the day into a cohesive sketch identifying at least one redevelopment alternative.

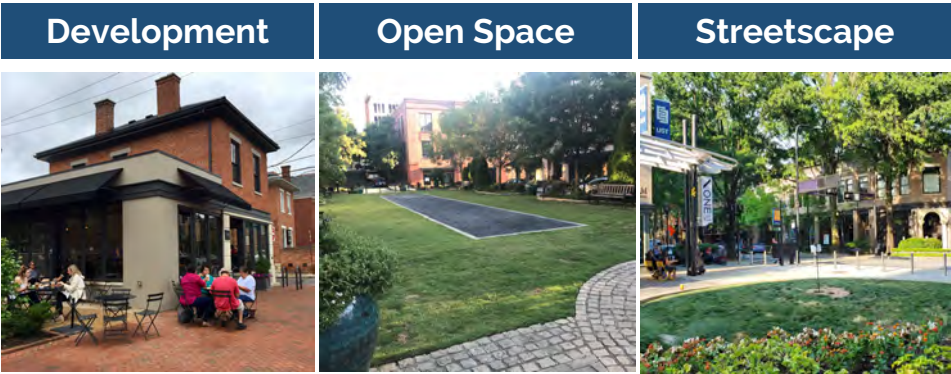
Pre-registration for these events is required.
 Please contact Jonathan Corona at Corona.J@pondco.com indicating which sessions you would like to attend.

JOIN US!
 Register by Wednesday, November 11th!

Pre-registration for these events is required.
 Please contact Jonathan Corona at Corona.J@pondco.com indicating which sessions you would like to attend.

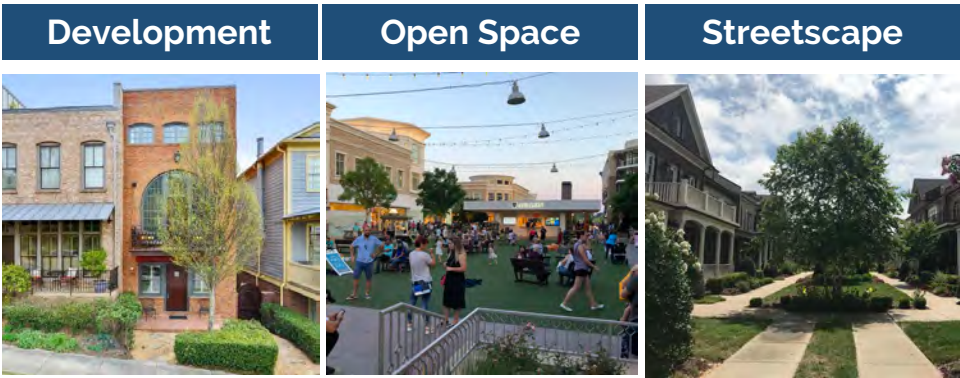
Holcomb Bridge Road at SR-9

The outcome of this workshop resulted in the desire for a “Village.” Participants expressed that a mixed-use town center would be appropriate for the study area.



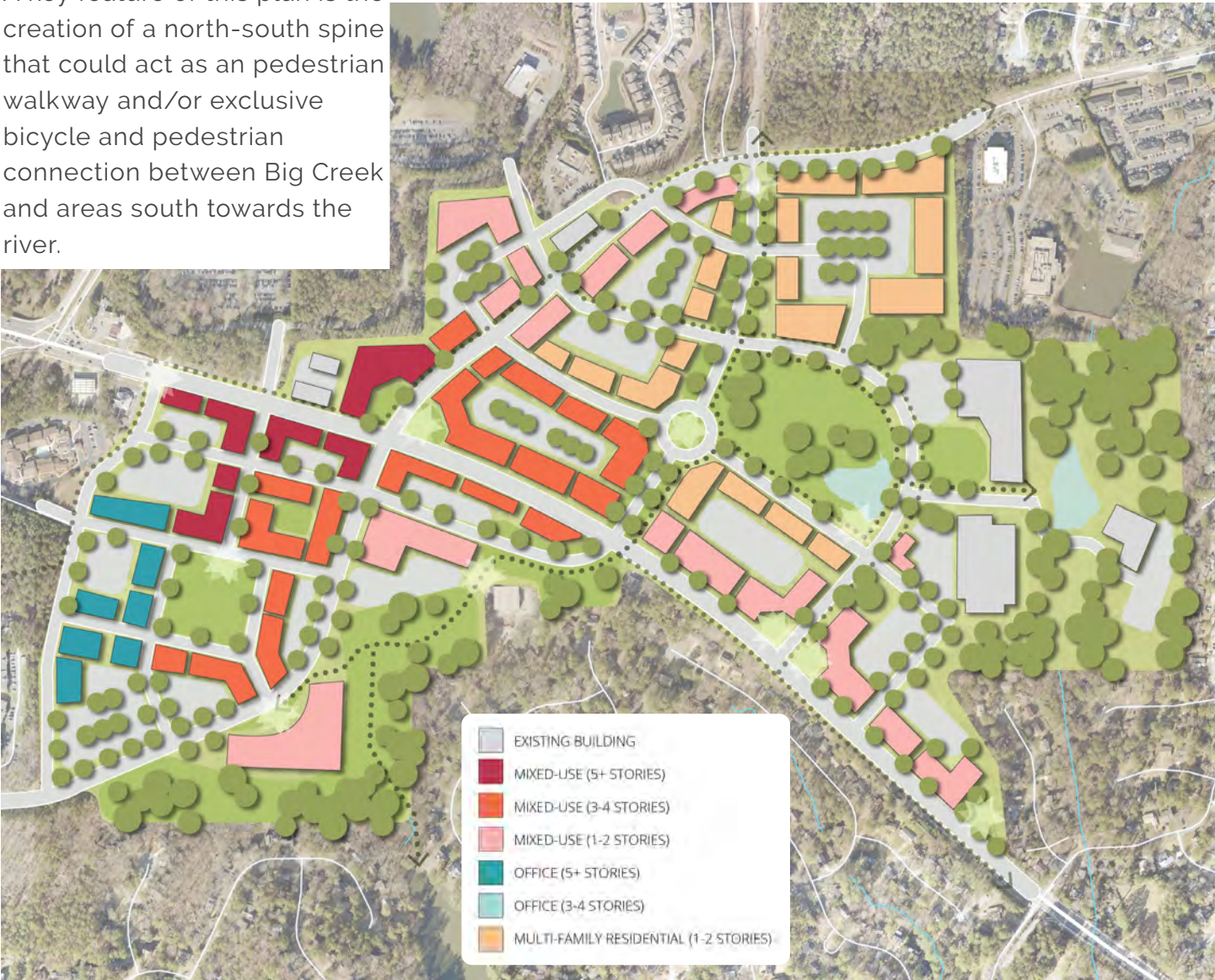
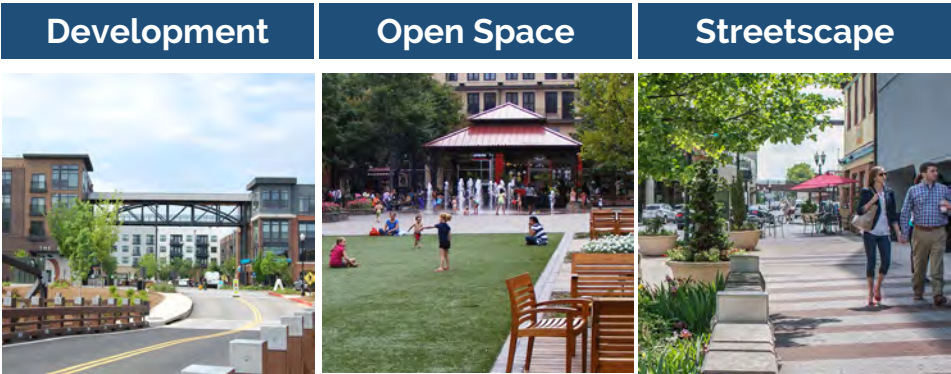
Holcomb Bridge Road at SR-400

The outcome of this workshop resulted in the desire for a vibrant mixed-use town center conducive to a live, work, play lifestyle. The plan integrates the Big Creek Parkway extension and includes significant preservation of the Big Creek as a greenway area to act as an attractive anchor and amenity for the redevelopment vision.



Holcomb Bridge Road at Old Alabama Road

The outcome of this workshop resulted in the desire for a Mixed-use town center with some intensity along the corridor, transitioning to less intensity as it approaches surrounding residential areas. A key feature of this plan is the creation of a north-south spine that could act as an pedestrian walkway and/or exclusive bicycle and pedestrian connection between Big Creek and areas south towards the river.



Virtual Community Engagement #2 - December 9, 2020 - January 3, 2021

A second round of general community engagement featured three activities to carry forward the topics and activities in the previous engagement activities.

The Policy Exercise consisted of participants reviewing draft policy statements. These statements reflected items in the previous Comprehensive Plan that had been refined to reflect perspectives and ideas collected from the SWOT analysis and the subsequent 'needs and opportunities' exercises. As this exercise indicated, there was broad agreement with the draft policy statements.

Population Policies	Keep		Remove		Modify	
P1 - Roswell, like other successful communities with diverse populations, will partner with schools and the business community to promote the educational attainment and civic involvement that the City of Roswell envisions for all who work and live in the City.	87.88%	29	6.06%	2	6.06%	2
P2 - The City of Roswell's housing and land use policies should foster conditions that allow people of all backgrounds and in all phases of life to live in Roswell comfortably.	85.29%	29	2.94%	1	11.76%	4
P3 - The City of Roswell's housing, land use, transportation, and economic development policies will aim to create conditions that allow a variety of housing opportunities, access to jobs and job training, and community supported service provisions for those in need, where appropriate.	67.65%	23	17.65%	6	14.71%	5
P4 - Recreation and parks facilities are adapting to serve our demographic changes (people aging, new residents, etc.) in population.	84.38%	27	6.25%	2	9.38%	3

Housing Policies	Keep		Remove		Modify	
H1 - Consider changes in housing needs and demands in conjunction with sustainable building practices by promoting the following, where appropriate:-Residential development in close proximity to/within walking distance of non-residential uses like retail, office, commercial, and services-Energy and water efficient buildings -Building standards that allow flexibility to accommodate needs of aging and multi-generational households	82.35%	28	5.88%	2	11.76%	4
H2 - Pursue zoning and economic development actions to encourage a variety of housing sizes and price points to allow the following, where appropriate:-Adequate market response to changing future demand, including housing preferences of young professionals, families, multi-generational households, and older "empty-nesters" -Zoning which allows the housing types that meet future demand -Zoning that incentivizes a variety of price points-Provide incentives for the development of mixed-income residential neighborhoods for low income, workforce, median income, and high-income households-Redevelopment of aging apartments-Support and encourage ongoing organic reinvestment in aging neighborhoods that can provide affordable housing and "starter/fixer-upper" opportunities at existing densities	72.73%	24	6.06%	2	21.21%	7
H3 - Pursue new, high quality housing where appropriate in partnership with developers who understand and will honor Roswell's vision; develop implementation criteria to identify where and under what conditions housing of various forms may be appropriate.	82.35%	28	5.88%	2	11.76%	4
H4 - Create lifelong communities within Roswell through strategically located recreation, social, health, and medical facilities near housing that provides lower maintenance responsibilities and appeals to both young professionals and "empty nesters."	87.50%	28	6.25%	2	6.25%	2

Economic Development Policies	Keep		Remove		Modify	
ED1 - The City aims to make Roswell a more business-friendly community and encourage appropriate economic development by implementing the recommendations of the Strategic Economic Development Plan	93.10%	27	3.45%	1	3.45%	1
ED2 - Redevelopment is an economic imperative for the City and a priority for citizens in order to:-Diversify the tax base to support a high quality of life-Avoid decline in property values-Remain attractive in relation to surrounding communities-Improve its image in Metro Atlanta	90.00%	27	3.33%	1	6.67%	2
ED3 - City investment in infrastructure will support economic development that retains and grows existing employers, attracts new employers, and encourages redevelopment	77.42%	24	0.00%	0	22.58%	7
ED4 - The following nodes along Holcomb Bridge Road should be top redevelopment priorities, to encourage their highest and best use, public-private partnerships, and vibrant, walkable areas for residents and visitors to enjoy:-GA 400-Old Alabama Road-SR 9	74.19%	23	0.00%	0	25.81%	8
ED5 - The City will prepare a gateway and signage plan.	80.00%	24	16.67%	5	3.33%	1
ED6 - The City benefits from Canton Street/Historic District, as it creates a sense of place for the community. Additional ways to enhance and expand the cultural life of the City will be considered as part of a strategy for promoting tourism and visitors.	78.13%	25	0.00%	0	21.88%	7
ED7 - The City recognizes that accessibility and mobility impact the economic health of the community and it commits to:-Providing residents and workers with genuine options for local and regional transit connections and establishing a transit-ready future, and- Coordinating with the North Fulton sister-cities in implementing the North Fulton Comprehensive Transportation Plan	77.42%	24	3.23%	1	19.35%	6
ED8 - Embrace the City's diversity through promotion of its restaurants and businesses that represent cultures from around the world.	75.86%	22	10.34%	3	13.79%	4

Community Facilities Policies	Keep		Remove		Modify	
CF1 - Ensure cost-effective and timely provision of community facilities and services to support the needs of the City's neighborhoods, residents, and businesses. Increase the ability of the Roswell-Alpharetta Public Safety Training Center (RAPSTC) facility to accommodate police officers for training (joint effort with Fire Department).	93.33%	28	0.00%	0	6.67%	2
CF2 - Maintain municipal buildings and grounds to the same high standard as exists today.	90.00%	27	0.00%	0	10.00%	3
CF3 - Fully integrate the City's Capital Improvement Element (CIE), as required by state rules to be annually updated, with the City's capital improvement planning process, so that the two items are one and the same.	100.00%	27	0.00%	0	0.00%	0
CF4 - Prepare tools to allow public-private partnerships to create new community facilities such as parks, public plazas and trail spurs to connect to City network.	87.10%	27	3.23%	1	9.68%	3
CF5 - Identify emergency shelters for community members in need.	86.21%	25	3.45%	1	10.34%	3
CF6 - Consider energy-efficient building programs for new facilities.	83.33%	25	3.33%	1	13.33%	4
CF7 - Implement policy and infrastructure recommendations in the Roswell Bicycle & Pedestrian Plan to promote mobility options throughout the city.	83.87%	26	3.23%	1	12.90%	4
CF8 - Identify strategies to improve traffic flow around and through the City, such as intersection improvements, signal timing enhancements, Intelligent Transportation Systems (ITS), etc.	83.87%	26	0.00%	0	16.13%	5

Land Use & Urban Design Policies	Keep		Remove		Modify	
LU/D1 - The City of Roswell aims to provide innovative, flexible, and quality design-focused development in some parts of the following areas identified on the Future Development Map's following Character Areas: Holcomb Bridge/GA 400, Highway 9, and the Historic District. This policy recognizes that redeveloping sites with existing buildings is more challenging than developing on open land, so conditions must be favorable for investment to occur. This policy also recognizes that redevelopment is an economic imperative for the City and a priority for citizens because it diversifies the tax base, supports a high quality of life in Roswell, and can prevent declines in property values.	86.21%	25	0.00%	0	13.79%	4
LU/D2 - The City supports the adaptive re-use of existing older and vacant buildings, where financially feasible, for new commercial destinations.	96.30%	26	3.70%	1	0.00%	0
LU/D3 - The City recognizes that the demographic trends of a healthy, aging population, coupled with a growth of young families and professionals, will generate very different demands for housing in walkable communities near amenities, and will encourage these types of live-work-play developments where possible while maintaining the existing character of their surroundings.	82.14%	23	0.00%	0	17.86%	5
LU/D4 - The City will monitor the effectiveness of the UDC and update it, when needed, to reflect land use trends, building and development trends, and community needs.	89.29%	25	3.57%	1	7.14%	2
LU/D5 - The City supports infill housing when it is appropriately scaled, appropriately designed, and compatible with its context.	85.19%	23	3.70%	1	11.11%	3
LU/D6 - City zoning and development trends will reflect the principles and policies established in the Comprehensive Plan and will seek to: -Protect existing suburban neighbors from undue negative impacts of development, -Link transportation and redevelopment opportunities, -Utilize the design-based provisions of the UDC, and -Provide an efficient review and approval process in accordance with the UDC	69.23%	18	3.85%	1	26.92%	7
LU/D7 - The City aims to update the Atlanta Road LCI, and elements of the Midtown Roswell LCI.	83.33%	20	4.17%	1	12.50%	3
LU/D8 - The City will encourage developments that exceed the minimum open space requirements of the UDC and/or provide space for public assembly.	79.31%	23	6.90%	2	13.79%	4

Natural & Cultural Resources Policies	Keep		Remove		Modify	
NCR1 - Roswell recognizes the various advantages of "going green." The City strives to improve efficiencies and reduce the use of resources in order to produce meaningful savings to taxpayers and a better environment for our residents. Through responsible development and green building practices as appropriate, Roswell will grow into a healthier and even more desirable place to live and work.	88.89%	24	3.70%	1	7.41%	2
NCR2 - The City promotes reducing energy and water use, expanding clean and efficient energy and water technology use, and promoting new buildings as high performance structures; as such, the City will consider appropriate development regulations to allow new technologies and incentivize efficiency.	88.46%	23	7.69%	2	3.85%	1
NCR3 - Roswell will enhance the City's successful historic heritage program with specific actions to expand protection and update existing historic preservation ordinances.	89.29%	25	3.57%	1	7.14%	2
NCR4 - Promote a greater public awareness of Roswell's cultural resources and the local programs that protect these resources.	88.89%	24	3.70%	1	7.41%	2
NCR5 - The City maintains and cultivates a "historic preservation" culture by enabling local residents and property owners to pursue historic preservation-related projects and efforts.	88.46%	23	3.85%	1	7.69%	2
NCR6 - Engage Roswell's diverse network of volunteer, faith based, and nonprofit organizations in activities that benefit residents, preserve the city's assets, and improve quality of life.	92.59%	25	7.41%	2	0.00%	0
NCR7 - Maintain and enhance the City's recreation areas and parks, especially along the Chattahoochee River, and continue to promote the City's recreation and parks programming.	89.29%	25	0.00%	0	10.71%	3
NCR8 - Prioritize community outreach and engagement through events and activities sponsored by the City's public safety departments to promote trust between first responders and residents.	88.89%	24	3.70%	1	7.41%	2

Virtual Community Engagement #2 (Cont'd)

The Land Use Themes exercise continues from the previous "change and preserve" and "urban scale" exercises to define potential refinements to the Future Development Map. Themes from the results of those two previous exercises were developed and this exercise was utilized to validate and confirm findings. Participants agreed with all of the future land use themes in the survey.

The Subarea Mapping Exercises allowed participants to view the three subareas in plan view within an interactive map setting where various amenities and features of each subarea's vision could be up or downvoted.



Holcomb Bridge Road at SR-9		
Plan Elements	Likes	Dislikes
Parking in the Rear	10	1
Kroger	7	0
Re-envisioning this Node	10	1
Reintroducing a Grid Network	8	1
Greenspace!	9	1
Chick Fil-A	4	0
Pleasant Hill Historical Cemetery	11	1



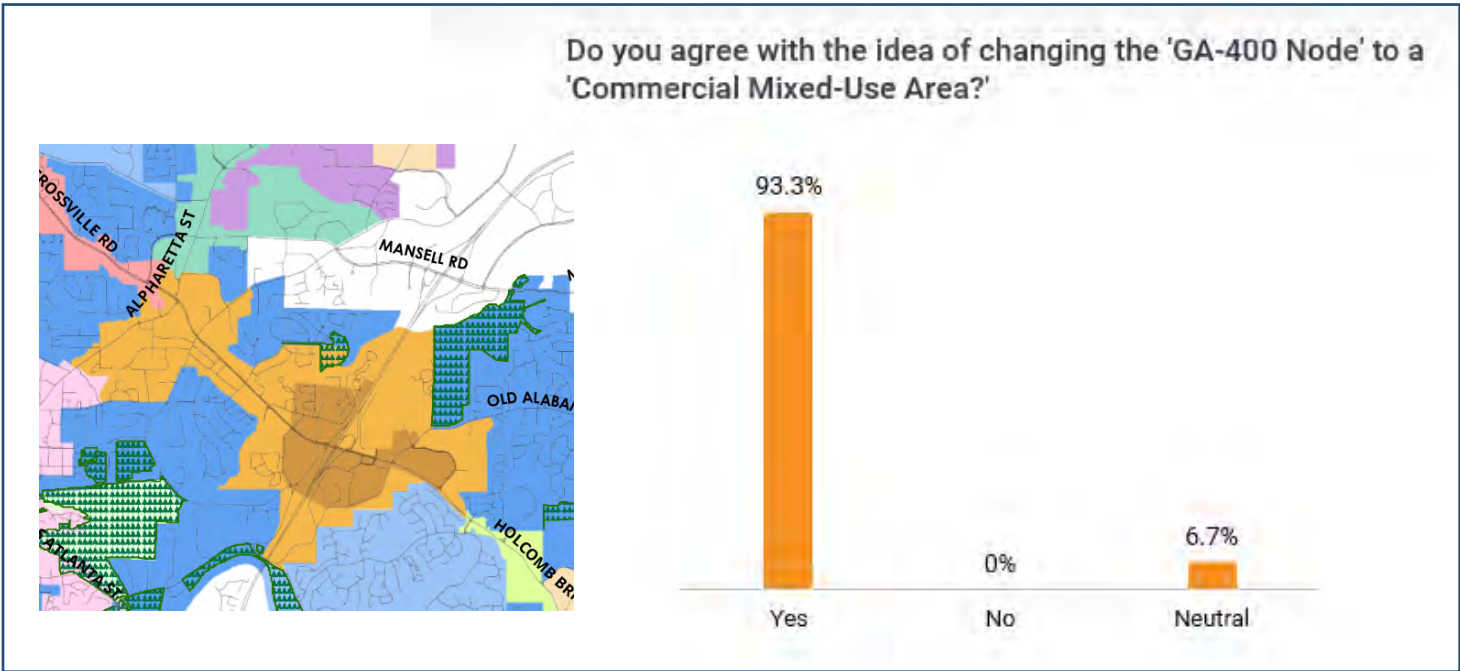
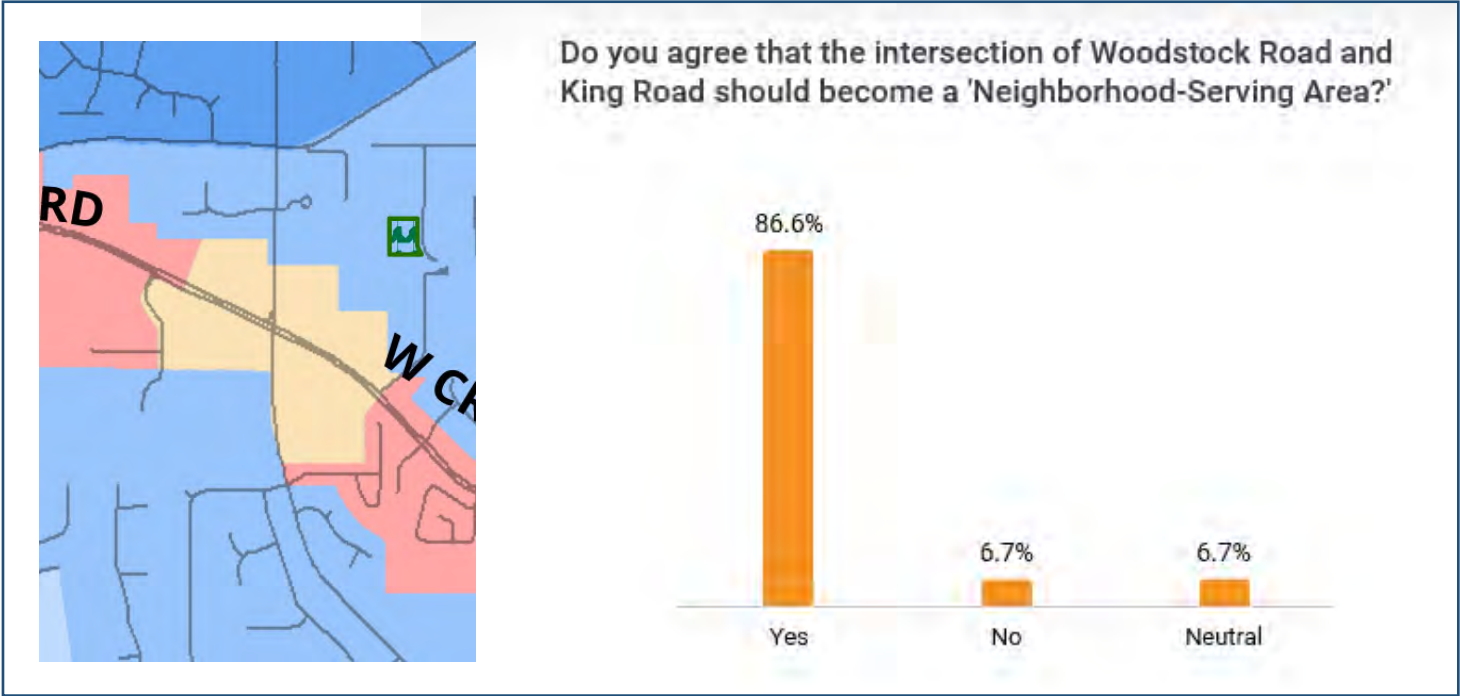
Plan Elements	Likes	Dislikes
Scaling Down from GA 400	16	0
Parking	7	0
Establishing a Grid Pattern	11	1
Scaling Up From the Big Creek	13	0
Re-envisioning the GA 400 area	7	0
Public Space	15	0
Trails	26	2
Big Creek Parkway	12	3
Preservation	17	1



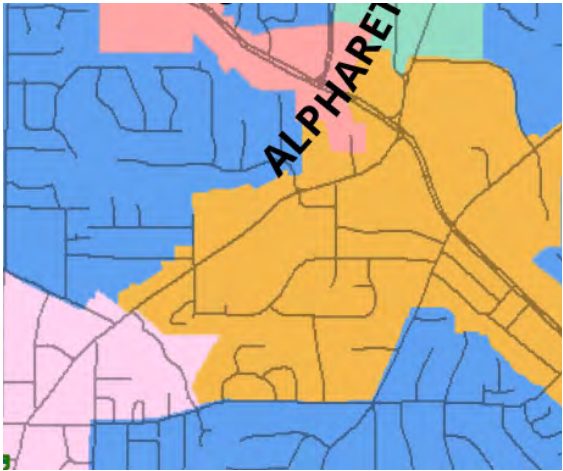
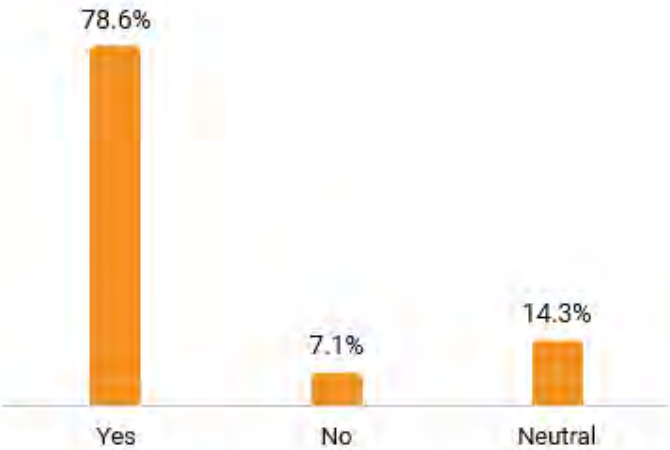
Plan Elements	Likes	Dislikes
GA 400 Express Lanes	10	4
Rethinking Holcomb Woods Parkway	17	1
Redevelopment!	19	0
Public Squares	22	0
Preserving What Works	20	0
Parking in the Rear	16	1
Greenspace!	17	0
Creating New North-South Options	21	0
Scaling Down from GA 400	16	0

Virtual Stakeholder Committee Meeting #3 – January 27, 2021

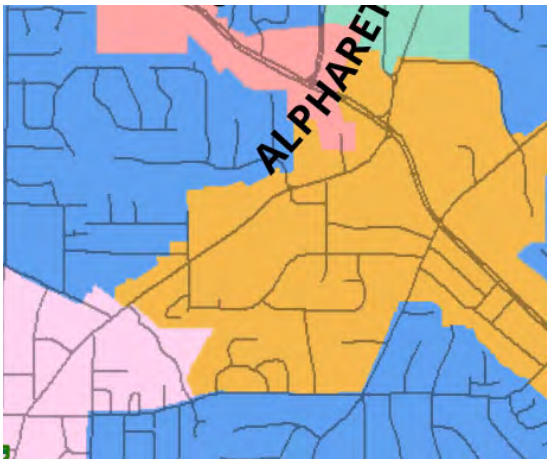
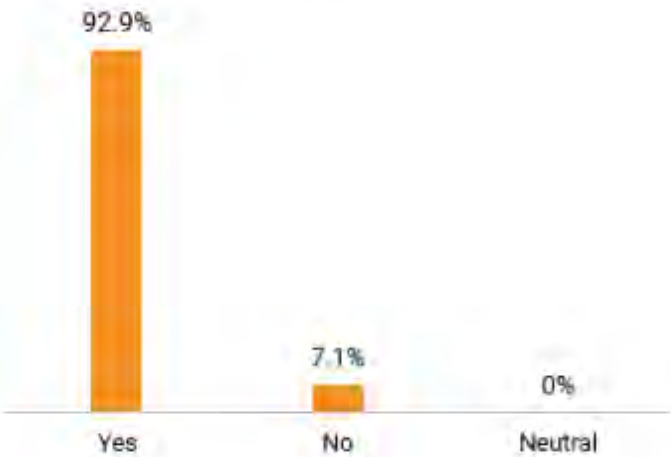
A third stakeholder meeting was used to discuss the progress of the Comprehensive Plan process and results of the previous rounds of engagement. New topics introduced included the role and relationship of housing and fiscal health to that were used as a backdrop to the discussions and exercises of the evening. This included a brief review of the “needs and opportunities” and “policies” to validate all of the feedback received thus far. However, the centerpiece activity of the evening focused on presenting initial refinements to the Future Development Map - prepared based on the feedback received from the “land use themes” exercises - and getting instant reactions of support (or lack thereof) from the Stakeholder committee. While broad support for the suggested refinements was evident during this discussion, it was also obvious that additional discussion would be needed to focus on the primarily residential parts of Roswell, which was scheduled for a follow up meeting.



Do you agree that this area south of Holcomb Bridge Road should be included in the 'Community Mixed Use Area'?

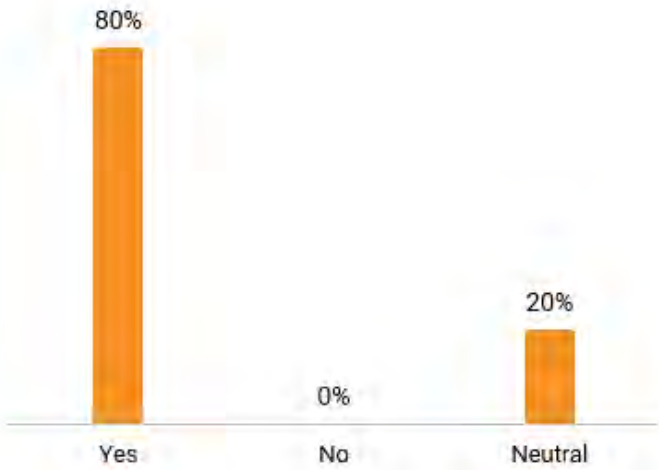


Do you agree with the idea of creating a new "Major Activity Area?"

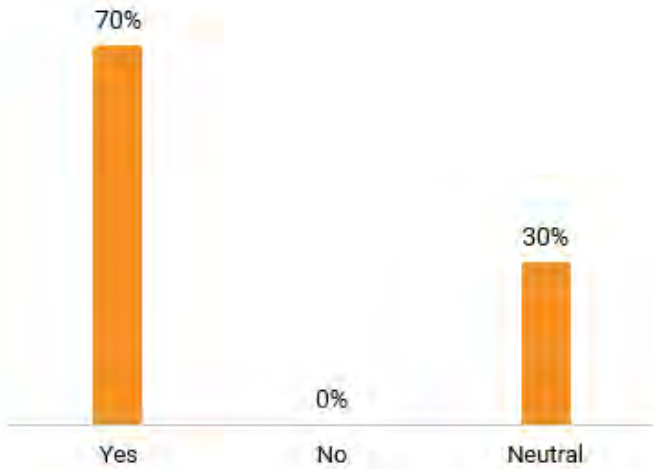




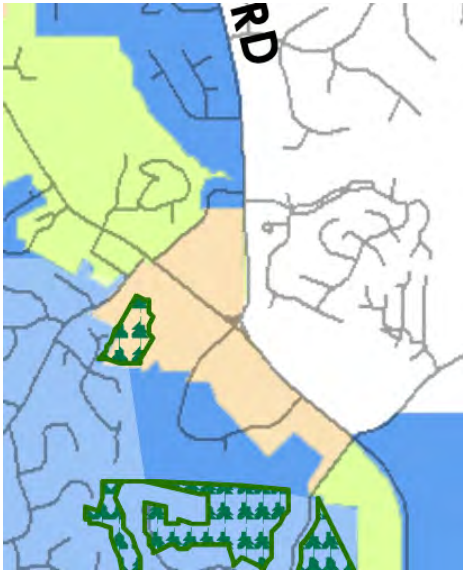
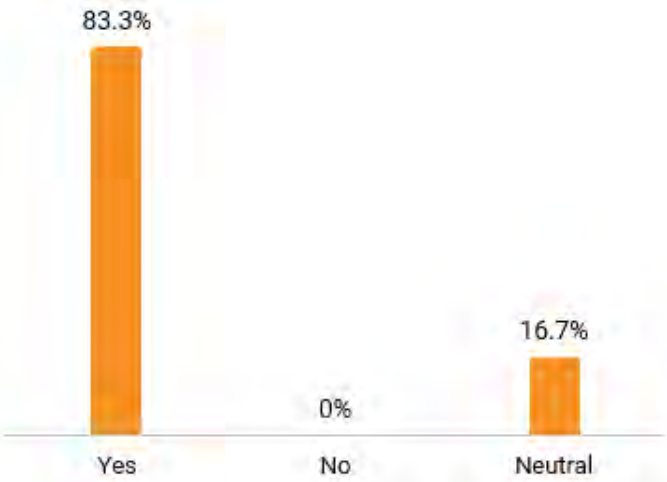
Do you agree that the intersection of Holcomb Bridge Road and Eves Road should become a 'Neighborhood-Serving Area'?



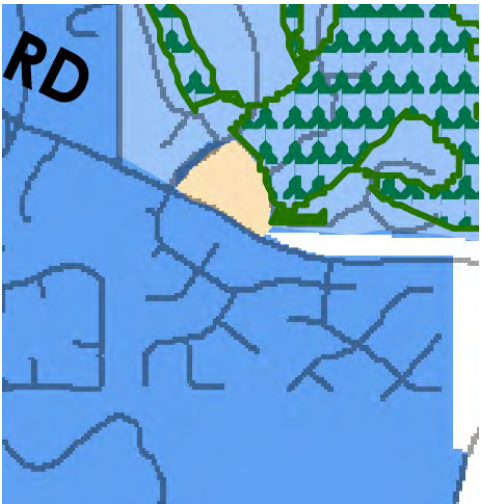
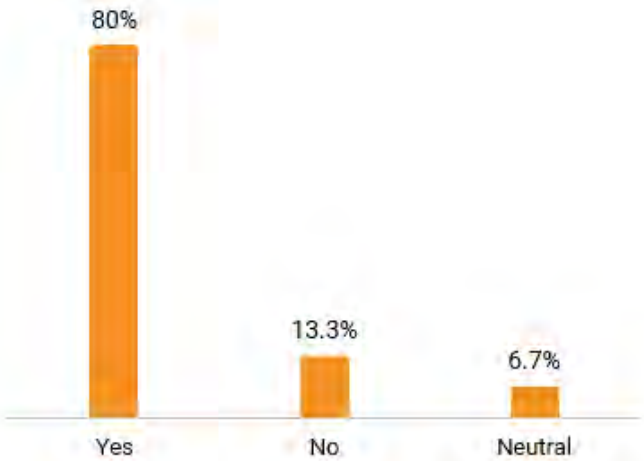
Do you agree that the intersection of Holcomb Bridge Road and Champions Green Parkway should become a 'Neighborhood-Serving Area'?

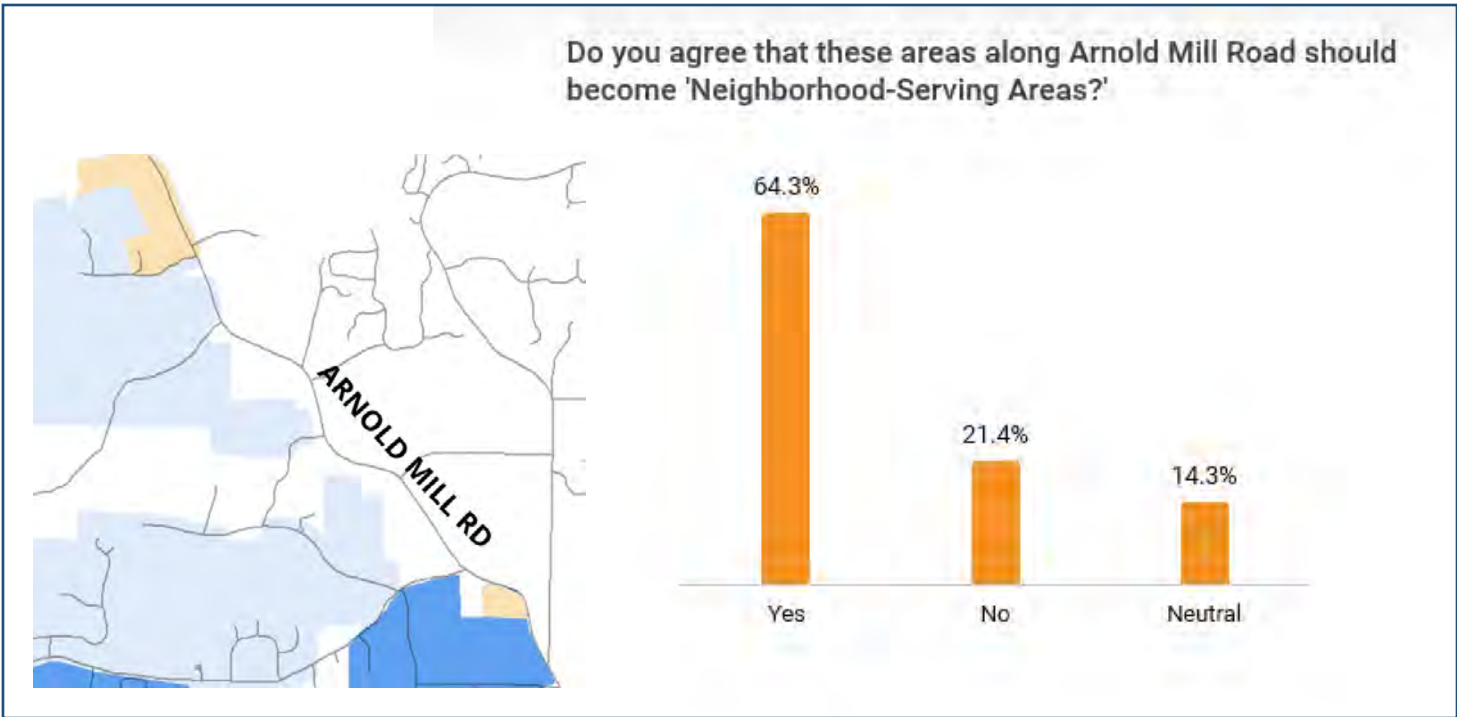
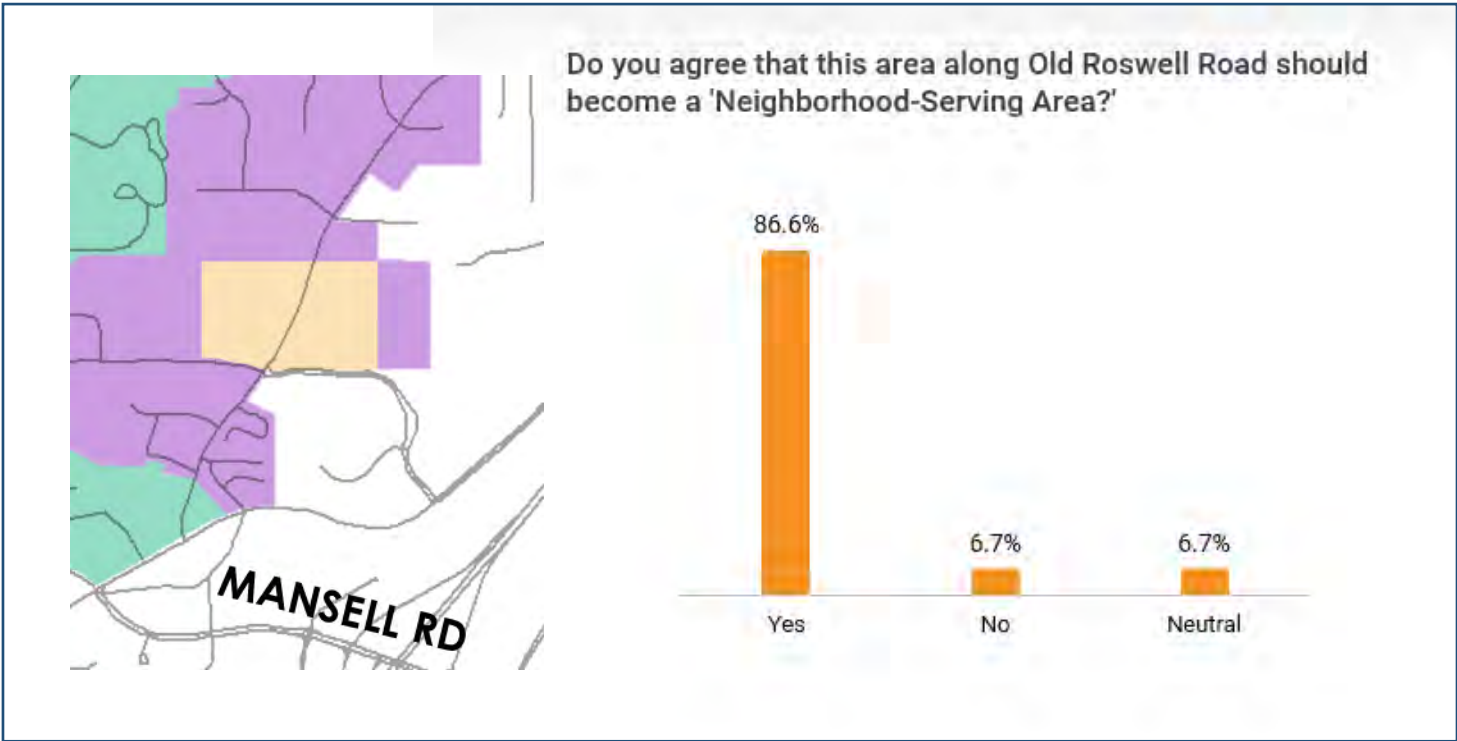


Do you agree that the area at Holcomb Bridge Road and Nesbit Ferry Road should become a 'Neighborhood-Serving Area?'



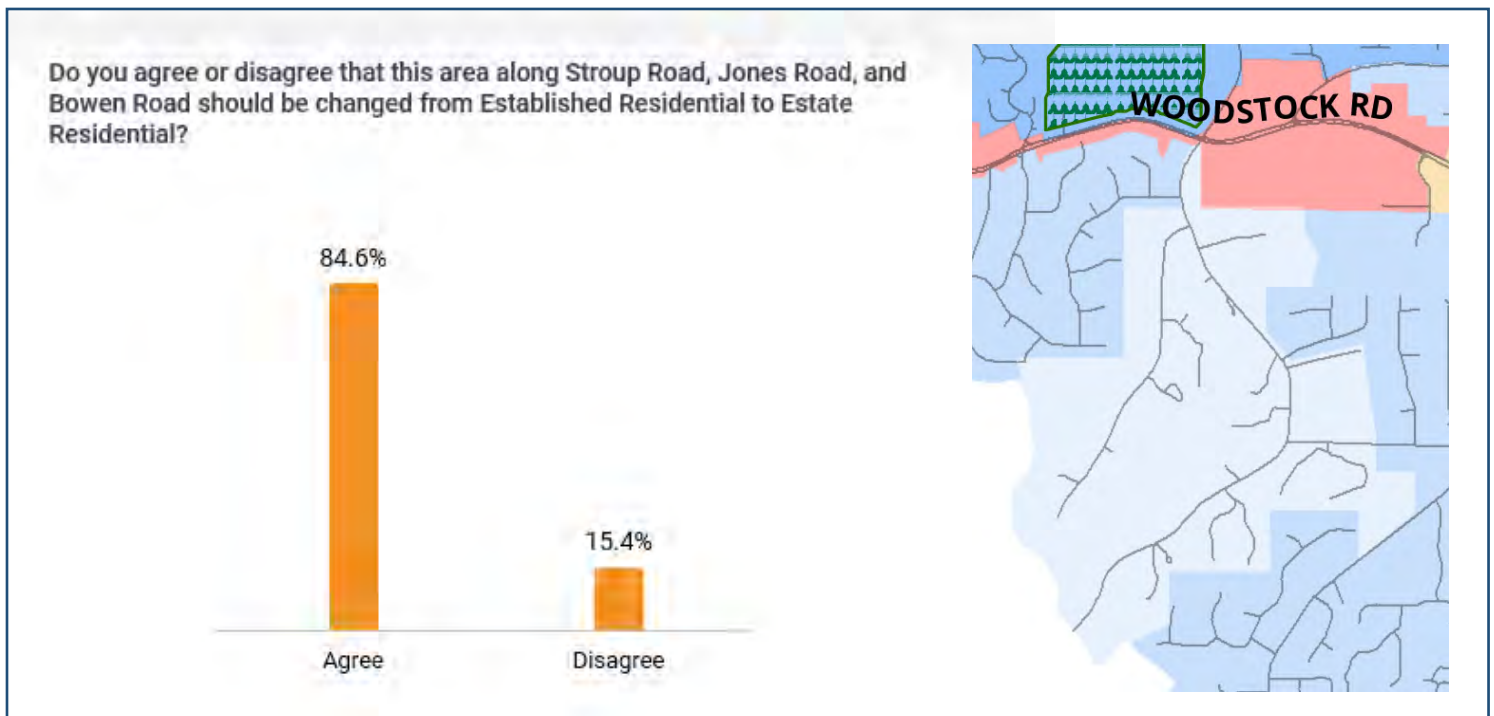
Do you agree that the area at Old Alabama Road and Roxburgh Drive should become a 'Neighborhood-Serving Area?'

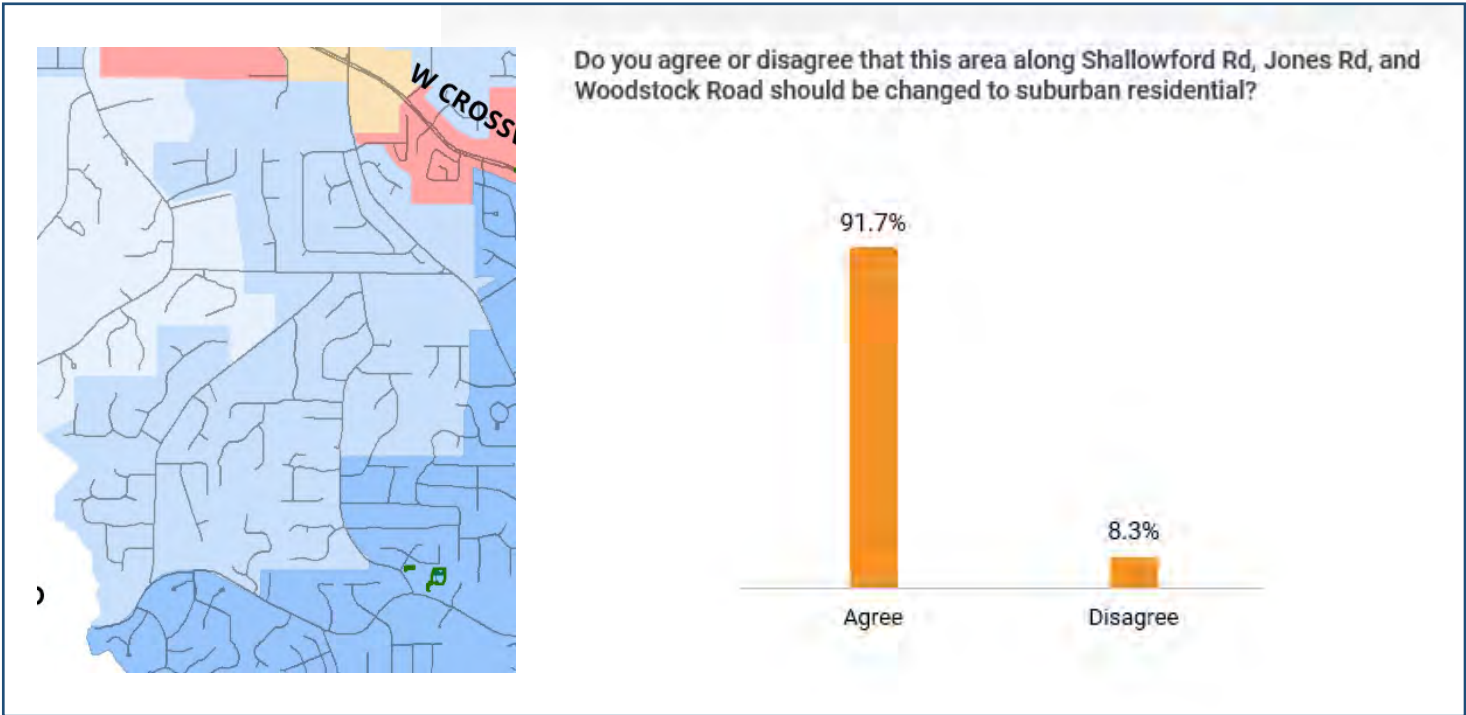
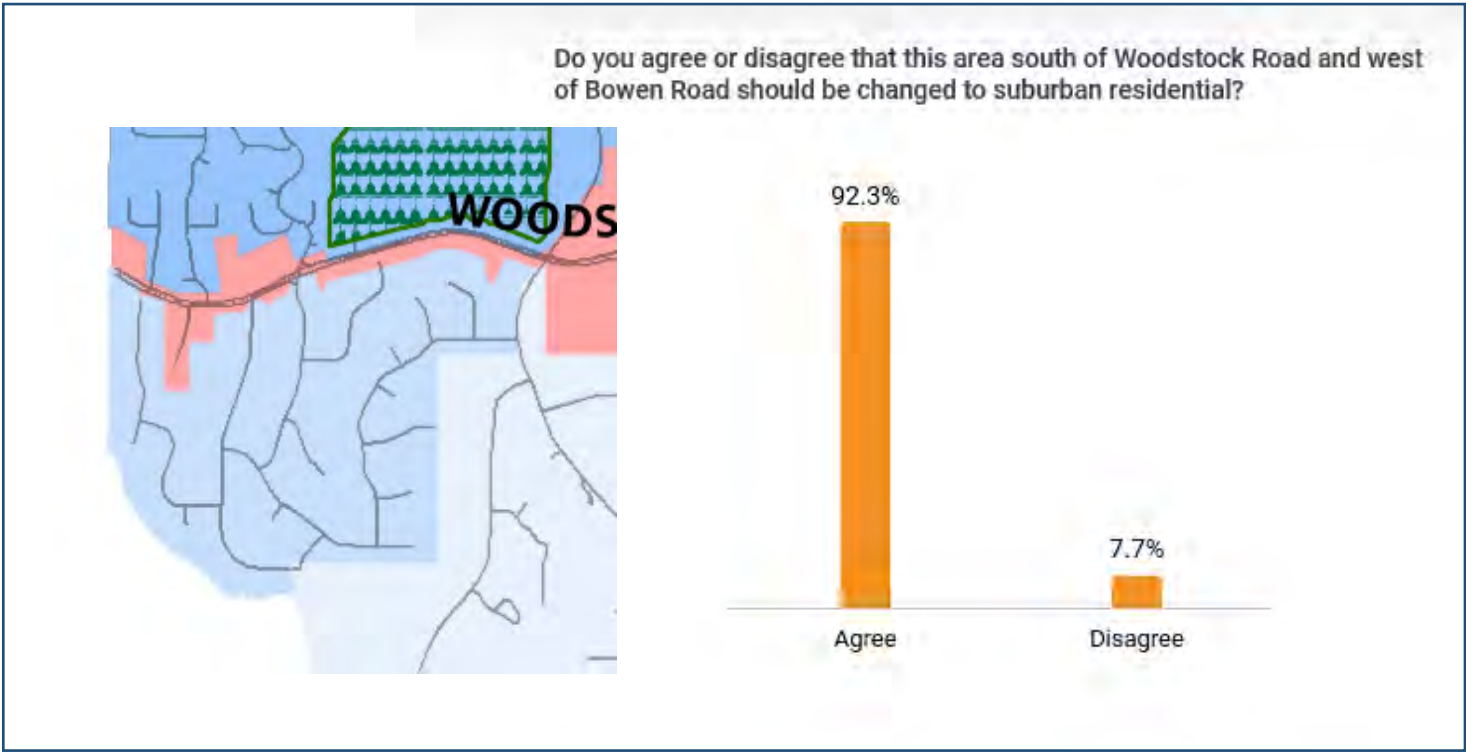




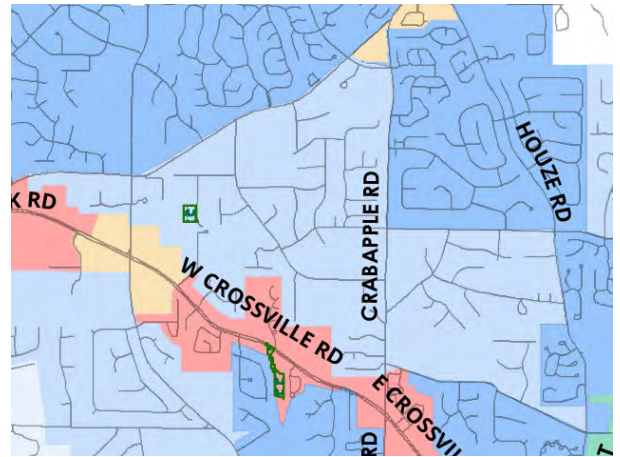
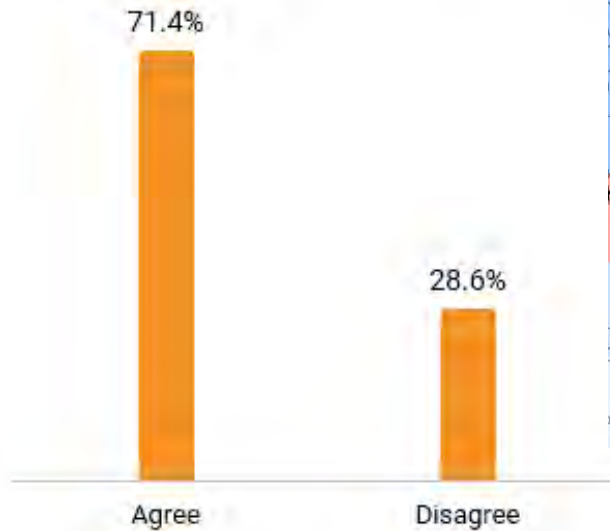
Virtual Stakeholder Committee Meeting #4 – February 25, 2021

Picking up from the previous stakeholder meeting, this discussion focused on a brief presentation of equity considerations and best practices as a backdrop to a discussion to review suggested refinements to the residentially oriented parts of the Future Development Map. While broad support for these refinements was clear, the discussion also suggested additional refinements would be necessary to provide more explicit direction for the development vision in certain parts of the City. These additional refinements were circulated with the stakeholder group for validation and concurrence in the weeks following this final stakeholder meeting.

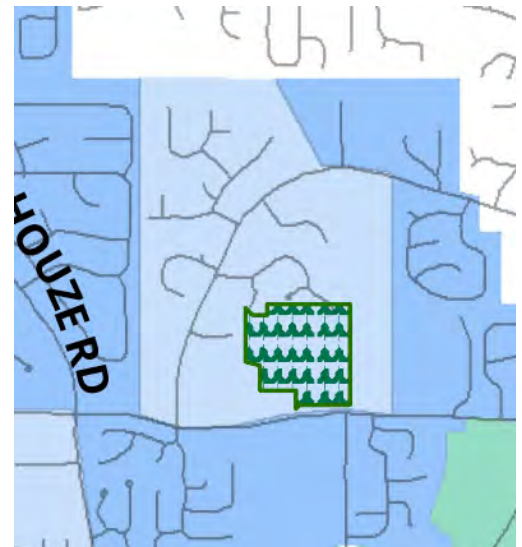
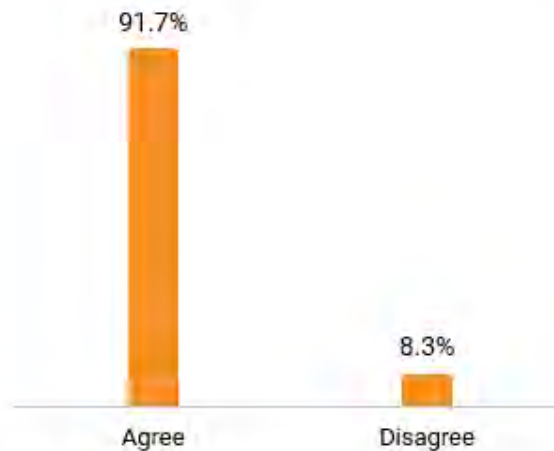


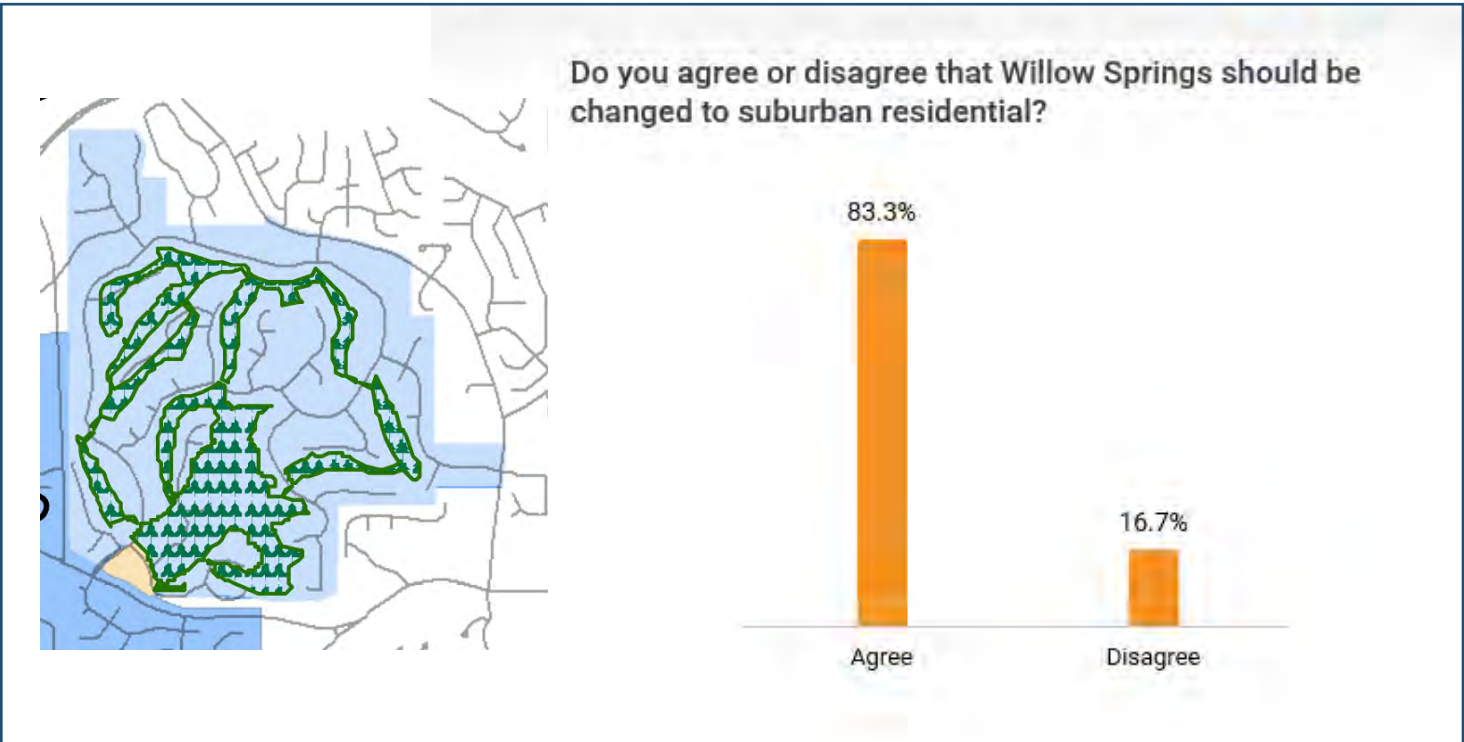
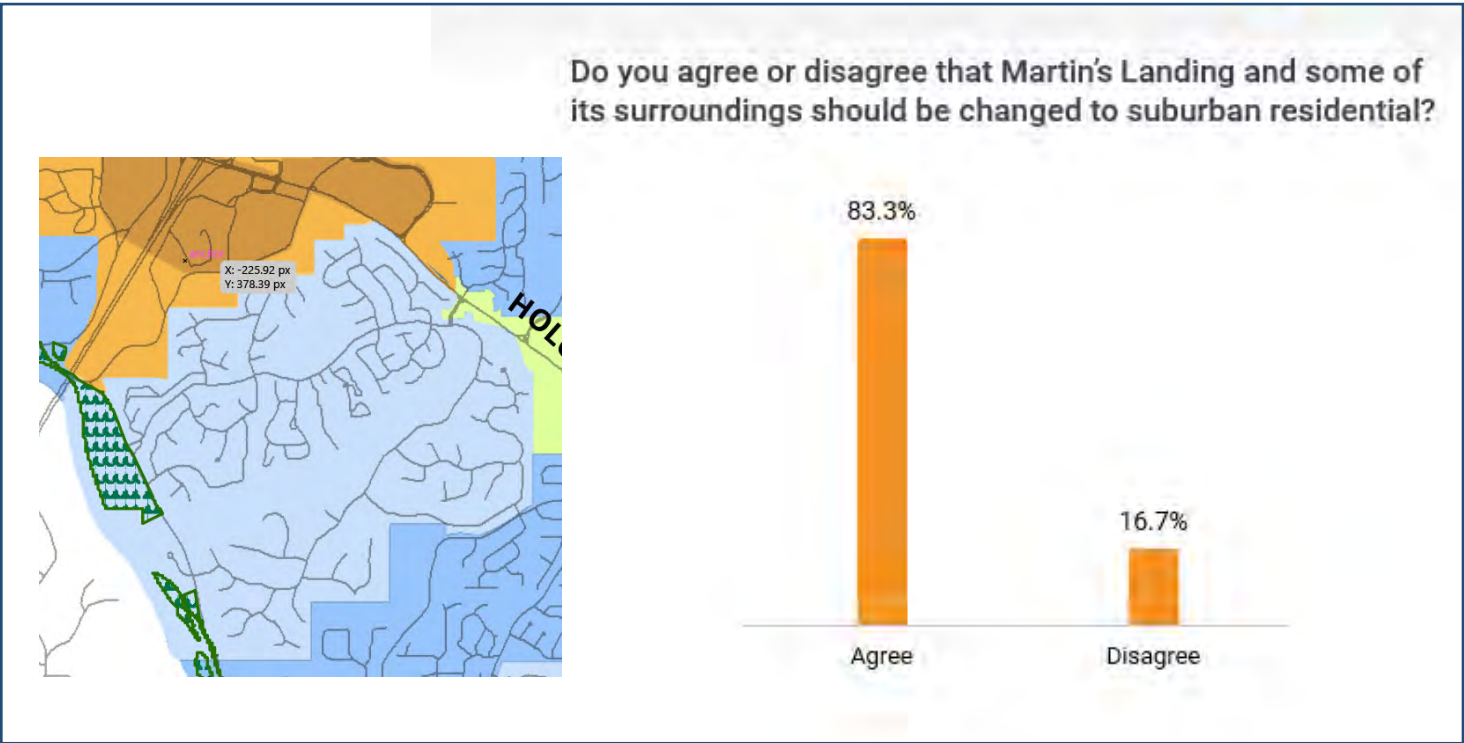


Do you agree or disagree that this area north of Hwy 92 and south of Hardscrabble Rd should be changed to suburban residential?

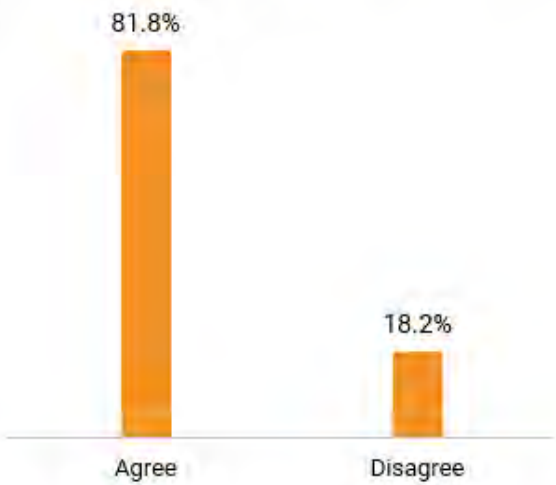


Do you agree or disagree that this area along Upper Hembree Road should be changed to suburban residential?

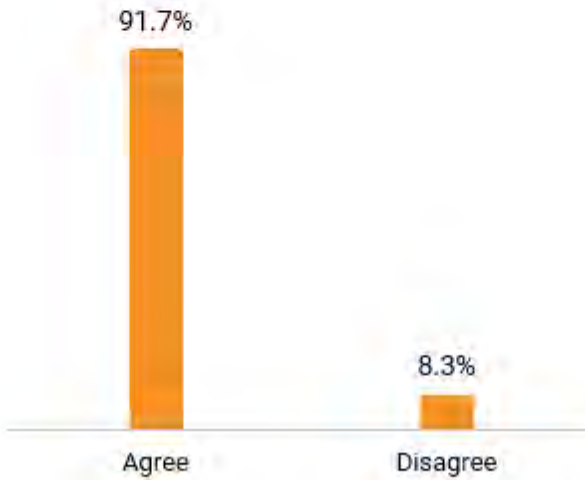


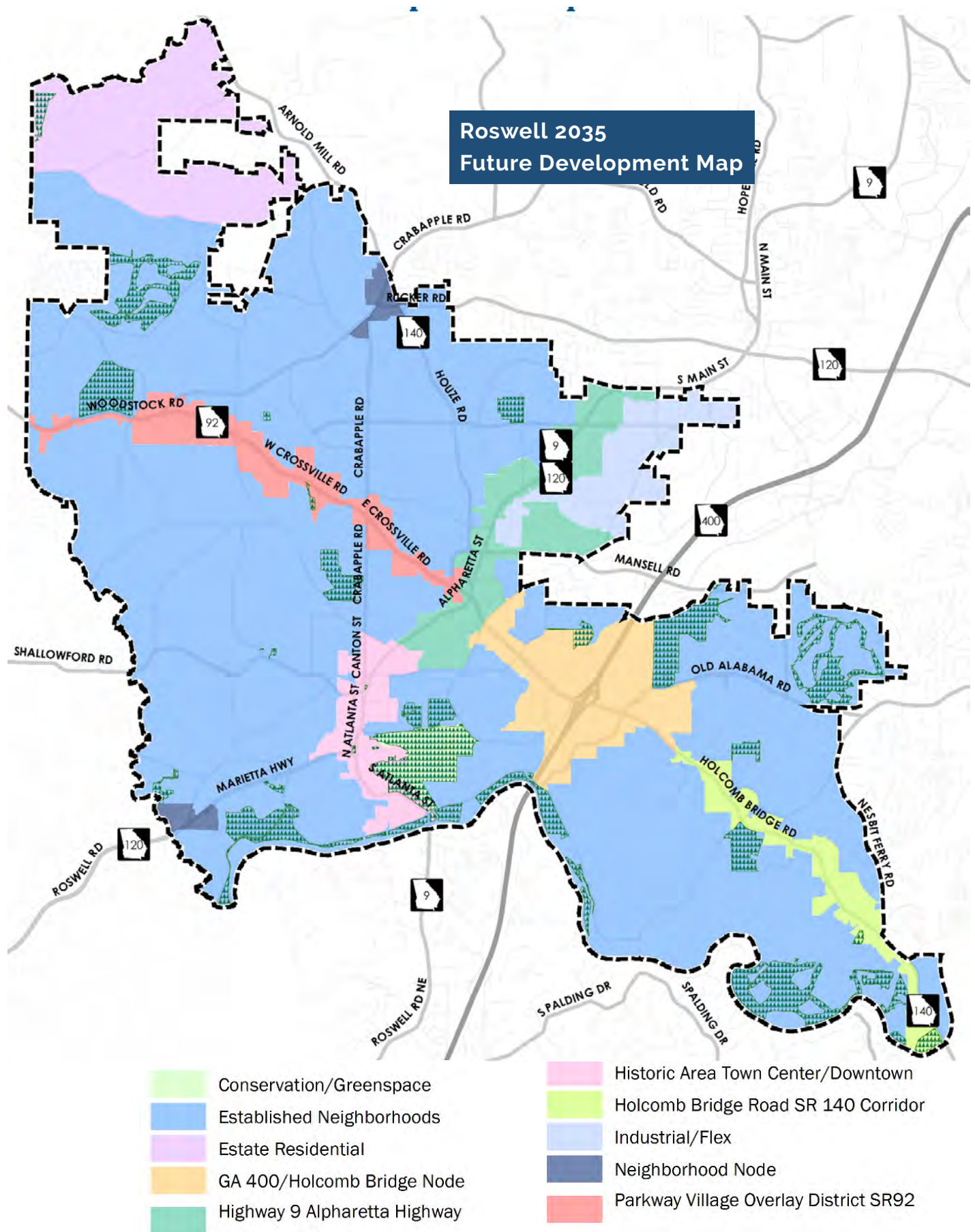


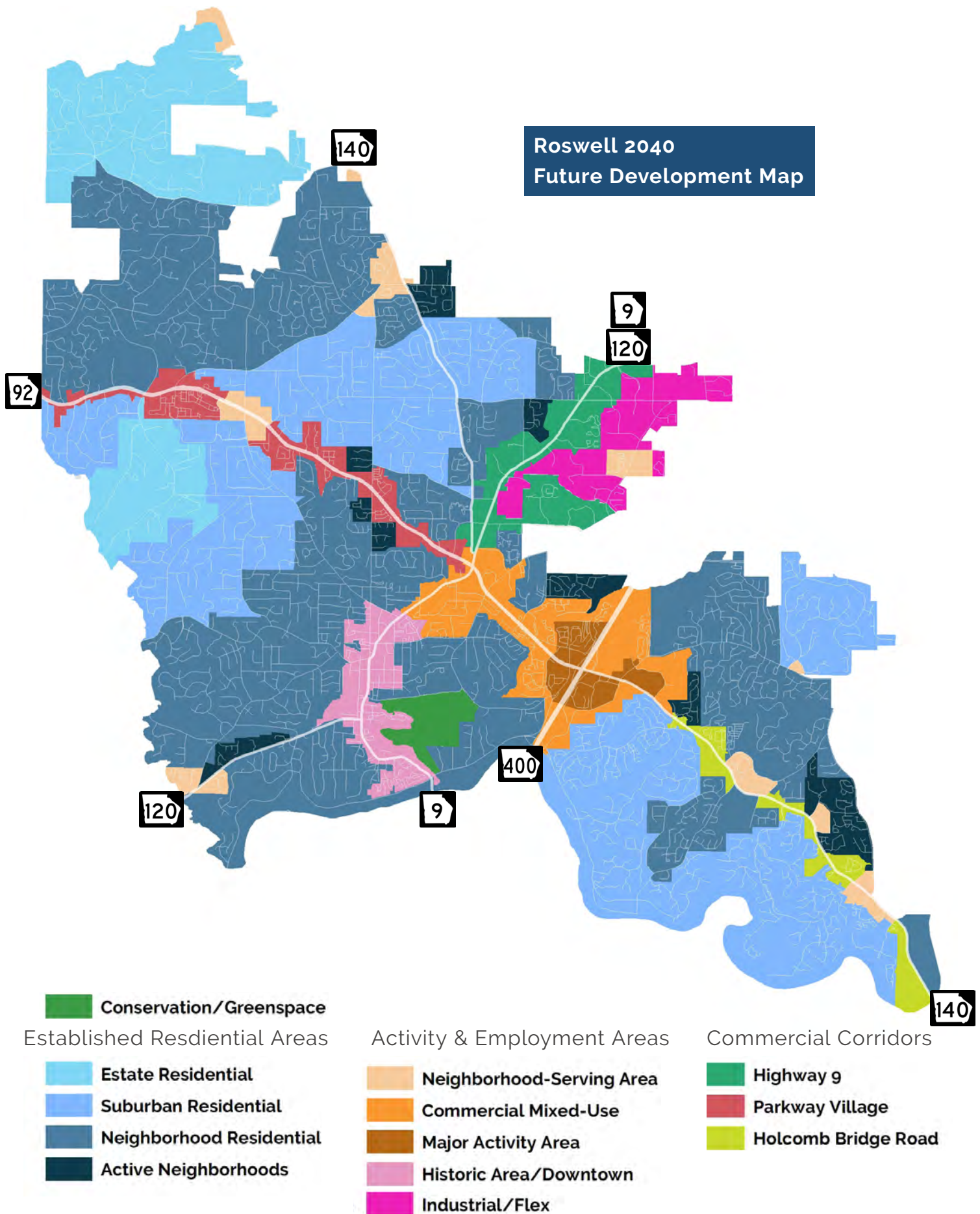
Do you agree or disagree that Horseshoe Bend and some surroundings should be changed to suburban residential?



Do you agree or disagree that this area south of Cox Road should be changed from Established Residential to Estate Residential?





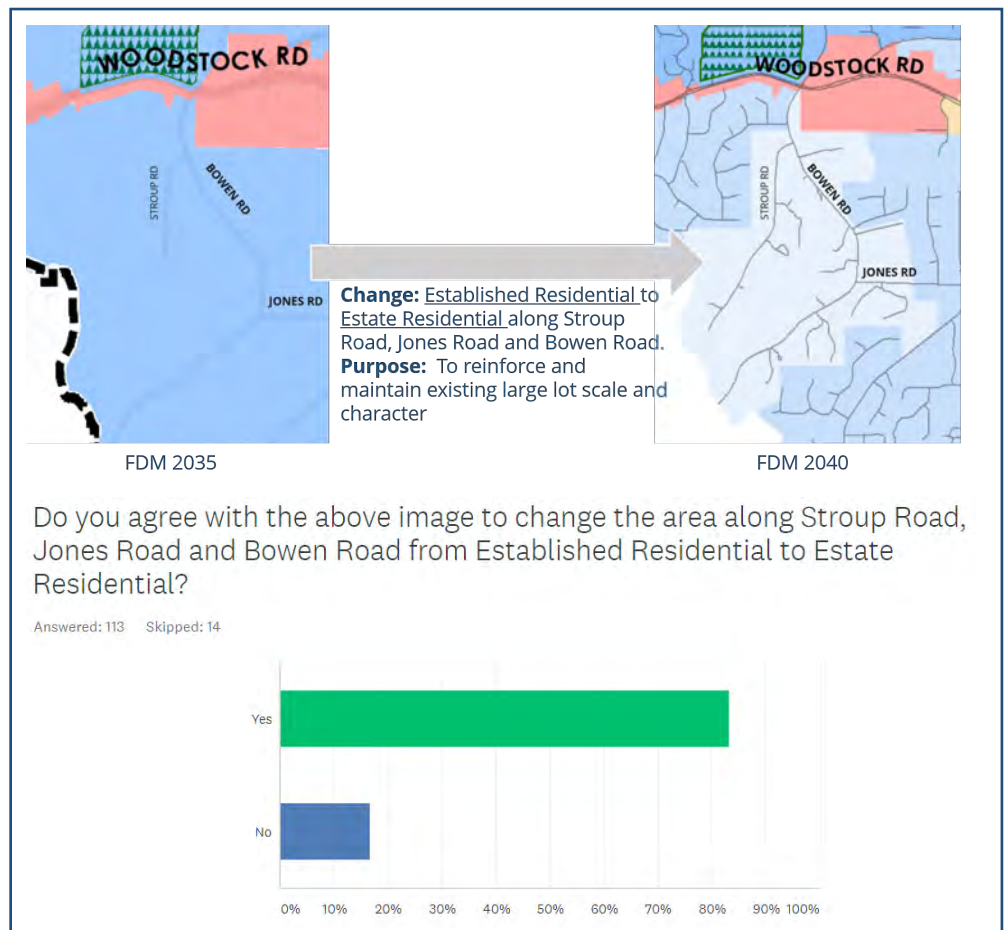
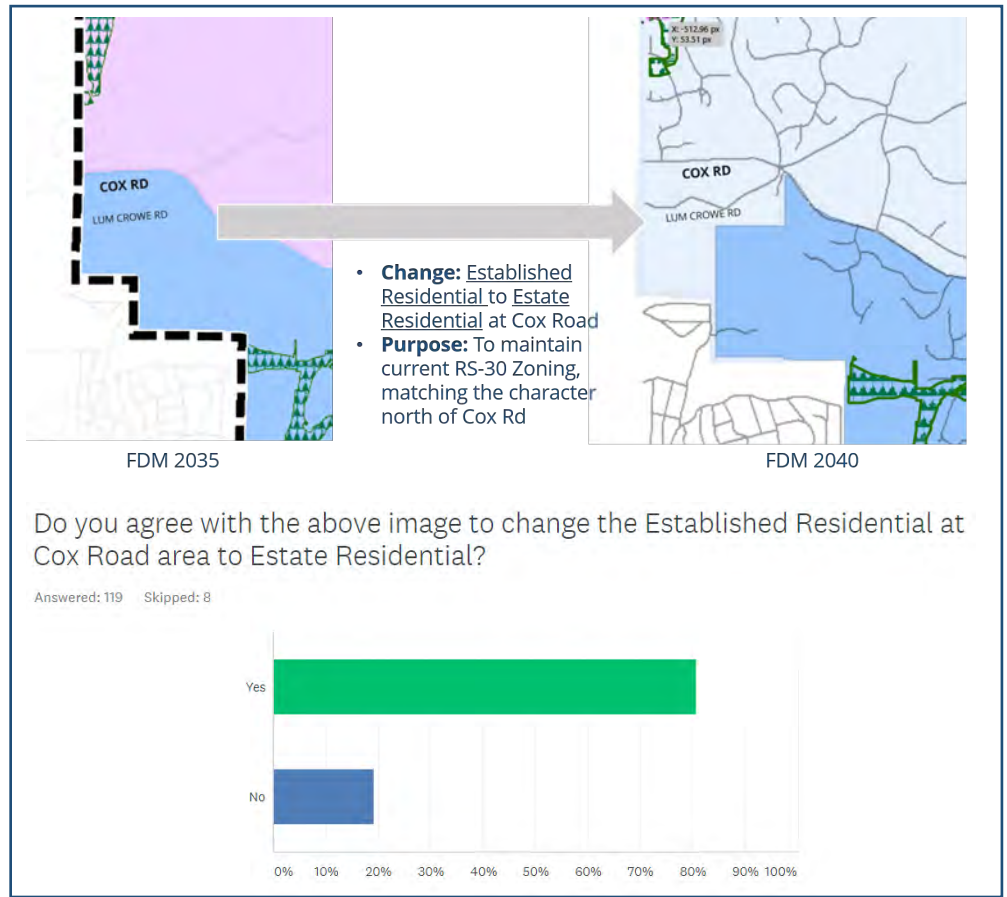


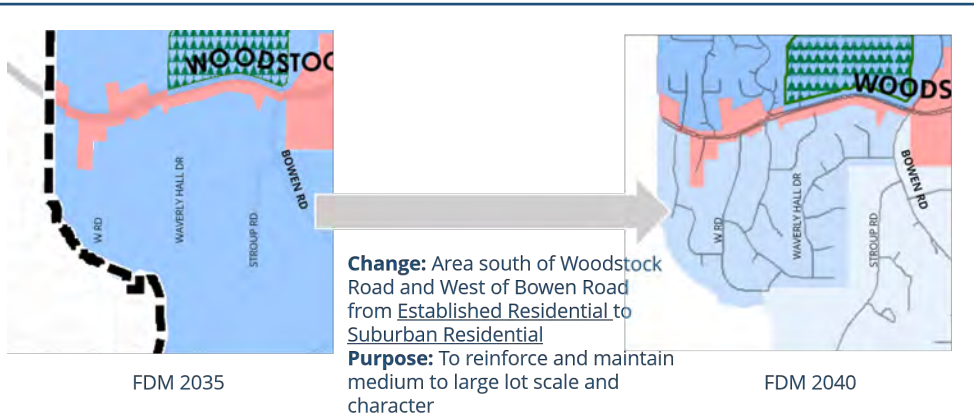
Virtual Community Engagement #3 – March 22, 2021 – April 11, 2021

The final round of general community engagement was focused on the same refinements to the Future Development Map that was the main topic of the preceding Stakeholder meetings. Three activities were developed:

Residential Review Survey

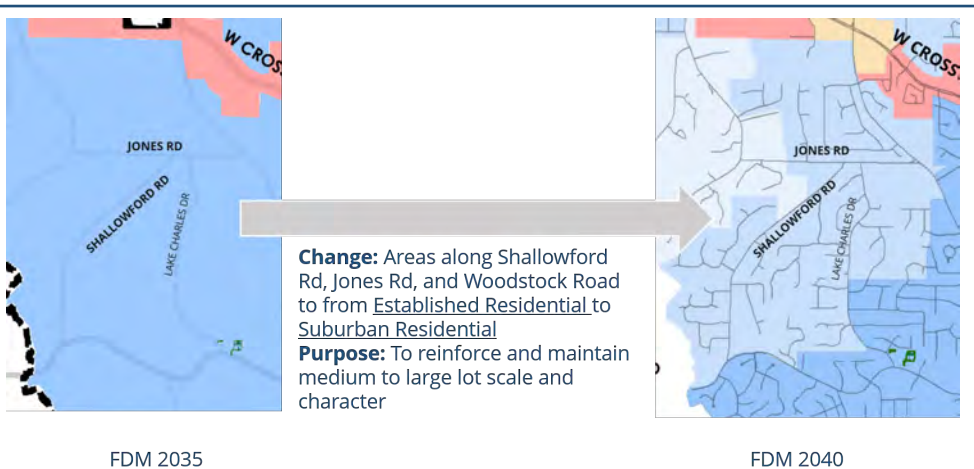
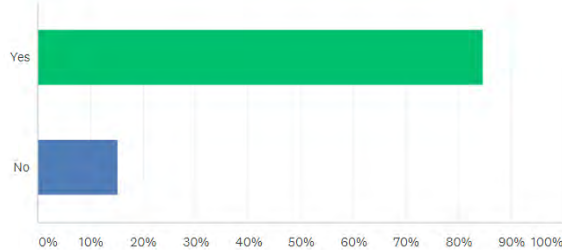
A Residential Review survey depicted all of the recommended residential refinements to the Future Development Map in order to get final feedback on the changes before being finalized. Because the refinements were built on a progression of previous feedback exercises, the feedback showed broad support for all of the suggested refinements.





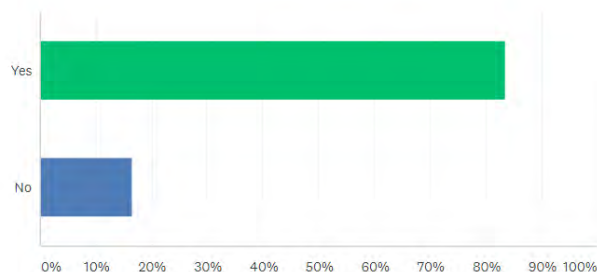
Do you agree with the above image that the area south of Woodstock Road and West of Bowen Road should be changed from Established Residential to Suburban Residential?

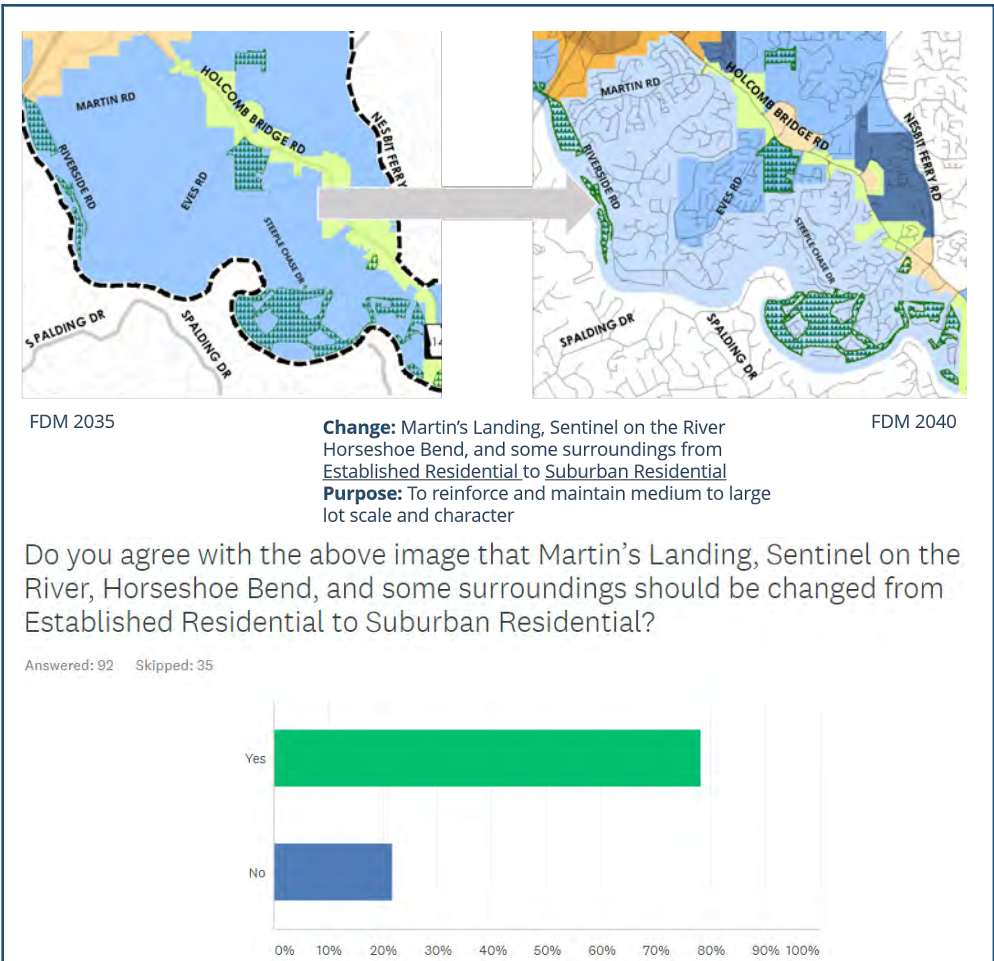
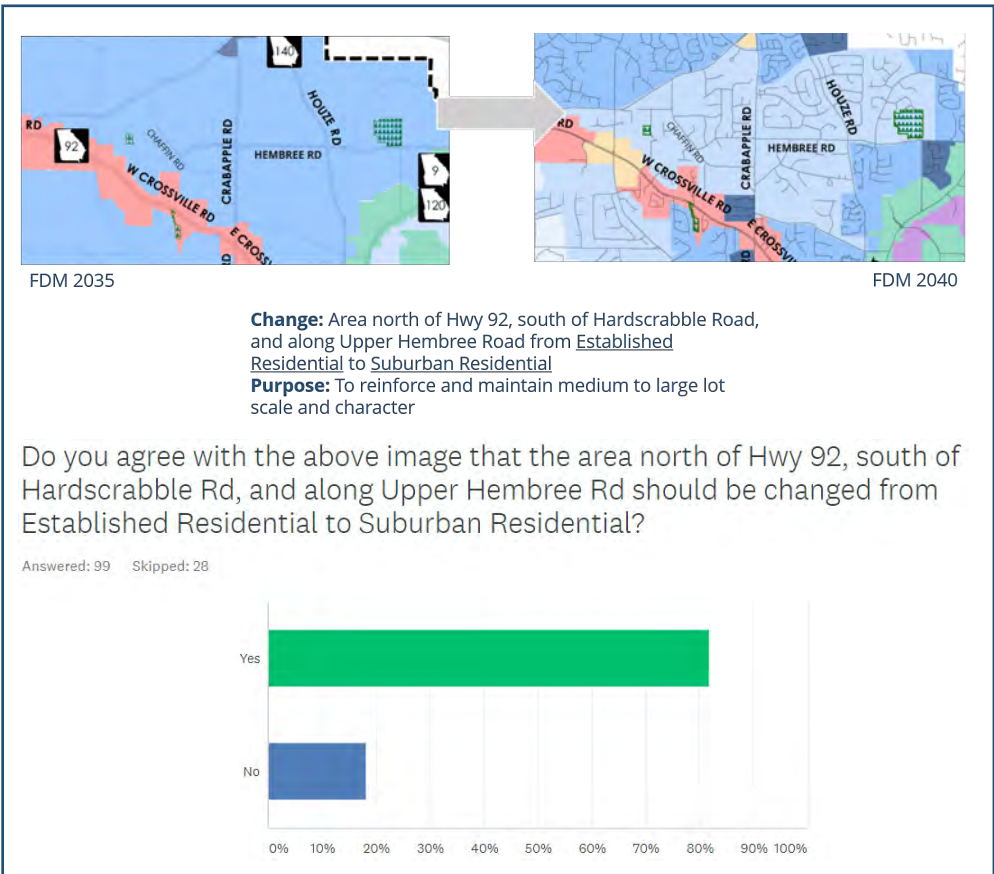
Answered: 105 Skipped: 22

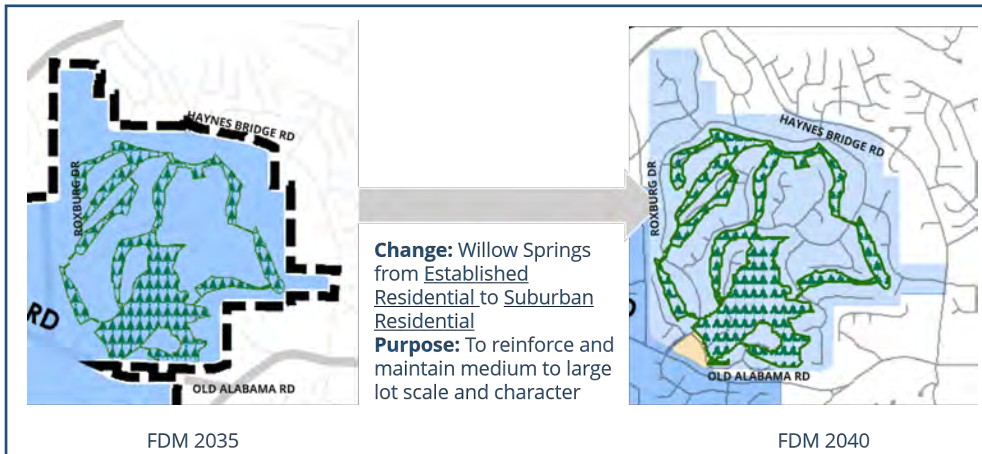


Do you agree with the above image that the areas along Shallowford Rd, Jones Rd, and Woodstock Road should be changed from Established Residential to Suburban Residential?

Answered: 103 Skipped: 24

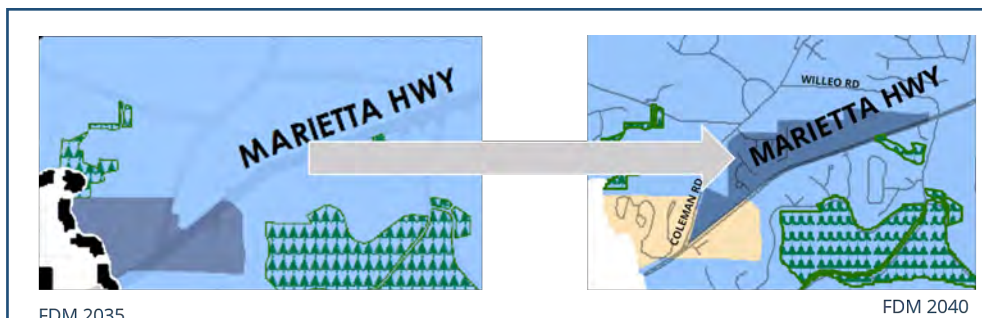
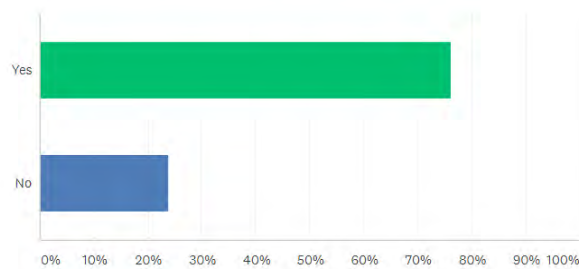






Do you agree with the above image that Willow Springs should be changed from Established Residential to Suburban Residential?

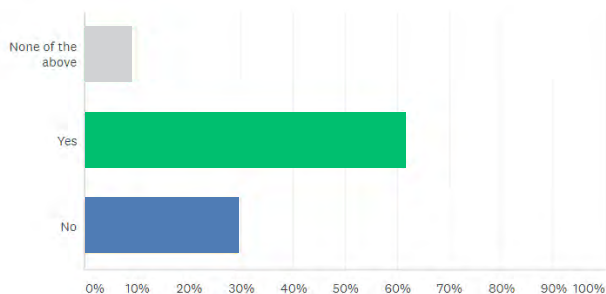
Answered: 88 Skipped: 39

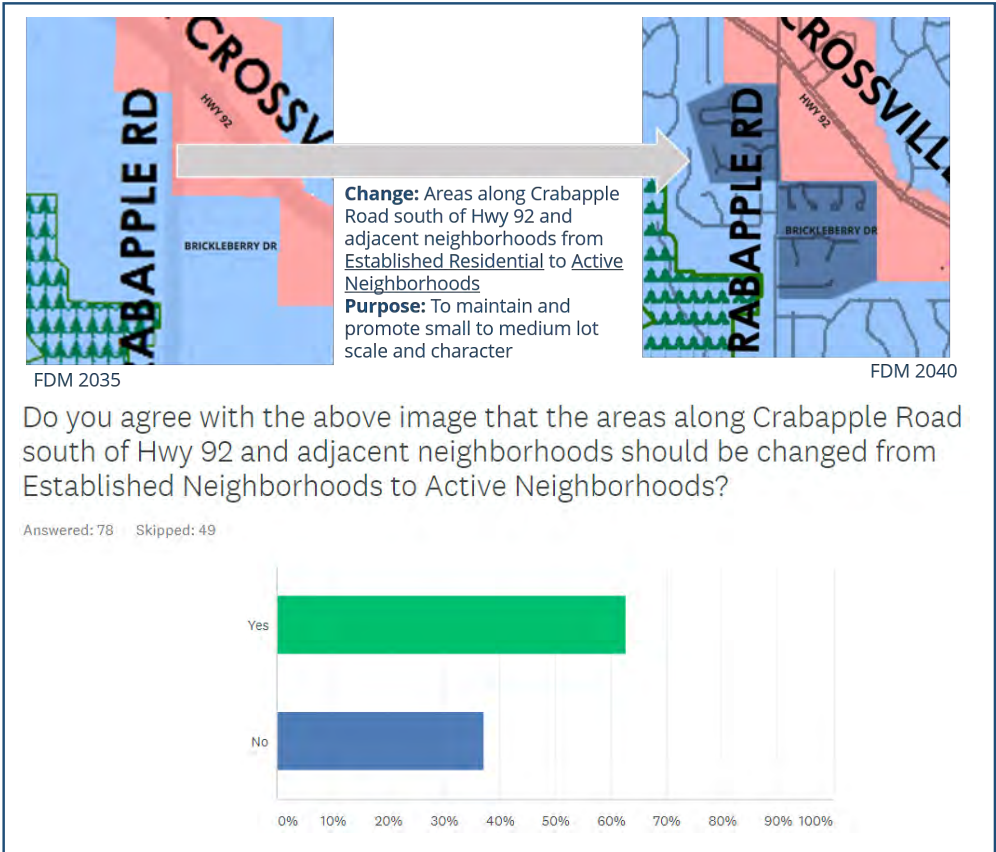
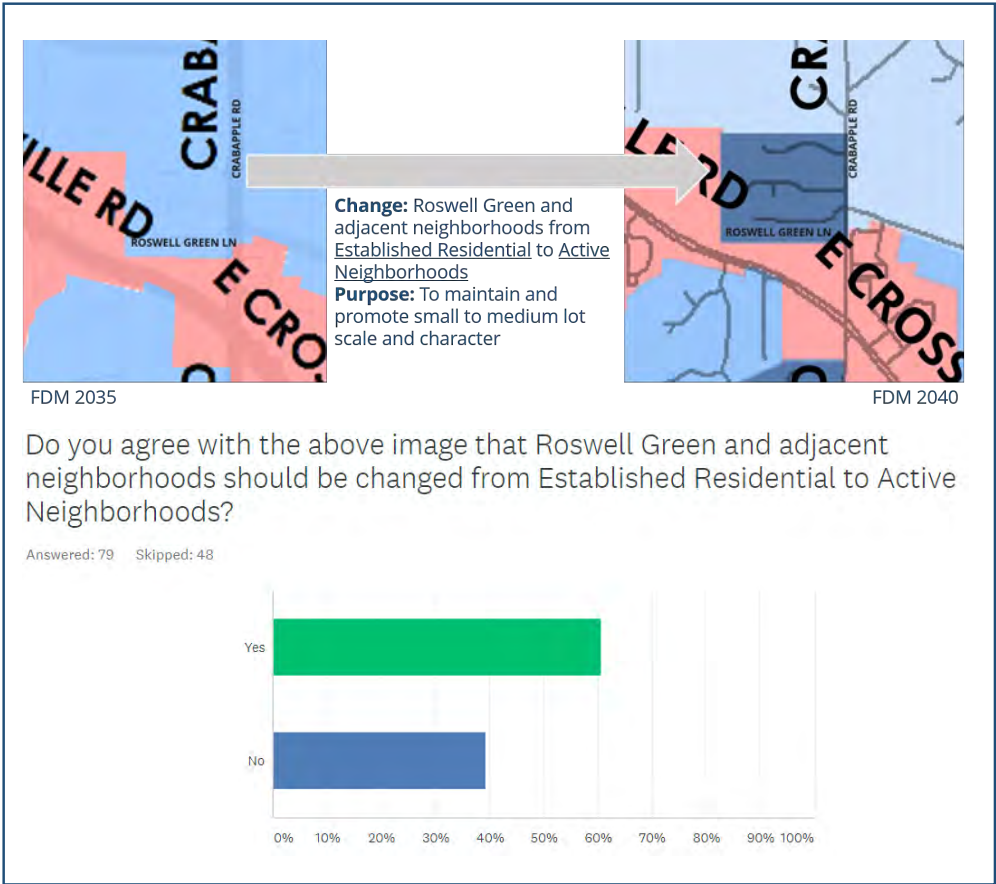


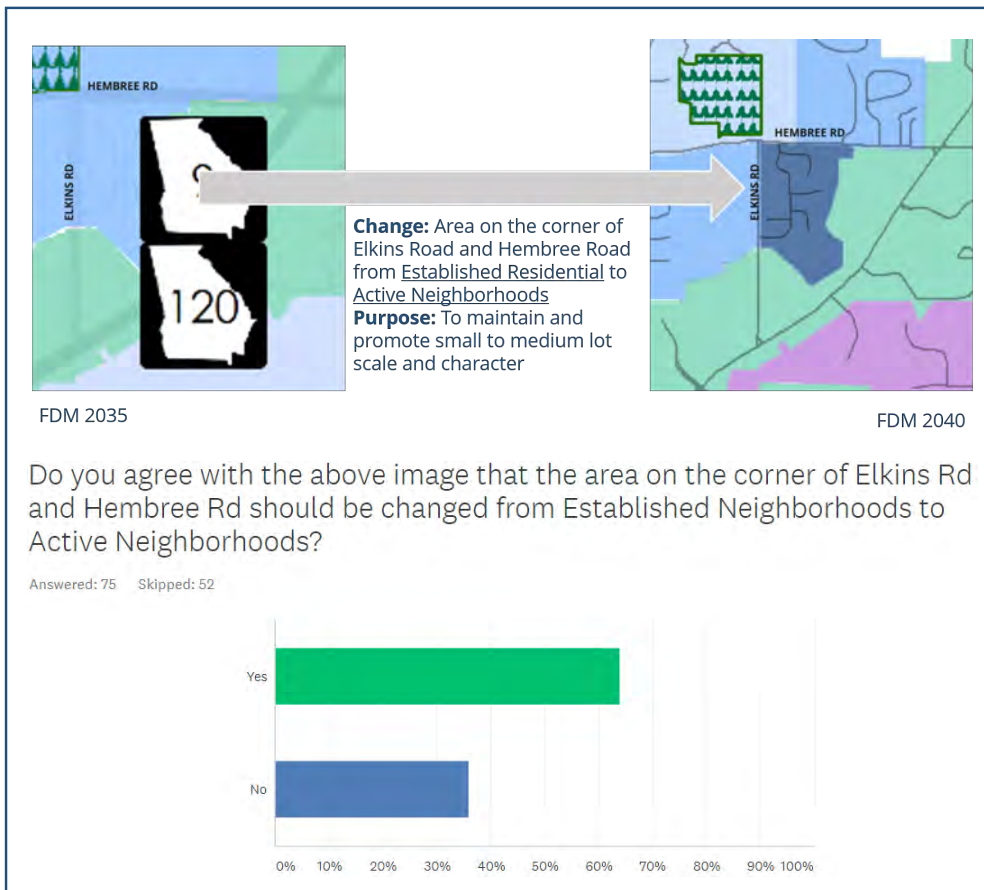
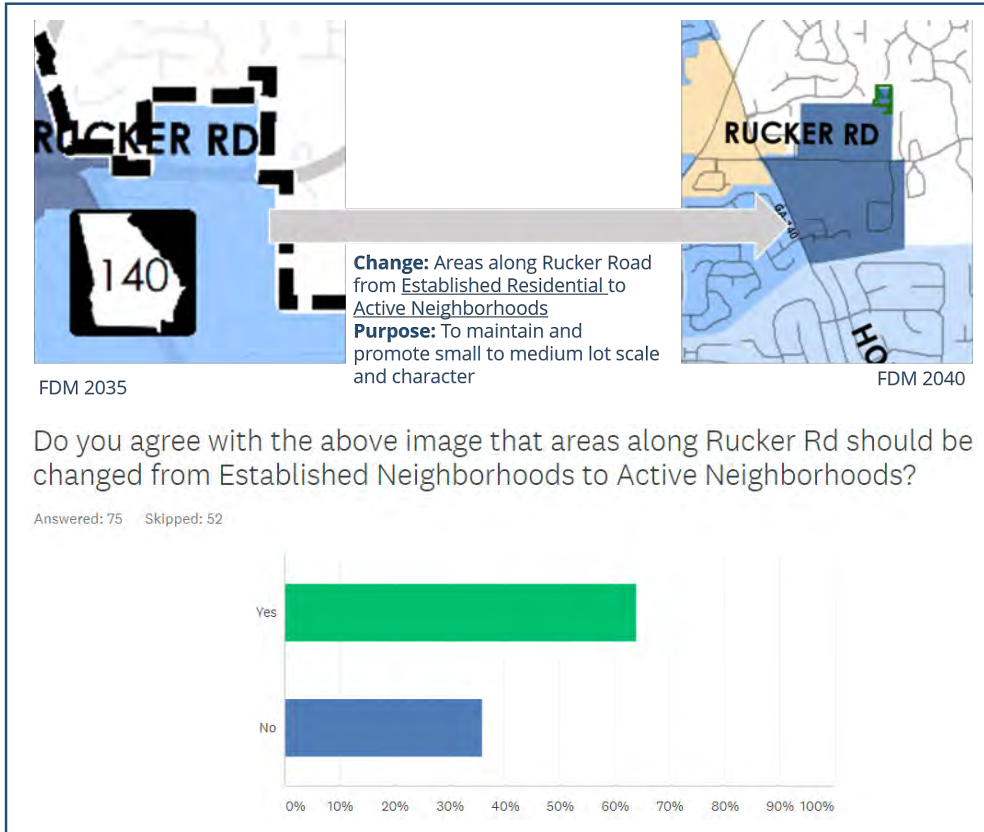
Change: Area between Coleman Rd, Willetto Rd, and Marietta Hwy from Established Residential to Active Neighborhoods
Purpose: To maintain and promote small to medium lot scale and character

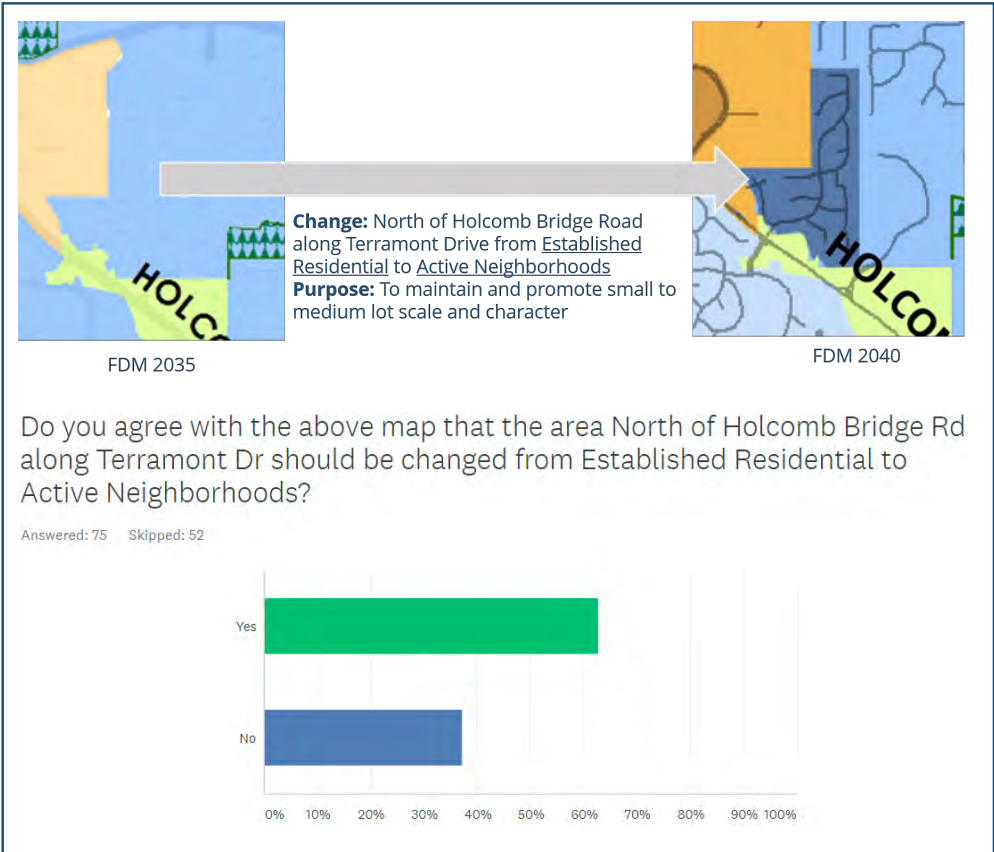
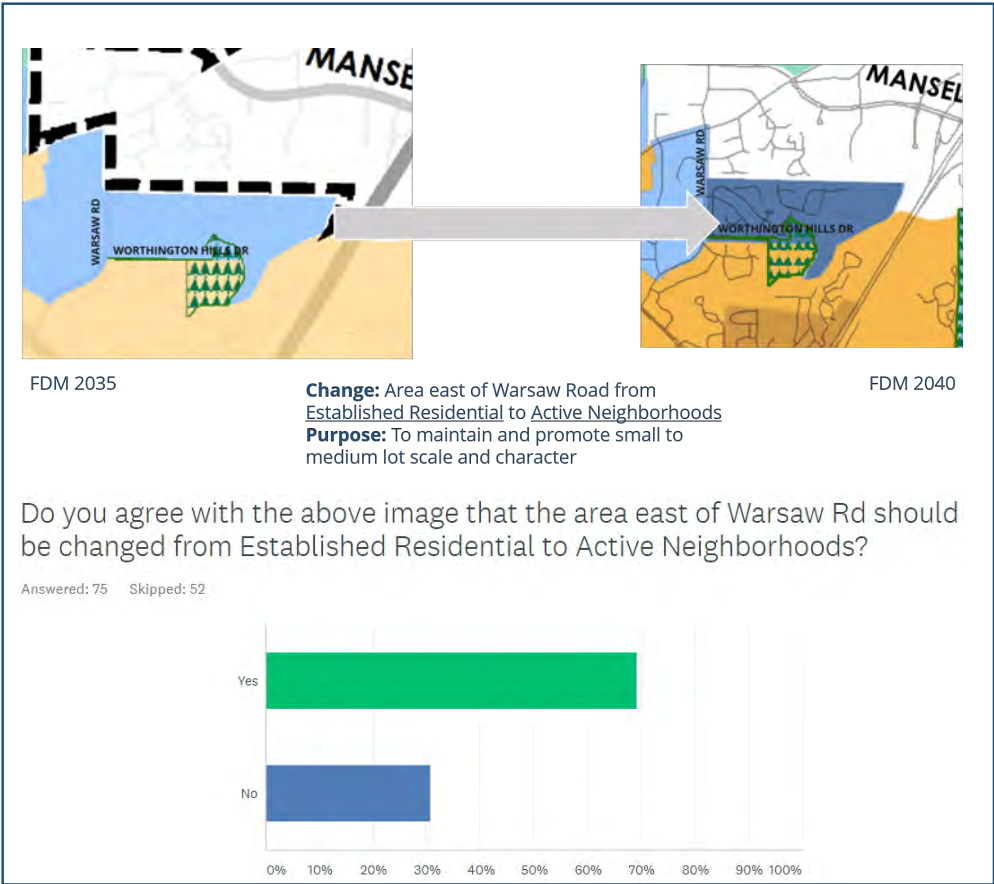
Do you agree with the above image that the area between Coleman Rd, Willetto Rd, and Marietta Hwy should be changed from Established Residential to Active Neighborhoods?

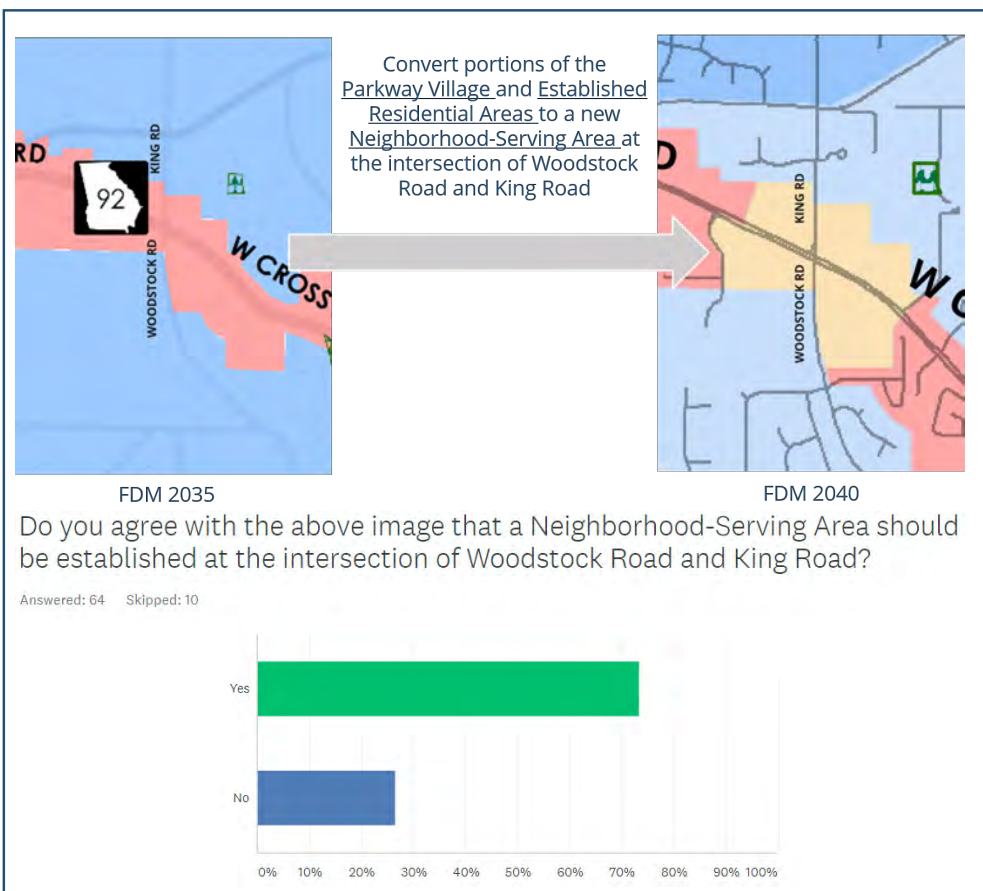
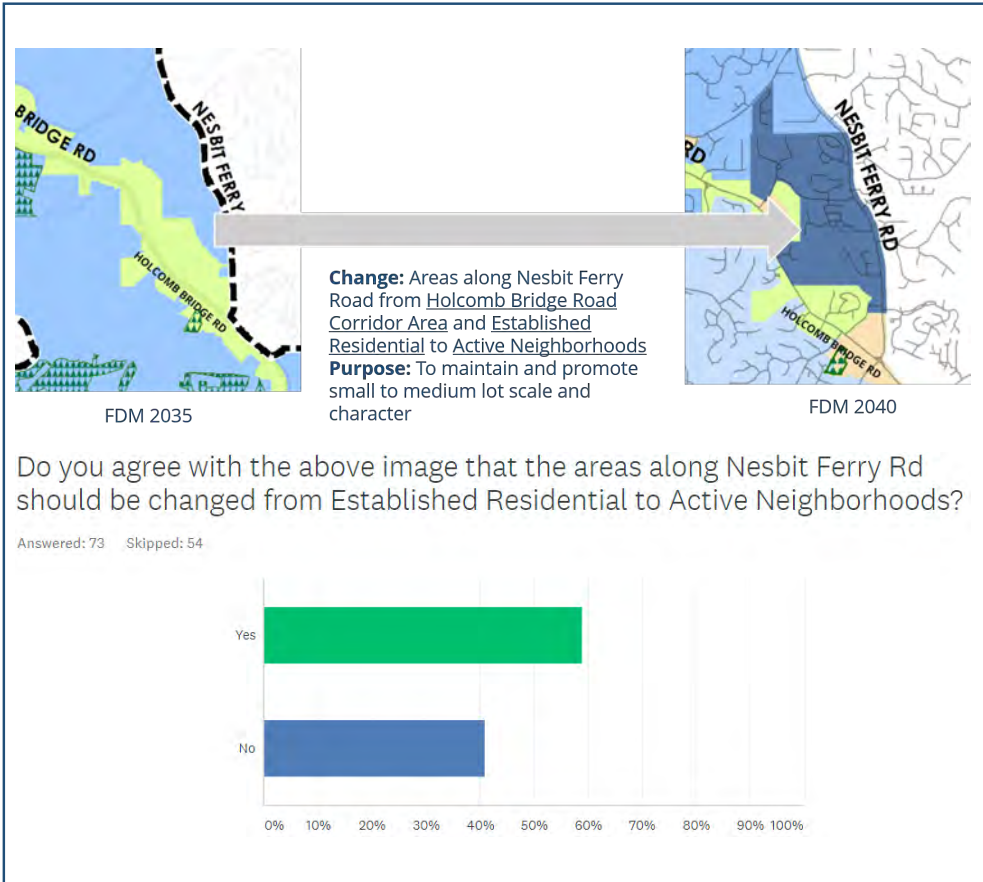
Answered: 78 Skipped: 49





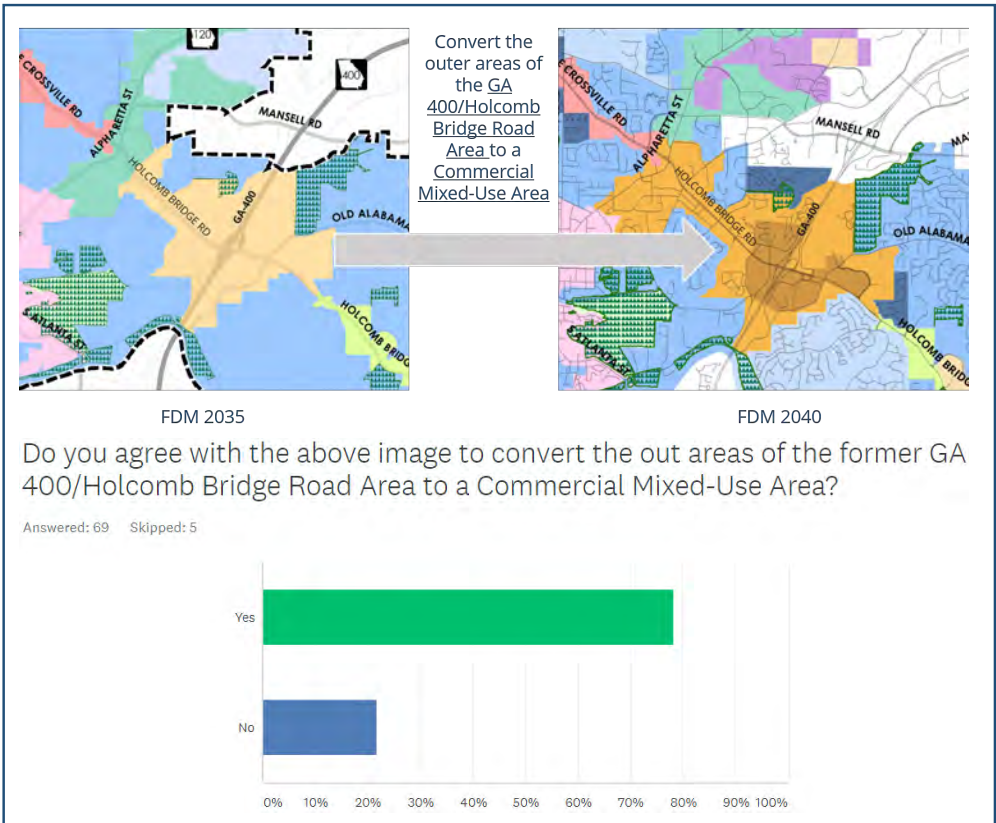
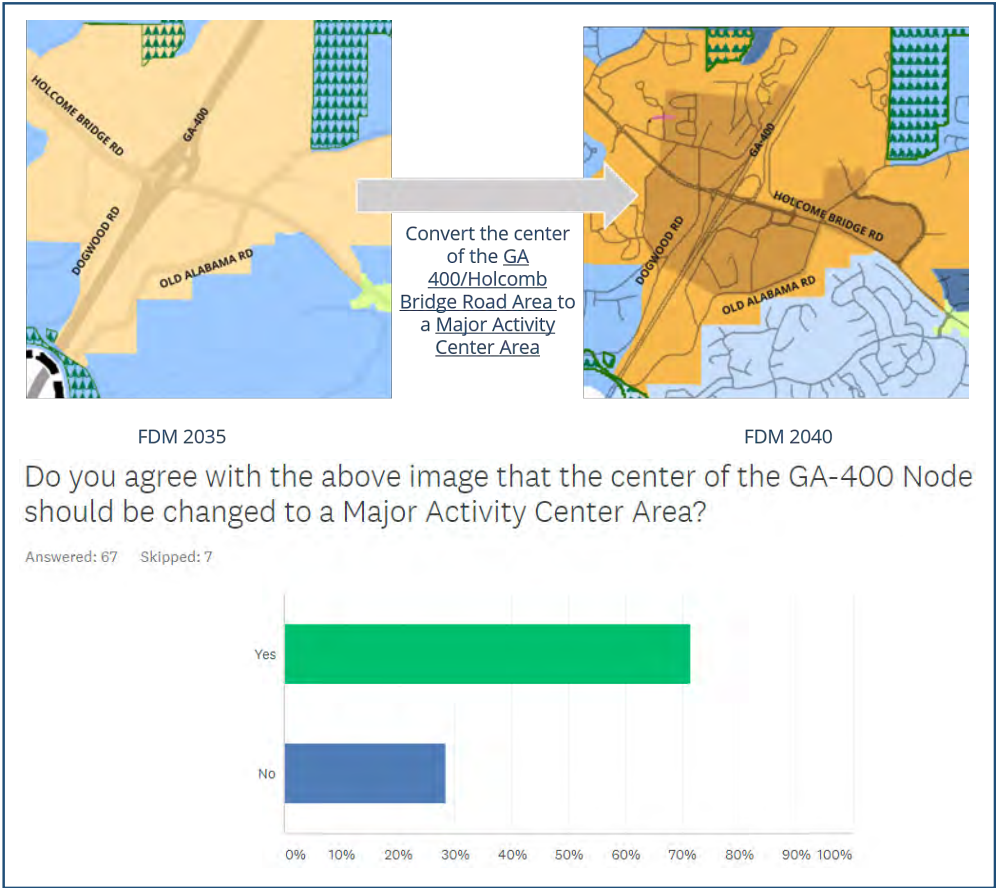


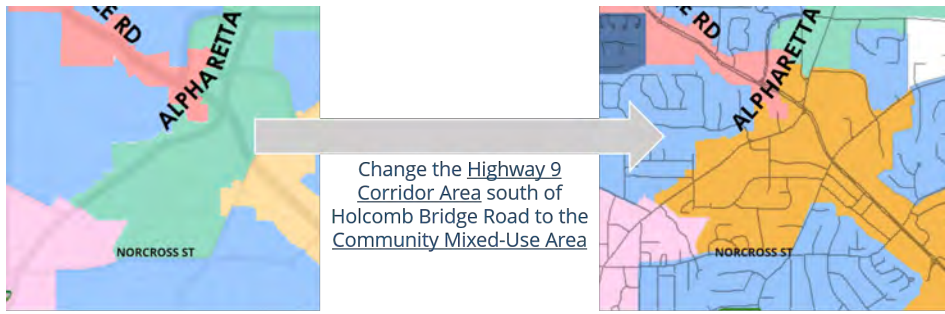




Commercial Review Survey

A Commercial Review survey depicted all of the recommended commercial refinements to the Future Development Map in order to get final feedback on the changes before being finalized. Because the refinements were built on a progression of previous feedback exercises, the feedback showed broad support for all of the suggested refinements.



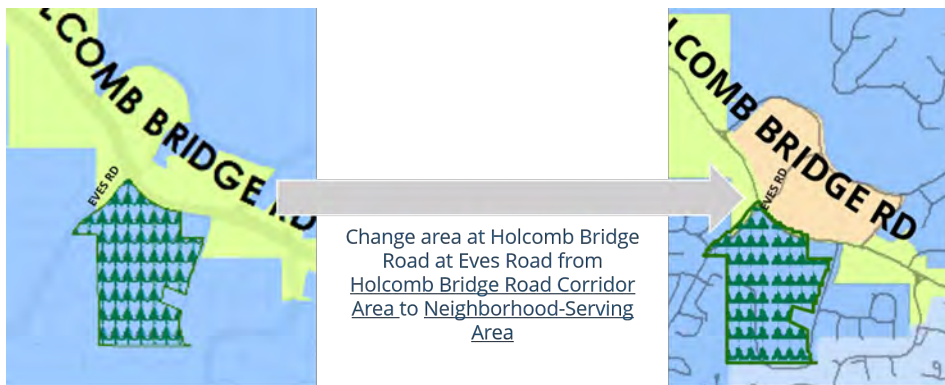
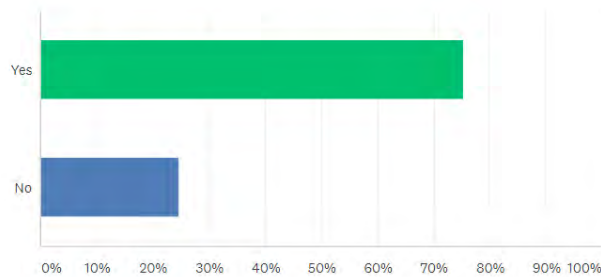


FDM 2035

FDM 2040

Do you agree with the above image that the area on Highway 9 south of Holcomb Bridge Road should be moved from the Highway 9 Area to a Community Mixed-Use Area?

Answered: 65 Skipped: 9

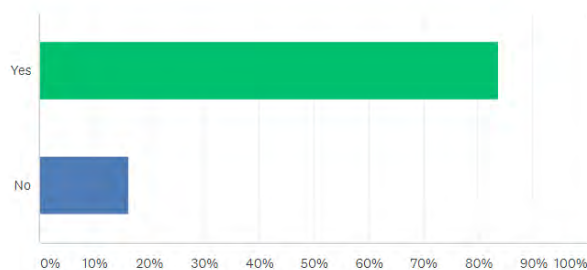


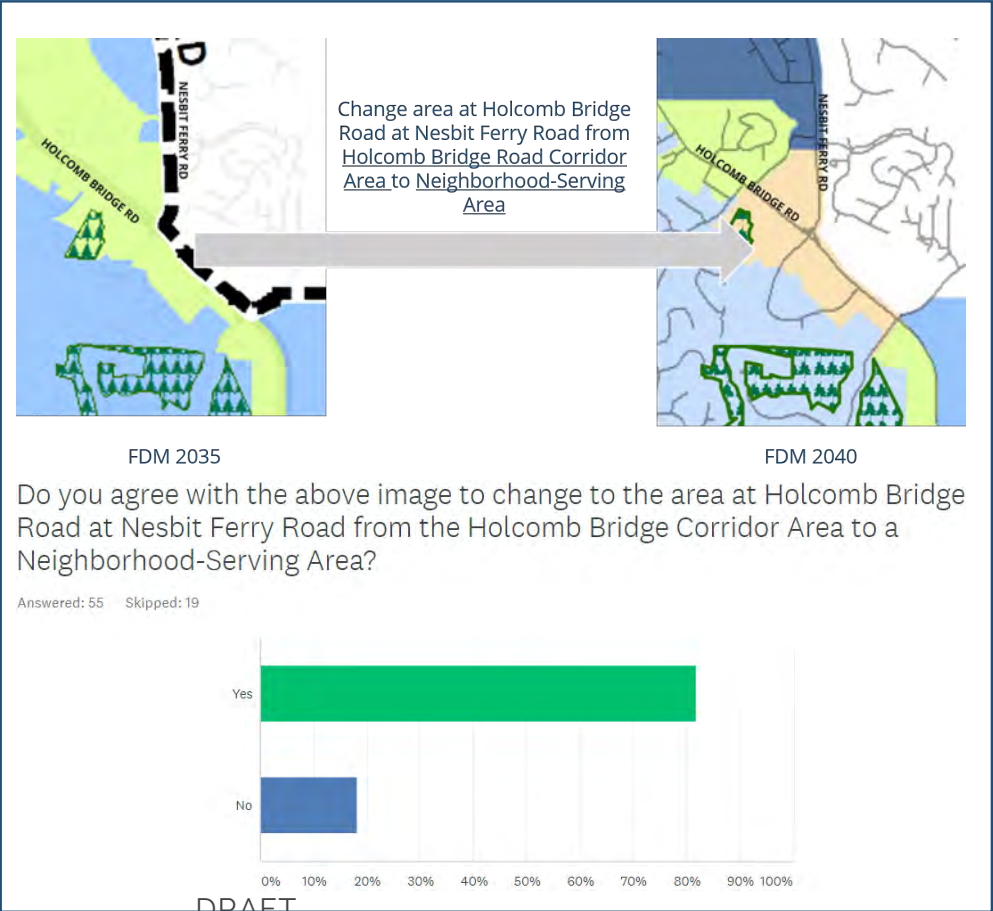
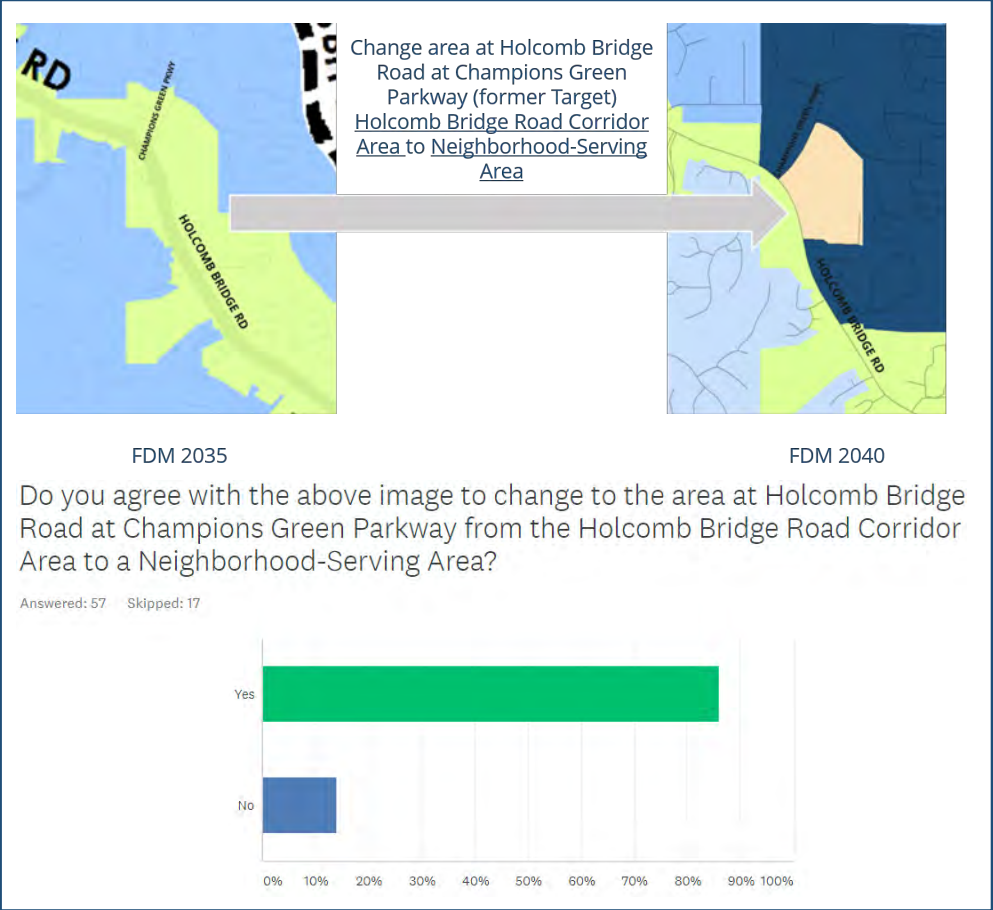
FDM 2035

FDM 2040

Do you agree with the above image to change the area at Holcomb Bridge Road and Eves Road from the Holcomb Bridge Road Corridor Area to a Neighborhood-Serving Area?

Answered: 61 Skipped: 13







FDM 2035

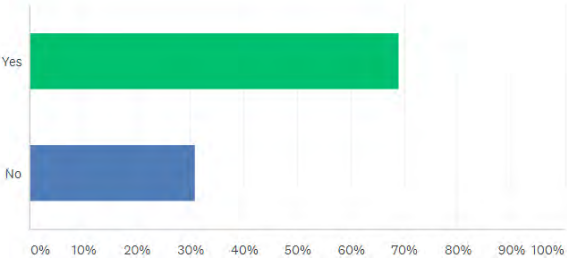


FDM 2040

Change area at Old Alabama Road and Roxburgh Drive from Established Residential to Neighborhood-Serving Area

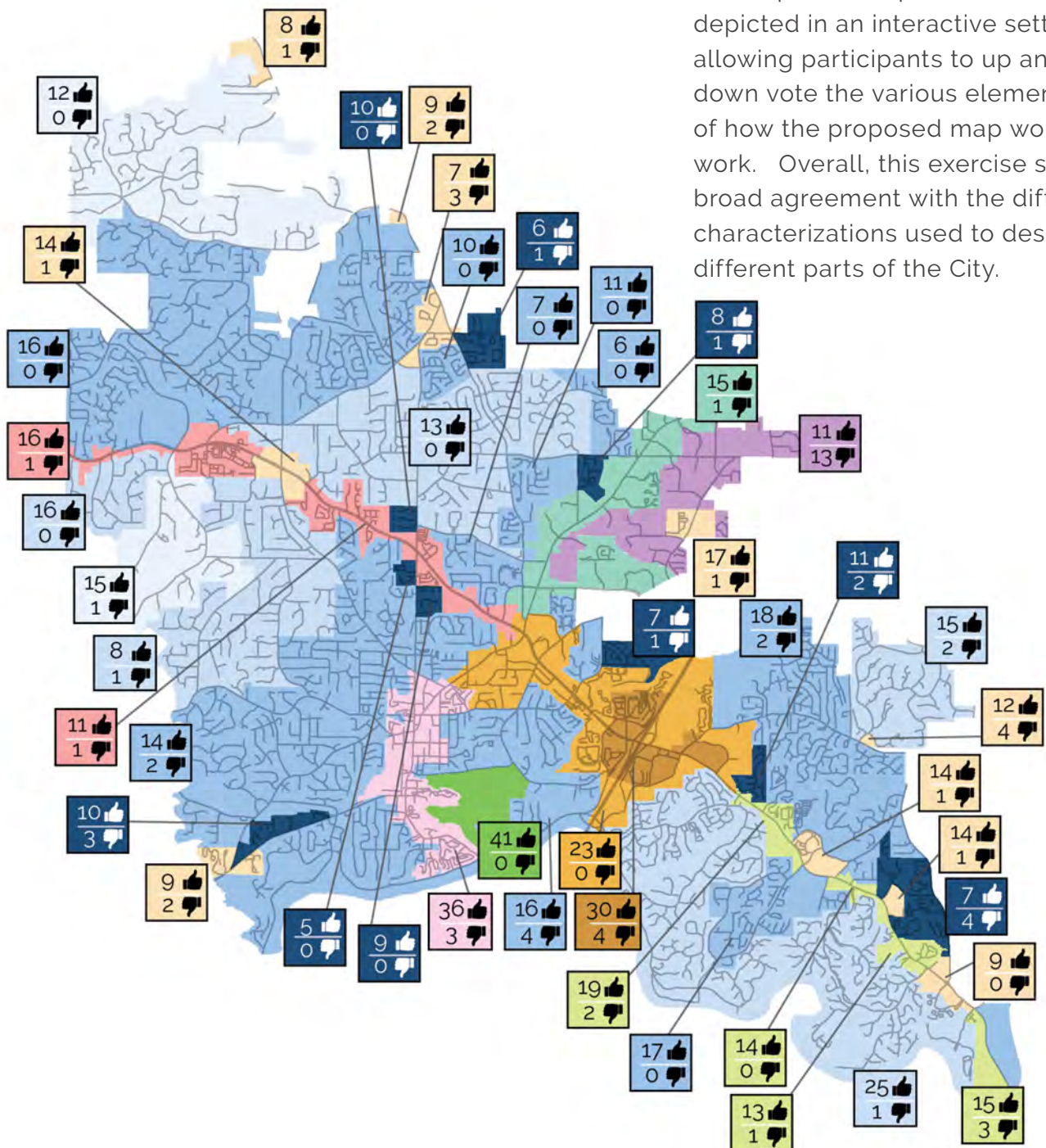
Do you agree with the above image to change to the area at Old Alabama Road and Roxburgh Drive from Established Residential to a Neighborhood-Serving Area?

Answered: 55 Skipped: 19



Future Development Interactive Map Activity

In the final exercise, the Future Development Map itself was depicted in an interactive setting allowing participants to up and down vote the various elements of how the proposed map would work. Overall, this exercise showed broad agreement with the different characterizations used to describe different parts of the City.



Planning Commission - May 18, 2021

As part of the process to approve and adopt the plan, consideration of the plan was presented to the City's Planning Commission on May 18, 2021.

Public Hearing - June 14, 2021

Finally, the plan was presented for Council approval to transmit for Department of Community Affairs and Atlanta Regional Commission review through a second formal Public Hearing.

Needs & Opportunities

The following is a summary list of key needs and opportunities identified through an Existing Conditions analysis, stakeholder engagement, and public input. These elements are categorized as follows:

- Population
- Economic Development
- Housing
- Land Use & Urban Design
- Transportation & Mobility
- Community Facilities
- Natural & Cultural Resources
- Broadband



POPULATION

NEEDS & OPPORTUNITIES

Needs

- The City should attract diversity in age amongst its population.
- Several Roswell schools operate over capacity, while the number of children in the city is growing.
- The city should seek to improve certain areas that have high levels of poverty.
- The city is perceived as a city of families, while only 35% of households have children.

Opportunities

- Express and embrace ethnic, racial, and economic diversity of Roswell
- Roswell supports a multi-generational community.
- Residents of Roswell are very civic minded.
- Both public and private schools in the city are of high quality.
- City staff is responsive to citizens.
- Keep and attract aging population with housing options that are low maintenance and/or downsized, but not all "senior housing."



- Highly educated population creates potential for informed constituents, attractive labor force, flexible economic future.
- Increased racial diversity bring increased cultural exposure and innovation in business and communities.
- High median income and high percentage of home ownership.
- High quality schools which draw and retain young families.



ECONOMIC DEVELOPMENT

NEEDS & OPPORTUNITIES

Needs

- Educate citizens on the various forms and functions of developments.
- Attract new businesses, with diversity of land uses, to contribute to tax base.
- Expand high tech infrastructure.
- Increase higher education options in Roswell, including non-college options.
- Increase Class A office space.
- Increase housing options.
- City is built up, limiting economic growth
- City needs to define how and where infill and redevelopment will occur.

Opportunities

- Redevelop vacant strip shopping centers; potentially with incentives for housing and Class A office.
- Leverage Canton Street area as catalyst for redevelopment in other areas.
- Develop redevelopment strategy for key locations such as Georgia 400 and Holcomb Bridge Road.



HOUSING

NEEDS & OPPORTUNITIES

Needs

- Increase housing targeted for workforce, young people, and aging population.
- Increase development of traditional neighborhoods.
- Reinvest in established neighborhoods.
- Provide affordable rents in desirable areas.
- Increase overall variety in housing options.
- Improve conditions in existing apartment complexes as needed.
- Improve connections between housing and destinations.
- Maintain strong, stable single-family neighborhoods.
- Work with Roswell Initiative for Community Housing (RICH) to educate citizens on the demands for different housing type and those seeking alternatives housing, including workforce housing.
- Develop redevelopment strategy to include a variety of housing option at key locations such as Georgia 400 and Holcomb Bridge Road.
- Evaluate housing options to serve the needs of Roswell residents, including the aging population and the young (millennials) professionals.

Opportunities

- Redevelop strip shopping centers and areas along commercial corridors with incentives for diversity in housing type, density, and affordability.
- Utilize a public/private partnership funding mechanism to support developments that incorporate a variety of housing types and affordability.



LAND USE & URBAN DESIGN

NEEDS & OPPORTUNITIES

Needs

- Improve quality and design of development at Holcomb Bridge Road at SR 400 interchange. Maintain aging infrastructure and provide additional infrastructure to support new redevelopment.
- Ensure that primarily low density areas are enabled to maintain low density.
- Create appropriate transitions between areas of different densities.
- City is essentially built up; the City needs to consider where and how redevelopment should occur.
- Improve connectivity to relieve local congestion.
- Redevelop areas where pockets of poverty and sub-standard housing exist.
- Create a clear mixed use-policy.
- Define character areas that clearly reflect desired development options.
- Maintain and improve infrastructure, such as water lines, that are old, decaying, and inadequate in size.



Opportunities

- Define in the 2040 Comprehensive Plan in each character area the necessary guidelines to inform zoning decisions.
- Evaluate and break up the character areas to reflect appropriate development.
- Maintain and enhance the city's small town feel with access to big city amenities.
- Leverage Canton Street as a popular destination with historical value to spur development nearby.
- Explore state and federal grants based on City's subarea plans and Opportunity Zone position.
- Address changing housing demands by allowing for the opportunity to provide new product development in redevelopment areas.
- Take advantage of the broader focus on sustainability to support City efforts to meet sustainable and innovate air, water, and energy goals.
- Use vacant buildings to re-orient areas as centers/nodes instead of corridors/strips.
- Maintain strong protections of City character within the Historic District.



TRANSPORTATION & MOBILITY

NEEDS & OPPORTUNITIES

Needs

- Prevent local traffic from becoming a detriment to the overall quality of life.
- Address traffic congestion and maintain quality of life in the city.
- Address traffic around Holcomb Bridge Road at SR 400 interchange which is particularly problematic.
- Increase availability of parking Downtown.
- Increase access between many of the amenities and other resources.
- Create safe and secure walkability/ bikeability.
- Improve east-west public transit options.
- Increase connectivity and transportation choices to combat local congestion.
- Improve roadways to meet impact fee Level of Service standard "D"
- Address capacity given right-of-way and other constraints.
- Reduce the large amount of regional traffic that does not begin or end in Roswell.
- Reduce gaps in pedestrian network in some parts of the City.
- Encourage existing commercial developments to become more conducive to pedestrian, bicyclist, or transit rider usage.
- Address aging transportation infrastructure.



Opportunities

- Roswell's centralized location provides convenient access to the wider region, including transit access to the airport.
- Continue to connect trail and bicycle networks to distinct areas as viable alternative transportation.
- Increase use of Travel Demand Management strategies to better manage demand.
- Link pedestrian and bicycle facilities to existing and proposed projects from neighboring communities and statewide systems.
- Potential MARTA transit station at the intersection of Georgia 400 and Holcomb Bridge Road.
- Ensure that any master planning efforts in redevelopment areas incorporate all modes of transportation, including transit services, where appropriate.



COMMUNITY FACILITIES

NEEDS & OPPORTUNITIES

Needs

- Create additional performing arts spaces or programs within the city.
- Increase recreational connections between city parks.
- Increase pedestrian and bike connection between city parks.
- Determine how to acquire additional parkland/pocket parks/greenspace since the majority of land in the City has been developed.

Opportunities

- Increase park space in the city.
- Connect parks with schools where appropriate.
- Connect all parks and trails.
- Require designation/requirements for additional open space and/or amenities areas as part of development and redevelopment projects.
- Connect the Big Creek Parkway and Riverside areas.
- Increase connections to and between Chattahoochee Park Areas.



NATURAL & CULTURAL RESOURCES

NEEDS & OPPORTUNITIES

Needs

- Protect the city's natural resources such as streams, floodplains, and other waterways
- Control development in the Historic District in order to maintain historic identity.
- Monitor and limit development in environmentally sensitive areas.
- Strive to address those portions of Roswell waterways that do not meet federal water quality standards.
- Provide protection for resources outside Historic District with potential historic merit.
- Provide protection for those historic properties along Atlanta Street/SR 9 that are negatively impacted by traffic.
- Prevent historic properties from being lost, becoming vacant and/or deteriorating.
- Conduct a citywide, comprehensive survey of historic resources.



Opportunities

- Leverage Canton Street as a popular destination with historical value.
- Promote areas along Riverside Road and Azalea Drive as scenic and natural areas, for relaxation and recreation in the city.
- Continue to promote and provide community activities for all residents.
- Promote Roswell's open spaces available for residents and visitors.
- There is a strong arts community in the City, so there needs to be an expansion of art throughout the City.
- Encourage a strong community identity amongst residents.
- Utilize undeveloped land which is limited by environmental constraints for passive uses related to City park system, where appropriate.
- Further educate citizens about the importance of protecting water resources through the Education Officer in the Public Works/Environmental Department.
- Extend trails along the Chattahoochee River, and connect City park facilities to the National Recreation Area.
- Neighborhoods existing prior to 1960, including ranch neighborhoods, can be nominated to the National Register of Historic Places.
- Rehabilitate and promote the Hembree Farm in conjunction with the three house museums.
- Expand the Historic Properties Map as a way to map historic resources in the City.
- Promote shared parking in the Historic District.



BROADBAND

NEEDS & OPPORTUNITIES

Because Roswell residents generally have access to consistent and reliable high speed internet, no specific needs or opportunities were identified

Goals & Policies

The following policies will help City Staff, Elected Officials, and community partners to guide the community vision. These goals and policies are organized in the same fashion as the preceding needs & opportunities.

Population

P1. Roswell, like other successful communities with diverse populations, will partner with schools and the business community to promote the educational attainment and civic involvement that the City of Roswell envisions for all who work and live in the City.

P2. The City of Roswell's housing and land use policies foster conditions that make aging in place possible. Specific goals incorporate lifelong community criteria where appropriate.

P3. The City of Roswell's housing, land use, transportation, and economic development policies will aim to create conditions that allow a variety of housing opportunities, access to job training facilities, and community supported service provision for those in need where appropriate.

P4. Recreation and parks facilities should continue to adapt to serve the needs of the increasingly diverse population of Roswell

Economic Development

ED1. The City aims to make Roswell a more business-friendly community and encourage appropriate economic development by implementing the recommendations of the Strategic Economic Development Plan (SEDP).

ED2. Redevelopment is an economic imperative for the City and a priority for citizens in order to diversify the tax base to support a high quality of life.

ED3. City investment in infrastructure will support economic development that retains and grows existing employers, attracts new employers, and attracts redevelopment.

ED4. As Roswell's "front door," the Holcomb Bridge/GA 400 node is a priority economic development location for the City and will receive priority consideration for:

- Multimodal access, public investment, and private partnerships to improve the streetscape, and
- Gateway and signage upgrades.

ED5. The City will prepare a gateway and signage plan.

ED6. The City benefits from its Canton Street/ Historic District treasure; additional ways to enhance and expand the cultural life of the City will be considered as part of a strategy for promoting tourism and visitors.

ED7. The City recognizes that accessibility and mobility impact the economic health of the community and it commits to: Providing residents and workers with genuine options for local and regional transit connections and establishing a transit-ready future, and Coordinating with the North Fulton sister-cities in implementing the North Fulton Comprehensive Transportation Plan.

ED8. Embrace the City's diversity through promotion of its restaurants and businesses that represent and reflect cultures from around the world.

Housing

H1. Consider changes in housing needs and demands in conjunction with sustainable building practices by promoting the following, where appropriate:

- Residential development in close proximity/in walking distance to non-residential
- Energy and water efficient buildings
- Building standards that allow flexibility to accommodate needs of aging and multi-generational households

H2. Pursue zoning and economic development actions to encourage a variety of housing sizes and price points to encourage the following, where appropriate:

- Consideration of market responses including housing preferences and needs for young professionals, multi-generational households, and "empty nesters"
- Zoning that reflects a variety of price points and housing demand
- Provision of incentives for work-force housing, and
- Redevelopment or organic reinvestment of aging housing stock.

H3. Use the Future Development Map as an overall guide to identify where and under what conditions housing of various forms may be appropriate.

H4. Create "lifelong" communities within Roswell through strategically located recreation, social, health and medical facilities near housing that young single professionals seeking lower maintenance and the "empty nester" generations desire where appropriate.

Land Use & Urban Design

LU/D1. The City of Roswell aims to provide innovative, flexible and quality design-focused development in some parts of the following areas identified on the Future Development Map's following Character Areas: Holcomb Bridge/GA 400, Highway 9, and the Historic District. This policy recognizes that redeveloping sites with existing buildings is more challenging than developing on open land, so conditions must be favorable for investment to occur.

LU/D2. The City supports the adaptive re-use of existing vacant buildings where financially feasible.

LU/D3. The City recognizes that the demographic trends of a healthy, aging population, coupled with a growth of young families and professionals is likely to generate demand for housing in walkable communities near amenities, and will encourage these types of developments where possible while maintaining the existing character of their surroundings.

LU/D4. The City will monitor the effectiveness of the UDC and update it, when needed, to reflect land use trends, building and development trends, and community needs.

LU/D5. The City supports infill housing when it is appropriately scaled, appropriately designed, and compatible with its context.

LU/D6. City zoning and development trends will reflect the principles and policies established in the Comprehensive Plan and will seek to:

- Maintain and honor the existing character and scale of established residential areas in the City
- Link transportation and redevelopment opportunities
- Utilize the design-based provisions of the UDC, and
- Provide an efficient review and approval process in accordance with the UDC

LU/D7. The City will encourage developments that exceed the minimum open space requirements of the UDC and/or provide space for public assembly

Transportation

T1. The City is committed to a transportation program and project prioritization framework that achieves the following policy objectives, as identified in the Transportation Master Plan:

- Enhancing neighborhoods.
- Preserving and enhancing the City's historic resources.
- Protecting and expanding the City's natural resources and open spaces.
- Exploring connectivity options and interparcel access for commercial and certain other corridors
- Exploring innovative and context-sensitive system impacts
- Expanding multi-modal opportunities throughout the City including pedestrian, bicycle, and transit facilities
- Balancing the role and position of Roswell's regional transportation facilities to mitigate impacts

T2. Enhance Safety – not just for vehicles, but for all users: motorized vehicle operators, pedestrians, bicyclists and transit riders.

T3. Manage Congestion – focus on providing innovative yet realistic options for local traffic including key intersections, as well as creating new connections.

T4. Increase Bicycle, Pedestrian and Transit Mobility – ensure that all City residents have safe bicycle and pedestrian mobility options and that transit service is as accessible to residents and visitors as possible.

T5. Support Redevelopment – provide transportation systems that support redevelopment while preserving Roswell's character. This will allow the City to plan for a prosperous future.

T6. Implement recommendations from the Roswell Bicycle & Pedestrian Plan to add infrastructure and facilities that promote mobility options throughout the city.

T7. Identify strategies to improve traffic flow around and through the City, such as intersection improvements, better signal timing, Intelligent Transportation Systems (ITS), etc.

Community Facilities

CF1. Ensure cost-effective and timely provision of community facilities and services to support the needs of the City's neighborhoods, residents, and businesses. Increase the ability of the Roswell-Alpharetta Public Safety Training Center (RAPSTC) facility to accommodate police officers for training (joint effort with Fire Department).

CF2. Maintain municipal buildings and grounds to the same high standard as exists today.

CF3. Fully integrate the City's Capital Improvement Element (CIE), as required by state rules to be annually updated, with the City's capital improvement planning process, so that the two items are one and the same.

CF4. Prepare tools to allow public-private partnerships to create new community facilities such as parks, public plazas and trail spurs to connect to City network.

CF5. Identify emergency shelters for community members in need.

CF6. Consider energy-efficient building programs for new facilities.

CF7. Implement the recommendations from the current council adopted Recreation, Park, Historic and Cultural Affairs 5 year park master plan and strategic plan.

Natural & Cultural Resources

NCR1. Roswell recognizes the various advantages of "going green." The City strives to improve efficiencies and reduce the use of resources in order to produce meaningful savings to taxpayers and a better environment for our residents. Through responsible development and green building practices as appropriate, Roswell will grow into a healthier and even more desirable place to live and work.

NCR2. The City promotes reducing energy and water use, expanding clean and efficient energy and water technology use, and promoting new buildings as high performance structures; as such, the City will consider appropriate development regulations to allow new technologies and incentivize efficiency.

NCR3. Roswell will enhance the City's successful historic heritage program with specific actions to expand protection and update existing historic preservation ordinances.

NCR4. Promote a greater public awareness of Roswell's cultural resources and the local programs that protect these resources.

NCR5. The City maintains and cultivates a "historic preservation" culture by enabling local residents and property owners to pursue historic preservation-related projects and efforts.

NCR6. Engage Roswell's diverse network of volunteer, faith based, and nonprofit organizations in activities that benefit residents, preserve the city's assets, and improve quality of life.

NCR7. Maintain and enhance the City's recreation areas and parks, especially along the Chattahoochee River, and continue to promote the City's recreation and parks programming.

NCR8. Prioritize community outreach and engagement through events and activities sponsored by the City's public safety departments to promote trust between first responders and residents.

NCR9. Continue implementation of the Art and Culture 2030 Master Plan creating opportunities for place making, artistic expression, cultural celebrations, special events and programming in our community.

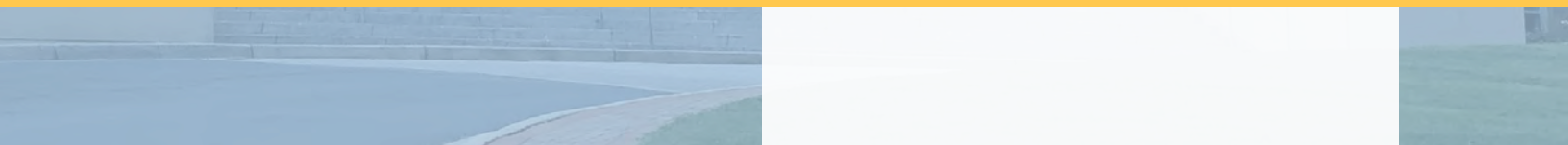
Broadband

Because Roswell residents generally have access to consistent and reliable high speed internet, no specific policies for City jurisdiction were identified.





ROSWELL TOMORROW





The Future Development Map

The Comprehensive Planning Process focused heavily on the refinement of the Future Development Map. The Future Development map is a tool that guides development and policy decisions by the City's Elected Officials that are consistent with the vision and goals for the future of Roswell. Each Character Area in the Future Development Map has an associated vision, compatible future zoning designations, and an implementation strategy.

Future Development Map Framework

Reclassify character areas into groupings by a combination of type and intensity

The Character Areas are grouped into 4 classes: Established Residential Areas, Activity & Employment Areas, Commercial Corridors, and Conservation & Greenspace. This modification simplifies the use of this document as there are now 13 Character Areas.

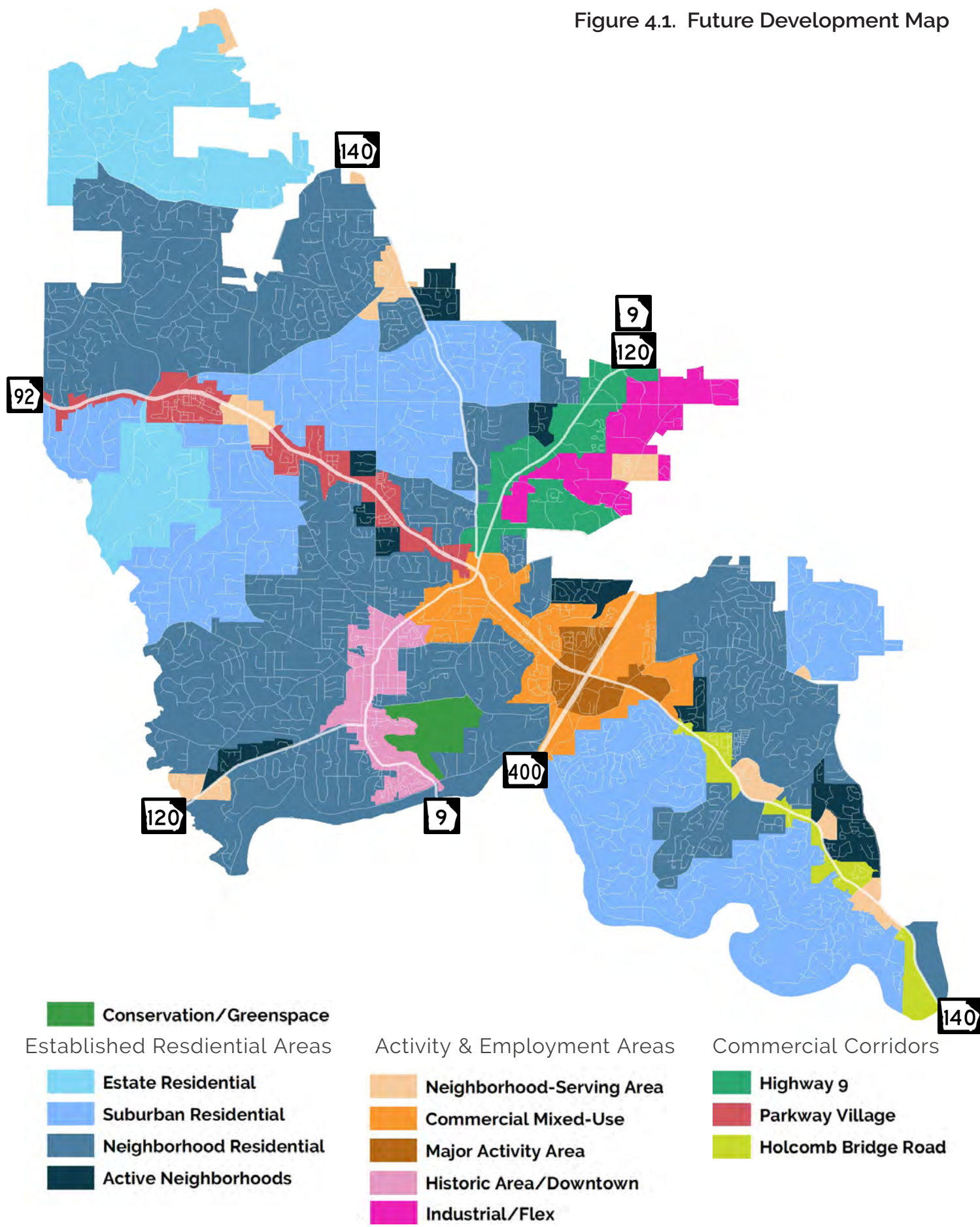
Identify opportunities to **distinguish different types of residential areas**

The 2035 Comprehensive Plan identified 2 residential areas. Discussion among the Comprehensive Plan's Stakeholder Committee indicated a need to further break them down to both preserve existing character and to accommodate appropriate growth as the infill and redevelopment occurs.

Create a framework to **emphasize nodal areas of activity** while de-emphasizing linear/corridor approaches

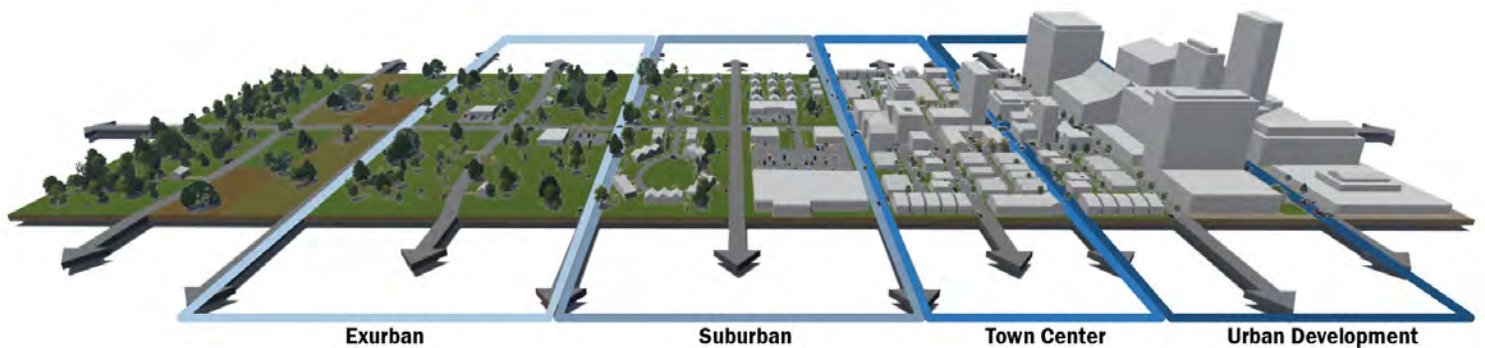
The City identified three nodes with redevelopment opportunity: Holcomb Bridge Road at SR-9, Holcomb Bridge Road at SR-400, and Holcomb Bridge Road at Old Alabama Road. Engagement efforts gathered broad consensus around the need for more town-center-scale development which promotes walkability, connectivity, health and wellness, and mixed-use development. The study areas and some adjacencies were included in newly introduced Character Areas called Commercial Mixed Use Areas and Major Activity Areas. A similar, but much smaller approach is taken with 'Neighborhood-Serving Areas,' formerly Neighborhood Nodes.

Figure 4.1. Future Development Map



Urban Scale

The community was surveyed on preference of urban scale as part of the vision phase of the plan development which helped the planning team understand the appropriateness of development type in different parts of the community. The urban scale diagram below is based on the idea that communities can span from Exurban areas all the way to Urban Development. See how the Future Development Character Areas span across this development spectrum.



Conservation & Greenspace

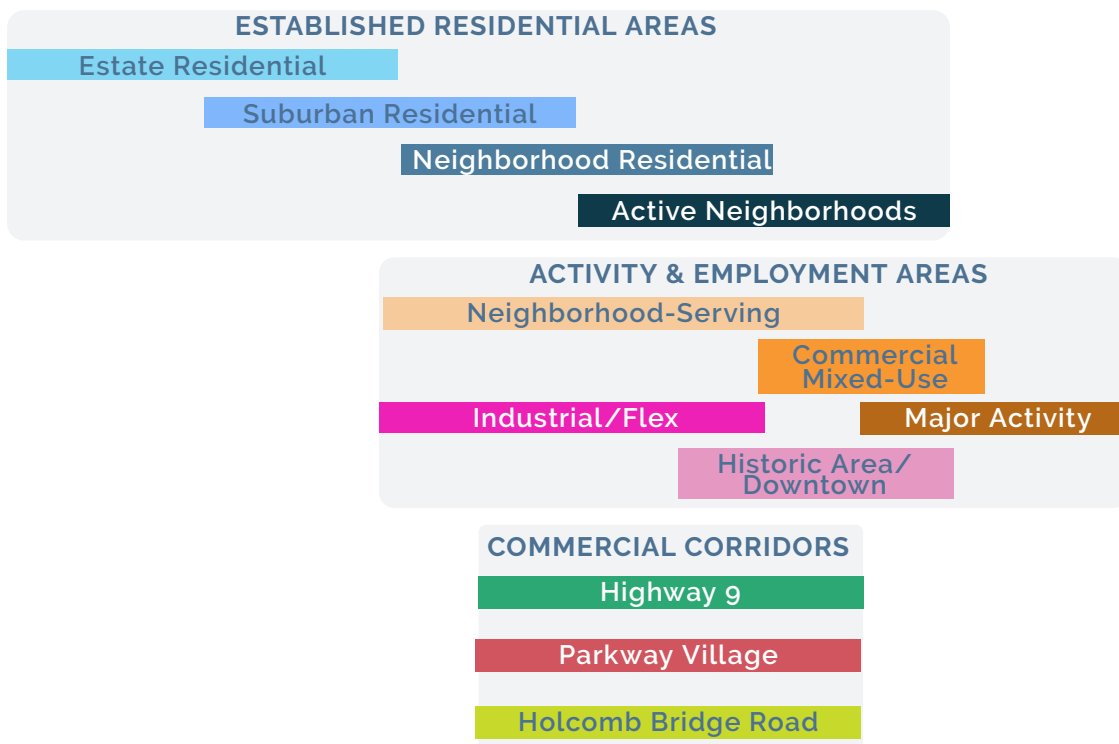


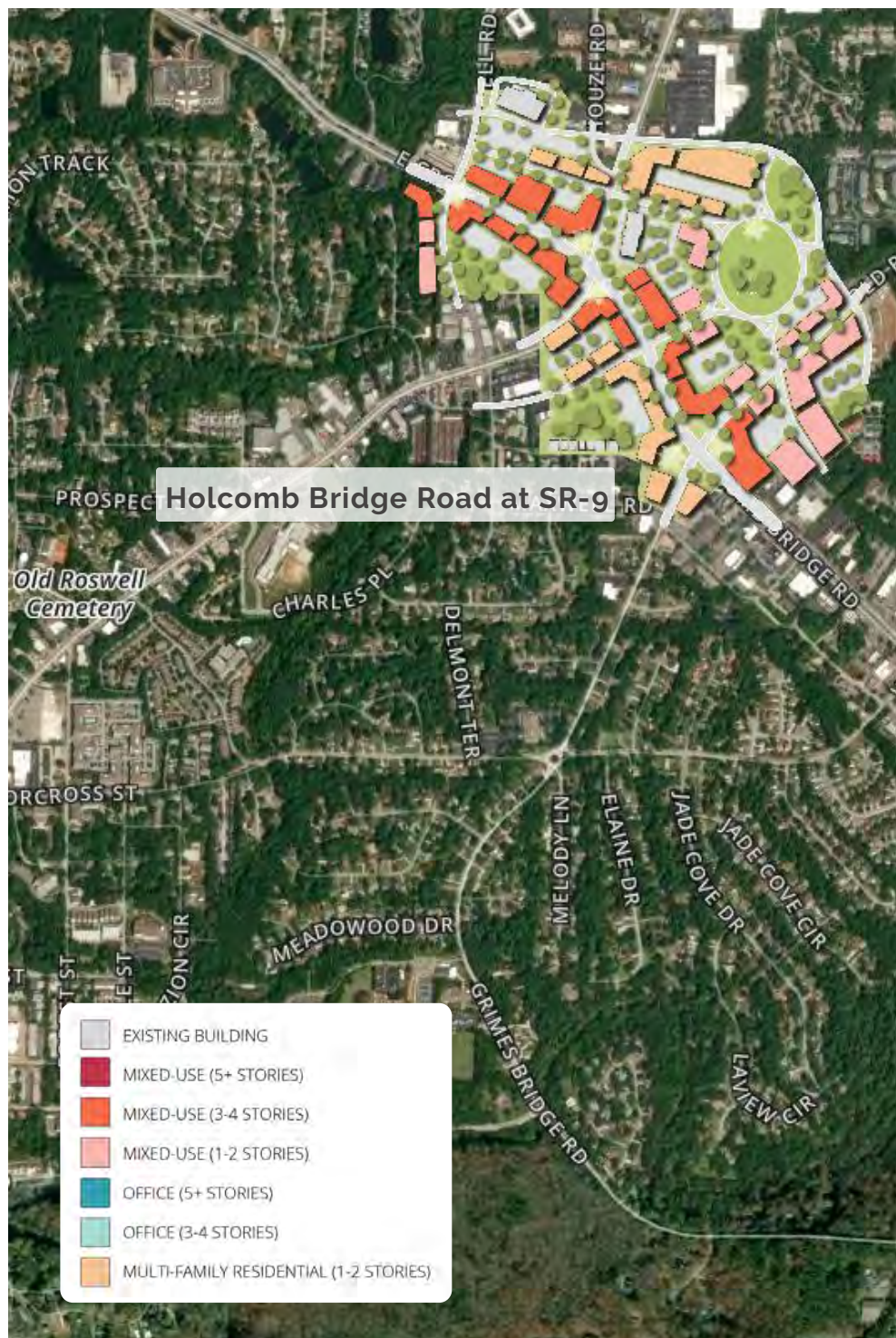
Figure 4.2. Character Area by Urban Scale

Sub-area Planning

The community engaged in design workshops to form a vision for three key areas:

- Holcomb Bridge Road at SR-9
- Holcomb Bridge Road at SR-400
- Holcomb Bridge Road at Old Alabama Road

The concept plans developed provide a guide for how development could occur over time. These ideas, which were vetted the community informed amendments to the Future Development Map and are reflected in the Activity and Employment Areas.

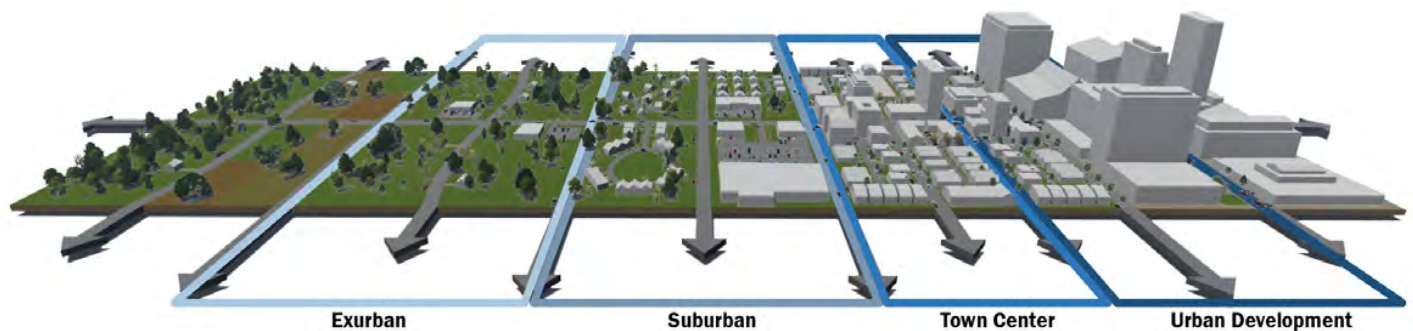




ESTABLISHED RESIDENTIAL AREAS

The areas indicated as Residential Neighborhoods are those areas that are intended to be primarily residential. Character areas include:

- Estate Residential
- Suburban Residential
- Neighborhood Residential
- Active Neighborhoods



ESTABLISHED RESIDENTIAL AREAS

Estate Residential

Suburban Residential

Neighborhood Residential

Active Neighborhoods

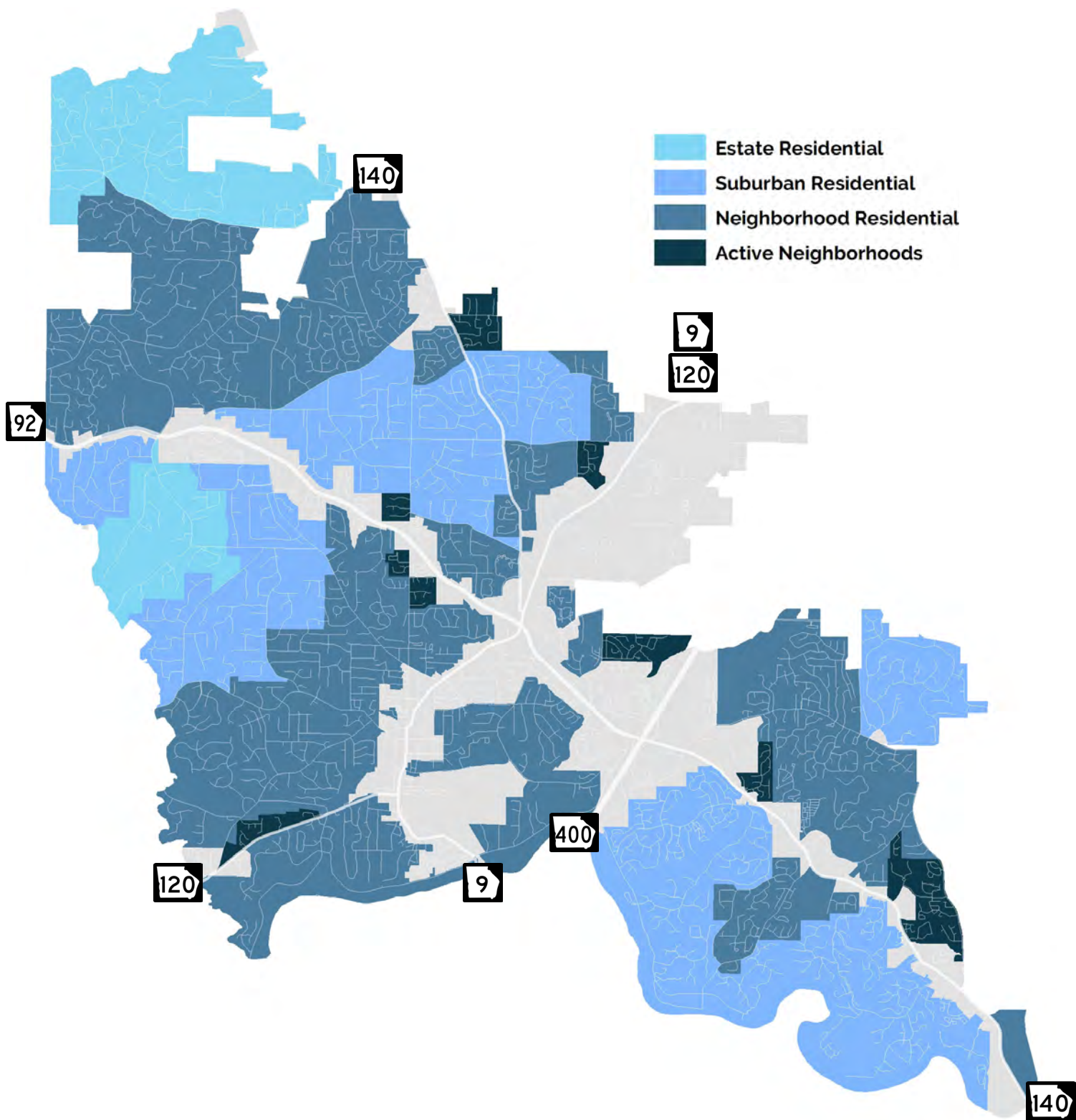


Figure 4.3. Established Residential Character Areas

ESTATE RESIDENTIAL

CHARACTER AREA



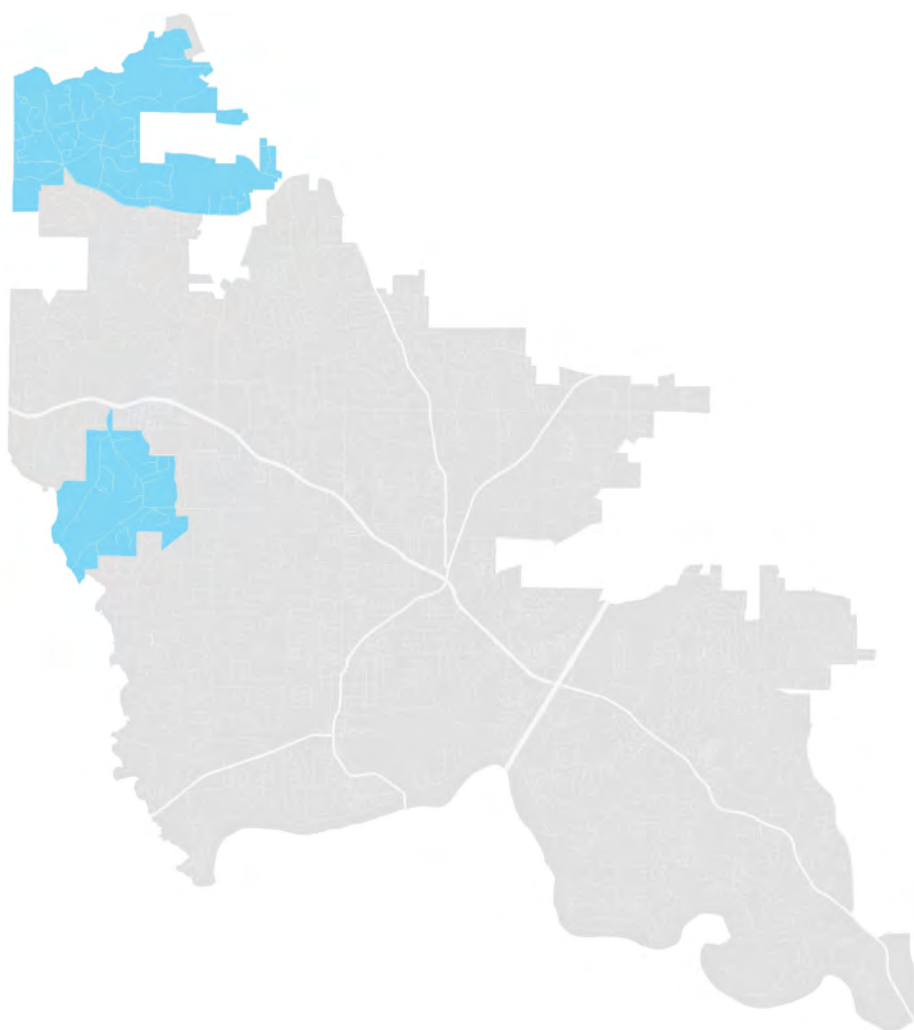
Estate Residential

Vision

In 2040, homes in this area will continue to share an estate lot pattern; the low density character of this area also preserves large acres of open space. The majority of this area is not currently served by sewer and therefore has limited future development potential at any density greater than that currently existing. Specific land uses in this area are comprised of primarily single-family residential. Currently, this area is automobile dependent and not walkable. In the future, encourage a connected system of trails and sidewalks that will create a network of greater connectivity between subdivisions.

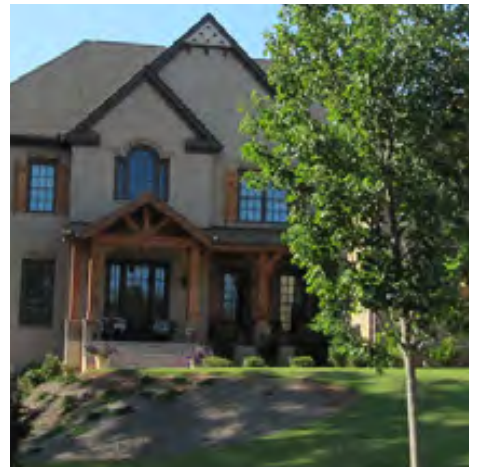
Compatible Future Zoning

AG-43, RS-87, RS-30, CIV, REC, CON



Implementation Strategy

- Development in this area should typically be single-family residential estate-type homes built with quality building materials and high quality design
- Development should strive to be low-impact, including conservation subdivisions
- The area should be composed of estates, conservation subdivisions, and conventional suburban residential neighborhoods
- Trails, parks, and open space should be encouraged throughout
- Continue to allow agriculture and existing commercial activities
- Pursue a connectivity program (perhaps with a name like "Complete Connections") whereby subdivisions can petition to have their neighborhood evaluated for options to create pedestrian paths and/or access points
- Improving pedestrian facilities, developing sidewalks and crosswalks where connectivity is lacking to create a connected network of sidewalks and pedestrian routes and bike lanes should be a priority • Greenspace should be preserved and parks should be improved and expanded
- Retain single-family homes and neighborhoods
- Allow community gardens
- Identify conservation subdivision opportunities



SUBURBAN RESIDENTIAL

CHARACTER AREA



Suburban Residential

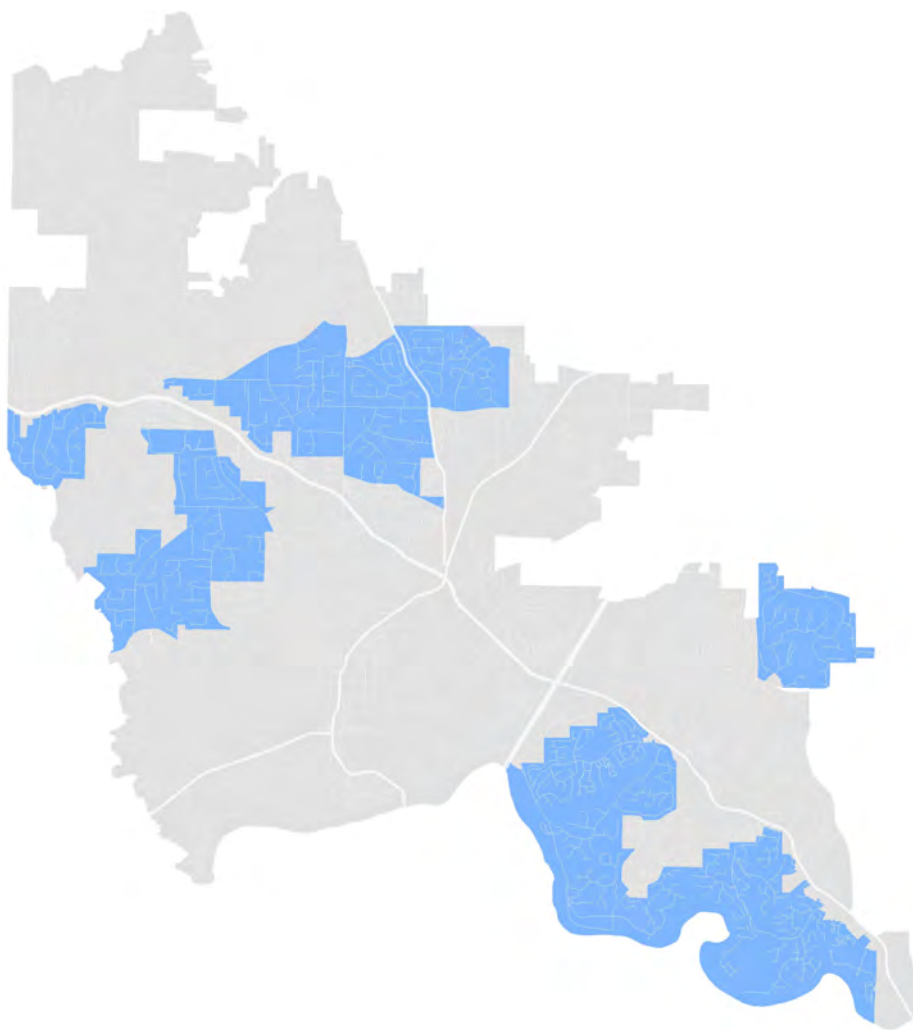
Vision

By 2040, this character area continues to foster stable, established suburban neighborhoods. Existing single-family neighborhoods are preserved and protected in their current state, as are pockets of existing other housing types that occur on scattered sites, some within master planned neighborhoods. Suburban Residential areas often reflect a large lot and/or natural environment. Infill and redevelopment opportunities are limited and should be sensitive to scale and character when implemented.

Where this character area abuts other, more intense character areas, the City will carefully manage transitions of use. Further, there exist historic landmarks in the character area, and the City will encourage preservation and protection for these cultural resources.

Compatible Future Zoning

AG-43, RS-87, RS-30, PRD, CIV, REC, CON



Implementation Strategy

- This area should feature low-scale and medium-scale development matching the heights of existing neighborhoods
- Development should typically be single-family detached residential houses
- New development will be compatible with adjacent existing character with similar densities and lot sizes
- Infill transitions appropriately scale new development to eliminate impacts to existing surrounding stable neighborhoods (buffers, open space, and landscaping)
- Traditional single-family homes with quality building materials and high-quality design
- New development will incorporate open space and preserve existing trees
- Sustainable building practices will be promoted for all new construction
- Suburban single-family residential neighborhoods are the priority in this area
- The area should include supporting civic uses, such as parks, schools, and places of worship
- New development should demonstrate attention to existing adjacent neighborhoods and seek compatibility with lot sizes along the perimeter of the proposed development
- The City should expand the pedestrian trail master plan, to include more access from disconnected subdivisions, currently characterized by isolated and disconnected cul-de-sac type development



[Suburban Residential Cont'd]

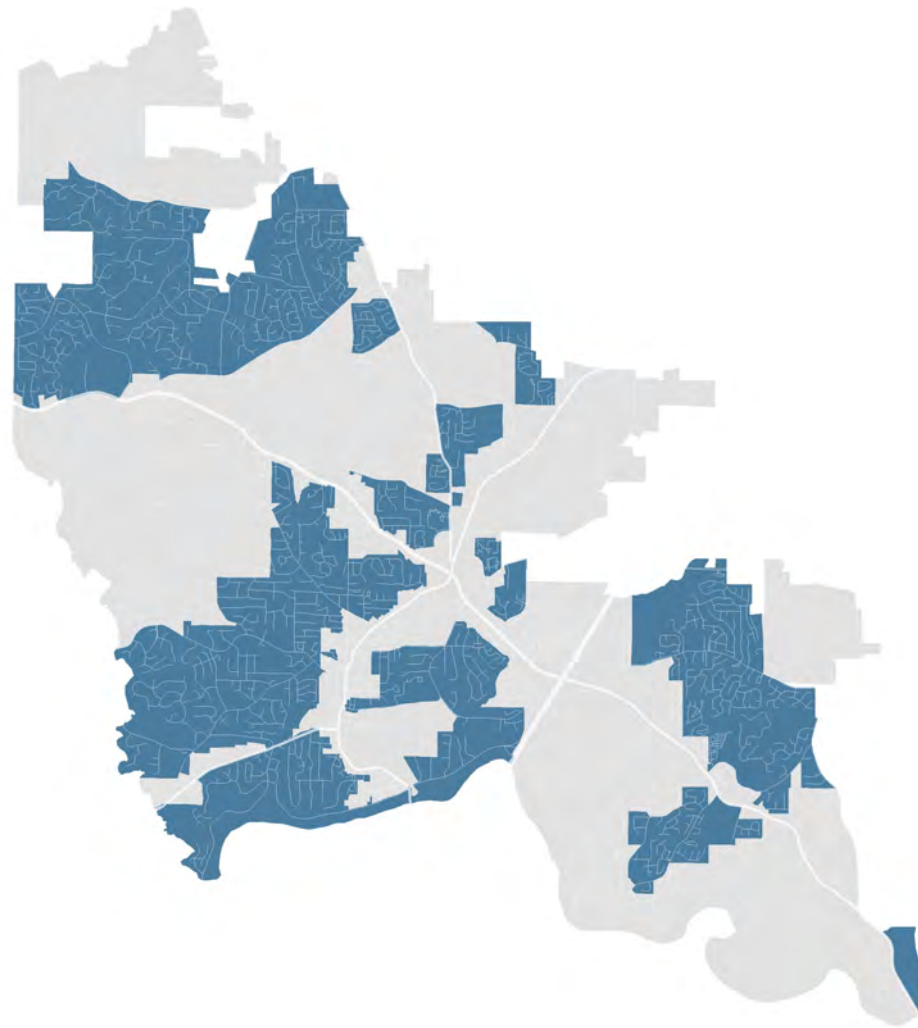
- Pursue a connectivity program (perhaps with a name like "Complete Connections") whereby subdivisions can petition to have their neighborhood evaluated for options to create pedestrian paths and/or access points
- Improve existing pedestrian facilities, develop sidewalks and crosswalks where connectivity is lacking to create a connected network of sidewalks and pedestrian routes and bike lanes
- Develop plans to improve streetscape along major roads
- Explore gateway opportunity on Woodstock Road at west entry to City
- Promote transportation alternatives and create means of access to support all modes of travel as redevelopment occurs
- Preserve greenspace, increase and improve parks.
- Expand the existing trail network to include more pedestrian and cycling access, connecting to amenities and natural resources such as parks and Chattahoochee River

NEIGHBORHOOD RESIDENTIAL

CHARACTER AREA



Neighborhood
Residential



Vision

By 2040, this character area continues to foster stable, established neighborhoods. Neighborhood Residential areas are established, traditional suburban-oriented neighborhoods often in a subdivision setting, some within large master planned neighborhoods. Neighborhood Residential areas often reflect medium to large lots. Opportunities for infill and redevelopment are limited but should be realized with a commitment to preserving the existing scale and character. All new development is limited to single-family housing with a density and character matching the character area's overall existing patterns.

Where this character area abuts other, more intense character areas, the City will carefully manage transitions of use between commercial corridors and the adjacent neighborhoods.

Compatible Future Zoning

AG-43, RS-18, PRD, CIV, REC, CON

[Neighborhood Residential Cont'd]

Implementation Strategy

- This area should feature low-scale and medium-scale development matching the heights of existing neighborhoods
- Development should typically be single-family detached residential houses
- New development will be compatible with adjacent existing character with similar densities and lot sizes
- Infill transitions appropriately scale new development to eliminate impacts to existing surrounding stable neighborhoods (buffers, open space, and landscaping)
- Traditional single-family homes with quality building materials and high-quality design
- New development will incorporate open space and preserve existing trees
- Sustainable building practices will be promoted for all new construction
- Suburban single-family residential neighborhoods are the priority in this area
- The area should include supporting civic uses, such as parks, schools, and places of worship
- New development should demonstrate attention to existing adjacent neighborhoods and seek compatibility with lot sizes along the perimeter of the proposed development
- The City should expand the pedestrian trail master plan, to include more access from disconnected subdivisions, currently characterized by isolated and disconnected cul-de-sac type development



[Neighborhood Residential Cont'd]

- Pursue a connectivity program (perhaps with a name like "Complete Connections") whereby subdivisions can petition to have their neighborhood evaluated for options to create pedestrian paths and/or access points
- Improve existing pedestrian facilities, develop sidewalks and crosswalks where connectivity is lacking to create a connected network of sidewalks and pedestrian routes and bike lanes
- Develop plans to improve streetscape along major roads
- Explore gateway opportunity on Woodstock Road at west entry to City
- Promote transportation alternatives and create means of access to support all modes of travel as redevelopment occurs
- Preserve greenspace, increase and improve parks.
- Expand the existing trail network to include more pedestrian and cycling access, connecting to amenities and natural resources such as parks and Chattahoochee River

ACTIVE NEIGHBORHOODS

CHARACTER AREA



Active
Neighborhoods

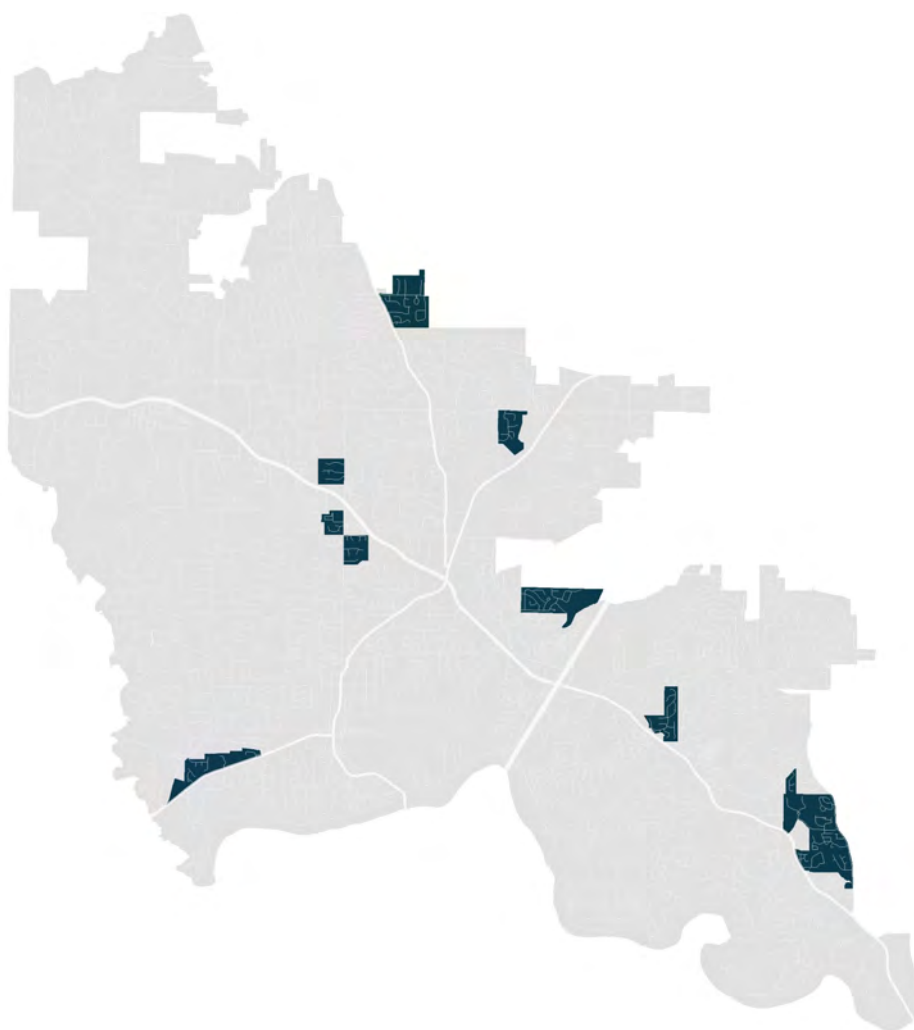
Vision

By 2040, this character area becomes an established area accommodating small-lot single family and multi-family residential areas near commercial areas and/or major roadways. Opportunities for infill and redevelopment are often limited and should be realized while respecting the existing and surrounding scale and character.

Where this character area abuts other, less intense residential areas and more intense non-residential areas, the City will carefully manage transitions of use between commercial corridors and the adjacent neighborhoods.

Compatible Future Zoning

RS-12, RS-9, PRD, CIV, REC, CON



Implementation Strategy

- This area should feature medium-scale development matching the heights of existing neighborhoods
- Development should accommodate a range of building types from single-family detached residential houses, townhomes, to multi-family developments
- New development will be compatible with adjacent existing character with similar densities and lot sizes
- Infill transitions appropriately scale new development to eliminate impacts to existing surrounding stable neighborhoods (buffers, open space, and landscaping)
- Development should be constructed with quality building materials and high-quality design
- New development will incorporate open space and preserve existing trees
- Sustainable building practices will be promoted for all new construction
- The area should include supporting civic uses, such as parks, schools, and places of worship
- New development should demonstrate attention to existing adjacent neighborhoods and seek compatibility with lot sizes along the perimeter of the proposed development
- The City should expand the pedestrian trail master plan, to include more access from disconnected subdivisions, currently characterized by isolated and disconnected cul-de-sac type development



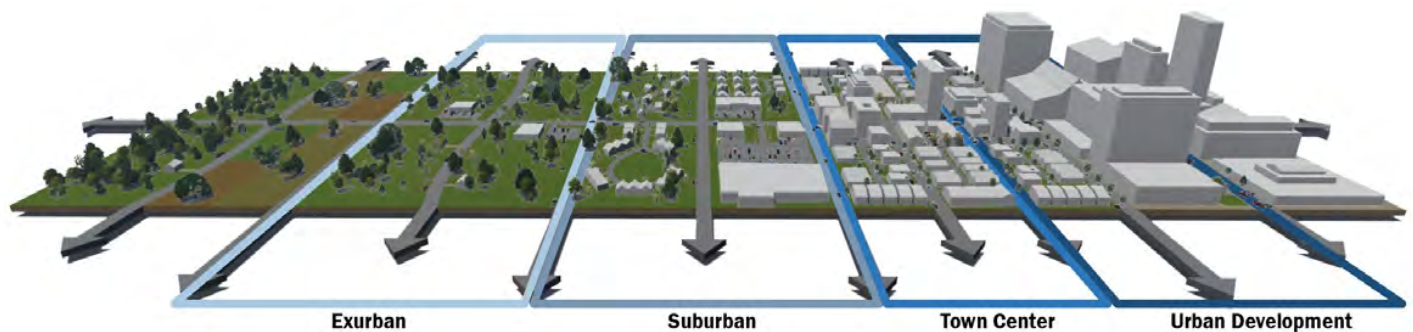
- Pursue a connectivity program (perhaps with a name like "Complete Connections") whereby developments can petition to have their neighborhood evaluated for options to create pedestrian paths and/or access points
- Improve existing pedestrian facilities, develop sidewalks and crosswalks where connectivity is lacking to create a connected network of sidewalks and pedestrian routes and bike lanes
- Develop plans to improve streetscape along major roads
- Promote transportation alternatives and create means of access to support all modes of travel as redevelopment occurs
- Preserve greenspace, increase and improve parks.

This Page Intentionally Left Blank.

ACTIVITY & EMPLOYMENT AREAS

The Activity & Employment Center Character areas on the Future Development Map are those areas where the most intensive forms of future development are suggested as well as those oriented toward employment uses. While some areas are established, others target locations where redevelopment should be focused, these places are envisioned as walkable districts of varying intensities with the development scale achieved through five Character Areas:

- Neighborhood-Serving Area
- Commercial Mixed-Use
- Industrial/Flex
- Major Activity
- Historic Area/Downtown



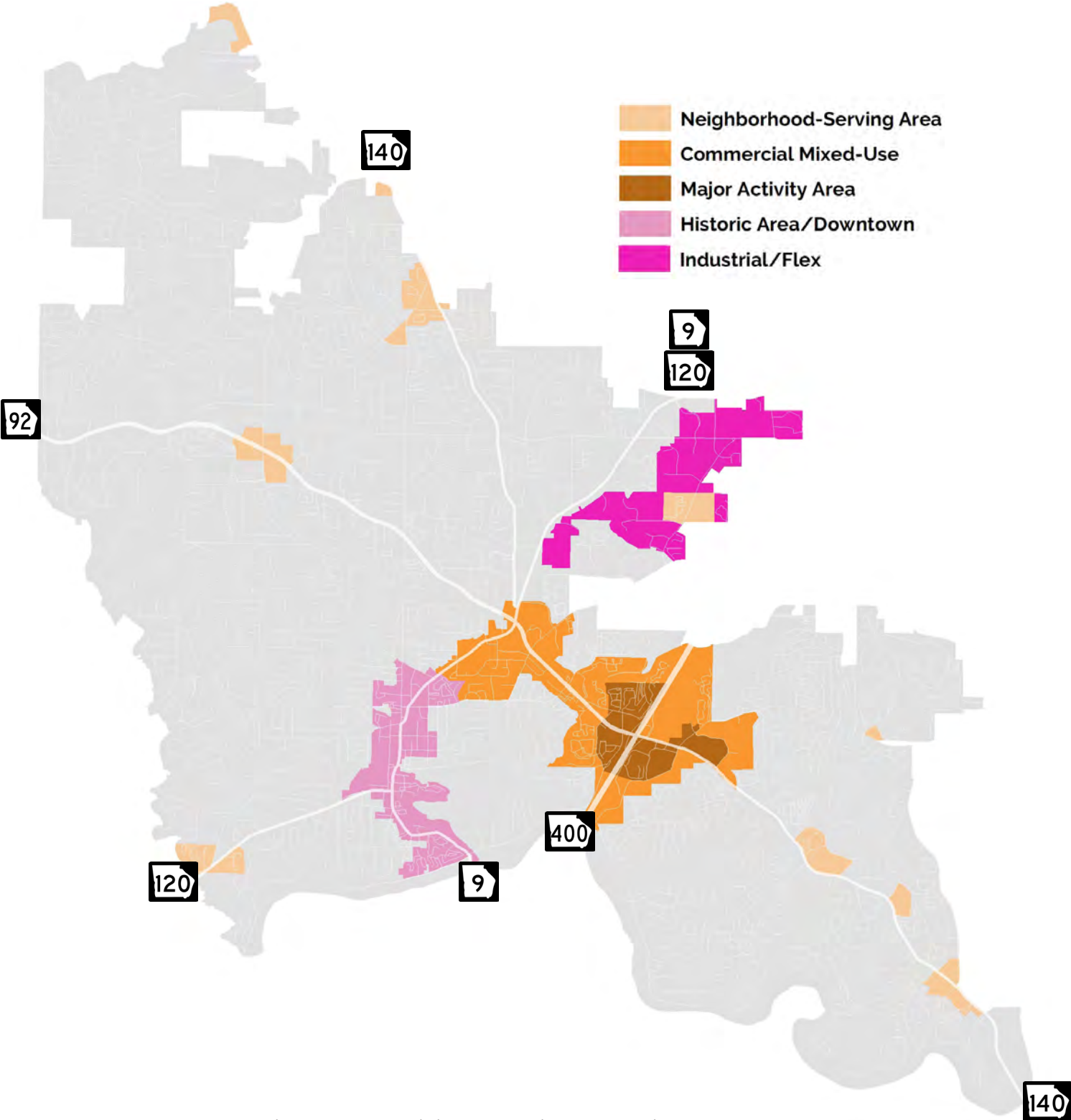


Figure 4.4. Activity & Employment Character Areas

NEIGHBORHOOD-SERVING CHARACTER AREA



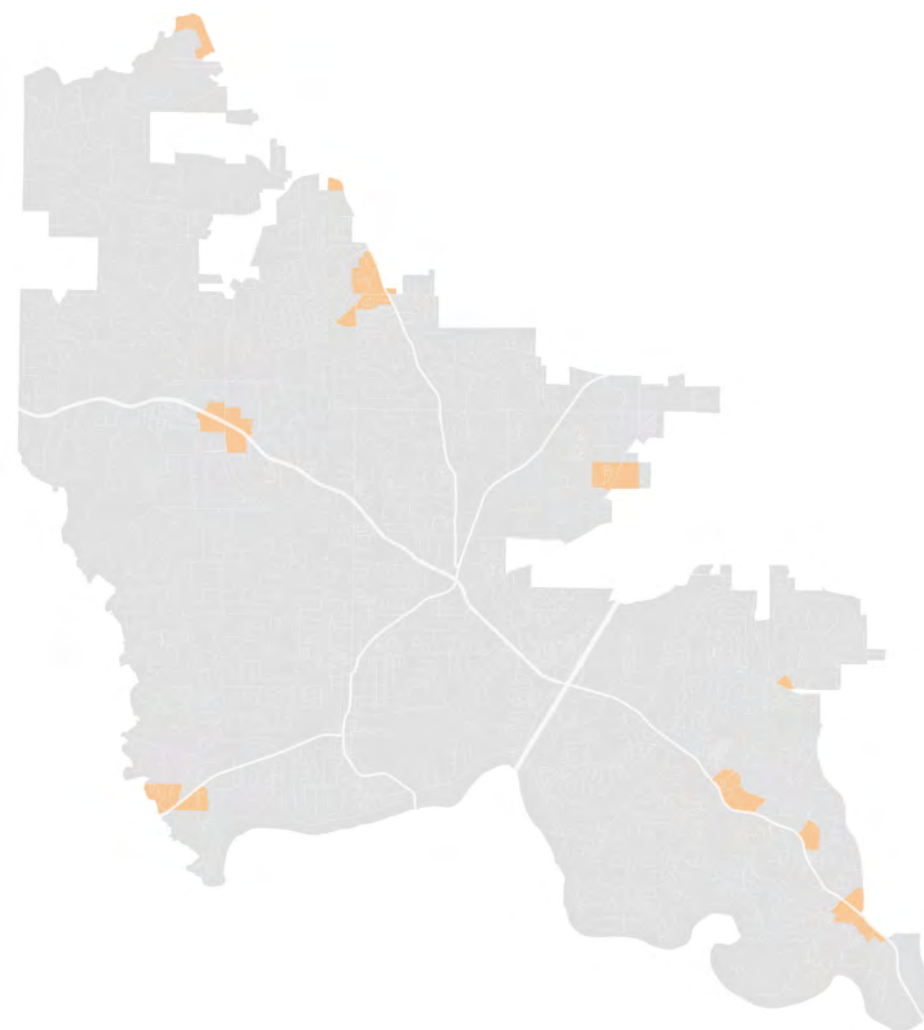
Neighborhood-Serving

Vision

By 2040, this character area continues to provide commercial uses for nearby existing neighborhoods in a manner that is compatible with their scale and character. It does this by providing for an assortment of retail, restaurant, and services uses within compact, walkable locations centered on key intersections. Within these areas, the City will carefully manage transitions of use between them and the adjacent neighborhoods through the controls required by the UDC.

Compatible Future Zoning

NX, OP, CIV, REC, CON



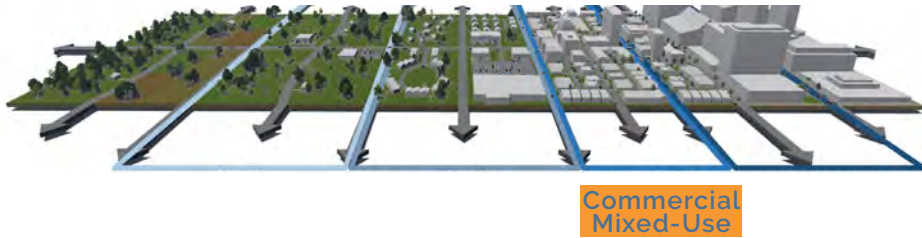
Implementation Strategy

- Low-scale development intended in these areas; limited nonresidential may have up to three stories only if providing a mix of building heights which transition down at the edges
- Infill transitions appropriately scale new development to eliminate impacts to existing surrounding stable neighborhoods (buffers, open space, and landscaping)
- New development will incorporate open space and preserve existing trees
- Sustainable building practices will be promoted for all new construction
- Neighborhood scale retail or services are permissible, provided that they encourage buildings of brick or stone, include heavy landscaping, signage and materials in keeping with adjacent subdivisions, and avoid regional commercial destinations.
- Supporting civic uses, such as parks, schools, and places of worship should be included
- Expand the pedestrian trail master plan, to include more access to nearby suburban residential existing neighborhoods.
- Improve existing pedestrian facilities, develop sidewalks and crosswalks where connectivity is lacking to create a connected network of sidewalks and pedestrian routes and bike lanes
- Develop plans to improve streetscape along major roads
- Allow community gardens
- Redevelopment of declining and vacant commercial buildings.
- Promote transportation alternatives and create means of access to support all modes of travel as redevelopment occurs
- Expand the existing trail network to include more pedestrian and cycling access, connecting to amenities and natural resources such as parks and Chattahoochee River



COMMERCIAL MIXED-USE

CHARACTER AREA



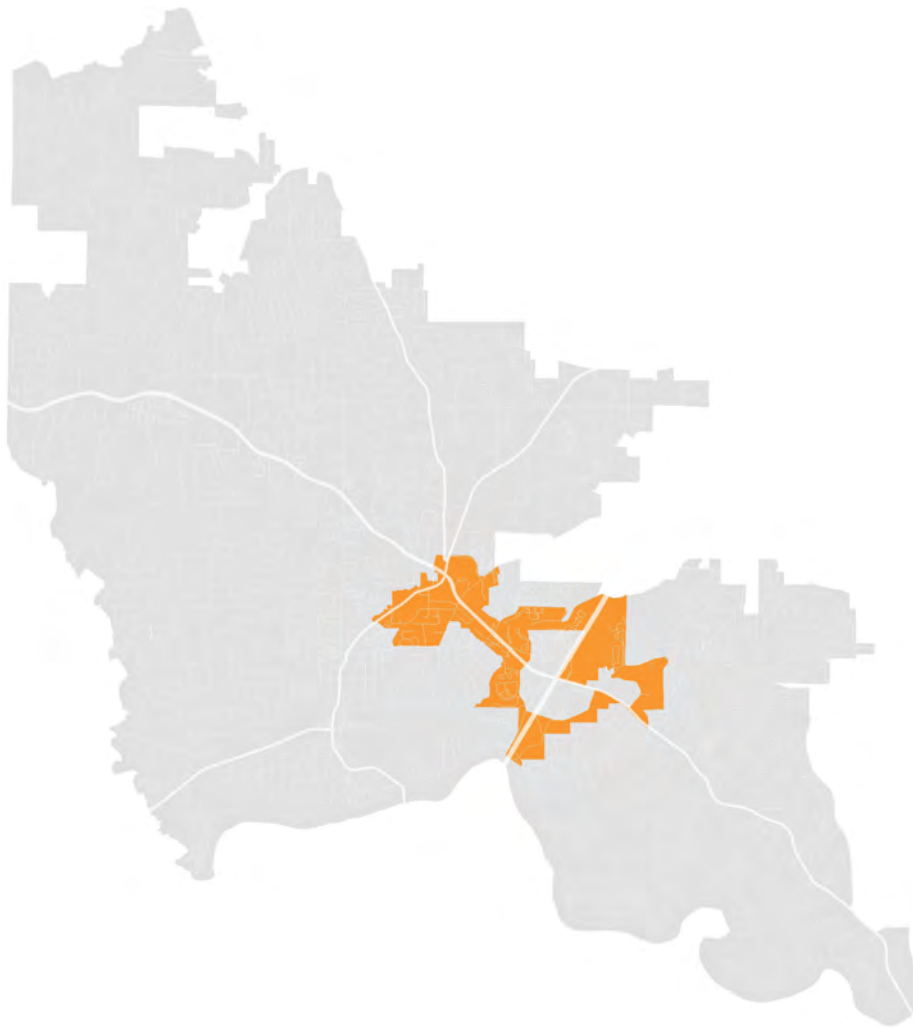
Vision

By 2040, Holcomb Bridge Road west of GA-400 and areas surrounding the GA-400 node will become a vibrant mixed-use village paired with meaningful open space. The City will have capitalized on this major regional access point to provide maximum economic benefit to the City. New development in the western portion of the character area will follow the vision established by the initial subarea planning conducted as part of the 2040 Comprehensive Plan update., which is to create a mixed-use, pedestrian friendly corridor and activity center that builds a better sense of community.

The perception of this area will change as the City invests in streetscape and new road improvements, and investors redevelop under-utilized sites with a mix of uses characterized by high quality building materials.

Compatible Future Zoning

CX, CC, SH, OR, OP, CIV, RS-6, RS-4, RM-3, RX, REC, CON



Implementation Strategy

- New development should demonstrate attention to existing adjacent neighborhoods and seek compatibility with lot sizes along the perimeter of the proposed development
- Revise the zoning code to establish criteria for appropriate infill, amenities proposed by places of worship, community gardens, and limited neighborhood scale retail
- Allow neighborhood scale food stores/farmers market and community gardens in areas, the location and conditions for which would be considered based on specific criteria
- Expand the pedestrian trail master plan, to include more access from disconnected subdivisions, currently characterized by isolated and disconnected cul-de-sac type development
- Pursue a connectivity program (perhaps with a name like "Complete Connections") whereby subdivisions can petition to have their neighborhood evaluated for options to create pedestrian paths and/or access points
- Improve existing pedestrian facilities, develop sidewalks and crosswalks where connectivity is lacking to create a connected network of sidewalks and pedestrian routes and bike lanes
- Develop plans to improve streetscape along major roads
- Redevelopment of declining and vacant commercial buildings and nodes and creation of incentive programs to attract developers to reuse existing vacant commercial buildings
- Promote transportation alternatives and create means of access to support all modes of travel as redevelopment occurs
- Preserve greenspace, increase and improve parks
- Expand the existing trail network to include more pedestrian and cycling access, connecting to amenities and natural resources such as parks and Chattahoochee River



MAJOR ACTIVITY CHARACTER AREA



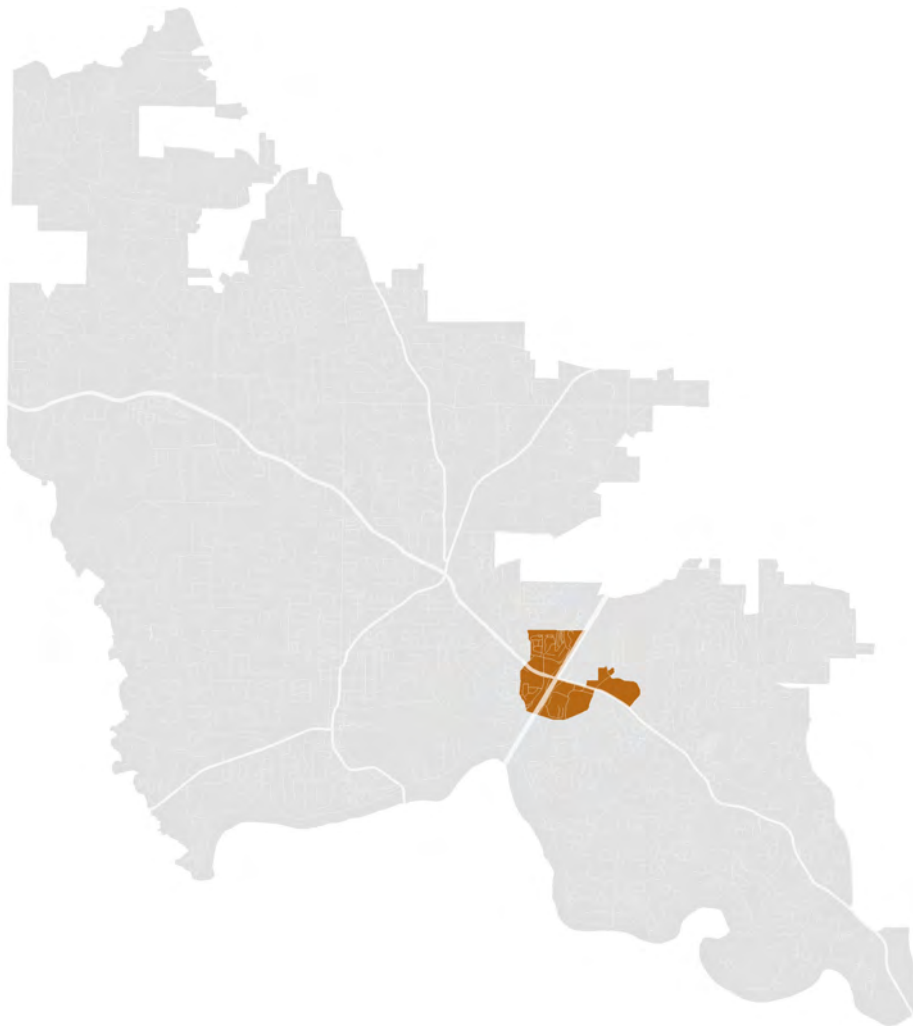
Major Activity

Vision

By 2040, this strategic intersection will become a vibrant activity center. The City will have capitalized on this major regional access point to provide maximum economic benefit to the City. The perception of this area will change as the City invests in streetscape and new road improvements, and investors redevelop under-utilized sites with a mix of uses characterized by high quality building materials. The Big Creek Parkway with a bridge connection across GA 400 north of Holcomb Bridge Road is anticipated to begin construction within a few years. Likewise, various conversations involving heavy rail transit or BRT from MARTA have identified this area as a likely location. Therefore, future development should be sensitive to and compatible to the possibility of the area eventually emerging as a Transit Oriented Development.

Compatible Future Zoning

CX, CC, OR, OP, CIV, RS-6, RS-4, RM-3, RX, REC, CON



Implementation Strategy

- New development should demonstrate attention to existing adjacent neighborhoods and seek compatibility with lot sizes along the perimeter of the proposed development
- Revise the zoning code to establish criteria for appropriate infill, amenities proposed by places of worship, community gardens, and limited neighborhood scale retail
- Allow neighborhood scale food stores/farmers market and community gardens in areas, the location and conditions for which would be considered based on specific criteria
- Expand the pedestrian trail master plan, to include more access from disconnected subdivisions, currently characterized by isolated and disconnected cul-de-sac type development
- Pursue a connectivity program (perhaps with a name like "Complete Connections") whereby subdivisions can petition to have their neighborhood evaluated for options to create pedestrian paths and/or access points
- Improve existing pedestrian facilities, develop sidewalks and crosswalks where connectivity is lacking to create a connected network of sidewalks and pedestrian routes and bike lanes
- Develop plans to improve streetscape along major roads
- Explore gateway opportunity on GA 400 at entry to City
- Redevelopment of declining and vacant commercial buildings and nodes and creation of incentive programs to attract developers to reuse existing vacant commercial buildings
- Promote transportation alternatives and create means of access to support all modes of travel as redevelopment occurs
- Preserve greenspace, increase and improve parks
- Expand the existing trail network to include more pedestrian and cycling access, connecting to amenities and natural resources such as parks and Chattahoochee River



HISTORIC AREA/ DOWNTOWN

CHARACTER AREA



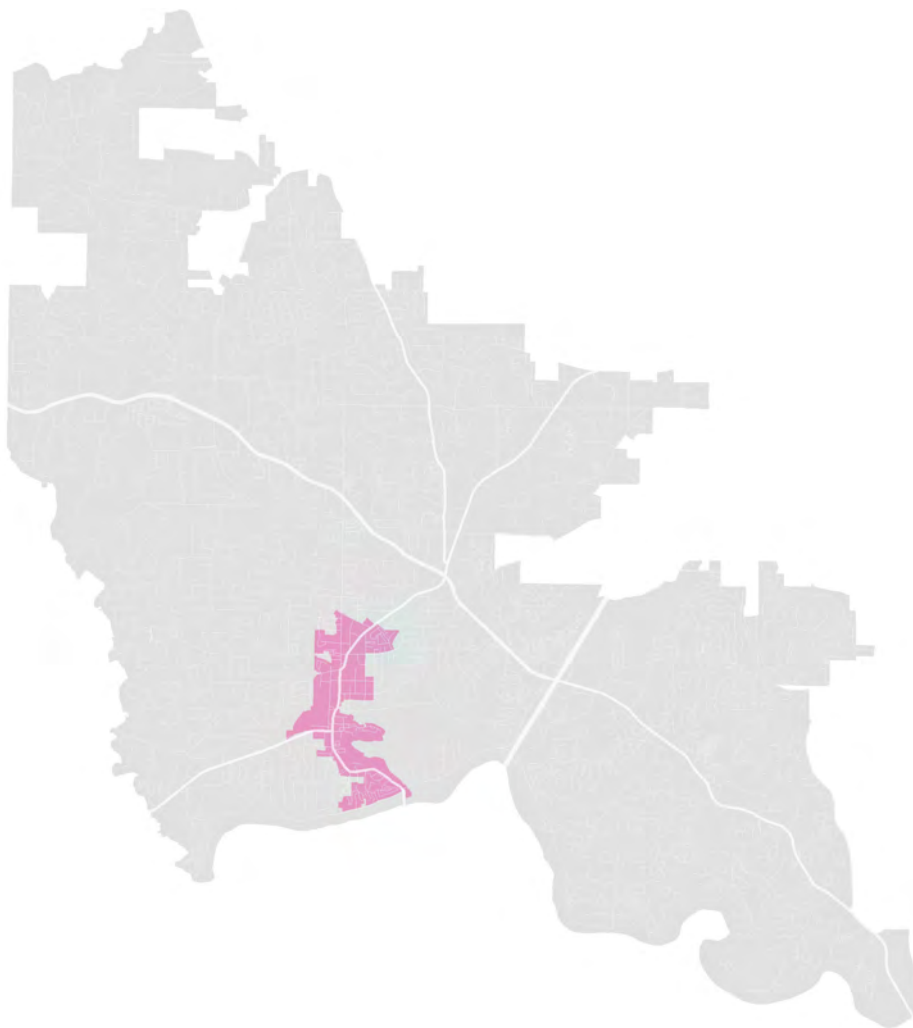
Historic Area/
Downtown

Vision

The Historic District includes Canton Street, Oak Street, Mimosa Boulevard, Atlanta Street, and other areas. This area will continue to serve as a destination point and source of pride for the City. The historic downtown will remain as a unique cultural asset; as change occurs around the Historic District, the area will need to continue to be protected and additional threatened historic sites should be protected and added to the district. The Groveway Community will implement design initiatives to create a community that includes pocket parks; mixed-residential and retail uses; and a strong connection visually and aesthetically to Canton Street. The Historic District Master Plan will be a guiding document for this area.

Compatible Future Zoning

RM-3, RX, DR, DX, DS, DH, CIV, REC, CON



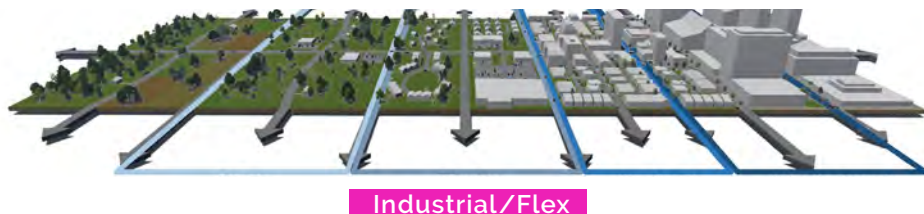
Implementation Strategy

- Establish a blueprint that identifies specific zoning and design regulations that govern each subarea within this context zone
- Implement the Groveway Design Guidelines
- Evaluate and update Historic District requirements, especially for the Historic Mill area
- Promote mixed-use development, redevelopment of aesthetically problematic sites and vacant sites
- Create balanced transportation solutions
- Create a pedestrian-friendly environment through streetscape improvements, connected sidewalks, surface parking lots located in the rear of buildings, and bringing buildings closer to the sidewalk.
- Refocus and refine the historic preservation efforts in the City
- Address parking issues



INDUSTRIAL/FLEX

CHARACTER AREA

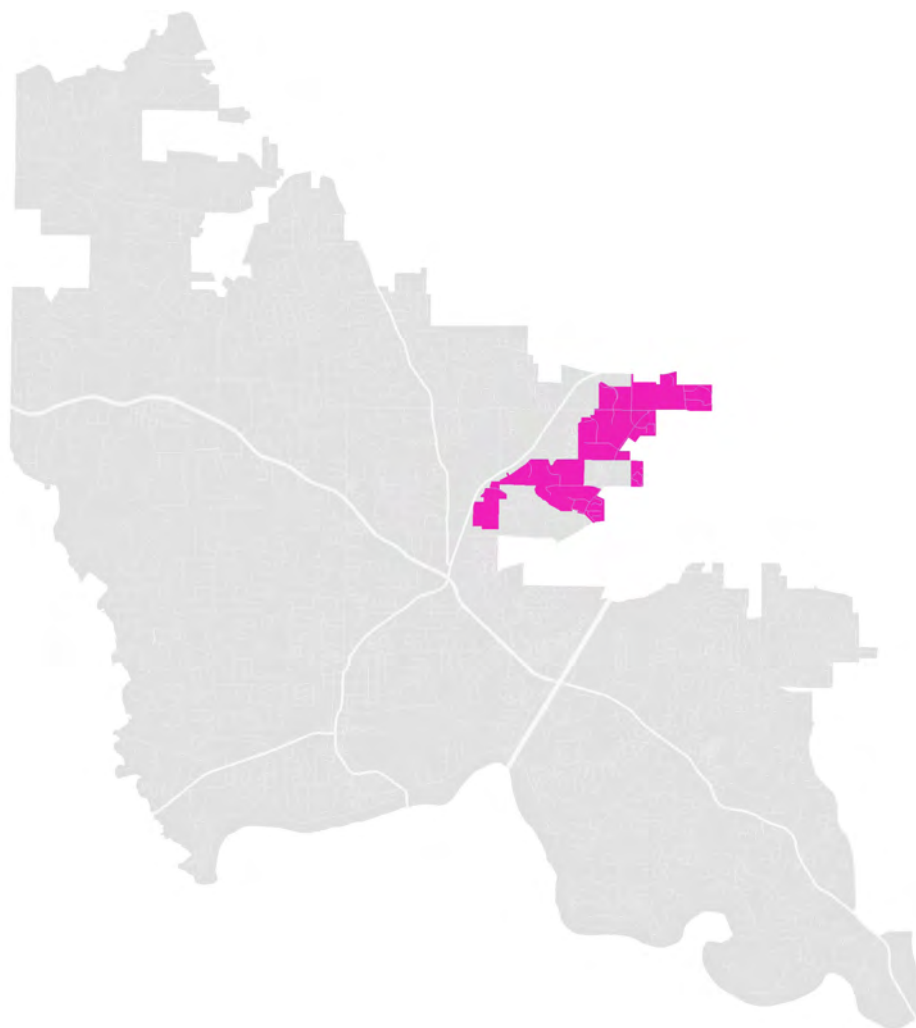


Vision

In the 2040 planning horizon, this cluster of industrial and heavy commercial development will continue to function as an office and business distribution district. The uses in the area will be flexible however, allowing transitions to new uses as economic demand changes. These new uses may include mixed residential and office development. This area is not located along a major gateway to the City and is also not located adjacent to Roswell's many cultural or recreational assets. Therefore, it is ideally situated to continue functioning as an employment center within the City limits with an additional mix of uses.

Compatible Future Zoning

OR, OP, IX, IL, CIV, REC, CON



Implementation Strategy

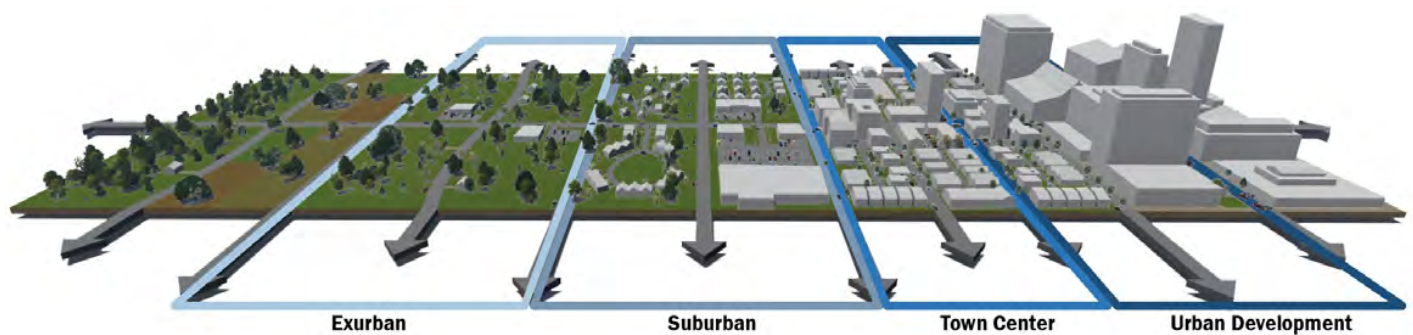
- Zone for development that is typically 1-3 stories
- Allow additional stories or densities (up to 6 stories) through bonus allowances for quality mixed-use projects that include high quality materials such as stone, stucco or brick; landscaping; and amenities.
- Enforce building height transitions to adjacent uses (step down of building heights, landscaped buffers)
- Design of any new facilities should include quality building materials such as stone, stucco or brick, and high quality design
- Create new streetscape design standards
- Encourage master planned projects with pedestrian oriented interiors, pocket parks and/or plazas
- Maintain current use as office and business distribution district
- Allow additional types of development including residential (single-family attached, multi-family), loft, and non-residential
- Retain existing businesses and expand as an employment center
- Revise zoning code to create areas of mixed residential, flex-space, and office use and conversions



COMMERCIAL CORRIDORS

The Commercial Corridor Character Areas include the major corridors that bridge the City's gateways to the major commercial nodes. Future corridor development is characterized geographically by the three following Character Areas:

- Highway 9
- Parkway Village
- Holcomb Bridge Road



COMMERCIAL CORRIDORS

Highway 9

Parkway Village

Holcomb Bridge Road

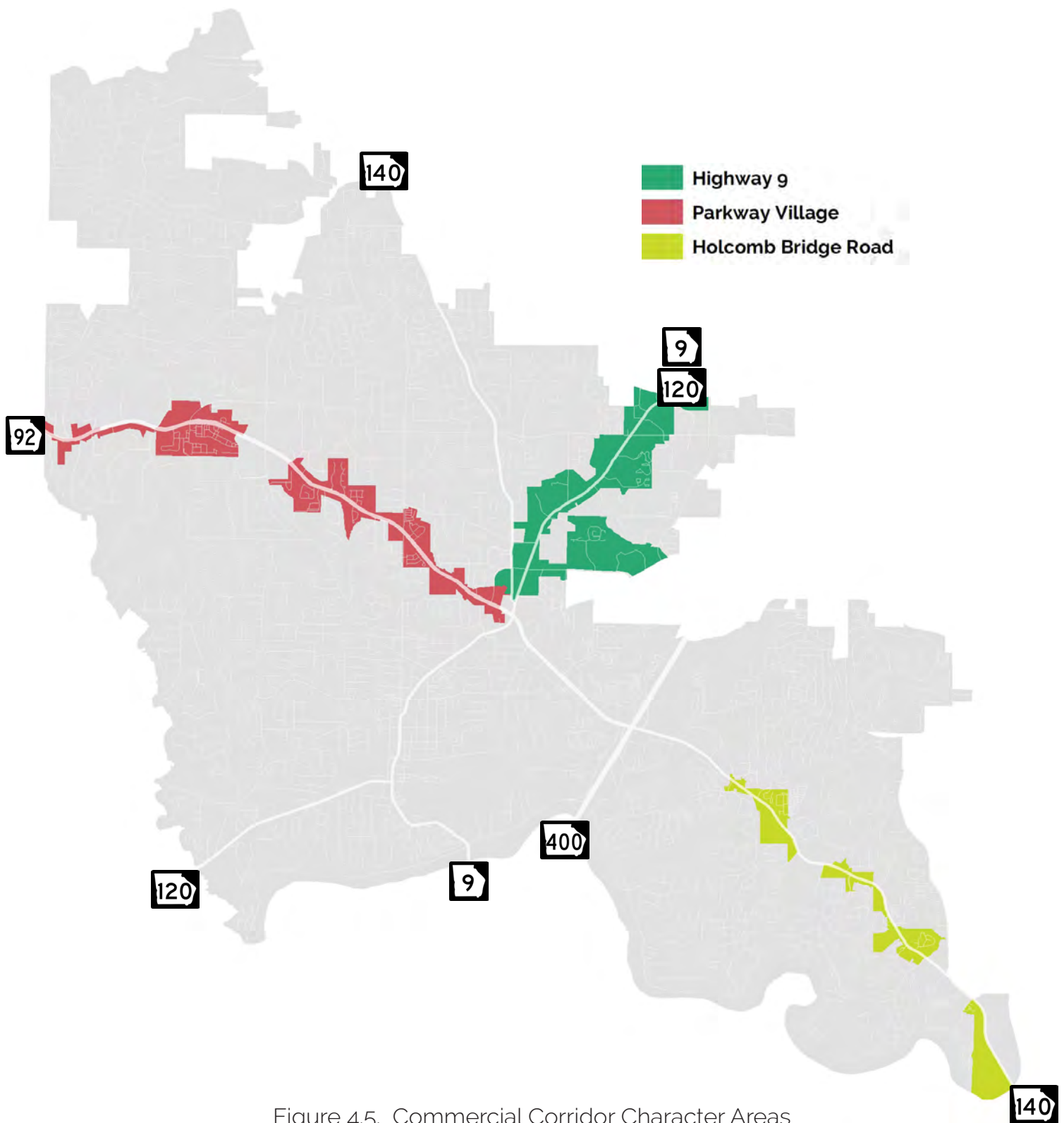


Figure 4.5. Commercial Corridor Character Areas

HIGHWAY 9 CHARACTER AREA



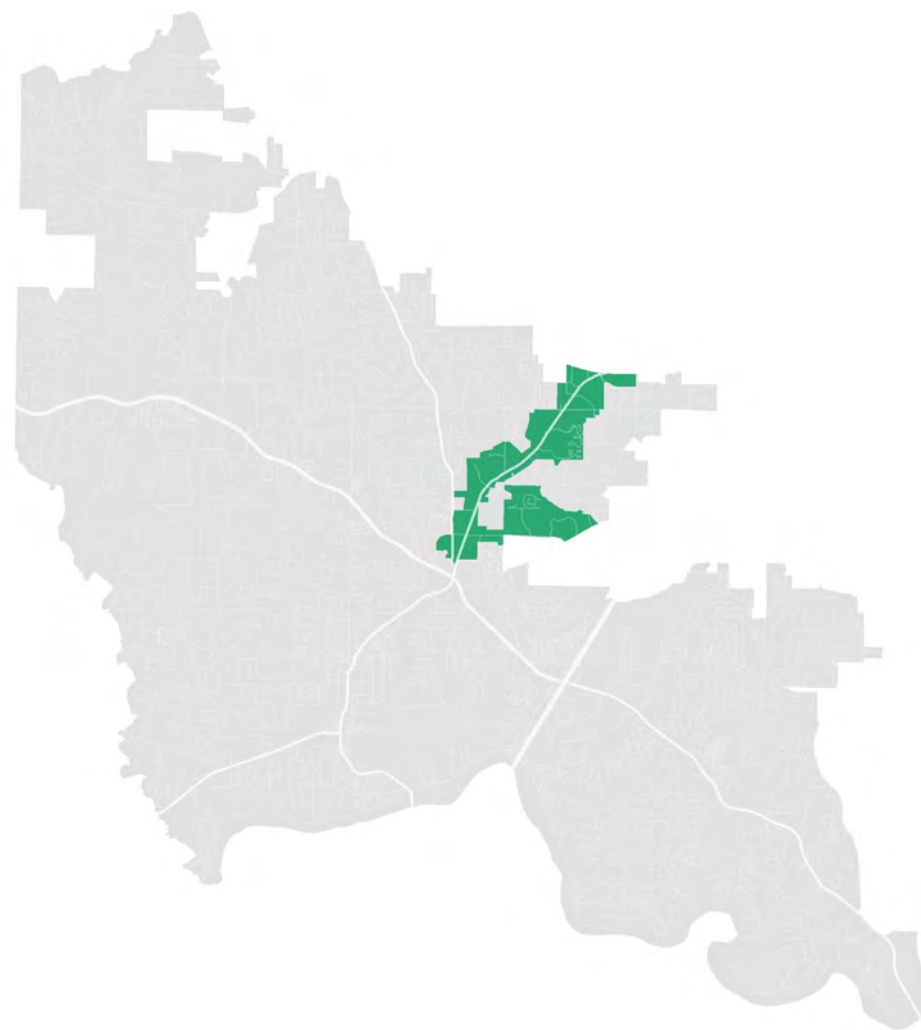
Highway 9

Vision

In the 2040 planning horizon, a gateway will be established at the City boundary along the Alpharetta Highway/ SR 9 corridor to announce arrival into the City of Roswell. Existing big-box developments will have evolved either into a new use or enhanced with additional amenities to keep viable beyond the typical 20-year life-cycle. A regulatory framework that encourages flexibility of uses for these existing structures will generate economic value for the City. The vacant or underutilized strip centers will have successfully achieved adaptive mixed-use and commercial infill.

Compatible Future Zoning

RS-6, RS-4, RM-2, RM-3, RX, CX, SH, CC, CH, OR, OP, IX, CIV, REC, CON



Implementation Strategy

- Development should typically be 1-3 stories in this area
- Development may be up to 4 stories for nonresidential and high-quality multi-family, if associated with heavy landscaping and other design criteria
- Uniform high quality signage should be implemented throughout the area which indicates direction to City Hall and other destinations; consider extending historic district signage north along the corridor
- Aesthetic improvements to the street – street trees, sidewalks, lighting – should be a priority
- Reduce curb cuts – develop interparcel access
- Incentivize the infill of large surface parking lots
- Re-orient site layout and bring buildings to the street where appropriate
- Zoning and permitting should include focus on transitions to adjacent uses (step down of building heights, buffers)
- Incorporate of public art within non-residential development projects
- Reduce single-uses on large lots
- Encourage mixed-use (Mixed residential, non-residential, and non-mixed residential) where appropriate



[Highway 9 Cont'd]

- Encourage neighborhood and low rise non-residential developments
- Incorporate the Economic Development plan, which establishes strategic actions to address vacancies
- Improve existing pedestrian facilities, develop sidewalks and crosswalks where connectivity is lacking
- Establish gateway on Alpharetta Highway/SR 9 to indicate arrival in City of Roswell
- Establish innovative, design-based zoning code that encourages flexible, viable adaptive reuse

PARKWAY VILLAGE

CHARACTER AREA



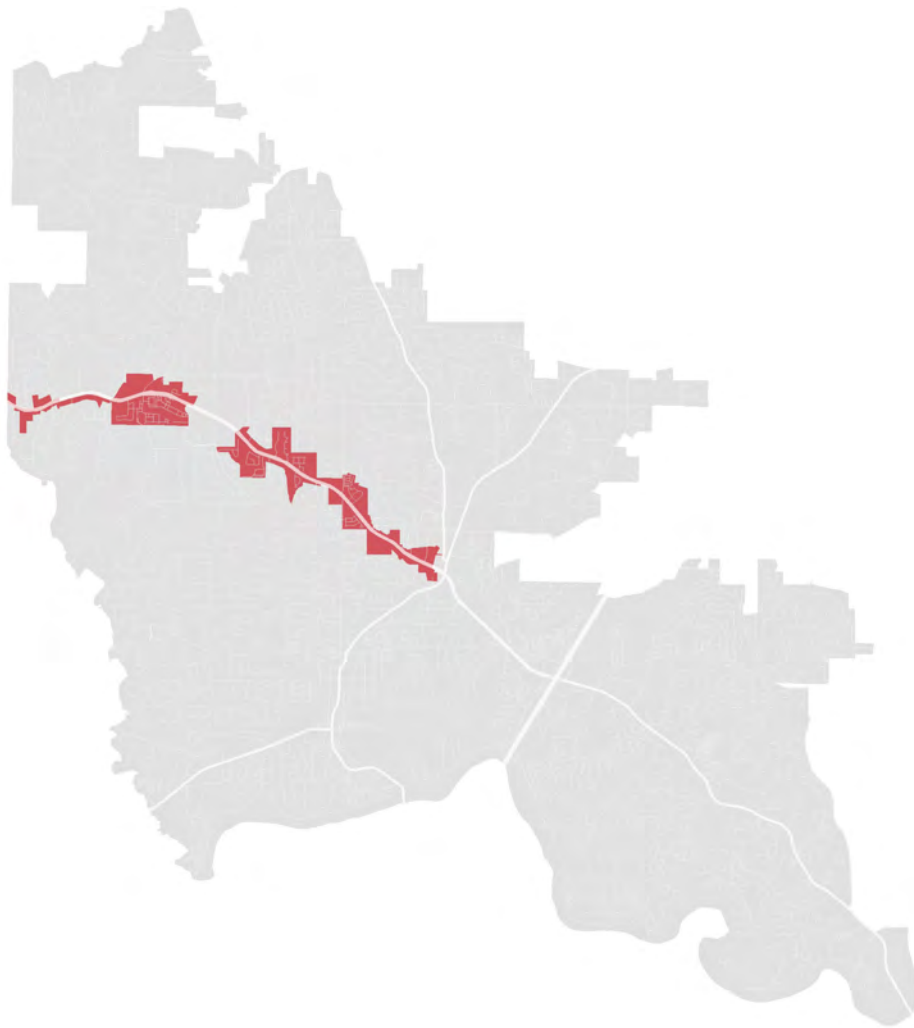
Parkway Village

Vision

In the 2040 planning horizon, this area will have achieved the design objectives described in the Parkway Village Overlay District. This corridor has a historic character which is unique in the City of Roswell. Any transportation project that is implemented along this corridor will preserve the existing character of the corridor. Vehicular and pedestrian interparcel access between adjacent parcels has been achieved. The single-family residences located along the corridor will have been incrementally converted to an office/professional use.

Compatible Future Zoning

RS-9, RS-6, RS-4, R-CC, R-TH, PV, CIV, REC, CON



Implementation Strategy

- Zone for development that is typically 1-3 stories
- Follow the adopted UDC regulations and guidelines
- Pursue a connectivity program (perhaps with a name like "Complete Connections") whereby subdivisions can petition to have their neighborhood evaluated for options to create pedestrian paths and/or access points



HOLCOMB BRIDGE ROAD

CHARACTER AREA



Vision

In the 2035 planning horizon, this area will be regulated by an overlay district which will protect the established single family neighborhoods to the north and south of the corridor. The overlay will include signage or a similar element that is also found in the Parkway Village Character Area portion of the corridor. This corridor will be traversed by multi-use trails which connect the Big Creek Park, the Chattahoochee River, and the adjacent single-family neighborhoods. The development along the corridor will be a mix of uses to allow for residential to integrate with retail and commercial. A gateway will be established at the eastern end of the character area to create a sense of arrival.

Compatible Future Zoning

R-TH, RM-2, NX, CX, CC, OR, OP, CIV, REC, CON

Implementation Strategy

- Development in this area should typically be low-scale, 1-3 stories
- Manage access on Holcomb Bridge Road, with reduced curb cuts and interparcel access
- Permitting and zoning should include focus on transitions to adjacent uses (step down of building heights, building scale transitions, buffer transitions)
- Develop design standards which allow for appropriate, high quality infill mixed-use development, including signage
- Aesthetic improvements to the street – street trees, sidewalks, lighting
- Allow developments to incorporate design for community gathering spaces
- Encourage pedestrian-oriented interiors for mixed-use projects
- Emphasize high-quality building materials and heavy landscaping
- Incentivize quality low-scale/low-rise mixed-use developments which could include office, commercial, recreation and housing; with maximum flexibility to change over time
- Emphasize residential including townhomes, attached housing, and single-family housing
- Permit multi-family only when integrated with a mix of residential housing type
- Allow discrete cottage housing, where developed zoning criteria indicates appropriate



[Holcomb Bridge Road Cont'd]

- Create incentives for infill development to retro-fit strip-type commercial development with liner buildings. Reduce building setbacks; bring buildings up to road through revisions to the zoning code.
- Pursue methods through zoning and development regulations to reduce multiple curb cuts. Provide incentives to encourage shared curb cuts for shared drives and enforce interparcel access requirements.
- Design streetscape standards for the corridor, including specifications for signage and other aesthetic elements
- Pursue a connectivity program (perhaps with a name like "Complete Connections") whereby subdivisions can petition to have their neighborhood evaluated for options to create pedestrian paths and/or access points
- Create new requirements for development which include the integration of natural features and create new community gathering spaces within the design

CONSERVATION & GREENSPACE

CHARACTER AREA



Conservation & Greenspace

Vision

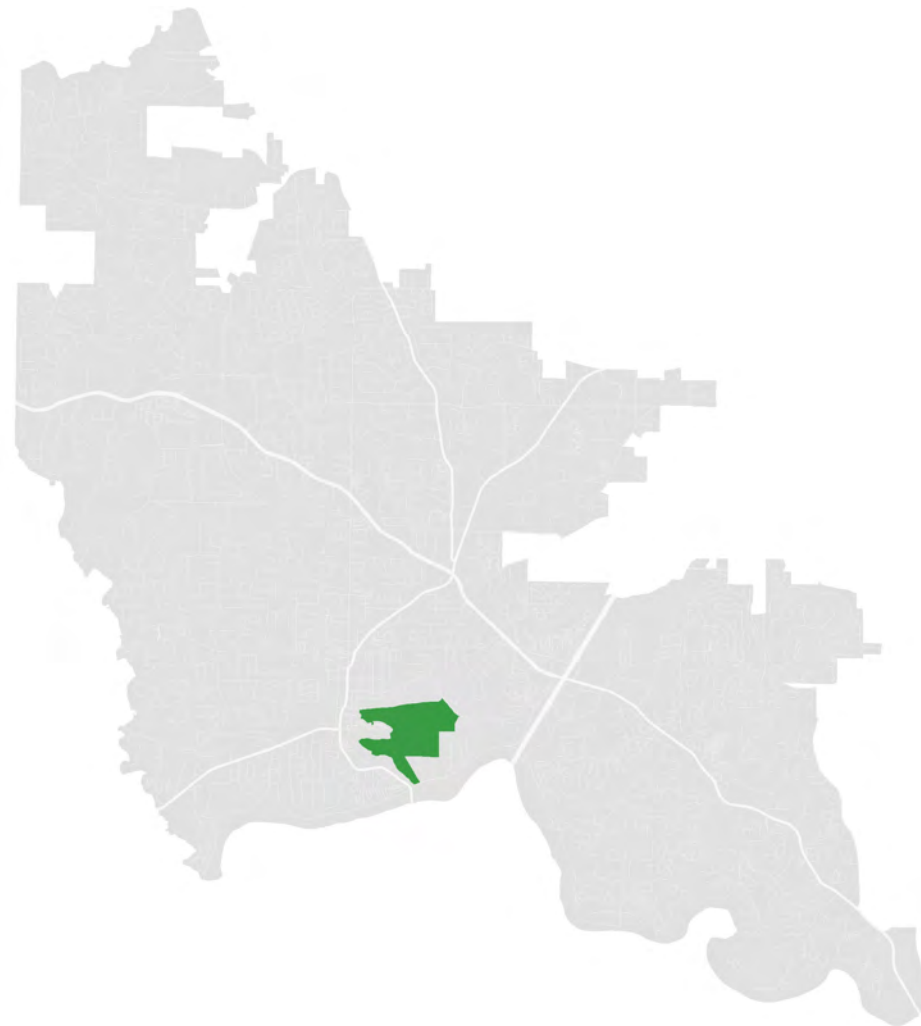
This character area includes a portion of the Chattahoochee River National Recreation Area. This undeveloped and protected parkland is bounded on the west by Big Creek, which flows from the character area south to the Chattahoochee River. In the future, this area will continue to serve as a major recreational area for the City of Roswell and the region. Further opportunities to provide access to the park via walking or cycling should be explored. This park serves as a major piece of the interconnected trail system envisioned for the whole City of Roswell.

Compatible Future Zoning

REC, CON

Implementation Strategy

Within the limitations of the appropriate regulations, including the Metropolitan River Protection Act, use these areas to maintain, improve, and expand parks, greenspaces, and trails.



THIS PAGE INTENTIONALLY LEFT BLANK.





5

IMPLEMENTATION



The Short Term Work Program provides the City of Roswell with a blueprint for achieving its vision. This is a list of projects and recommendations is to be implemented over the next five years. This list also includes total cost, Impact Fee Eligibility, and the Responsible Department or Agency. Program categories include:

- Population
- Housing
- Historic Preservation
- Neighborhoods
- Urban Design
- Land Use
- Community Facilities
- Development Impact Fees
- Transportation
- Intergovernmental Coordination

		Fiscal Year(s)							
Item	Description	21-22	22-23	23-24	24-25	25-26	Total Cost (If Any)	Impact Fee Eligible	Responsible Department or Agency
Population									
P.1	Monitor regional and U.S. Census Bureau estimates of the City's population	■	■	■	■	■	Not applicable		Community Development
P.2	Monitor and publicize any adult literacy programs available to Roswell's residents	■	■	■	■	■	Not applicable		Community Relations Office
P.3	Update population and functional population projections as needed to support annual updates of the Capital Improvement Element	■	■	■	■	■	Staff time		Community Development
Housing									
H.1	Maintain data on issuance of housing starts (building permits) for estimates of population and housing	■	■	■	■	■	Staff time		Community Development, Building Division
H.2	Identify any concentrations of substandard housing units and use community development funds to help fund improvements	■	■	■	■	■	Staff time		Community Development; Admin
H.3	Continue to enforce the standard housing code	■	■	■	■	■	Staff time		Community Development
H.4	Maintain the City's public housing program and determine appropriate future activities/ programs	■	■	■	■	■	Not applicable		Housing Authority
H.5	Monitor available state and federal housing programs and disseminate information to individuals and groups in need of such program resources	■	■	■	■	■	Staff time		Roswell Housing Authority

		Fiscal Year(s)							
Item	Description	21-22	22-23	23-24	24-25	25-26	Total Cost (If Any)	Impact Fee Eligible	Responsible Department or Agency
Economic Development/Roswell Business Alliance									
ED.1	Provide information on available office space to all potential users or reference sources.	■	■	■	■	■	\$18,500		Roswell Inc.
ED.2	Work with other City departments to promote economic growth that will result in increasing the tax base	■	■	■	■	■	Staff time		DDA; Roswell Inc.
ED.3	Continue to support quality of life enhancements that make the area attractive to corporations	■	■	■	■	■	Staff time		All Depts.
ED.4	Collaborate with the Convention & Visitors Bureau and others on marketing	■	■	■	■	■	Staff time		Roswell Inc., DDA & Community Relations
ED.5	Complete signage to key attractions throughout the City	■	■	■	■	■	Staff time		Transportation Department
ED.6	Guide small entrepreneurs to available forms of resources and assistance	■	■	■	■	■	Staff time		Roswell Inc.
ED.7	Communicate with businesses via electronic newsletter to keep them informed of developments in the City	■	■	■	■	■	Staff time		Roswell Inc.
ED.8	Stay involved in regional discussions	■	■	■	■	■	Staff time		Roswell Inc.
ED.9	Continue to effectively communicate the development process; advocate for streamlining where opportunities exist	■	■	■	■	■	Staff time		Community Development

Item	Description	Fiscal Year(s)					Total Cost (If Any)	Impact Fee Eligible	Responsible Department or Agency
		21-22	22-23	23-24	24-25	25-26			
ED.10	Continue to enhance the first line of marketing to new and expanding businesses, the Economic Development website.	■	■	■	■	■	Staff time		Roswell Inc.
ED.11	Administer and promote/market the Roswell Opportunity Zone to all existing and prospective businesses.	■	■	■	■	■	Staff time		Community Development; Roswell Inc.
ED.12	Provide free workshops to Roswell businesses on topics of their choice	■	■	■	■	■	Staff time		Roswell Inc.
ED.13	To solicit, plan and produce events in conjunction with organizations to offer a wide variety of affordable entertainment and leisure activities in a safe and attractive environment.	■	■	■	■	■	Staff time		Administration, Special Events
Redevelopment									
R.1	Pursue priority-based budgeting to accomplish redevelopment goals, with redevelopment as a priority	■	■	■	■	■	Not applicable		City Administrator and City Council
R.2	Continue to consider locating public facilities in redevelopment target areas	■	■	■	■	■	Not applicable		City Administrator and City Council
R.3	Implement recommendations of revitalization study and plan for the Holcomb Bridge Road corridor west of GA 400 (UDC)	■	■	■	■	■		Yes	City (various departments)
R.4	Support Downtown Development Authority, if needed	■	■	■	■	■			City Council; City Administrator

		Fiscal Year(s)					Total Cost (If Any)	Impact Fee Eligible	Responsible Department or Agency
Item	Description	21-22	22-23	23-24	24-25	25-26			
R.5	Seek funding for implementation of redevelopment studies, plans, and projects	■	■	■	■	■	TBD	Yes	Community Development; City Council
R.6	Assist where possible in improving access, ingress, and egress to outmoded retail centers and upgrade surrounding road networks	■	■	■	■	■	TBD		Community Development; Transportation
R.7	Promote existing retail space and the redevelopment of vacant retail space	■	■	■	■	■	Staff time		DDA; Roswell Inc.
Historic Preservation									
HP.1	Develop a citywide GIS database of all identified cultural resources; update the database periodically as needed	■	■	■	■	■	Staff time		GIS; Planning and Zoning
HP.2	Expand the existing National Register Historic District to include adjacent eligible commercial and residential areas		■	■	■		Not applicable		HPC; Planning and Zoning
HP.3	Pursue National Historic Landmarks designations, as appropriate	■	■	■	■	■	Not applicable		R&P/H&CA
HP.4	Enlarge the emphasis of programs and publications from antebellum resources to include resources from all periods of the City's history.	■	■	■	■	■	Staff time and volunteers		R&P

Item	Description	Fiscal Year(s)					Total Cost (If Any)	Impact Fee Eligible	Responsible Department or Agency
		21-22	22-23	23-24	24-25	25-26			
HP.5	Work with the Roswell CVB to develop ways to promote the City's historic sites through the CVB's already established channels. Meet regularly with all associated local agencies and organizations to discuss promotional programs and to keep all groups updated. Periodically review and update existing programs.	■	■	■	■	■	Staff time and volunteers		R&P/H&CA; CVB
HP.6	Make information about the rehabilitation tax credit programs and application forms available through as many sources as possible. Provide positive case studies of successful rehabilitation projects.	■	■	■	■	■	Staff time		HPC; Planning and Zoning
HP.7	Make information about historic façade easements and conservation easements readily available through as many sources as possible. Provide positive case studies of successful easement donations and their resulting historic resources.	■	■	■	■	■	Staff time		HPC; HCAM; Planning and Zoning
HP.8	Create a repository of information about all aspects of historic preservation and make this resource readily available and accessible to the public. Develop and maintain the collection to also serve as a resource center for the HPC	■	■	■	■	■	Staff time		HPC; HCAM; Planning and Zoning

		Fiscal Year(s)					Total Cost (If Any)	Impact Fee Eligible	Responsible Department or Agency
Item	Description	21-22	22-23	23-24	24-25	25-26			
HP.9	Add a specific historic preservation category to the City's existing website to direct people to technical information about historic preservation that is available locally and on the internet	■	■	■	■	■	Staff time		Community Relations Office; Planning and Zoning
HP.10	Create a contributing and non-contributing map of structures within the historic district/ Historic Resources Map		■						GIS; Planning and Zoning
HP.11	Historic Resource Survey - inventory (phase two).	■	■						Planning and Zoning
Neighborhoods									
N.1	Provide limited technical assistance to neighborhood planning efforts in the form of maps, existing zoning and land use, as well as demographic and economic data	■	■	■	■	■	Staff time		Community Development
N.2	Encourage neighborhood "self-help" activities	■	■	■	■	■	Staff time		Community Development
Urban Design									
UD.1	Implement a gateway master plan for major entrances to the City that incorporates various recommendations of adopted design guidelines	■	■	■	■	■	\$1,600,000	Yes	Transportation
UD.2	Continue to apply for federal and state funding to enhance the streetscapes of road corridors in the City	■	■	■	■	■	Staff time		Community Development; Transportation

		Fiscal Year(s)							
Item	Description	21-22	22-23	23-24	24-25	25-26	Total Cost (If Any)	Impact Fee Eligible	Responsible Department or Agency
Land Use									
LU.1	Further develop, refine, and implement land use recommendations for "character areas"	■	■	■	■	■	Staff time		Community Development
LU.2	Periodically report as may be needed on conformance with regional development plan	■	■	■	■	■	Staff time		Community Development
Community Facilities									
CF.1	Periodically update the City's parks and recreation master plan as needed			■	■		70,000		Recreation & Parks
CF.2	Implement the master plan for the Roswell River Parks	■	■				\$35,000,000		Recreation & Parks
CF.3	Update the Comprehensive Solid Waste Management Plan every ten years as required; update the Solid Waste Business Plan, Roswell Utility Master Plan and Roswell Stormwater Utility Master Plan as necessary to meet Division goals.	■	■	■	■	■	Staff time		Environmental/ Public Works
CF.4	Periodically review and modify sanitation rates and fees to reflect the actual costs of service provision and to further divisions goals	■	■	■	■	■	Staff time		Environmental/ Public Works
CF.5	Prepare, adopt, and periodically revise as appropriate a municipal policy for use of City-owned buildings and grounds by private, non-profit, and other government users	■	■	■	■	■	Staff time		Administration

		Fiscal Year(s)					Total Cost (If Any)	Impact Fee Eligible	Responsible Department or Agency
Item	Description	21-22	22-23	23-24	24-25	25-26			
CF.6	Implement and maintain a customer service policy and action plan in each of the City's departments, with a consistent level of service throughout the departments	■	■	■	■	■	Staff time		Various departments
CF.7	Monitor the provision of municipal services and their ability to meet the diversifying needs of the City's population	■	■	■	■	■	Staff time		Administration; various departments
CF.8	Implement a community-based approach to policing, including Neighborhood Watch and other appropriate programs of the Crime Prevention Unit	■	■	■	■	■	\$400,000		Police
CF.9	Maintain the City's current Insurance Services Office (ISO) rating of 2	■	■	■	■	■	\$1,500,000		Fire & Rescue
CF.10	Continue programs of recognition to all firefighters for the jobs they accomplish as a combination department of full-time and part-time employees	■	■	■	■	■	Staff time		Fire & Rescue; Mayor and City Council
CF.11	Periodically review and modify water rates and fees to reflect the actual costs of service provision and to further system goals	■	■	■	■	■	Staff time		Environmental/ Public Works
CF.12	Continue to prioritize road resurfacing projects, continue drainage maintenance projects, and sidewalk repair projects according to most urgent need	■	■	■	■	■	\$500,000 per year		Transportation; Environmental / Public Works

Item	Description	Fiscal Year(s)					Total Cost (If Any)	Impact Fee Eligible	Responsible Department or Agency
		21-22	22-23	23-24	24-25	25-26			
CF.13	Investigate the need for traffic calming and integrate traffic calming projects as may be appropriate in the City's capital plan	■	■	■	■	■	Staff time		Transportation
CF.14	Develop a program incorporating landscaping/ streetscaping and green infrastructure into all major road projects to improve water quality, provide greater community identity and safety	■	■	■	■	■	Staff time		Transportation; Community Development; Environmental/ Public Works
CF.15	Maintenance of an Energy Assurance Plan for the continued operations of critical city services.	■	■	■	■	■	Staff time		Administration
CF.16	Annually program and implement improvements needed to maintain and upgrade the stormwater management system in compliance with the MS4 NPDES Permit	■	■	■	■	■	\$3,200,000/ yr		Environmental/ Public Works; Transportation
CF.17	Continue to implement TMDL Impaired Stream monitoring efforts and implementation of the Watershed Improvement Program (WIP).	■	■	■	■	■	\$320,000		Environmental/ Public Works
CF.18	Continue to monitor the conditions of municipally owned and operated historic and cultural facilities; schedule improvements to such facilities and grounds as appropriate	■	■	■	■	■	\$225,000		Recreation and Parks

Item	Description	Fiscal Year(s)					Total Cost (If Any)	Impact Fee Eligible	Responsible Department or Agency
		21-22	22-23	23-24	24-25	25-26			
CF.19	Consider plans for additional historic streetscape improvements within the local Historic District	■	■	■	■	■	\$2,000,000	yes	Transportation
CF.20	Prepare, implement, and revise as appropriate a community information plan and programs	■	■	■	■	■			Community Relations Officer
CF.21	Continually review and revise the disaster preparedness and emergency management plans in conjunction with Fulton County	■	■	■	■	■	Staff time		Various departments
CF.22	Continually evaluate and review cost efficient services for the Recycling Center as well as implement an education and outreach program to promote the Center to Roswell residents	■	■	■	■	■	Staff time		Environmental/ Public Works
CF.23	Waterline Distribution Replacement Program	■	■	■	■	■	\$400,000		Environmental/ Public Works
CF.24	Continue using the agenda management software program for the Mayor and Council and the public to have electronic agendas and meeting documentation and minutes for laptops/ tablets and webpage	■	■	■	■	■	\$25,250.40/ yr. \$2,104.20/ mo		Administration
CF.25	Periodically update the City's Consolidated Action Plan (5-year) for HUD as needed.	■			■		Staff time		Administration, Grants
CF.26	Periodically update the City's Annual Action Plan for HUD as needed.	■	■	■	■	■	Staff time		Administration, Grants

Item	Description	Fiscal Year(s)					Total Cost (If Any)	Impact Fee Eligible	Responsible Department or Agency
		21-22	22-23	23-24	24-25	25-26			
CF.27	Campaign Finance Reporting Software for automizing filing and management of necessary forms for candidates and elected officials for campaign finance reporting online.	■	■	■	■	■	\$7,200/yr		Administration
CF.28	Open Records/Public Records online program for submitting records which then allows the public to track requests, communicate regarding the requests, receive online the requests through a web portal and then download the documents.	■	■	■	■	■	\$5,850/yr		Administration
Development Impact Fees									
DIF.1	Periodically review and update the development impact fee program, including fees			■			\$100,000		Community Development
Transportation									
T.1	Implement transportation system improvements as described in the Comprehensive Plan and Transportation Master Plan	■	■	■	■	■	\$25,000,000	Yes	Transportation
T.2	TSPLOST Projects - Develop a list of projects for potential November 2021 referendum.	■					Staff time		Transportation

		Fiscal Year(s)							
Item	Description	21-22	22-23	23-24	24-25	25-26	Total Cost (If Any)	Impact Fee Eligible	Responsible Department or Agency
Intergovernmental Coordination									
IC.1	Periodically revisit and update intergovernmental service agreements	■	■				Staff time		Administration
IC.2	Monitor new forms of governance proposed in North Fulton County for their impact on Roswell	■	■	■	■	■	Staff time		Administration
IC.3	Continue to evaluate the necessity of moving the court system to a new location.	■	■	■	■	■	Staff time		Administration
IC.4	Periodically revisit and revise the intergovernmental land use dispute resolution process	■	■				Staff time		Administration
IC.5	Assist in implementing the Water Supply and Water Conservation Management Plan prepared by the Metropolitan North Georgia Water Planning District	■	■	■	■	■	\$115,000/ year		Environmental/ Public Works
IC.7	Coordinate a meeting between the City and the public and private schools.			■		■	Staff time		Administration

THIS PAGE INTENTIONALLY LEFT BLANK.





APPENDIX

A

RECORD OF
ACCOMPLISHMENTS

		Status				
Item	Description	Complete	Underway	Postponed	Dropped	Notes
Population						
P.1	Monitor regional and U.S. Census Bureau estimates of the City's population		■			
P.2	Monitor and publicize any adult literacy programs available to Roswell's residents		■			
P.3	Update population and functional population projections as needed to support annual updates of the Capital Improvement Element		■			
Housing						
P.1	Monitor regional and U.S. Census Bureau estimates of the City's population		■			
P.2	Monitor and publicize any adult literacy programs available to Roswell's residents		■			
P.3	Update population and functional population projections as needed to support annual updates of the Capital Improvement Element		■			
Economic Development/Roswell Inc.						
ED.1	Provide information on available office space to all potential users or reference sources.		■			
ED.2	Work with other City departments to promote public investments such as pedestrian amenities that will result in increasing the tax base		■			
ED.3	Continue to support quality of life enhancements that make the area attractive to corporations		■			
ED.4	Collaborate with the Convention & Visitors Bureau and others on marketing		■			

Item	Description	Status				Notes
		Complete	Underway	Postponed	Dropped	
ED.5	Complete signage to key attractions throughout the City		■			
ED.6	Guide small entrepreneurs to available forms of resources and assistance		■			
ED.7	Communicate with businesses via electronic newsletter to keep them informed of developments in the City		■			
ED.8	Stay involved in regional discussions		■			
ED.9	Continue to effectively communicate the development process; advocate for streamlining where opportunities exist		■			
ED.10	Continue to enhance the first line of marketing to new and expanding businesses, the Economic Development website.		■			
ED.11	Administer and promote/market the Roswell Opportunity Zone to all existing and prospective businesses.		■			
ED.12	Provide free workshops to Roswell businesses on topics of their choice		■			
ED.13	To solicit, plan and produce events in conjunction with organizations to offer a wide variety of affordable entertainment and leisure activities in a safe and attractive environment.		■			
REDEVELOPMENT						
R.1	Pursue priority-based budgeting to accomplish redevelopment goals, with redevelopment as a priority		■			
R.2	Continue to consider locating public facilities in redevelopment target areas		■			
R.3	Implement recommendations of revitalization study and plan for the Holcomb Bridge Road corridor west of GA 400 (UDC)		■			

		Status				
Item	Description	Complete	Underway	Postponed	Dropped	Notes
R.4	Support Downtown Development Authority, if needed		■			
R.5	Seek funding for implementation of redevelopment studies, plans, and projects		■			
R.6	Assist where possible in improving access, ingress, and egress to outmoded retail centers and upgrade surrounding road networks		■			
R.7	Promote existing retail space and the redevelopment of vacant retail space		■			
Historic Preservation						
HP.1	Develop a citywide GIS database of all identified cultural resources; update the database periodically as needed	■				
HP.2	Expand the existing National Register Historic District to include adjacent eligible commercial and residential areas		■			
HP.3	Pursue National Historic Landmarks designations, as appropriate		■			
HP.4	Enlarge the emphasis of programs and publications from antebellum resources to include resources from all periods of the City's history. Publish the findings of the Historic Resources Survey and produce a "coffee table" version for sale; Utilize Certified Local Government (CLG) funds for funding survey and book publication		■			

		Status				Notes
Item	Description	Complete	Underway	Postponed	Dropped	
HP.5	Work with the Roswell CVB to develop ways to promote the City's historic sites through the CVB's already established channels. Meet regularly with all associated local agencies and organizations to discuss promotional programs and to keep all groups updated. Periodically review and update existing programs.		■			
HP.6	Make information about the rehabilitation tax credit programs and application forms available through as many sources as possible. Provide positive case studies of successful rehabilitation projects.		■			
HP.7	Make information about historic façade easements and conservation easements readily available through as many sources as possible. Provide positive case studies of successful easement donations and their resulting historic resources.		■			
HP.8	Create a repository of information about all aspects of historic preservation and make this resource readily available and accessible to the public. Develop and maintain the collection to also serve as a resource center for the HPC		■			
HP.9	Add a specific historic preservation category to the City's existing website to direct people to technical information about historic preservation that is available locally and on the internet		■			
Neighborhoods						
N.1	Provide limited technical assistance to neighborhood planning efforts in the form of maps, existing zoning and land use, as well as demographic and economic data		■			
N.2	Encourage neighborhood "self-help" activities		■			

		Status				
Item	Description	Complete	Underway	Postponed	Dropped	Notes
Urban Design						
UD.1	Implement a gateway master plan for major entrances to the City that incorporates various recommendations of adopted design guidelines		■			
UD.2	Continue to apply for federal and state funding to enhance the streetscapes of road corridors in the City		■			
Land Use						
LU.1	Further develop, refine, and implement land use recommendations for "character areas"		■			
LU.2	Periodically report as may be needed on conformance with regional development plan		■			
Community Facilities						
CF.1	Periodically update the City's parks and recreation master plan as needed		■			
CF.2	Implement the master plan for the Roswell Riverwalk		■			
CF.3	Update and review the technology needs of the City through an Enterprise Resource Planning process for efficiency and increased productivity (Completion in 2016)	■				
CF.4	Periodically update the Comprehensive Solid Waste Management Plan, as needed		■			
CF.5	Periodically review and modify sanitation rates and fees to reflect the actual costs of service provision and to further divisions goals		■			
CF.6	Prepare, adopt, and periodically revise as appropriate a municipal policy for use of City-owned buildings and grounds by private, non-profit, and other government users		■			

Item	Description	Status				Notes
		Complete	Underway	Postponed	Dropped	
CF.7	Implement and maintain a customer service policy and action plan in each of the City's departments, with a consistent level of service throughout the departments		■			
CF.8	Monitor the provision of municipal services and their ability to meet the diversifying needs for the City's population		■			
CF.9	Implement a community-based approach to policing, including Neighborhood Watch and other appropriate programs of the Crime Prevention Unit		■			
CF.10	Maintain the City's current Insurance Services Office (ISO) rating of 2		■			
CF.11	Continue programs of recognition to all firefighters for the jobs they accomplish as a combination department of full-time and part-time employees		■			
CF.12	Maintain and upgrade the Roswell Water Utility Distribution lines in accordance with the Management Plan.		■			
CF.13	Under construction of a new 3.0 MGD water treatment facility (completion in 2016).	■				
CF.14	Periodically review and modify water rates and fees to reflect the actual costs of service provision and to further system goals		■			
CF.15	Continue to prioritize road resurfacing projects, continue drainage maintenance projects, and sidewalk repair projects according to most urgent need		■			
CF.16	Investigate the need for traffic calming and integrate traffic calming projects as may be appropriate in the City's capital plan		■			

		Status				
Item	Description	Complete	Underway	Postponed	Dropped	Notes
CF.17	Develop a program incorporating landscaping/streetscaping into all major road projects to provide greater community identity and safety		■			
CF.18	Maintenance of an Energy Assurance Plan for the continued operations of critical city services.		■			
CF.19	Annually program and implement improvements needed to maintain and upgrade the stormwater management system in compliance with the MS4 NPDES Permit		■			
CF.20	Continue to implement TMDL Impaired Stream monitoring efforts and implementation of the WIP's		■			
CF.21	Continue to monitor the conditions of municipally owned and operated historic and cultural facilities; schedule improvements to such facilities and grounds as appropriate		■			
CF.22	Consider plans for additional historic streetscape improvements within the local Historic District		■			
CF.23	Prepare, implement, and revise as appropriate a community information plan and programs		■			
CF.24	Continually review and revise the disaster preparedness and emergency management plans in conjunction with Fulton County		■			
CF.25	Continually evaluate need to accept additional types of recyclable material as part of services at the Recycling Center.		■			
CF.26	Waterline Distribution Replacement Program		■			
CF.27	Update and review the technology needs for the Mayor and City Council to have electronic agendas and meeting documentation for laptops or tablets.	■				

		Status				
Item	Description	Complete	Underway	Postponed	Dropped	Notes
CF.28	Periodically update the City's Consolidated Action Plan (5-year) for HUD as needed.		■			
CF.29	Periodically update the City's Annual Action Plan for HUD as needed.		■			
Development Impact Fees						
DIF.1	Periodically review and update the development impact fee program, including fees		■			
Transportation						
T.1	Implement transportation system improvements as described in the Comprehensive Plan and Transportation Master Plan		■			
T.2	TSPLOST Projects - Develop a list of projects for a November 2016 referendum.	■				
Intergovernmental Coordination						
IC.1	Periodically revisit and update intergovernmental service agreements		■			
IC.2	Monitor new forms of governance proposed in North Fulton County for their impact on Roswell		■			
IC.3	Continue to evaluate the necessity of moving the court system to a new location.		■			
IC.4	Periodically revisit and revise the intergovernmental land use dispute resolution process		■			
IC.5	Assist in implementing the Water Supply and Water Conservation Management Plan prepared by the Metropolitan North Georgia Water Planning District		■			

		Status				
Item	Description	Complete	Underway	Postponed	Dropped	Notes
IC.6	Assist in implementing the District-Wide Watershed Management Plan prepared by the Metropolitan North Georgia Water Planning District		■			
IC.7	Coordinate a meeting between the City and the public and private schools.		■			

THIS PAGE INTENTIONALLY LEFT BLANK.





APPENDIX

B

CAPITAL
IMPROVEMENTS
FY2021-2022 – FY2025-2026

Project Description	Detail Description	Project Start Date	Project Completed Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Old Roswell Road at Warsaw Road	Intersection	7/16	6/22	\$500,000	20%	IF, GF	Department of Transportation
SR 9 Pedestrian Bridge over Chattahoochee River*	600' Trail Bridge	7/16	6/24	5,213,694	20%	GF, Federal Funds	Department of Transportation
Historic Gateway (SR 9 from River to SR 120) * TSPLOST	Add lane, SW ,MUP and two Roundabout	7/16	12/26	\$34,500,000	20%	GF, IF(Trans), Federal Funds GO, TAD, TSPLOST (1)	Department of Transportation
Big Creek Parkway TSPLOST	2 lane Bridge w/ SW & MUP	7/16	6/25	\$49,000,000	20%	GF, IF(Trans), Federal Funds, GO, TAD, TSPLOST (1), Other	Department of Transportation
Willeo Road Bridge Replacement	2 Lanes. w/ Ped & Bike	7/16	6/22	\$1,200,000	20%	GF, IF(Trans), Federal Funds, GO, Other	Department of Transportation
SR-9 Underpass from City Hall to Canton Street area and Heart of Roswell Park	Construct underpass	7/18	6/24	\$7,000,000	20%	GF	Department of Transportation
SR 9 at Magnolia/ Canton	Reconstruct 5 way Intersection	7/16	6/23	\$2,500,000	50%	GF, IF (Trans), GO, TAD	Department of Transportation
Riverside Road Complete Street	Complete Street	7/16	6/23	\$4,900,000	50%	GF, IF(Trans)	Department of Transportation
SR 9/120 at Oxbo Road / Elm Street / Pleasant Hill TSPLOST	2 Intersections	7/17	2/22	\$12,000,000	50%	GF, IF (Trans), GO, TAD, TSPLOST (1)	Department of Transportation
SR 400 / SR 140 Holcomb Bridge Road Interchange Area improvements	Interchange, bridge, turn lane, sidewalk, MU path	7/20	6/26	\$15,000,000	20%	GF, IF(Trans), TSPLOST	Department of Transportation

* These projects are currently on the constrained list of eligible projects allowed to use Impact Fees Funds.

BR Bond Referendum	GO General Obligation Bond	P/P Public/Private Partnership
CDBG Community Development Block Grants	IF Impact Fees (Trans, R&P, PW, PS)	RAF Recreation Assistance Program Fund
D Donations	L&WCF Land and Water Conservation Funds	TAD Tax Allocation District
GDF Governor's Discretionary Fund	LDF Local Development Fund	TR Federal/GDOT Transportation Funding
GF General Fund	LIA Line Item Appropriation	TSPLOST Trans. Special Option Local Sales Tax
		UF User Fee

Project Description	Detail Description	Project Start Date	Project Completed Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
King Road Turn Lane Improvement	Intersection Improvements	7/19	6/22	\$550,000	20%	GF, IF(Trans)	Department of Transportation
Grimes Bridge Road Improvement	Corridor Improvements	7/21	6/25	\$3,000,000	20%	GF, IF(Trans)	Department of Transportation
Woodstock Road at Crabapple Middle School Improvements	Intersection Improvements	2/21	6/22	\$350,000	20%	GF, IF(Trans)	Department of Transportation
Mansell Road at Sun Valley Road	Intersection Improvements	7/21	6/23	\$500,000	20%	GF, IF(Trans)	Department of Transportation
Dogwood Road MU Path Riverside to Grimes Bridge	Sidewalk projects	7/20	6/24	1,000,000	20%	GF, IF(Trans), TSPLOST	Department of Transportation
Hardscrabble Phase 2* Multi-Use Path	MUP	7/17	6/22	\$700,000	20%	GF, IF(Trans),	Department of Transportation
Houze Road Multi-use Path	Sidewalk	7/19	6/22	\$275,000	50%	GF, IF(Trans), GO	Department of Transportation
Sidewalk Connectivity	Sidewalk projects	7/16	6/22	\$7,000,000	50%	GF, IF (Trans), Federal Funds, GO TSPLOST	Department of Transportation
Traffic Signal Upgrade	Signal Improvement	7/17	6/22	\$4,000,000	20%	GF, IF (Trans), GO	Department of Transportation
Acquire Right-Of-Way	Acquire ROW	7/19	6/22	\$3,000,000	20%	GF, IF (Trans), GO	Department of Transportation

* These projects are currently on the constrained list of eligible projects allowed to use Impact Fees Funds.

BR Bond Referendum	GO General Obligation Bond	P/P Public/Private Partnership
CDBG Community Development Block Grants	IF Impact Fees (Trans, R&P, PW, PS)	RAF Recreation Assistance Program Fund
D Donations	L&WCF Land and Water Conservation Funds	TAD Tax Allocation District
GDF Governor's Discretionary Fund	LDF Local Development Fund	TR Federal/GDOT Transportation Funding
GF General Fund	LIA Line Item Appropriation	TSPLOST Trans. Special Option Local Sales Tax
		UF User Fee

Project Description	Detail Description	Project Start Date	Project Completed Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
SR 92 at Woodstock Road	Additional NB right turn lane	7/17	6/23	\$500,000	20%	GF, IF (Trans),	Department of Transportation
Sun Valley Road – Old Ellis Road Connector * (Phase 2)	2 lane Road w/ MUP	6/16	6/25	\$16,700,000	20%	GF, IF (Trans),, Other, GO, TAD,	Department of Transportation
Holcomb Bridge Road Multi-Use Trail from Old Alabama Road to Gwinnett County	MUP	7/20	6/23	\$2,860,000	20%	GF, IF (Trans),, Federal Funds GO	Department of Transportation
Oak Street Streetscape, Phase 2	MUP w/ Street Trees	7/20	6/23	\$1,800,000	50%	GF, IF (Trans),, Federal Funds GO, TAD	Department of Transportation
SR 9/120 at Oak Street	Intersection	7/20	6/22	\$270,000	50%	GF, IF (Trans),, GO, TAD	Department of Transportation
Houze Road (SR 140) at Mansell Road	Intersection	7/20	6/23	\$1,200,000	20%	GF, IF (Trans),, Federal Funds GO	Department of Transportation
Cherry Way Improvements	Widen reconstruct	7/20	6/22	\$300,000	20%	GF, IF (Trans),, TAD	Department of Transportation
Plumtree Street Improvements	Widen reconstruct	7/20	6/23	\$500,000	20%	GF, IF (Trans),, TAD	Department of Transportation
Holcomb Bridge Road Overpass at Market Boulevard	2 lane road under bridge	7/21	6/24	\$13,000,000	20%	GF, IF(Trans), Federal Funds, GO, TAD	Department of Transportation
Jones Road Complete Street	Reconstruct Road w/ SW & MUP Intersection	7/18	6/24	\$4,400,000	50%	GF, IF(Trans), Federal Funds, GO	Department of Transportation

* These projects are currently on the constrained list of eligible projects allowed to use Impact Fees Funds.

BR Bond Referendum	GO General Obligation Bond	P/P Public/Private Partnership
CDBG Community Development Block Grants	IF Impact Fees (Trans, R&P, PW, PS)	RAF Recreation Assistance Program Fund
D Donations	L&WCF Land and Water Conservation Funds	TAD Tax Allocation District
GDF Governor's Discretionary Fund	LDF Local Development Fund	TR Federal/GDOT Transportation Funding
GF General Fund	LIA Line Item Appropriation	TSPLOST Trans. Special Option Local Sales Tax
		UF User Fee

Project Description	Detail Description	Project Start Date	Project Completed Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Norcross Street Bridge Replacement	New Bridge w/SW	7/21	6/24	\$820,000	20%	GF, IF(Trans), Federal Funds, GO	Department of Transportation
Oxbo Road Complete Street	Minor widening, bike lanes, add MUP	7/21	6/24	6,000,000	50%	GF, IF(Trans), Federal Funds TAD	Department of Transportation
Mansell Road Extension	New 2 lane Road w/SW, Bike Lanes, Street Trees	7/21	6/23	\$8,600,000	20%	GF, IF(Trans), TAD	Department of Transportation
Pine Grove Complete Street	Complete Street Intersection Imp	7/20	6/24	\$6,400,000	20%	GF, IF(Trans), Other	Department of Transportation
Dogwood Overpass at Holcomb Bridge	New Bridge over HBR	7/21	6/25	\$20,000,000	20%	GF, IF(Trans), Federal Funds, GO, TAD	Department of Transportation
Myrtle Street Extension	2 lanes w Sidewalk & MUP	7/22	6/25	\$1,300,000	20%	IF(Trans), GF Other	Department of Transportation
Mansell Connector (Big Creek 3)	2 Lane Rd SW & MUP	7/22	6/25	\$15,000,000	20%	IF(Trans), GF, Other	Department of Transportation
Sun Valley Road – Houze Road Connector (Phase 3)	New 2 lanes w/ SW & MUP	7/16	6/23	\$5,600,000	20%	GF, IF(Trans), Other, GO, TAD	Department of Transportation
Riverside/Old Alabama Roundabout	Construct Roundabout	7/18	6/23	\$2,000,000	20%	IF(Trans), GF, Other	Department of Transportation
Oxbo Bridge Replacement	Replace / 2 Lane Bridge widen / add Bike Lanes	7/19	6/24	\$1,000,000	20%	GF, IF(Trans), TR, Federal Funds, Other, GO	Department of Transportation

* These projects are currently on the constrained list of eligible projects allowed to use Impact Fees Funds.

BR Bond Referendum	GO General Obligation Bond	P/P Public/Private Partnership
CDBG Community Development Block Grants	IF Impact Fees (Trans, R&P, PW, PS)	RAF Recreation Assistance Program Fund
D Donations	L&WCF Land and Water Conservation Funds	TAD Tax Allocation District
GDF Governor's Discretionary Fund	LDF Local Development Fund	TR Federal/GDOT Transportation Funding
GF General Fund	LIA Line Item Appropriation	TSPLOST Trans. Special Option Local Sales Tax
		UF User Fee

Project Description	Detail Description	Project Start Date	Project Completed Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Jones Road Bridge Replacement	Replace / 2 Lane Bridge widen / add Bike Lanes	7/21	6/23	\$1,000,000	20%	GF, IF(Trans), TR, Federal Funds, Other, GO	Department of Transportation
Hembree Rd at Crabapple Road	Intersection	7/21	6/23	\$1,200,000	50%	GF, IF (Trans), GO, TAD	Department of Transportation
Norcross St at Frasier Street	Intersection	7/21	6/23	\$1,200,000	50%	GF, IF (Trans), GO, TAD	Department of Transportation
Holcomb Bridge Rd at Old Alabama Road	Intersection	7/21	6/23	\$14,000,000	50%	GF, IF (Trans), GO, TAD	Department of Transportation
Holcomb Bridge Rd at Grimes Bridge Rd	Intersection	7/21	6/23	\$700,000	50%	GF, IF (Trans), GO, TAD	Department of Transportation
Alpharetta Hwy at Hembree Rd	Intersection	7/21	6/23	\$700,000	50%	GF, IF (Trans), GO, TAD	Department of Transportation
Houze Rd at Houze Way	Intersection	7/21	6/23	\$600,000	50%	GF, IF (Trans), GO, TAD	Department of Transportation
Future Purchase of Parkland/Greenspace	Additional City Property	8/21	6/26	\$16,000,000	10%	GO IF(R&P)	Department of Rec & Parks
Future Park Development East Roswell Park, Big Creek Park, Leita Thompson Park, River Parks	Development	8/21	6/26	\$36,000,000	50%	GO, IF(R&P), BR,D,P/P	Department of Rec & Parks

* These projects are currently on the constrained list of eligible projects allowed to use Impact Fees Funds.

BR Bond Referendum	GO General Obligation Bond	P/P Public/Private Partnership
CDBG Community Development Block Grants	IF Impact Fees (Trans, R&P, PW, PS)	RAF Recreation Assistance Program Fund
D Donations	L&WCF Land and Water Conservation Funds	TAD Tax Allocation District
GDF Governor's Discretionary Fund	LDF Local Development Fund	TR Federal/GDOT Transportation Funding
GF General Fund	LIA Line Item Appropriation	TSPLOST Trans. Special Option Local Sales Tax
		UF User Fee

Project Description	Detail Description	Project Start Date	Project Completed Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible Party
Waller Park/ Groveland Community Park	Development	8/21	6/25	\$500,000	20%	IF (R&P), GF 80%	Department of Rec & Parks
Old Mill Park	Trail Development	8/21	9/25	375,000	50%	GF 50%, IF (R&P)	Department of Rec & Parks
New sports fields*	Development	7/22	6/25	\$3,500,000	100%	IF(R&P)	Department of Rec & Parks
Physical Activity Center Expansion	Development	4/23	4/26	\$1,000,000	50%	IF (R&P), GF, D	Department of Rec & Parks
Smith Plantation trails	Trail Development	2/22	2/24	\$1,800,000	20%	IF (R&P), GF, BR	Department of Rec & Parks
Retaining Wall at Roswell Area Park Lake	Development	9/22	9/25	\$500,000	80%	IF, GF 20%	Department of Rec & Parks
Replacement for Station #2		10/22	6/24	\$6,100,000	20%	GF,IF(PS),GO	Fire Department
Additional Fire Station #8*	Development	10/23	6/25	\$4,800,000	0%	GF,IF(PS),GO	Fire Department
Replacement Fire Station #3		10/21	6/23	\$4,600,000	50%	IF,GF,BR	Fire Department
New 911 call center	Development	9/21	9/23	\$5,200,000	20%	IF, GO	Police Department

* These projects are currently on the constrained list of eligible projects allowed to use Impact Fees Funds.

BR Bond Referendum	GO General Obligation Bond	P/P Public/Private Partnership
CDBG Community Development Block Grants	IF Impact Fees (Trans, R&P, PW, PS)	RAF Recreation Assistance Program Fund
D Donations	L&WCF Land and Water Conservation Funds	TAD Tax Allocation District
GDF Governor's Discretionary Fund	LDF Local Development Fund	TR Federal/GDOT Transportation Funding
GF General Fund	LIA Line Item Appropriation	TSPLOST Trans. Special Option Local Sales Tax
		UF User Fee





APPENDIX

C

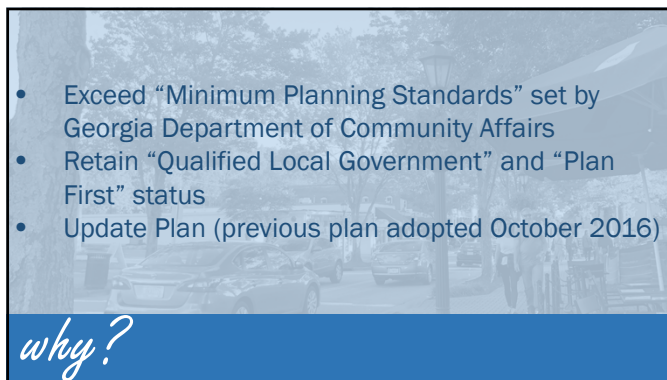
COMMUNITY ENGAGEMENT



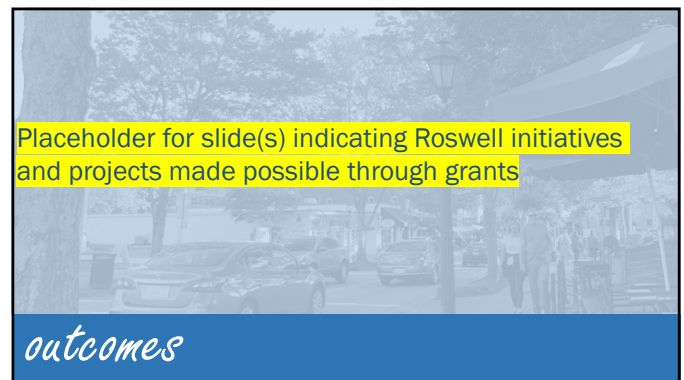
1



2



3



4



5



6

- Planning Team – consisting of City staff and the consultant team, facilitates and documents the planning process
- Regulatory Agencies – ensures minimum state standards are met

participants

7



8



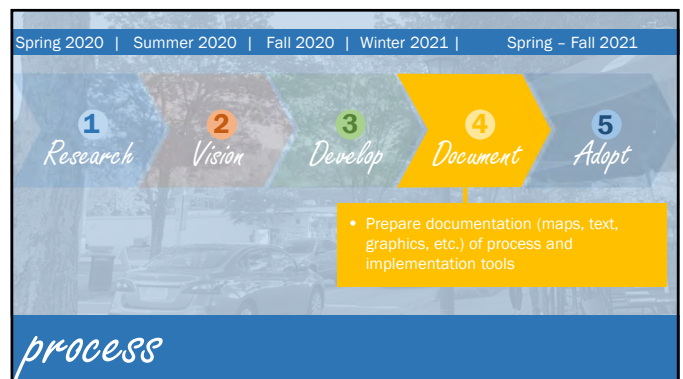
9



10



11



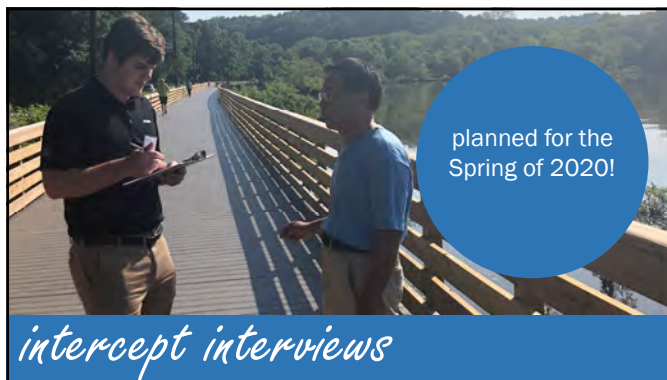
12



13



14



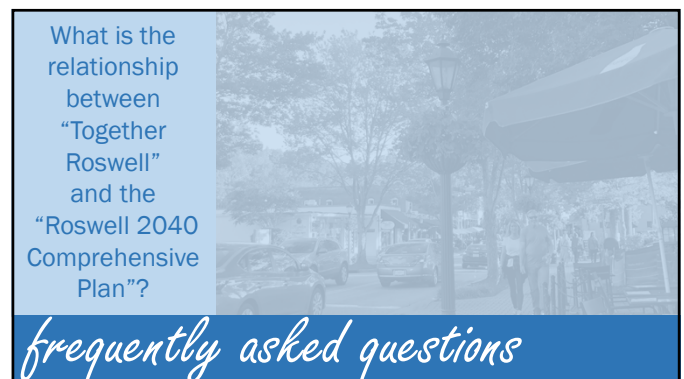
15



16



17



18

What is the relationship between “Together Roswell” and the “Roswell 2040 Comprehensive Plan”?

- Both efforts are related to the future vision for Roswell
- Together Roswell: specific short-term strategies for City Council
- Roswell 2040: long-term and broad vision for the community
- Roswell 2040 will be using parts of the community engagement process from Together Roswell
- Both efforts are coordinating as appropriate to share ideas

frequently asked questions

19

Will the planning process be looking at parts of our community in detail?

frequently asked questions

20

- By nature, Comprehensive Plans are designed to be broad guiding documents for the entire community
- However, as part of this effort the planning team will be doing more in-depth small area master planning at up to three specific locations in order to provide more specificity and clarity for future direction
- This will include opportunities for the community to work side-by-side with the planning team to develop these master plans.

Will the planning process be looking at parts of our community in detail?

frequently asked questions

21

How Can I Get Involved ?

frequently asked questions

22

How Can I Get Involved ?

- Attend one of our first two community open houses
- May 5 – anytime 6-8 PM **East Roswell Park**
- May 6 – anytime 6-8 PM **Roswell Area Park**
- Encourage your neighbors, friends, and colleagues to participate in the process
- Stay tuned for announcements regarding upcoming events and our online survey and mapping tool!

frequently asked questions

23

Thank you!

questions or comments

24



**City of Roswell
Meeting Minutes
Mayor and Council
Regular Meeting**

**Mayor Lori Henry
Councilmember Christine Hall
Councilmember Matt Judy
Councilmember Michael Palermo
Councilmember Matthew Tyser
Councilmember Marie Willsey
Councilmember Marcelo Zapata**

Monday, March 9, 2020

7:00 PM

City Hall - Council Chambers

Welcome

Mayor Lori Henry: Present, Councilmember Christine Hall: Present, Councilmember Matt Judy: Present, Councilmember Michael Palermo: Present, Councilmember Matthew Tyser: Present, Councilmember Marie Willsey: Present, Councilmember Marcelo Zapata: Present.

Pledge of Allegiance - Chris Ward

Consent Agenda

RESULT:	CONSENT AGENDA APPROVED [UNANIMOUS]
MOVER:	Matthew Tyser, Councilmember
SECONDER:	Matt Judy, Councilmember
IN FAVOR:	Hall, Judy, Palermo, Tyser, Willsey, Zapata

- 1. Approval of the February 24, 2020 Mayor and Council Meeting Minutes**
Administration
- 2. Approval for the Mayor and/or City Administrator to sign an Intergovernmental Agreement with Fulton County to resurface roads within the Martin's Landing Subdivision and approval of Budget Amendment (BA35042200-03-09-20) in the amount of \$241,178.**
Transportation

This MOU approves Fulton County and the City of Roswell to coordinate the Fulton County water line project with a City of Roswell repaving project in a section of Martin's Landing Subdivision.

Regular Agenda**Mayor's Report****1. Reading of a Proclamation for AmeriCorps Week 2020.**

Mayor Henry proclaimed March 8-14, 2020 as AmeriCorps Week which is a celebration of all things AmeriCorps - from the programs and organizations that make this national service initiative possible in communities across the country, to the more than 1 million Americans who have served since the program's inception in 1994. AmeriCorps provides opportunities for thousands of Americans annually to serve their country through an intensive commitment to service at nonprofits, schools, public agencies, and community and faith-based groups all across the country.

RESULT: PROCLAMATION READ

2. Reading of a Proclamation for International Women's Day 2020.

Mayor Henry proclaimed March 8th as International Women's Day (IWD) which is a day to celebrate the collective power of women, uphold women's achievements, recognize challenges, focus greater attention on women's rights and gender equality, encourage and mobilize all people to do their part to bring about positive change.

RESULT: PROCLAMATION READ

3. Recognition of the City of Roswell Special Events Division receiving the Southeast Festival and Events Association's Kaleidoscope Awards.

The Southeast Festivals and Events Association Kaleidoscope Awards acknowledge the highest level of achievement in the festival and event industry throughout the southeast United States. The City of Roswell Special Events Division received 6 awards in the following categories:

- Best New Event: Gold/ Dia De Los Muertos
- Best Sponsor: Silver/Gate City Brewing Company
- Best Event Website: Silver/Alive in Roswell
- Best Social Media Facebook: Silver/Roswell Special Events
- Best Festival or Event Video: Bronze/Alive in Roswell
- Best Festival or Event Photograph: Bronze/Alive in Roswell

RESULT: RECOGNIZED

4. **Approval of a Resolution of the City of Roswell Expressing Support for the Georgia Local Government Infrastructure Finance Authority Act.**

Resolution No. 2020-03-09

The Georgia Local Government Infrastructure Finance Authority Act amends Title 36 of the O.C.G.A. to provide for comprehensive regulation of local government infrastructure financing. This act will create the Georgia Municipal and Local Government Infrastructure Finance Authority that would work in conjunction with the Georgia Municipal Association (GMA) to issue tax-exempt bonds that could provide for pooled financing opportunities for local governments across the State. The benefits of pooled financing include lower interest rates and lower costs of borrowing. This legislation would benefit the City of Roswell by providing another low-cost tool for funding capital needs.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew Tyser, Councilmember
SECONDER:	Marie Willsey, Councilmember
IN FAVOR:	Hall, Judy, Palermo, Tyser, Willsey, Zapata

Administration and Finance Department - Councilmember Matthew Tyser

5. **Approval of an Ordinance to amend Chapter 3, Alcoholic Beverages of the Code of Ordinances of the City of Roswell regarding Cigar Lounges. (Second Reading)**

Ordinance No. 2020-03-01

This ordinance was approved with changes that were made at first reading and additional language was added. The following was approved on second reading:

Chapter 3 Alcoholic Beverages, Article 3.1 In General, Section 3.1.2 Definitions, subsection (d) is amended by adding a new definition to read as follows:

Cigar Lounge means a retail establishment that derives over fifty-one percent (51%) of its total gross sales from handmade cigars based on State of Georgia tax receipts and over seventy percent (70%) of its total gross sales from handmade cigars and other cigar related products. Such retail establishments shall not sell or permit the use of:

- (1) vape products, including electronic smoking devices, component parts or e-liquids
- (2) cigarettes
- (3) unrolled tobacco
- (4) hookah products such as "hookahs," glass pipes or bongs
- (5) machine rolled tobacco products

Chapter 3 Alcoholic Beverages, Article 3.7 Requirements for Consumption On-Premises, Section 3.4.1 Zoning Requirements; Existing Licenses subsection (a) is amended by deleting said subsection in its entirety and a new Section 3.4.1 (a) to read as follows:

Section 3.4.1 Zoning Requirements; Existing Licenses

- (a) No alcoholic beverage license shall be granted unless the premises to be licensed are located in NX, CX, SH, CC, PV, CH, OR, IX, or the Historic Overlay District. No package malt beverage license or package wine license shall be granted in PV or the District formerly known as the Parkway Village Overlay District except in retail supermarkets having a gross building area of at least twenty-four thousand (24,000) square feet or in drug stores having a gross building area of at least eight-thousand (8000) square feet. No pouring license shall be granted in PV or the district formerly known as Parkway Village Overlay District except at outlets licensed as restaurants under section 3.7.3, a craft beer and wine market under section 3.7.18, a cigar lounge under 3.7.7 or as a "manufacturer" as defined in section 3.1.2 of this article. Any license shall meet the distance requirements of section 3.4.2 of this article.

Chapter 3 Alcoholic Beverages, Article 3.7 Requirements for Consumption On-Premises License is amended by inserting a Section 3.7.7 which shall be entitled Cigar Lounges which shall read as follows:

Section 3.7.7 Cigar Lounge

Cigar Lounge meeting the definition contained in Section 3.1.2 of the Roswell Code of Ordinances may be eligible for a consumption on the premises license with limited hours provided such shops meet all requirements for a consumption on the premises license other than kitchen and food requirements and such establishments meet the following requirements:

- a) have a maximum capacity as determined by the Fire Marshall of 40 persons
- (b) shall not be located within 100 yards of another cigar lounge
- (c) must have a filtration system exceeding ninety-eight percent efficiency
- (d) meet all State of Georgia requirements regarding indoor smoking
- (e) Only sell or serve alcoholic beverages between the hours of 8:00 a.m. and 11:30 p.m. Monday through Saturday and if authorized for Sunday sales, between the hours of 11:55 a.m. and 11:30 p.m. on Sundays.

Article 4 of the Unified Development Code, Section 4.5, Allowed Uses, Section 4.5.2, Use Table is amended by adding a cigar lounge to the CX (Commercial Mixed Use), SH (Shopfront Mixed Use), CC (Commercial Corridor), PV (Parkway Village) and CH (Commercial Heavy) zoning classifications as a use under the retail sales uses.

Article 5 of the Unified Development Code, Section 5.5, Allowed Uses, Section 5.5.2, Use Table is amended by adding a cigar lounge to the DX (Downtown Mixed Use) and DH (Downtown House) zoning classifications as a use under the retail sales uses.

RESULT:	APPROVED 2ND READING W/CHANGES [5 TO 0]
MOVER:	Matthew Tyser, Councilmember
SECONDER:	Matt Judy, Councilmember
IN FAVOR:	Hall, Judy, Tyser, Willsey, Zapata
ABSTAIN:	Michael Palermo

6. Approval of a Resolution requesting the Roswell Downtown Development Authority (DDA) to conduct a downtown parking study.

Resolution No. 2020-03-10

This resolution requests the DDA to conduct a downtown parking study to determine the best method to improve downtown parking to benefit both the local businesses and Roswell citizens.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew Tyser, Councilmember
SECONDER:	Matt Judy, Councilmember
IN FAVOR:	Hall, Judy, Palermo, Tyser, Willsey, Zapata

Community Development Department - Councilmember Marcelo Zapata

7. 2040 Comprehensive Plan Public Hearing Kickoff.

This is the beginning of the process for the 2040 Comprehensive Plan. An advisory committee has been selected and there will be public meetings throughout 2020 for input from the community. The first two community open houses are scheduled for May 5, 2020 at East Roswell Park and May 6, 2020 at Roswell Area Park. This Plan will be reviewed by the Atlanta Regional Commission and the Department of Regional Affairs. Once approved by them, the Plan must be adopted by October 31, 2021 by Mayor and Council.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Marcelo Zapata, Councilmember
SECONDER:	Marie Willsey, Councilmember
IN FAVOR:	Hall, Judy, Palermo, Tyser, Willsey, Zapata

8. Request to rezone (20195129) from RS-30 (Single Family Suburban) to CIV (Civic and Institutional) located at 615 & 635 Hembree Road for future development.

Motion to defer for 90 days to bring a site plan including uses to staff. After staff review, this rezoning will be advertised for Planning Commission and Mayor and Council.

RESULT:	DEFER FOR 90 DAYS [UNANIMOUS]
MOVER:	Marcelo Zapata, Councilmember
SECONDER:	Matthew Tyser, Councilmember
IN FAVOR:	Hall, Judy, Palermo, Tyser, Willsey, Zapata

9. Conditional Use (20195543) to change previously approved conditions located at 9435 Willeo Road - Kings Court Chapel. (THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT**)**

RESULT:	WITHDRAWN
----------------	------------------

10. **Approval of a text amendment with the regulating plan for changes to the Unified Development Code (UDC), Articles 2, 5 and 8, due to the adoption of the Historic District Master Plan. (Second Reading)**

Ordinance No. 2020-03-02

Motion to approve the second reading with the change to remove Section 8.2.10, Alternative Compliance. This section will be brought back to Mayor and Council within 60 days after discussion with the Historic Preservation Commission.

RESULT:	APPROVED 2ND READING W/CHANGES [UNANIMOUS]
MOVER:	Marcelo Zapata, Councilmember
SECONDER:	Michael Palermo, Councilmember
IN FAVOR:	Hall, Judy, Palermo, Tyser, Willsey, Zapata

11. **Approval of a text amendment to Article 2, Rules of Interpretation, Section 2.2.2, Rules Applicable to all Districts, Section 2.2.2, Lot, Letter E - Lot Frontage of the Unified Development Code (UDC). (Second Reading)**

Ordinance No. 2020-03-03

This was approved on second reading to read as follows:

The Mayor and Council hereby amend Section 2.2.2, Lot, Letter E, Lot Frontage of the Unified Development Code to remove the second sentence:

“Every lot must have frontage upon a public street, private street built to public standards, or specified courtyard for cottage court. ~~Except rear-loaded townhomes are allowed to count alley right-of-way as lot frontage.~~

RESULT:	APPROVED ON SECOND READING [UNANIMOUS]
MOVER:	Marcelo Zapata, Councilmember
SECONDER:	Marie Willsey, Councilmember
IN FAVOR:	Hall, Judy, Palermo, Tyser, Willsey, Zapata

12. **Approval of a text amendment to the Unified Development Code (UDC) to Article 10.3, Signs, Section 10.3.10 Wall Sign. (Second Reading)**
Ordinance No. 2020-03-04

This second reading was approved with the following language added:
Section 10.3.10 Wall Sign, Dimensions, letter A, Sign Area (Max) - **change DS (Downtown Shopfront) sign area requirement from 9 SF to 32 SF for buildings with a store frontage of more than 30 linear feet. All other buildings may have a wall sign of 18 Square Feet.** (bold is the change)

RESULT:	APPROVED ON SECOND READING [UNANIMOUS]
MOVER:	Marcelo Zapata, Councilmember
SECONDER:	Matthew Tyser, Councilmember
IN FAVOR:	Hall, Judy, Palermo, Tyser, Willsey, Zapata

13. **Approval of the Initiation of a text amendment to the Unified Development Code (UDC), to Article 4, Section 4.5.2, Use Table, and Article 6, Section 6.5.2, Use Table, requiring a conditional use for car wash uses within the commercial and industrial zoning classifications.**

This was approved to initiate with the following proposed amendments:

Amend Article 4, Section 4.5.2, Use Table, as follows:

“Replace the “L” limited to a “C” conditional use for the Car Wash use in the CX (Commercial Mixed Use), SH (Shopfront Mixed Use), CC (Commercial Corridor), and CH (Commercial Heavy) zoning districts.”

Amend Article 6, Section 6.5.2, Use Table, as follows:

“Replace the “L” limited to a “C” conditional use for the Car Wash use in the IX (Industrial Flex) and IL (Industrial Light) zoning district.”

RESULT:	APPROVE TO INITIATE [5 TO 1]
	Next: 4/21/2020 7:00 PM – Planning Commission
MOVER:	Marcelo Zapata, Councilmember
SECONDER:	Christine Hall, Councilmember
IN FAVOR:	Hall, Judy, Palermo, Willsey, Zapata
OPPOSED:	Matthew Tyser

14. **Approval of the Initiation of a Text Amendment to the Unified Development Code (UDC), to Article 4, Section 4.5.2, Use Table, and Article 6, Section 6.5.2, Use Table, for Convenience Stores with gas pumps use to be a conditional use request in commercial and industrial zoning classifications.**

This was approved to initiate with the following proposed amendments:

Amend Article 4, Section 4.5.2, Use Table, as follows:

"Replace the "L" limited to a "C" conditional use for the Convenience Store with gas pumps use in the CX (Commercial Mixed Use), CC (Commercial Corridor), PV (Parkway Village) and CH (Commercial Heavy) zoning districts."

Amend Article 6, Section 6.5.2, Use Table, as follows:

"Replace the "L" limited to a "C" conditional use for the Convenience Store with gas pumps use in the IX (Industrial Flex) zoning district."

RESULT: APPROVE TO INITIATE [5 TO 1]

Next: 4/21/2020 7:00 PM – Planning Commission

MOVER: Marcelo Zapata, Councilmember

SECONDER: Christine Hall, Councilmember

IN FAVOR: Hall, Judy, Palermo, Willsey, Zapata

OPPOSED: Matthew Tyser

15. **Approval of the Initiation of a text amendment to the Unified Development Code (UDC), to Article 4, Section 4.5.2, Use Table, and Article 6, Section 6.5.2, Use Table, to have self-storage as a conditional use in the Commercial Heavy (CH), Industrial Flex (IX) and Industrial Light (IL) zoning classifications.**

This was approved to initiate with the following proposed amendments:

Amend Article 4, Section 4.5.2, Use Table, as follows:

"Replace the "L" limited to a "C" conditional use for the All Self-Service Storage use in the CH (Commercial Heavy) zoning district."

Amend Article 6, Section 6.5.2, Use Table, as follows:

"Replace the "L" limited to a "C" conditional use for the All Self-Service Storage use in the IX (Industrial Flex) and IL (Industrial Light) zoning districts."

RESULT: APPROVE TO INITIATE [UNANIMOUS]

Next: 4/21/2020 7:00 PM – Planning Commission

MOVER: Marcelo Zapata, Councilmember

SECONDER: Christine Hall, Councilmember

IN FAVOR: Hall, Judy, Palermo, Tyser, Willsey, Zapata

City Administrator's Report

No report

City Attorney's Report**16. Recommendation for Closure to Discuss Personnel, Litigation and Real Estate.**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew Tyser, Councilmember
SECONDER:	Marie Willsey, Councilmember
IN FAVOR:	Hall, Judy, Palermo, Tyser, Willsey, Zapata

Adjournment

The meeting was adjourned at 10:05 PM

The March 9, 2020 Mayor and Council meeting minutes were approved on

April 13, 2020Marlee Press

Marlee Press, City Clerk



THIS PAGE INTENTIONALLY LEFT BLANK.



1



2

- If not speaking, please stay on mute to avoid unnecessary background noise.
- Use the pigeonhole live app (next slide) to ask questions
- Also, please shut your camera off – this will minimize the amount of bandwidth used and can help avoid unnecessary distractions!
- The point of this stakeholder group is to gather different perspectives and opinions within the City. Our goal is to understand the common threads and areas of agreement so please let's be respectful of everyone's opinion.

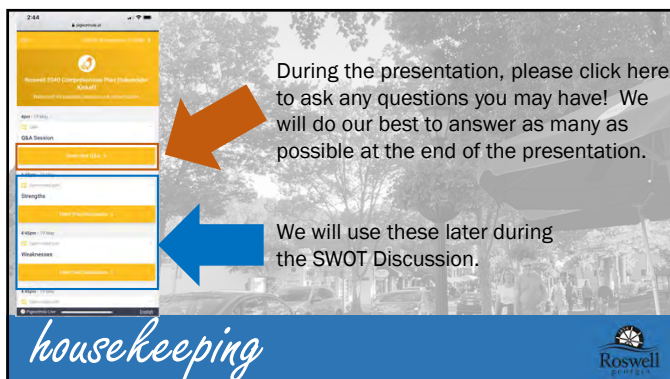
housekeeping



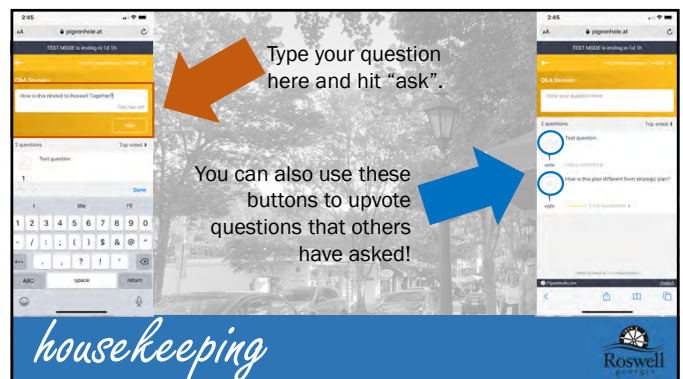
3



4



5



6

- Required by Georgia Department of Community Affairs (DCA)
- Retain “Qualified Local Government” and “Plan First” status
- Continue to exceed “Minimum Planning Standards” set by Georgia DCA
- Update Roswell’s previous plan, adopted October 2016

why?



7

- Update understanding of the City’s current conditions
- Learn what Roswell’s residents, businesses, and leaders want to see in the future
- Create a tool that ensures future changes are guided by the community’s vision
- Coordinate plans with the cities and counties around Roswell

why?



8

economic development

transportation

housing

natural and cultural resources

broadband

land use

recreation and green space

public safety

plan elements



9

Spring 2020 | Summer 2020 | Fall 2020 | Winter 2021 | Spring – Fall 2021



process



10

Spring 2020 | Summer 2020 | Fall 2020 | Winter 2021 | Spring – Fall 2021



process



11

Spring 2020 | Summer 2020 | Fall 2020 | Winter 2021 | Spring – Fall 2021



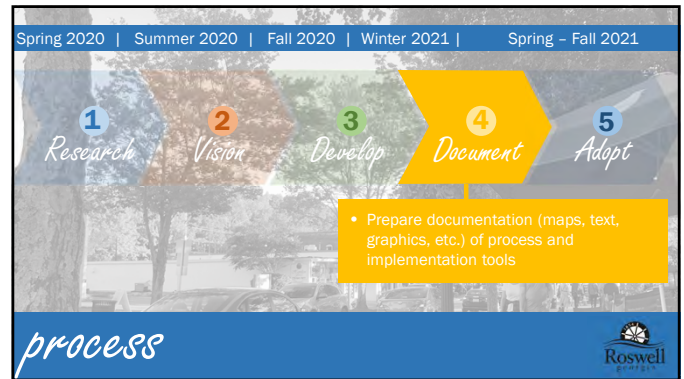
process



12



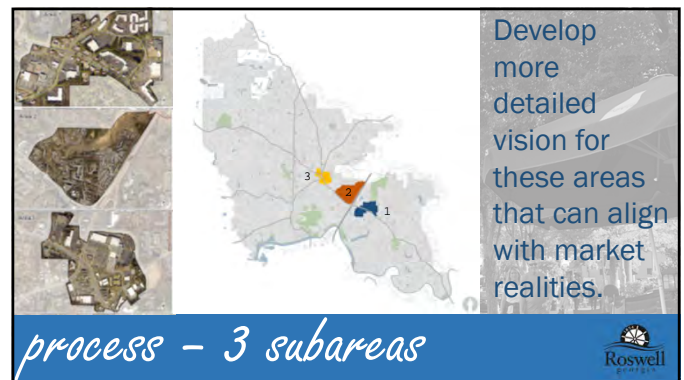
13



14



15



16




17



18

- Be an **advocate** for the process
- Bring **different perspectives** to the conversation
- Raise **awareness** with your constituents and partners to maximize community involvement
- Vet **ideas and recommendations**
- Ask and answer **tough questions**

stakeholder committee



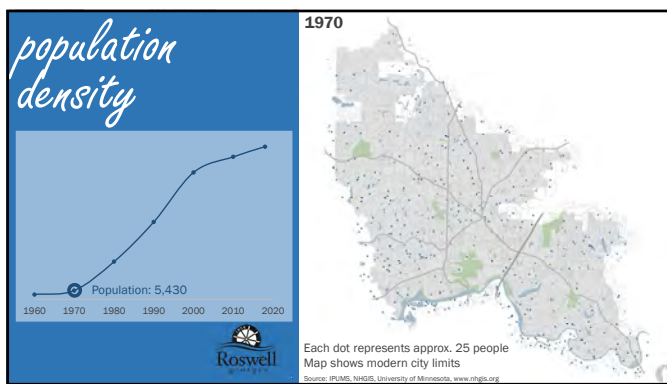
19

Key Findings Research

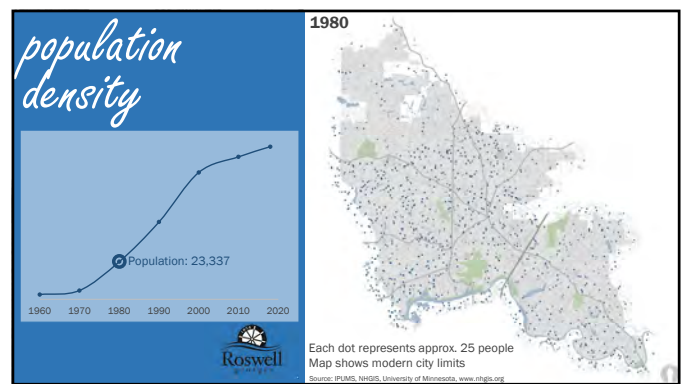
ROSWELL 2040 *Comprehensive Plan*



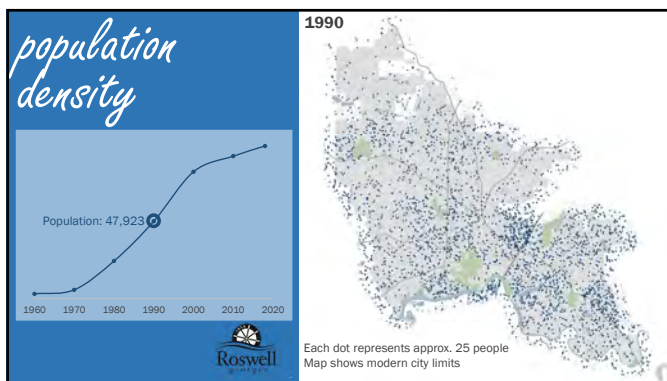
20



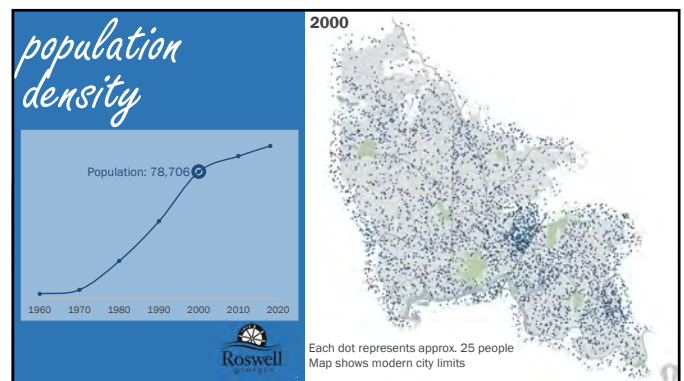
21



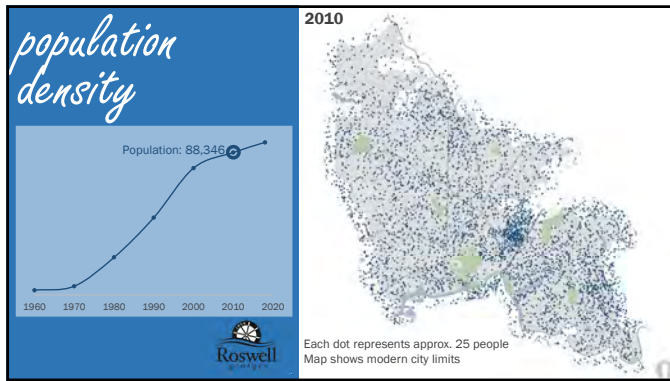
22



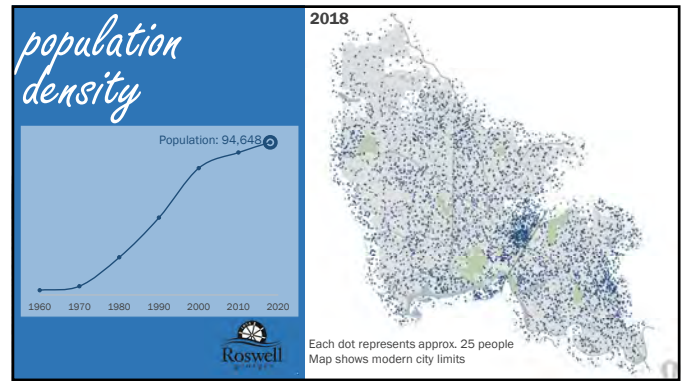
23



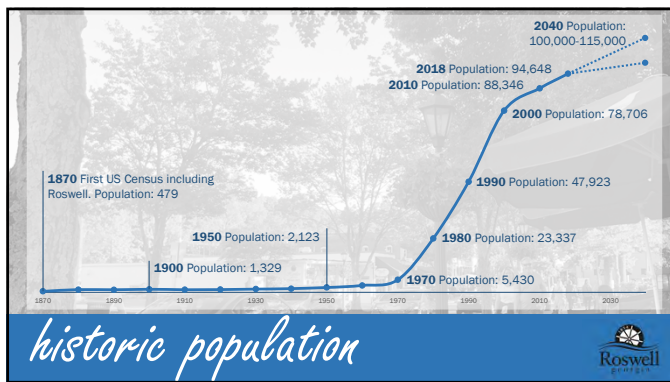
24



25



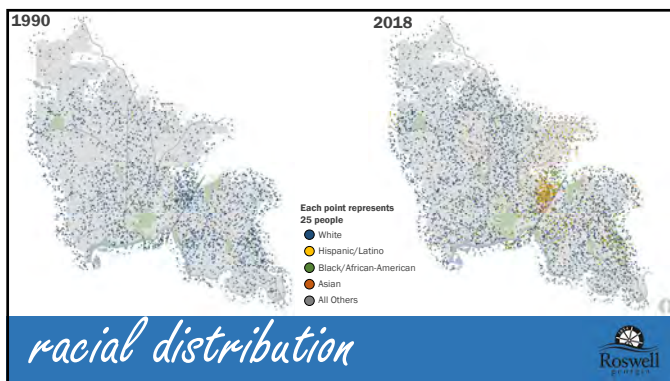
26



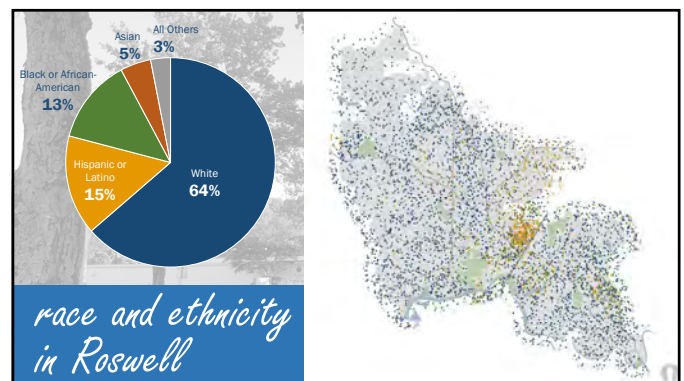
27



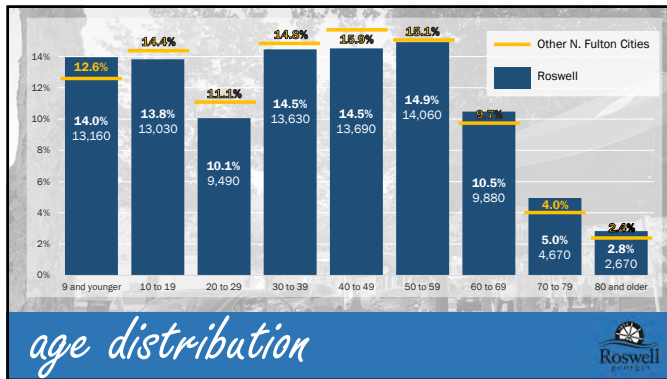
28



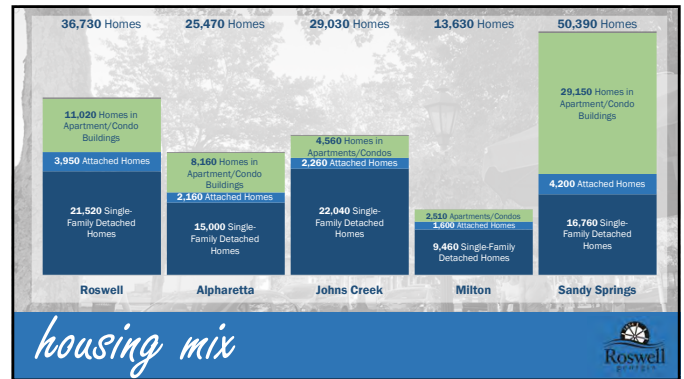
29



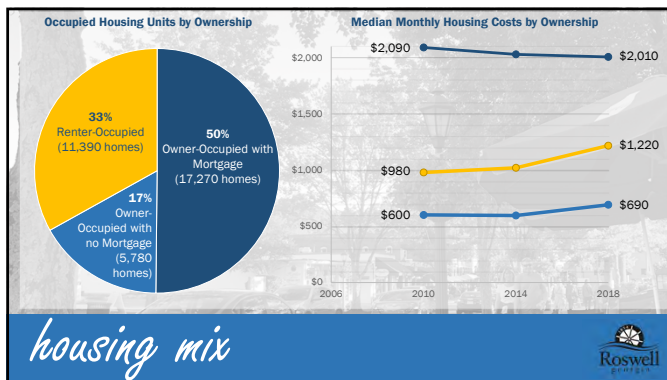
30



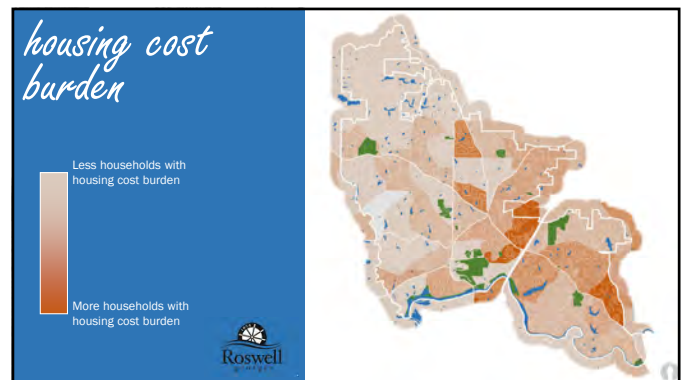
31



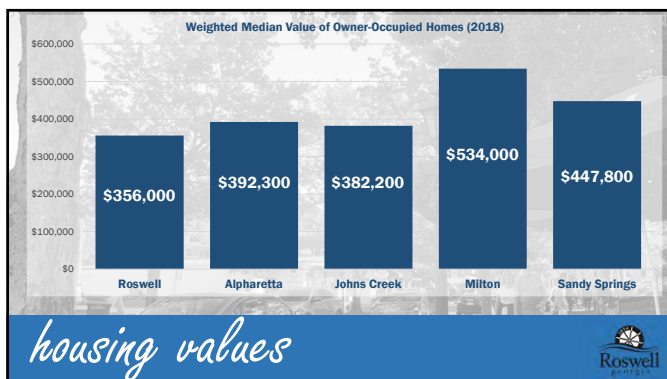
32



33



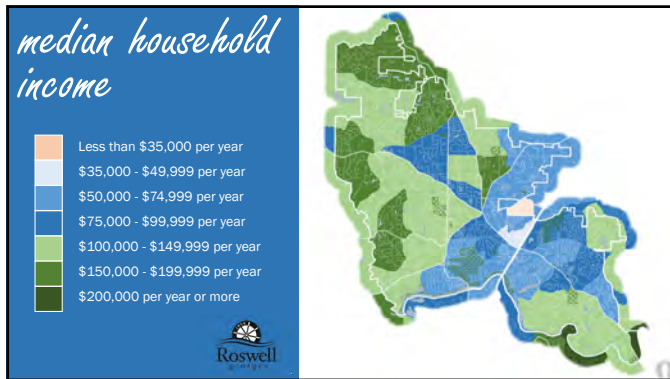
34



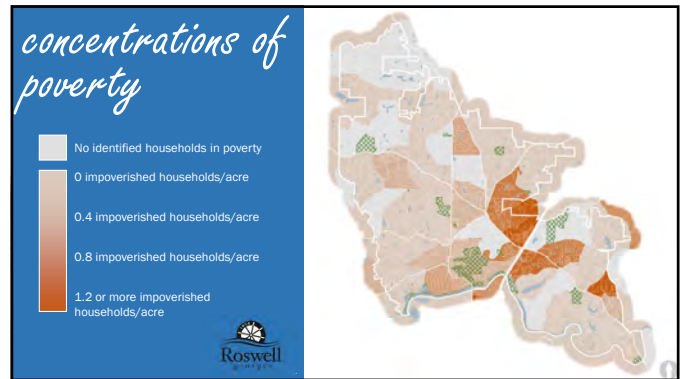
35



36



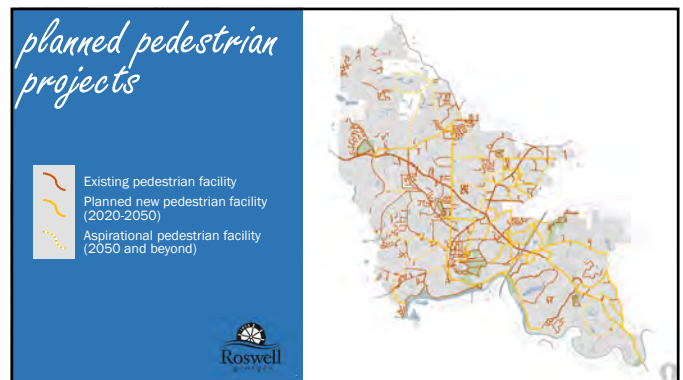
37



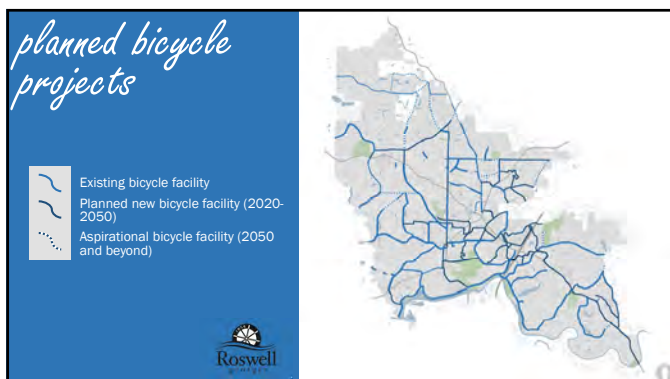
38



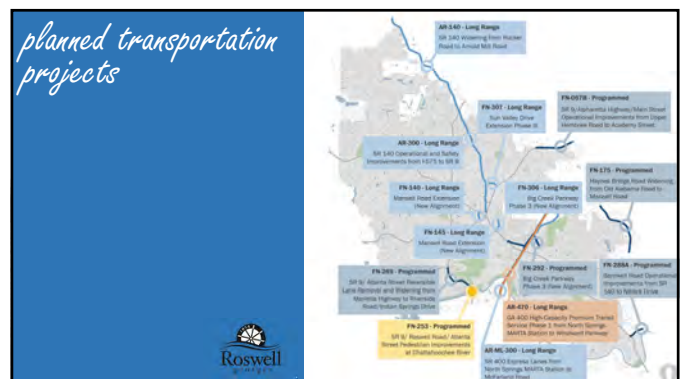
39



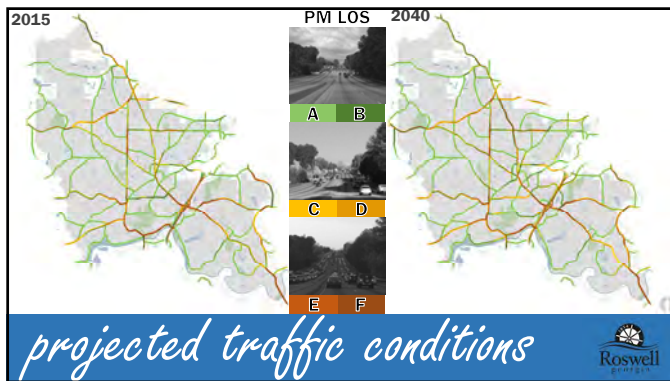
40



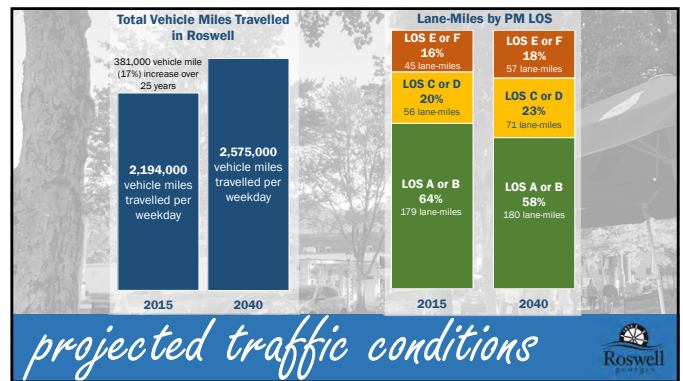
41



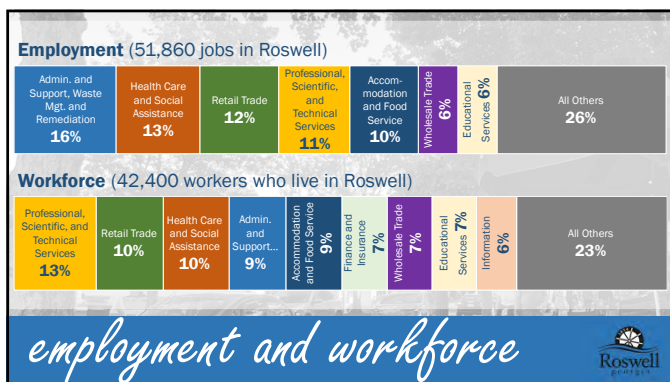
42



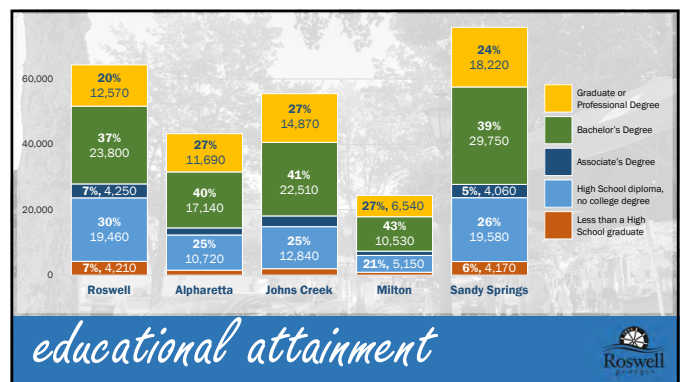
43



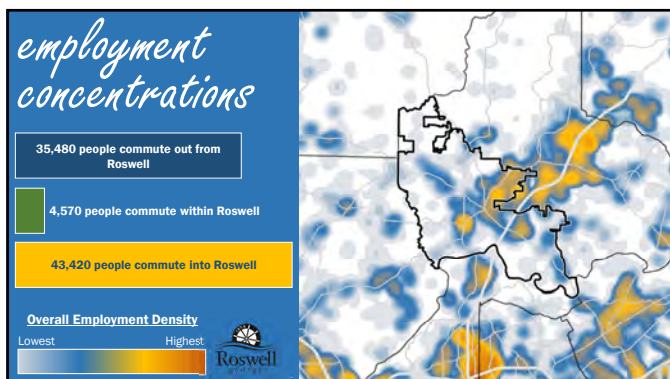
44



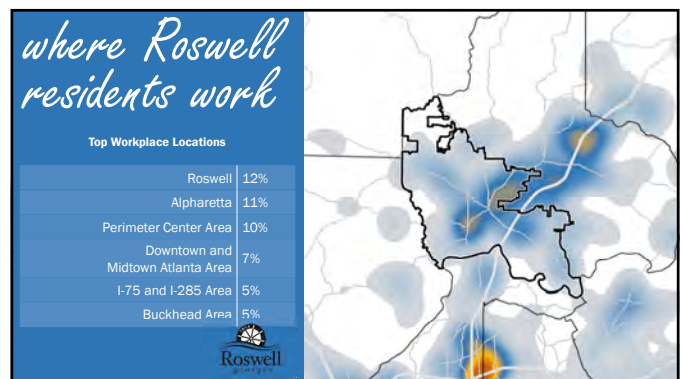
45



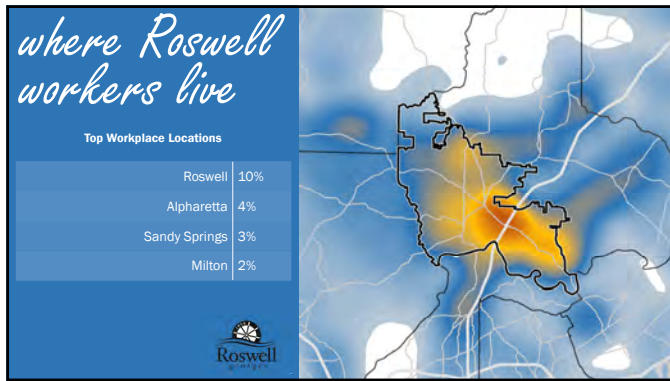
46



47



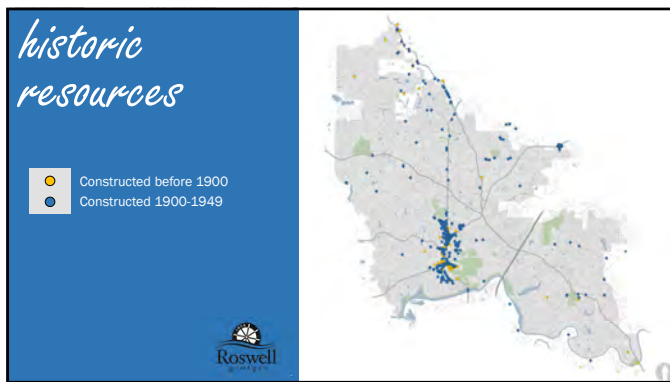
48



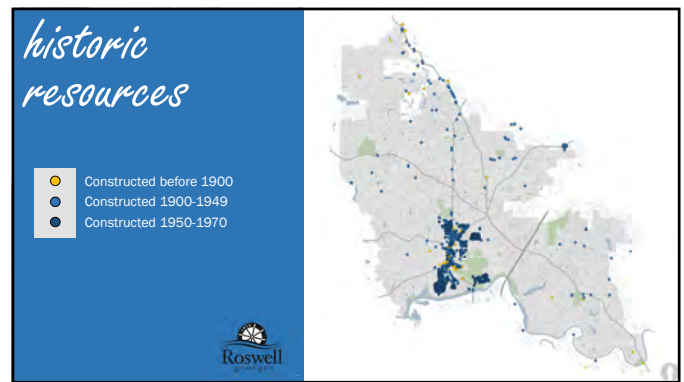
59



50



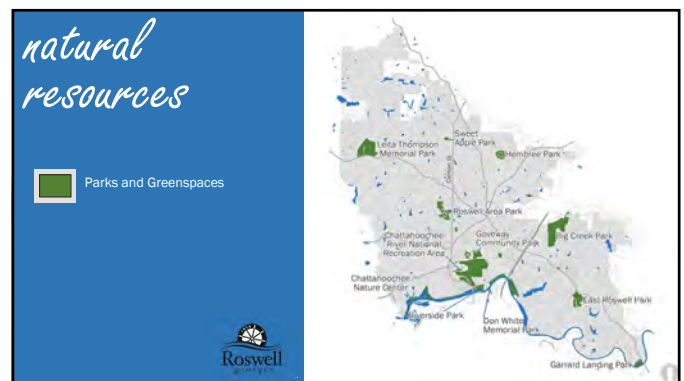
51



52



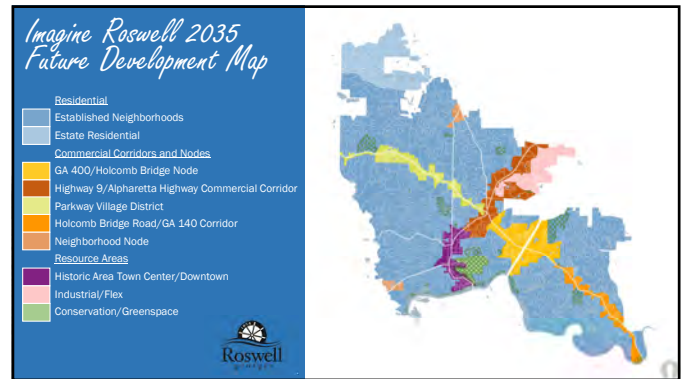
53



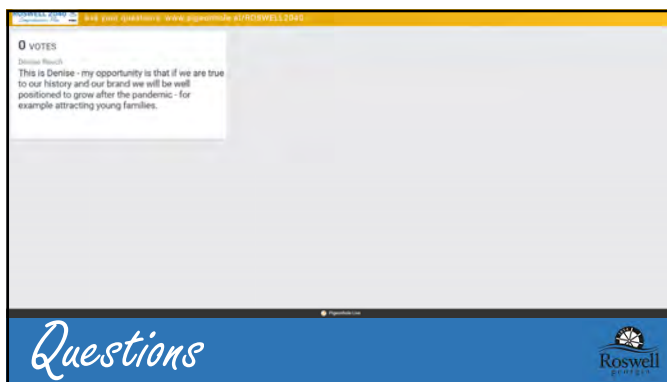
54



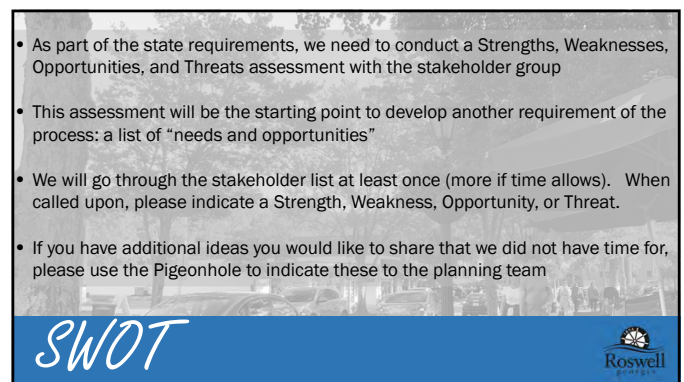
55



56



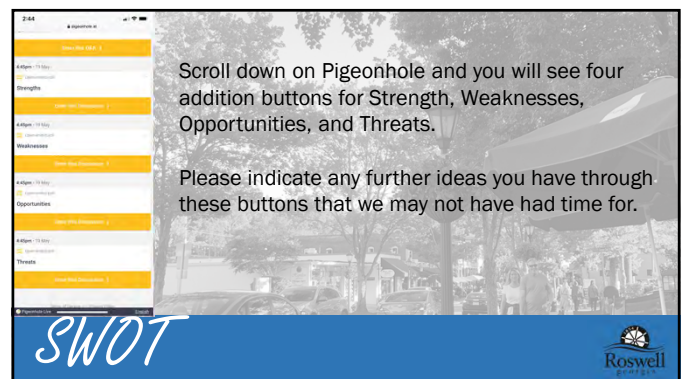
57



58



59



60

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> • Borne of what a lot of communities want: infrastructure of communal spaces that are organic (+1) • Location relative to City of Atlanta and job centers (+1) • Services and parks • Historic District/Canton Street (+3) • Canton Street: a corridor, not just a street • Strong community orientation amongst citizens (+1) • Lots of volunteer, faith-based, and non-profit organizations (+1) • Fantastic neighborhoods (+2) • Strong school systems (+1) • Restaurants (+2) • Strong relationship between City and citizens (for example, Public Safety) • Rec and Parks (+1) • Events and programming through Rec & Parks • Usability: one of best places to live in metro Atlanta (+1) • "we are still a town" - lots of diversity in development (developed area balanced with green spaces) • Diversity of residential architecture and styles (not as cookie cutter as other surrounding communities) • Pride in community • Family friendly 	<ul style="list-style-type: none"> • Pass through regional traffic degrades quality of life (+1) • Traffic in general (+1) • Access to/from 400 is challenging • E-W connectivity • Overweight and sometimes hostile points of view on economics and development gets in the way of positive progress • Main roads (400) and natural barriers (Chatt River) • Lack of affordable housing for civil servants (teachers, public safety). Most are driving in from other communities (+1) • Aging infrastructure and challenge of meeting future needs • Missed opportunities to leverage economic development opportunities • Behind on implementing pedestrian facilities and bikeways in critical locations • East v. West Roswell dynamic • Lack of consistency between HBR corridor and Parkside District Character Areas 	<ul style="list-style-type: none"> • Create more sense of place by leveraging Historic District • Leverage and capitalize on river (+1) • Bike/wed system (mentions Hard-to-Reach MU path) but also need more infrastructure (e.g. bike racks) to support • Southern Street redevelopment (great example of how redevelopment can be successful) • Work on image in metro Atlanta • Express and embrace actual ethnic, racial, and economic diversity of Roswell • Retain business and commercial entities in Roswell as businesses seek other communities in metro Atlanta • Position Roswell as a community that people want to move to during a pandemic • Focus on areas that need redevelopment and embrace opportunity for diverse types of development (not necessarily uniform) • Prioritize economic development activities relative to where people live (specific mention of east Roswell) • Opportunities to increase and improve number of access points to/from neighborhoods • Take advantage of creeks and road ROW for active transportation • Create and activate economic vitality at HBR 400 (+1) • Continue for City leaders and direction to remain "together" with residents • Interface better with surrounding communities • Embrace what makes Roswell Roswell instead of following surrounding communities • Opportunity to tap into underserved and under-valued populations • Proactively engage with developers who understand and can honor Roswell's vision • Create more unique commercial destinations 	<ul style="list-style-type: none"> • Development in surrounding communities creates traffic in Roswell • Traffic and uncertainty created by Covid 19 (for instance: Threat of alpha changing need for office space) • Fear of economics • Future of retail in the Country and specifically in the City • Crime in HBR area (Zone 2 Roswell Police) also spilling over into SR 3 area • Diminishing economic and racial diversity (+1) • Parking challenges in Historic District • Unfocused out-of-character developments/home integration (+1) • How UDC is applied (need to apply universally throughout community) • Need to take actions to better Roswell relative to surrounding communities • Inability to define what Mixed Use development actually can be in Roswell • Tying infrastructure needs to development • Reputation and perception that there is an intolerance of diversity and new ideas

61

What are the City of Roswell's STRENGTHS?		
3 VOTES Ming Events and programming through Parks & Rec	2 VOTES Anonymous City sponsored programs, events, etc	2 VOTES Anonymous Lots of community spaces. Parks, Restaurants, Historic assets.
2 VOTES Anonymous Location in Metro Area	1 VOTE Jay S Jump off point to get to all the great stuff in surrounding area and cities that have additional destinations and entertainment.	1 VOTE Anonymous Roswell INC and Visit Roswell

62

What are the City of Roswell's WEAKNESSES?		
3 VOTES Jay S Lack of multiple "destination" areas, outside of river and Canton Street.	2 VOTES Ryan Jones Vacant shopping areas along HBR invite criminal activity, potential to transform using the "Live-Work-Play" concept	2 VOTES Anonymous Affordable housing for civil servants, teachers, police and even young families
1 VOTE Jay Parking in historic district	0 VOTES Jay Lack of parking	

63

What are the City of Roswell's OPPORTUNITIES?		
3 VOTES Anonymous Create true commercial destinations places.	2 VOTES Ryan Jones Expand the Vickers Community concept on Canton Street to other areas of Roswell	2 VOTES Jay S Older retail areas, shopping centers, that have potential for being a new destination area.
1 VOTE Anonymous Incentivize redevelopment of blighted areas into desirable commercial/economic centers	1 VOTE Jay S Opportunity for multi use connectivity away from roads and traffic, using extensive network of green spaces, creeks, and right of way between neighborhoods.	1 VOTE Ming Our image and PR in the greater metro Atlanta area

64

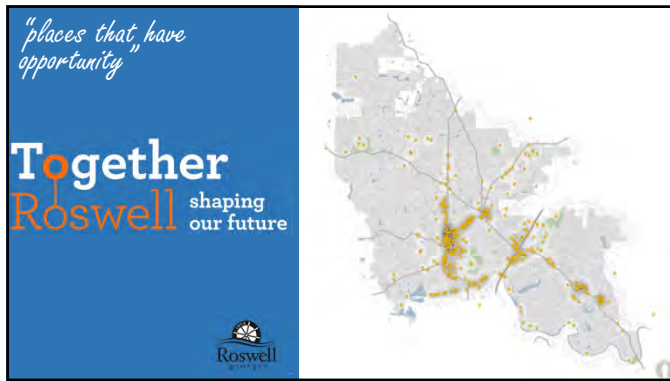
What are the THREATS to the City of Roswell?		
2 VOTES Anonymous Overdevelopment of the Gateway Project that may threaten historic assets and local citizenry quality of life due to heavy cut-through traffic.	2 VOTES Anonymous Overdevelopment that may diminish "sense of place" and historic assets.	1 VOTE Anonymous Non-Roswell residents at times overwhelm certain parks, such as the Mill Park.
1 VOTE Anonymous As our population/density grows, so grows the crime rate. Strengthening the police force/reputation and building relationships with local leaders and neighborhoods is vital to protect residents.	0 VOTES Jay S Neighborhoods preferring to be closed neighborhoods sometimes stifling connectivity opportunities.	0 VOTES Anonymous Segment of the population expects the city to solve problems in differences between the east and west side of Rt 400. Businesses will have to solve these differences.

65

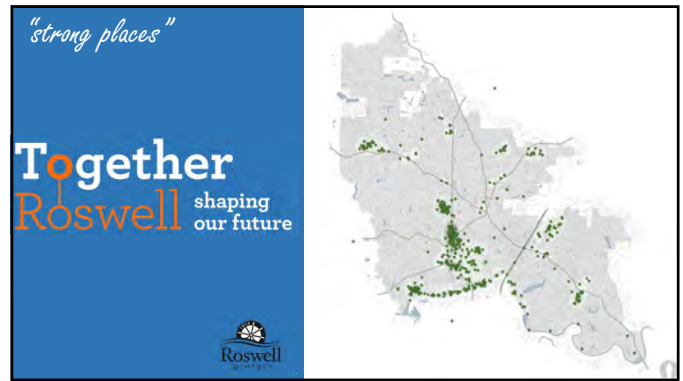
"places that could be better"

Together Roswell shaping our future

66



67



68

1. Go to www.planningatpond.com/roswell-2040
2. Use the interactive map to provide feedback
3. Next step: The planning team will be reaching out in the next few weeks with information you can share with you friends, neighbors, and colleagues about this site and opportunity to provide input.

Homework

ROSWELL 2040
Comprehensive Plan

Roswell

69



STAKEHOLDER MEETING #2
October 22, 2020

AGENDA

WELCOME & INTRODUCTIONS
RECAP
BIG IDEAS & NEEDS/OPPORTUNITIES
FUTURE DEVELOPMENT MAP
NEXT STEPS



STAKEHOLDER MEETING #2
October 22, 2020



RULES OF ENGAGEMENT

- Be an advocate for the process
- Bring different perspectives to the conversation
- Raise awareness with your constituents and partners to maximize community involvement
- Vet ideas and recommendations
- Ask and answer tough questions
- If you've already spoken, please give others the opportunity to speak before you do so again



STAKEHOLDER MEETING #2
October 22, 2020



Go to
www.pigeonhole.at

Enter passcode

ROSWELL2040



STAKEHOLDER MEETING #2
October 22, 2020



COMP PLAN 101

- Required by Georgia Department of Community Affairs (DCA)
- Retain “Qualified Local Government” and “Plan First” status
- Continue to exceed “Minimum Planning Standards” set by Georgia DCA
- Update Roswell’s previous plan, adopted October 2016



STAKEHOLDER MEETING #2
October 22, 2020

COMP PLAN 101

- Update understanding of the City’s current conditions
- Learn what Roswell’s residents, businesses, and leaders want to see in the future
- Create a tool that ensures future changes are guided by the community’s vision
- Coordinate plans with the cities and counties around Roswell



STAKEHOLDER MEETING #2
October 22, 2020

COMP PLAN ELEMENTS

economic development

transportation

housing

natural and cultural resources

broadband

land use

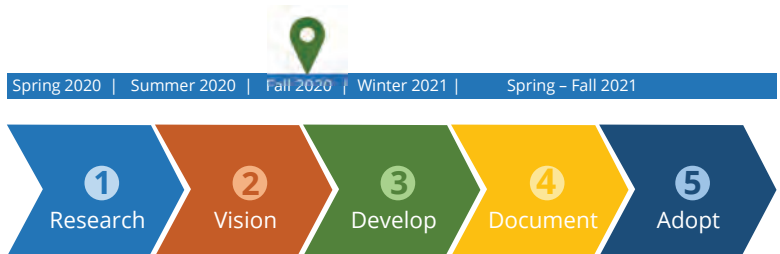
recreation and green space

public safety



STAKEHOLDER MEETING #2
October 22, 2020

PROCESS & SCHEDULE



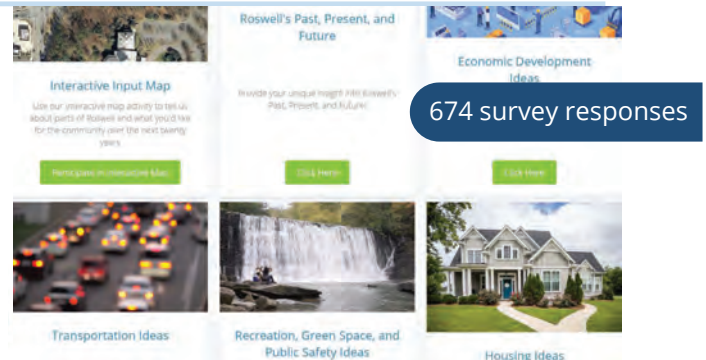
STAKEHOLDER MEETING #2
October 22, 2020

STAKEHOLDER MEETING #1



STAKEHOLDER MEETING #2
October 22, 2020

VIRTUAL OPEN HOUSE



2010 Population: 94,048

2007 Population: 85,346

2000 Population: 78,706

1990 Population: 47,923

1980 Population: 23,337

1970 Population: 5,430

1960 Population: 2,123

1930 Population: 1,832

1900 Population: 1,329

1870 First US Census including Roswell. Population: 479

1854 The City of Roswell is incorporated.

1868 (Benton)

1907 (Greenwood)

1913 (Roswell, Georgia)

1963 (Roswell, Georgia)

1969 (Roswell, Georgia)

1991 (Roswell, Georgia)

1996 (Roswell, Georgia)

2000 (Roswell, Georgia)

2007 (Roswell, Georgia)

2010 (Roswell, Georgia)

60s 100%

70s 100%

80s 100%

90s 100%

00s 100%

10s 100%

20s 100%

Time Periods Respondents Moved to Roswell:

What are your favorite things about Roswell?



What are your least favorite things about Roswell?

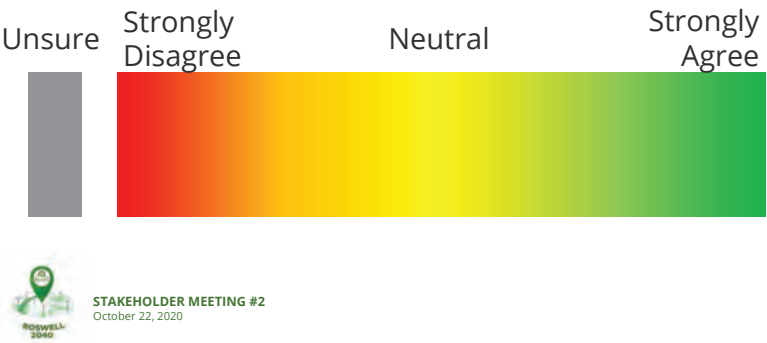


If you could build anything in Roswell, what would it be?



What is Roswell missing?

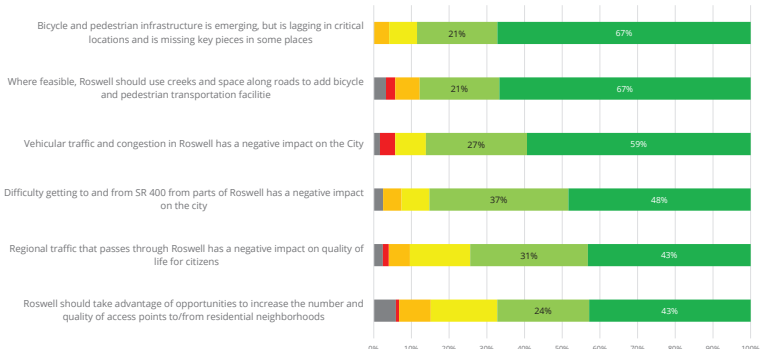




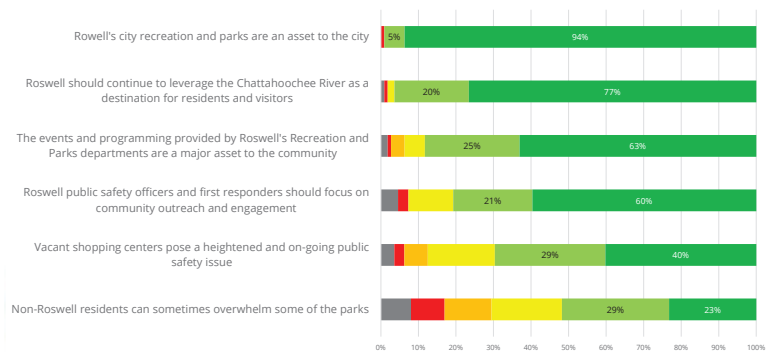
ECONOMIC DEVELOPMENT



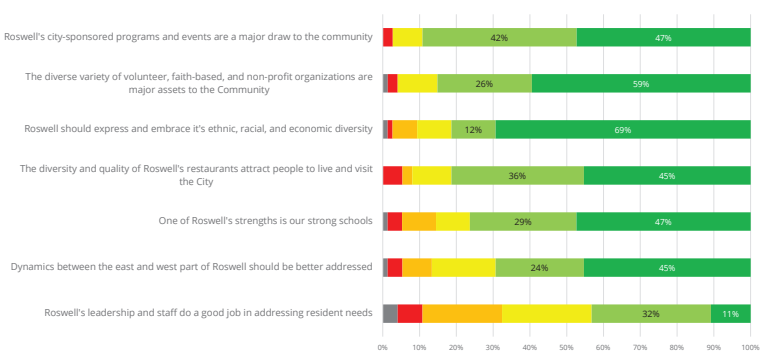
TRANSPORTATION



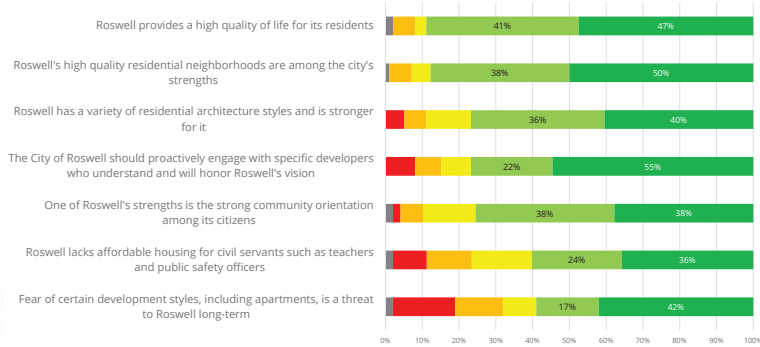
PARKS & PUBLIC SAFETY



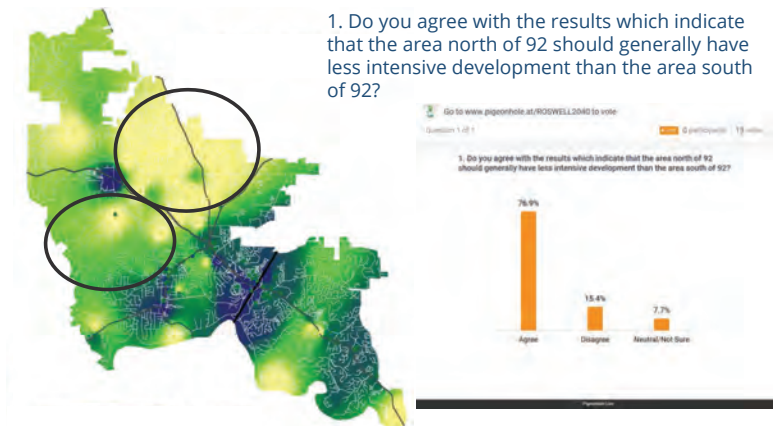
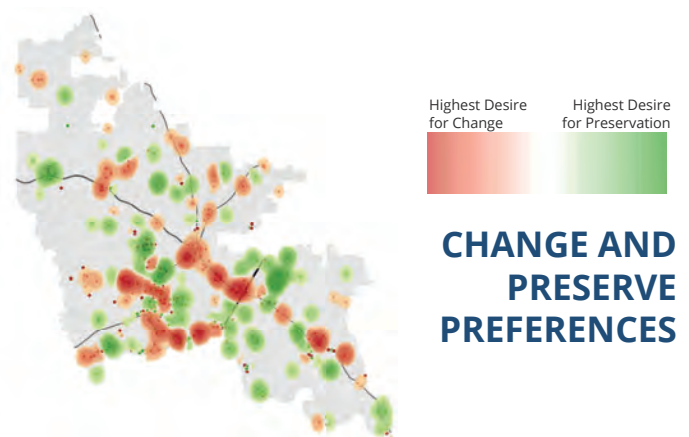
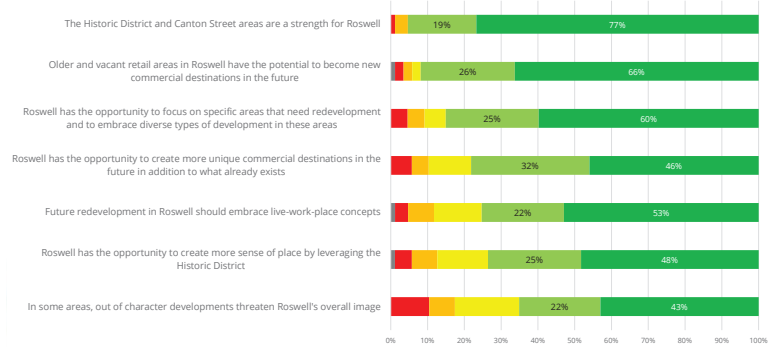
NATURAL & CULTURAL RESOURCES

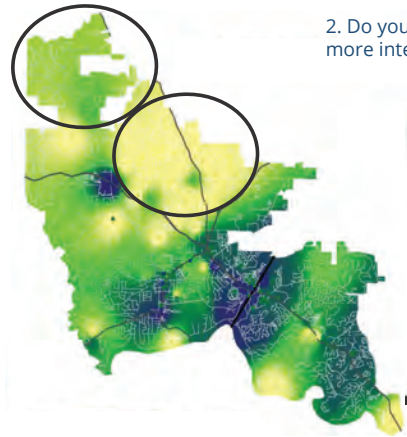


HOUSING

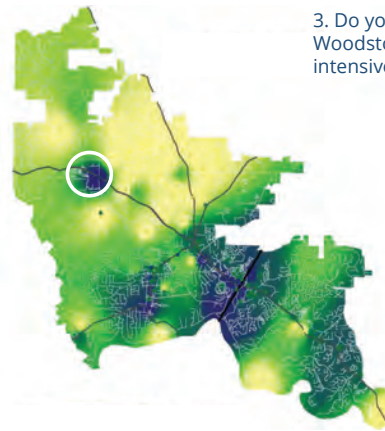
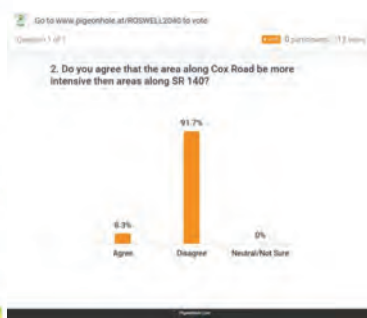


LAND USE

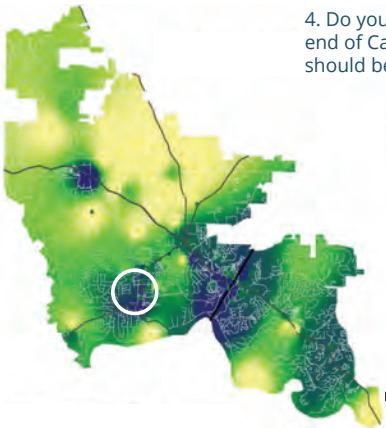
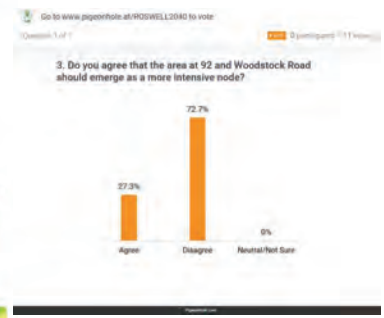




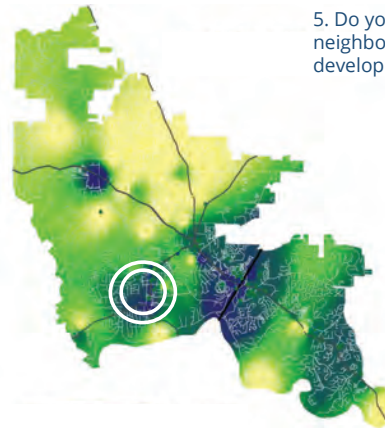
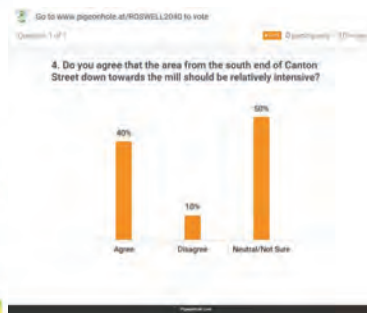
2. Do you agree that the area along Cox Road be more intensive than areas along SR 140?



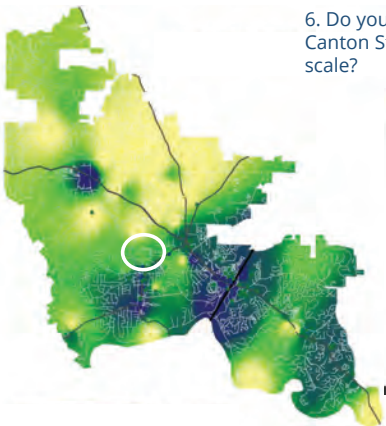
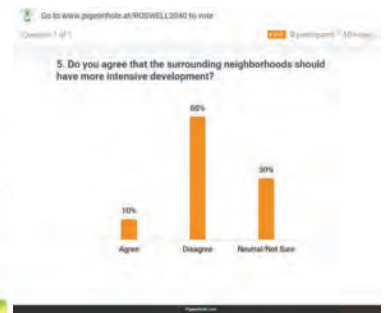
3. Do you agree that the area at 92 and Woodstock Road should emerge as a more intensive node?



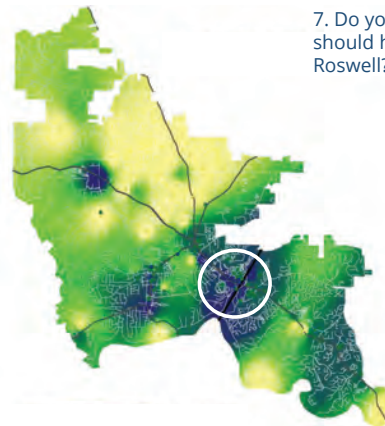
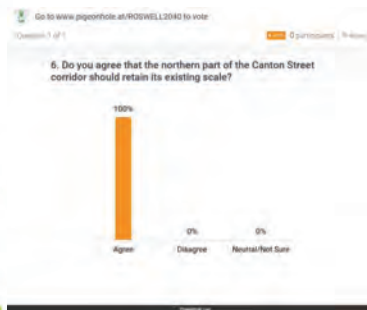
4. Do you agree that the area from the south end of Canton Street down towards the mill should be relatively intensive?



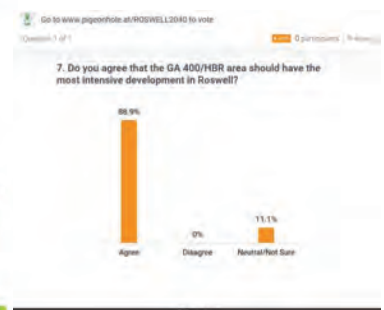
5. Do you agree that the surrounding neighborhoods should have more intensive development?



6. Do you agree that the northern part of the Canton Street corridor should retain its existing scale?



7. Do you agree that the GA 400/HBR area should have the most intensive development in Roswell?



NEXT STEPS

- Develop “Needs & Opportunities” Per Big Idea Guidance
- Refine Comprehensive Plan Policies Per Big Idea Guidance
- Develop Character Area Refinements
- Develop Subarea Plans



STAKEHOLDER MEETING #2
October 22, 2020

Q&A

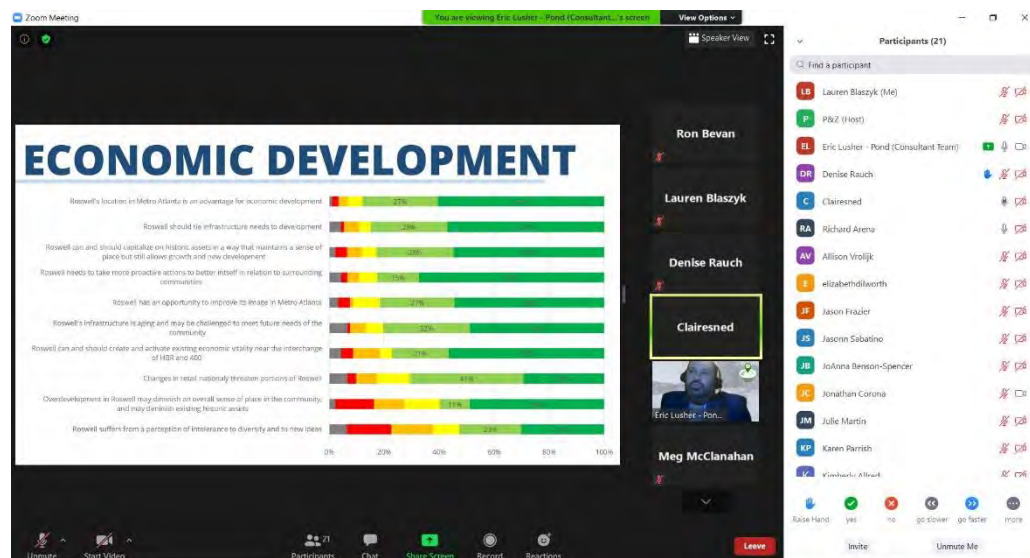


STAKEHOLDER MEETING #2
October 22, 2020

Roswell 2040 Comprehensive Plan

Stakeholder Committee Meeting #2 Notes

Thursday, October 22, 2020 | 6:30 PM



Attendees:

- Jackie Deibel
- Kevin Turner
- Michael Cardamon
- Eric Lusher
- Lauren Blaszyk
- Jonathan Corona
- Ron Bevan
- Denis Rauch
- Jason Frazier
- Karen Parish
- Julie Martin
- Allison Vrolijk
- Meg McClanahan
- JoAnna Benson
- Jason Sabatino
- Claire Snedeker
- Elizabeth Dilworth
- Kimberly Allred
- Richard Arena
- Peter Vanstrom



Roswell Stakeholder Meeting #2

Thursday, October 22, 2020

Pond began by discussing some of the public feedback received during the virtual open house. Pond reviews the SWOT analysis to begin to identify needs and opportunities to ultimately form a vision for Roswell's future.

Economic Development

Pond gathered that there is consensus on Economic Development themes.

Location as an Advantage for Economic Development

Denise Rauch stated that Roswell tends to be insular. Denise thinks that Roswell should start reaching outside of the City for developers, etc, and that the City needs an Economic Development Directors.

Kimberly Allred states that a City employee is subject to open records request, so Roswell Inc. is valuable for interactions with developers that don't want information to be public yet. There is a misunderstanding in the community about the role of an economic development authority. The City's biggest opportunity is to purchase property and oversee intentional redevelopment, Roswell Inc. can assist with this by offering incentives, abatements, introductions. When you look at a map of Roswell, the majority of it is residential. A lot of growth in neighboring cities is greenfield development, where in Roswell most of it is infill since the City is built out. Roswell Inc. has a weekly meeting with partners, DCA, the State, the County, and representatives from neighboring North Fulton Cities. Roswell Inc. is constantly talking about these issues, because Roswell experiences residual growth when surrounding Cities grow.

Overdevelopment

Denise says people move to Roswell for a reason, and parks have something to do with it. Type of development is important. It has to honor what people like about Roswell, like open space and parks. Sandy Springs has a different feel (big buildings, high density, creating a town center, etc.) and Roswell is distinctly different. The River makes the City unique, and thinks we should look to the River for maximizing our advantage.

Ron Bevan says that everyone defines development differently, and preference on development trends changes over time. Ron thinks there is some disconnect; do people think as areas develop, historic assets will be eliminated?

Meg: Going back to the overdevelopment statement from the last slide: I agree with Ron, I think overdevelopment is the wrong word, some could say that is "density" and diminishes the sense of place. I think Roswell needs strategic and variety in redevelopment. I do not believe that development diminishes our historic assets if they make an effort to be cohesive and complementary to the historic character.



Also back to Economic Development: We need to be attracting businesses with revenues that exceed 5 million dollars to truly spur economic development, job growth and tax revenue to the city.

Claire Snedeker, says what has happened has begun to diminish the historic assets.

Jason Frazier picked Roswell because it has a small town feel. He wanted a large back yard and a walkable community. Overdevelopment means tremendously high density in some areas. Focus should be on the parks and thinks we should preserve what we have.

Intolerance to Diversity and new ideas

Karen Parrish says that these will be defined differently by different people.

Transportation

Quality of Life

Kimberly Allred points out that a lot of major highways intersect in the City which makes it less walkability.

Richard Arena says collector roads are becoming arterial highways but it affects the quality of life of residents. Traffic that passes through needs to be on state highways. State highways have been littered with traffic lights, we need to look forward and start planning for AV. Bicycling is not a major means of transportation, it's just a recreational activity and should not be included in transportation.

Rob Bevan, Quality of life vs traffic issues depend on where you live in Roswell. RDOT can only do so much, and the challenge is SR 9, SR400 are the only major thoroughfares that cross the river, and you have to go into Cobb County for the next river crossing. Increase in population will cause challenges.

Parks & Public Safety

Residents vs visitors

Peter Vanstrom is curious as to what residents and business owners think about building restaurants and businesses near the river.

Karen says that residents enjoy a fantastic Police Department and Parks. Roswell would benefit from reaching out to different communities. The river needs to be dredged to prevent flooding in the future.



Housing

Karen Parrish states that there is a fear for multi-family development near single family homes.

JoAnna Spencer says that the fire department is staffed by part time fire fighters from all over metro-Atlanta. Police officers do not want to arrest people. Some fire fighters and police officers don't live in the City.

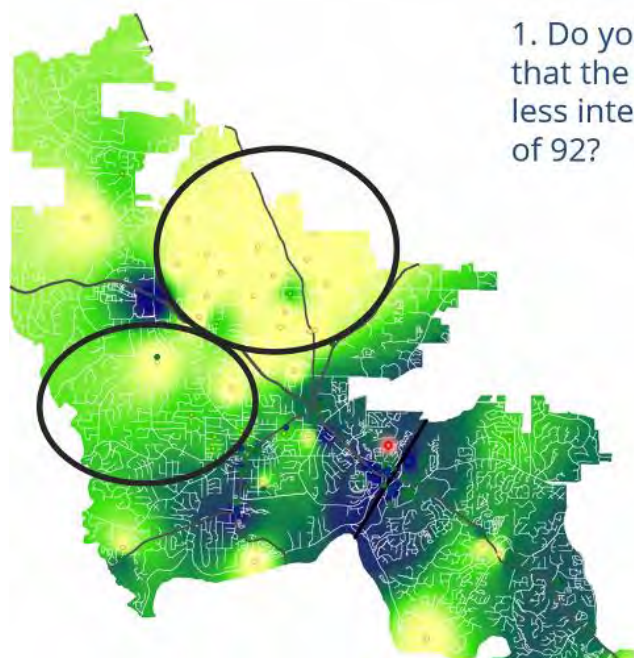
Jason Sabatino thinks there needs to be better definition around "affordable" housing.

Eric Lusher says that the Housing Cost Burden Index states that data says that this IS an issue.

Kimberly makes the points out that there is a direct correlation between congestion and inability for restaurant workers/hospital employees to live in the City of Roswell. JoAnna responds that living where you work is a luxury.

JoAnna States that there is a fear of apartments where they aren't necessary like the Catherine near Sun Valley. They are more appropriate where this is higher density.

Future Development Map



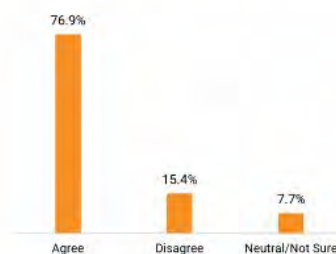
1. Do you agree with the results which indicate that the area north of 92 should generally have less intensive development than the area south of 92?

Go to www.pigeonhole.at/ROSWELL2040 to vote

Question 1 of 1

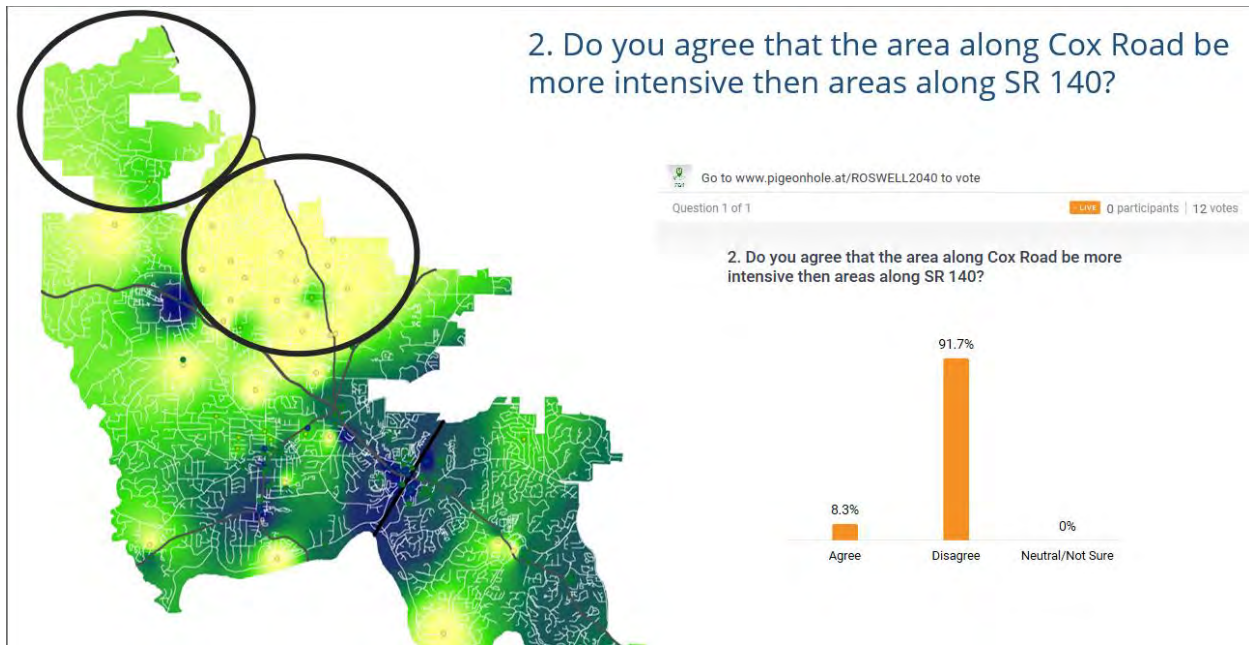
6 participants | 13 votes

1. Do you agree with the results which indicate that the area north of 92 should generally have less intensive development than the area south of 92?

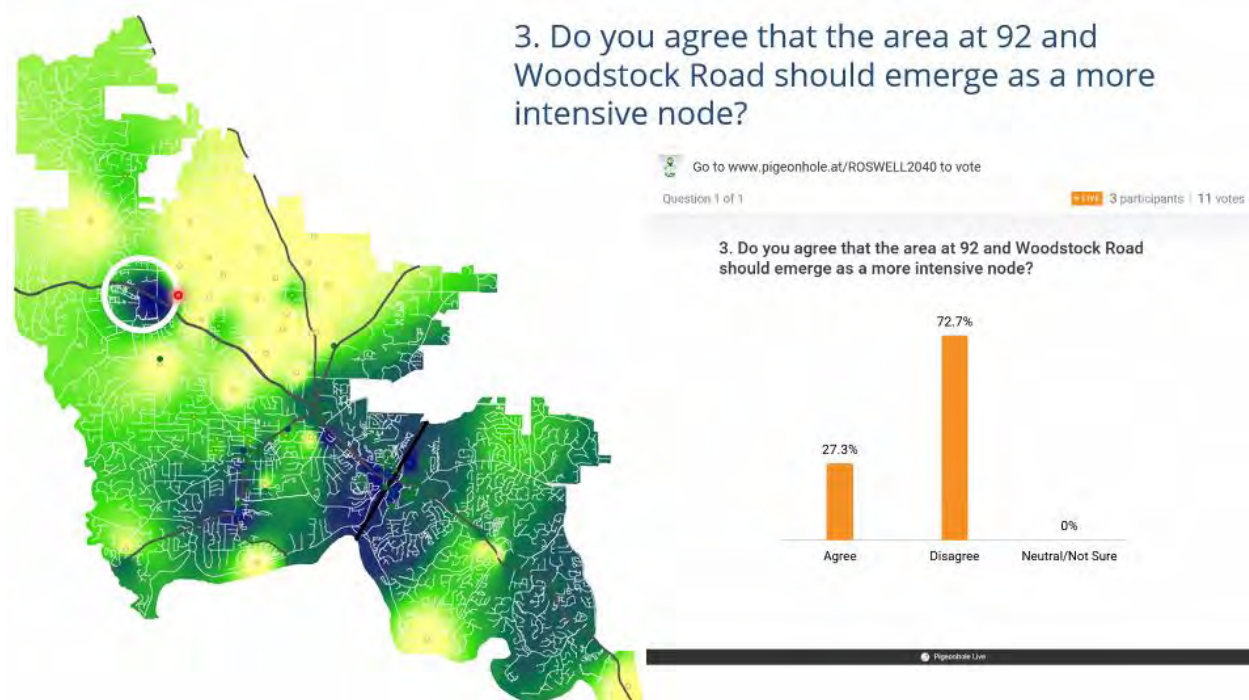


Most participants agreed that the area north of SR 92 should have less intensive development than the area south of SR 92.



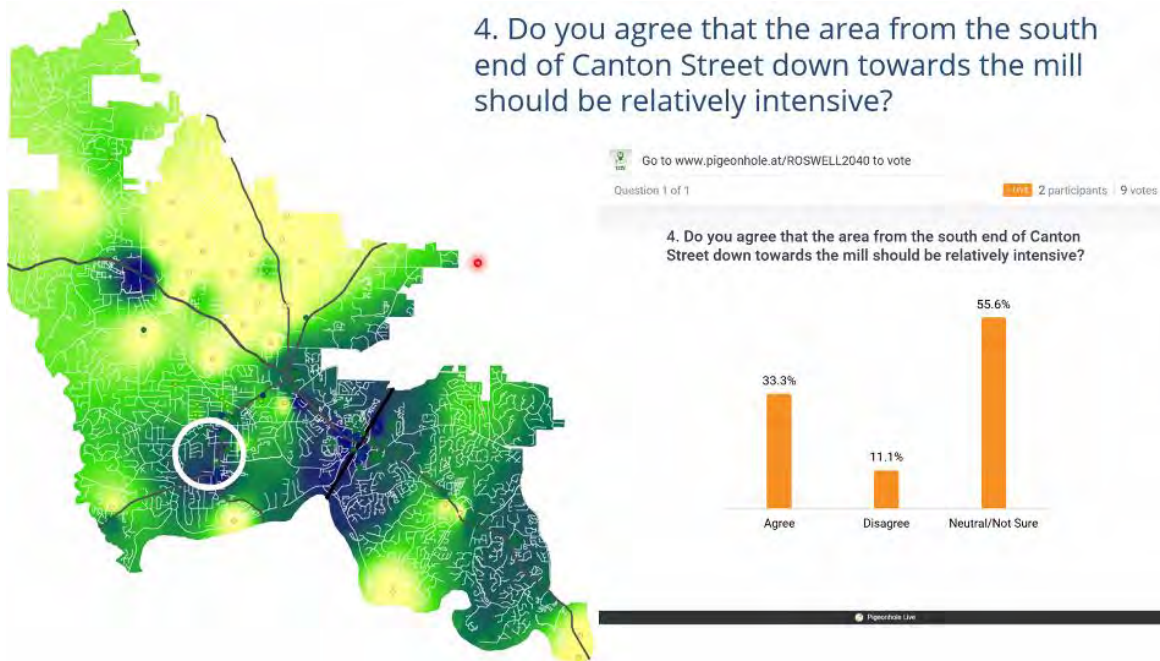


Weird that development along Cox Road should be more intense.

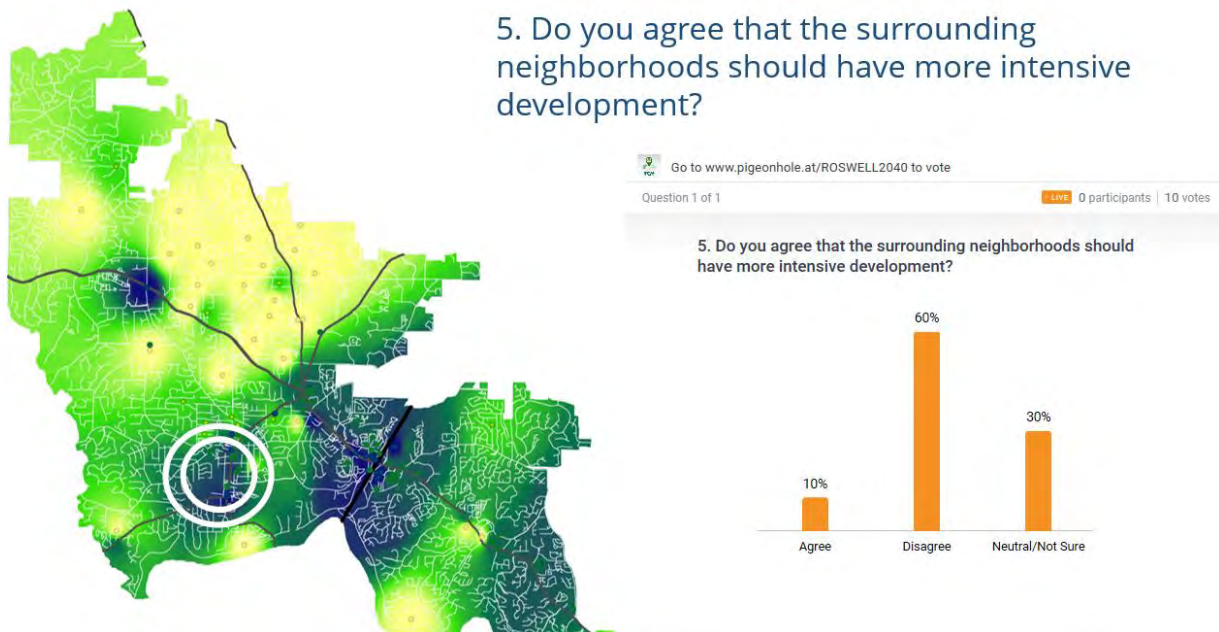


Peter says that Woodstock Road is a node, but should not be more intense than the surrounding areas. Multiple believe it would be more difficult to get to the 7 schools in the area if more density is added. While most agreed with this sentiment, a favorable minority agreed that this node SHOULD emerge as a more intensive node.



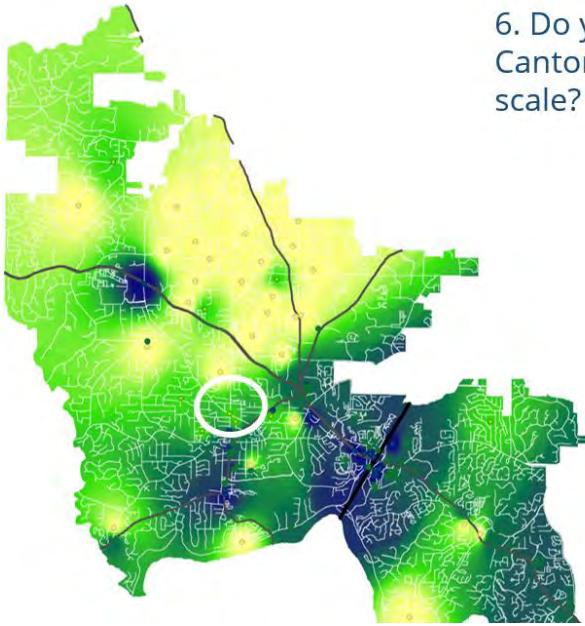


A majority of participants voted that they were not sure or neutral. There were “Mixed feelings” about the historic district. Some mentioned that there are types of intense development that would be preferable, but avoid high rise buildings. Participants agree that intense development within the confines of the historic character may be appropriate.



Most disagree that development around the historic district should be more intensive. This transitional area should immediately decrease in intensity.

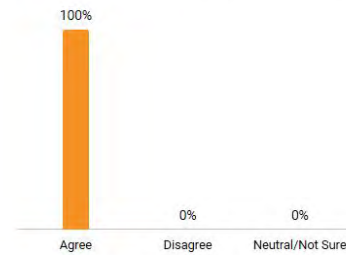




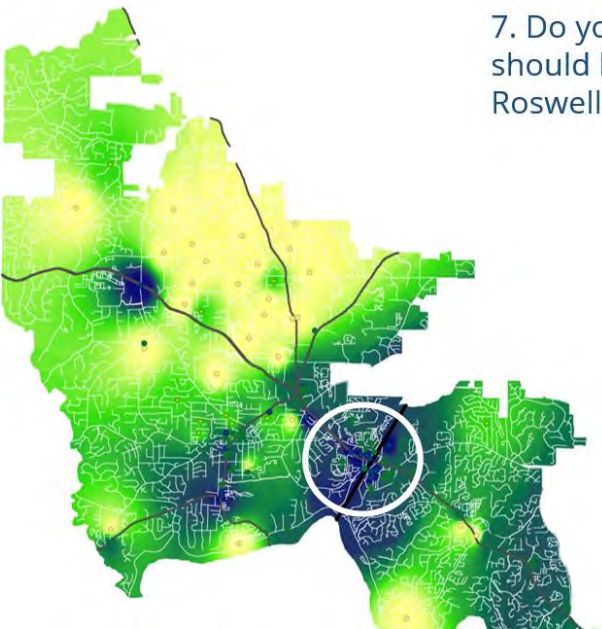
6. Do you agree that the northern part of the Canton Street corridor should retain its existing scale?

Go to www.pigeonhole.at/ROSWELL2040 to vote
Question 1 of 1 LIVE 0 participants | 9 votes

6. Do you agree that the northern part of the Canton Street corridor should retain its existing scale?



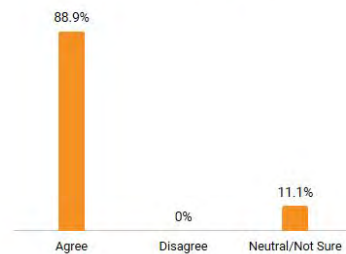
This was across the board agreed upon. The Existing scale north of Canton Street is preferable among community members.



7. Do you agree that the GA 400/HBR area should have the most intensive development in Roswell?

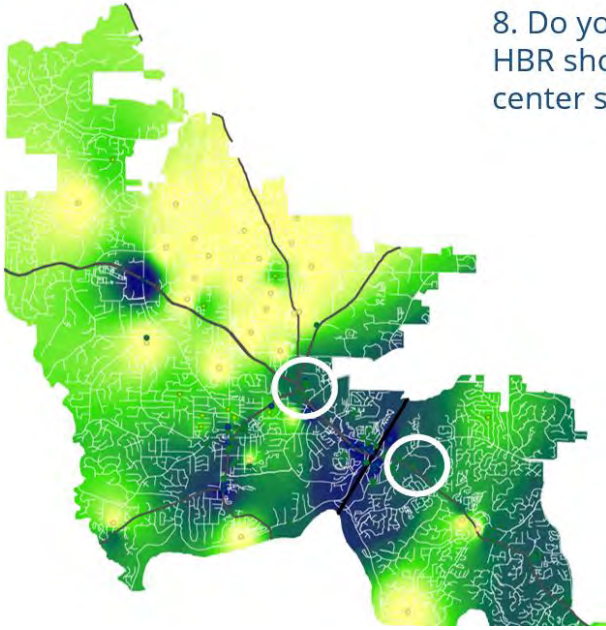
Go to www.pigeonhole.at/ROSWELL2040 to vote
Question 1 of 1 LIVE 0 participants | 9 votes

7. Do you agree that the GA 400/HBR area should have the most intensive development in Roswell?



Most agreed that GA 400/HBR should have the most intensive development in Roswell. Some answered unsure or neutral, while nobody disagreed.





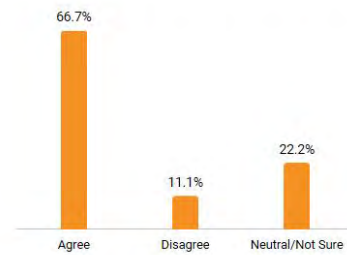
8. Do you agree that the surrounding areas of HBR should also have more intensive town center style development?

Go to www.pigeonhole.at/ROSWELL2040 to vote

Question 1 of 1

0 participants | 9 votes

8. Do you agree that the surrounding areas of HBR should also have more intensive town center style development?



Most participants agreed that the areas surrounding the SR 400 node should have intensive town center style development considering its existing commercial nature. A small number disagreed.





STAKEHOLDER MEETING #3
Wednesday, January 27, 2021 | 6:00 PM

AGENDA

Welcome & Background
Housing Needs & Mixed-Use Opportunities
Fiscal & Economic Health
Previous Input
Future Development Map
Next Steps



STAKEHOLDER MEETING #3
January 27, 2021

RULES OF ENGAGEMENT

- Be an advocate for the process
- Bring different perspectives to the conversation
- Raise awareness with your constituents and partners to maximize community involvement
- Vet ideas and recommendations
- Ask and answer tough questions
- If you've already spoken, please give others the opportunity to speak before you do so again



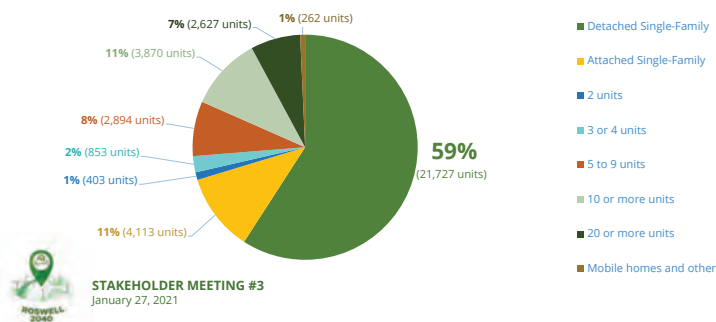
STAKEHOLDER MEETING #3
January 27, 2021



STAKEHOLDER MEETING #3
January 27, 2021

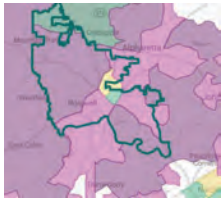


HOUSING TYPES & MIX



STAKEHOLDER MEETING #3
January 27, 2021

HOUSING STRATEGY



Roswell

- 63% SUBMARKET 6
Suburban neighborhoods with moderate-to-higher-priced housing [Learn more](#)
- 25% SUBMARKET 5
Suburban neighborhoods along employment corridors with moderate-to-higher-priced mix of single family and multifamily housing

CITY SNAPSHOT

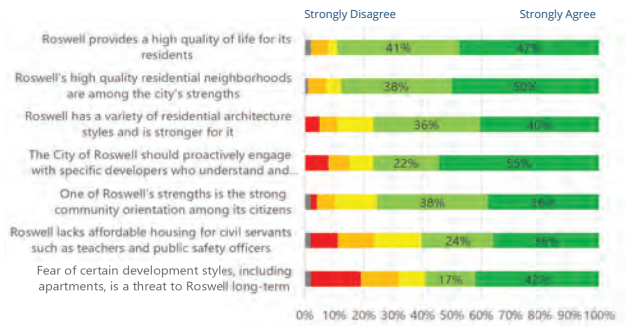
Median Home Sale Price (2018)	\$357,500
Change in Median Home Sale Price (2013-18)	+35.60%
Home Sale Price Per Sq Ft (2018)	\$163.24 sq ft
Percent Change in Home Sale Price Per Sq Ft (2013-18)	+35.40%
Median Building Area of Home Sales (2018)	2,214 sq ft

Data source: ARC analysis of Zillow's ZTRAX home sale transactions, 2013 & 2018. Exclude this data



STAKEHOLDER MEETING #3
January 27, 2021

SURVEY RESPONSES



HOUSING NEEDS

- Increase housing targeted for **workforce, young people, and aging population**
- Increase **overall variety** in housing options
- Improve **connections between housing and destinations**



STAKEHOLDER MEETING #3
January 27, 2021

HOUSING OPPORTUNITIES

- Redevelop** strip shopping centers and areas along commercial corridors with incentives for diversity in housing type, density, and affordability
- Develop **redevelopment strategy to include a variety of housing options** at key locations such as Georgia 400 and Holcomb Bridge Road
- Evaluate housing options** to serve the needs of Roswell residents, including the aging population and the young (millennials) professionals



STAKEHOLDER MEETING #3
January 27, 2021

DIVERSIFIED TYPOLOGIES

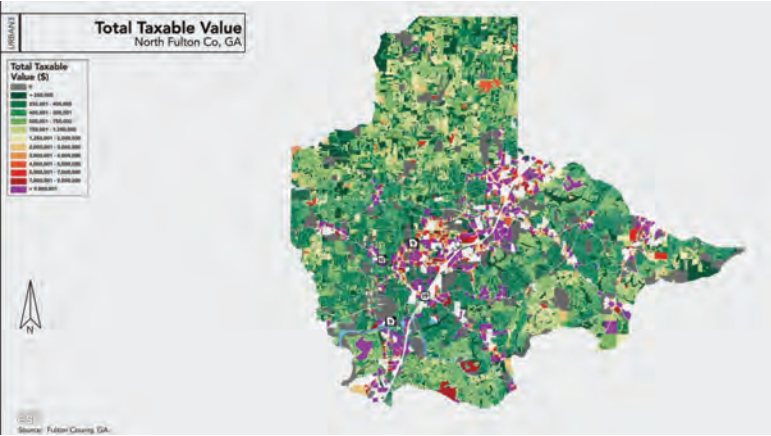
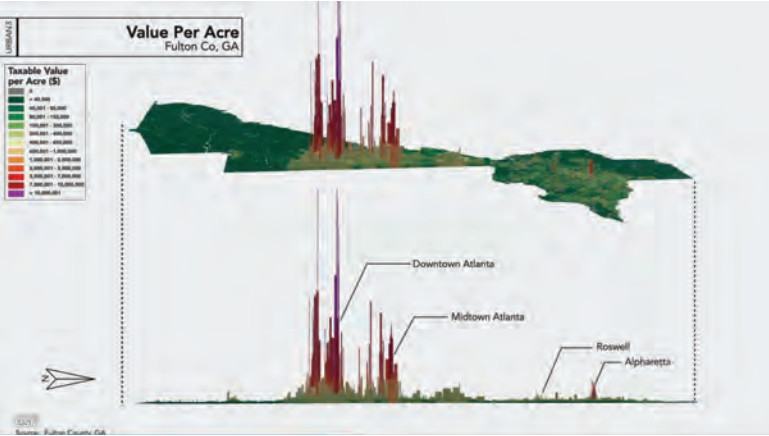
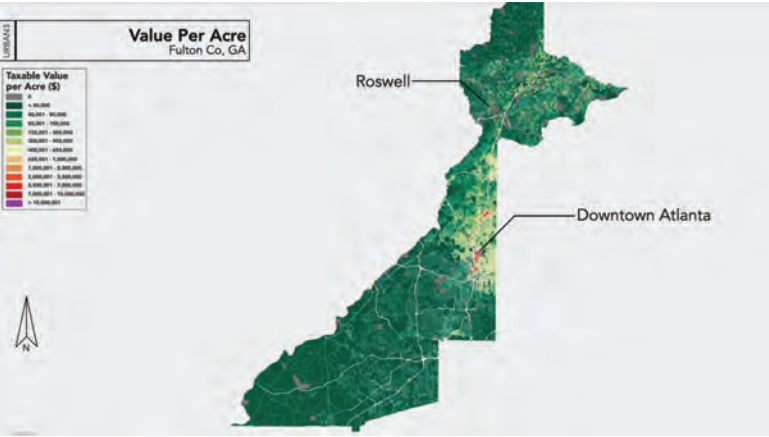
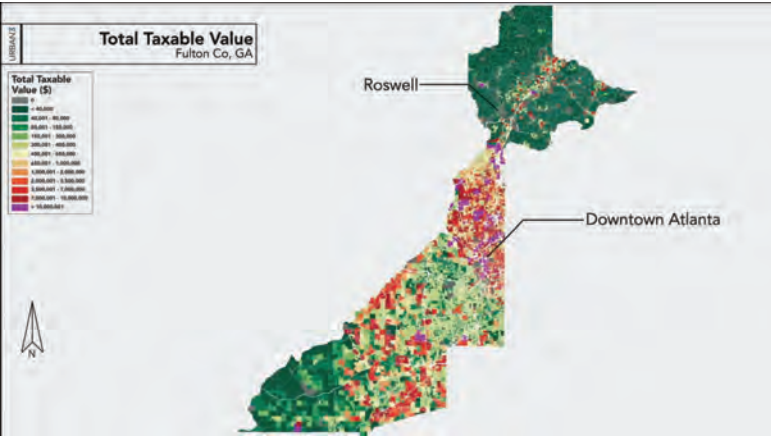


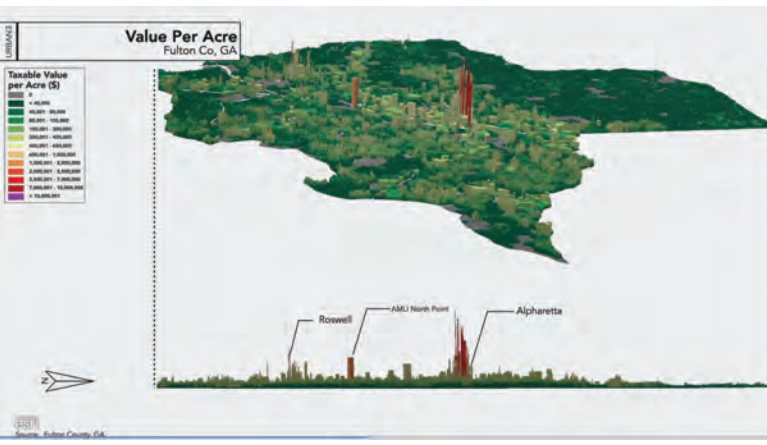
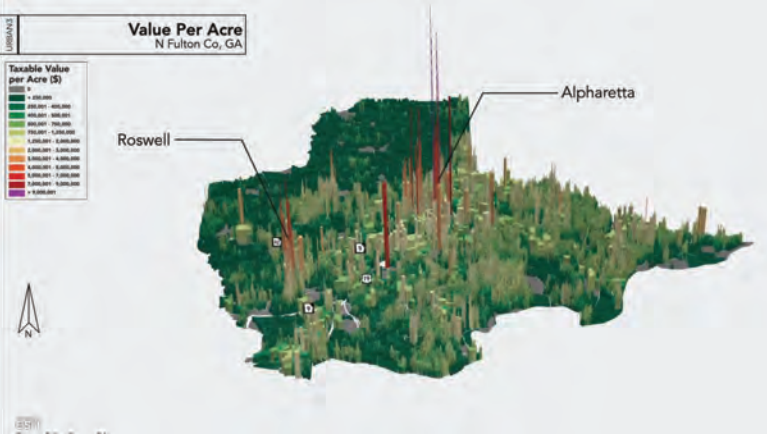
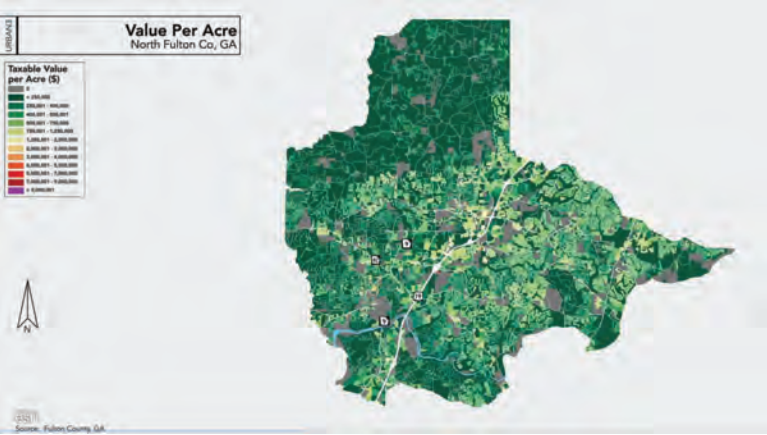
STAKEHOLDER MEETING #3
January 27, 2021

BUILDING LIFELONG COMMUNITIES

The ability of a Community to meet the needs of all residents through every stage of life.

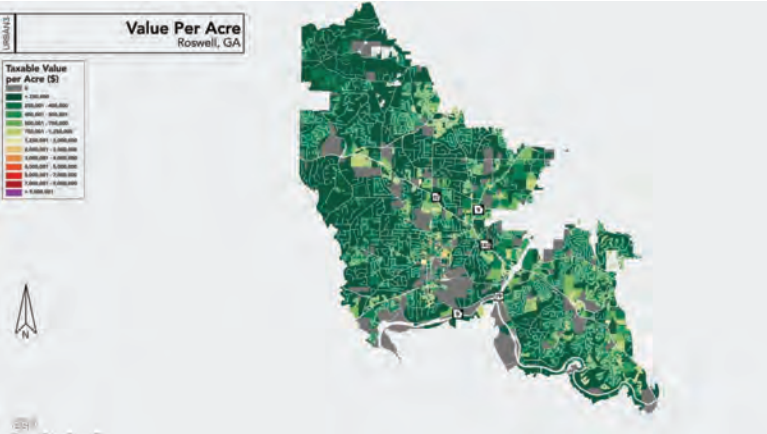
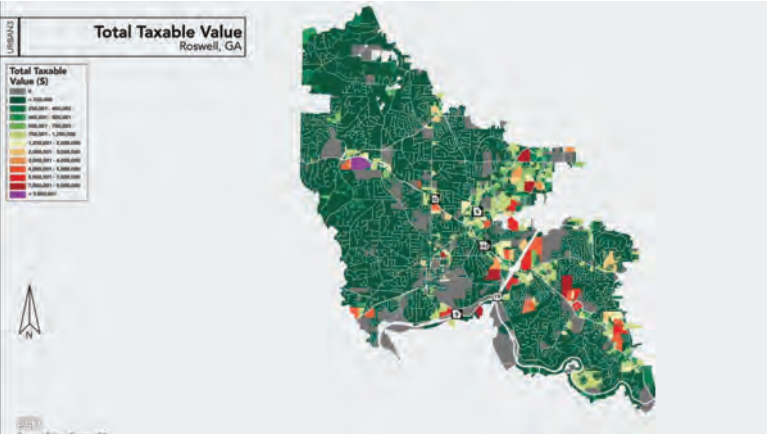
Guiding Principles	
Housing	Variety of Housing - single family, apartments, townhomes, condos, etc., with a range of supportive co-housing, and accessory dwelling units
	Visible housing - zero foot entrance, wider doors and halls, and master bedrooms on the main floor
Mobility	Affordable housing close to employment center
	Safe, crossable, and signalized streets that allow accessibility for all
Social Interaction	Adequate lighting for sidewalks, pathways, and bike lanes
	Seating areas for resting and trees for shading
Healthy Living	Front porches, stoops, gardens, and gathering areas
	Active and passive greenspace areas
Access to Goods & Services	Community Festivals, activities, and displays
	Shorter block size and destination to walk to
	Bike and pedestrian paths and trails
	Proximity to community gardens/farmers markets and recreation/exercise activities
	Access to groceries, drug stores, salons, and other services
	Proximity to doctors' offices, urgent care, and dentists
	Access to entertainment, education, and cultural venues



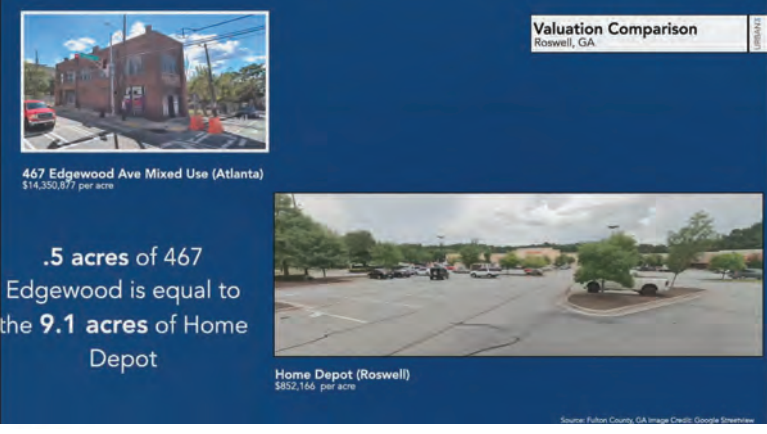
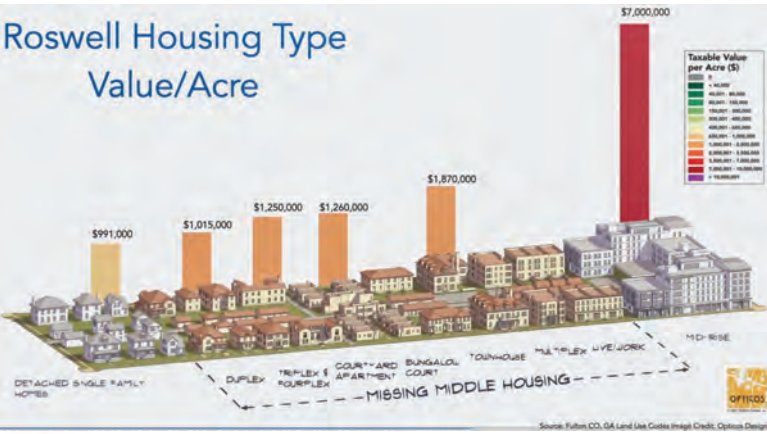


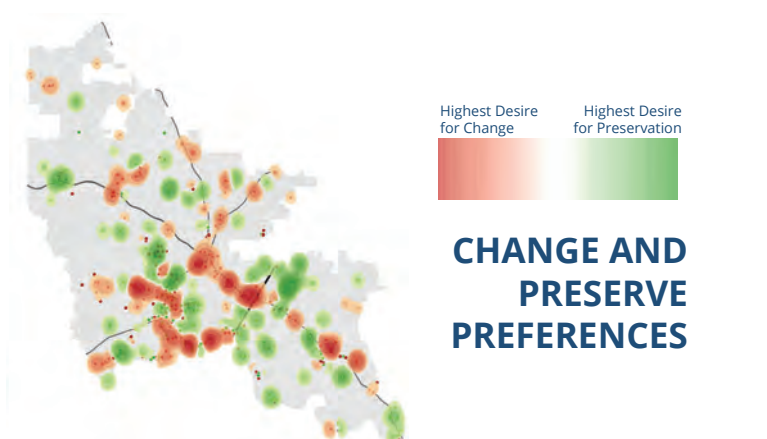
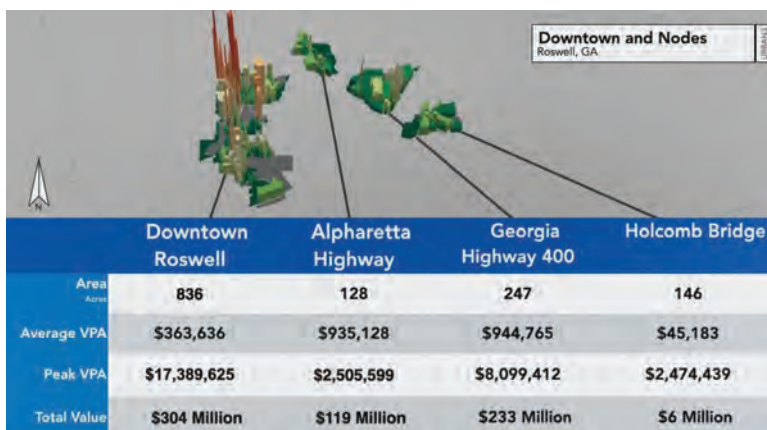
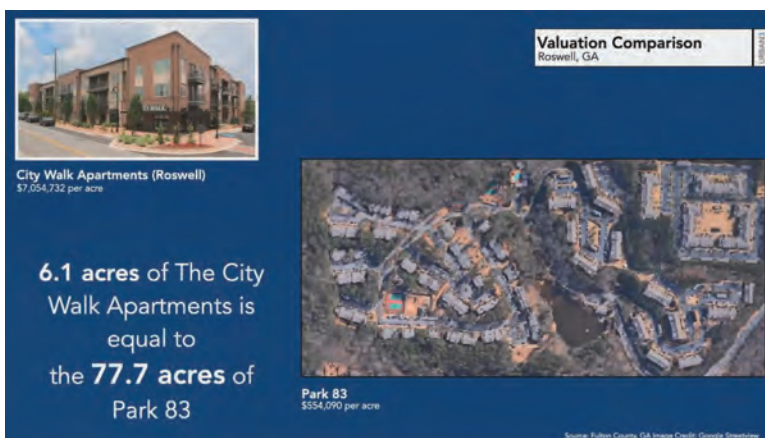
City Comparison
GA Cities - Roswell

	Roswell, GA	Alpharetta, GA	Johns Creek, GA
Population	94,763	65,800	84,579
Area Square Miles	42.0	27.3	31.3
Density People/Sq.Mi	2,257	2,550	2,744
Total Value	\$15.4B	\$14.3B	\$13B
Peak VPA	\$17,389,625	\$33,038,712	\$8,051,844
Average VPA	\$574,220	\$981,137	\$651,134









LAND USE THEMES

- 32 Survey Respondents
- For most of the suggested themes, **most respondents either 'agreed' or 'strongly agreed' with the refinements suggested.**

STAKEHOLDER MEETING #3
January 27, 2021

ROSWELL 2040

LAND USE THEMES

- The themes with the **most amount of support** ('agree' or 'strongly agree') are:
 - That the most intensive development in Roswell should be at GA 400/HBR (**72% in support**)
 - That surrounding areas on HBR should also have more intensive town center-style development (**81% in support**)
 - The area between Canton Street and the mill should have relatively more intensive development (**81% in support**. Note that only 40% of the stakeholder committee agreed with this idea, with another 50% remaining neutral)



STAKEHOLDER MEETING #3
January 27, 2021

SUBAREA PLANS



STAKEHOLDER MEETING #3
January 27, 2021

WORKSHOP PROCESS



STAKEHOLDER MEETING #3
January 27, 2021

HOLCOMB BRIDGE ROAD AT SR-9

- Concentrate higher intensity village at center: 3-4 stories, stepping back to 1-2 stories on outer edges
- Housing diversity buffered from corridors by mixed-use
- Park and open spaces connected by lower volume connections



STAKEHOLDER MEETING #3
January 27, 2021

HOLCOMB BRIDGE ROAD AT SR-9

- EXISTING BUILDING
- MIXED-USE (5+ STORIES)
- MIXED-USE (3-4 STORIES)
- MIXED-USE (1-2 STORIES)
- OFFICE (5+ STORIES)
- OFFICE (3-4 STORIES)
- MULTI-FAMILY RESIDENTIAL (1-2 STORIES)



STAKEHOLDER MEETING #3
January 27, 2021

HOLCOMB BRIDGE ROAD AT SR-9



HOLCOMB BRIDGE ROAD AT SR-400

- Line corridor with higher intensity uses (offices, commercial)
- Moving inward medium intensity uses (mixed-use, apartments, commercial)
- Improve vehicular and pedestrian circulation
- Create connected open spaces & pedestrian social gathering spaces



STAKEHOLDER MEETING #3
January 27, 2021

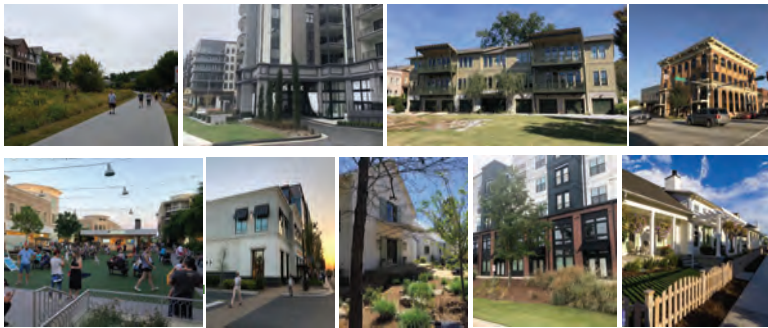
HOLCOMB BRIDGE ROAD AT SR-400

- EXISTING BUILDING
- MIXED-USE (5+ STORIES)
- MIXED-USE (3-4 STORIES)
- MIXED-USE (1-2 STORIES)
- OFFICE (5+ STORIES)
- OFFICE (3-4 STORIES)
- MULTI-FAMILY RESIDENTIAL (1-2 STORIES)



STAKEHOLDER MEETING #3
January 27, 2021

HOLCOMB BRIDGE ROAD AT SR-400



HOLCOMB BRIDGE ROAD AT OLD ALABAMA ROAD

- Line corridors with mixed-use (higher intensity, stepping back)
- Define street **typology & hierarchy**
- Improve **vehicular & pedestrian circulation** with grid network
- Create **linear park & green square** for pedestrian social gathering spaces



STAKEHOLDER MEETING #3
January 27, 2021

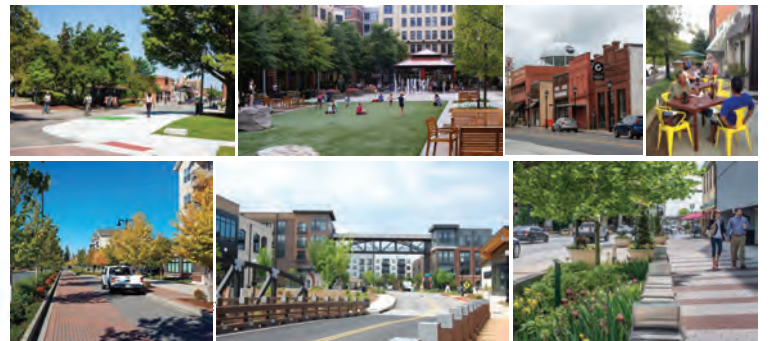
HOLCOMB BRIDGE ROAD AT OLD ALABAMA ROAD

- EXISTING BUILDING
- MIXED-USE (5+ STORIES)
- MIXED-USE (3-4 STORIES)
- MIXED-USE (1-2 STORIES)
- OFFICE (5+ STORIES)
- OFFICE (3-4 STORIES)
- MULTI-FAMILY RESIDENTIAL (1-2 STORIES)



STAKEHOLDER MEETING #3
January 27, 2021

HOLCOMB BRIDGE ROAD AT OLD ALABAMA ROAD



INTERACTIVE MAP

- The showcase Interactive Map depicted the 3 subarea plans and specific features/amenities of the plans
 - 324 'likes'
 - 18 'dislikes'



STAKEHOLDER MEETING #3
January 27, 2021

INTERACTIVE MAP

- **Every individual plan feature was 'liked' by the majority of respondents.** The feature with the relative least amount of support (the GA 400 Express Lanes) still received overall support with 10 'likes' and 4 'dislikes'
- Several features included unanimous support including ideas for public squares, re-introducing the grid system, and scaling down development activity from key nodal points towards surrounding communities
- Generally based on the number of responses and 'likes', enthusiasm is greatest for the GA-400 and Old Alabama Road nodes



STAKEHOLDER MEETING #3
January 27, 2021

INTERACTIVE MAP

I think all three nodes are excellent ideas and particularly **love the incorporation of greenways, grids and greenspace.**

Excellent vision. **Connecting the Big Creek Park** to the surrounding Community is key.

Thank you for this vision! Looks fantastic and I think the **trail would be a KEY anchor** for future redevelopment and is an amazing opportunity for Roswell.

FUTURE DEVELOPMENT MAP

Roswell 2035

Roswell 2040

2035 Future Development Map

- Conservation/Greenspace
- Established Neighborhoods
- Estate Residential
- GA 400/Holcomb Bridge Nodis
- Highway 9 Alpharetta Highway
- Historic Area Town Center/Downtown
- Holcomb Bridge Road SR 140 Corridor
- Industrial/Flex
- Neighborhood Node
- Parkway Village Overlay District SR92
- Parks and Conservation Areas



STAKEHOLDER MEETING #3
January 27, 2021

FRAMEWORK

- **Reclassify character areas into groupings** by a combination of type and intensity
- **Identify opportunities** to distinguish different types of residential areas
- **Create a framework** for emphasizing nodal areas of activity while de-emphasizing linear/corridor approaches

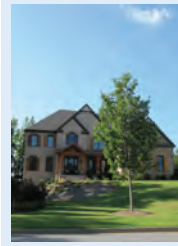


STAKEHOLDER MEETING #3
January 27, 2021

CHARACTER AREA CLASSIFICATIONS

Residential Areas

Estate Residential



Established Residential



Established Neighborhoods



CHARACTER AREA CLASSIFICATIONS

Residential Areas



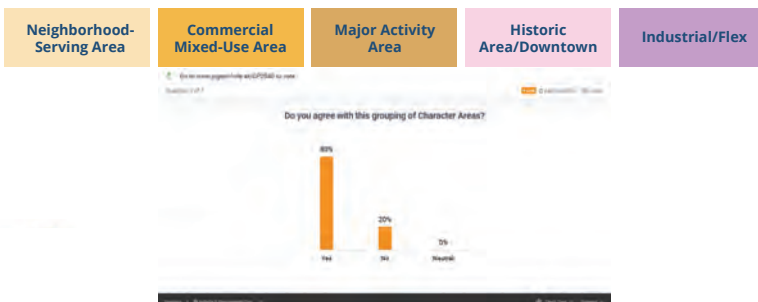
CHARACTER AREA CLASSIFICATIONS

Activity & Employment Areas



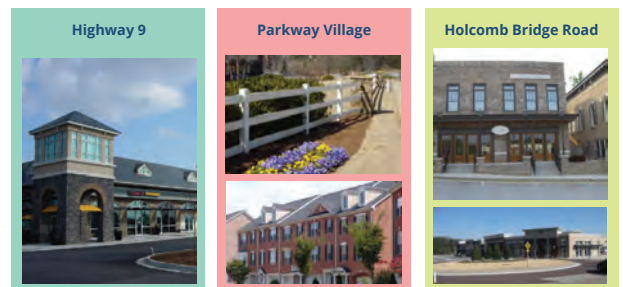
CHARACTER AREA CLASSIFICATIONS

Activity & Employment Areas



CHARACTER AREA CLASSIFICATIONS

Commercial Corridors



CHARACTER AREA CLASSIFICATIONS

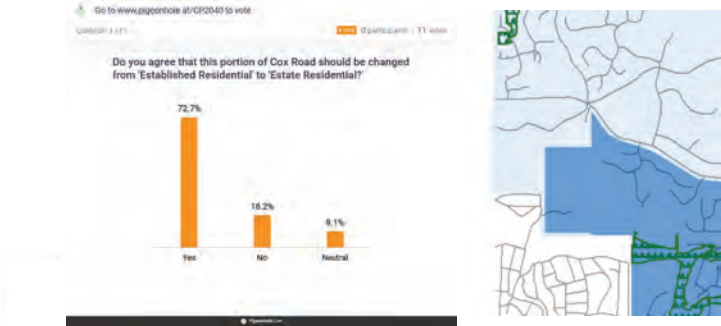
Commercial Corridors



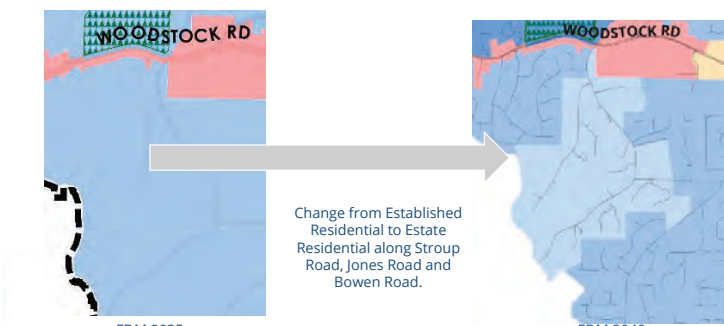
PROPOSED MAP REVISION 1



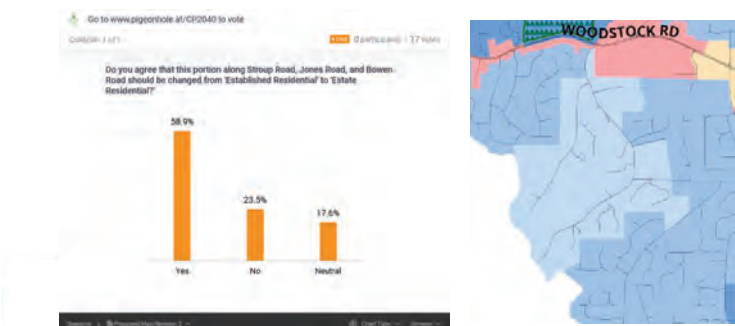
PROPOSED MAP REVISION 1



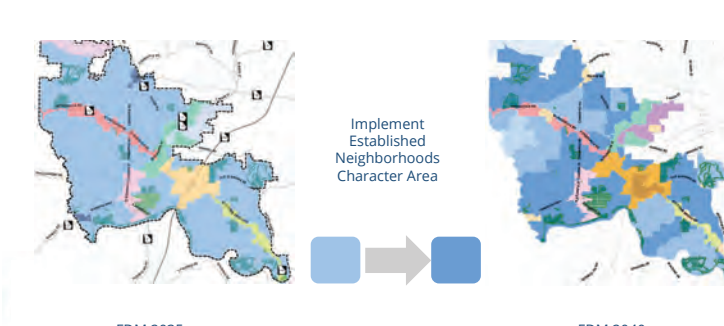
PROPOSED MAP REVISION 2



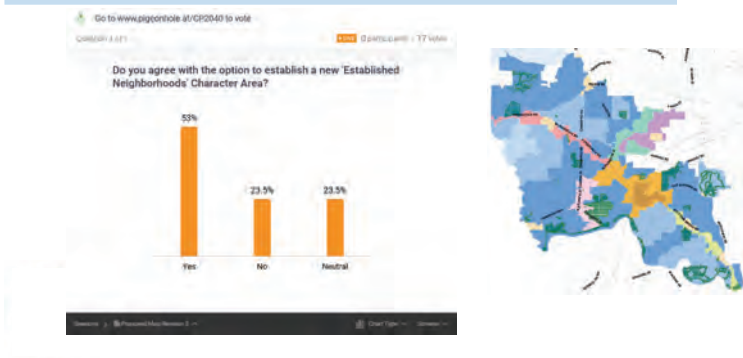
PROPOSED MAP REVISION 2



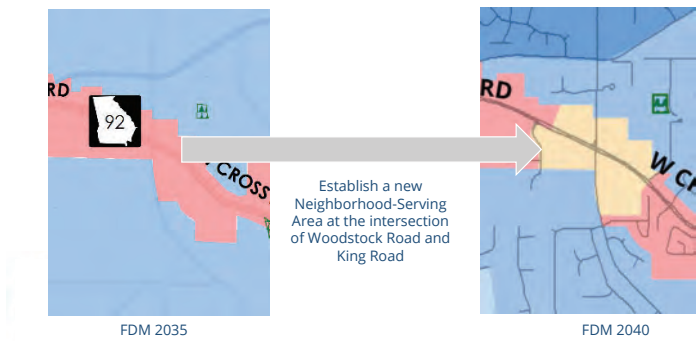
PROPOSED MAP REVISION 3



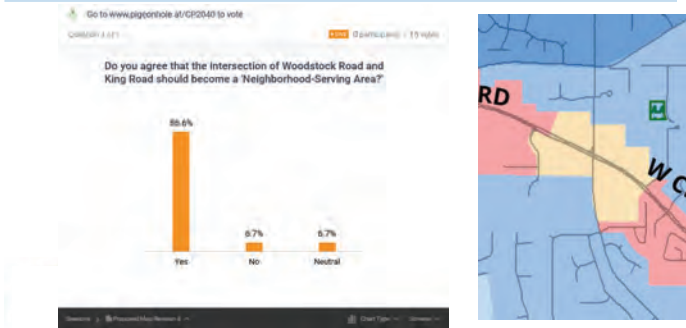
PROPOSED MAP REVISION 3



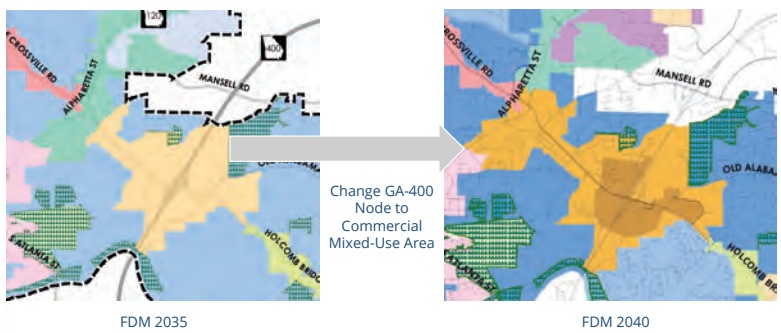
PROPOSED MAP REVISION 4



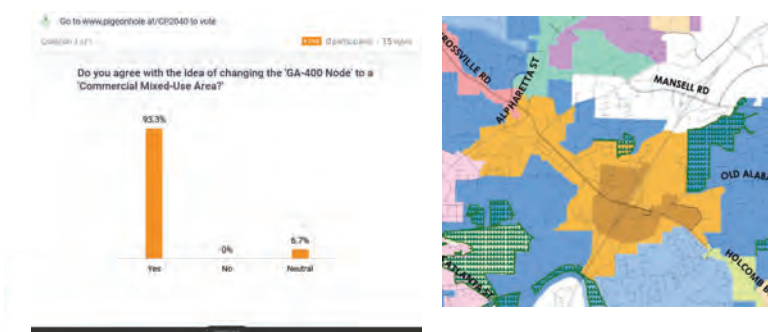
PROPOSED MAP REVISION 4



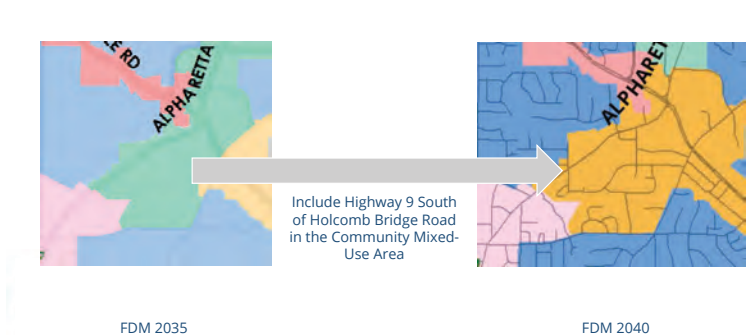
PROPOSED MAP REVISION 5



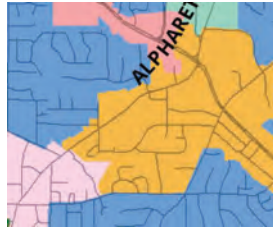
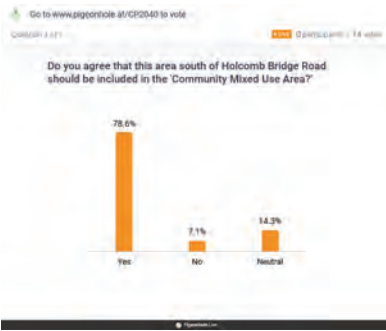
PROPOSED MAP REVISION 5



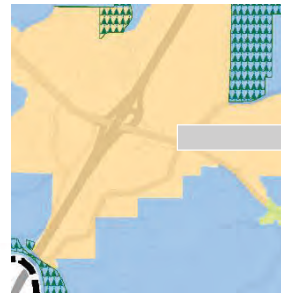
PROPOSED MAP REVISION 6



PROPOSED MAP REVISION 6

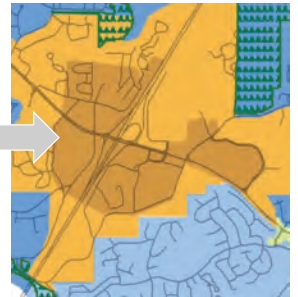


PROPOSED MAP REVISION 7



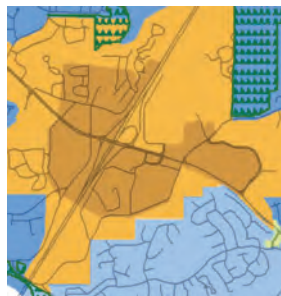
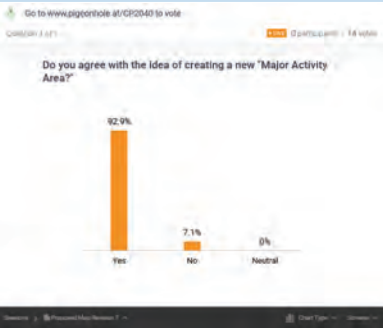
FDM 2035

Establish a Major Activity Area



FDM 2040

PROPOSED MAP REVISION 7

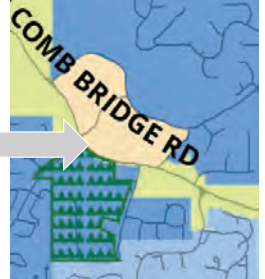


PROPOSED MAP REVISION 8



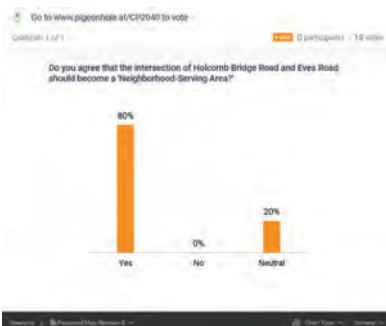
FDM 2035

Change to Neighborhood-Serving Area at Holcomb Bridge Road at Eves Road



FDM 2040

PROPOSED MAP REVISION 8

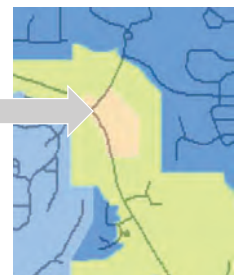


PROPOSED MAP REVISION 9



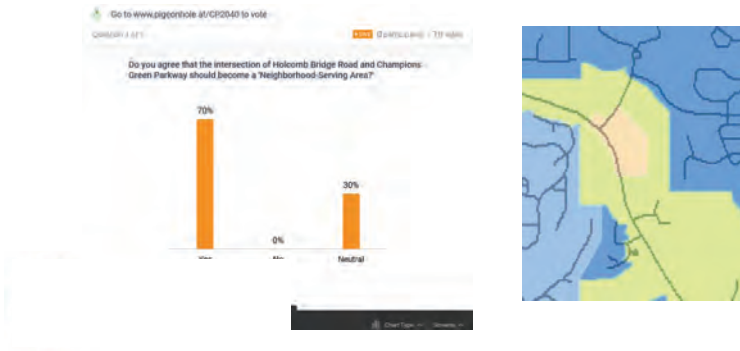
FDM 2035

Change to Neighborhood-Serving Area at Holcomb Bridge Road at Champions Green Parkway

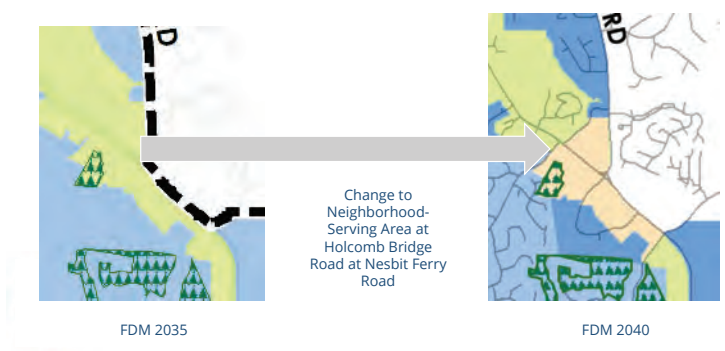


FDM 2040

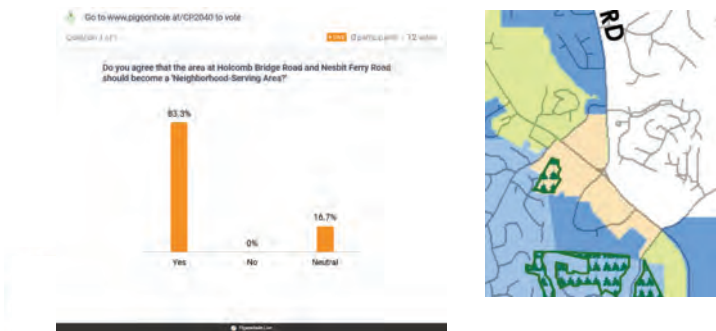
PROPOSED MAP REVISION 9



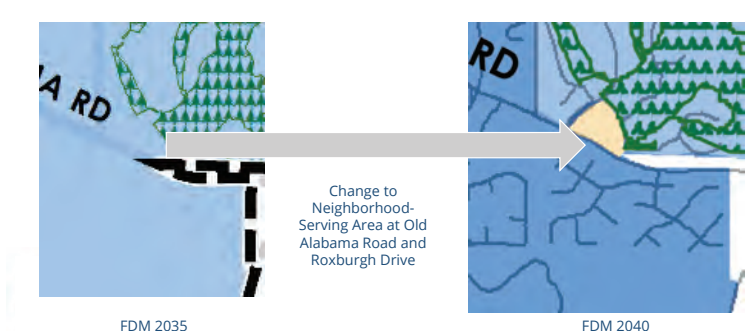
PROPOSED MAP REVISIONS 10



PROPOSED MAP REVISION 10



PROPOSED MAP REVISION 11



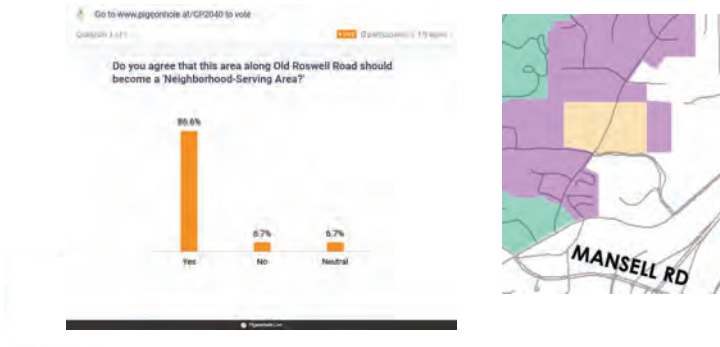
PROPOSED MAP REVISION 11



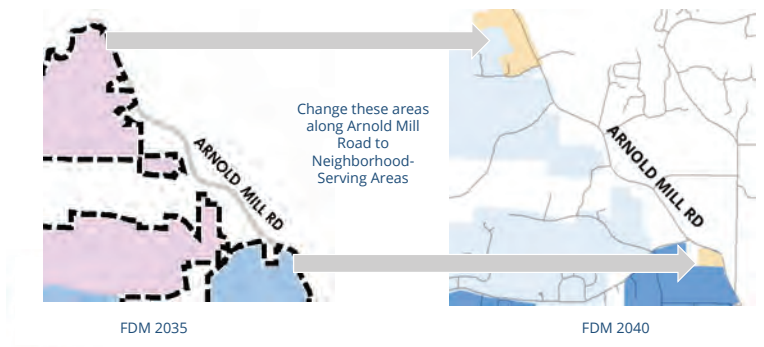
PROPOSED MAP REVISION 12



PROPOSED MAP REVISION 12



PROPOSED MAP REVISION 13



PROPOSED MAP REVISION 13



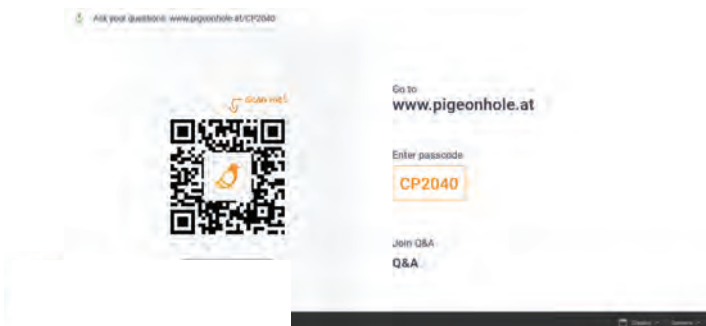
NEXT STEPS

- Draft Plan
- Potential 4th Stakeholder Committee Meeting
- 3rd Round of Virtual Community Engagement
- May Planning Commission
- June City Council
- October Adoption



STAKEHOLDER MEETING #3
January 27, 2021

Q&A



Roswell 2040 Comprehensive Plan

Stakeholder Committee Meeting #3

Wednesday, January 27, 2021, 6:00 PM

Attendees:

COR:

Lenor Bromberg
Jackie Deibel
Kevin Turner
Michael Cardamon
Julie Martin

Pond:

Eric Lusher
Lauren Blazsyk
Jonathan Corona

TCF:

Kc Krzic
Rachel Staley

Stakeholders:

Aixa Pascual
Ron Bevan
Karen
Meg McClanahan
Allison Vrolijk
Denis Rauch
Jason Frazier
Richard Arena
Claire Snedicker
JoAnne Benson-Spencer
Mike Harris
Jason Sabatino
Kimberly Allred
Ryan
Karen Parrish

Elizabeth Dilworth
Peter Vanstrom

Agenda

Welcome & Background
Housing Needs and Mixed Use Opportunities
Fiscal & Economic Health
Previous Input
Future Development Map
Next Steps

Housing Needs and Mixed Use Opportunities

Kc with The Collaborative Firm provided an overview of the existing housing types and mix. A majority are of course single family homes at 59% of the housing stock. Kc reviewed survey responses regarding housing and reminded the committee that they pointed out that the housing situation is currently a strength of the city. Opportunities include redeveloping strip shopping centers, create a redevelopment strategy, and

TCF reviewed housing typologies currently listed in the Unified Development Code.

Fiscal & Economic Health

Eric presented some excerpts from a presentation prepared by Urban 3. 3D models show that some properties along Canton St and 400 have high taxable values. Comparing Roswell to other North Fulton City, Roswell is the most populous but least dense. Roswell has the highest total land value. Roswell's value per acre is however lower than that of Alpharetta's.

Urban 3 sets an average Walmart in the area as a benchmark, pulling in nearly 700,000 per acre. Single Family Homes are valued at nearly 1 million per acre. Multi-family and townhouses have even more utility. Other big boxes are similar to Walmart, including the Home Depot and Holcomb Bridge shopping center. Go with the Flow downtown pulls \$17,389,625 per acre as it is in a more intense environment.

Previous Input

Lauren with Pond reviewed the change and preserve results as well as the urban scale preferences. The sub areas identified by the City were also reviewed. These include the Holcomb Bridge at SR 9 Node, the Holcomb Bridge at 400 node, and the Holcomb Bridge at Old Alabama.

Many committee members raised concerns about land value per acre vs quality of life. Eric provided incite on the educational piece of the of this presentation.

FDM Review

Pond presented a framework of the proposed ideas.

Proposed Map Change 1, Changing area at Cox Road from Established Residential to Estate Residential:

Propose Map Change 2, Area along Stroup, Jones, Bowen should be changed to Estate Residential:

Proposed Map Change 3, Implementing Establish Neighborhoods:

Committee members struggled to understand the proposed changes and requested to review them closely. Eric deferred to more specific discussion during the 4th stakeholder committee meeting.

Proposed Map Change 4, establish a new Neighborhood-Serving Area at Woodstock and King:

Proposed Map Change 5, Change GA-400 Node to Commercial Mixed-Use Area:

Proposed Map Change 6 Highway 9 south of HBR changed to Commercial Mixed Use Area:

Proposed Map Change 7, Establish a Major Activity Area:

Proposed Map Change 8, Neighborhood Serving Node at HBR and Eves.

Proposed Map Change 9,:

Apartments were approved here.

Proposed Map Change 10, Neighborhood Serving Area at HBR at Nesbit Ferry.

Proposed Map Change 11, Change OAR and Roxburgh to Neighborhood Serving Area

Proposed Map Change 12, Harlow Development:

Proposed Map Change 13, Arnold Mill Neighborhood Serving Area:



STAKEHOLDER MEETING #4
Thursday, February 25, 2021 | 6:30 PM

AGENDA

Future Development Map Discussion
Equity Briefing
Next Steps



STAKEHOLDER MEETING #4
February 25, 2021

RULES OF ENGAGEMENT

- Be an advocate for the process
- Bring different perspectives to the conversation
- Raise awareness with your constituents and partners to maximize community involvement
- Vet ideas and recommendations
- Ask and answer tough questions
- If you've already spoken, please give others the opportunity to speak before you do so again



STAKEHOLDER MEETING #4
February 25, 2021



STAKEHOLDER MEETING #4
February 25, 2021

Go to
www.pigeonhole.at

Enter passcode

CP2040



FRAMEWORK

- **Reclassify character areas into groupings** by a combination of type and intensity
- **Identify opportunities** to distinguish different types of residential areas
- **Create a framework** for emphasizing nodal areas of activity while de-emphasizing linear/corridor approaches

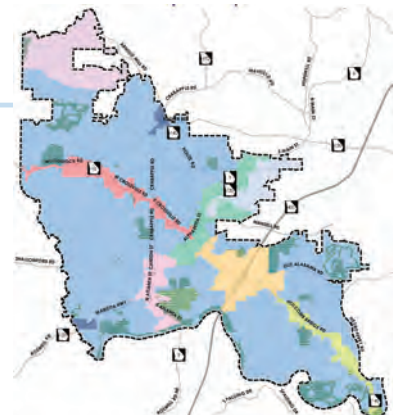


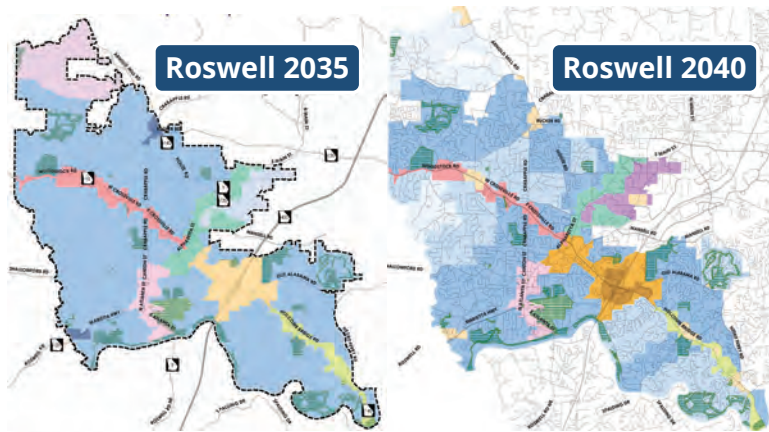
STAKEHOLDER MEETING #4
February 25, 2021

2035 Future Development Map



STAKEHOLDER MEETING #4
February 25, 2021





WHAT THIS MEANS FOR RESIDENTIAL AREAS

- Like all Character Areas, the following proposed revisions are meant to reflect a vision for the future, **not** its current conditions. This will **not** change current zoning.
- Since the City is mostly built out, the Comprehensive Plan will focus on infill and redevelopment. This is **not** an overhaul of what's on the ground.
- In fact, these recommendations are to articulate with more focus that any infill or redevelopment in the Established Residential Areas match the character of what is already there.



STAKEHOLDER MEETING #4
February 25, 2021

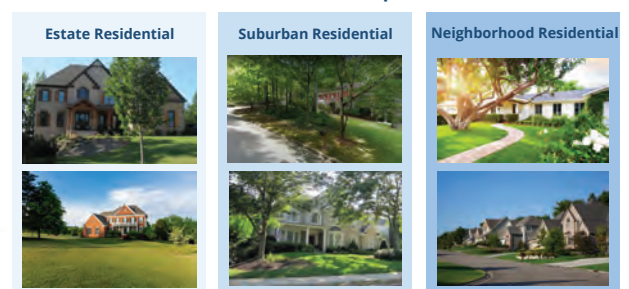
CHARACTER AREA CLASSIFICATIONS

Established Residential Areas (Current 2035 Plan)



CHARACTER AREA CLASSIFICATIONS

Established Residential Areas (Proposed for 2040 Plan)



ZONING MATRIX

Established Residential Areas

Estate Residential	Suburban Residential	Neighborhood Residential
	AG-43	
RS-87		
RS-30		
		RS-18
		RS-12
		RS-9
		PRD
	CIV	
	REC	
	CON	

CHARACTER AREA CLASSIFICATIONS

Established Residential Areas

Vision
Character defined by large lots and estate homes. This area also preserves large acres of open space; Future development should be consistent in scale and character.

Zoning
AG-43, RS-87, RS-30, CIV, REC, CON

CHARACTER AREA CLASSIFICATIONS

Established Residential Areas

Vision
Established residential areas often in a large lot and/or natural environment. Infill and redevelopment opportunities are limited and should be sensitive to scale and character when implemented.

Zoning
AG-43, RS-87, RS-30, PRD, CIV, REC, CON

CHARACTER AREA CLASSIFICATIONS

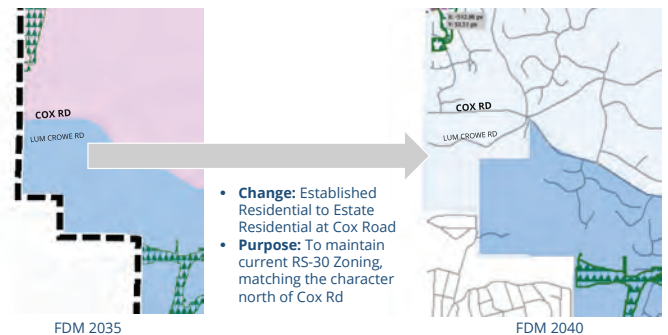
Established Residential Areas

Vision
Established, traditional suburban oriented neighborhoods often in a subdivision setting. Opportunities for infill and redevelopment are limited but should be realized with a commitment to preserving the existing scale and character.

Zoning
AG-43, RS-18, RS-12, RS-9, PRD, CIV, REC, CON

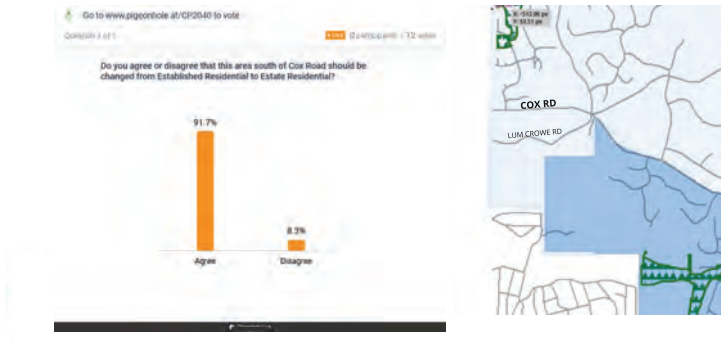


PROPOSED MAP REVISION 1

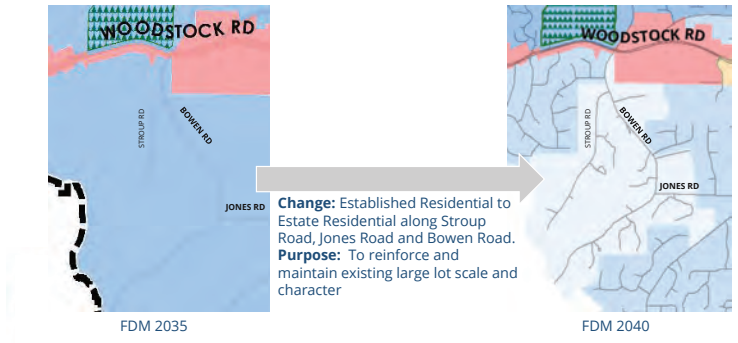


STAKEHOLDER MEETING #4
February 25, 2021

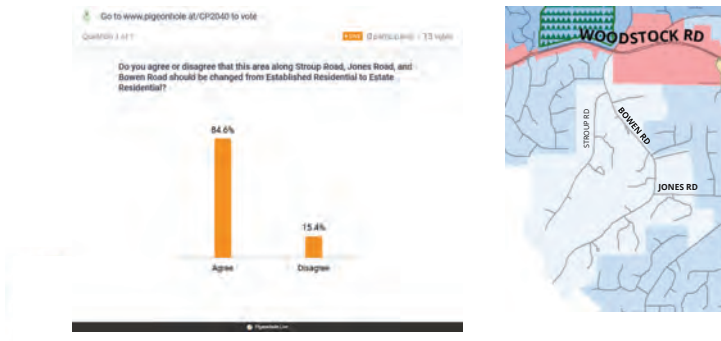
PROPOSED MAP REVISION 1



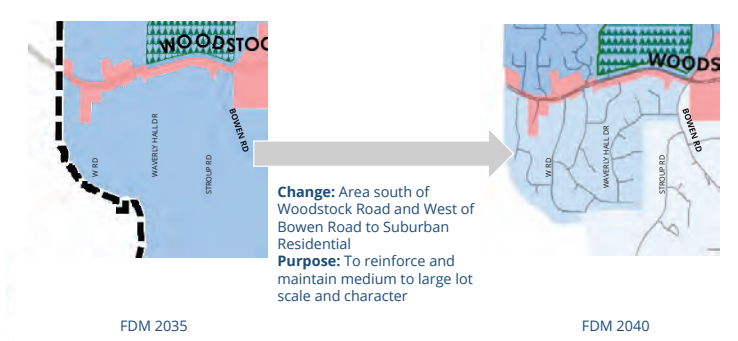
PROPOSED MAP REVISION 2



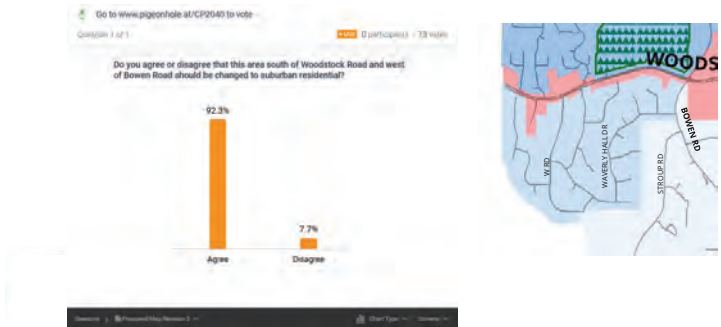
PROPOSED MAP REVISION 2



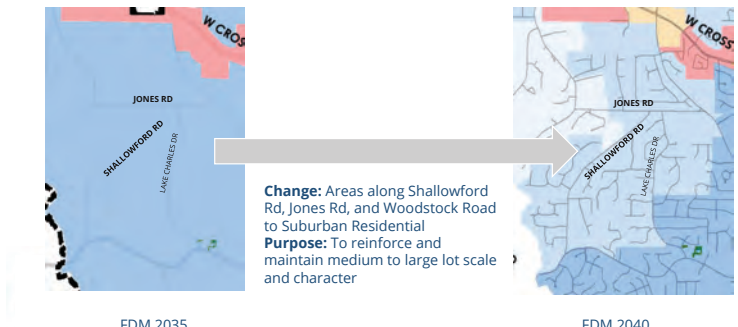
PROPOSED MAP REVISION 3



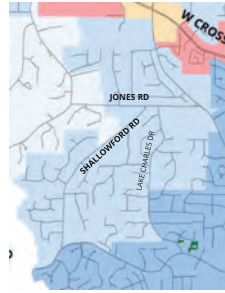
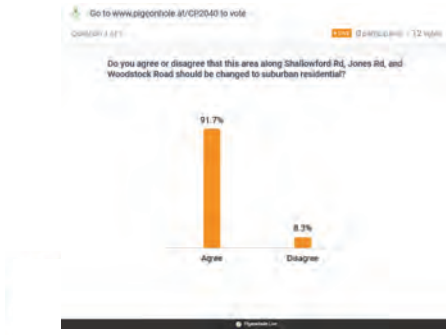
PROPOSED MAP REVISION 3



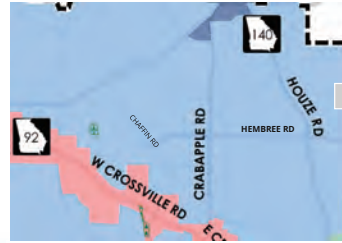
PROPOSED MAP REVISION 4



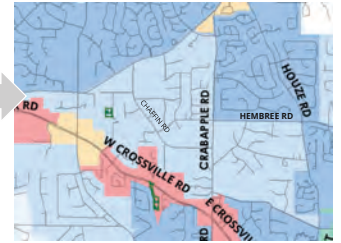
PROPOSED MAP REVISION 4



PROPOSED MAP REVISION 5



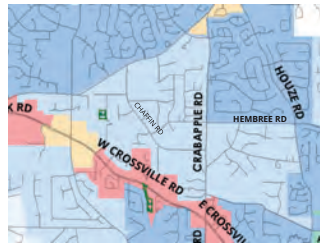
FDM 2035



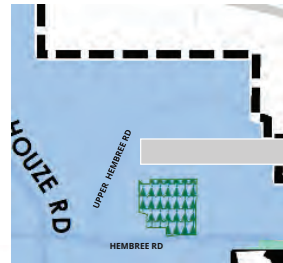
FDM 2040

Change: Area north of Hwy 92 and south of Hardscrabble Rd to Suburban Residential
Purpose: To reinforce and maintain medium to large lot scale and character

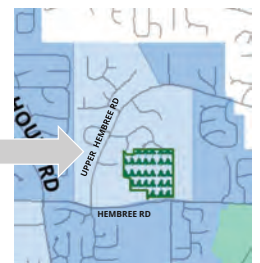
PROPOSED MAP REVISION 5



PROPOSED MAP REVISION 6



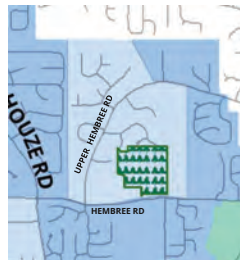
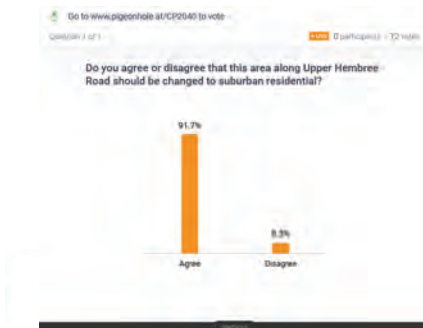
FDM 2035



FDM 2040

Change: Area along Upper Hembree Rd to Suburban Residential
Purpose: To reinforce and maintain medium to large lot scale and character

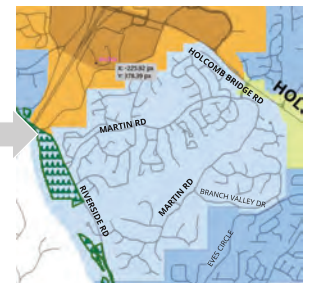
PROPOSED MAP REVISION 6



PROPOSED MAP REVISION 7



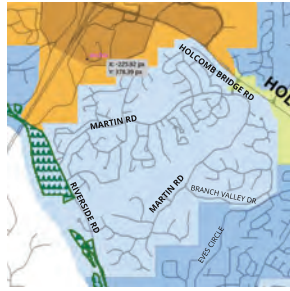
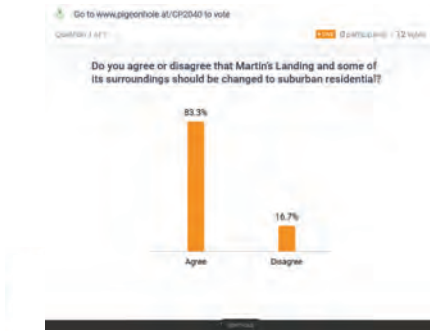
FDM 2035



FDM 2040

Change: Martin's Landing and some of its surroundings to Suburban Residential
Purpose: To reinforce and maintain medium to large lot scale and character

PROPOSED MAP REVISION 7

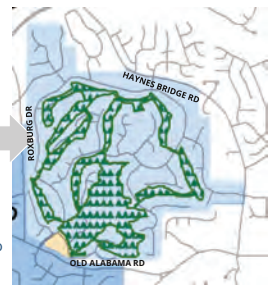


PROPOSED MAP REVISION 8



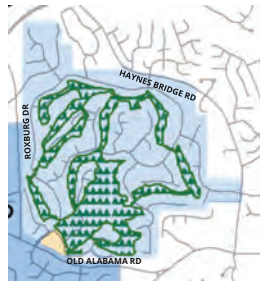
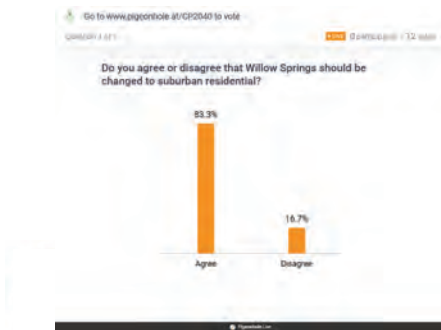
FDM 2035

Change: Willow Springs to Suburban Residential
Purpose: To reinforce and maintain medium to large lot scale and character



FDM 2040

PROPOSED MAP REVISION 8

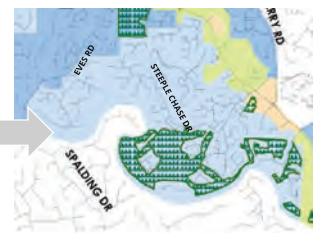


PROPOSED MAP REVISION 9



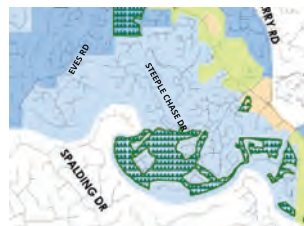
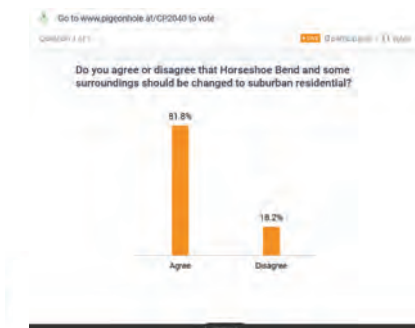
FDM 2035

Change: Horseshoe Bend and some surroundings to Suburban Residential
Purpose: To reinforce and maintain medium to large lot scale and character



FDM 2040

PROPOSED MAP REVISION 9



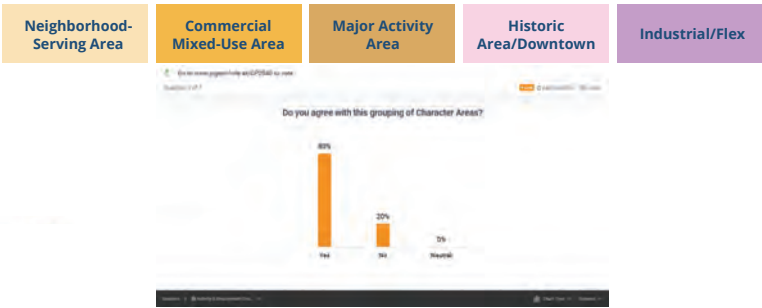
CHARACTER AREA CLASSIFICATIONS

Activity & Employment Areas



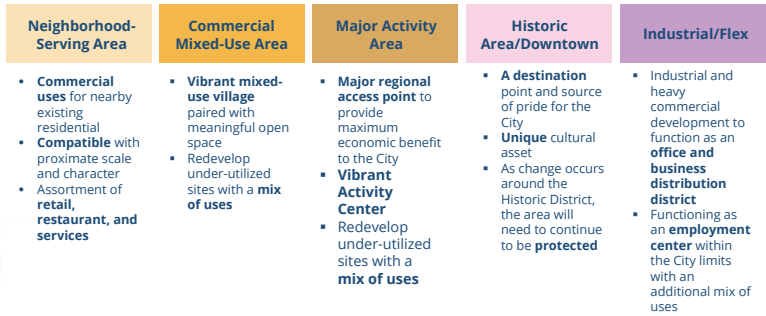
CHARACTER AREA CLASSIFICATIONS

Activity & Employment Areas



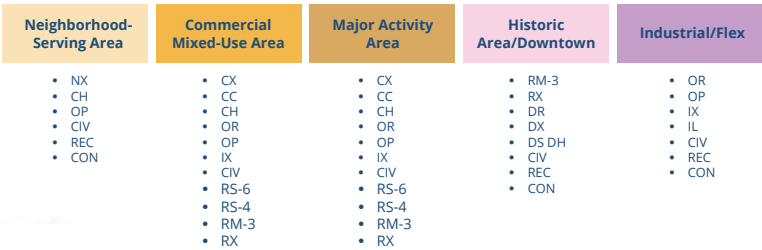
CHARACTER AREA CLASSIFICATIONS

Activity & Employment Areas



CHARACTER AREA CLASSIFICATIONS

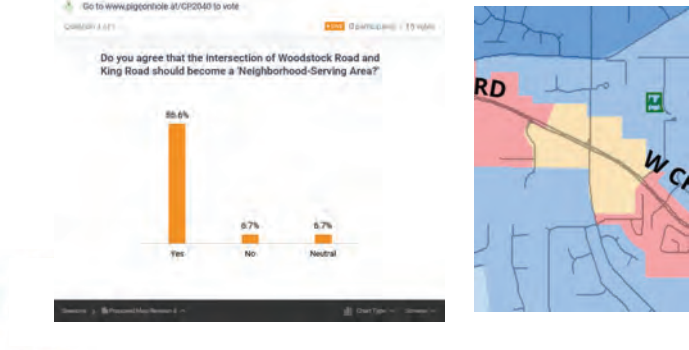
Activity & Employment Areas



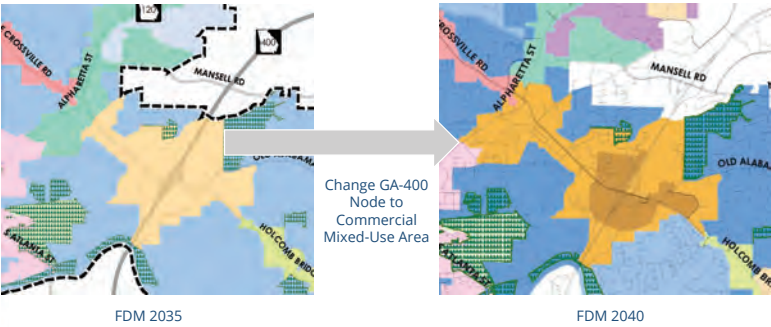
PREVIOUS MAP REFINEMENTS



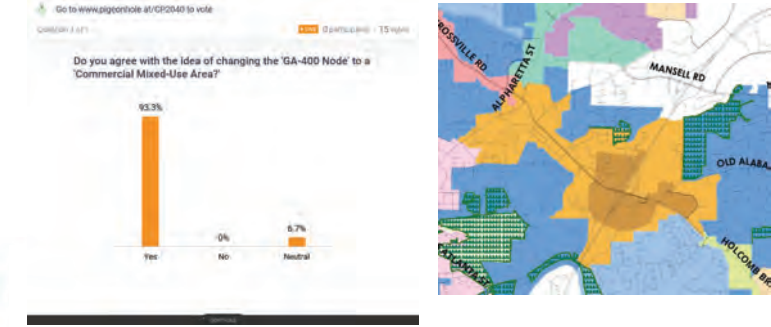
PREVIOUS MAP REFINEMENTS



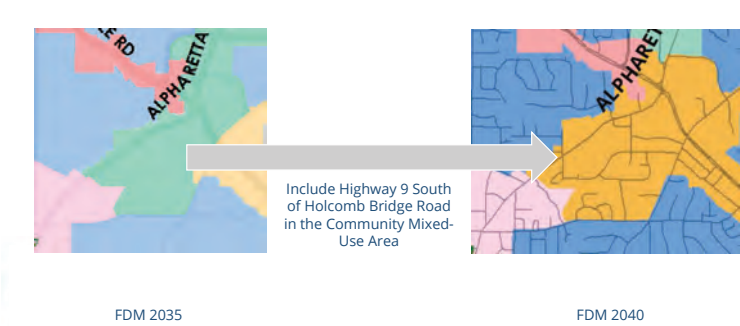
PREVIOUS MAP REFINEMENTS



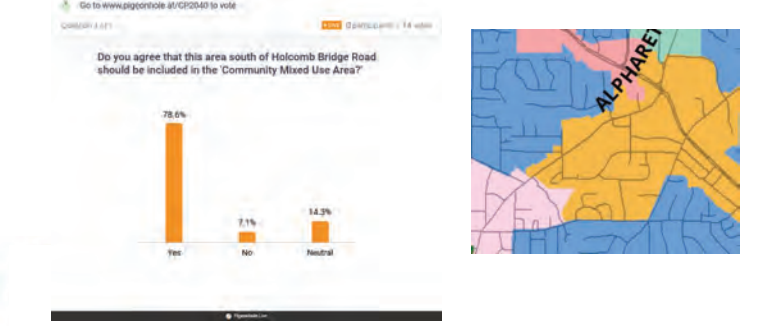
PREVIOUS MAP REFINEMENTS



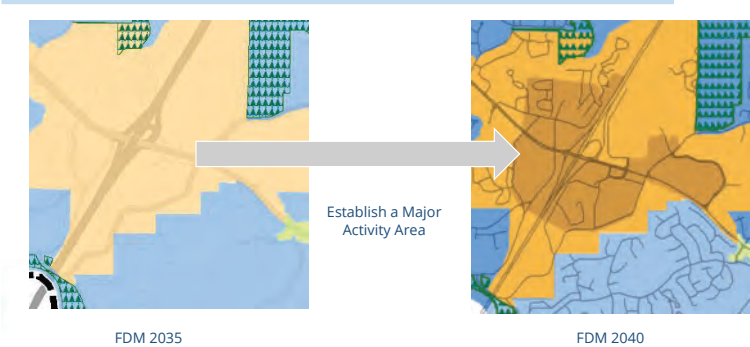
PREVIOUS MAP REFINEMENTS



PREVIOUS MAP REFINEMENTS



PREVIOUS MAP REFINEMENTS



PREVIOUS MAP REFINEMENTS



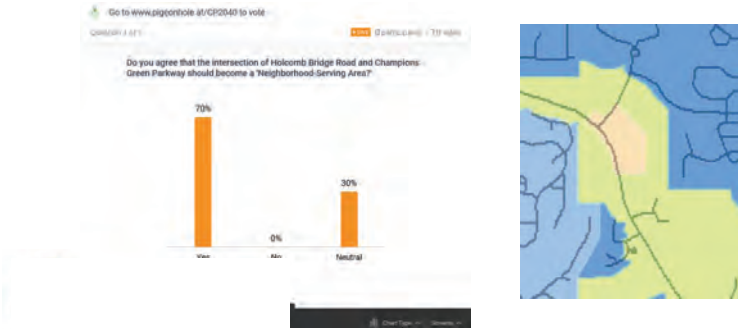
PREVIOUS MAP REFINEMENTS



PREVIOUS MAP REFINEMENTS



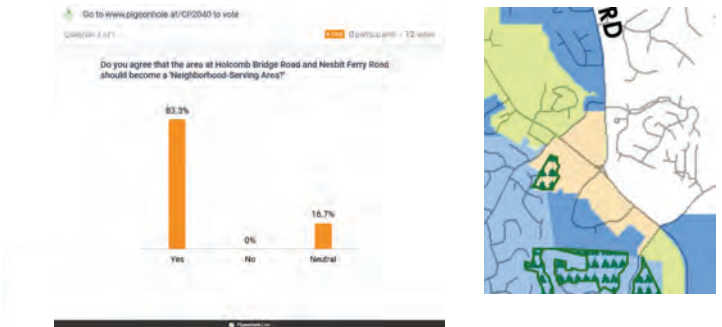
PREVIOUS MAP REFINEMENTS



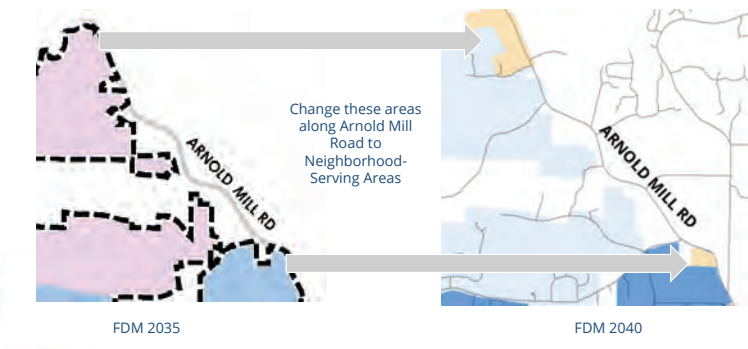
PREVIOUS MAP REFINEMENTS



PREVIOUS MAP REFINEMENTS



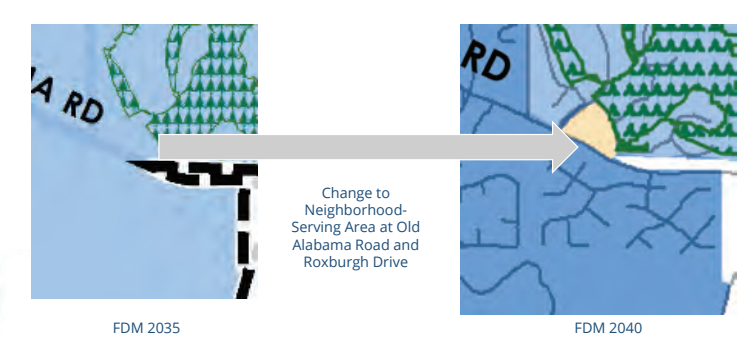
PREVIOUS MAP REFINEMENTS



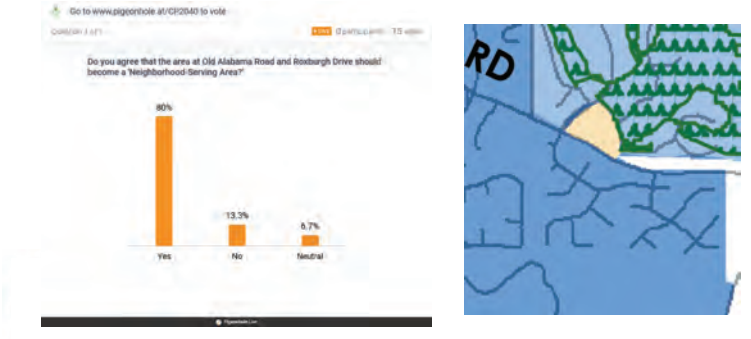
PREVIOUS MAP REFINEMENTS



PREVIOUS MAP REFINEMENTS



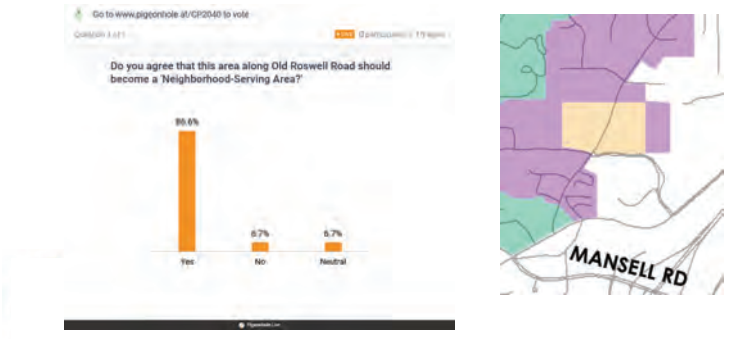
PREVIOUS MAP REFINEMENTS



PREVIOUS MAP REFINEMENTS



PREVIOUS MAP REFINEMENTS



CHARACTER AREA CLASSIFICATIONS

Commercial Corridors

Highway 9	Parkway Village	Holcomb Bridge Road
<ul style="list-style-type: none">A gateway announcing arrival into the City of Roswell.Existing big-box developments will have evolved into a new use or enhanced with additional amenities.The vacant or underutilized strip centers will have successfully achieved adaptive mixed-use and commercial infill.	<ul style="list-style-type: none">Historic character, unique to the City of Roswell.Any transportation project that is implemented along this corridor will preserve the existing character of the corridor.Single-family residences located along the corridor will continue to incrementally convert to an office/professional use.	<ul style="list-style-type: none">Protect the established single family neighborhoods to the north and south of the corridor.Will be traversed by multi-use trails which connect the Big Creek Park, the Chattahoochee River, and the adjacent single-family neighborhoods.The development along the corridor will be a mix of uses to allow for residential to integrate with retail and commercial.A gateway will be established to create a sense of arrival

CHARACTER AREA CLASSIFICATIONS

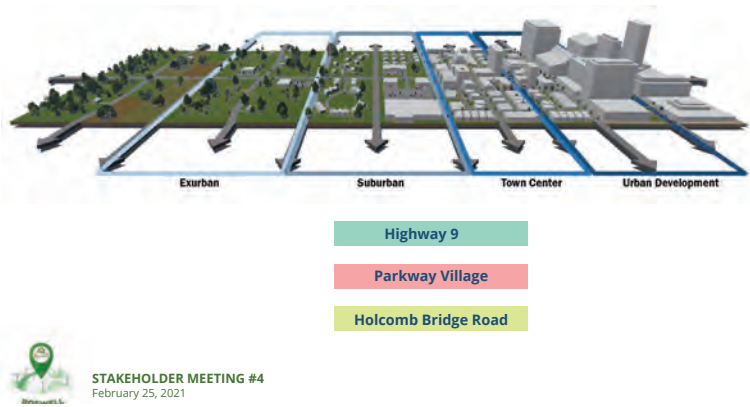
Commercial Corridors

Highway 9	Parkway Village	Holcomb Bridge Road
<ul style="list-style-type: none">CXSHCCCHOROPIXCIVRECCONRS-6RS-4RM-2RX	<ul style="list-style-type: none">PVCIVRECCONRS-9RS-6RS-4R-CCR-TH	<ul style="list-style-type: none">NXCXCCCHOROPIXCIVR-THRM-2

CHARACTER AREA CLASSIFICATIONS

Commercial Corridors

Highway 9	Parkway Village	Holcomb Bridge Road
		



CHARACTER AREA CLASSIFICATIONS

Commercial Corridors



Smart Growth & Equitable Development



By promoting smart growth and equitable initiatives throughout various development activities, this can assist a Community in addressing long-standing **environmental, health, and economic disparities** in low-income and minority communities.



STAKEHOLDER MEETING #4
February 25, 2021

SMART GROWTH

- **Clean up and reinvest** in existing neighborhoods.
- Providing **housing options** for people of all income levels, household sizes, and stages of life.
- Offer **transportation options** that are affordable, reduce air pollution, and provide accessibility options for residents who do not drive.
- Improve **access to goods, services, and employment opportunities** by creating developments that are walkable and transit accessible.
- **Promote recreation, exercise, arts, and cultural events** throughout the community that are accessible throughout various neighborhoods.



STAKEHOLDER MEETING #4
February 25, 2021

EQUITABLE DEVELOPMENT

- Emphasize that ALL residents should enjoy **access to environmental, health, economic, and social necessities** such as clean air and water, adequate infrastructure, and job opportunities.
- Integrate **people-focused strategies** (efforts that support community residents) with **place-focused strategies** (efforts that stabilize and improve the neighborhood environment).
- **Promote regional perspective** to reduce health and economic inequalities among localities and improve outcomes for low-income communities while building healthy metropolitan regions.



STAKEHOLDER MEETING #4
February 25, 2021

DATA INDICATORS

- **Health** - life expectancy, obesity, type 2 diabetes, high blood pressure
- **Housing** - substandard conditions, overcrowding, evictions
- **Transit** - commute times, transit proximity, transportation costs
- **Workforce** - unemployment rate, poverty level, median income
- **Financial** - housing cost burden, home ownership, foreclosures
- **Social** - school attendance and graduation rates, lack of health care, lack of social services, including recreation/ exercise



STAKEHOLDER MEETING #4
February 25, 2021

HOUSING COST BURDEN

	Number of units	Number of units paying 30% or more of their income	Percentage of units paying 30% or more of their income
Renter occupied paying gross rent	10,532	5,144	48%
Owner occupied with a mortgage	17,567	3,359	19%
Owner occupied without a mortgage	5,791	681	11%



STAKEHOLDER MEETING #4
February 25, 2021

LOCAL COMMUNITY ENGAGEMENT STRATEGY

- Recruit, train, and retain diversity on City Boards and Commissions
- Promote community involvement activities to ALL citizens and neighborhoods
- Empower local stakeholders, business owners, and neighborhood coalitions
- Generate bilingual handouts, meeting invites, and provide interpreters
- Promote a diversity of arts and cultural activities throughout the City



STAKEHOLDER MEETING #4
February 25, 2021

LOCAL HOUSING STRATEGY

- Community owned developments – Housing Authority/ local non-profit
- Neighborhood stabilization program/ foreclosure prevention
- Rental assistance and legal service provider partnerships



STAKEHOLDER MEETING #4
February 25, 2021

LOCAL TRANSPORTATION STRATEGY

- Prioritize roadway improvements into all city neighborhoods
- Incorporate new transit systems/ routes
- Consider rider fare reductions in transit dependent areas of City



STAKEHOLDER MEETING #4
February 25, 2021

LOCAL WORKFORCE DEVELOPMENT STRATEGY

- Promote small business and minority owned establishments
- Create workforce ready programs and partnerships with technical colleges
- Form apprenticeships/ internships for local departments and projects



STAKEHOLDER MEETING #4
February 25, 2021

LOCAL ZONING STRATEGY

- Consider inclusionary zoning requirements
- Encourage a diversity of housing option and mixed-use developments
- Cultivate transit orientated developments to maximize accessibility
- Allow scale and height bonuses when certain criteria are met
- Reduce heated square feet and lot sizes
- Streamline permitting processes



STAKEHOLDER MEETING #4
February 25, 2021

LOCAL FINANCIAL INCENTIVES STRATEGY

- Offer development incentives or fee waivers for permitting, infrastructure costs, or municipal services
- Utilize tax increment financing to stimulate areas in need of redevelopment
- Integrate a rebate program into the Impact Fees Ordinance that incentivizes homeowners who have purchased a new home at an affordable price



STAKEHOLDER MEETING #4
February 25, 2021

NEXT STEPS

- Late March: 3rd Round of Virtual Community Engagement
- Mid to late April: Internal Draft
- May 18: Planning Commission
 - May 11: Draft Available
- June 14: City Council Transmits Plan
- October Adoption



STAKEHOLDER MEETING #4
February 25, 2021



Roswell 2040 Comprehensive Plan

Stakeholder Committee Meeting #4

Attendees:

Allison Vrolijk
Claire Snedicker
Denise Rauch
George Dilworth
Jason Frazier
Jason Sabatino
Karen Parrish
Meg McClanahan
Michael
Richard Area
Ryan

Staff:

Jackie Deibel
Lenor Bromberg
Kevin Turner
Michael Cardamon
Julie Martin

Planning Team:

Eric Lusher
Lauren Blaszyk
Jonathan Corona
Kc Krzic

Agenda

Future Development Map Discussion
Equity Briefing

Next Steps

Future Development Map Discussion

The Planning team took this meeting to break down individual changes in residential areas. A recap of tasks to date was given to show how today's outcomes came to be. The Urban Scale preferences activity was conducted to give a basis of thematic ideas for the changes in the Future Development Map. Rooted in reality, most of these changes are based on existing zoning or character that we see on the ground today.

These changes are meant to reflect a vision for the future, not its current conditions or zoning. This is not an overhaul of the built environment, rather reinforcement of the existing character when infill development or redevelopment occurs.

The group was reminded of the scale break-up and how it was derived.

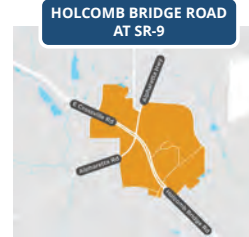


Envisioning Opportunities
Thursday, November 5, 2020 | 11:30 AM – 1:00 PM

COMBINED WORKSHOP



DESIGN WORKSHOP
November 5, 2020



AGENDA

WELCOME & INTRODUCTIONS
SUBAREA PLANNING OVERVIEW
HOLCOMB BRIDGE ROAD at SR-9
HOLCOMB BRIDGE ROAD at SR-400
Q&A



DESIGN WORKSHOP
November 5, 2020



RULES OF ENGAGEMENT

- Bring *different perspectives* to the conversation
- Vet *ideas and recommendations*
- Ask and answer *tough questions*
- If you've already spoken, please give others the opportunity to speak before you do so again
- Also, please note that this event is being recorded



DESIGN WORKSHOP
November 5, 2020



COMP PLAN 101

- Required by Georgia Department of Community Affairs (DCA)
- Retain "Qualified Local Government" and "Plan First" status
- Continue to exceed "Minimum Planning Standards" set by Georgia DCA
- Update Roswell's previous plan, adopted October 2016
- Update understanding of the City's current conditions
- Learn what Roswell's residents, businesses, and leaders want to see in the future
- Create a tool that ensures future changes are guided by the community's vision
- Coordinate plans with the cities and counties around Roswell



DESIGN WORKSHOP
November 5, 2020

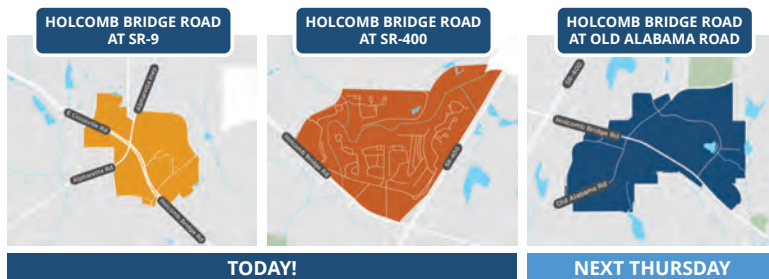
PROCESS & SCHEDULE

Spring 2020 | Summer 2020 | Fall 2020 | Winter 2021 | Spring - Fall 2021



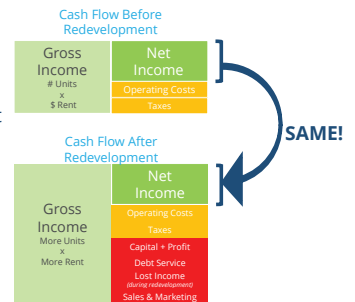
DESIGN WORKSHOP
November 5, 2020

A CLOSER LOOK



REDEVELOPMENT!

- Existing leases & tenants make change difficult
- No revenue from rent during redevelopment
- It requires large amounts of capital & debt
- It usually requires complicated financing
- It involves assuming a higher level of risk
- Many property owners are not experienced or comfortable with the business of redevelopment



DESIGN WORKSHOP
November 5, 2020

REDEVELOPMENT!

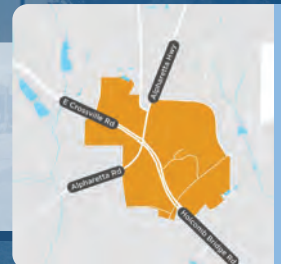
1. Revenue falls below operating costs
 - increasing vacancy, declining rents, or increased costs
2. Revenue potential justifies disruption of current land use, increased risk, and increased effort.
 - Potential to capture higher rents and values
 - Potential to create a new "place"
 - Potential to capture "brand", and energy of character of nearby areas

Goal is for the potential value after redevelopment is to be **3x or more** the purchase cost



DESIGN WORKSHOP
November 5, 2020

HOLCOMB BRIDGE ROAD at SR-9 NODE





Go to
www.pigeonhole.at

Enter passcode

PLAN2040



DESIGN WORKSHOP
November 5, 2020



MOBILITY

EXISTING CONDITIONS



Crosswalks



Wide Highways



MARTA Access + Sidewalks



Side Streets

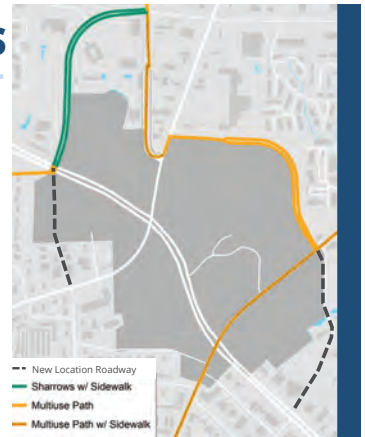


PLANNED PROJECTS

- Bicycle and Pedestrian projects
- North Fulton CTP/ARC Projects
 - Mansel Rd Extension
 - Commerce Pkwy Extension



DESIGN WORKSHOP
November 5, 2020



SAFETY

- High sidewalk coverage, but some disconnected
 - Low pedestrian crashes
- Transit connections
 - MARTA Bus Routes 85 and 185



LAND USE



DESIGN WORKSHOP
November 5, 2020

CHARACTER AREAS

Highway 9/Alpharetta Highway

- Mixed-use, pedestrian friendly corridor and activity center with flexibility of new/enhanced uses for existing big box development
- Adaptive Mixed-Use & Commercial Infill

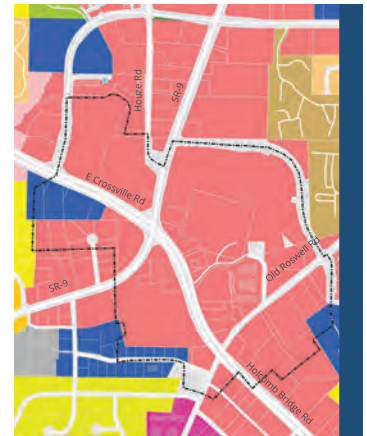


ZONING

In Study Area	CX - Commercial Mixed-Use
	OP - Office Park
	CIV - Civic & Institutional
Abutting	RS-12 - Single Family Suburban
	RS-18 - Single Family Suburban
	RM-3 - Residential Multi-Family
	NX - Neighborhood Mixed-Use



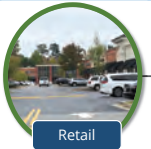
DESIGN WORKSHOP
November 5, 2020



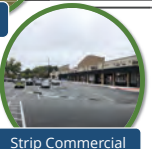
EXISTING CONDITIONS



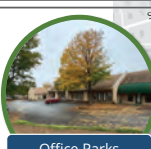
Outparcel Commercial



Retail



Strip Commercial



Office Parks

EXISTING CONDITIONS



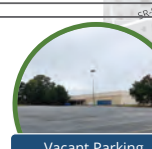
Office Park



Big Box Commercial



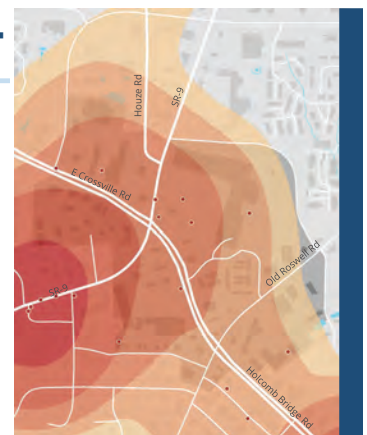
Updated Shopping Ctr



Vacant Parking

COMMUNITY INPUT

Those who participated in Social Pinpoint Map Survey generally indicated that they preferred change in the area



DESIGN WORKSHOP
November 5, 2020



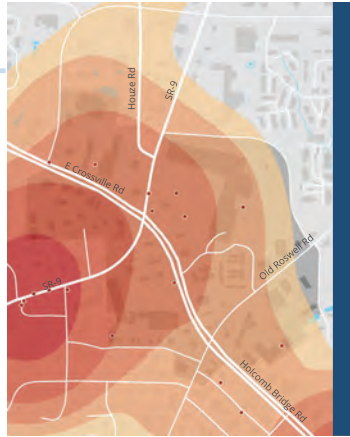
DESIGN WORKSHOP
November 5, 2020

COMMUNITY INPUT

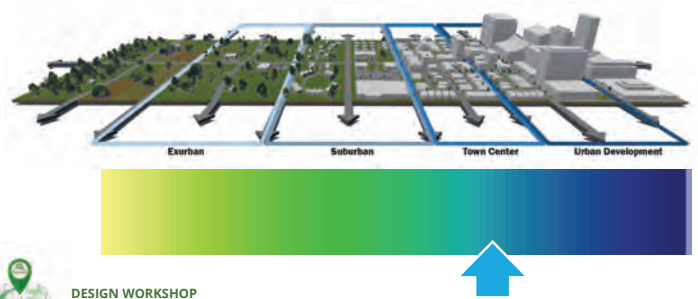
Do you agree with the broader community input that this area is in need of change?



DESIGN WORKSHOP
November 5, 2020

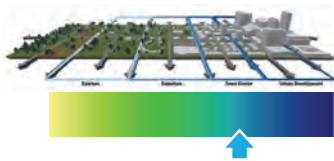


COMMUNITY SCALE



DESIGN WORKSHOP
November 5, 2020

COMMUNITY SCALE



Those who participated in the Social Pinpoint Map Survey identified this focus area as a **Town Center**

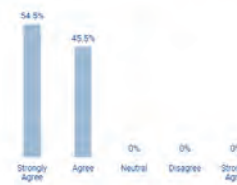


DESIGN WORKSHOP
November 5, 2020

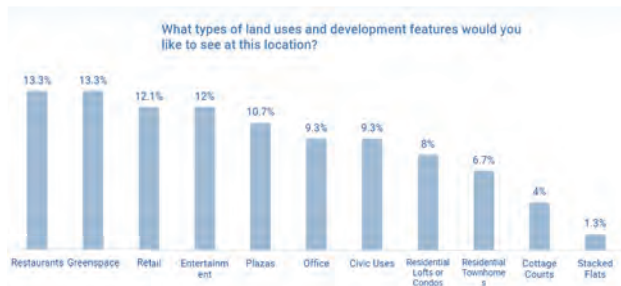


COMMUNITY SCALE

Do you agree that Town Center is an appropriate "community scale" for this area?



DESIGN WORKSHOP
November 5, 2020



EXISTING CONDITIONS



Existing Entertainment



Gateway Features



Historic Cemetery



Open Greenspace

OPPORTUNITIES & CONSTRAINTS

- East-west connections
- Wide roadways create quadrants
- Potential open space
- Disconnected out-parcels & office park
- Retrofitting vs. removing



SCENARIO REVIEW

Alt A: Retrofit & Infill

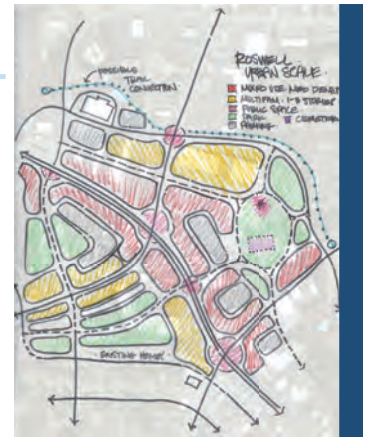
- Retrofit existing structures
- Line corridors with mixed-use (1-3 stories max)
- Define street typology & hierarchy
- Improve vehicular & pedestrian circulation
- Create connected park & pedestrian social gathering spaces



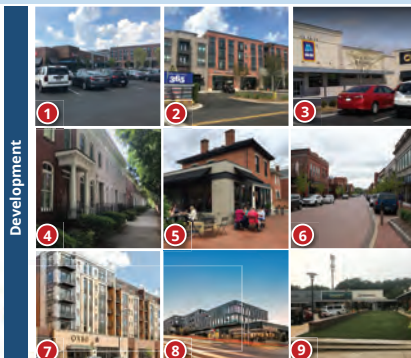
SCENARIO REVIEW

Alt B: New Town Center

- Concentrate some higher intensity at center: 3-4 stories, stepping back to 1-2 stories on outer edges
- Housing diversity buffered from corridors by mixed-use
- Park and open spaces connected by lower volume connections



LOOK & FEEL SURVEY



Select the development type(s) you think are appropriate for the area.



LOOK & FEEL SURVEY



Select the type(s) of open space and parks you think are appropriate for the area.



LOOK & FEEL SURVEY

Streetscape



Select the streetscape designs you think are appropriate for the area.

1	<input type="checkbox"/>	11.0% 10000
2	<input type="checkbox"/>	11.0% 10000
3	<input type="checkbox"/>	11.0% 10000
4	<input type="checkbox"/>	11.0% 10000
5	<input type="checkbox"/>	11.0% 10000
6	<input type="checkbox"/>	11.0% 10000
7	<input type="checkbox"/>	11.0% 10000
8	<input type="checkbox"/>	11.0% 10000
9	<input type="checkbox"/>	11.0% 10000

HOLCOMB BRIDGE ROAD at SR-400 NODE



Go to
www.pigeonhole.at

Enter passcode

HBR400

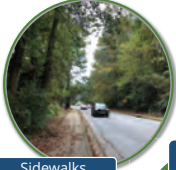


DESIGN WORKSHOP
November 5, 2020

MOBILITY

EXISTING CONDITIONS

Pedestrian Bridge



Sidewalks

Old HBR at HBR Intersection



Existing

- Pedestrian connections
- Internal walkways
- Access to Transit, North Springs MARTA Station south on 400.
 - Clusters of Pedestrian crashes around bus stops



DESIGN WORKSHOP
November 5, 2020



PLANNED PROJECTS

- Multiuse Paths
 - Along Big Creek Greenway
 - Along corridors in study area
- New Roadway with Multiuse Path
 - Big Creek Parkway Project
- Sharrows



DESIGN WORKSHOP
November 5, 2020

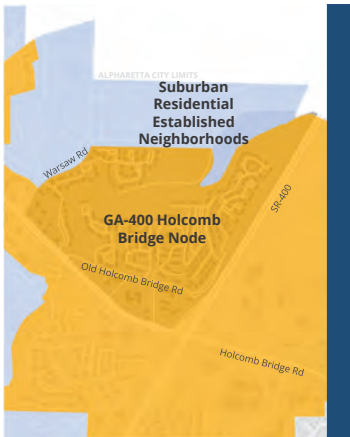


CHARACTER AREAS

- Future Development Map** – Location-based Vision and Policy Statement
- Guides future development, planning, and zoning decisions
- Study area lies within 2 **Character Areas**

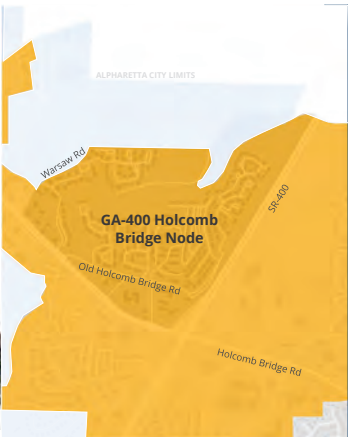


DESIGN WORKSHOP
November 5, 2020



CHARACTER AREAS

- GA-400 Holcomb Bridge Node**
 - Vibrant Activity Center
 - Mix of uses, luxury residential



ZONING

In Study Area	 RM-3 – Residential Multi-Family
	 R-TH – Residential Townhome
	 CC – Commercial Corridor
	 OP – Office Park
	 OR – Office Residential
	 REC – Parks & Recreation
Abutting	 AG-43 – Agricultural
	 RS-9 – Single Family Suburban
	 RS-18 – Single Family Suburban
	 CX – Commercial Mixed-Use
	 CIV – Civic & Institutional



EXISTING CONDITIONS

Multi-Family

Townhomes

Commercial

DESIGN WORKSHOP
November 5, 2020

COMMUNITY INPUT

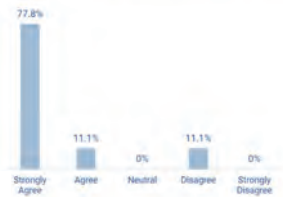
Those who participated in Social Pinpoint Map Survey generally indicated that they **preferred change** in the southern portion and **preferred preservation** in the northern portion of the area



DESIGN WORKSHOP
November 5, 2020

COMMUNITY INPUT

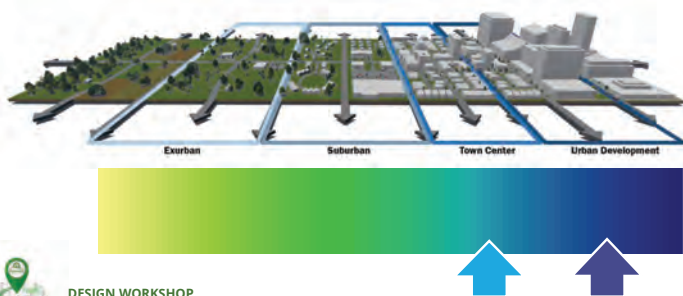
Do you agree with the broader community input that the area closest to the node is in need of change while Big Creek and the areas to the north need to be preserved?



DESIGN WORKSHOP
November 5, 2020

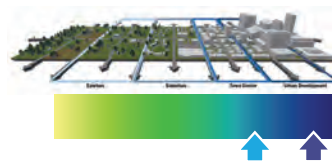


COMMUNITY SCALE



DESIGN WORKSHOP
November 5, 2020

COMMUNITY SCALE



Those who participated in the Social Pinpoint Map Survey identified this focus area as a mix of **Town Center & Urban Development**

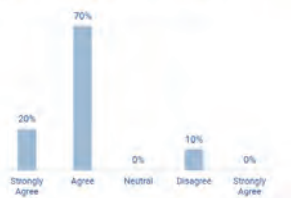


DESIGN WORKSHOP
November 5, 2020



COMMUNITY SCALE

Do you agree that Town Center & Urban Development are appropriate "community scales" for this area?



DESIGN WORKSHOP
November 5, 2020



What types of land uses and development features would you like to see at this location?





EXISTING CONDITIONS



OPPORTUNITIES & CONSTRAINTS

- Conservation Space and Connections to Greenway
- Gateway Opportunities
- Commuter Traffic
- Opportunities to adapt new uses in existing development or to transform the area in character



SCENARIO REVIEW

Alt A: Retrofit & Infill

- Retrofit existing roadways
- Line corridor with higher intensity mixed-uses (1-3 stories max)
- Improve vehicular & pedestrian circulation
- Create connected park & pedestrian social gathering spaces



SCENARIO REVIEW

Alt B: New Urbanist

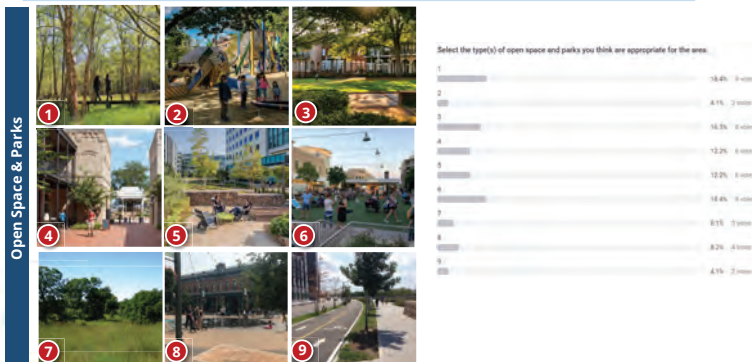
- Concentrate higher intensity at edge of corridor: 3-4 stories, stepping inward 1-2 stories
- Nodes of mixed-use between residential areas
- Create connected park & pedestrian social gathering spaces



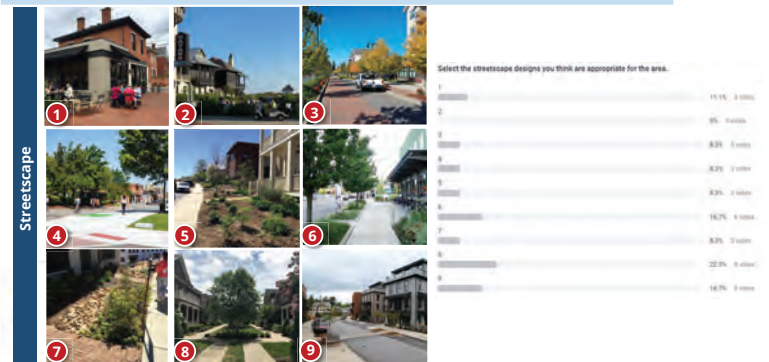
LOOK & FEEL SURVEY



LOOK & FEEL SURVEY



LOOK & FEEL SURVEY



TONIGHT'S SESSION

- Sketches & Diagrams
- Prioritize Improvements
- Framework & Strategy Plan Review
- Feedback loop into Comprehensive Plan

Q&A



DESIGN WORKSHOP
November 5, 2020



DESIGN WORKSHOP
November 5, 2020



Planning For Redevelopment
Thursday, November 5, 2020 | 6:00 PM

AGENDA

RECAP
HOLCOMB BRIDGE RD AT SR-9 NODE
HOLCOMB BRIDGE RD AT SR-400 NODE
NEXT STEPS
Q&A



DESIGN WORKSHOP
November 5, 2020

RULES OF ENGAGEMENT

- Be an advocate for the process
- Bring different perspectives to the conversation
- Raise awareness with your constituents and partners to maximize community involvement
- Vet ideas and recommendations
- Ask and answer tough questions
- If you've already spoken, please give others the opportunity to speak before you do so again



DESIGN WORKSHOP
November 5, 2020



RECAP

COMP PLAN 101

- Required by Georgia Department of Community Affairs (DCA)
- Retain "Qualified Local Government" and "Plan First" status
- Continue to exceed "Minimum Planning Standards" set by Georgia DCA
- Update Roswell's previous plan, adopted October 2016
- Update understanding of the City's current conditions
- Learn what Roswell's residents, businesses, and leaders want to see in the future
- Create a tool that ensures future changes are guided by the community's vision
- Coordinate plans with the cities and counties around Roswell



Go to
www.pigeonhole.at

Enter passcode

SR9400

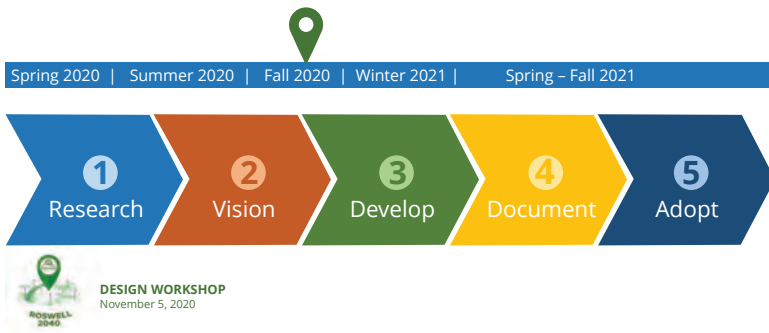


DESIGN WORKSHOP
November 5, 2020

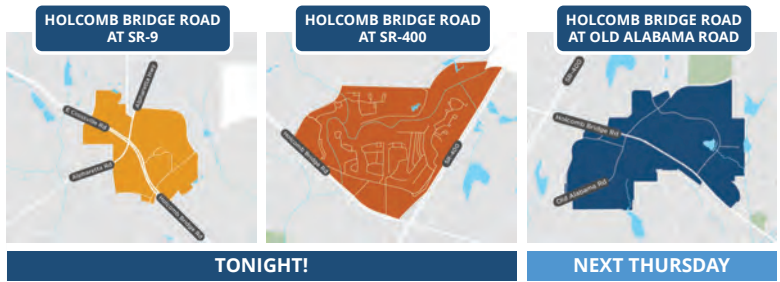


DESIGN WORKSHOP
November 5, 2020

PROCESS & SCHEDULE



A CLOSER LOOK

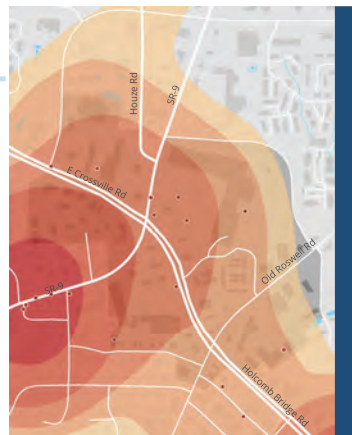


WORKSHOP PROCESS

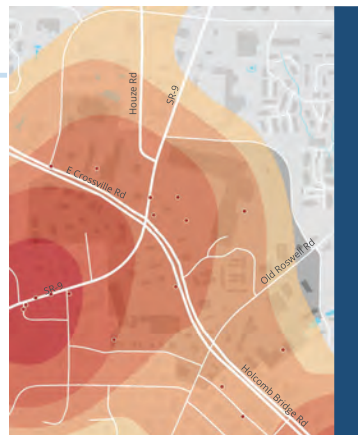
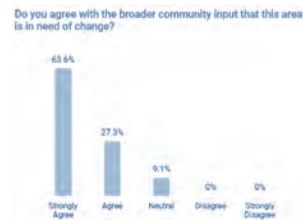


COMMUNITY INPUT

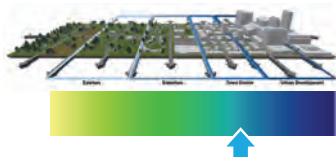
Those who participated in Social Pinpoint Map Survey generally indicated that they preferred change in the area



COMMUNITY INPUT



COMMUNITY SCALE



Those who participated in the Social Pinpoint Map Survey identified this focus area as a **Town Center**



DESIGN WORKSHOP
November 5, 2020



COMMUNITY SCALE

Do you agree that Town Center is an appropriate "community scale" for this area?



DESIGN WORKSHOP
November 5, 2020



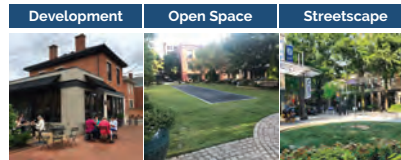
OPPORTUNITIES & CONSTRAINTS

- East-west connections
- Wide roadways create quadrants
- Potential open space
- Disconnected out-parcels & office park
- Retrofitting vs. removing



DESIGN WORKSHOP
November 5, 2020

LOOK & FEEL SURVEY RESULTS



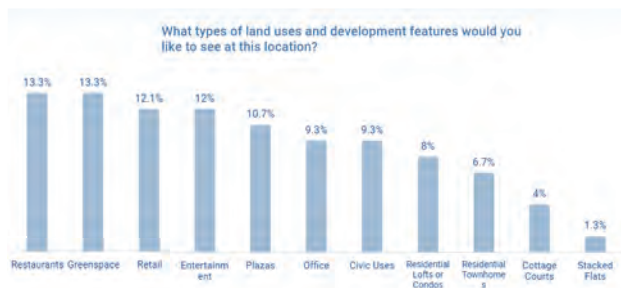
Village

A Mixed-use town center with a small-town feel



DESIGN WORKSHOP
November 5, 2020

DEVELOPMENT SURVEY RESULTS

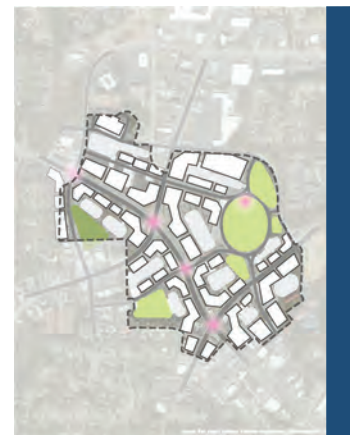


DESIGN CONCEPT

- Concentrate higher intensity village at center: 3-4 stories, stepping back to 1-2 stories on outer edges
- Housing diversity buffered from corridors by mixed-use
- Park and open spaces connected by lower volume connections



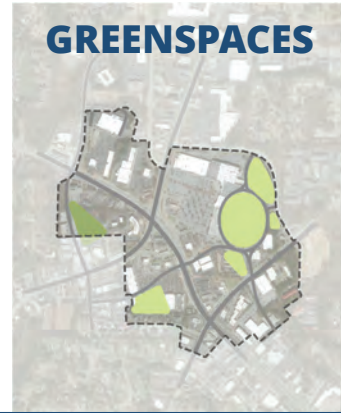
DESIGN WORKSHOP
November 5, 2020



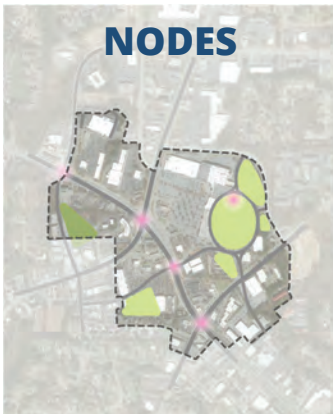
VEHICLE CIRCULATION



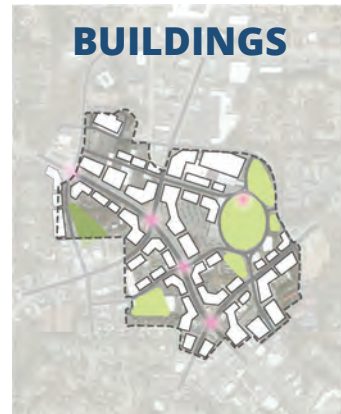
GREENSPACES



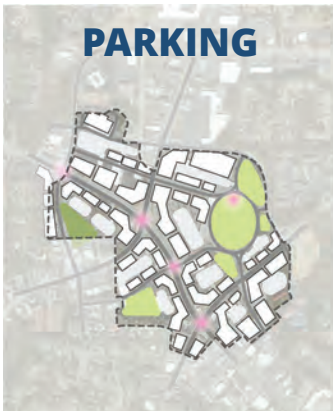
NODES



BUILDINGS



PARKING



POTENTIAL LOOK & FEEL




QUESTIONS?



DESIGN WORKSHOP
November 5, 2020

HOLCOMB BRIDGE ROAD at SR-400 NODE



COMMUNITY INPUT

Those who participated in Social Pinpoint Map Survey generally indicated that they **preferred change** in the southern portion and **preferred preservation** in the northern portion of the area

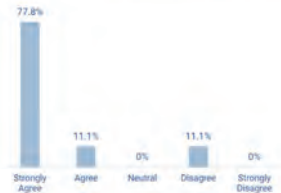


DESIGN WORKSHOP
November 5, 2020



COMMUNITY INPUT

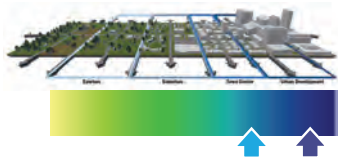
Do you agree with the broader community input that the area closest to the node is in need of change while Big Creek and the areas to the north need to be preserved?




DESIGN WORKSHOP
November 5, 2020



COMMUNITY SCALE



Those who participated in the Social Pinpoint Map Survey identified this focus area as a mix of **Town Center & Urban Development**

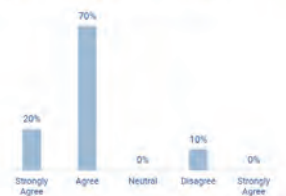


DESIGN WORKSHOP
November 5, 2020



COMMUNITY SCALE

Do you agree that Town Center & Urban Development are appropriate "community scales" for this area?




DESIGN WORKSHOP
November 5, 2020



OPPORTUNITIES & CONSTRAINTS

- Conservation Space and Connections to Greenway
- Gateway Opportunities
- Commuter Traffic
- Opportunities to adapt new uses in existing development or to transform the area in character



DESIGN WORKSHOP
November 5, 2020

LOOK & FEEL SURVEY RESULTS



Town Center

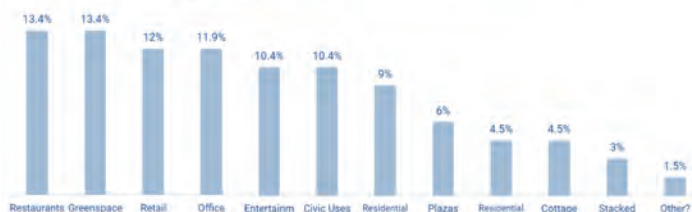
Vibrant mixed-use town center conducive to a live, work, play lifestyle



DESIGN WORKSHOP
November 5, 2020

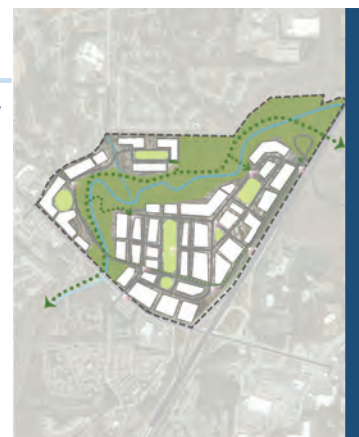
DEVELOPMENT SURVEY RESULTS

What types of land uses and development features would you like to see at this location?



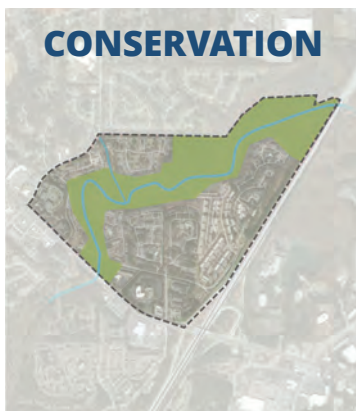
DESIGN CONCEPT

- Line corridor with higher intensity uses (offices, commercial)
- Moving inward medium intensity uses (mixed-use, apartments, commercial)
- Improve vehicular and pedestrian circulation
- Create connected open spaces & pedestrian social gathering spaces

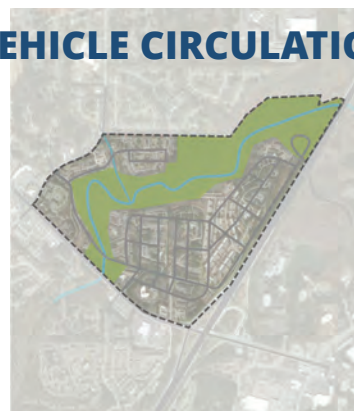


DESIGN WORKSHOP
November 5, 2020

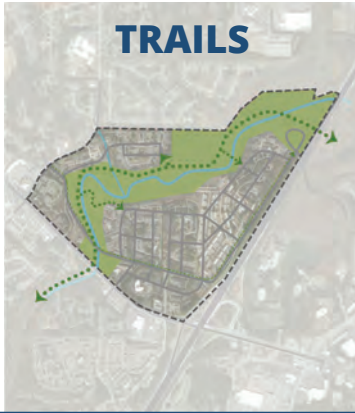
CONSERVATION



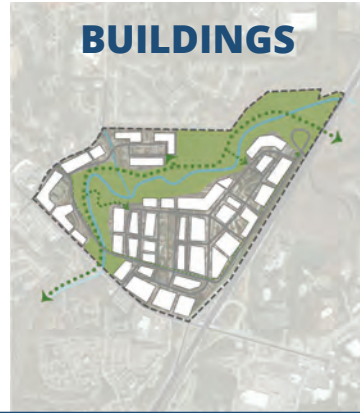
VEHICLE CIRCULATION



TRAILS



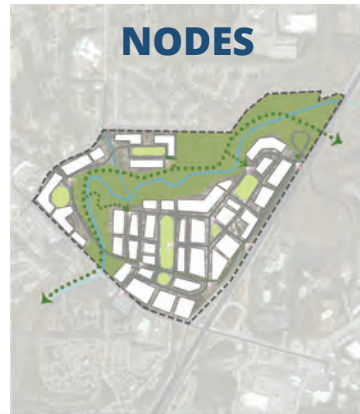
BUILDINGS



GREENSPACE



NODES



QUESTIONS?





DESIGN WORKSHOP
November 5, 2020

Display Q&A or Poll Session

Projector Panel URL: <https://pigeonhole.us/access/4KT/VC4856>

Session to be displayed on this slide:

Select session:

[Display Session](#)

[How to Pigeonhole Live? Sign up for free](#)

POTENTIAL LOOK & FEEL



NEXT STEPS

- Revised Concepts based on your Feedback
- Draft Sub-Area Plans for both Holcomb Bridge Rd at SR-9 AND SR-400 Nodes
- Virtual Community Feedback
- Fold into Comprehensive Plan



DESIGN WORKSHOP
November 5, 2020

NEXT WEEK

THURSDAY
NOVEMBER

12

12 – 1PM: Envisioning Opportunities

6 – 7:30PM: Planning for Redevelopment

E-mail Jonathan at coronaj@pondco.com to register!



DESIGN WORKSHOP
November 5, 2020



THANK YOU!



Holcomb Bridge Road at Old Alabama Road Node

DESIGN WORKSHOP



Envisioning Opportunities

Thursday, November 12, 2020 | 12:00 – 1:00 PM

AGENDA

WELCOME & INTRODUCTIONS
SUBAREA PLANNING OVERVIEW
MOBILITY
LAND USE
PLACEMAKING
Q&A



DESIGN WORKSHOP
November 12, 2020

WELCOME & INTRODUCTIONS

RULES OF ENGAGEMENT

- Bring *different perspectives* to the conversation
- Vet *ideas and recommendations*
- Ask and answer *tough questions*
- If you've already spoken, please give others the opportunity to speak before you do so again
- Also, please note that this event is being recorded



DESIGN WORKSHOP
November 12, 2020

SUBAREA PLANNING

COMP PLAN 101

- Required by Georgia Department of Community Affairs (DCA)
- Retain "Qualified Local Government" and "Plan First" status
- Continue to exceed "Minimum Planning Standards" set by Georgia DCA
- Update Roswell's previous plan, adopted October 2016
- Update understanding of the City's current conditions
- Learn what Roswell's residents, businesses, and leaders want to see in the future
- Create a tool that ensures future changes are guided by the community's vision
- Coordinate plans with the cities and counties around Roswell

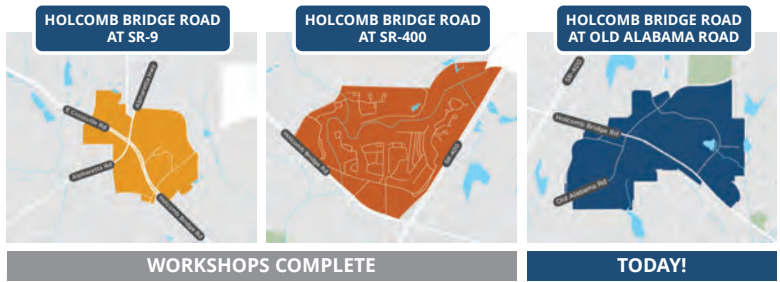


DESIGN WORKSHOP
November 12, 2020

PROCESS & SCHEDULE

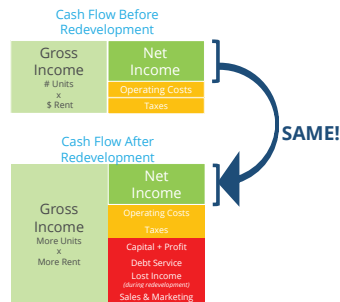


A CLOSER LOOK



REDEVELOPMENT!

- Existing leases & tenants make change difficult
- No revenue from rent during redevelopment
- It requires large amounts of capital & debt
- It usually requires complicated financing
- It involves assuming a higher level of risk
- Many property owners are not experienced or comfortable with the business of redevelopment



REDEVELOPMENT!

- Revenue falls below operating costs**
 - increasing vacancy, declining rents, or increased costs
- Revenue potential justifies disruption of current land use, increased risk, and increased effort.**
 - Potential to capture higher rents and values
 - Potential to create a new "place"
 - Potential to capture "brand", and energy of character of nearby areas

Goal is for the potential value after redevelopment is to be **3x or more** the purchase cost



Go to
www.pigeonhole.at

Enter passcode

HBROAR



EXISTING CONDITIONS



Busy Intersection



Big Creek Park Trails



Standard Streetscapes



Tree-lined Roadways



PLANNED PROJECTS

- Bicycle and Pedestrian projects
- North Fulton CTP/ARC Projects
 - Big Creek Parkway



DESIGN WORKSHOP
November 12, 2020



SAFETY

- High sidewalk coverage, but some disconnected
 - Some pedestrian crashes near bus stops
- Transit connections
 - MARTA Bus Routes 142 and 185



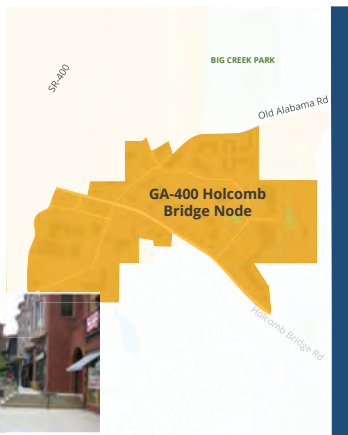
DESIGN WORKSHOP
November 12, 2020



LAND USE

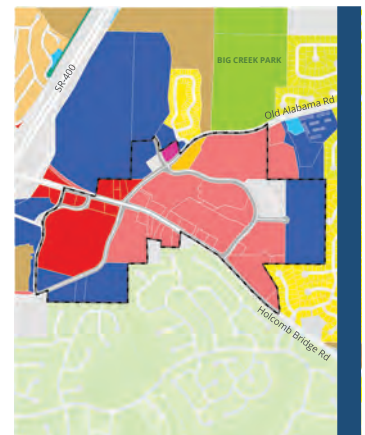
CHARACTER AREA

- **Future Development Map** – Location-based Vision and Policy Statement
 - Guides future development, planning, and zoning decisions
- GA-400 Holcomb Bridge Node**
- Vibrant Activity Center
 - Mix of uses, luxury residential



ZONING

In Study Area	CC - Commercial Corridor
	CX - Commercial Mixed-Use
	SH - Shopfront Mixed-Use
	OP - Office Park
	CIV - Civic & Institutional
	NX - Neighborhood Mixed-Use
Abutting	RS-12 - Single Family Suburban
	RS-18 - Single Family Suburban
	RM-3 - Residential Multi-Family
	PRD - Planned Residential Dev.
	REC - Recreation & Parks



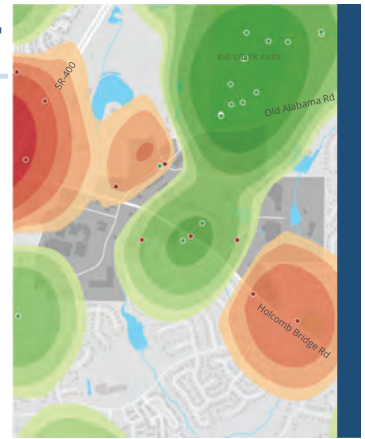
EXISTING CONDITIONS



COMMUNITY INPUT

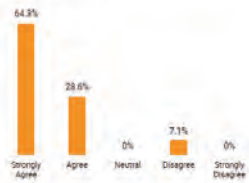
Those who participated in Social Pinpoint Map Survey heavily agreed that Big Creek Park should be **preserved** and that the Connexion Shopping Center has made great improvements. However, residents would like to continue seeing improvements to the area.

DESIGN WORKSHOP
November 12, 2020

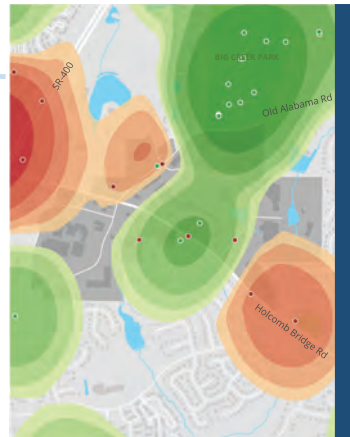


COMMUNITY INPUT

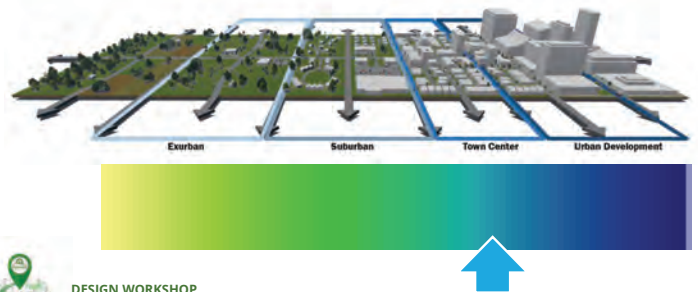
Do you agree with the community input that overall, this area is in need of improvement?



DESIGN WORKSHOP
November 12, 2020

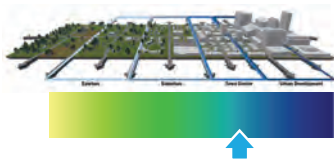


COMMUNITY SCALE



DESIGN WORKSHOP
November 12, 2020

COMMUNITY SCALE



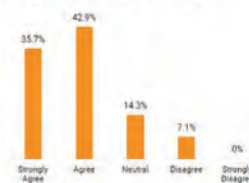
Those who participated in the Social Pinpoint Map Survey identified this focus area as a **town center**

DESIGN WORKSHOP
November 12, 2020



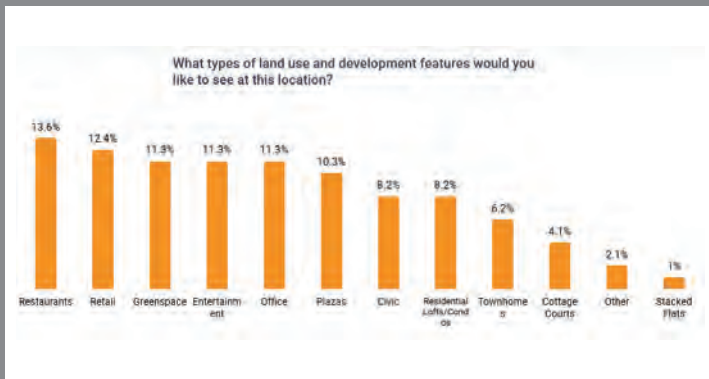
COMMUNITY SCALE

Do you agree with the public input that the appropriate community scale for this area is Town Center?



DESIGN WORKSHOP
November 12, 2020





EXISTING CONDITIONS

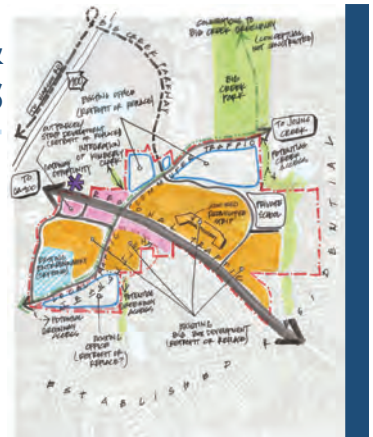


OPPORTUNITIES & CONSTRAINTS

- Proximity to **GA-400**
- Access to **Big Creek Park**
- Future **Big Creek Parkway** connection
- Existing **Strip Commercial**
- Serves **surrounding neighborhoods**



DESIGN WORKSHOP
November 12, 2020



SCENARIO REVIEW

Alt A: New Town Center

- Line corridors** with mixed-use (higher intensity, stepping back)
- Define street** typology & hierarchy
- Improve **vehicular & pedestrian circulation** with grid network
- Create **linear park space** & green squares for pedestrian social gathering spaces
- Create opportunity for **community gathering space**



DESIGN WORKSHOP
November 12, 2020

SCENARIO REVIEW

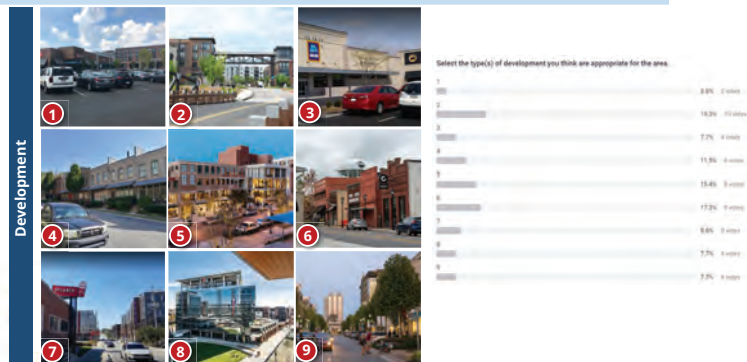
Alt B: Retrofit & Infill

- Preserve and retrofit** existing structures
- Concentrate higher intensity** development along Holcomb Bridge Road (higher intensity, stepping back)
- Greenspaces and conservation spaces to **create green buffers** between development



DESIGN WORKSHOP
November 12, 2020

LOOK & FEEL SURVEY



LOOK & FEEL SURVEY



LOOK & FEEL SURVEY



TONIGHT'S SESSION

- Sketches & Diagrams
- Prioritize Improvements
- Framework & Strategy Plan Review
- Feedback loop into Comprehensive Plan



DESIGN WORKSHOP
November 12, 2020

Q&A



DESIGN WORKSHOP
November 12, 2020



Planning For Redevelopment
Thursday, November 12, 2020 | 6:00 PM

AGENDA

RECAP
DESIGN ALTERNATIVE
NEXT STEPS
Q&A



DESIGN WORKSHOP
November 12, 2020

RULES OF ENGAGEMENT

- Be an *advocate* for the process
- Bring *different perspectives* to the conversation
- Raise *awareness* with your constituents and partners to maximize community involvement
- Vet *ideas and recommendations*
- Ask and answer *tough questions*
- If you've already spoken, please give others the opportunity to speak before you do so again



DESIGN WORKSHOP
November 12, 2020



RECAP



Go to
www.pigeonhole.at

Enter passcode

HBROAR2



DESIGN WORKSHOP
November 12, 2020

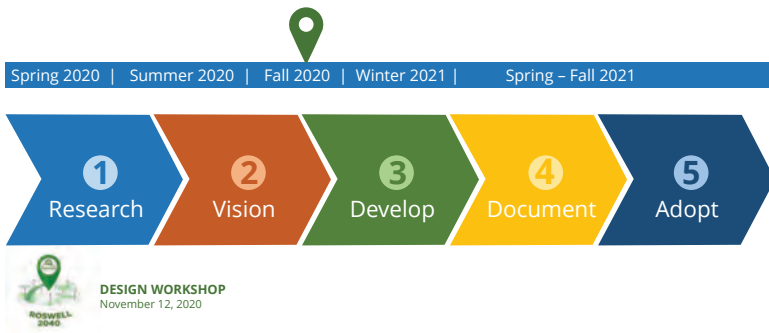
COMP PLAN 101

- Required by Georgia Department of Community Affairs (DCA)
- Retain "Qualified Local Government" and "Plan First" status
- Continue to exceed "Minimum Planning Standards" set by Georgia DCA
- Update Roswell's previous plan, adopted October 2016
- Update understanding of the City's current conditions
- Learn what Roswell's residents, businesses, and leaders want to see in the future
- Create a tool that ensures future changes are guided by the community's vision
- Coordinate plans with the cities and counties around Roswell

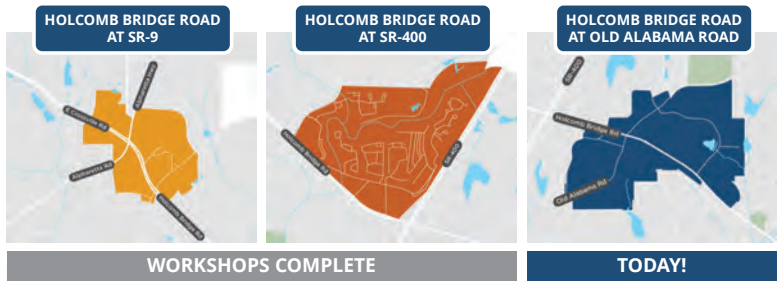


DESIGN WORKSHOP
November 12, 2020

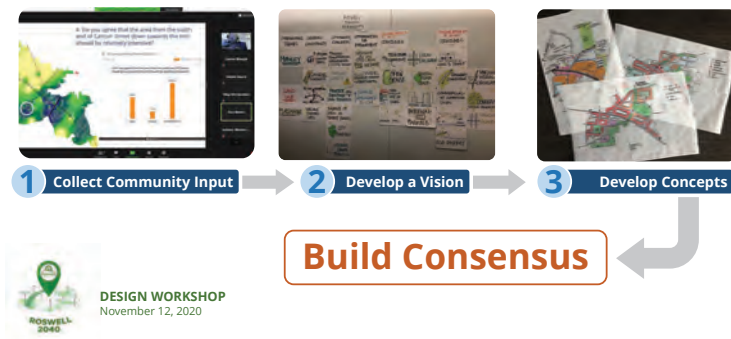
PROCESS & SCHEDULE



A CLOSER LOOK

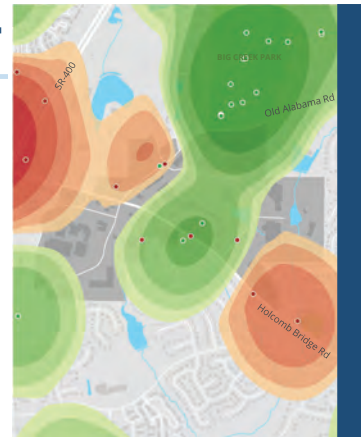


WORKSHOP PROCESS

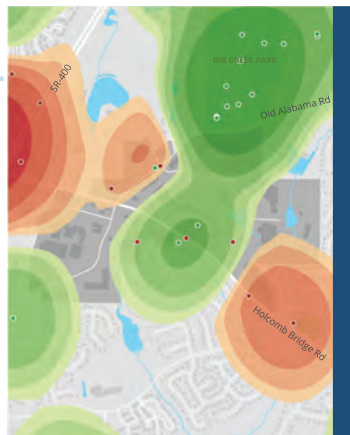


COMMUNITY INPUT

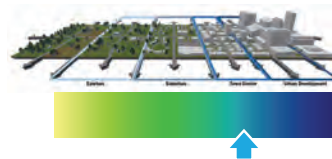
Those who participated in Social Pinpoint Map Survey heavily agreed that Big Creek Park should be **preserved** and that the Connexion Shopping Center has made great improvements. However, residents would like to continue seeing improvements to the area.



COMMUNITY INPUT



COMMUNITY SCALE

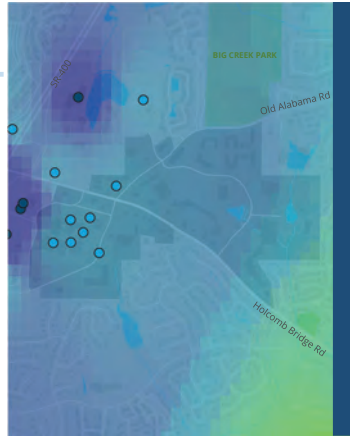
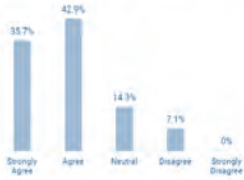


Those who participated in the Social Pinpoint Map Survey identified this focus area as a **town center**



COMMUNITY SCALE

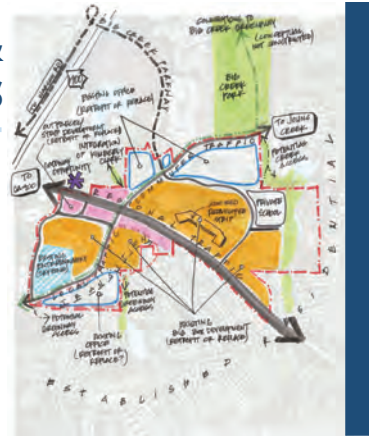
Do you agree with the public input that the appropriate community scale for this area is Town Center?



DESIGN WORKSHOP
November 12, 2020

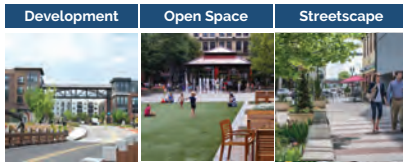
OPPORTUNITIES & CONSTRAINTS

- Proximity to **GA-400**
- Access to **Big Creek Park**
- Future **Big Creek Parkway** connection
- Existing Strip **Commercial**
- Serves **surrounding neighborhoods**



DESIGN WORKSHOP
November 12, 2020

LOOK & FEEL SURVEY RESULTS



Town Center

A Mixed-use town center with some intensity along the corridor, transitioning to less intensity



DESIGN WORKSHOP
November 12, 2020

DEVELOPMENT SURVEY RESULTS

What types of land use and development features would you like to see at this location?



DESIGN CONCEPT

- Line corridors** with mixed-use (higher intensity, stepping back)
- Define street **typology & hierarchy**
- Improve **vehicular & pedestrian circulation** with grid network
- Create **linear park** & green square for pedestrian social gathering spaces



DESIGN WORKSHOP
November 12, 2020

VEHICULAR CIRCULATION

- Improve **vehicular & pedestrian circulation** with grid network
- Minimize and reduce driveway aprons** on Holcomb Bridge and Old Alabama
- Aligning driveways/roads**
- Roundabouts** help to lower vehicle speeds and prevent crashes



DESIGN WORKSHOP
November 12, 2020

BUILDINGS

- Line corridors with mixed-use (higher intensity, stepping back)
- Mixed-use** development could include restaurants, entertainment, offices, healthcare, condos/townhomes, etc.



DESIGN WORKSHOP
November 12, 2020

GREENSPACE

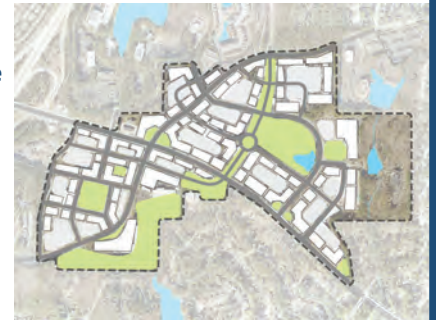
- Create **pedestrian connections** to the development with a linear park and multi-use trail
- Create **green squares and plazas** for public social gathering
- Preserve space to **create buffer** from established residential properties



DESIGN WORKSHOP
November 12, 2020

PARKING

- Parking to be hidden away from roadways and **integrated into the interior side** of the development



DESIGN WORKSHOP
November 12, 2020

NODES

- Placemaking opportunities** could include signage, local art pieces, parklets, pedestrian promenades, food trucks/farmers markets, etc.



DESIGN WORKSHOP
November 12, 2020

POTENTIAL LOOK & FEEL



QUESTIONS?



NEXT STEPS

- Revised Concepts based on your Feedback
- Draft Sub-Area Plans for all Focus Areas
- Virtual Community Feedback
- Fold into Comprehensive Plan



THANK YOU!

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	168	Hi I loved the developers plans around 2015 to have an Avalon type of location. I think the waterfront is something so unique to Roswell that we are not taking advantage of the true potential of our city!!	0	0			34.0015	-84.36516
Scale - Suburban	1	Some of the older "ranch" style homes are being knocked down and newer homes are being built. This needs to continue to drive up home values and present a more modern image	5	7	ryan	joyce	34.0301	-84.36813
Place to Preserve	6	Capitalize on East Roswell Park by offering programming that keeps families engaged in Roswell instead of going to Newtown Recreation.	7	0			34.0047	-84.29848
Place to Change	5	People in adjacent Alstead townhomes complained so hard about an ALDI store wanting to build on this outparcel, that ALDI aborted their plans and there's been a barren lot here ever since.	3	1			34.0058	-84.29721
Place to Change	8	Need to create destination place for the East Roswell community.	8	0			34.0051	-84.29251
Place to Change	10	Identify funding to implement the River Parks Master Plan.	12	0			34.008	-84.34167
Place to Change	13	The lot that has been empty for 3 years definitely brings a lot of character to the adjacent and very expensive townhomes, my apologies	0	0			34.0058	-84.297
Place to Preserve	11	Asset to our community and the housing on the property serves our low income residents.	4	0	Meg	McClanah	34.0652	-84.40528
Scale - Town Center	7	Would love to see this redeveloped into a more "activated" mixed use while still including Aurora & The Computer Museum of America. Would be a great destination area for families. Would also love to see a green space.	15	0	Meg	McClanah	34.0371	-84.34168
Place to Preserve	13	This area houses a historic asset and should be preserved.	17	1	Meg	McClanah	34.0248	-84.35984
Place to Change	12	Reinstitute "original" Big Creek Parkway plan that provided improved East-West Connectivity by terminating at Warsaw Road.	10	3			34.022	-84.31508
Place to Preserve	12	Asset to our community and great for visitors to our city!	8	0	Meg	McClanah	34.0037	-84.3806
Scale - Suburban	3	Small scale fits the character and current neighborhood feel.	3	0	Meg	McClanah	34.0272	-84.35974

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	183	This yellow house occupied by the Threatt family needs to be preserved as a historic building and leased at a price that would allow an art gallery or other tenant to occupy it and be able to make it work financially, similar to the way FireLabs has access to the old fire station at a highly subsidized price. This building absolutely can be preserved and needs to be despite stories that there are moves to condemn it.	0	0	Scott	Long	34.0082	-84.34239
Place to Change	218	extend big creek greenway along big creek from where it currently ends at Big Creek Park to at least a bit past the Krystal with a path exiting the trail and landing at the corner of Dogwood and Grimes bridge.	0	0	Scott	Long	34.0334	-84.31525
Place to Change	217	Agree with the comments about public art - the support columns to the bridge should be surrendered to the arts community the same way the structures under the freedom parkway bridge along the atlanta beltline eastside trail are -- the art there changes weekly due to successful informal cooperation between the artists.	0	0	Scott	Long	34.01	-84.33176
Place to Change	219	This 5-acre taxpayer-owned parcel right on Big Creek at the dead end of a stub street (LaView Circle) which is not a cul-de-sac should be made more easily accessible to residents and possibly add a couple of picnic tables along the creek.	0	0	Scott	Long	34.0199	-84.33629
Place to Change	220	Taxpayers own almost 8 acres here right on the creek but there is no way to use it -- this park should be opened up to the residents with a couple of picnic benches.	0	0	Scott	Long	34.0457	-84.32064
Place to Change	221	Taxpayers own a 5 acre strip of land that connects Willetto to 120 right here -- we should run a lawn mower thru this strip of land and do whatever else is necessary to connect 120 to Willetto here with a trail for local residents.	0	0	Scott	Long	34.0088	-84.37575
Scale - Town Center	8	Continue with Southern Spoon type projects throughout Roswell	2	4	ryan	joyce	34.0268	-84.35708

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	15	Vickers Community is a great example of introducing rental properties while maintaining high standard of living	4	15	ryan	joyce	34.0308	-84.36161
Place to Preserve	9	Older homes provide affordable options for first time home buyers and young families!	10	1	Meg	McClanah	34.0303	-84.36637
Place to Change	222	There is a gated road that connects Willeo Rd to the Fulton County water plant and there is a road in this same plant that connects the water plant to 120. So a trail connection here between 120 and Willeo near the CNC is primarily a matter of opening access and Fulton County has indicated they are willing to work with Roswell to make it happen. Let's take Fulton County up on their offer and make this connection for area residents.	0	0	Scott	Long	33.9998	-84.3865
Place to Preserve	7	Historic assets in Roswell should be preserved, Mimosa Hall, Bulloch Hall, etc.	7	0	Karen	Parrish	34.0175	-84.36316
Place to Change	18	The bug exterminator shop along Highway 9 is a complete eyesore. The focus along this gateway to Roswell should be restaurants and boutique shops. Not a business with a giant cockroach outside	6	0	ryan	joyce	34.0176	-84.36144
Place to Change	15	Extend golf cart approved roads along Pine Grove Road (create more of a PTC community). While uber provides an easy avenue to get to Canton from this part of town, a golf cart approved route would increase traffic during alive at 5.	8	4	ryan	joyce	34.026	-84.37346
Place to Preserve	8	Roswell cemetery should be preserved.	15	1	Karen	Parrish	34.0297	-84.35663
Place to Change	224	Put in a short left turn arrow going northbound to clear north bound backups from left turners.	1	0	Fred	Ackley	34.0339	-84.36549

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	30	Transportation "solutions" need to begin with protecting the peaceful character of the City's residential areas. To accomplish this there must be emphasis on routing through traffic and freight haulers onto the state highways. Priority one for RDOT should be to improve intra-city mobility for residents and business. Cooperation with other jurisdictions needs to be based first and foremost on how it benefits the citizens of Roswell.	2	0	Richard	Arena	34.0193	-84.37322
Place to Change	225	Need sidewalks all along Pine Grove so we can walk to Canton Street restaurants.	0	0	Ashok	Nagrani	34.0269	-84.37569
Place to Change	226	The three lane road arrangement has to go. But the road expansion must not destroy people's properties or cut down old growth. Cutting any legacy trees is an absolute no-no.	0	0	Ashok	Nagrani	34.0083	-84.35819
Place to Change	25	Need a less invasive design for Hwy 9 from the square to the river. Current plan too destructive of businesses, church, tree canopy.	9	1	Richard	Arena	34.0078	-84.36039
Place to Change	26	commercial properties along 140 need to have frontage roads and foliage barrier from SR.	7	0	Richard	Arena	34.0145	-84.30737
Scale - Suburban	2	Fits the character of the area currently and should remain this way. The street is narrow so keeping new or redevelopment smaller scale is important to preserving the integrity of the neighborhood.	5	2	Meg	McClanah	34.0297	-84.35985
Place to Preserve	17	A residential area is becoming a thoroughfare for speeding Cobb and Cherokee commuters.	2	0	Richard	Arena	34.0456	-84.38741
Place to Change	22	Grade Separate Intersection	0	3	Richard	Arena	34.0576	-84.38281
Place to Change	20	Great site for an Innovation Campus focused on autonomous vehicle R&D. Roswell could be a test site for self-driving shuttles. Initially fixed routes (to areas where residents do not own cars) becoming citywide on-demand as 5G or alternative guidance infrastructure develops. Partner with GM, Mercedes, GT, UGA.	1	0	Richard	Arena	34.0251	-84.32204

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	187	Traffic in this area is terrible.	0	0	Natalia	Beley	34.021	-84.32444
Place to Preserve	19	Great park. Could use natural sound barrier where trails near Hwy 92.	6	1	Richard	Arena	34.0623	-84.40638
Place to Change	27	Opportunity to develop healthcare/educational campus to augment local hospital presence and pursue professional commercial options for Roswell.	7	0			34.0593	-84.32445
Place to Preserve	14	The trees in front of City Hall should not be removed and the Faces of War Memorial should remain intact. Successful events such as Music on the Hill are held here and are well attended by those in our community as well as those from surrounding cities.	13	1	Meg	McClanah	34.0225	-84.3608
Place to Change	14	Pine Grove needs sidewalks for an improved pedestrian experience and could possibly help to alleviate residents driving to Canton Street which would also help with parking issues in the HD.	15	2	Meg	McClanah	34.0253	-84.36846
Scale - Town Center	5	Create a true mixed-use destination place for the East Roswell Community. Look to how Wal-Mart is leading in the redevelopment of it's retired store locations. https://www.walmartreimagined.com/	6	0			33.9999	-84.28184
Place to Change	72	This area has high criminal activity and is not a good way to welcome people off the interstate. Redevelopment is warranted here.	15	0			34.0235	-84.32505
Scale - Town Center	6	Town Center Opportunity	6	0			34.0244	-84.32568
Scale - Town Center	26	same as other locations along creek these garden style apartments can be better incorporated into the community. Using the creek as a focal point these locations can become an amazing destination if development is encouraged in this direction. Roswell should be creating own mini version of San Antonio's Riverwalk. Creek facing mixed use developments.	2	1	Nathan	Sears	34.0216	-84.33173

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	76	We were told years ago that this park would include a swimming pool. This has not been installed. Additional activities need to be added to enhance the park. In addition, purchasing the former Kohl's property and turning that into an indoor/outdoor pool would be a great use of that property.	6	0	Patricia	Thorpe	34.0002	-84.29629
Scale - Town Center	21	Town center place and style development. The down the street town homes I think were shortsighted. Especially with their extreme lack of commercial.	4	0	Nathan	Sears	34.0161	-84.32421
Scale - Town Center	1	Need to revitalize this shopping center	15	0	ryan	joyce	34.0177	-84.31861
Place to Change	11	Create public access to River	9	4			33.9944	-84.32265
Scale - Town Center	4	This shopping center with the old CompUSA store is aged and largely vacant - Mimms Enterprises needs to renovate, sell, or redevelop this property to be a good destination space	13	0			34.0182	-84.32024
Place to Preserve	4	Converting the vacant and out-of-date Fire Station #4 building into a STEM-focused non-profit community workshop is a great example of "adaptive reuse" of an old city property	17	0			34.0184	-84.31403
Place to Change	1	Socio-economic depressed area. Need to remove section 8 housing. Propose an Avalon type shopping area	12	8	ryan	joyce	34.0225	-84.32627
Place to Change	90	The traffic flow here effectively cuts Roswell in half. So many people stay on their half of Roswell to avoid HB.	9	0	George	Stokes	34.0222	-84.32696
Place to Change	74	Duplex housing that looks like single family housing (been done for ages!) is appropriate here.	2	0			34.0331	-84.34466
Place to Change	57	Highlight paddling options even more on the river. Add in an accessible ramp for boaters (kayak and canoe) would be a real win for this park. And have them at any of the river put in places. Highlight paddling on the river as a destination excursion	12	1			34.0102	-84.33663

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	56	I love seeing the start of something with the Beer Garden - more of these opportunities right along the river would greatly enhance Roswell as a River city. Also having bike rentals through NOC is also a wonderful addition to use of this area.	8	2			34.001	-84.36487
Place to Change	71	Create trail from 120 along water treatment facility to connect to Riverwalk and give residents access to great amenity without needing to drive. Provides alternate parking away from River to this popular area.	6	0	Nathan	Sears	33.9994	-84.39058
Scale - Town Center	17	More bike and bus accessibility. More diversity in businesses other than mainly restaurants.	8	2	Rebecca	Wheeler	34.0268	-84.36161
Place to Preserve	87	Need to preserve this area and expand the Big Creek Greenway to connect West of GA400 with other city owned properties and extend recreational access to under served areas of city in that Northwest quadrant of the community.	7	0	Nathan	Sears	34.0318	-84.31372
Place to Change	81	It would be great to see some sort of useful consumer store here. A Trader Joe's or other boutique grocery.	4	0			34.0057	-84.29713
Place to Change	2	Remove low-cost motels around GA 400.	17	2	ryan	joyce	34.0231	-84.32848
Place to Preserve	10	Roswell cemetery should be maintained/preserved.	6	0	Karen	Parrish	34.0188	-84.36118
Place to Change	23	Grade Separate Intersection	1	1	Richard	Arena	34.0347	-84.3424
Place to Change	41	Enhance walkability from City Hall parking to Canton Street businesses. One resident has suggested a "Starry Night" sidewalk featuring solar tiles that light up at night. Options to connect the space such as a pedestrian bridge with historical features should be considered as well.	12	1			34.023	-84.35977
Scale - Exurban	10	Keep this open and undeveloped.	0	0	Patsy	Van Pelt	33.9787	-84.26492
Place to Preserve	96	Unique planned community that is over 50 years old. Good mix of housing types and natural areas.	6	0			34.0048	-84.31889
Place to Preserve	31	Our neighborhoods are our gems	5	0	Peter	Vanstrom	34.0068	-84.3206

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	7	The City process forced Aldi to withdraw because they were not given the time to come back after negotiating design changes with the Alstead community for their proposed store. Need to make sure future development fits the adjacent character area.	7	1			34.0056	-84.29717
Place to Preserve	189	Maintain this green space along Holcomb Bridge up to Eves Road.	0	0	Patsy	Van Pelt	34.0094	-84.30212
Place to Preserve	185	Maintain all park areas.	0	0	Patsy	Van Pelt	33.9743	-84.26597
Scale - Town Center	43	Add walkable elements to neighborhoods - at logical locations, increase the cafe/small business/church/school options.	0	0	Michelle	Vincent	34.0044	-84.39117
Place to Preserve	186	Maintain green areas around the river.	0	0	Patsy	Van Pelt	33.9763	-84.26298
Place to Preserve	187	Maintain green areas as you enter the city from the east.	1	0	Patsy	Van Pelt	33.9844	-84.26594
Place to Preserve	188	Continue to maintain the park at its current scale.	0	0	Patsy	Van Pelt	34.0016	-84.29571
Scale - Town Center	47	Do a better job integrating city hall and canton street (similar to Alpharetta)	2	0	Patrick	Callahan	34.0233	-84.36064
Place to Change	227	Update this site for small-scale retail. We do NOT need more apartments here. Single family but not like the development across Old Scott Road which has the most unattractive homes in Roswell.	0	0	Patsy	Van Pelt	34.0047	-84.29209
Place to Preserve	190	I didn't even know this green space was here. KEEP IT!	0	0	Patsy	Van Pelt	34.0148	-84.29732
Place to Preserve	191	Leave this greenspace as it is. The only change would be if it could be connected via trails to other greenspace or greenways to other communities.	0	0	Patsy	Van Pelt	34.0244	-84.31183
Place to Preserve	21	Complete sidewalk - add crosswalks with landing islands that slow traffic. One crosswalk mid-block between Shallowford and Lake Charles, another east of Spring Creek and Jones.	7	0	Richard	Arena	34.0453	-84.38024
Place to Change	28	Roundabout	4	5	Richard	Arena	34.0336	-84.36542
Place to Change	29	Grade separate intersection	0	3	Richard	Arena	34.0114	-84.37422

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Scale - Exurban	11	While preserving exurban nature, enhance the landing, trails and lengthy waterfront for public recreation. Ex: Riverwalk East?	0	0	Suzanne	Holmes	33.9737	-84.26549
Place to Preserve	192	Preserve exurban nature while improving park's Landing, Trails and Waterfront area. Improve parking and make it less obtrusive. Open the gate daily for public access, people can't even tell if the park is open to the public!	0	0	Suzanne	Holmes	33.9743	-84.2656
Place to Preserve	22	While redevelopment in this area inevitable, care must be taken not to displace families from Roswell that have been here for generations. Redevelopment needs to improve the quality of life for all Roswellians.	8	0	Richard	Arena	34.02	-84.35148
Place to Change	135	Add sidewalks on Pine Grove Road from Lake Charles Drive to Canton St.	3	0			34.0258	-84.37304
Scale - Town Center	60	The East Roswell Corridor does not need more higher density residential. It needs a draw, daytime visitors, sense of place. Current BTZ and continual approval of high density residential where business/retail/other is sorely needed is short-sighted. Developers say it's what the market will support. Wouldn't it be better if the city incorporated density limits BACK into certain zoning categories? So that developers could come to us to ask for more, rather than forcing it down our throats?	0	0	sally	mckenzie	34.0103	-84.30149
Place to Change	228	The "road to nowhere"- ending right by HBR and not fully connecting on the East side. The original plan was for the proposed road to end further north on Old Roswell, thus allowing traffic to go back and forth from Northwest to North East Roswell without having to access HBR. Council diverted those funds to the GDOT 400 project - even after citizens at the public meeting reiterated support for the original plan. Another reason we need a citizen transportation committee.	0	0	sally	mckenzie	34.0328	-84.33846

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	229	This area has great potential for redevelopment. However, infrastructure (roads/sidewalks) must be improved as well- to accommodate any increases in traffic, etc. Also, as this area redevelops, require builders to bury the power lines. It enhances the aesthetic- especially as our tree line continues to be diminished. wider sidewalks, trees, traffic calming techniques, and buried lines add to the aesthetic and make an area a desirable pedestrian location.	0	0	sally	mckenzie	34.0316	-84.3407
Place to Change	230	Bring back density limits in the historic district. Density is a key component of character. This is in our Code and also the State HPA, but our city attorneys continue to defer to underlying zoning regs rather than district overlay regs- and also development attorneys. Simply reinstating density limits will solve so many problems.	0	0	sally	mckenzie	34.0202	-84.35886
Place to Change	231	Totally not within character of the area. This development is a well known case in point.	2	0	Mark	Wittling	34.031	-84.3618
Place to Preserve	193	For this area to preserve its character and its draw, this area MUST remain single family home bungalows. These have been converted to small shops and businesses, and restaurants and it is THIS vibe that people want. Unfortunately, people want to "live and walk" to it and therefore developers are sticking in multi-story developments like townhomes. It is a matter of time until this area is ruined, I fear.	0	0	Mark	Wittling	34.0274	-84.35968

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	194	This road sits where it is, because 1800s roads were built along ridges so wagons didn't get stuck in the mud. It was never meant for thousands of vehicles. While widening it may seem like the answer, it will backfire by attracting even MORE traffic in close quarters, jeopardizing the area. And the cost of retaining walls to keep these roads up over time will be enormous. That said, there can me improvements without widening.	0	0	Mark	Wittling	34.0093	-84.36122
Place to Change	232	There is one house here, that doesn't have a sidewalk in front of it. Just ONE! Easy low cost thing to fix.	0	0	Mark	Wittling	34.0325	-84.36386
Place to Change	194	I think that when the new CMS is complete, FCS should rebuild RNE on this site. Then they can donate, sell or trade the RNE site to the city. The building could be used for all kinds of things ... new offices for RAP people, indoor athletic purposes, fields could be the new soccer complex (and let the old one on Woodstock road become a dog park), classrooms already set up for expanding offerings from RAP ... art, English language classes, computer skills classes, cooking classes, lectures, etc.	0	1	Nanette	Cooper	34.0401	-84.36349
Place to Preserve	113	Big Creek Greenway is the best idea. A treasure.	4	0	Joan	Hostetter	34.0283	-84.30599
Place to Change	234	I don't know what can be done here, but this intersection is a nightmare for traffic in all directions.	0	0	Mark	Wittling	34.023	-84.32972
Place to Change	17	Propose that restaurants be allowed to open along the river. This can be developed in a way that blends in with the landscape. Canoe in the Vinnings is a perfect example of this	13	3	ryan	joyce	34.0067	-84.34487
Scale - Suburban	7	We are losing quaint, smaller homes to larger infill. Changing the character and affordability. Neighborhoods need protection.	4	0	Stefanie	Dye	34.0346	-84.37398
Place to Preserve	99	Keep this unique park, and connect the trail to Riverside Park	12	0			34.0342	-84.30571

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	93	Short-term fix along this corridor is to ensure the traffic signal lights are timed from Hwy 9 across SR400 to Old Alabama. Currently, this short trip results in stopping 4-5 lights. Let's get Roswell moving!!!	7	0	George	Vail	34.0267	-84.33369
Place to Preserve	197	Please leave as is.	0	0	Emily		33.9874	-84.31633
Scale - Exurban	12	Please leave as is.	0	0	Emily		33.9883	-84.31531
Place to Preserve	196	While a small area could be made for a food concession, this area is fine as is. I'd rather not have it turn into a congested dining and entertainment hub. Leave the river to be a river and let the reversal remain peaceful.	0	0			34.0016	-84.36503
Place to Preserve	114	This cemetery needs some TLC to improve its appearance.	2	0			34.0187	-84.36065
Place to Preserve	40	Preserve the free space and undeveloped park atmosphere along the river.	10	0	Peter	Vanstrom	34.0016	-84.36417
Place to Preserve	95	This area is known regionally and should be preserved and enhanced.	5	0			34.0041	-84.38031
Place to Change	165	Area needs to be redeveloped. Currently this is an commercial office space. This building needs to be more driven towards a public space that caters to the visitors whom visit the mill not real estate and architecture offices. This area could be reduced and made into additional parking with out the need for a parking deck.	1	0	tim	riefenberg	34.0137	-84.3601
Scale - Exurban	13	Maintain low density exurban feel along Jones RD. This should not become a town center type of thoroughfare. Since this is a bike route, bike lanes need to be incorporated as well as a safe sidewalk on one side of the street from Woodstock to Bowen RDs.	0	0	Jean	Rearick	34.0456	-84.38242
Scale - Urban Development	21	With the access that this site has, it could become a very nice urban development site with mixed uses. The site is ready to be raised. The new Chick Fil A is a nice start with the build to street access.	0	1	Jean	Rearick	34.0375	-84.34165

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	237	Add a right turn lane, this would reduce the amount of cars that pile up during rush hour. Allowing cars not to fill the Azalea road that blocks the school and parks entrances. Reducing traffic.	0	0	tim	riefenberg	34.0069	-84.37492
Place to Change	236	If your going to increase density into an existing neighborhood with new homes being built. Provide the correct reduce speed right hand lane to allow cars to pull off to the side as they turn into this neighborhood. Reducing traffic and making cars not make a sharp turn into an already busy neighborhood.	0	0	tim	riefenberg	34.0218	-84.37054
Place to Change	239	Expand Low-Income Housing for Seniors at Leita Thompson. This area is underutilized and should be prioritized for the benefit of low-income seniors. The city administrator should be ashamed of having lived here when first coming to Roswell.	1	0	Jean	Rearick	34.0655	-84.40527
Place to Change	104	With the changes that are coming to the 400 interchange, it would be wonderful to see some office buildings and new workforce housing for young executives to live in.	6	0	Susan	Tyser	34.0222	-84.32316
Place to Change	240	build out azalea rd around river area with restaurants and shopping, better water quality in river for more water sports to take place. better parks near water.	0	0	tana	kids	34.0038	-84.36133
Place to Preserve	115	Preserve the historic aspects of downtown Roswell and all of it's charm	3	0	Susan	Tyser	34.0226	-84.3611
Scale - Exurban	19	Area of large lots and low density - keep it that way.	1	0	Denise	Rauch	34.067	-84.34541
Place to Change	52	Elm connecting to Oxbo and being two way street is needed. It's so challenging to get out of the mill village.	4	1	Matt	Fredenbe	34.0169	-84.36109

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	198	Due to the flood zone in this area, I think all building in this area should be limited. I think we are going to be subject to increased flooding and erosion due clearcutting wet lands. I live here, there are tributaries of the Chattahoochee River behind my house and are already suffering walls of mud flowing into the tributary due o the high density development behind my house which has been under development for over a year now.	0	0	Joyce	Cross	33.998	-84.2926
Place to Change	233	I am convinced that this street needs some of those speed bumps similar to those used on Buice Road in Alpharetta (the low gradual bumps). You will save the life of a child. Bumps may dissuade some of the large trucks that are starting to use this street as well as other increasing traffic. The bumps are the ONLY answer, I think, to a growing problem.	1	1	Mark	Wittling	34.0423	-84.36957
Scale - Town Center	61	The Kohl's property would be an ideal place for a Scale Town Center for East Roswell. We are overdeveloped with high density apartments in our area and we need more city centers with a mixed use development with shops and restaurants. Such a shame that we have people on our city council that want to urbanize this area.	0	0	Joyce	Cross	34.0065	-84.29132
Place to Change	105	This area routinely loses power from downed trees since there are so many power lines susceptible to downed trees. Not uncommon to lose power a dozen times in a calendar year and sometimes for a significant part of a day	0	0	Clinton	Burkes	34.0188	-84.378
Place to Change	91	Its my understanding that the City owns this property. Let's make this a recreation destination center (i.e. soccer complex, tennis complex, etc.) that can be an economic driver based on club tournaments. see https://www.bizjournals.com/denver/blog/finance_etc/2016/06/youth-soccer-tournaments-expected-to-pump-millions.html	3	1	George	Vail	34.0674	-84.37163

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	245	Smaller scale commercial buildings that have a residential look like this 4-plex.	0	0	Denise	Rauch	34.034	-84.34799
Place to Preserve	23	Sun Valley 3 connection should be re-evaluated	1	5	Meg	McClanah	34.0512	-84.33902
Place to Change	244	Parking for boardwalk and river access is in need of expansion and upgrading - not sure what developers were thinking when they put in the boardwalk with out parking. Parking a long the road puts bicyclists and walkers at risk. Maybe rent space from the Chattahoochee Nature Center for times when they are closed to expand parking with a lot less disturbance to the environment if building more parking lots. Perhaps there is a way to encourage people to limit parking time and to not park in road	0	0	Marjorie	Pomper	34.0013	-84.38487
Scale - Suburban	10	Business and higher density development bordering residential areas-- BTZ is wrong. current Buffers and setbacks do not appropriately transition to these areas. Sidewalks right along the road (as on the Mansell connector) do not lend themselves to a pedestrian feel and connectivity. Sidewalks along busy roads should be wider and set away from the road.	1	0	sally	mckenzie	34.0535	-84.36788
Place to Change	101	Whoever designed RHS with only one way to get in and out of the parking lot should have their head examined.	2	0	Stefanie	Dye	34.062	-84.38162
Scale - Exurban	14	Area of large lots and low density -- keep it that way.	0	0	Denise	Rauch	34.0661	-84.37767
Scale - Exurban	23	No commercial development here & residential should be no more dense than currently in this area	0	0			34.0305	-84.34462
Scale - Exurban	20	Area of large lots and low density -- keep it that way	1	0	Denise	Rauch	34.0636	-84.35349
Scale - Exurban	18	Area of large lots and low density -- keep it that way.	0	0	Denise	Rauch	34.0723	-84.34394
Scale - Exurban	15	Area of large lots and low density -- keep it that way.	1	0	Denise	Rauch	34.0679	-84.37017
Scale - Exurban	17	Area of large lots and low density -- keep it that way.	0	0	Denise	Rauch	34.0697	-84.35748
Scale - Exurban	22	Area of large lots and low density -- keep it that way.	0	0	Denise	Rauch	34.0753	-84.37505
Scale - Exurban	24	Area of large lots and low density -- keep it that way.	0	0	Denise	Rauch	34.0755	-84.40019

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	120	Lita Thompson Park -- generally preserve. I'd personally like to see a nice disc golf course add as well, along with an additional longer trail.	1	2	Tom	hoth	34.0616	-84.40487
Scale - Exurban	29	Large lots and low density -- keep.	0	0	Denise	Rauch	34.044	-84.34812
Place to Change	247	Missed opportunity -- could have been cottage courts instead of (empty) townhouses.	0	0	Denise	Rauch	34.0435	-84.3443
Scale - Exurban	28	Area of large lots and low density -- keep it that way.	3	0	Denise	Rauch	34.0521	-84.34463
Scale - Exurban	27	Area of large lots and low density -- keep it that way.	0	0	Denise	Rauch	34.0479	-84.3557
Scale - Exurban	2	This NW section of Roswell is defined as Suburban Residential - it doesn't fit. Traditionally defined as a low-density area, that is its appeal. Growth in this area, as in most of Suburban Residential, should be organic. As Sir Roger Scruton aptly put it, "the goal is to fit in, not to stand out." A recent example in Hollyberry, a 5 acre lot with one 60's ranch house, now 4 homes at the existing zoning designation, paying homage to its farmland history with its architectural style.	3	1	Denise	Rauch	34.0529	-84.35174
Place to Preserve	20	The Historic #Hembree Spring was a source of water for the Cherokee Indians who once controlled this area of Roswell. The spring takes its name from the family of Elihu #Hembree who often had picnics at the spring. The original #Hembree Farmsite, circa 1835, is one of the oldest in North Fulton County. It is a property of streams and steep slopes. It is currently privately owned, but still undeveloped. It is a very good candidate to add to our park system as a passive park.	14	0	Denise	Rauch	34.0604	-84.35966
Scale - Exurban	21	Area of large lots and low density - keep it that way.	1	0	Denise	Rauch	34.0643	-84.3667
Place to Change	251	A mixed-use commercial area like The Maxwell in Alpharetta.	1	0	Denise	Rauch	34.0472	-84.34058
Scale - Town Center	9	Innovation Campus to have restaurants and retail likely to be frequented by office workers and visitors.	6	0	Richard	Arena	34.0236	-84.32364

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	248	Missed opportunity - could have been cottage courts instead of (empty) townhouses.	0	0	Denise	Rauch	34.0442	-84.34343
Place to Change	249	Eat Mor Gas Fumes? Did someone actually think it was a good idea to push this new building right up to the street? Hard to believe we actually did this to ourselves. Bring back front buffers and appropriate set-backs.	0	0	Denise	Rauch	34.0369	-84.34321
Scale - Town Center	62	Town center redevelopment would be great here	1	0			34.0365	-84.34093
Place to Change	252	More office condos where underutilized retail centers exists along this section of Alpharetta Highway.	1	0	Denise	Rauch	34.049	-84.33846
Scale - Exurban	16	Area of large lots and low density -- keep it that way.	2	0	Denise	Rauch	34.0596	-84.37026
Scale - Exurban	25	Area of large lots and low density - keep it that way.	1	0	Denise	Rauch	34.0549	-84.37217
Place to Change	212	"Density" on Atlanta St is fine as long as it doesn't detract from character of the Roswell Historic District, where village scale, building spacing, tree lines, and green spaces define it! Not a particular point/style in history, but rather organic growth that's occurred until the UDC was passed and we went from 14 units an acre to unlimited density overnight. What developer in his right mind wouldn't go for high density development? Coming Hill St will be highest density in N Fulton:(2	0	sally	mckenzie	34.02	-84.36195
Scale - Exurban	30	Large lots and low density -- should remain that way.	0	0	Denise	Rauch	34.0563	-84.35053
Place to Preserve	202	Stay respectful of the historic significance of the Grove Way community & immediately surrounding.	0	0			34.0181	-84.35948
Place to Change	255	Would like to see a lifestyle center (without the residential or with missing middle residential like cottage courts, duplexes, etc.) here at this underutilized mall.	0	0	Denise	Rauch	34.0374	-84.34233
Place to Change	256	This site needs to be retrofitted to urban development.	0	0	Jean	Rearick	34.037	-84.33989

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	223	A cement boat launch should be poured here to allow canoers and kayakers to launch boats as there are few other options. Does not need to allow trailers and in fact it is probably better that it not allow trailers. Something similar to Garrard Landing boat launch which is well made with cement but is for launching boats withiut trailers.	2	0	Scott	Long	34.0103	-84.33283
Scale - Town Center	35	The two parts of the Roswell historic district (Canton Street & the Green) need to somehow be joined together so that it looks natural. Unfortunately they are disjoint and it detracts from the character of our beautiful city and historic area.	2	0	Tom	hoth	34.0202	-84.35955
Place to Change	242	Add conditions to the sound system in school stadiums. It has become the norm for all genres of music to be blasted over sound system before, during and after any sport match played in the stadiums. FCS has over 15 teams (football 4, soccer 6, lacrosse 5) that play on the field. It is not just varsity and Friday Night Lights. Same should be for Roswell HS and BT. Allow neighbors to peacefully enjoy homes and yards. 3 school stadiums within 1 mile radius. It gets loud and disruptive.	1	0	Eliana	Perez	34.0499	-84.37852
Place to Preserve	195	The answer is NOT to just build YET ANOTHER school on Woodstock Road. This is a great school in a great location. And the building itself is well built. It just needs some renovational updating.	1	0	Mark	Wittling	34.0378	-84.36872

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	238	The CMS site should be considered for redevelopment with affordable housing for families so that the children and adults can take advantage of RAP. It would to have great impact to have a Marta Route that would extend down g2 from HBR and GA9 to include Crabapple Rd to Woodstock Rd and back to g2. Businesses along the route would then be able to find employees that travel by bus. Additionally the schools could enroll students from outside the area using public transportation.	0	1	Jean	Rearick	34.0404	-84.36343
Place to Change	235	Should be annexed into the Roswell Area Park since the back fields are used anyway. This is a lot of structure to maintain. I would either demolish it and make it part of the park, or use all or part of it for Civic classes (Cooking, Arts Crafts, Elderly, Indoor Sports, etc). I was told FCS makes the decision on this property. The City of Roswell should step in here. And quick, I might add, or this building may attract problems.	1	0	Mark	Wittling	34.04	-84.36458
Scale - Town Center	56	I would love to see some more updated parking options and just some more updates in Downtown Roswell.	1	0	Natalia	Beley	34.0242	-84.36147
Place to Preserve	24	The beginning of the river corridor for Roswell. This is our gem and we do a great job with it	4	0	Peter	Vanstrom	33.9933	-84.38533
Place to Preserve	26	Neighborhoods in Roswell are our backbone	5	0	Peter	Vanstrom	34.0127	-84.38458
Place to Preserve	28	a great example of an intersection that does not need to be over developed near great residential and river areas	1	0	Peter	Vanstrom	34.0112	-84.37367
Place to Preserve	29	Our history is here. It will be tough to expand Hwy 9 and preserve this area. We need to make it happen.	1	0	Peter	Vanstrom	34.0144	-84.36308
Place to Preserve	33	our neighborhoods are our gems	7	0	Peter	Vanstrom	33.9947	-84.28868
Place to Preserve	35	great neighborhoods and golf! It doesn't get any better	2	0	Peter	Vanstrom	34.0286	-84.28127
Place to Preserve	34	our parks and our neighborhoods are what make this the best place to live in Atlanta	10	0	Peter	Vanstrom	34.0279	-84.30795
Place to Preserve	36	Great neighborhoods and golf! It doesn't get much better.	7	0	Peter	Vanstrom	33.9951	-84.28698

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	37	great neighborhoods	3	0	Peter	Vanstrom	33.9947	-84.30372
Place to Preserve	42	golf and a great neighborhood. Roswell rocks	0	1	Peter	Vanstrom	34.0798	-84.39777
Place to Preserve	43	I like roundabouts that keep traffic moving.	12	0	Peter	Vanstrom	34.0687	-84.37367
Place to Preserve	44	Great neighborhoods are what Roswell is known for	0	0	Peter	Vanstrom	34.0797	-84.36204
Place to Preserve	41	our neighborhoods are the best part of Roswell	2	0	Peter	Vanstrom	34.0675	-84.41218
Place to Change	66	Create public river access at fulton county water facility.	4	3	Nathan	Sears	33.986	-84.31578
Place to Preserve	45	An Economic Development leader in Roswell would be a great person to work closely with WellStar to maximize health care potential at this facility.	3	0	Peter	Vanstrom	34.0625	-84.31917
Place to Change	107	Northbound to eastbound right turn lane needed at this intersection.	4	0	Glenn	Maggiola	34.0575	-84.3838
Place to Change	108	Create through road for connectivity from Willeo to 120, and provide parking for boardwalk.	2	0	Glenn	Maggiola	33.9993	-84.38775
Place to Change	110	Need more safe and legal parking off road for boardwalk users, and more access points to the boardwalk.	4	0	Glenn	Maggiola	34.0013	-84.38311
Place to Preserve	46	Elm Street should stay one way in order to help preserve oldest neighborhood in Roswell & prevent increased cut through traffic using Sloan St. City Council should scrap the Elm Street transportation project.	3	1			34.0156	-84.36101
Place to Preserve	30	Great recent addition to our river areas	8	0	Peter	Vanstrom	34.0056	-84.34725
Place to Preserve	39	What great history preserved at the Mill and the surrounding Vickery Creek areas.	6	0	Peter	Vanstrom	34.0111	-84.35521
Place to Preserve	203	Need to preserve the most historic street in our city. Need to cut down on traffic, trucks and speeding	0	0	G	Fasano	34.0182	-84.36337
Place to Preserve	204	A lot of history here	0	0			34.0149	-84.36321
Place to Preserve	205	Need to update and clean up Canton St businesses	0	0			34.0246	-84.36154

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	184	There needs to be a multiuse path from the intersection of Dogwood and Grimes Bridge at least to the intersection of Dogwood and Riverside. This is to allow biking on the Grimes Bridge bike lanes from downtown Roswell to the River but also in anticipation of the "south bridge" across 400 which will allow biking and walking from this area to the River and may serve as a way of getting to the Chattahoochee River trails from Big Creek Greenway by accessing the new south bridge from Raintree dr.	0	0	Scott	Long	34.0154	-84.33001
Place to Change	243	#1 area in Roswell in need of redevelopment. Needs a small plan that encourages mid-density residential -- the missing middle. We already have plenty of stacked flats and townhouses close by further downtown. This section of Rt 9 would be appropriate for cottage (bungalow) courts, duplexes, maybe even a triplex. The scale should be residential even when the use is commercial. We need to move out some of the businesses (used car dealerships) residential in-fill.	1	0	Denise	Rauch	34.0344	-84.34754
Place to Change	16	The strip malls, pay day loan and used car dealerships needs to be removed. This brings down the image of Roswell and does not contribute to the high-end growth. Propose that a town center extension of Canton Street be implemented	14	0	ryan	joyce	34.0338	-84.34869
Place to Preserve	201	Protect this street. Any residential development should be no more dense than the area adjacent. Preserve the amazing tree canopy & neighborhoods.	1	0			34.0475	-84.34715
Place to Change	250	Complete the sidewalk along Houze Road between Whitehall Way & Hembree Road to tie to the sidewalks to Hembree Springs Elem & Hembree park	2	0			34.0531	-84.34541

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	200	This parcel was part of an overlay district - it serves as a transition from low density residential to the commercial area. It has great lush buffers - front, side and back. Bring back tree buffers instead of everything sitting on the street.	1	0	Denise	Rauch	34.0468	-84.34376
Place to Preserve	117	Please Preserve the park. Improvements can be made but we do need the green space for walking.	3	0	Bon	Decker	34.0624	-84.33663
Place to Change	215	This needs to be a commercial/community area where one or two buildings are fully leased to commercial enterprises, including a restaurant possibly, with no strings attached or micromanaging of the restaurant or other business operations. Obviously needs a bond referendum which has been talked about for ages.	0	2	Scott	Long	34.0083	-84.34182
Place to Change	167	Finish the sidewalks on both sides of Old Alabama Road. This would give the residents on the edge of the Roswell/Johns Creek/Alpharetta borders access to Big Creek Park, Mt. Pisgah Church and area shopping centers.	1	0			34.0204	-84.28644
Place to Change	216	This NPS spot, known as "the shoals" to area residents, is, as a practical matter, only accessible to residents of Martin's Landing (my neighborhood) and Northcliff. Access from any other location requires elaborate and impractical methods that all have pitfalls. While i personally enjoy having essentially private access to The Shoals just for me, i feel it is wrong to keep it private and believe we need to find a way to allow a certain amount of parking here on city Right-of-way.	1	1	Scott	Long	33.9957	-84.3232
Place to Change	253	Sun Valley Connection should be cancelled forever.	3	0	Denise	Rauch	34.0511	-84.33898
Place to Change	257	Stop trying to revive the Sun valley connection plans.	1	0			34.0511	-84.33893
Scale - Exurban	26	No commercial development & residential development should be no more dense than is currently in the area	1	0			34.0523	-84.34324

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	199	Sun Valley Phase 3 should be deleted from RDOT list of projects so that we don't bring a new state road through a residential area & pay for it with our Roswell tax dollars.	3	0			34.0511	-84.34017
Place to Change	34	The city should prepare a fiscal impact analysis for development project applications over a certain threshold to quantify additional services & infrastructure costs relative to tax revenues. It is the city's responsibility to its property taxpayers to project the demand that new development places on city services, infrastructure & budget. These analyses will become an integral part of Roswell's comprehensive planning.	6	0			34.0216	-84.35869
Place to Preserve	118	Do not remove low-cost housing project. Respect the families that now live there, and be economically inclusive.	3	2	Glenn	Maggiola	34.0071	-84.35272
Scale - Town Center	33	Not a welcoming area off the interstate. Redevelop these parcels to taller commercial/office use.	3	1			34.0193	-84.31915
Place to Preserve	119	Love the Riverside Sounds concert series!	3	0			34.0061	-84.34669
Scale - Suburban	11	The city should be more involved in what Ga Power can and can't do. The industrial size power lines on hardscrabble- in the middle of a suburban residential area are horrible. This can't happen again. City needs to be specific with its vision and interaction with transportation and power companies. Also, the city promised monies from the tree fund would be used to camouflage the poles. Hasn't happened.	1	0	sally	mckenzie	34.0848	-84.39131
Place to Change	246	Need missing middle residential like cottage (bungalow) courts.	1	0	Denise	Rauch	34.0341	-84.3479
Place to Change	19	The strip malls along HBR are a complete eyesore. Propose that this area be redesigned which promotes a community look for business and signage. Examples include the design standards established in PTC. As another gateway to Canton Street this should reflect the character of Roswell, not a line of strip malls	18	0	ryan	joyce	34.0279	-84.33518

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	36	Inasmuch as the City's paramount Constitutional duty is the protection of "person and property" of Roswellians, our "Transportation" / Mobility policies need to first and foremost be measured in terms of their impact on the desired character the community and the quality-of-life of all residents. There is no Constitutional mandate for Roswell to place a higher priority on facilitating cross-jurisdictional traffic on local streets and roads!	3	1	Richard	Arena	34.0241	-84.35762
Place to Change	21	Pass-through traffic likely to stay on state routes when they provide faster, more reliable trip times than cutting through local neighborhoods and the HD. This can be accomplished by minimizing stops by grade separating key intersections.	4	1	Richard	Arena	34.0459	-84.36041
Place to Change	254	Sun Valley Mixed Use or The Catherine Apartments as that is the only thing built is a case study in everything we do wrong with our Mixed Use projects, including not requiring at the same time construction and opening of the commercial and residential portions of the project. See Alpharetta's rules on Mixed Use. The Catherine (aka San Quentin) - why are the designs getting uglier after they go through our design process? Something definitely was lost in translation here.	1	0	Denise	Rauch	34.0493	-84.33901
Place to Preserve	69	Gorgeous wetlands area that needs protection and official designation as a city park.	7	0	Nathan	Sears	34.0338	-84.32027
Place to Preserve	73	Need to preserve the remaining tree canopy at East Roswell Park. Use previously disturbed area but do not expand into any forested areas.	4	0	Nathan	Sears	34.0035	-84.29727
Place to Change	149	Gotta do something about this prematurely abandoned retail space. Can the city somehow connect this parcel to eves road and the seven branches park which lacks (and hopefully will always lack) parking? There is a wide pedestrian path already on most of the south side of Holcomb.	0	1			34.0001	-84.28215

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	146	Keep city hall area as natural as possible, but add parking for Canton Street.	0	0	Catherine	Flynn	34.0236	-84.3587
Place to Preserve	206	The historic district should be changed very little. The area is the reason many love living and playing here. Increasing scale, be it homes or urban development would be killing the goose that laid the golden egg! Parking for the area could be a deck built at the government center with an over the street walk way connecting the areas. Making Canton Street pedestrian only with outdoor dining and shopping might make the area wildly popular.	0	0	Beth	Kiefer	34.0249	-84.36141
Scale - Urban Development	22	The HBR area would be great for a cluster of mid or high-rise office space. Including a little green space with a walking trail around the property and a few restaurants would surely be a draw for tenants.	0	0	Beth	Kiefer	34.0236	-84.32948
Place to Change	258	PLEASE coordinate the stop lights in this area. And all along Hwy 9. They are so ill coordinated I sometimes wonder why we don't have complete gridlock. Throughout our large metropolitan area which has revenue from many, many different taxes, and traffic as the number one complaint, uncoordinated red lights is a TRAVESTY!	0	0	Beth	Kiefer	34.0374	-84.34333
Place to Preserve	207	Please remember that people live just outside of the historic district. And we moved here for the peaceful, older residential area it was / is.	0	0	Beth	Kiefer	34.0228	-84.36314
Place to Preserve	97	Great spot, but Cobb County residents take up all the parking!	0	0			34.0664	-84.40375
Place to Preserve	100	The arts center here (specifically for clay) is a unique community resource to be protected and supported.	7	0			34.0633	-84.40307
Place to Preserve	147	Keep the square and historic area as is and natural with the tree coverage.	0	0	Catherine	Flynn	34.015	-84.36327
Place to Preserve	148	Keep the mill area as is	0	0	Catherine	Flynn	34.013	-84.35937

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	149	Keep the trail and river area as natural as possible. Might need to get sediment out of the river periodically. I like the idea of adding some gathering areas by the old sand place.	1	0	Catherine	Flynn	34.0009	-84.36749
Place to Change	38	Need an innovative parking solution.	8	0			34.0017	-84.36294
Place to Change	241	This past Spring, Roswell code enforcement approved commercial structures (both in size and appearance) on a residentially zoned piece of property (11524 Bowen Rd.) These structures were erected on the property and the home was gutted for a business office directly behind the residents on Sussex Court of Waverly Hall. When neighbors reached out to Jackie Deibel and other Roswell code enforcement government employees, there was no explanation given and attempts to reach Jackie were to no avail	2	23	kelle	mceneteg	34.0583	-84.40041
Scale - Urban Developm ent	10	This area needs to be redeveloped with office buildings or live work play area.	2	1	Catherine	Flynn	34.023	-84.32504
Place to Preserve	150	Don't need the new Big Creek Parkway as currently designed. It would have been a good idea as previously designed, but it's just going to destroy some wetlands with no real impact on traffic as it is currently designed.	0	0	Catherine	Flynn	34.0331	-84.31847
Place to Preserve	151	Great trails and fields and arts center. Keep as is.	1	0	Catherine	Flynn	34.0028	-84.29677
Place to Change	125	Please look at improvements to Scott Road which will help slow down vehicles and improve the roadway. The 60' road could handle the same 5 lanes with bike lanes if you reduce lane widths. Could also add raised median to improve safety.	2	0	Chris	Haggard	34.0078	-84.29423
Place to Preserve	133	Preserve as a natural space with some limited improvements. Please NO baseball fields, tennis courts, or high density recreation facilities.	7	0			34.0628	-84.4077
Place to Change	130	SIDEWALKS!!!!	3	0			34.0059	-84.35329
Place to Change	132	Need Bike lanes	2	0			34.0085	-84.35507

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	158	Big Creek Park needs to be preserved.	2	0			34.0249	-84.31123
Scale - Town Center	54	We need a East Roswell town center. All but one store in this center is vacant.	0	0			33.9995	-84.28301
Place to Change	45	This area could make a fantastic new park! In the short run, a low cost solution could be to simply remove the gates, cut the grass and allow families to enjoy this space.	5	0	Jason	Frazier	34.0659	-84.37236
Place to Change	178	Correct inadequate stormwater drainage	0	0			34.0784	-84.38124
Place to Change	109	Need more safe and legal parking needed for this end of the boardwalk.	4	0	Glenn	Maggiola	34.0017	-84.37092
Place to Preserve	32	Connecting this great park to the river corridor is fantastic. The river side from Willeo and Timber Ridge on the west side to East Roswell Park on the east side is a special bike and walk paradise few cities have. All the neighborhoods and natural areas along the way make it a great place to live. It's like living in the country within a major metropolitan city.	5	0	Peter	Vanstrom	34.0003	-84.296
Place to Change	115	Please consider pitching this to Aldi or Trader Joe's etc. rather than paving more current green space at the corner of Eves and Holcomb Bridge.	2	0	Cristine	Schulz	34.0037	-84.29253
Place to Preserve	93	Roswell has been known nationally for its grand homes for 120+ years. Preserve these homes in an accessible way. Also maintain the smaller historic housing stock adjacent.	1	0			34.0154	-84.36676
Scale - Town Center	32	Town center scale. An appropriate place for taller buildings and office/commercial activity	0	0			34.0255	-84.32427
Place to Change	111	Seems empty all the time. The roads are too narrow and it's very difficult to for people to turn left or right, when there's a lot of traffic.	0	0	Surapong	Khankiew	34.0163	-84.36264
Place to Change	112	Could be designed better. Maybe level the ground a bit so children can run around without rolling into the metal fences. Feels like wasted space at the moment. Could also be used to hold monuments of Roswell founders and community leaders.	0	0	Surapong	Khankiew	34.0149	-84.36303

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	54	Keep neighborhoods seperated from thru traffic paths. The increase in traffic going both ways on King Rd is dangerous.	1	0			34.0734	-84.38298
Place to Change	9	Need to encourage change to current site plan which calls for apartments to be a more vertically integrated mixed-use with expanded community gathering areas.	9	0			34.0004	-84.28153
Place to Preserve	48	Canton Street is one of Roswell's most distinct assets and should be preserved. Its historic charm, restaurants, coffee shops, art galleries, little stores, old houses and walkability make Canton Street one of the best-kept secrets in the metro area.	6	0	Aixa	Pascual	34.0202	-84.35904
Place to Preserve	50	By far the best school I've ever worked with. Great teachers & both of my children love going there!	2	0	Jason	Frazier	34.0712	-84.36346
Place to Change	44	I'd like to see our schools leading by example by utilizing recycle bins, solar panels on awnings/covered sidewalks, etc.	3	1	Jason	Frazier	34.0711	-84.36419
Scale - Suburban	5	A lesson from the current Covid-19 epidemic is the correlation between density and infection/death rates. With 30 to 60K dying annually from the season flu, and who knows if Covid-19 won't become an annual threat at some level as well, the last thing Roswell needs from a health perspective is greater density. Zoning changes plus Roswell's propinquity to Atlanta has elevated land prices in Roswell. Given the health realities, there is ample justification to change the zoning back.	5	3	Richard	Arena	34.0308	-84.35085
Place to Preserve	51	Great solar panel project!	2	1	Jason	Frazier	34.0156	-84.36428
Place to Preserve	1	Live-Work-Play concept. Vickers Community is great example	2	13	ryan	joyce	34.0231	-84.36183

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	78	Investigate new bridge crossing and connection of Old Alabama (or Martin Rd) to Roberts Dr to relieve congestion at Riverside/Azalea/Rt 9 intersection and to provide greater mobility between East and West Roswell as well as access to SR 400 at Northridge and connectivity to surrounding communities.	2	8	Sam	Wade	34.0046	-84.3311
Place to Preserve	68	Preserve both Dotsie Garner park AND work to preserve and restore the 1850s farmhouse that was the Lick Skillet restaurant. This once popular dining destination has fallen into disrepair, but with the new hotel could once again become a great spot especially coupled with the development of a park and trail system here which would allow easy access. Great opportunity for MTB trails here.	2	0	Nathan	Sears	34.0444	-84.32147
Place to Preserve	67	Understand there is plan for Old Ellis Extension. This roadway needs to incorporate the Foe Killer Creekway into the plan and be sensitive to the surrounding creek environment. This is a beautiful area all along the creek and the currently wooded areas should be preserved as much as possible. The retention ponds offer wildlife opportunities similar to Big Creek's ponds.	3	0	Nathan	Sears	34.0489	-84.33139
Place to Change	106	Improve road to provide connectivity to Litchfield Hundred and Cox Rd.	1	0	Glenn	Maggiola	34.1038	-84.39035
Scale - Urban Development	11	Redo this whole area with tall buildings and live work play setup. It needs to be completely redone.	6	0	Catherine	Flynn	34.02	-84.32302
Place to Change	143	While the vast majority of the Cox Road corridor is comprised of Roswell residents, the intersection of Cox Road and King Road is in Milton. Because this intersection is such an important intersection for almost all the Roswell residents, in this area, I hope we can find a way to work with Milton, in order to get a ROUNDABOUT here. It's perfectly suited for one.	2	0	Thomas	Hopkins	34.09	-84.37907

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	59	The Chattahoochee Nature Center is an amazing (yet undervalued) amenity for the City.	3	0			34.0019	-84.38152
Place to Change	164	Better marketing of existing programs.	3	0	Chris	Rooker	34.0004	-84.29703
Place to Preserve	152	Keep as much green space as possible, why build on such unsuitable land, it's a great place to create more trails.	3	0	Catherine	Flynn	34.0073	-84.30045
Place to Change	54	This is stupid to have this tiny strip of Johns Creek projecting into Roswell. Make it Roswell or Johns Creek and avoid jurisdictional issues.	2	1	Stuart an	Moring	34.0188	-84.28145
Place to Preserve	98	Adult recreation center and playing fields are great features of Roswell	0	0			34.021	-84.34841
Place to Change	158	Opportunities to increase public art at Don White Memorial Park, building off of Ask the Fish sculpture. Use Atlanta Beltline as an example for additional public art installations. Underpass can be vibrantly painted with murals, for example.	3	0	Scott	Hitch	34.0101	-84.33259
Scale - Exurban	1	Would love to see this become a part of RAP when the new Crabapple Middle School is completed. This would also provide another entrance/exit to RAP and help with traffic flow during peak hours (especially during summer when programming)	9	0	Meg	McClanah	34.0402	-84.36393
Place to Change	60	This area yields itself well to create a designated arts area - artist collectives, co-work space, public art.	5	0			34.0185	-84.35822
Place to Change	62	Finish the sidewalk please!!!	8	0	Celeste	Dickinson	34.0257	-84.37292
Place to Change	63	The farmers market should be a greater focus. Easier to access from Canton street, more signage, etc.	5	0	Celeste	Dickinson	34.0229	-84.35891
Place to Preserve	60	It's exciting to see the Square being utilized by residents more frequently during these current times. Continued focus on the square would help this area to thrive - which then can help the businesses around the square thrive.	3	0			34.0152	-84.36277
Place to Change	80	We moved to Roswell partially due to the great schools. However, the school ratings I have seen have steadily declined over the last 10 years from above average to average at best.	2	1			34.0588	-84.33673

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Scale - Exurban	4	this needs to be developed into a park, but nothing more	4	0			34.0079	-84.3014
Scale - Town Center	16	This needs to be a town center development for East Roswell	8	0			34.0034	-84.29355
Place to Preserve	104	A great park for soccer and the kids in Roswell	4	0	George	Stokes	34.0308	-84.35884
Place to Preserve	3	This shopping center is a great example of redeveloping old strip malls into an attractive destination space	11	0			34.0192	-84.31291
Place to Preserve	177	preserve the old hog wallow park, establish a trail along the creek for its entirety. Kill the privet and ivy.	0	0	Gus	Hadorn	34.0177	-84.34959
Place to Change	92	It's my understanding that the City owns this property. Let's invest in turning this into a recreation complex (i.e. soccer or tennis, etc.) which will be able to support tournaments that can be a strong economic driver. See https://www.bizjournals.com/denver/blog/finance_etc/2016/06/youth-soccer-tournaments-expected-to-pump-millions.html	3	1	George	Vail	34.0674	-84.37215
Place to Change	88	This building sticks out like a sore thumb. Has none of the historical or small town feel of Canton street. A fine building but not in this location. Very disappointed in the City allowing this to be built here.	14	1	George	Stokes	34.0309	-84.36171
Place to Preserve	105	A great addition to the historical feel for the city.	5	0	George	Stokes	34.0301	-84.35727
Place to Preserve	55	Better sidewalks heading down to the Covered Bridge are needed and more signs around the Mill Village. Signs also needed around the Old Mill Lark so visitors know where to go for waterfall, trails etc. We have such a treasure here, some little changes can make the area even better!	3	0	Matt	Fredenbe	34.0141	-84.35973
Place to Change	39	Need an improved intersection (not the currently proposed solution from RDOT) that effectively accommodates left and right-hand turns and discourages speeding through this area. Too many accidents to date here due to ineffective design/timing of signals.	9	0			34.0051	-84.35037

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	46	The Oxbo project is an unmitigated disaster that is indicative of RDOT's inability to design anything well or cost effectively	3	2	J	Y	34.0147	-84.36336
Place to Preserve	52	The "Historic" Gateway is an exercise of incompetent and thoughtless design. It will not improve traffic flow nor will it improve safety.	1	3	J	Y	34.0062	-84.35327
Scale - Urban Development	5	Let's focus development on the East side of SR400 in cooperation with Kimberly Clark's Innovation Center to move traffic away from Holcomb Bridge Road.	1	1	George	Vail	34.0252	-84.31983
Place to Preserve	58	Roswell Area Park is a treasure to be preserved; any changes or "enhancements" should be very carefully considered.	11	0	Stuart an	Moring	34.0366	-84.36504
Place to Preserve	47	This round about is GREAT! Signage may be a candidate for improvement but the function of roundabout is phenomenal.	8	0			34.0593	-84.34642
Place to Preserve	38	Our own river rapids. So pretty	6	0	Peter	Vanstrom	34.0023	-84.33006
Place to Change	47	Bike lanes, walking path, and better non vehicle connectivity between the river, square, and Canton Street is needed.	10	1			34.0086	-84.3573
Place to Change	49	Put in a sidewalk please on hembree!! Dangerous to walk or bike there	5	0	Robin	Reid	34.0727	-84.35011
Place to Change	48	Better connectivity between the hiking trails in the National Recreation area and the square is needed. We have a unique feature that draws people from all over the metro area. With bridges, additional trails, or other walking paths we could connect these visitors to shops and restaurants and revitalize the historic square.	6	0			34.0123	-84.35944
Scale - Suburban	4	Should not mimic the height and mass of Vickers, small scale future (re)development fits with the character of the neighborhood. The small lot size also calls for a small building footprint and height. Would NOT like to see this redeveloped as residential.	13	2	Meg	McClanah	34.0314	-84.36148

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	42	<p>There is currently a building under construction. This was designed to be an apartment with the live-work-play model. Members of the City Council voted against this and now the developer is constructing a storage unit.</p> <p>This is a waste of valuable real estate and does not aid in increasing home values or bringing any sort of value to the area. Bring back the apartments</p>	3	3	ryan	joyce	34.0198	-84.35719
Place to Change	37	<p>Although I think the "thumbs down" sign is not appropriate in this context, RHA is in the process of rehabilitating 70-year-old structures/housing. In concordance with the RAD HUD program, a development partner is being sought (RFP/RFQ has been issued) to revitalize this property.</p>	4	0			34.0177	-84.35535
Place to Change	59	<p>Would love to see more utilization of Barrington (as appropriate.) Having the walls opened up and vegetation cleared has helped tremendously for visibility, now is a great time to figure out how to get more residents passively using this area. Enhanced gardens around the property.</p>	9	0			34.0125	-84.3635
Place to Preserve	49	<p>No more parking on Canton is needed. With uber and lyft there is little need to worry about parking. Of the dozen or so times a month we go to Canton St we bring our kids once a twice (Alive at 5). The parking lot by Roswell United Methodist provides free parking as well as Young Life on the north end.</p> <p>The valuable real estate on Canton should be reserved for shops and restaurants. With that in mind, the parking lot next to lpps can be used much more efficiently than a parking lot.</p>	8	3	ryan	joyce	34.0305	-84.36097
Place to Change	53	<p>Intersection at Shallowford is awkward and likely to cause accidents.</p>	0	0	Stuart an	Moring	34.0268	-84.39623

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Scale - Town Center	15	This is another example of an area where the leaders of Roswell need help. We need to bring in Economic Development experts to help us re-invent our potential town center areas. Ideas that are new, fresh and outside of the norm are going to be what brings Roswell to the forefront of suburban development and redevelopment. To follow up with these ideas we need a paid Economic Development post.	4	0	Peter	Vanstrom	34.035	-84.34322
Scale - Exurban	3	Would love for this area to become a park with a public access to the Hembree Spring for fishing, walking, or just enjoying nature. I learned during quarantine just how important it is to have public parks accessible.	4	0	Jessica	Ferrera	34.0594	-84.35839
Scale - Suburban	8	Having residential close to town centers increases walkability -- don't overdevelop out into neighborhoods.	1	0	Michelle	Vincent	34.0277	-84.36839
Place to Preserve	16	This parcel should stay zoned Civic or something similar after CMS moves to it's new location.	13	0	Meg	McClanah	34.0402	-84.36429
Place to Preserve	56	Add fruit trees (such as peach, apple, berries) in public parks for everyone to pick and eat. Add to existing spaces in parks, along Canton St, etc. Begin to transform green spaces into gardens, free food spaces. It's a concept taking off in larger cities around the world.	4	1	Sacha	Goodson	34.0233	-84.35865
Scale - Town Center	18	This is clearly a town center; traffic patterns should be re-oriented to accommodate that rather than try to achieve a mixed bag of major arterials and urban development.	2	0	Stuart an	Moring	34.033	-84.34327
Place to Change	61	This community needs more visibility within the historical showcasing of Roswell.	5	1			34.0194	-84.35891
Place to Change	33	I am not saying our schools are poor. Not by a long shot. But, I'd like to see a bigger community emphasis on making them even stronger. Our home values and tax base is stronger with outstanding schools.	3	0	Peter	Vanstrom	34.0068	-84.29078
Place to Change	51	this needs to be a community destination site in East Roswell. This needs to be a place where community can gather and is not used for more residential areas	2	0			34.0043	-84.29312

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	53	this park is an avenue to the river and filled with wooded wildlife and the best disc golf course in the area	3	0			33.9992	-84.29552
Place to Change	6	Lots of pedestrian traffic to Connexion shopping center, not a lot of crosswalk options here. Quite a bit of jaywalking across a very busy road	14	0			34.0186	-84.31357
Place to Preserve	132	Holcomb Bridge Road in this area needs to remain a green space. It is in danger of becoming the new Buford Highway. Part of the coolness of that entrance to Horseshoe Bend is a continuation of the trees from the subdivision. That corner is busy enough without further commerce. Economic development could include using the empty spaces further down on Holcomb Bridge on 140.	2	0	Iris	McIlvaine	34.002	-84.28731
Place to Change	119	These two shopping centers are very disjointed. I would love to see redevelopment here with a focus on access. I have seen businesses die here because of the lack of proper access.	2	0			34.0383	-84.3453
Place to Change	118	Would love to see this shopping center activated and a better use of the large acreage at a critical intersection.	1	0			34.0367	-84.34201
Scale - Town Center	38	This area could serve as a great town center that would bring life into this shopping center that is choked from lack of access.	5	0			34.0385	-84.34503
Place to Change	134	Bike lanes	1	1			34.0277	-84.39049
Scale - Urban Development	6	The Holcomb Bridge/400 interchange is probably the main east/west gateway interchanges in N. Fulton. The development around it should reflect that. MARTA will eventually wind up extending here - the commercial infrastructure should be in place once that takes place.	4	1	Andrew	Walsh	34.0229	-84.32551
Place to Preserve	74	Multit-use trail connection through here that is scenic destination trail. Option for MTB, etc. that preserve the overall natural area but provides access and recreation. We need to capitalize on this area as much as possible by creating a destination that will be utilized by outdoors enthusiasts of all kinds.	7	0	Nathan	Sears	34.0077	-84.30119

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	121	While the education provided at RNE is fantastic and the scores have improved over the years, the exterior at a minimum needs a facelift. I would gladly pay more taxes if I knew the money stayed in Roswell and did not go to the southern portion of FCSS. In addition, there needs to a better partnership between FCSS and Roswell Parks and Rec. There are disagreements regarding maintenance of certain asphalt areas and this can be improved through an improved and active partnership.	2	0	ryan	joyce	34.0377	-84.36839
Place to Change	116	A performance space such as a theatre or amphitheater would be well-used in this area. There are public and private school groups as well as non-profits which need local venues to give our residents, especially youth, a place to perform. What a great way to build community.	1	0	Cristine	Schulz	34.005	-84.29257
Place to Change	117	Please edit the map to reflect that this space, once green, is now clear cut for another building, despite being surrounded by abandoned developed properties.	1	0	Cristine	Schulz	34.0016	-84.28632
Place to Change	77	This property needs to have some economic incentives assigned to it. There are a lot of uses that might be brought to the area if there were some tax incentives put in place.	1	0	Patricia	Thorpe	34.0008	-84.2817
Place to Change	82	I would love to see some thought be out into a dekalb farmers market style shopping area with boutique sellers and restaurants. Something similar to the Yellow Green Market in Hollywood FL. This would draw traffic as a destination point in atlanta.	5	0			34.0006	-84.28162
Scale - Town Center	37	This property could be a gem for recreation (aquatic center) or performing arts (music, theatre, dance) which would build a sense of community and generate tax revenue.	0	0	Cristine	Schulz	34.0008	-84.28187

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Scale - Town Center	10	Office space and retail can no longer be the main focus as we look to develop this important area. We need to bring in Economic Development experts to help educate our city leaders as to what our current options are. And then we need an Economic Development leader in Roswell who can lead the charge for attracting the right businesses. We need to be thinking outside of the box and be a leader in these changing times.	10	0	Peter	Vanstrom	34.0181	-84.32126
Place to Preserve	124	Son of our founder's home. Must stay preserved at all cost.	2	0	Tony	Lay	34.0131	-84.36343
Place to Preserve	122	Wonderful area, should not be touched for anything other than why it was created.	0	0	Tony	Lay	34.013	-84.34954
Scale - Exurban	6	Close knit community, needs no more development except for another exit road. Only has one, so doing closures of Azalea Drive, residents can't get out.	0	0	Tony	Lay	34.0042	-84.35813
Place to Preserve	123	Very important to preserve.	4	0	Tony	Lay	34.0302	-84.35694
Place to Change	120	Azalea needs a turn lane.	2	0	Tony	Lay	34.0019	-84.35925
Scale - Town Center	20	Same as along the other side. Such amazing opportunity here for something UNIQUE and CREEK FACING! We MUST require and redevelopment here to be creek facing and to incorporate the creek and the trail into their designs. PLEASE LOOK at the beltline and how they have oriented the development to the trail. This is our one beltline opportunity in probably the entire city where we can have the chance to marry nature, trails and commercial and dense residential. Really a unique opportunity.	1	0	Nathan	Sears	34.0307	-84.329
Place to Preserve	64	Old Riverside Road and all of this wooded area needs to be preserved and protected from any development. The only thing I would like to see is possibly some river access here at the water treatment site. We are missing out on the best part of our river and need to increase people's access to the river and connection to it.	5	2	Nathan	Sears	33.9866	-84.31767

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Scale - Town Center	24	Opportunity for Mixed used development here. Needs to connect to surrounding area and residential areas. Similar to the former target area this is another opportunity for a small mixed use area.	0	0	Nathan	Sears	33.9907	-84.27387
Place to Preserve	82	A cool opportunity for the city to enhance the retention pond into a usable amenity for the community. Adding trail connectivity to connect to the Groveway community. See city like Greenville who has wooded trails running along their Creek through downtown.	2	0	Nathan	Sears	34.0222	-84.35742
Scale - Town Center	30	Mixed use opportunities with office. Area already includes hotel, but adding office and other commercial opportunities with even some residential as options. Avoid stacked flat apartments as needs to be truly mixed use area.	2	0	Nathan	Sears	34.0187	-84.31954
Place to Change	65	Create public river access at the Fulton County owned property.	2	0	Nathan	Sears	33.976	-84.28927
Scale - Exurban	5	keep as large single family estate	2	0	Nathan	Sears	34.0619	-84.34014
Scale - Urban Development	4	opportunity for dense development close to highway getting lower as you go towards old Alabama	5	1	Nathan	Sears	34.0195	-84.3242
Place to Preserve	66	Waller park is wasting away. It is crumbling and there seems to be little interest in investing any funds in the park. The city needs to partner with orgs that want to help like Roswell Creekways and they need to start investing in this area and connecting it with trails to surrounding community. Preserve the history, restore the natural environment and connect to the community.	3	0	Nathan	Sears	34.019	-84.35196
Scale - Suburban	6	Need to keep currently suburban areas suburban. Need to focus on rehabbing and redeveloping our commercial areas into more modern and mixed use areas.	1	0	Nathan	Sears	34.0299	-84.29478

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	78	specifically the wooded area behind the historic homes. Obviously we want to preserve the houses, but a big missed opportunity occurred when the city did not protect the large woods behind the homes. Some of the woods remain and are city owned, but need to be protected.	1	0	Nathan	Sears	34.0147	-84.36839
Scale - Town Center	27	One of the most underutilized areas in the whole city. Has great access to multiple major routes. Could be developed in great way to complement the nearby downtown area. Look at how wonderfully Avalon is complementing Alpharetta's downtown area and they are now connected with the Alpha Loop section. A similar, if smaller in scale vision could work in this area.	8	0	Nathan	Sears	34.0363	-84.34147
Place to Preserve	90	Preserve this area. Excellent hiking trail that serves as a connection for the communities. Would be great to open this access up to more of Roswell rather than just those in the apartments and Spring Ridge neighborhoods.	3	0	Nathan	Sears	34.0149	-84.29545
Scale - Town Center	23	Critical mixed use area. With awesome surrounding amenities (schools, library, parks) this area can definitely be a destination, but it needs to be unique and feed into these surrounding areas in a natural way. The barrier of HBR will need to be overcome, but suggested pedestrian bridges, etc. may be a way to do this.	5	0	Nathan	Sears	34.0047	-84.2943
Place to Preserve	61	Big Creek park needs permanent preservation as a passive park with hiking and mtb and biking as the core. Some play areas or a picnic area could be added, but not much beyond that is recommended. If anything would like to see expansion of the current walking options with a connection across Big Creek to the walking trail in Alpharetta from the Big Creek parking area. Need to also provide access to the wetlands	8	0	Nathan	Sears	34.0271	-84.31055

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Scale - Town Center	22	All these shopping centers along hwy 9 need to be redeveloped into mixed use, bike freindly locations. Think of ways to pull the trails off of the main road and closer to the businesses. No residential ONLY garden style apartment buildings should be allowed. Retail first floor with apartments on top, townhouses, etc. are best. One option for creating affordable house would be offering first floor apartments as a trade for one floor of apartments to be affordable house.	1	2	Nathan	Sears	34.0494	-84.33887
Place to Preserve	70	This is a great area for the potential expansion of a park and a trail that would provide excellent connections in the community. Do NOT let this get developed	9	0	Nathan	Sears	34.0637	-84.33269
Place to Preserve	72	Concerned with residential development along Riverside. Need to ensure that houses are discreet and off the roadway as much as possible. Should require as much of the tree frontage along the street to remain undisturbed.	6	0	Nathan	Sears	34.0118	-84.33619
Place to Change	64	Need multi-use trail access that connects the Riverwalk to Eves Road Multi-use trail. Should have overlooks, etc. that show off the amazing views of this highly scenic area of Chattahoochee. May be the most scenic section of the river in our community.	7	2	Nathan	Sears	33.9965	-84.3235
Place to Change	70	Need buffered or protected bike lanes OR at minimum 5 foot wide bike lanes. The standard 4' bike lanes will not be enough on this road. Riverside is high speed traffic even after the speed limit change and the volume of traffic is too much for standard 4' bike lanes given the volume of bike traffic.	9	0	Nathan	Sears	34.0082	-84.34307

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	81	Preserve wooded areas, but improve the trails in this area to create a clear primary multi-use route that connects all of these major destinations from Canton Street, Smith Plantation, City Hall, Library, Arts Center. Right now the trails are open and confusing and unclear if OK for bikes or not. should be integrated into fabric of the network rather than seperated from the main sidewalks, etc. as it now feels. See Alpharetta's city hall surrounding area.	7	0	Nathan	Sears	34.0237	-84.35992
Place to Preserve	83	Would like to see this area preserved and opened for recreational access. Particularly river access put in/pull out.	4	0	Nathan	Sears	33.9759	-84.28879
Place to Preserve	84	Historic ruins sit on the opposite side of the creek from the park trail. Need to remove invasive species and preserve this piece of Roswell's history. This is the Oxbo Pants factory location before it burned and was moved to Hill St.	1	0	Nathan	Sears	34.0179	-84.35308
Place to Change	69	Open Dotsie Garner Park and create the voted and approved Foe Killer Creek trail. Project was funded and ready to go but was pulled due to possible Old Ellis Ext. Need to include the trail project in the Old Ellis project. Would be excellent amenity in the area.	2	0	Nathan	Sears	34.0443	-84.32079
Place to Change	68	This area has massive potential to be a beltline type redevelopment. HIGHLY encourage inclusion of affordable housing in any projects. Any developments near HBR/400 that also border BIG CREEK must include creek/trail focused development that includes mixed use properties that face the creek and a new trail. HUGE opportunity for unique destination. See what Alpharetta is doing with Alpha Loop, 360 Tech Park and North Point redevelopment	2	0	Nathan	Sears	34.0265	-84.32367

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	80	Mimosa Blvd. needs to be protected and restored. With the new Oxbo road connection the city NEEDS to invest in traffic calming on this street as well as bike and pedestrian facilities. The street needs to get to 25 mph and maintain the quiet and scenic historic nature. The current setup of 4 lane widths (2 travel lanes and 2 parking lanes) is not appropriate for the historic nature and is not conducive to the goals of preserving and enhancing this corridor.	3	0	Nathan	Sears	34.0191	-84.36324
Place to Preserve	92	small scale more affordable housing types	1	0			34.027	-84.35024
Place to Preserve	94	Crucial and difficult to preserve this area where two state highways come in. Roswell's first center of commerce and the original planned section of town. The colonists planned this area carefully	0	0			34.0151	-84.36315
Scale - Town Center	28	The connexion plaza has developed into a great destination but would love to see a vision to grow this area into something more mixed use. The area is still a strip mall with large surface lots that are underutilized given its location close to GA400. Office and other commercial and potentially even residential options should be considered.	3	4	Nathan	Sears	34.0194	-84.31379
Place to Change	83	This is a great place to visit, but parking is so insufficient we no longer bother trying. Addition of a parking deck within walking distance of this area would help greatly.	1	0			34.0139	-84.35905
Place to Change	85	With the addition of, what I believe has been mentioned before in the community, something such as an indoor activity center, this could really enhance the quality of life for the current residents of East Roswell and surrounding areas. An indoor rec center with indoor soccer, lap pool, rock climbing wall, etc would be a much loved addition to what Roswell has to offer to entice new developers and residents.	6	1			34.0047	-84.29282

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Scale - Town Center	14	This is another example of an area where the leaders of Roswell need help. We need to bring in Economic Development experts to help us re-invent our potential town center areas. Ideas that are new, fresh and outside of the norm are going to be what brings Roswell to the forefront of suburban development and redevelopment. To follow up with these ideas we need a paid Economic Development post.	8	0	Peter	Vanstrom	34.0371	-84.34222
Place to Preserve	101	Keep this green space	6	0	Patricia	Thorpe	34.0284	-84.31036
Place to Change	79	This stretch of land is closed businesses & should be developed & utilized for either commercial or recreational purposes.	2	0			34.0658	-84.31595
Scale - Town Center	34	This area across from Canton St will be a good area to redevelop (as is already in progress in some areas) as mixed use town center / urban, as a counterpoint to the preserved nature of Canton St proper.	1	1			34.0278	-84.35734
Place to Change	73	Incentivize redevelopment along this area, so that the small parcel owners have economic incentive to sell and this can be redeveloped appropriately for commercial and office. Restaurant doesn't work due to the school, and parcels are too small & expensive for individual office. Used car dealer gives high economic return so there is no incentive to sell.	8	1			34.0345	-84.34698
Place to Change	86	Improvements to Waller Park Extension are nice. However, some of them were a waste of money. Why spend money on brand new covered bleachers on a field that is predominantly used for adult softball....played at night, with very few people in the stands? Why can't these types of improvements be done at places like Hembree Park & Roswell Area Park that are utilized during the day with a lot of people in the stands?	0	1			34.0206	-84.34958
Place to Change	89	This could be a great space for the city but due to high traffic is not well used. Changes to traffic flow to make this more walkable would be great.	4	0	George	Stokes	34.0151	-84.36332

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	108	Great Park	3	0	George	Stokes	34.0639	-84.40565
Place to Preserve	102	There have been a number of attempts to rezone the boundaries of this area with higher density housing. Such encroachments would ultimately destroy the unique tranquility and beauty of this area. The same applies to many other Roswell residential neighborhoods... though more subtle than in-town landmarks, it is really the nature of these neighborhoods that make Roswell a uniquely great place to live.	7	0			34.0569	-84.3518
Place to Change	84	Waller Park building & baseball field need to be renovated or used for something different. As our kids grew up in Roswell Parks & Rec programs, seeing Waller Park on the schedule was disappointing because they old facilities that are not well maintained.	3	0			34.02	-84.3531
Place to Preserve	103	A unique asset for Roswell	10	0	George	Stokes	34.0379	-84.36532
Place to Preserve	106	Really a great spot in Roswell.	2	0	George	Stokes	34.024	-84.35968
Place to Preserve	107	Great space for youth sports	0	0	George	Stokes	34.0202	-84.34791
Place to Preserve	109	The City should consider to purchase this 25+ acre green/ open space and make it a public park.	5	0	George	Vail	34.0592	-84.36034
Scale - Town Center	29	With the new Big Creek Parkway and Kimberly Clarke moving to open up their office space to other tenants the city should work with them on potentially creating a mixed use office park that could support restaurants and other commercial services that would benefit their tenants and with the new road and proximity to Big Creek Park it would serve as a destination for visitors and nearby residents as well. Could be a unique opportunity for KC and Roswell.	3	1	Nathan	Sears	34.025	-84.31607
Place to Preserve	91	Maintain Big Creek! Such a great area to have in eastern Roswell.	11	0			34.0259	-84.31127

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	86	The Old Mill Waterfall is a huge asset for the city, but it needs management. The city takes a way to laissez faire attitude with the park. People should be allowed to swim and enjoy the area and that makes it unique, but a staff presence needs to exist especially on busy weekends in the summer. Emphasis on education regarding proper stewardship. Improving ease of access to the base of falls with steps, etc. would help. Need to reduce trash problems and illegal activity.	1	1	Nathan	Sears	34.0131	-84.35547
Place to Preserve	110	The purpose of Old Mill Park is to celebrate the origins of Roswell and to visit the historic/ cultural resources and hike the area. There should not be allowed public swimming/ wading as there is no lifeguard (drowning is the 2nd leading cause of accidental death among children 1-14) the area is very dangerous and results in a large expense to the City with an on average 15+ emergency response calls every year ranging from falls, water rescues, traumatic injuries, etc.	0	1	George	Vail	34.0128	-84.35562
Scale - Urban Developm ent	1	This vacant Target could be redeveloped for other commercial/office uses	6	2			34.0003	-84.28233
Place to Change	96	This is a great opportunity to provide another connection with a small foot bridge below the sewer pipe which will safely connect Roswell's trail to the NPS trails.	0	0	George	Vail	34.0152	-84.35406
Place to Preserve	111	The Historic Mill Village is a fantastic neighborhood, let's continue to preserve and protect it from traffic, bad planning and RDOT impacts!	2	0	George	Vail	34.0146	-84.35841
Place to Change	95	Currently there is only a small wooden picket fence separating the trail/ path from distracted drivers/ traffic accident that could potentially injure multiple people. Please install an appropriate guard rail (heavy wooden, not the typical steel) that would provide protection.	3	1	George	Vail	34.0017	-84.36578

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	55	Opportunities with the historic homes to make them an engaging and current (while respecting the historical aspect) location in Roswell. Increased art opportunities as well as highlighting the natural elements of these properties.	4	0			34.0156	-84.36603
Place to Change	97	The City opened a section of wall, but unfortunately did not build an adequate fence. This does not conform to City ordinances and is very dangerous if a young child would accidentally fall of the edge for a 10-15 drop to the sidewalk and traffic below! Tear down the walls (this is not a castle) and add an appropriate period iron style fence.	2	2	George	Vail	34.0137	-84.36352
Place to Change	100	Build a new foot bridge to connect the City's Riverside Park with the NPS Island Ford Park. If done correctly, this could be similar to Greenville SC Liberty Bridge, which is a big attraction https://www.greenvillesc.gov/175/Liberty-Bridge	3	0	George	Vail	34.0102	-84.335
Place to Preserve	85	Need to do more to preserve creek along this area. When we first moved here this was an excellent spot to take the kids where they could access the creek and play in the water, skipping stones and see the small dam waterfall. The area has become overgrown and is becoming infested with invasive species like Kudzu. Need to create a picnic area here that is maintained and preserved. Do more to eliminate invasives along this whole trail and preserve creek banks from erosion.	5	0	Nathan	Sears	34.0175	-84.35326
Scale - Urban Developm ent	2	Honestly this street shouldn't be open to cars at all. Shut it down to through traffic, divert to parking from the other streets, and open it up safely to foot traffic. Like Alive in Roswell, but every day. There's no reason we can't make it work.	13	6	Celeste	Dickinson	34.0245	-84.36151
Place to Preserve	57	Green areas are fantastic and need to be preserved. It is so nice to be able to access hiking trails within minutes from my house	4	0	Rebecca	Wheeler	34.013	-84.35015

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	98	Stop building high density, low-income "over 55" housing. This type of planning is not what we need in Roswell and has shown to only increase crime (most cities have torn this type of housing down). Build a real community that includes small cottages/ tiny homes, food gardens, fruit trees, etc. where the tenants are invested and have job/ work opportunities.	2	0	George	Vail	34.0178	-84.35493
Scale - Town Center	25	Opportunities to update the current affordable housing here. Large properties, but with few residential units. Creating a more mixed use environment with the same number of units but addition of commercial or office space or more units in the same space could easily be accomplished and provide significant boost to affordable housing opportunities in a historically African American community. Extending the commercial opportunities that exist on oak street.	2	1	Nathan	Sears	34.0193	-84.35601
Place to Change	99	Not sure that this small antiquated soccer complex is the best use and location within the HD. Suggest changing this into a more passive neighborhood style park with trees, fountain, etc. similar to the Square that works better with the local residential community.	4	3	George	Vail	34.031	-84.35919
Place to Change	32	I am not saying our schools are poor. Not by a long shot. But, I'd like to see a bigger community emphasis on making them even stronger. Our home values and tax base is stronger with outstanding schools.	2	0	Peter	Vanstrom	34.0636	-84.3795
Place to Preserve	5	Big Creek Park does not need to be redeveloped.	14	0			34.025	-84.31057
Place to Preserve	76	Preserve wooded areas along HBR. City should be in talks with property owners, the National Parks Service and Trust for Public Land and others about these properties. If ever for sale city should position either themselves or NPS to be buyers to preserve and potentially provide recreational access to these areas.	4	0	Nathan	Sears	33.9804	-84.26509

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	87	Hembree Park could be a showcase park for Roswell. Instead of spending money on covered bleachers at Waller Park Extension on a field predominantly used for adult softball at night with few people in the stands why not spend it here where there is much more fan traffic. There are 6 baseball fields here that could greatly improved from drainage, seating, parking, tree pruning/removal, covered practice/batting area, dugout renovations, etc.	8	0			34.0629	-84.33584
Place to Change	75	Provide trail connection to Big Creek Park	6	2			34.0075	-84.33133
Place to Change	94	The City needs to develop a specific River Bond Measure (please don't bloat it with other initiatives) so we have an implementation vehicle to get this plan shovel ready!	6	1	George	Vail	34.0078	-84.34204
Place to Preserve	89	Need to preserve the wooded areas along the river from development. Avoid temptation to put commercial or residential right along Riverside.	9	0	Nathan	Sears	34.0096	-84.32997
Place to Preserve	63	This property is currently for sale. I think it provides an excellent opportunity for connecting Eves Road with the rest of the Roswell Riverwalk. This section of Riverside is really unique all the way from Eves to Old Alabama and has a special character that needs to be protected. We need to restrict any distrubance of roadside trees and ideally limit any development in these areas. Driving and riding in this area is like being up in n. georgia and we need to keep that (but add a trial)	5	1	Nathan	Sears	33.9886	-84.31793
Place to Change	58	Highlight the put-in point at Water Station as a way to visit Roswell - opportunity to connect East/West through the River. The stretch of the Chattahoochee that runs from here all the way to Island Ford is spectacular	4	1			33.973	-84.26429
Place to Preserve	75	Excellent park here. Need to improve access to the park so it is not just by car.	2	1	Nathan	Sears	33.9744	-84.26628

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	77	Same as across the street. These are beautiful rugged areas that should be preserved and if possible one day should serve as a large natural park.	3	0	Nathan	Sears	33.9808	-84.26814
Place to Change	122	<p>The City needs to revisit its agreement with surrounding neighborhoods regarding a detention pond that was built in 1993. City is responsible for the maintenance of this pond and has failed to do anything for over 25 years.</p> <p>Multiple emails regarding the city's decision to simply turn this detention pond into a mud hole have gone unanswered from March to August.</p>	1	2	ryan	joyce	34.0305	-84.39112
Place to Change	50	The Heart of Roswell Park needs to be redesigned. The concrete aggregate is cracking, the landscaping is old and tired and needs to be updated. The sculpture circle needs to be redesigned, with possible turf or hardscape instead of weeds, irrigation and professional lighting needs to be installed. Weeds need to be controlled on a regular basis. This little park in the heart of the Historic District is a diamond in the rough.	10	1	Renee	Shirley	34.0236	-84.36116
Scale - Town Center	19	Slightly less dense again look at Halcyon, look at 360 tech village. Build the project so it is creek facing and utilizes the unique character of the creek. This section of the creek is VERY useable. It can EASILY accomodate a multi-use trail as well as many fishing and even paddling opportunities that would be excellent for beginners. This could become such a lively place with things going on constantly if the city was able to find the right partner to create a destination.	2	0	Nathan	Sears	34.027	-84.3253

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	35	In order to sustain & protect the city's resources (Strategic Goal #2 in 2035 Comp Plan), add to the "Natural and Cultural Resources" section a "need" to protect the city's tree canopy. This likely will require defining a tree preservation strategy that puts teeth into our Tree Ordinance that will stop the clear-cutting. A shortcoming of the 2035 Comp Plan is that it includes streetscaping requirements far more than preservation of existing trees. Look at the IMAGINE ROSWELL logo- TREES.	9	1			34.0228	-84.35839
Place to Preserve	71	I think more needs to be done to limit development along Azalea. Concerned with some of the properties along the river that are zoned residential and not yet developed. Think we need to discourage development but at minimum we need to ensure that the trees near roadway remain as undisturbed as possible to protect the natural feel along the river	4	0	Nathan	Sears	34.003	-84.37143
Place to Preserve	112	Please find ways to preserve the lovey rural character of this part of NW Roswell while adding sidewalks, traffic management (roundabouts) and lighting to Cox Rd area to maintain current aesthetic and increase pedestrian connectivity to rest of the City.	6	0	James	Owen	34.0905	-84.39895
Place to Preserve	27	neighborhoods in Roswell are our backbone	2	0	Peter	Vanstrom	34.0273	-84.3786
Place to Change	123	The hotels and their lax operators continue to be a haven for crime. If these hotels went away and were replaced with higher-end hospitality uses (see the Doubletree right across Holcomb Bridge Rd), there would no doubt be a decrease in crime activity in the nearby residential complexes to go along with it.	4	0	Andrew	Walsh	34.0238	-84.32549

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Scale - Urban Developm ent	3	Taller buildings along the Street with lower buildings as you get closer to the creek. I think there are really exciting and creative opportunities in this area due to the creek. Please please PLEASE look at Halcyon and what Alpharetta is doing with their Alpha Loop. Another excellent project happening there is the 360 tech village which has lots of green space and incorporates the trail not just along the street frontage but along the back of the space.	11	1	Nathan	Sears	34.0231	-84.32702
Place to Change	113	There are now too many restaurants w/o anything else. All the restaurants are also pushing out any other retail business which then causes additional traffic and parking issues during peak dining times.	6	0	Tom	hoth	34.0245	-84.36153
Scale - Town Center	36	The upper (Canton Street) section of the Roswell city center through lower (Mill Street) need to have a grand vision, and be connected together. It's all a hot mess in between these two streets currently. We need to encourage new commercial development that looks and fits the historic architecture requirements. This area is primed for good thoughtful commercial development which will increase out tax base and balance out the new residential development.	1	0	Tom	hoth	34.0167	-84.36256
Place to Preserve	88	Future park location. 16 acres could and should be preserved and passive park. Rugged terrain will make any development here not only expensive but highly destructive to natural environment. Mountain biking and hiking destination could compliment Big Creek Park and nearby 7 branches. This would be very ADVANCED MTB area. This will serve a potentially much denser surrounding area and also serves as a buffer for the Martin's Landing area from the denser commercial and mixed use areas.	9	1	Nathan	Sears	34.0147	-84.32358

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	121	This is my favorite place in East Roswell to escape the noise and heat. Please maintain it as-is because anyone who goes there regularly knows that it is very popular and used. For future tennis center, please go to the empty Target center.	6	0	Cristine	Schulz	34.0255	-84.30978
Place to Preserve	125	I believe Roswell develops without concern for maintaining ratios of People-to-Greenspace and/or People-to-Parks. We've lived here for 17 years and it seems like it gets more and more crowded every year. Leave this area undeveloped as nature trails.	4	0	Peter	Bushey	34.0072	-84.3314
Place to Preserve	127	Public access here would end up with trees cut down and more traffic. Someone else commented that it's like driving in North Georgia. It is one of the more pleasant 1/2 miles of road in the city. Do nothing here.	2	0	Peter	Bushey	33.9961	-84.3226
Place to Change	142	Need sidewalks for runners and walkers, all the way down Cox Road, on both sides of the road. Need to widen road, to accommodate the heavy volume of bicycle traffic. As hilly and winding as Cox Road is, it's just a matter of time before a bicyclist is killed.	0	0	Thomas	Hopkins	34.0959	-84.41242
Place to Preserve	126	Public river access here would create significant traffic and parking issues along Riverside and Eves. This is a quiet, shaded area that does not need additional development. If city wants to meddle here, we should purchase the undeveloped lots and leave as natural areas with nature trails.	2	0	Peter	Bushey	33.9866	-84.31524
Place to Preserve	130	Someone mentioned the need for innovative parking. A thought would be to build a parking facility near downtown and provide a shuttle service (free or nominal fee) during events and/or peak times. Parking facility would have other benefits for downtown. Also, enforce no on street parking and no parking in the grass next to the street.	2	0	Peter	Bushey	34.0016	-84.3663

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	131	There are a lot of empty stores in East Roswell. We don't need more commercial development. If there were a market for another grocery store, the Target would have survived. Buy the land, plant some trees, put in some playground equipment, and a sandbox or two. People could park in what the HS students call the 'dirt lot' and spend some time in the park.	2	0	Peter	Bushey	34.0059	-84.29739
Place to Preserve	79	Currently this is zoned residential. This could be an awesome natural extension of probably Roswell's busiest park. Roswell Area Park is becoming too congested. Expanding the park into this undeveloped area and creating trail access from g2 through this area to the park will increase non-car access and provide added value to this park which serves a growing area of the city.	4	0	Nathan	Sears	34.0461	-84.36846
Place to Preserve	128	Keep the trees. We don't need additional development near the river. I like the idea of a 'paddling destination' that someone else noted. Selfishly, though, I think the parking areas in Roswell's parks need to require a resident permit for parking, tow non-residents, and don't allow parking on the street. The river is a great resource, but recently the lots are full and the roads are choked with people parking and walking - impacting traffic and quality of life for residents.	8	0	Peter	Bushey	34.0111	-84.33309
Place to Preserve	129	City should consider buying up some of the undeveloped land to preserve the ratio of People-to-Parks.	1	0	Peter	Bushey	34.0024	-84.37046
Place to Change	124	Need parking.	1	1	Peter	Bushey	34.0241	-84.36149

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	62	"Liberty Square Park" the city needs to formally create a park space hear. This is effectively Big Creek Park West. At more than 70 acres of city owned property with Alpharetta having another 20 or so acres that connects to Mansell and beyond this section of Roswell has immense opportunity and can connect easily to Big Creek and HBR as well as the become a tie in to future redevelopment projects. I think this is Roswell's opportunity to create a truly unique destination place.	8	0	Nathan	Sears	34.0298	-84.32479
Place to Change	126	Sidewalks are critical in this area	0	0	Chris	Haggard	33.9929	-84.27335
Place to Change	131	Need SIDEWALKS!!!!	4	0			34.0067	-84.35192
Place to Change	127	Provide walkable connectivity along Cox and King Roads continuing to Crossville. Wide sidewalks to join all of Roswell together and eliminate the disjoint.	2	0	Laurie	Carlton	34.096	-84.41002
Scale - Urban Developm ent	7	Opportunity for urban-scale development on all portions of the GA400 - Holcomb Bridge Road intersection.	7	2			34.0201	-84.32663
Place to Change	129	This part of Canton St. could be made a pure pedestrian zone. Traffic would be routed to Alpharetta St. via Norcross St. This would make the "Old Roswell" experience actually enjoyable and safer, and would reduce the complexity of the light and intersection at Magnolia/Atlanta Streets.	4	1	Jarrett	Hudnall	34.0236	-84.36153
Place to Change	133	Need bike lanes	0	1			34.0224	-84.36517
Scale - Town Center	39	Increase density	1	9			34.0251	-84.36058
Place to Change	128	This area is one of the more unusually developed areas in Roswell. The hodgepodge of lots and streets along some of the busier roads and intersections detracts rather than adds to Roswell's vibrancy and seems to ensure that businesses located achieve only marginal success.	1	0			34.0307	-84.33993

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	134	The zoning of Waverly Hall, Steeplechase, Habersham Downs as well as Stroup Road, Stonehedge and Willowood should be preserved and Roswell should be diligent about unapproved homeowner development or improvements that detract from the character of these neighborhoods.	1	0			34.0561	-84.40935
Scale - Urban Development	8	Larger scale development	0	1			34.0322	-84.35043
Place to Change	102	Connecting this sidewalk should be a priority.	7	0	Stefanie	Dye	34.0259	-84.37319
Place to Change	24	Grade Separate Intersection. Cost range from \$30 to \$60 million depending on engineering and eminent domain considerations. Much less expensive than average cost/mile of \$240M to acquire land and lay track for light rail. The cost of recent surface light rail lines has ranged from a low of \$43 million per mile in Norfolk, VA to a high of \$204 million per mile for the new Milwaukie line in Portland. Los Angeles's Crenshaw Line, which includes short subway sections, clocks in at \$165 million/mi.	1	4	Richard	Arena	34.0184	-84.31641
Scale - Town Center	11	Office space and retail can no longer be the main focus as we look to develop this important area. We need to bring in Economic Development experts to help educate our city leaders as to what our current options are. And then we need an Economic Development leader in Roswell who can lead the charge for attracting the right businesses. We need to be thinking outside of the box and be a leader in these changing times.	2	0	Peter	Vanstrom	34.0256	-84.32685
Place to Preserve	116	Variant has been an incredible success for Roswell. They are one of the top breweries in the state and draw a lot of tourism to the area. They should be given preferential treatment to ensure their success in the future. Copy and paste for Gate City.	1	2	Clinton	Burkes	34.0258	-84.35906

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	40	Add lighting and enhance the historic attributes and landscaping/hardscapes in this historic park.	6	0			34.014	-84.36294
Place to Change	43	There are two homes on the north side of the Pine Grove and High Tower intersection which are a complete eye sore. The homes are falling apart, cars a strewn about the property and these homes detract from the beautiful neighborhoods in the area. I recommend the City find ways to remove these homes and eventually allow further subdivision development that is more line with the surrounding area.	6	3	ryan	joyce	34.0261	-84.38545
Scale - Town Center	12	Office space and retail can no longer be the main focus as we look to develop this important area. We need to bring in Economic Development experts to help educate our city leaders as to what our current options are. And then we need an Economic Development leader in Roswell who can lead the charge for attracting the right businesses. We need to be thinking outside of the box and be a leader in these changing times.	5	0	Peter	Vanstrom	34.0215	-84.32118
Place to Change	137	Pedestrian pathways between neighborhoods would make this area much more walkable, and allow better access to businesses and churches on canton and mimosa.	0	0	Michelle	Vincent	34.0202	-84.36652
Place to Change	138	Add pedestrian/bike pathways between neighborhoods to better connect our community, make more walkable.	0	0	Michelle	Vincent	34.0242	-84.39021
Scale - Town Center	40	town center	0	1	Michelle	Vincent	34.0227	-84.36153
Scale - Town Center	42	Add walkable elements to neighborhoods - at logical locations, increase the cafe/small business/church/school options.	1	3	Michelle	Vincent	34.0467	-84.38251

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	141	The park really needs an alternate entrance/exit for vehicles. It would mitigate traffic in all areas, reducing the amount of distance you have to drive in the park, reducing the pedestrian/car interactions. You could discourage no thru traffic by using many "one way" roads, i.e., use one entrance for pool/gymnastics, art center, other for fields, playground, etc..	0	5	Michelle	Vincent	34.0386	-84.36122
Place to Preserve	136	Opportunity to use the CMS parcel for park/community center/etc.	2	0	Michelle	Vincent	34.041	-84.36487
Scale - Exurban	7	This area could use a park	0	0	Michelle	Vincent	34.0071	-84.39097
Place to Change	140	Continue to increase public access to river front	4	0	Michelle	Vincent	33.9767	-84.29252
Scale - Urban Development	9	Add walkable elements to neighborhoods - at logical locations, increase the cafe/small business/church/school options.	4	0	Michelle	Vincent	34.059	-84.38343
Place to Preserve	135	Best greenspace in Roswell	0	0	Michelle	Vincent	34.0028	-84.38019
Place to Change	139	Add pedestrian/bike pathways between our neighborhoods to make our community more connected and more walkable -- my son has a friend in this neighborhood, probably 250 yards as the crow flies? but to walk it is more like a mile and a half because of our attachment to cul-de-sacs and poor connectivity design.	0	0	Michelle	Vincent	34.0211	-84.38856
Place to Change	146	It might be a good idea to include all of Roswell in your planning maps. Newburgh Court is in Roswell, but it has been left out of this map. Maybe that's why people here sometime feel like unwanted stepchildren of Roswell. While at it, I hope you relocate the Roswell City Limit sign on Settindown, so that it includes Newburgh Court.	0	0	Thomas	Hopkins	34.1003	-84.41821
Place to Change	144	<--- Totally agree with the adjacent comment. It would probably be a good idea if the HOA's in our area formed a bloc to support the interests of the Cox Road corridor residents.	1	0	Thomas	Hopkins	34.0961	-84.4086

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	145	When the City of Roswell paves roads, in an area, they should pave all the roads in that area, even if it only has 8 or 10 registered voters. Our cul-de-sac (Newburgh Court) has not been paved, in 26 years. Our neighborhood was repaved by the city, a year or two ago, but they failed to pave our street, the condition of which is probably worse than you can imagine.	0	0	Thomas	Hopkins	34.0991	-84.41766
Place to Change	148	Need sidewalks that connect to Rucker intersection. Also need traffic devices to slow traffic in Houze Road. Speed limit is .35 and all but ignored.	2	0	Michael	Nealis	34.0759	-84.35445
Place to Preserve	137	Parts of Martin's Landing are looking neglected, but the lake and surrounding amenities have been well maintained and are an asset to the community.	2	0			34.0049	-84.31849
Place to Preserve	139	Quiet and lovely park	0	0			33.9739	-84.26671
Place to Change	103	The old and falling down structures in the historic district need to have new buildings in their place, but have the same historic look about them.	5	3	Susan	Tyser	34.0239	-84.3623
Place to Preserve	140	Need to preserve small ranch style homes in close to town neighborhoods. There are too many big houses be built on small lots. It is a trend that is destroying the character of these neighborhoods. Small lots = small scaled cottages/bungalows, not mega-houses.	2	0	Denise	Rauch	34.0342	-84.36822
Place to Change	152	like to see all power lines underground	0	0	George	Dilworth	33.9896	-84.27492
Place to Change	150	like to see nice sturdy traffic lights like Martins Landing has.	0	0	George	Dilworth	34.002	-84.2887
Place to Change	151	again like to see sturdy traffic lights like Martins Landing has	0	0	George	Dilworth	33.9903	-84.27656
Place to Preserve	143	Park facilities are great. Keep them up for the future.	2	0	Catherine	Flynn	34.0367	-84.36573
Place to Change	153	Flooding has become much worse here since the sewer line and work was done about 20 years ago. Effects should be corrected.	0	0	Catherine	Flynn	34.0187	-84.33587

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Scale - Town Center	45	Roswell actually has two town centers, and this is an ideal location for a second one with a live work play vibe. It started okay, but I don't know why the Target and other shops couldn't make a go of it. I liked the setup.	0	0	Catherine	Flynn	34.0004	-84.28289
Place to Preserve	153	Keep as natural as possible.	1	0	Catherine	Flynn	33.9786	-84.28934
Place to Preserve	142	Facilities are great, keep the natural areas as natural as possible	0	0	Catherine	Flynn	34.018	-84.34807
Place to Preserve	145	Trails are awesome. Keep as natural as possible	3	0	Catherine	Flynn	34.0649	-84.4055
Place to Change	154	Can we add an indoor pool here or somewhere in Roswell? Senior center pool is too small to accomodate families.	0	0	Catherine	Flynn	33.9999	-84.2959
Scale - Town Center	48	Incorporate Green street with Canton, Southern Post, and city hall. The area is centrally located but is currently very under-utilized because it's separated from the main down-town area	3	0	Patrick	Callahan	34.0276	-84.3598
Place to Preserve	154	https://chattahoocheeriverlands.com/ Seek opportunities to revitalize riverfront while preserving natural beauty and landscape.	1	0	Scott	Hitch	34.0111	-84.33747
Scale - Town Center	46	Huge plot of land in close proximity to townhall and historic area. Ensure ample parking and easy pedestrian access to Canton street is available.	0	0	Patrick	Callahan	34.0271	-84.35808
Scale - Urban Development	14	redevelop Mill area into live-work-play space. incorporate green space, parking, and pedestrian-friendly	1	2	Patrick	Callahan	34.0144	-84.36242
Place to Preserve	155	Seven Branches is a great asset to Roswell. Allow for increased density and mixed use development on other nearby parcels to continue to facilitate preservation of more passive parkland as well.	2	0	Scott	Hitch	34.0085	-84.3018
Scale - Town Center	50	increase density, encourage mixed-use. This whole area is in need of significant redevelopment! Retrofit vacant big box retail. https://www.ted.com/talks/ellen_dunham_jones_retrofitting_suburbia	1	0	Scott	Hitch	34.0366	-84.34223
Place to Change	160	https://www.ted.com/talks/ellen_dunham_jones_retrofitting_suburbia	0	0	Scott	Hitch	34.0044	-84.29232

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	155	Add parking deck somewhere near canton street. The antique store and parking lot is a huge plot of land that can easily be repurposed	3	1	Patrick	Callahan	34.0239	-84.36173
Place to Change	156	somehow re-direct traffic away from Canton. The street is too small to accommodate heavy traffic.	2	2	Patrick	Callahan	34.025	-84.36139
Scale - Urban Developm ent	12	consolidate old structures into larger live-work-play space. Allow for more business to open along Canton St.	1	7	Patrick	Callahan	34.0277	-84.36137
Scale - Urban Developm ent	15	GA 400/Holcomb Bridge nodes should be significantly redeveloped with high density, active and sustainable spaces, including "third place" development and denser workforce housing. This area is poised to become a business hub for Roswell with new transit coming through MARTA's Bus Rapid Transit line and new East-West bridge development. Past plans like RiverWalk, with Avalon-style density should be revisited and improved upon here.	5	1	Scott	Hitch	34.0197	-84.32316
Scale - Town Center	49	Replace tired/worn down retail with mixed use; eliminate sprawling unused parking to increase density.	2	0	Scott	Hitch	34.0346	-84.34135
Place to Change	157	Encourage use of a Community Improvement District including all of Holcomb Bridge to revitalize this area. See https://www.northfultoncid.com/ for examples.	1	0	Scott	Hitch	34.0285	-84.33566
Scale - Town Center	51	https://www.ted.com/talks/ellen_dunham_jones_retrofitting_suburbia	0	0	Scott	Hitch	34.0048	-84.29466
Scale - Town Center	53	Town Center scale or more density is appropriate throughout HBR/GA 400 Node.	2	1	Scott	Hitch	34.0209	-84.31762

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	162	<p>Encourage the rapid development of Big Creek Parkway improvements, with bike lanes along Holcomb Wood Pkwy. This project will positively transform the entire node!</p> <p>https://www.roswellgov.com/home/showdocument?id=4692</p> <p>https://www.ajc.com/news/local/roswell-approves-big-changes-big-creek-project/nMega4RWLiaoe3c4wYssjL/</p>	0	0	Scott	Hitch	34.0184	-84.31087
Place to Preserve	157	<p>Let's get the Big Creek Parkway project underway ASAP, and consider adding the north route later if needed.</p> <p>This project will transform East Roswell, and we should start right away on it!</p>	2	1	Scott	Hitch	34.0219	-84.31538
Place to Change	163	<p>This center should be redeveloped in connection with Big Creek Parkway project.</p> <p>https://www.ted.com/talks/ellen_dunham_jones_retrofitting_suburbia</p> <p>Continue multimodal trail access through this parcel to connect Big Creek Park and the river trail system along Old Alabama Road.</p>	0	0	Scott	Hitch	34.0209	-84.31791
Place to Preserve	156	<p>This park is a gateway to Roswell. City should capitalize on it by increasing sense of place to differentiate from Gwinnett Co./Norcross/etc. A Holcomb Bridge Road CID could facilitate infrastructure and beautification throughout the HBR corridor.</p> <p>https://www.ted.com/talks/ellen_dunham_jones_retrofitting_suburbia</p>	1	0	Scott	Hitch	33.9744	-84.26425

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	147	These ball fields are by far the worst in the North Fulton area. The fields swamp easily and the dug outs and stands are in horrible shape. I often pickup bolts and fasteners that have fallen if the bleachers. This and all the dried and splintered wood are hazards. The inability for the fields to drain have significantly decreased practice opportunities and games.	3	0	Michael	Nealis	34.063	-84.33654
Scale - Town Center	13	Office space and retail can no longer be the main focus as we look to develop this important area. We need to bring in Economic Development experts to help educate our city leaders as to what our current options are. And then we need an Economic Development leader in Roswell who can lead the charge for attracting the right businesses. We need to be thinking outside of the box and be a leader in these changing times.	2	1	Peter	Vanstrom	34.0201	-84.32593
Place to Preserve	144	Fields and trail are great. Keep	4	0	Catherine	Flynn	34.0701	-84.36183
Scale - Urban Developm ent	13	Redevelop Oak Street and tie into city hall	1	0	Patrick	Callahan	34.0198	-84.36065
Place to Change	166	With the new Hotel going in that includes a new parking deck. We should utilize this deck to add additional parking that can help facilitate the need of Canton St. It would be more costly, but is still cheaper than building an entire new parking deck somewhere else in Historic District.	5	0	tim	riefenberg	34.0235	-84.36281
Place to Preserve	18	Historic District to retain the traditional look and feel. No more big block buildings. Nothing more than three stories. Need Parking facility on north end of Canton.	18	1	Richard	Arena	34.0263	-84.36094
Place to Change	169	Add a right turn lane. There is plenty of space to allow this, this would reduce the amount of traffic in the morning a reduce the number of cars cutting through Kohls parking lot.	7	0	tim	riefenberg	34.0589	-84.38333

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	141	Big creek park and greenway are important to preserve as naturally as they are.	2	0	Catherine	Flynn	34.0275	-84.30016
Place to Preserve	138	This park is perfect just the way it is	1	0			34.028	-84.30908
Place to Preserve	159	Protect and preserve Big Creek Greenway/Trails from being demolished/paved over for ANYTHING. These woods and greenway are a huge motivating point for people living or looking to live here in the area. We come here every day because we live right by it and it's a great escape into nature. We love being able to hike around trails and boardwalks. The paved part is great for biking all the way up to Marconi drive and back. We love this park and it needs to be protected. :)	1	0	katie	sanders	34.0244	-84.31184
Place to Preserve	25	an important part of Roswell that should never change (never be developed).	8	0	Peter	Vanstrom	34.0026	-84.37801
Scale - Town Center	31	There is opportunity for a great center development here right off 400. Currently there isn't much in this location that would bring people to this area.	7	0			34.0192	-84.32027
Place to Change	170	Highlight historic Roswell and distinguish from Downtown Alpharetta/Woodstock/Avalon developments by maintaining and mandating historically influenced aesthetics and features on additions and new construction. * Create pedestrian friendly "Gas Lamp District" visually linking Canton and commercially focused side streets with street and building facade gas lanterns. * Close main portion of Canton Street Fri/Sat peak evening hours to thru traffic with potential exception of trolly traffic.	3	0			34.0244	-84.3613
Place to Preserve	164	The entire big creek park, trail system, and mountain bike trails should be left alone. The only work done on them should be to maintain and or preserve them	0	0	james	hanna	34.0284	-84.30602

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Scale - Town Center	44	This area needs to be looked at from a holistic approach to create a real town center. It would be great if it could become a live work play area with a maximum of 4 stories, but please limit the standalone apartments. If they are part of shops and offices, I think they work better. It would be nice if it can create an small town downtown vibe.	2	0	Catherine	Flynn	34.0372	-84.34125
Scale - Town Center	55	Find section(s) along river to develop riverfront/riverview upscale restaurants and coffee shops. Plan open air rooftop seating. Have strict architectural controls to minimize visual/aesthetic disruption and environmental impact. Incentivize some Canton Street restaurants to relocate, and fill in empty Canton spaces with retail and diversified offerings encouraging traffic and business during non-dining hours.	2	0			34.007	-84.34568
Place to Change	175	Better label and identify various fields. Current system is confusing for newcomers.	0	0			34.038	-84.36588
Place to Preserve	165	One of the last affordable streets near Historic Roswell with old growth oak trees. I love driving down this street with it's mature trees. Please don't change the density.	4	0	Emily	Thomas	34.0396	-84.36955
Place to Preserve	65	All of Riverside Road here is gorgeous and needs to be protected from any roadside development. Several creeks here that city should consider creating roadside picnic areas. Need to make this area a place more people come to for recreate with a trail, slowing down traffic on the roadway and providing very small intimate places for recreation and river access.	8	0	Nathan	Sears	33.9953	-84.32282
Place to Change	4	Remove low-cost apartment complex, extend parks area through here as this area contributes little to Roswell	10	12	ryan	joyce	34.0073	-84.35314
Place to Preserve	160	The entire big creek park, trail system, and mountain bike trails should be left alone. The only work done on them should be to maintain and or preserve them.	1	0	james	hanna	34.0244	-84.31181

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	161	The entire big creek park, trail system, and mountain bike trails should be left alone. The only work done on them should be to maintain and or preserve them	0	0	james	hanna	34.0272	-84.31039
Place to Preserve	162	The entire big creek park, trail system, and mountain bike trails should be left alone. The only work done on them should be to maintain and or preserve them	0	0	james	hanna	34.0344	-84.30573
Place to Preserve	163	The entire big creek park, trail system, and mountain bike trails should be left alone. The only work done on them should be to maintain and or preserve them	0	0	james	hanna	34.0339	-84.30572
Place to Change	179	Tuck "natural" playground in park. Create more benches/reflection points where trails meet the creeks.	2	0			34.0647	-84.40582
Place to Change	173	Redevelop into dog park (similar to Newtown dog park in Johns Creek).	0	1			34.0305	-84.35935
Place to Change	177	Continue sidewalk and add protected bike lane. Current bike use is dangerous and holds up traffic.	0	0			34.0789	-84.38079
Place to Change	176	Create indoor sporting complex attached to RAP once CMS relocates - indoor soccer field, tennis court, climbing facility, basketball, batting cages, golf bays, etc.	4	0			34.0403	-84.36451
Place to Change	171	Add aesthetically pleasing directory/map on Canton Street to draw foot traffic to less visible businesses/restaurants on side streets. Create/market distinct historic district "sections". Connect and unify all sections visually by creating "Historic Roswell Gas Lamp District" with streetside and building facade gas lamps and lanterns and pockets of refreshed landscaping using consistent plants.	3	0			34.0244	-84.3613

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	172	Secure parking lots/contracts just off the main drag and creat trolly loop during peak evening hours from lots to centrally located stops along canton and commercially developed side streets in historic district. Market this addition and create signage so it is well utilized. Primary goals would be to alleviate traffic congestion and parking concerns without high visibility parking eyesores along Canton and bring increased business to lesser known side street dining and retail establishments.	0	0			34.0246	-84.36146
Place to Change	174	Create peak hour (fri/sat evening) trolly loop from select parking lots to restaurants along Canton and Green to alleviate traffic congestion and parking concerns on Canton St. Potential expansion or second loop to Mill St. and Mimosa areas.	1	0			34.0238	-84.36125
Place to Change	180	There are so many children on this street and the vehicle traffic is far too fast to keep them safe. With the new middle school going in down the road, cut-thru traffic is sure to become more of an issue. Please make efforts to slow the speed of this traffic. Thanks!	2	0	Emily	Thomas	34.043	-84.36957
Place to Preserve	166	Preserve all greenbelt space	2	0	Phyllis	Ingle	34.0583	-84.37981
Place to Change	31	A very dangerous and unflattering major entry artery to our city.	15	0	Peter	Vanstrom	34.006	-84.35117
Place to Change	182	Our city hall is beautiful but sadly is facing the wrong direction and hidden from street engagement towards Canton Street. There was a plan to create a green and open up the "back" of city hall to engage with Alpharetta St/Canton St but never moved forward. Big miss. Also, many more people would visit the Faces of War memorial if it were more visable.	2	1	Kevin	Keith	34.0224	-84.36037
Place to Change	183	HUGE opportunity to put attractive street lanterns and hanging baskets to overall beautiful this unique gateway into Roswell. Plenty of towns and villages in England do this with great effect.	0	0	Kevin	Keith	34.0042	-84.3505

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	181	This area is begging for high density redevelopment and mixed use.	1	2	Kevin	Keith	34.0345	-84.34631
Scale - Urban Developm ent	17	Great opportunity to density this area with mixed use and a boutique hotel. Walkability opportunities are high here with the right mix of redevelopment and refurbishment of existing buildings.	0	0	Kevin	Keith	34.0151	-84.36263
Place to Preserve	167	maintain or improve dog park	1	0			34.0013	-84.29601
Place to Change	67	Allow bikes to use the trails in the parks. Kids going to soccer games, families going to the library or water park shouldn't have to get off their bikes once they get to the park trails. If 8 feet is good enough for shared used paths along our roads 8 feet wide trails should be shared use in our parks as well.	5	3	Nathan	Sears	34.0002	-84.29664
Place to Preserve	168	preserve dtr from the mill to g2	0	0	Mary	Nichols	34.0197	-84.35509
Scale - Exurban	8	preserve historic and homes	1	0	Mary	Nichols	34.0205	-84.35612
Place to Change	159	Use this corridor along Old Alabama to connect river trail system to Big Creek Greenway. Linear park atmosphere with significant additional "third place" development opportunities, pocket parks, and the like would build on Roswell's natural recreation amenities. https://chattahoocheeriverlands.com/ https://www.ted.com/talks/ellen_dunham_jones_retrofitting_suburbia	0	0	Scott	Hitch	34.0128	-84.32869
Place to Change	185	Sidewalk should be a priority here connecting PineGrove and North Coleman. Also, any consideration to creating PTV access to Canton street communities will reduce traffic on Canton and reduce emissions. There is a growing contingent of electric (green) PTVs and golf carts in our community.	1	0	Eric	Runci	34.0257	-84.37294
Place to Change	186	renew the the developments at g2 and hwy 9. specifically south of g2	0	0	Mary	Nichols	34.0299	-84.34101

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Scale - Urban Developm ent	18	more urban development	0	0	Mary	Nichols	34.031	-84.34101
Scale - Town Center	52	<p>Very glad to see this property being redeveloped with mixed use townhomes, apartments, and retail. the influx of new people to the area will help attract and keep additional retail and "third place" opportunities. Roswell can get ahead of controversy in the future by encouraging redevelopment through incentives instead of making it more difficult for those investing in our city.</p> <p>https://www.ted.com/talks/ellen_dunham_jones_retrofitting_suburbia</p>	1	0	Scott	Hitch	33.9999	-84.28261
Scale - Urban Developm ent	16	<p>Increase mixed use density here.</p> <p>Encourage use of a Community Improvement District including all of Holcomb Bridge to revitalize this area.</p> <p>See https://www.northfultoncid.com/ for examples.</p> <p>https://www.ted.com/talks/ellen_dunham_jones_retrofitting_suburbia</p>	2	1	Scott	Hitch	34.0182	-84.32445
Place to Change	136	This area -- and others -- need sidewalks to better connect our community. This road handles a lot of traffic, and could probably benefit from some traffic calming, better visibility options.	2	0	Michelle	Vincent	34.0259	-84.37332
Place to Preserve	169	We love the riverside area and hope this continues to be kept for people to enjoy. I think this area really makes Roswell a special place.	0	0	Natalia	Beley	34.0039	-84.35022
Place to Change	161	<p>Consider adding median trees, sidewalks/pedestrian access and other beautification improvements, as appropriate along HBR, through use of a CID.</p> <p>https://www.northfultoncid.com/</p>	1	0	Scott	Hitch	34.0158	-84.30995

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Scale - Town Center	57	This could be developed as a town center, like a mini-Avalon. It would need to be a destination, not just re-developed into apartments.	1	0	Elizabeth	Rohan	33.9998	-84.28303
Scale - Town Center	58	Destination. Make a walkable destination with sidewalks and shops.	0	0	Elizabeth	Rohan	34.0057	-84.29329
Scale - Exurban	9	Recommend that the City buy this and put a pedestrian bridge to East Roswell Park. This would be a wonderful entrance to the Park from this side of Holcomb Bridge, and it would connect the High School and Elementary School (not to mention homes) to our beautiful green spaces. I have some gorgeous (and handicap accessible) pedestrian bridges all over GA lately.	0	0	Elizabeth	Rohan	34.006	-84.29721
Place to Preserve	170	Preserve Homeowners Community. 30 MPH not 35 Complete Sidewalks.	1	0	Don	Wheeler	34.0278	-84.37907
Place to Change	190	Turn Lane should start at School Egress. Easier for Buses and usual Traffic	1	0	Don	Wheeler	34.0652	-84.38212
Place to Change	188	Connect/complete sidewalks and/or walkable/bikeable shoulders to surrounding roads especially if it can be done within existing R/W.	4	0	Sam	Wade	34.0644	-84.37401
Place to Change	189	Complete Sidewalks from Lake Charles To South Coleman.. 30 MPH NOT 35	1	0	Don	Wheeler	34.0264	-84.37456
Place to Change	191	Connect Oak St with Dobbs Dr to allow easier access to Waller Park and reduce traffic on Oxbo	0	0	Dan	Hoffman	34.0202	-84.35206
Scale - Urban Development	20	Another great place for larger urban development is along Holcomb Bridge Road. Taller office buildings, larger retail	1	0	Nanette	Cooper	34.0223	-84.32466
Scale - Town Center	41	Add walkable elements to neighborhoods - at logical locations, increase the cafe/small business/church/school options.	1	0	Michelle	Vincent	34.024	-84.36716
Place to Preserve	171	No more development along 140 east of 400. All Greenspan should remain preserved until the empty shopping centers are refurbished and revived	0	0			34.0103	-84.30232
Scale - Urban Development	19	This is a great area for taller office buildings	2	1	Nanette	Cooper	34.0186	-84.32397

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	195	Tennis programs at the rec need improving. There needs to be more opportunity for tennis classes for children and adults that lead to a lifelong love of tennis.	0	1	Nanette	Cooper	34.0367	-84.36376
Place to Change	192	The city hall is hidden behind trees. Lets do something (finally) with this area that makes it more vibrant (similar to alpharetta)	0	0	Nanette	Cooper	34.0228	-84.35981
Place to Change	196	20 years ago, everyone I knew had kids in programs at the rec. I feel like fewer families are participating. I think a study is warranted to determine what needs changing to bring the same percentage of Roswell families back to programs at the Rec.	0	0	Nanette	Cooper	34.0386	-84.36468
Place to Change	199	The new traffic circle on hardscrabble has made it so there are no gaps in the traffic using this route as a regular commute. It is very difficult for students, teachers, and buses to turn left out of the school. One inexpensive solution is to move the place where you wait to pull out closer to Hardscrabble so commuters can see people trying to exit and to also paint the intersection with a big X and "Do Not Block the Box" like they do in Sandy Springs.	0	0	Nanette	Cooper	34.0654	-84.38168
Place to Change	200	The kudzu growing here will take over the area if not taken under control. The construction must have disturbed seeds as it is really taking off.	0	0	Nanette	Cooper	34.065	-84.38152
Place to Change	198	Now that Georgia Power has installed new power poles that are a tiny bit further from the road, can the old, deadly ones, placed on the edge of the road finally be removed? Or better yet, improve the look and feel of this entrance to our historic area by burying the utilities altogether.	0	0	Nanette	Cooper	34.0254	-84.37212

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	201	Thompson is a major connection point from the west Roswell neighborhoods to Canton. Many people walk dogs, push baby strollers, ride bikes, exercise, and drive golf carts to Canton St. I can't believe that with all the recent development (and increased traffic flow) that sidewalks have not been built! Also, during Alive After 5 and other downtown events, people park on both sides of the street and you can't get through to get home! Parking should be only on one side. It really needs repaving!	0	0	Nanette	Cooper	34.0307	-84.36416
Place to Change	193	I love the darling town homes that are being developed, but you cant see them because of existing little businesses along highway 9. It would be nice to connect the pieces of property to make larger and more cohesive neighborhoods. Please try to avoid allowing developers to squeeze a few town homes on any small piece of property that becomes available. These homes down't fit in the neighborhoods and they are not connected to anything.	0	0	Nanette	Cooper	34.0184	-84.35719
Place to Change	184	Stock pond and allow catch and release fishing.	1	0			34.0386	-84.36257
Place to Change	197	This deadly intersection needs safety improvements. The entire stretch of Pine Grove Road needs traffic calming measures and sidewalks. Sidewalks would connect a large number of families to Canton Street and the Historic area.	1	0	Nanette	Cooper	34.0275	-84.38955
Place to Change	114	Please consider keeping this green space. Perhaps create a dog park or benches, repointing trees, etc. consider a boutique grocery in Rite Aid, Kohl's, Target center....one of the many abandoned and ready paved spaces. Why is redevelopment only happening in the downtown Roswell corridor?	1	0	Cristine	Schulz	34.0057	-84.29701

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	202	Redevelop/repurpose Target shopping center. If we can't get a Lidl or Trader Joe's etc., let's make it into a green space, fountain like square for community social space like squares in Europe or even South America. A place for elders to spend the days people watching, welcoming local artists, etc	0	0			34	-84.28215
Place to Change	203	Really need a pedestrian bridge over Hwy 9. The attached example is on AL-59 in Foley Alabama and would look fantastic here in Roswell. Search google maps for W Jessamine Ave & N McKenzie St.	1	1			34.0235	-84.36093
Place to Change	204	Pic of bridge	0	0			34.0235	-84.36089
Scale - Suburban	9	St. Mary's Church wants to convert the zoning to Civic with only general Civic requirements. The buildings are up to 79,000 sq ft total in the middle of a R30 zone. The site plans are not consistent with the surrounding area.	3	0	Stephen	Perez	34.0601	-84.34947
Place to Change	205	This is zoned r30 and should not be changed to Civic	3	0	Stephen	Perez	34.0601	-84.35013
Place to Preserve	172	Please preserve the current roads in place here as the express lane on/off ramp to be put here is going to cause major traffic concerns and noise to the housing development here	2	0	Kim	Straub	34.0178	-84.32927
Place to Preserve	173	Please preserve Grimes Bridge Rd and Dogwood Rd as they are now. Adding an express lane entrance/exit here will dramatically increase traffic and noise for those living in this vicinity. These roads are already heavily traveled and any further development will be very detrimental. There are plenty of areas such as near Mansell road that could be used instead.	3	0	Samuel	Rothman	34.0177	-84.32995
Place to Preserve	174	I'm a homeowner in the Heatherton subdivision. This plan to change the roads behind my house would disrupt our neighborhood as well as bring unnecessary traffic to the daycare and school nearby. Stop building roads and start investing in mass transit!	0	0	Alexis	Jefferson	34.002	-84.32831

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Change	207	Can Roswell please develop a nicer, bigger dog park (like Newtown Park) -- centrally located?	1	0	Christina	Doelling	34.0303	-84.35883
Place to Change	206	Super dangerous intersection. Pedestrians can't be seen by cars turning right from Woodstock, and they have to hug that tight corner by the stone wall. Overgrown bushes block driver visibility on the left.	3	0	Christina	Doelling	34.029	-84.3564
Place to Change	208	There are two lanes here going south from Mansell; one turns left, one is supposed to be for STRAIGHT ONLY. Every day, people get in the STRAIGHT ONLY lane -- and turn left. Some drivers do it to avoid getting in the queue, but most simply don't realize or see the one sign. Very dangerous. It actually feels logical and safe to be a two-turn lane intersection. Needs attention before accidents happen here.	2	0	Christina	Doelling	34.0384	-84.34698
Place to Preserve	176	Thank you for all the improvements to this park!	0	0	Christina	Doelling	34.0209	-84.34908
Place to Preserve	175	Please protect the National Forest! It is a rare natural gift in the middle of suburbia and a gem that must be protected!! Thank you!	0	0	Christina	Doelling	34.02	-84.34668
Place to Change	209	yes	0	0	sally	mckenzie	34.0059	-84.35083
Place to Preserve	178	The entire historic district. BUT THIS DOES NOT MEAN NO CHANGE. It means appropriate change. Redevelopment can and should occur. It just needs to be in keeping with the scale, context, and spacing that defines the Roswell Historic District. Existing UDC guidelines did an EXCELLENT job of describing these characteristics. Article 13 of the UDC clarified how the HPC is to determine appropriateness. PRESERVATION LAWS ARE SEPARATE FROM UNDERLYING ZONING FOR A REASON.	2	0	sally	mckenzie	34.0307	-84.36129

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	180	Gateway project makes this intersection incredibly wide. encourages through traffic to marietta and sandy springs. encourages big rigs. does nothing for local roswell, in fact mitigates development/pedestrian/connectivity/sense of place of the area.	1	0	sally	mckenzie	34.0138	-84.36281
Place to Change	210	Reversible lanes need to go. BUT the gateway project. Destroys one of the most amazing natural entrances to a city anywhere. Destroys the economic vital potential of the unique nexus of the river, forest, and historic square. Excessive road widths and wide sidewalks on both sides down to river unnecessary. Pedestrian bridge on the wrong side. Historic & natural assets not protected. Power lines should be buried. GDOT has guidelines for burying lines when in the public interest.	0	0	sally	mckenzie	34.006	-84.3511
Place to Change	211	ACTIVATE the city hall backyard! Connect it and the east side of Atlanta St. to canton st. HOW? Widen existing walkway to 10 ft. Add nice lighting. get rid of scrub trees. Highlight entrance at Atlanta Street so people know its there. Would be awesome for festivals, markets under the trees. Will also encourage folks to park at City Hall. And it's cheap! It will help expand the "golden egg" that is Canton Street by facilitating retail/mixed use development East of atlanta st.	1	0	sally	mckenzie	34.0229	-84.36063
Place to Preserve	179	The mill ruins will be destroyed by the current Gateway plan. the zigzagging overhead pedestrian walk with lots of retaining walls as opposed to a ground level more enjoyable walkway that would work if the pedestrian bridge was on the other side of the Chattahoochee bridge.	0	0	sally	mckenzie	34.0051	-84.35

Virtual Community Engagement #1 - Map Comments

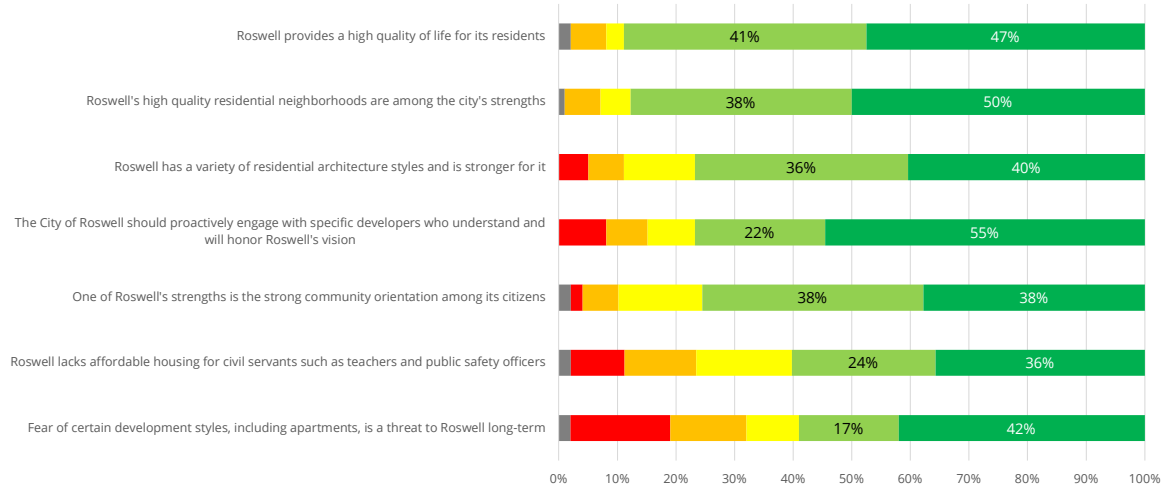
Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Scale - Town Center	59	The unfortunate thing about new zoning resulting from the HD master plan is side streets will not be developed to maximum potential. Hill street is example. The monolith 1 acre building will be close to Hill St (same as vickers). It had AMAZING possibilities for creating a walkable destination! Across from City Hall back yard and connecting redeveloping areas to the south and east, this could have been another downtown canton st.-like area! Instead, too tall. scale is off. too dense.	0	0	sally	mckenzie	34.0196	-84.36047
Place to Change	214	traffic calming measures, wider sidewalks, increased setbacks (like downtown Alpharetta) will increase success of developments like Skillet. Also, 5 stories at street in Skillet is wrong. City, ex-mayor, and DDA duped us with allowing 5 stories for "architectural interest features". DDA promised 5 stories would be where topo dropped off in that development. Now its on street and too close to it. no one will want to walk/hang out on narrow sidewalks with cars wizzing by.	1	0	sally	mckenzie	34.0572	-84.30934
Place to Preserve	182	Do not allow an underground pedestrian tunnel or bridge to destroy this small park-creating a lovely open gathering space on lower canton St. It does need some upkeep work! But keep the trees, keep the grass. Perhaps move Centius (sp?) the flower to the side so that people can enjoy the grass space when there are bands and events there.	3	0	sally	mckenzie	34.0238	-84.36117

Virtual Community Engagement #1 - Map Comments

Type	#	Comment	Up Votes	Down Votes	First Name	Last Name	Latitude	Longitude
Place to Preserve	181	Green St needs to redevelop but needs to do so appropriately. Preserve the character- the tree line, spacing, and scale. Coming townhomes and building behind ice cream shop are examples of bad dev. Too close to street, buffers too narrow, and they are so tall that they dwarf existing historic structures (against HD regs). Density affects character. REINSTATE DENSITY LIMITS IN THE HD, putting the city back in charge. Developers will have to ask for variances rather than taking advantage of us	2	0	sally	mckenzie	34.0284	-84.35922
Place to Change	213	revisit BTZ, berm, and sidewalk width requirements on major roads. consider traffic calming measures where we desire to increase pedestrian activity, create destinations, sense of place, etc.. right now BTZ allows buildings to close to street. scale is off- it's uninviting.	0	0	sally	mckenzie	34.0263	-84.33621

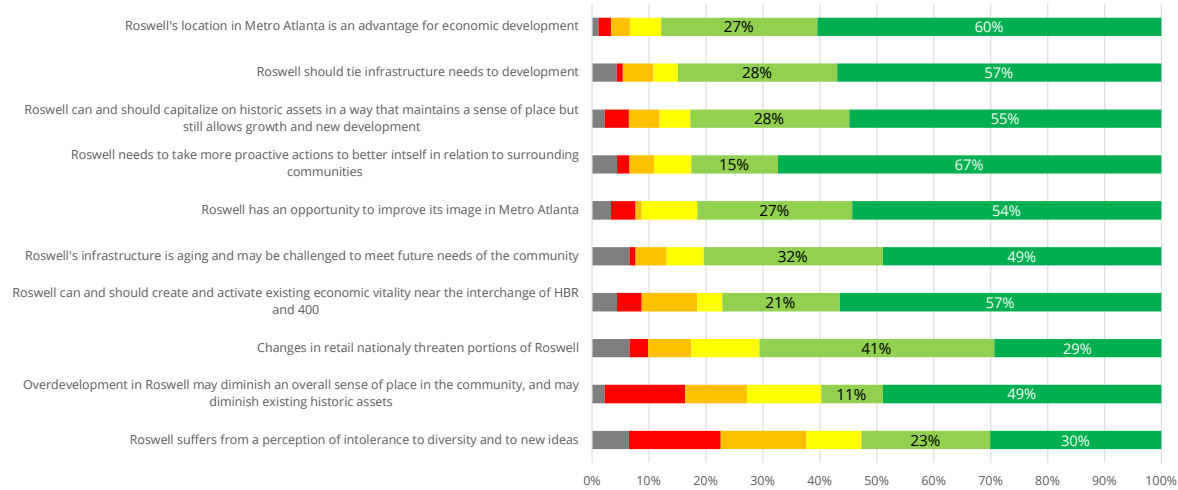
ECONOMIC DEVELOPMENT

Statement	Unsure	Strongly Disag	Somewhat Dis	Neutral	Somewhat Agr	Strongly Agree	Total	Topic	Unsure	Strongly Disag	Somewhat Dis	Neutral	Somewhat Agr	Strongly Agree	% Agree
Fear of certain development styles, including apartments, is a threat to Roswell long-term	2	17	13	9	17	42	100	Fear of cer	2%	17%	13%	9%	17%	42%	59%
Roswell lacks affordable housing for civil servants such as teachers and public safety officers	2	9	12	16	24	35	98	Roswell lac	2%	9%	12%	16%	24%	36%	60%
One of Roswell's strengths is the strong community orientation among its citizens	2	2	6	14	37	37	98	One of Ros	2%	2%	6%	14%	38%	38%	76%
The City of Roswell should proactively engage with specific developers who understand and will honor	0	8	7	8	22	54	99	The City of	0%	8%	7%	8%	22%	55%	77%
Roswell has a variety of residential architecture styles and is stronger for it	0	5	6	12	36	40	99	Roswell ha	0%	5%	6%	12%	36%	40%	77%
Roswell's high quality residential neighborhoods are among the city's strengths	1	0	6	5	37	49	98	Roswell's h	1%	0%	6%	5%	38%	50%	88%
Roswell provides a high quality of life for its residents	2	0	6	3	41	47	99	Roswell pr	2%	0%	6%	3%	41%	47%	89%



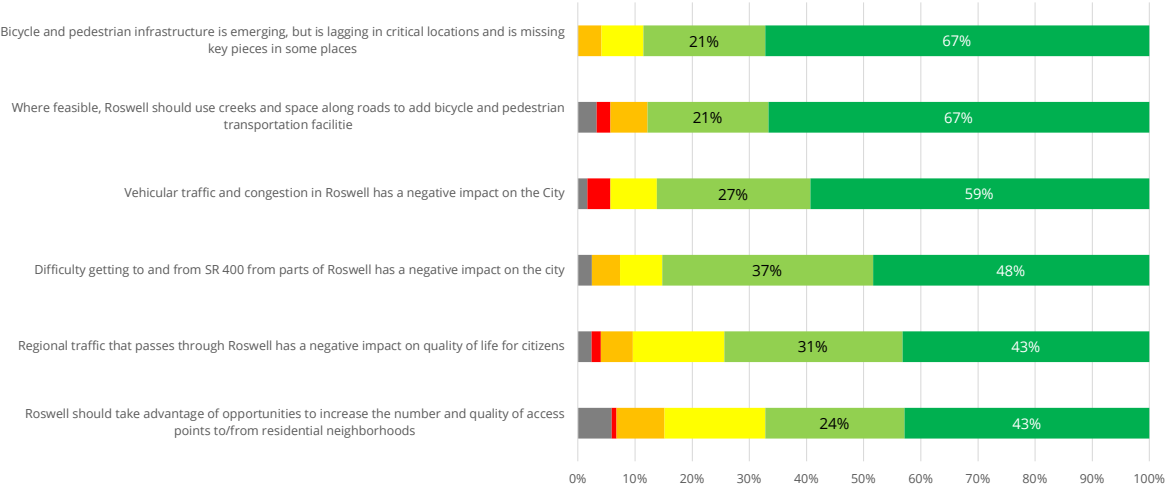
ECONOMIC DEVELOPMENT

Statement	Unsure	Strongly Disag	Somewhat Dis	Neutral	Somewhat Agr	Strongly Agree	Total	Topic	Unsure	Strongly Disag	Somewhat Dis	Neutral	Somewhat Agr	Strongly Agree	% Agree
Roswell suffers from a perception of intolerance to diversity and to new ideas	6	15	14	9	21	28	93	Roswell su	6%	16%	15%	10%	23%	30%	53%
Overdevelopment in Roswell may diminish an overall sense of place in the community, and may diminish existing historic assets	2	13	10	12	10	45	92	Overdevel	2%	14%	11%	13%	11%	49%	60%
Changes in retail nationally threaten portions of Roswell	6	3	7	11	38	27	92	Changes in	7%	3%	8%	12%	41%	29%	71%
Roswell can and should create and activate existing economic vitality near the interchange of HBR and 400	4	4	9	4	19	52	92	Roswell ca	4%	4%	10%	4%	21%	57%	77%
Roswell's infrastructure is aging and may be challenged to meet future needs of the community	6	1	5	6	29	45	92	Roswell's ii	7%	1%	5%	7%	32%	49%	80%
Roswell has an opportunity to improve its image in Metro Atlanta	3	4	1	9	25	50	92	Roswell ha	3%	4%	1%	10%	27%	54%	82%
Roswell needs to take more proactive actions to better itself in relation to surrounding communities	4	2	4	6	14	62	92	Roswell ne	4%	2%	4%	7%	15%	67%	83%
Roswell can and should capitalize on historic assets in a way that maintains a sense of place but still allows growth and new development	2	4	5	5	26	51	93	Roswell ca	2%	4%	5%	5%	28%	55%	83%
Roswell should tie infrastructure needs to development	4	1	5	4	26	53	93	Roswell sh	4%	1%	5%	4%	28%	57%	85%
Roswell's location in Metro Atlanta is an advantage for economic development	1	2	3	5	25	55	91	Roswell's l	1%	2%	3%	5%	27%	60%	88%



TRANSPORTATION

Statement	Unsure	Strongly Disag	Somewhat Dis	Neutral	Somewhat Ag	Strongly Agree	Total	Topic	Unsure	Strongly Disag	Somewhat Dis	Neutral	Somewhat Ag	Strongly Agree	% Agree
Roswell should take advantage of opportunities to increase the number and quality of access points to,	7	1	10	21	29	51	119	Roswell sh	6%	1%	8%	18%	24%	43%	67%
Regional traffic that passes through Roswell has a negative impact on quality of life for citizens	3	2	7	20	39	54	125	Regional tr	2%	2%	6%	16%	31%	43%	74%
Difficulty getting to and from SR 400 from parts of Roswell has a negative impact on the city	3	0	6	9	45	59	122	Difficulty g	2%	0%	5%	7%	37%	48%	85%
Vehicular traffic and congestion in Roswell has a negative impact on the City	2	5	0	10	33	73	123	Vehicular t	2%	4%	0%	8%	27%	59%	86%
Where feasible, Roswell should use creeks and space along roads to add bicycle and pedestrian transp	4	3	8	0	26	82	123	Where fea	3%	2%	7%	0%	21%	67%	88%
Bicycle and pedestrian infrastructure is emerging, but is lagging in critical locations and is missing key p	0	0	5	9	26	82	122	Bicycle anc	0%	0%	4%	7%	21%	67%	89%



LAND USE

Statement

In some areas, out of character developments threaten Roswell's overall image

Roswell has the opportunity to create more sense of place by leveraging the Historic District

Future redevelopment in Roswell should embrace live-work-place concepts

Roswell has the opportunity to create more unique commercial destinations in the future in addition to

Roswell has the opportunity to focus on specific areas that need redevelopment and to embrace divers

Older and vacant retail areas in Roswell have the potential to become new commercial destinations in

The Historic District and Canton Street areas are a strength for Roswell

Unsure

Strongly Disag

Somewhat Dis Neutral

Somewhat Ag

Strongly Agree

Total

Topic

Unsure

Strongly Disag

Somewhat Dis Neutral

Somewhat Ag

Strongly Agree

% Agree

0

9

6

15

19

37

86

In some ar

0%

10%

7%

17%

22%

43%

65%

1

4

6

12

22

42

87

Roswell ha

1%

5%

7%

14%

25%

48%

74%

1

3

6

11

19

45

85

Future red

1%

4%

7%

13%

22%

53%

75%

0

5

4

10

28

40

87

Roswell ha

0%

6%

5%

11%

32%

46%

78%

0

4

4

5

22

52

87

Roswell ha

0%

5%

5%

6%

25%

60%

85%

1

2

2

2

22

57

86

Older and

1%

2%

2%

2%

26%

66%

92%

0

1

3

0

16

66

86

The Histori

0%

1%

3%

0%

19%

77%

95%

The Historic District and Canton Street areas are a strength for Roswell

Older and vacant retail areas in Roswell have the potential to become new commercial destinations in the future

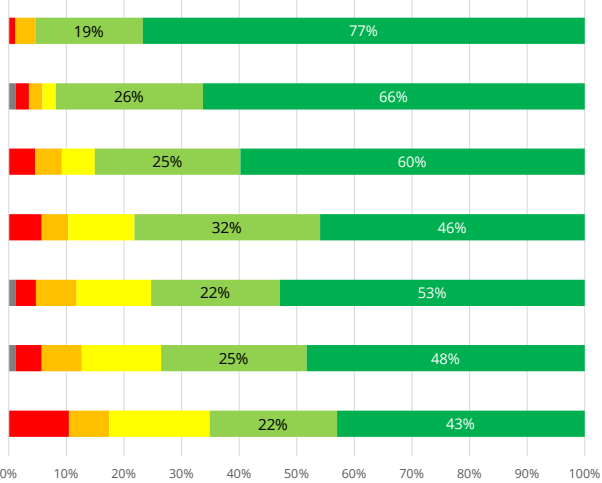
Roswell has the opportunity to focus on specific areas that need redevelopment and to embrace diverse types of development in these areas

Roswell has the opportunity to create more unique commercial destinations in the future in addition to what already exists

Future redevelopment in Roswell should embrace live-work-place concepts

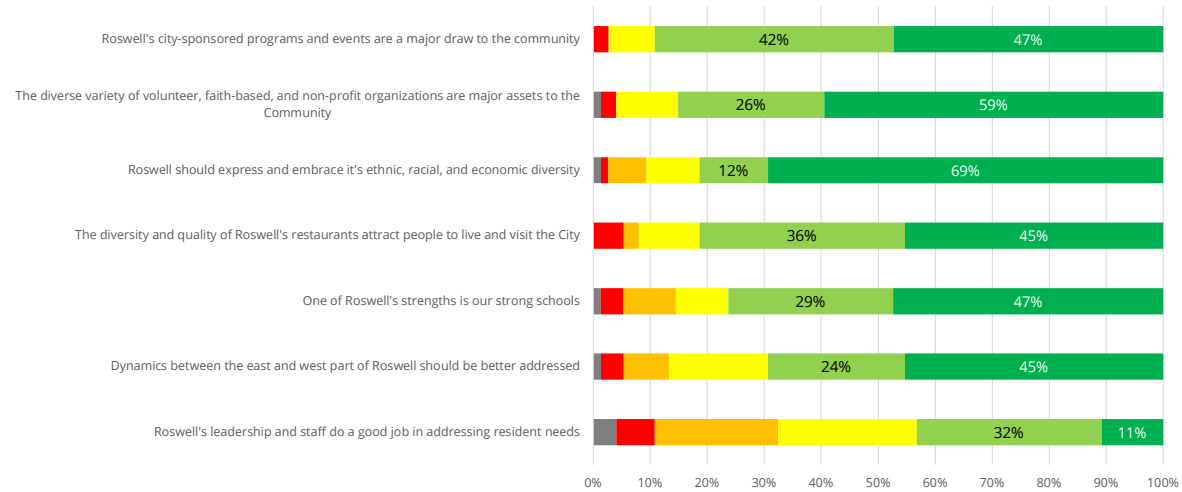
Roswell has the opportunity to create more sense of place by leveraging the Historic District

In some areas, out of character developments threaten Roswell's overall image



NATURAL & CULTURAL RESOURCES

Statement	Unsure	Strongly Disag	Somewhat Dis	Neutral	Somewhat Agr	Strongly Agree	Total	Topic	Unsure	Strongly Disag	Somewhat Dis	Neutral	Somewhat Agr	Strongly Agree	% Agree
Roswell's leadership and staff do a good job in addressing resident needs	3	5	16	18	24	8	74	Roswell's l	4%	7%	22%	24%	32%	11%	43%
Dynamics between the east and west part of Roswell should be better addressed	1	3	6	13	18	34	75	Dynamics l	1%	4%	8%	17%	24%	45%	69%
One of Roswell's strengths is our strong schools	1	3	7	7	22	36	76	One of Ros	1%	4%	9%	9%	29%	47%	76%
The diversity and quality of Roswell's restaurants attract people to live and visit the City	0	4	2	8	27	34	75	The diversi	0%	5%	3%	11%	36%	45%	81%
Roswell should express and embrace it's ethnic, racial, and economic diversity	1	1	5	7	9	52	75	Roswell sh	1%	1%	7%	9%	12%	69%	81%
The diverse variety of volunteer, faith-based, and non-profit organizations are major assets to the Com	1	2	0	8	19	44	74	The divers	1%	3%	0%	11%	26%	59%	85%
Roswell's city-sponsored programs and events are a major draw to the community	0	2	0	6	31	35	74	Roswell's c	0%	3%	0%	8%	42%	47%	89%
Roswell's family friendly atmosphere is one of the City's strengths	0	0	3	1	25	46	75	Roswell's f	0%	0%	4%	1%	33%	61%	95%



Recreation & Green Space / Public Safety

Statement

Non-Roswell residents can sometimes overwhelm some of the parks

Vacant shopping centers pose a heightened and on-going public safety issue

Roswell public safety officers and first responders should focus on community outreach and engagement

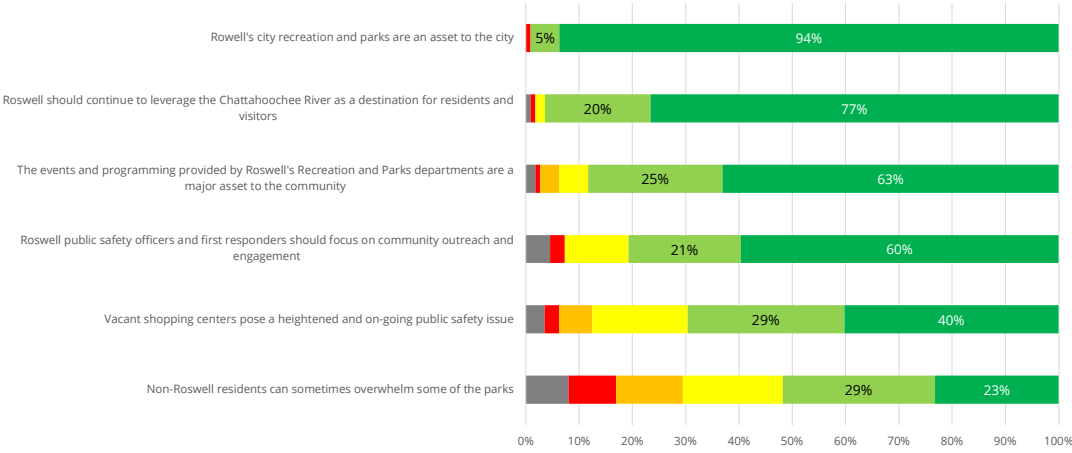
The events and programming provided by Roswell's Recreation and Parks departments are a major asset to the community

Roswell should continue to leverage the Chattahoochee River as a destination for residents and visitors

Roswell's city recreation and parks are an asset to the city

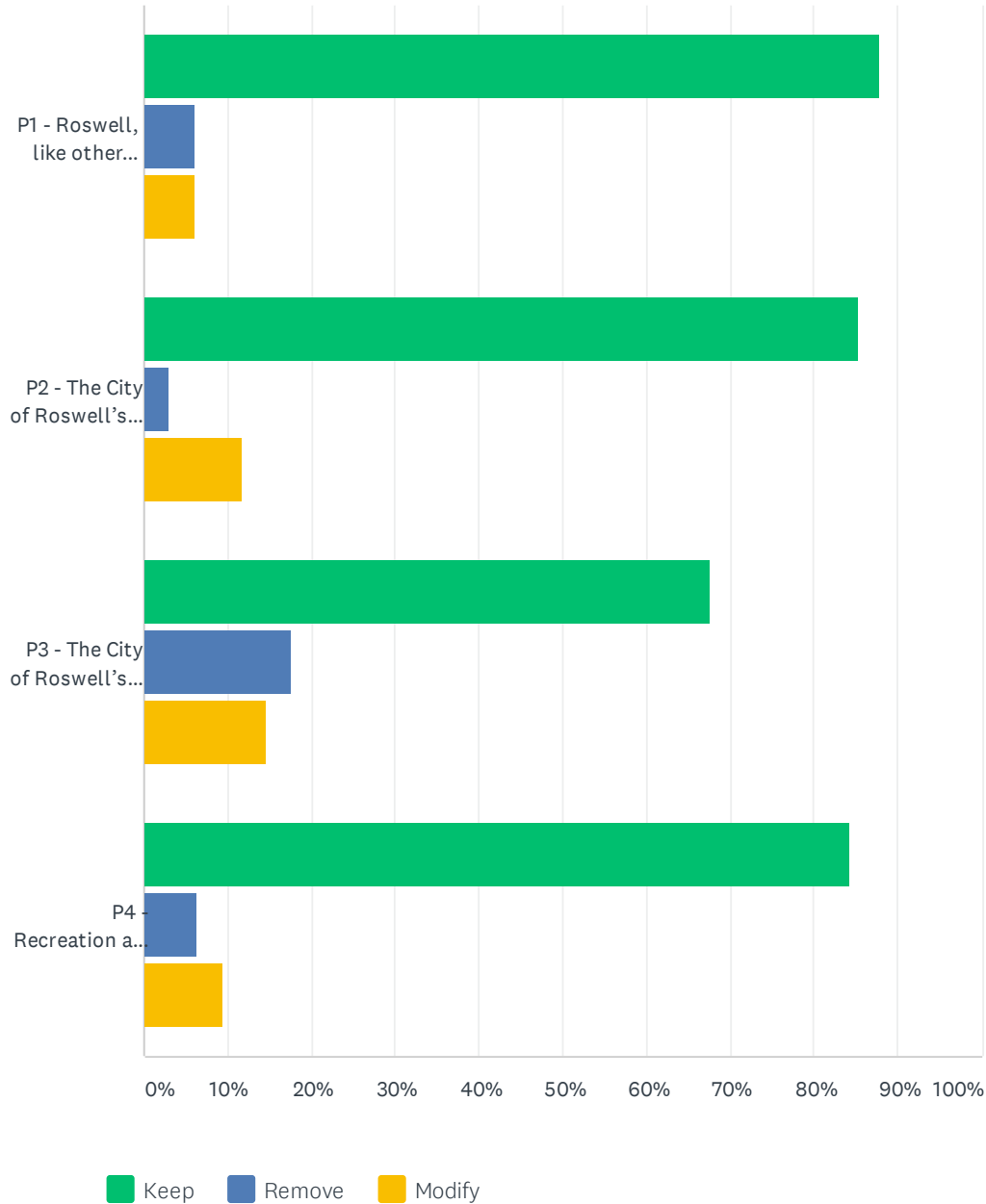
Unsure	Strongly Disagree	Somewhat Disagree	Neutral	Somewhat Agree	Strongly Agree	Total
9	10	14	21	32	26	112
4	3	7	20	33	45	112
5	3	0	13	23	65	109
2	1	4	6	28	70	111
1	1	0	2	22	85	111
0	1	0	0	6	104	111

Topic	Unsure	Strongly Disagree	Somewhat Disagree	Neutral	Somewhat Agree	Strongly Agree	% Agree
Non-Roswell residents can sometimes overwhelm some of the parks	8%	9%	13%	19%	29%	23%	52%
Vacant shopping centers pose a heightened and on-going public safety issue	4%	3%	6%	18%	29%	40%	70%
Roswell public safety officers and first responders should focus on community outreach and engagement	5%	3%	0%	12%	21%	60%	81%
The events and programming provided by Roswell's Recreation and Parks departments are a major asset to the community	2%	1%	4%	5%	25%	63%	88%
Roswell should continue to leverage the Chattahoochee River as a destination for residents and visitors	1%	1%	0%	2%	20%	77%	96%
Roswell's city recreation and parks are an asset to the city	0%	1%	0%	0%	5%	94%	99%



Q1 Population Policies

Answered: 34 Skipped: 3

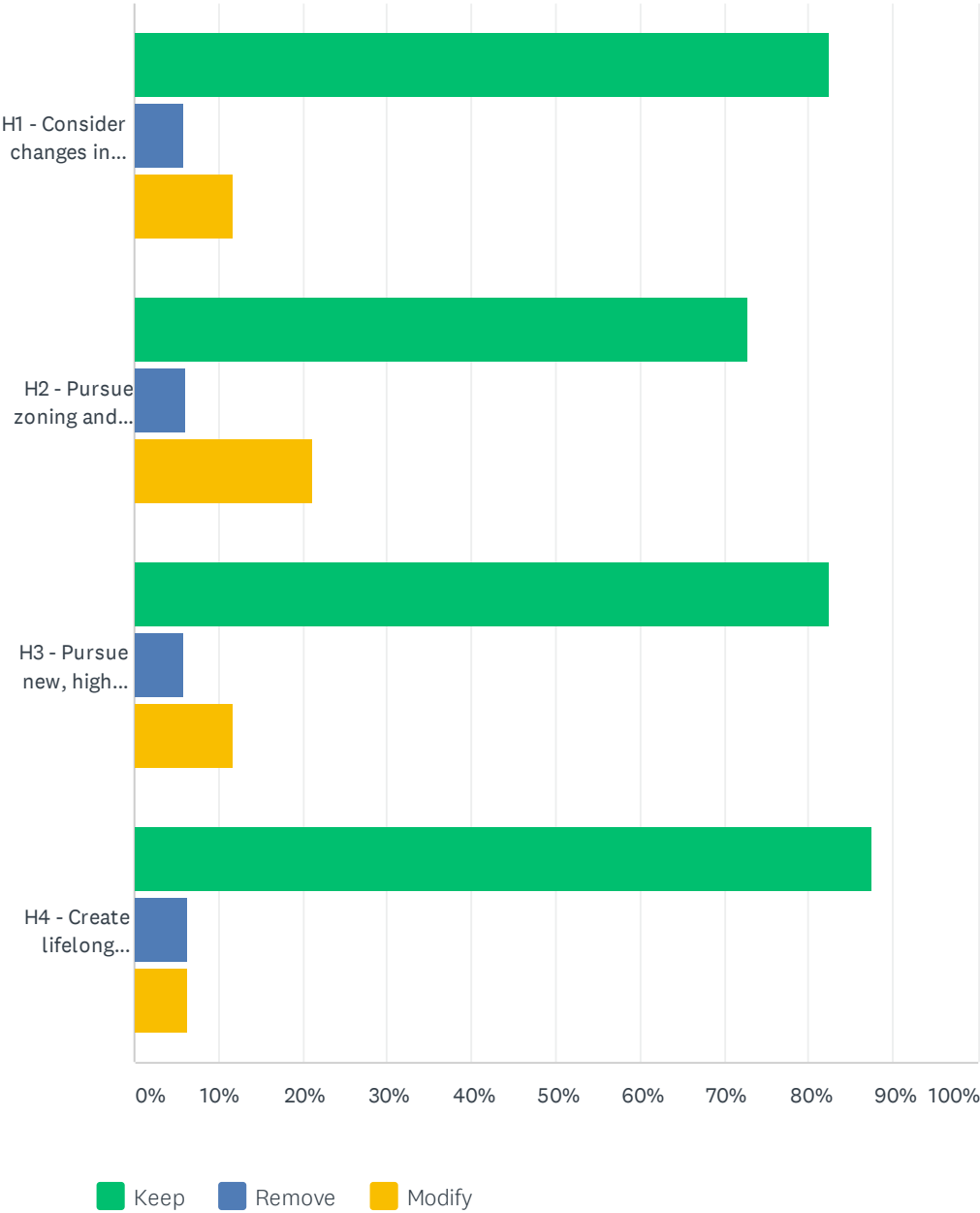


Roswell 2040 Comprehensive Plan Policy Review

	KEEP	REMOVE	MODIFY	TOTAL	WEIGHTED AVERAGE
P1 - Roswell, like other successful communities with diverse populations, will partner with schools and the business community to promote the educational attainment and civic involvement that the City of Roswell envisions for all who work and live in the City.	87.88% 29	6.06% 2	6.06% 2	33	0.82
P2 - The City of Roswell's housing and land use policies should foster conditions that allow people of all backgrounds and in all phases of life to live in Roswell comfortably.	85.29% 29	2.94% 1	11.76% 4	34	0.82
P3 - The City of Roswell's housing, land use, transportation, and economic development policies will aim to create conditions that allow a variety of housing opportunities, access to jobs and job training, and community supported service provisions for those in need, where appropriate.	67.65% 23	17.65% 6	14.71% 5	34	0.50
P4 - Recreation and parks facilities are adapting to serve our demographic changes (people aging, new residents, etc.) in population.	84.38% 27	6.25% 2	9.38% 3	32	0.78

Q2 Housing Policies

Answered: 35 Skipped: 2

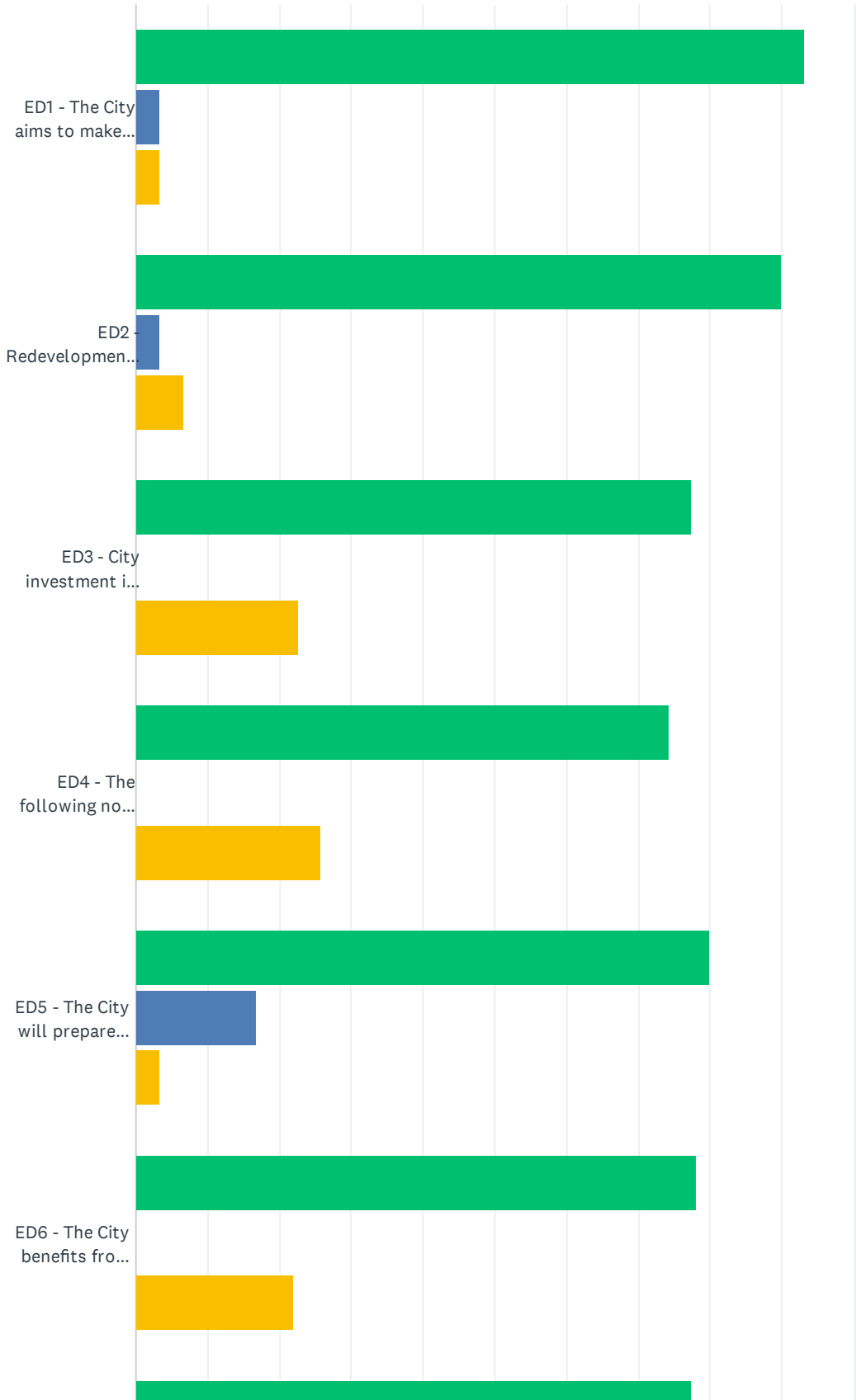


Roswell 2040 Comprehensive Plan Policy Review

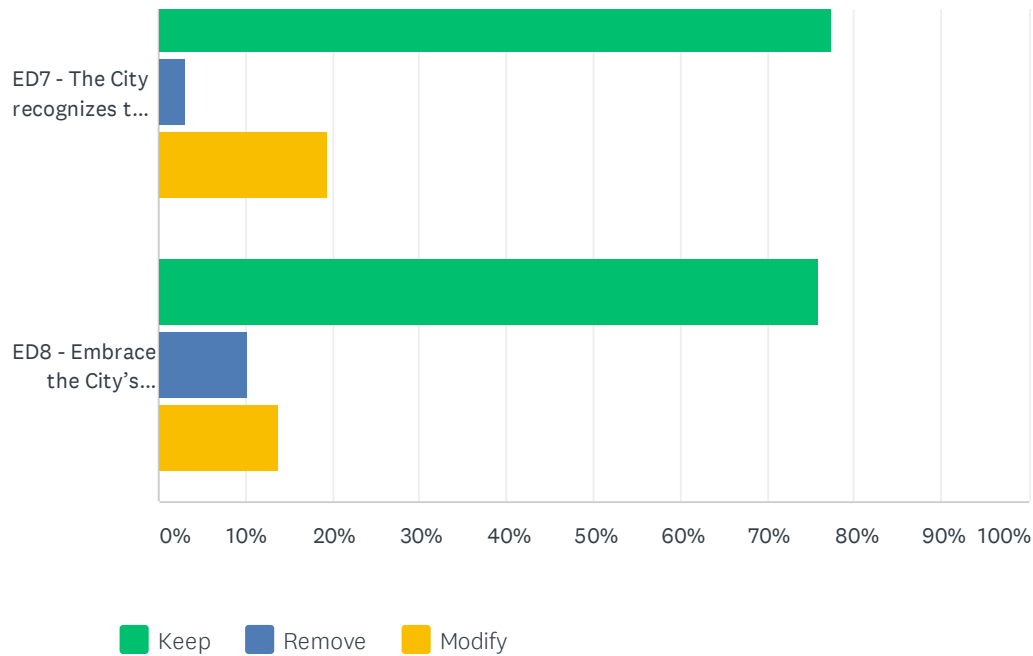
	KEEP	REMOVE	MODIFY	TOTAL	WEIGHTED AVERAGE
H1 - Consider changes in housing needs and demands in conjunction with sustainable building practices by promoting the following, where appropriate:-Residential development in close proximity to/within walking distance of non-residential uses like retail, office, commercial, and services-Energy and water efficient buildings -Building standards that allow flexibility to accommodate needs of aging and multi-generational households	82.35% 28	5.88% 2	11.76% 4	34	0.76
H2 - Pursue zoning and economic development actions to encourage a variety of housing sizes and price points to allow the following, where appropriate:-Adequate market response to changing future demand, including housing preferences of young professionals, families, multi-generational households, and older “empty-nesters” -Zoning which allows the housing types that meet future demand -Zoning that incentivizes a variety of price points-Provide incentives for the development of mixed-income residential neighborhoods for low income, workforce, median income, and high-income households-Redevelopment of aging apartments-Support and encourage ongoing organic reinvestment in aging neighborhoods that can provide affordable housing and “starter/fixer-upper” opportunities at existing densities	72.73% 24	6.06% 2	21.21% 7	33	0.67
H3 - Pursue new, high quality housing where appropriate in partnership with developers who understand and will honor Roswell’s vision; develop implementation criteria to identify where and under what conditions housing of various forms may be appropriate.	82.35% 28	5.88% 2	11.76% 4	34	0.76
H4 - Create lifelong communities within Roswell through strategically located recreation, social, health, and medical facilities near housing that provides lower maintenance responsibilities and appeals to both young professionals and “empty nesters.”	87.50% 28	6.25% 2	6.25% 2	32	0.81

Q3 Economic Development Policies

Answered: 32 Skipped: 5



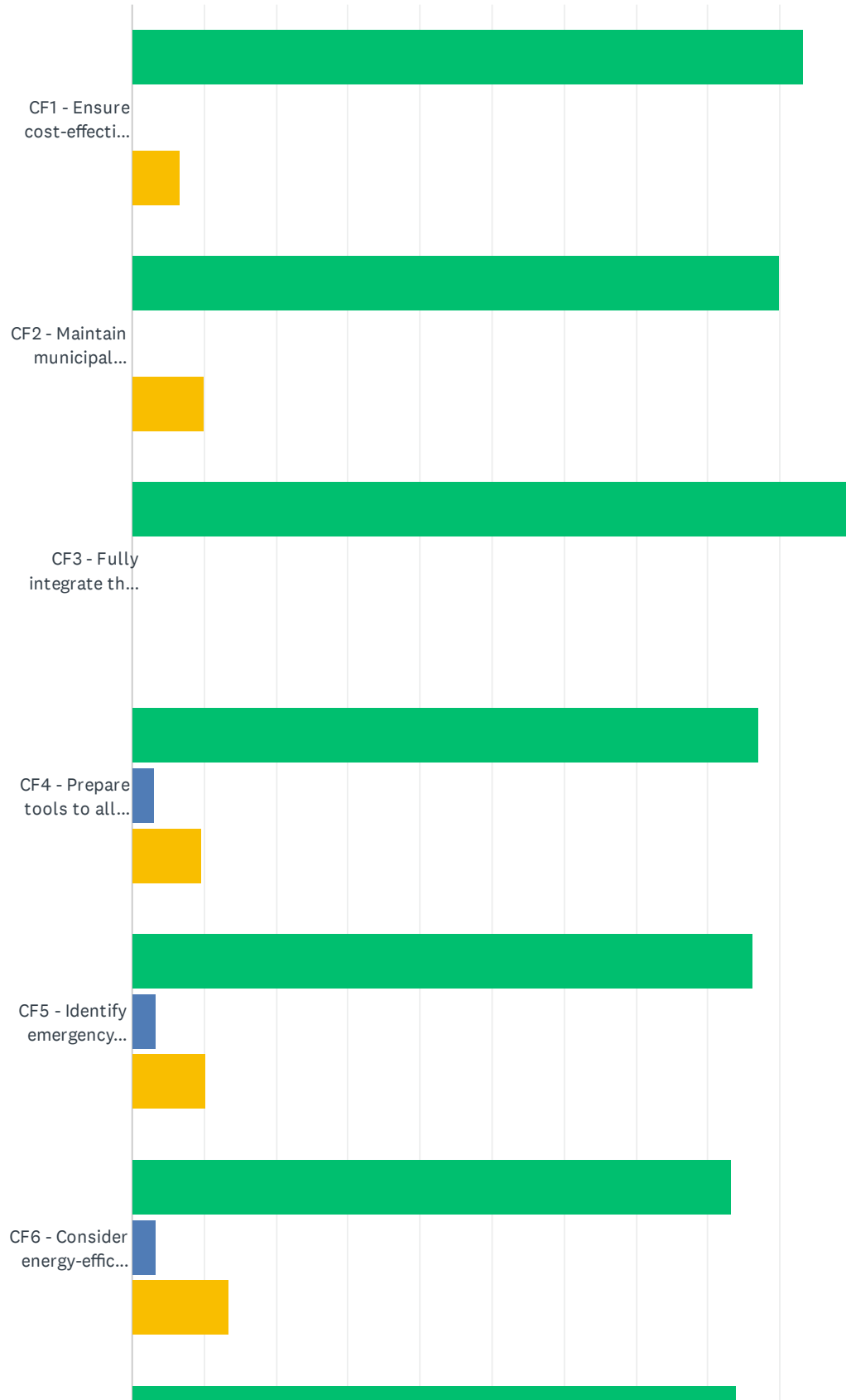
Roswell 2040 Comprehensive Plan Policy Review



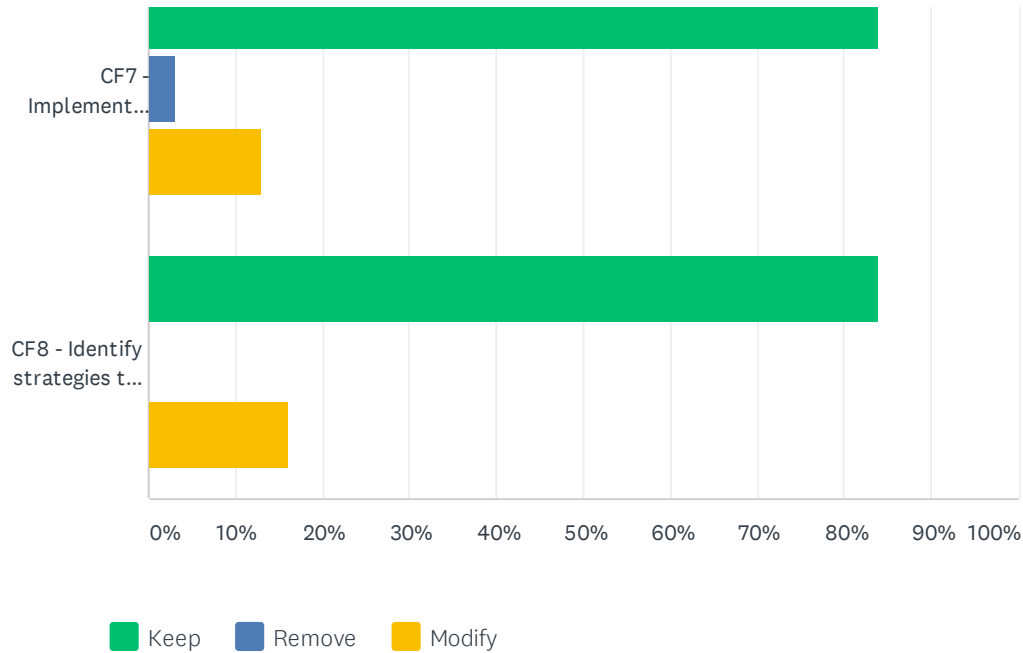
	KEEP	REMOVE	MODIFY	TOTAL	WEIGHTED AVERAGE
ED1 - The City aims to make Roswell a more business-friendly community and encourage appropriate economic development by implementing the recommendations of the Strategic Economic Development Plan	93.10% 27	3.45% 1	3.45% 1	29	0.90
ED2 - Redevelopment is an economic imperative for the City and a priority for citizens in order to:-Diversify the tax base to support a high quality of life-Avoid decline in property values-Remain attractive in relation to surrounding communities-Improve its image in Metro Atlanta	90.00% 27	3.33% 1	6.67% 2	30	0.87
ED3 - City investment in infrastructure will support economic development that retains and grows existing employers, attracts new employers, and encourages redevelopment	77.42% 24	0.00% 0	22.58% 7	31	0.77
ED4 - The following nodes along Holcomb Bridge Road should be top redevelopment priorities, to encourage their highest and best use, public-private partnerships, and vibrant, walkable areas for residents and visitors to enjoy:-GA 400-Old Alabama Road-SR 9	74.19% 23	0.00% 0	25.81% 8	31	0.74
ED5 - The City will prepare a gateway and signage plan.	80.00% 24	16.67% 5	3.33% 1	30	0.63
ED6 - The City benefits from Canton Street/Historic District, as it creates a sense of place for the community. Additional ways to enhance and expand the cultural life of the City will be considered as part of a strategy for promoting tourism and visitors.	78.13% 25	0.00% 0	21.88% 7	32	0.78
ED7 - The City recognizes that accessibility and mobility impact the economic health of the community and it commits to:-Providing residents and workers with genuine options for local and regional transit connections and establishing a transit-ready future, and- Coordinating with the North Fulton sister-cities in implementing the North Fulton Comprehensive Transportation Plan	77.42% 24	3.23% 1	19.35% 6	31	0.74
ED8 - Embrace the City's diversity through promotion of its restaurants and businesses that represent cultures from around the world.	75.86% 22	10.34% 3	13.79% 4	29	0.66

Q4 Community Facilities Policies

Answered: 31 Skipped: 6



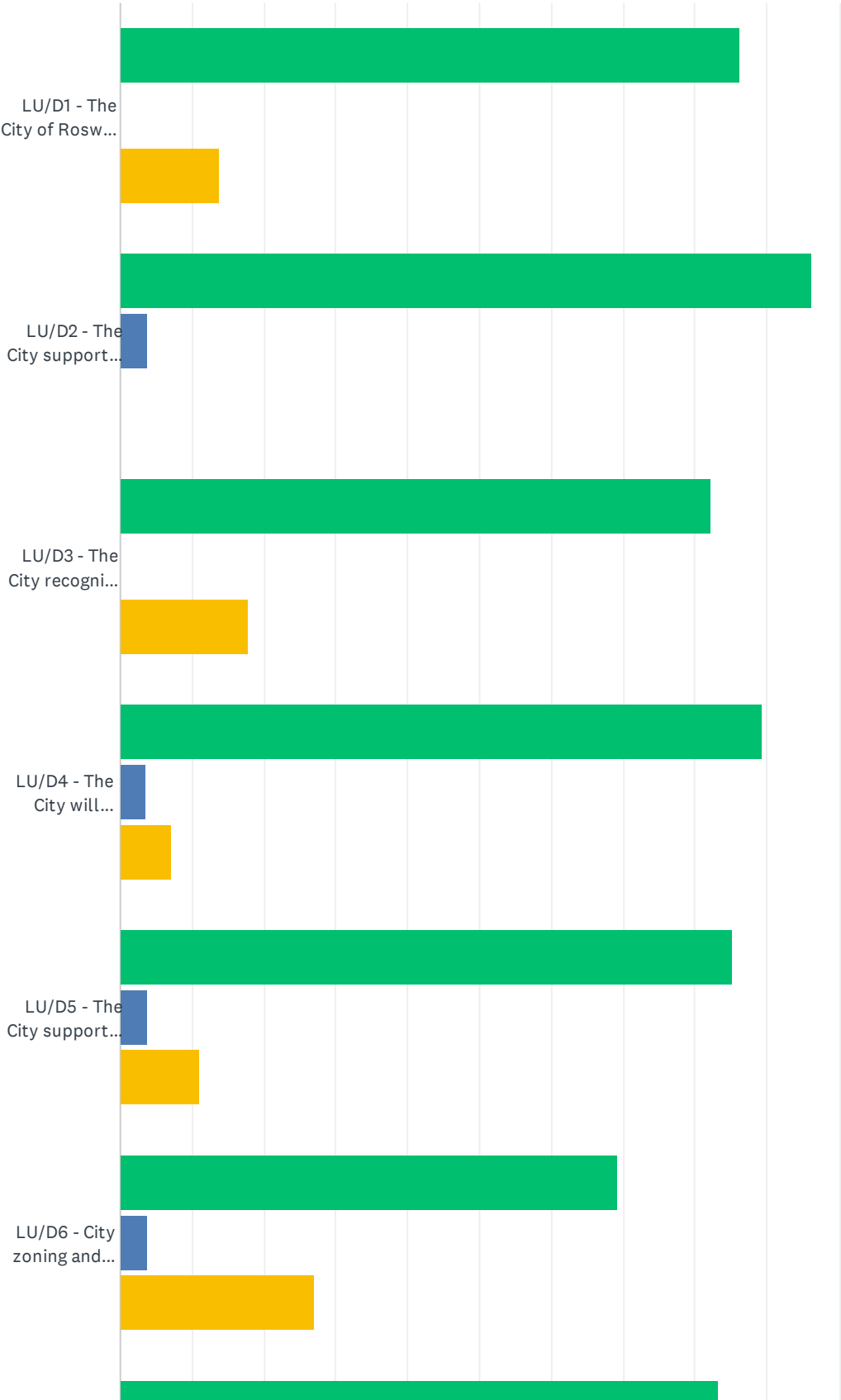
Roswell 2040 Comprehensive Plan Policy Review



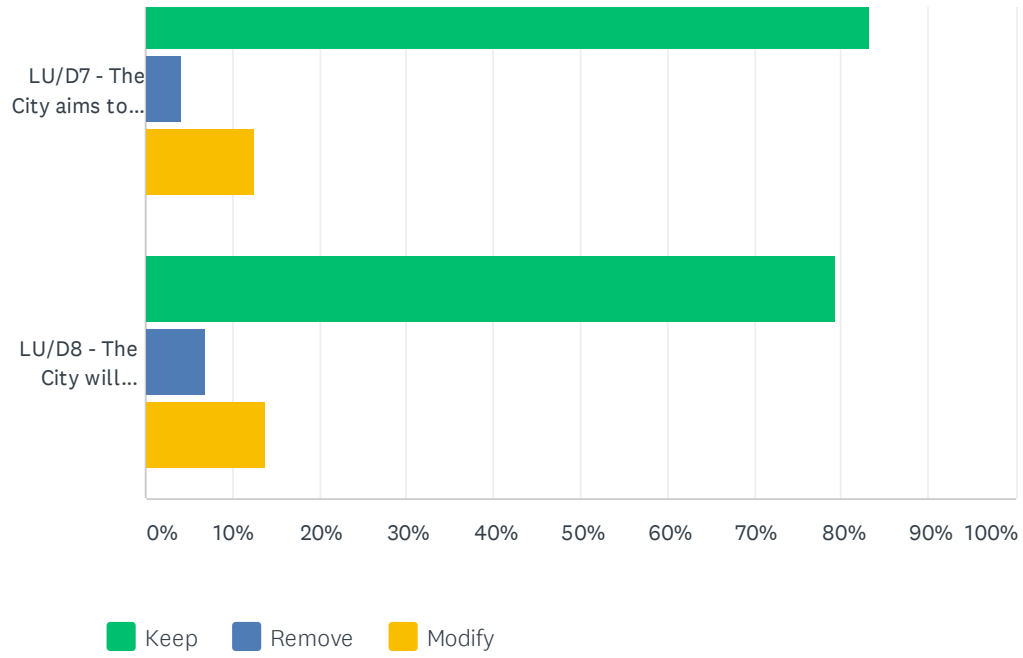
	KEEP	REMOVE	MODIFY	TOTAL	WEIGHTED AVERAGE
CF1 - Ensure cost-effective and timely provision of community facilities and services to support the needs of the City's neighborhoods, residents, and businesses. Increase the ability of the Roswell-Alpharetta Public Safety Training Center (RAPSTC) facility to accommodate police officers for training (joint effort with Fire Department).	93.33% 28	0.00% 0	6.67% 2	30	0.93
CF2 - Maintain municipal buildings and grounds to the same high standard as exists today.	90.00% 27	0.00% 0	10.00% 3	30	0.90
CF3 - Fully integrate the City's Capital Improvement Element (CIE), as required by state rules to be annually updated, with the City's capital improvement planning process, so that the two items are one and the same.	100.00% 27	0.00% 0	0.00% 0	27	1.00
CF4 - Prepare tools to allow public-private partnerships to create new community facilities such as parks, public plazas and trail spurs to connect to City network.	87.10% 27	3.23% 1	9.68% 3	31	0.84
CF5 - Identify emergency shelters for community members in need.	86.21% 25	3.45% 1	10.34% 3	29	0.83
CF6 - Consider energy-efficient building programs for new facilities.	83.33% 25	3.33% 1	13.33% 4	30	0.80
CF7 - Implement policy and infrastructure recommendations in the Roswell Bicycle & Pedestrian Plan to promote mobility options throughout the city.	83.87% 26	3.23% 1	12.90% 4	31	0.81
CF8 - Identify strategies to improve traffic flow around and through the City, such as intersection improvements, signal timing enhancements, Intelligent Transportation Systems (ITS), etc.	83.87% 26	0.00% 0	16.13% 5	31	0.84

Q5 Land Use and Urban Design Policies

Answered: 29 Skipped: 8



Roswell 2040 Comprehensive Plan Policy Review

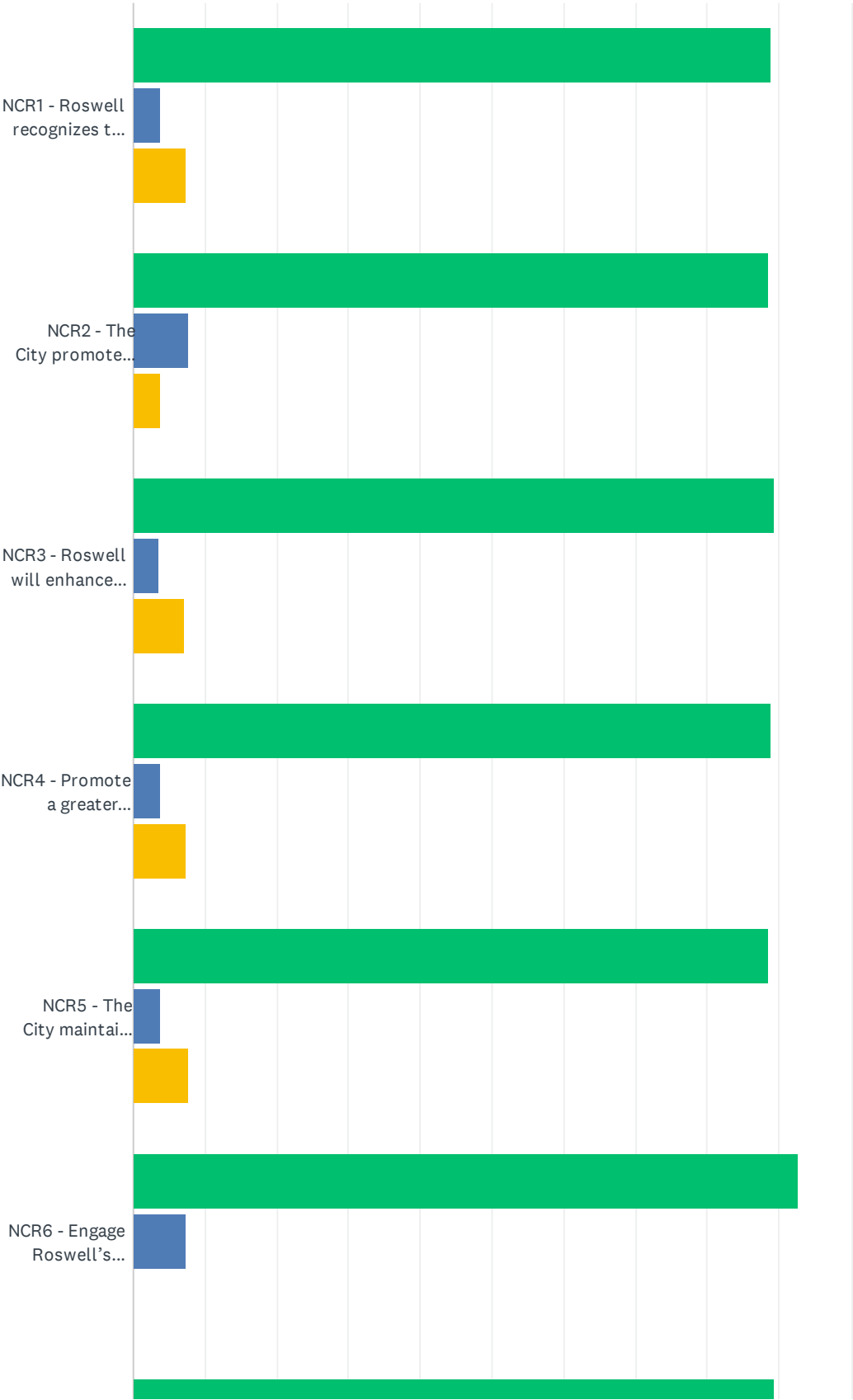


Roswell 2040 Comprehensive Plan Policy Review

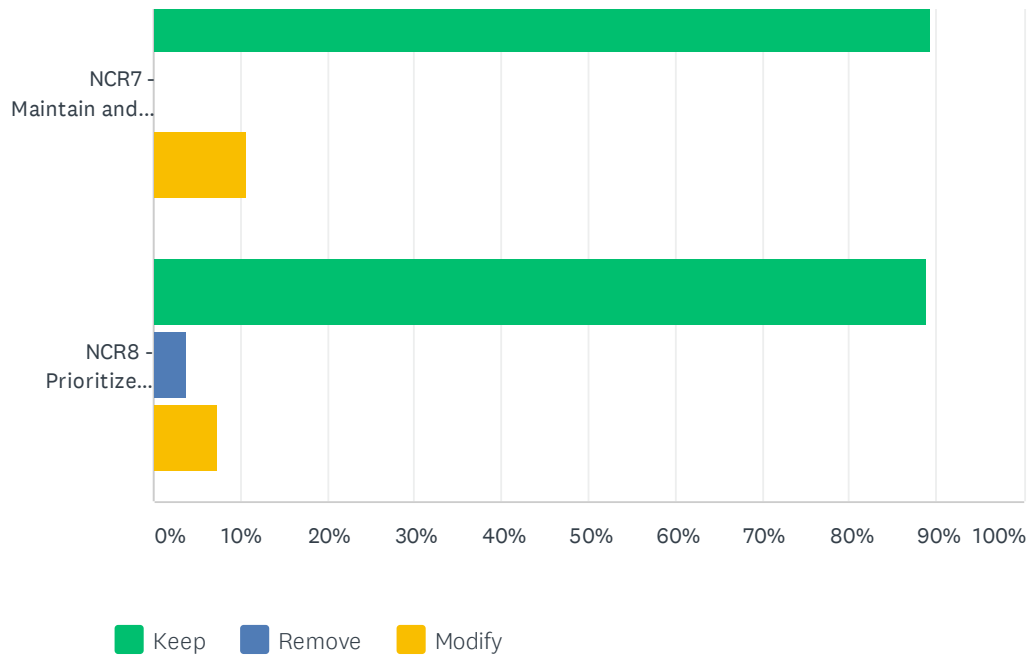
	KEEP	REMOVE	MODIFY	TOTAL	WEIGHTED AVERAGE
LU/D1 - The City of Roswell aims to provide innovative, flexible, and quality design-focused development in some parts of the following areas identified on the Future Development Map's following Character Areas: Holcomb Bridge/GA 400, Highway 9, and the Historic District. This policy recognizes that redeveloping sites with existing buildings is more challenging than developing on open land, so conditions must be favorable for investment to occur. This policy also recognizes that redevelopment is an economic imperative for the City and a priority for citizens because it diversifies the tax base, supports a high quality of life in Roswell, and can prevent declines in property values.	86.21% 25	0.00% 0	13.79% 4	29	0.86
LU/D2 - The City supports the adaptive re-use of existing older and vacant buildings, where financially feasible, for new commercial destinations.	96.30% 26	3.70% 1	0.00% 0	27	0.93
LU/D3 - The City recognizes that the demographic trends of a healthy, aging population, coupled with a growth of young families and professionals, will generate very different demands for housing in walkable communities near amenities, and will encourage these types of live-work-play developments where possible while maintaining the existing character of their surroundings.	82.14% 23	0.00% 0	17.86% 5	28	0.82
LU/D4 - The City will monitor the effectiveness of the UDC and update it, when needed, to reflect land use trends, building and development trends, and community needs.	89.29% 25	3.57% 1	7.14% 2	28	0.86
LU/D5 - The City supports infill housing when it is appropriately scaled, appropriately designed, and compatible with its context.	85.19% 23	3.70% 1	11.11% 3	27	0.81
LU/D6 - City zoning and development trends will reflect the principles and policies established in the Comprehensive Plan and will seek to:-Protect existing suburban neighbors from undue negative impacts of development,-Link transportation and redevelopment opportunities,-Utilize the design-based provisions of the UDC, and-Provide an efficient review and approval process in accordance with the UDC	69.23% 18	3.85% 1	26.92% 7	26	0.65
LU/D7 - The City aims to update the Atlanta Road LCI, and elements of the Midtown Roswell LCI.	83.33% 20	4.17% 1	12.50% 3	24	0.79
LU/D8 - The City will encourage developments that exceed the minimum open space requirements of the UDC and/or provide space for public assembly.	79.31% 23	6.90% 2	13.79% 4	29	0.72

Q6 Land Use and Urban Design Policies

Answered: 28 Skipped: 9



Roswell 2040 Comprehensive Plan Policy Review

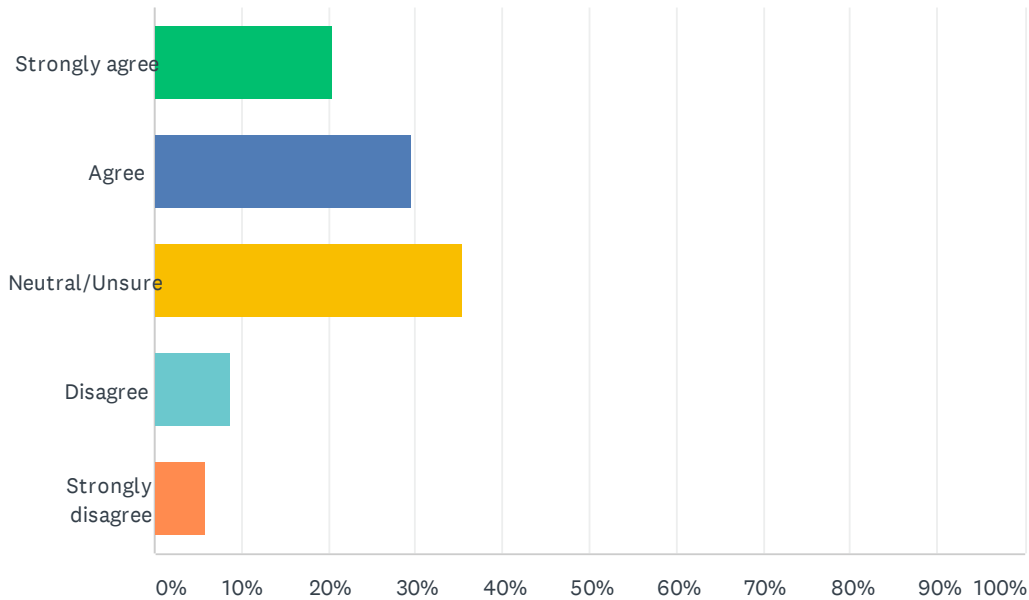


	KEEP	REMOVE	MODIFY	TOTAL	WEIGHTED AVERAGE
NCR1 - Roswell recognizes the various advantages of “going green.” The City strives to improve efficiencies and reduce the use of resources in order to produce meaningful savings to taxpayers and a better environment for our residents. Through responsible development and green building practices as appropriate, Roswell will grow into a healthier and even more desirable place to live and work.	88.89% 24	3.70% 1	7.41% 2	27	0.85
NCR2 - The City promotes reducing energy and water use, expanding clean and efficient energy and water technology use, and promoting new buildings as high performance structures; as such, the City will consider appropriate development regulations to allow new technologies and incentivize efficiency.	88.46% 23	7.69% 2	3.85% 1	26	0.81
NCR3 - Roswell will enhance the City’s successful historic heritage program with specific actions to expand protection and update existing historic preservation ordinances.	89.29% 25	3.57% 1	7.14% 2	28	0.86
NCR4 - Promote a greater public awareness of Roswell's cultural resources and the local programs that protect these resources.	88.89% 24	3.70% 1	7.41% 2	27	0.85
NCR5 - The City maintains and cultivates a “historic preservation” culture by enabling local residents and property owners to pursue historic preservation-related projects and efforts.	88.46% 23	3.85% 1	7.69% 2	26	0.85
NCR6 - Engage Roswell's diverse network of volunteer, faith based, and nonprofit organizations in activities that benefit residents, preserve the city’s assets, and improve quality of life.	92.59% 25	7.41% 2	0.00% 0	27	0.85
NCR7 - Maintain and enhance the City's recreation areas and parks, especially along the Chattahoochee River, and continue to promote the City's recreation and parks programming.	89.29% 25	0.00% 0	10.71% 3	28	0.89
NCR8 - Prioritize community outreach and engagement through events and activities sponsored by the City’s public safety departments to promote trust between first responders and residents.	88.89% 24	3.70% 1	7.41% 2	27	0.85

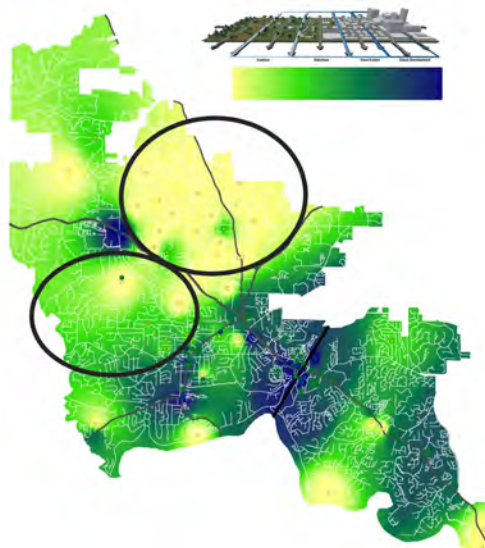
THIS PAGE INTENTIONALLY LEFT BLANK.

Q1 Do you agree with the results below which indicate that the area north of SR 92 should generally have less intense development than the area south of SR 92?

Answered: 34 Skipped: 2

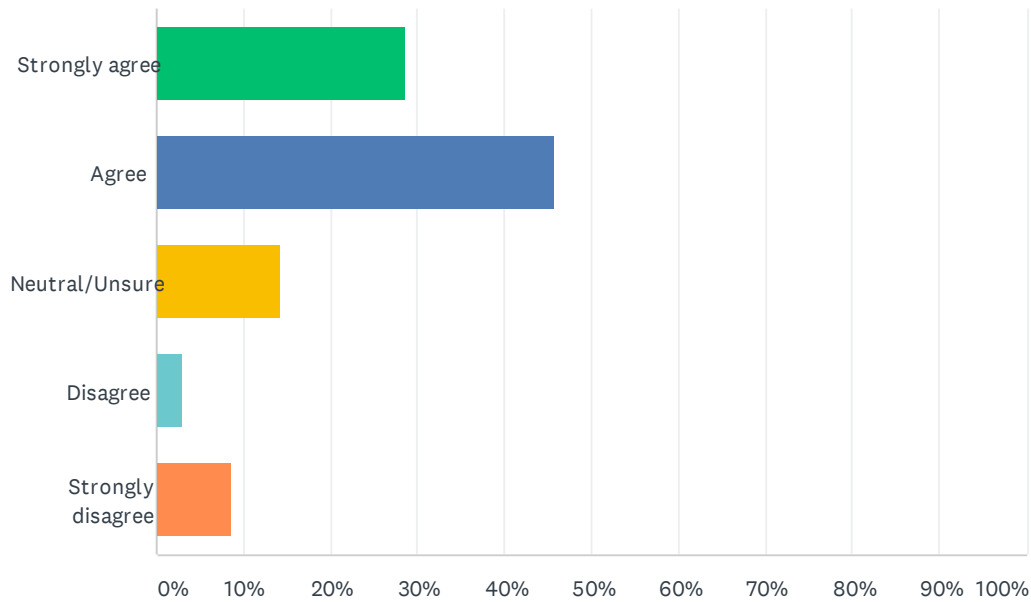


ANSWER CHOICES	RESPONSES	
Strongly agree	20.59%	7
Agree	29.41%	10
Neutral/Unsure	35.29%	12
Disagree	8.82%	3
Strongly disagree	5.88%	2
TOTAL		34

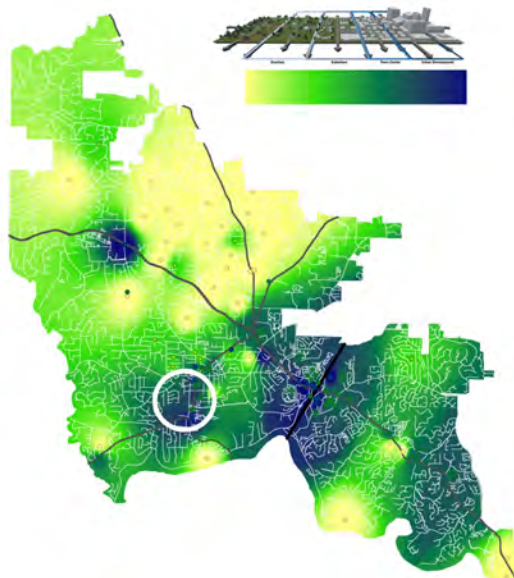


Q2 Do you agree that the area from the south end of Canton Street towards the mill should have relatively more intensive development?

Answered: 35 Skipped: 1

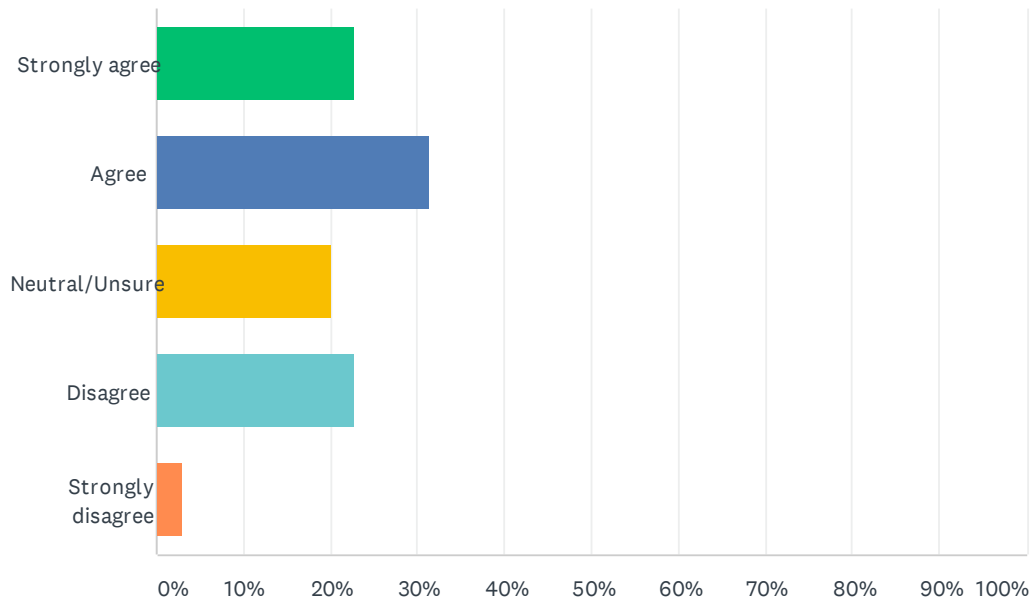


ANSWER CHOICES	RESPONSES	
Strongly agree	28.57%	10
Agree	45.71%	16
Neutral/Unsure	14.29%	5
Disagree	2.86%	1
Strongly disagree	8.57%	3
TOTAL		35

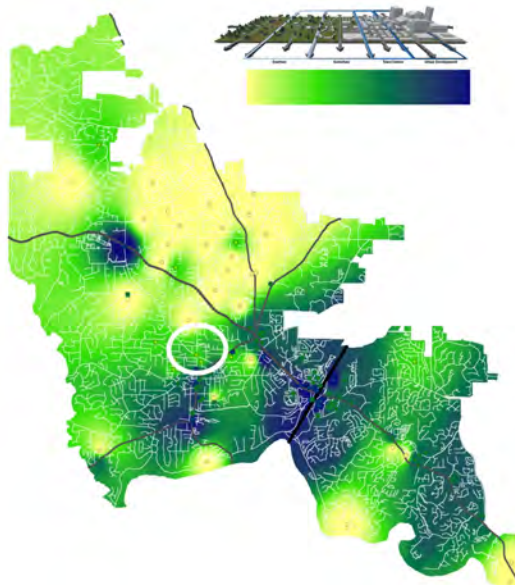


Q3 Do you agree that the northern part of Canton Street should retain its existing scale?

Answered: 35 Skipped: 1

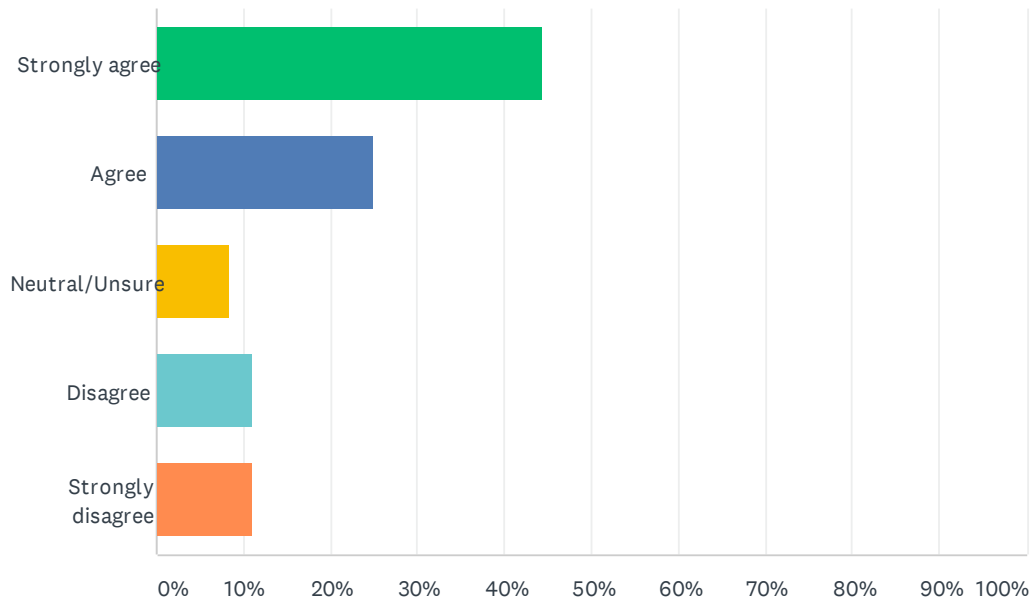


ANSWER CHOICES	RESPONSES	
Strongly agree	22.86%	8
Agree	31.43%	11
Neutral/Unsure	20.00%	7
Disagree	22.86%	8
Strongly disagree	2.86%	1
TOTAL		35

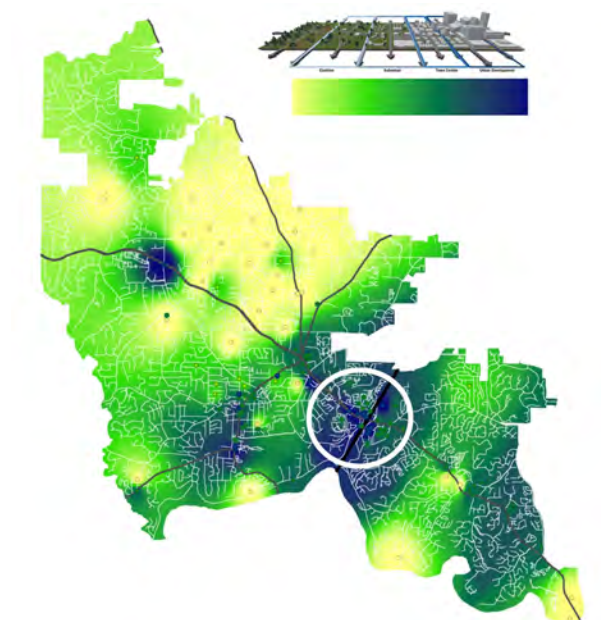


Q4 Do you agree that the GA 400 and Holcomb Bridge Road area should contain the most intensive development in the Roswell community?

Answered: 36 Skipped: 0

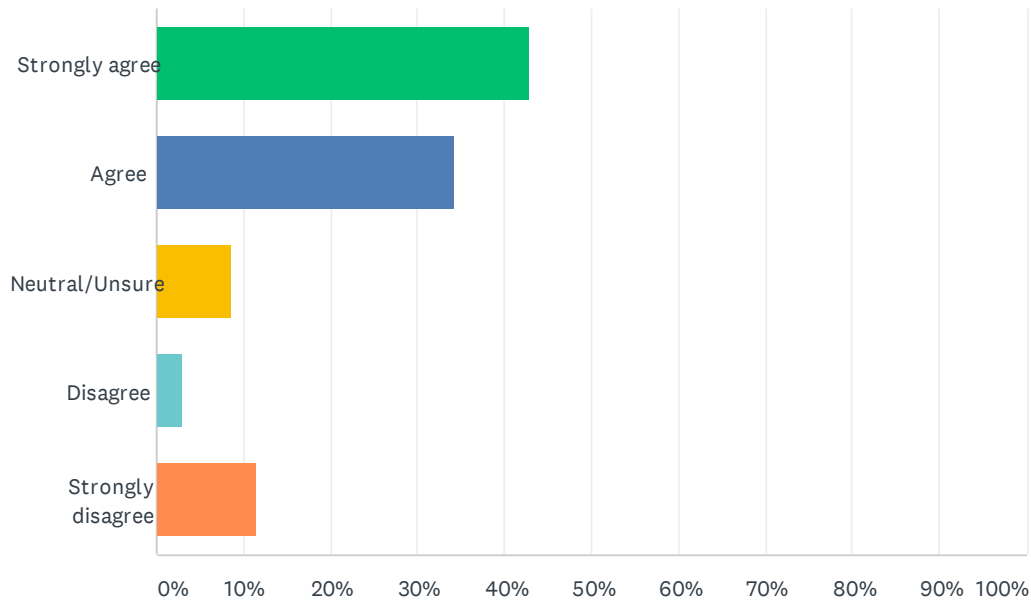


ANSWER CHOICES	RESPONSES	
Strongly agree	44.44%	16
Agree	25.00%	9
Neutral/Unsure	8.33%	3
Disagree	11.11%	4
Strongly disagree	11.11%	4
TOTAL		36

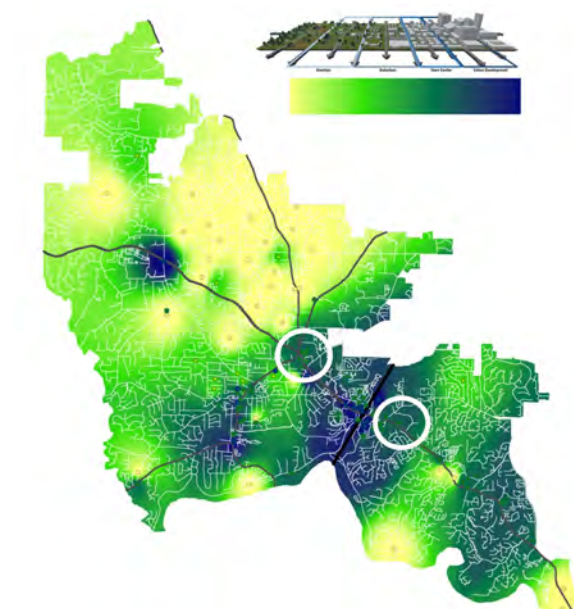


Q5 Do you agree that the surrounding areas on Holcomb Bridge Road should also have more intensive town center-style development?

Answered: 35 Skipped: 1

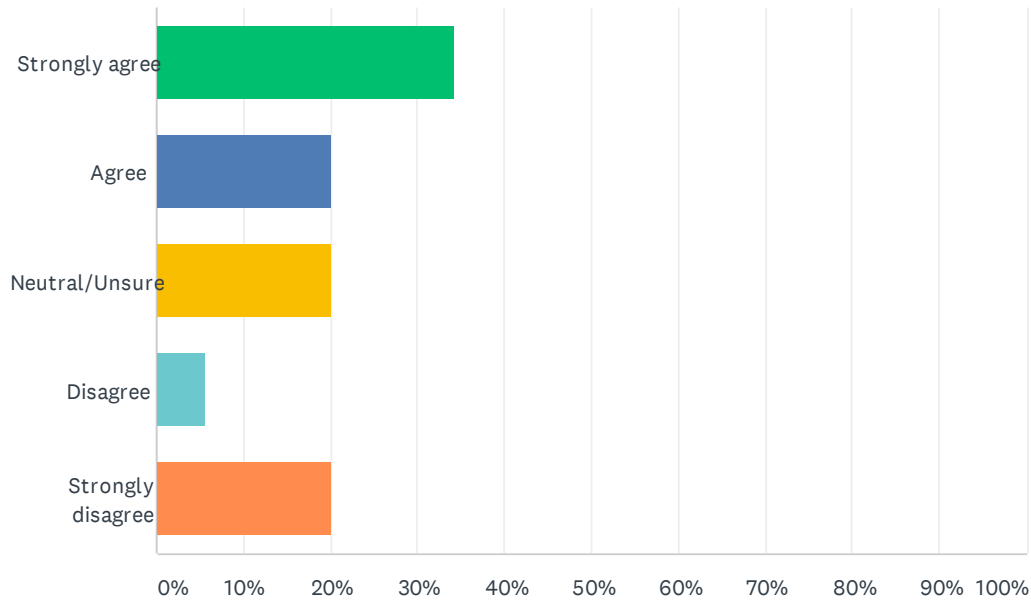


ANSWER CHOICES	RESPONSES	
Strongly agree	42.86%	15
Agree	34.29%	12
Neutral/Unsure	8.57%	3
Disagree	2.86%	1
Strongly disagree	11.43%	4
TOTAL		35

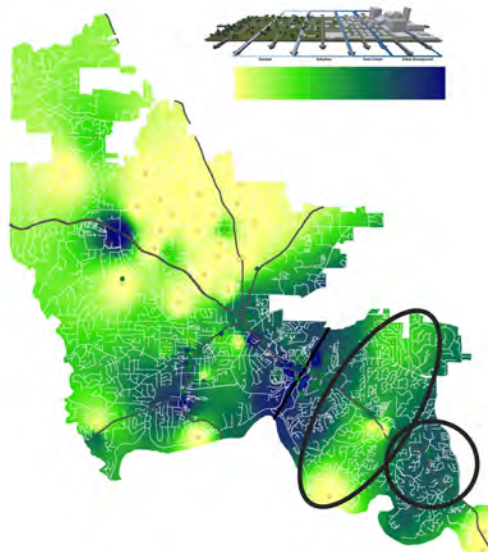


Q6 Do you agree that the east side of Roswell should have another anchoring node further east that is distinct from the more traditionally suburban areas to the west?

Answered: 35 Skipped: 1



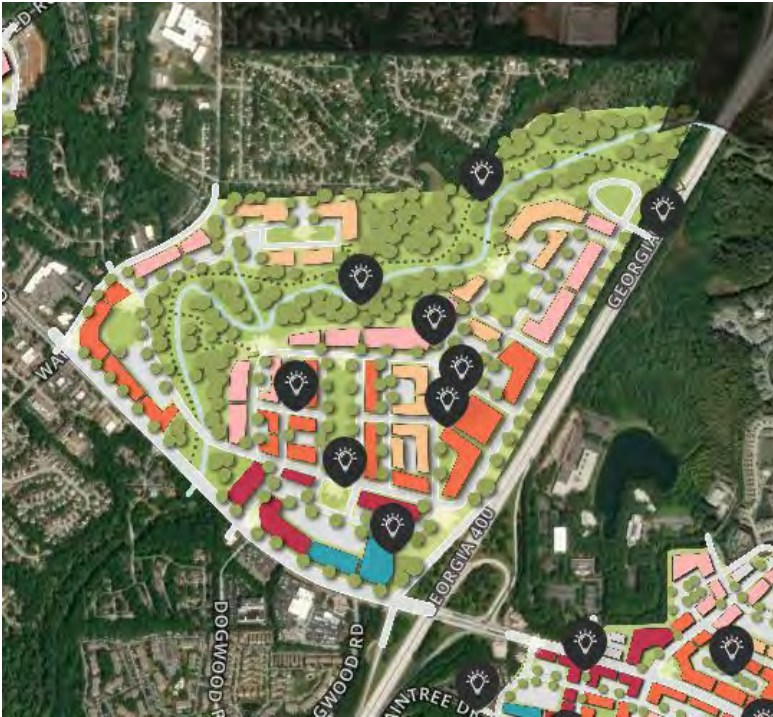
ANSWER CHOICES	RESPONSES	
Strongly agree	34.29%	12
Agree	20.00%	7
Neutral/Unsure	20.00%	7
Disagree	5.71%	2
Strongly disagree	20.00%	7
TOTAL		35



Virtual Community Engagement #2 - Subarea Plan Map Responses



Holcomb Bridge Road at SR-9		
Plan Elements	Likes	Dislikes
Parking in the Rear	10	1
Kroger	7	0
Re-envisioning this Node	10	1
Reintroducing a Grid Network	8	1
Greenspace!	9	1
Chick Fil-A	4	0
Pleasant Hill Historical Cemetery	11	1

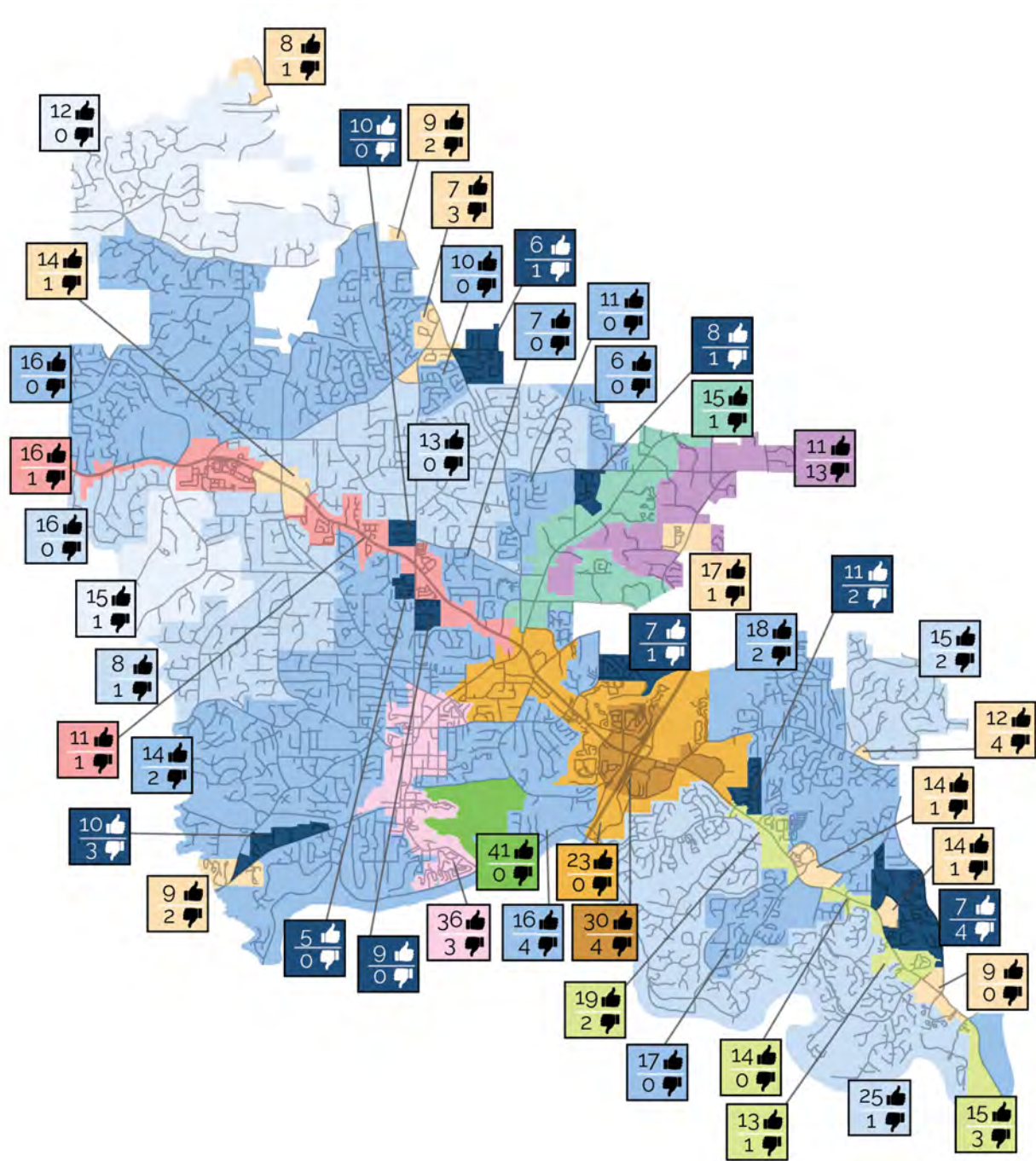


Plan Elements	Likes	Dislikes
Scaling Down from GA 400	16	0
Parking	7	0
Establishing a Grid Pattern	11	1
Scaling Up From the Big Creek	13	0
Re-envisioning the GA 400 area	7	0
Public Space	15	0
Trails	26	2
Big Creek Parkway	12	3
Preservation	17	1



Plan Elements	Likes	Dislikes
GA 400 Express Lanes	10	4
Rethinking Holcomb Woods Parkway	17	1
Redevelopment!	19	0
Public Squares	22	0
Preserving What Works	20	0
Parking in the Rear	16	1
Greenspace!	17	0
Creating New North-South Options	21	0
Scaling Down from GA 400	16	0

Virtual Community Engagement #3 - Future Development Map Character Area Votes



<u>Created on</u>	<u>Type</u>	<u>First Name</u>	<u>Last Name</u>	<u>Email</u>
2021-04-12 03:07:18 UTC				claires@snedekerconsulting.com
2021-04-11 22:04	sally	mckenzie	robsalmck@me.com	
2021-04-11 21:52	sally	mckenzie	robsalmck@me.com	
2021-04-11 21:34:05 UTC			jmautz@att.net	
2021-04-11 21:24	sally	mckenzie	robsalmck@me.com	
2021-04-11 01:10	Denise	Rauch	dtrauch@live.com	
2021-04-10 20:25	Denise	Rauch	dtrauch@live.com	
2021-04-10 18:23:34 UTC			dconaughty@gmail.com	
2021-04-10 16:32:53 UTC			christopher.d.good@gmail.com	
2021-04-02 21:12:26 UTC			mike.dacy@gmail.com	
2021-03-30 18:54:57 UTC			kathydolan2013@gmail.com	
2021-03-30 18:52:08 UTC			kathydolan2013@gmail.com	
2021-03-30 17:21:47 UTC			jay.small@compass-usa.com	
2021-03-29 13:15:28 UTC			elenagmadden@gmail.com	
2021-03-29 12:44:42 UTC			jernst08@gmail.com	
2021-03-23 17:23:00 UTC			rtmucha@me.com	
2021-03-23 16:05:15 UTC			ctraut@bellsouth.net	

Q1 - Please enter any comments you have about the draft FDM here to submit them to the project team. Thank you!

CH should be removed from Neighborhood-Serving Areas because Commercial Heavy does not meet the proximate compatibility definition when abutting residential areas commercial mixed use area- ensure the details that make the difference are included! Wider sidewalks, appropriate height. (remember the UDC promises nothing more than 4 stories except RIGHT by HBR.-- See UDC 101 videos with Brad Townsend.)

Major Activity area- the only reason I chose "dislike" is because the description is too vague. Does this mean more height? Will there be required Real infrastructure improvements along with intensity? If not, This intersection simply cant handle more! Need to ensure zoning regs and/or promises from the city will make more intense development here a good thing rather than strange city because traffic cant get through. Also, again, what kind of height are we talking about. Also, be honest and very upfront with everyone about Marta. Finally, the HBR bridge is our number Roswell. Its disappoint that we diverted funds from big creek to get extra money from GDOT to do more for this bridge and it looks like we are going to get a "builder grade" facade. This is where investing a little more. The one chance we have to make Roswell shine on Georgia 400 and be a truly unique, representative entrance.

Parkway Village- Transportation projects there and elsewhere should preserve character. It's important That not only RDOT and/or GDOT make that determination (as is the case with the Gateway the "award" for context came from a GDOT subcontractor.

Neighborhood Serving areas-- Sidewalks should be wider between 15 and 20 feet-- making pedestrian activity and gathering more inviting. Power lines should be buried. Focus should be on the bike experience and not the drive (as is the case anywhere we want to encourage economic vitality).

Highway 9- a "gateway announcing" Roswell? From the north? How? This is a great idea but zoning categories will need to be honed and aesthetics improved. Also- BURY THE POWER LINES- a Historic Area/Downtown-- I gave this a thumbs down because the descriptive only use the term "unique cultural asset". This is INCOMPLETE. And very important to note this. The Roswell HD is historic, cultural, natural, and aesthetic asset! These things together make it UNIQUE! Dont leave those other words out!!!! Also the use of the word "continue" to be protected is inaccurate. There is much to generic and does not treat the HD with the special attention it deserves as the asset that it is. Additionally, city legal regularly steers council and HPC away from article 13 of the UDC the use of guidelines in review of development. The lie told to the public and council is that since the guidelines aren't regulations, then underlying zoning prevails. City Legal has regularly pushed thereby leaving the HD UNPROTECTED. The requirement to USE THE GUIDELINES IN REVIEW IS INDEED A LAW- INTENTIONALLY SEPARATE FROM ZONING LAW- AND ZONING LAWS MUST BE SUBORDINATE TO PRESERVATION LAWS IN THE HD. THIS IS THE PURPOSE FOR CREATING THE HD IN THE FIRST PLACE. UNTIL THIS IS UNDERSTOOD BY ALL, THE HD WILL CONTINUE TO BE UNPROTECTED. Also, the Historic Gateway is a mess. As the entrance to Roswell and to an amazing unique historic district, we do not even know what it's going to look like. The money is gone. Power lines protected buried are not going to be buried. This could be a REALLY COOL AMZAING AWARD WINNING ENTRANCE- if planned by groups other than road engineers! This is an opportunity to set Roswell apart from other cities!! This is a once in a century opportunity! We should be going ALL OUT here!

Where are the infrastructure plans to accompany these proposed changes documented. Roads, bike paths and walkways have not been updated to match even the current development in Roswell very certain areas.

neighborhood residential- it's important to protect the borders where neighborhood residential meets a more intense use. granting zoning and setback/buffer variances should be done sparingly there is benefit to residents and the city as a whole.

Really like the character area name Active Neighborhoods - good job! It really captures the spirit of what those neighborhoods could be.

The Neighborhood Serving Areas -- I thought we had decided CH was too intense for the Neighborhood Serving Area. Would CC (Commercial Corridor) be a better fit for future development?

I think neighborhood servicing areas across all Roswell should remove any CH development from these areas.

Also any variances or conditional uses should be very rare and approved only under unusual circumstances; not as is currently being done. Develop properties as currently zoned!!!

I am disappointed by the lack of development in the historic district, along highway 9 from the river to Holcomb Bridge, and east Roswell. Stonewalling by city council, the city manager, and the city is failing our great city! We can maintain our historic look, albeit with a tasteful enhanced development that attracts people to our businesses. I am tired of bickering - our leaders must make bold decisions (Alpharetta) by creating parking lots that will allow people to have access to downtown. Those who want Roswell to be a "country town" need to accept that growth will be good for everyone. In Roswell Lee Iacocca, we need our citizens to lead, follow, or get out of the way!!

I live in the RiverWalk community on Old Alabama Rd just south of the "Major Activity Area" but still within the "Commercial Mixed-Use Area" boundary. As a homeowner here, I am opposed to converting commercial enterprise into the zone directly across the street from me backing up to GA 400. I know at one point Sharp Residential and/or Toll Brothers considered expanding my community into the zone which is appropriate. It is entirely inappropriate to build commercial space there. Please consider expanding the area directly south of the "Major Activity Area" into either a "Suburban Residential" or "Neighborhood Residential" zone. I think it's a safe assumption none of my neighbors would like to see a commercial enterprise within throwing distance of our front doors. It poses a danger to the community and it also exposes the community to potential criminal activity.

Additionally the "Neighborhood Residential" zone west of GA 400 and the "Suburban Residential" zone east of 400 that traverse the boundary of the Chattahoochee River is concerning to me. This zone should never be changed into a residential territory. It is currently a coveted and highly visited park setting extending several miles from Eves Rd towards Marietta. Please consider altering the boundary of the river to a "Conservation / Recreation" zone. Thank you!

This Industrial/Flex needs to be replaced. Old, run down and could be more commercial mixed-use.

I live in the Harlow by Empire communities at Old Roswell Road. We have so much "Flex Industrial" around our neighborhood. Most of this is empty, run down and it is time to replace.

Perhaps more townhouse and some nice places to eat, shop and such.

INDustrial Flex around Old Ellis Rd and Old Roswell Road. This is all aging and nasty infrastucture with half used commercial/light industrial buildings. Harlow has sparked a new mixed use development in the area. Keep that going by designating it the same as the Harlow community for future use as Neighborhood Serving Area.

Some "historical" buildings in the Historic district look very unappealing and have a questionable "historical" meaning or value. Those buildings should not be "preserved as is" as they make the district look unappealing. Those buildings should be either removed or renovated but not preserved as is. The project team needs to be very selective as to what buildings they keep.

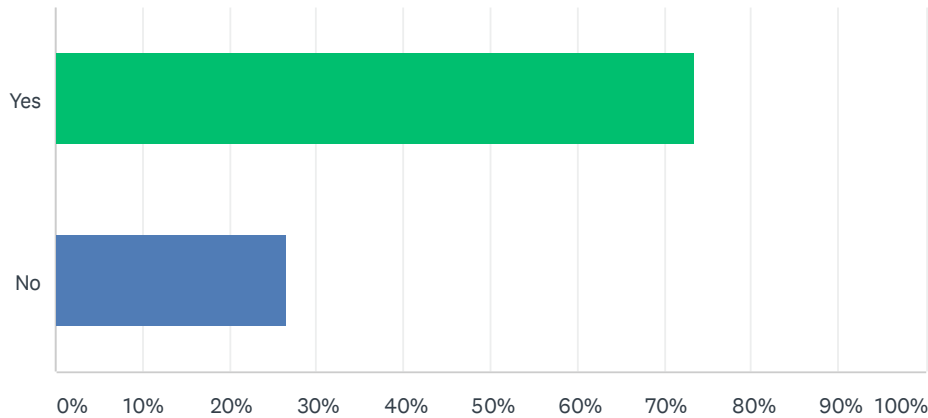
The areas around parks such as Big Creek Park, East Roswell Park, and Roswell Area Park need to be relabeled "Conservation/Recreation"

Perhaps you should include definitions of your terms, i.e. established residential, suburban residential

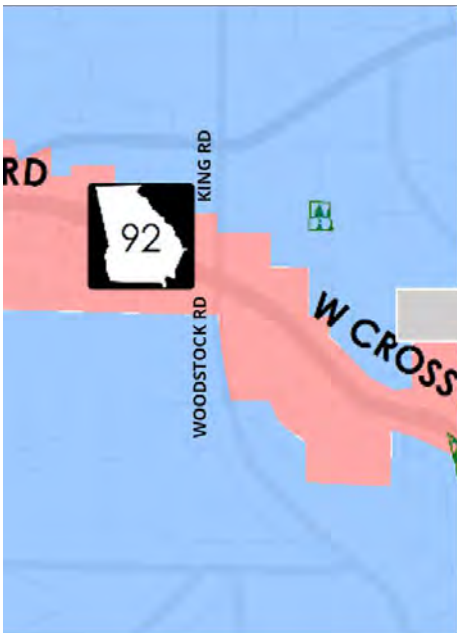
There needs to be some kind of buffer between the major activity area and adjacent residential. Natural area or lower density residential, small commercial. Backing a major activity area directly into residential causes disruption from lighting, traffic noise and infrastructure issues like trash collection.

Q1 Do you agree with the above image that a Neighborhood-Serving Area should be established at the intersection of Woodstock Road and King Road?

Answered: 64 Skipped: 10

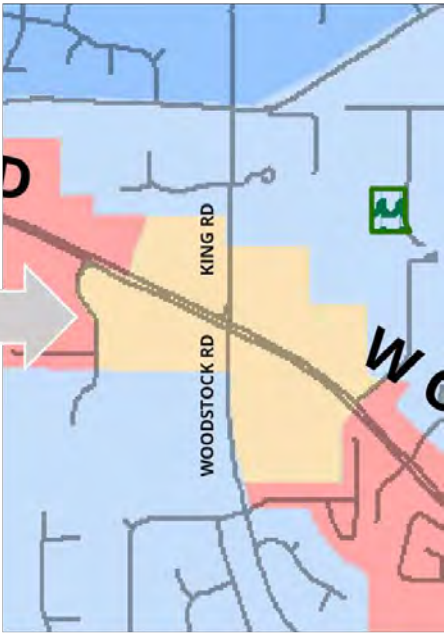


ANSWER CHOICES	RESPONSES	
Yes	73.44%	47
No	26.56%	17
TOTAL		64



FDM 2035

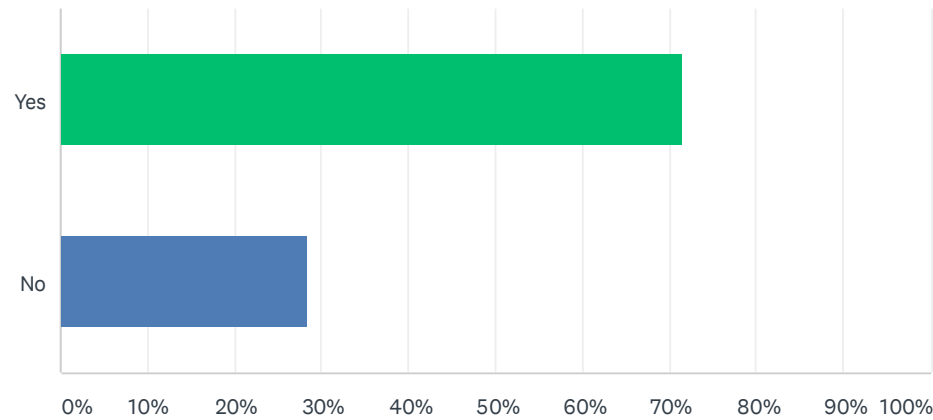
Convert portions of the Parkway Village and Established Residential Areas to a new Neighborhood-Serving Area at the intersection of Woodstock Road and King Road



FDM 2040

Q2 Do you agree with the above image that the center of the GA-400 Node should be changed to a Major Activity Center Area?

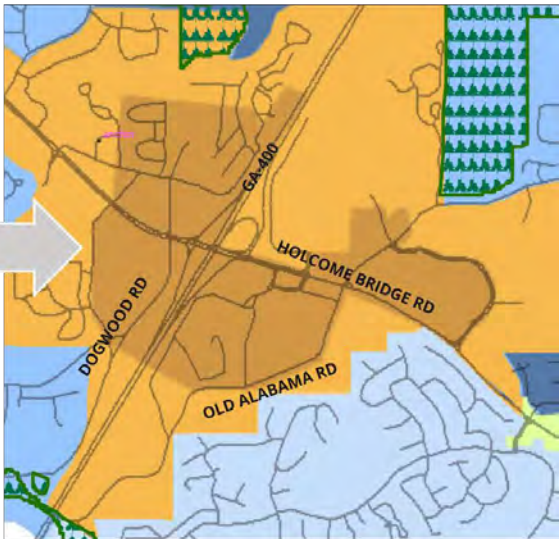
Answered: 67 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	71.64%	48
No	28.36%	19
TOTAL		67



FDM 2035

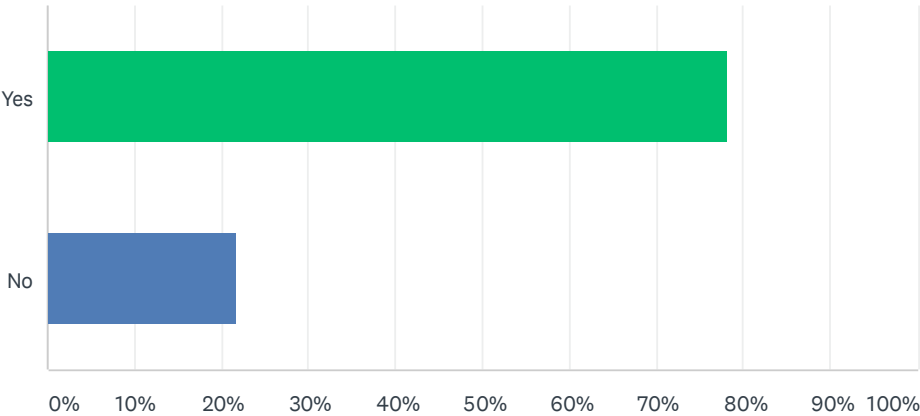


FDM 2040

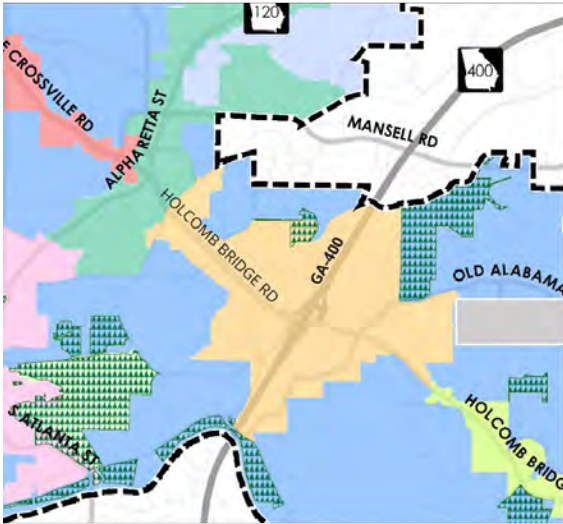
Convert the center of the GA 400/Holcomb Bridge Road Area to a Major Activity Center Area

Q3 Do you agree with the above image to convert the out areas of the former GA 400/Holcomb Bridge Road Area to a Commercial Mixed-Use Area?

Answered: 69 Skipped: 5

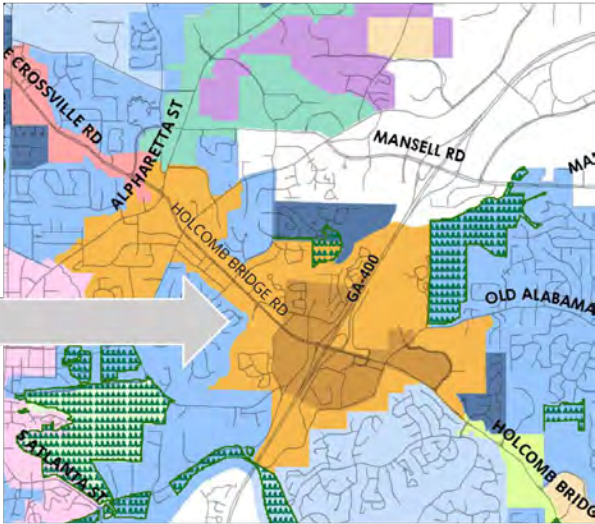


ANSWER CHOICES	RESPONSES	
Yes	78.26%	54
No	21.74%	15
TOTAL		69



FDM 2035

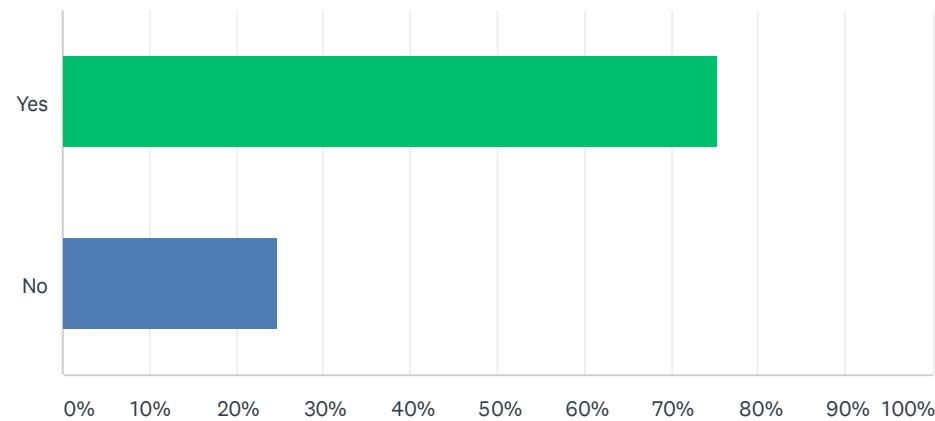
Convert the
outer areas of
the GA
400/Holcomb
Bridge Road
Area to a
Commercial
Mixed-Use Area



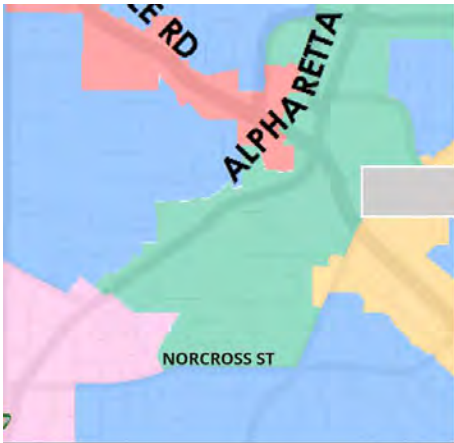
FDM 2040

Q4 Do you agree with the above image that the area on Highway 9 south of Holcomb Bridge Road should be moved from the Highway 9 Area to a Community Mixed-Use Area?

Answered: 65 Skipped: 9

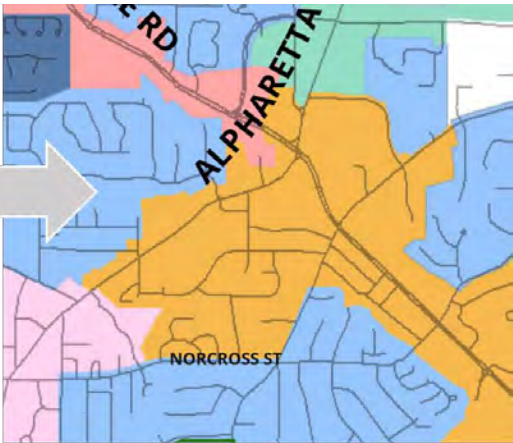


ANSWER CHOICES	RESPONSES	
Yes	75.38%	49
No	24.62%	16
TOTAL		65



FDM 2035

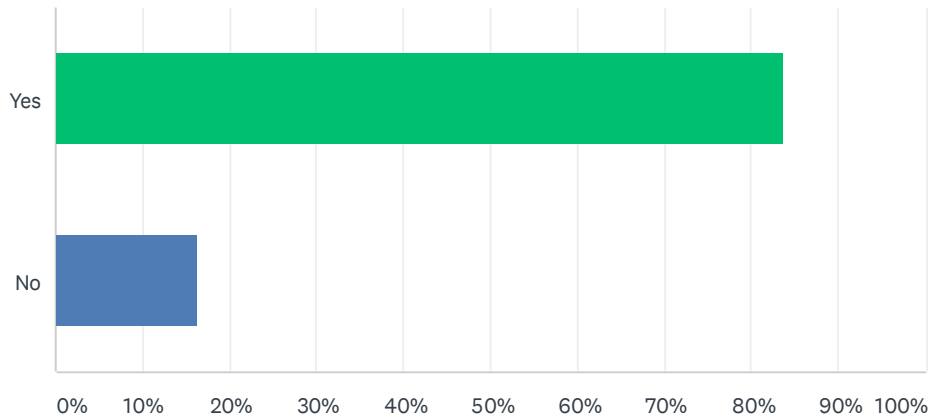
Change the Highway 9 Corridor Area south of Holcomb Bridge Road to the Community Mixed-Use Area



FDM 2040

Q5 Do you agree with the above image to change the area at Holcomb Bridge Road and Eves Road from the Holcomb Bridge Road Corridor Area to a Neighborhood-Serving Area?

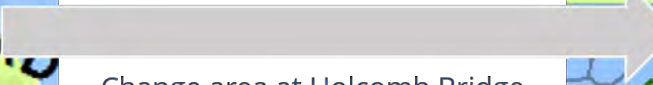
Answered: 61 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	83.61%	51
No	16.39%	10
TOTAL		61



FDM 2035



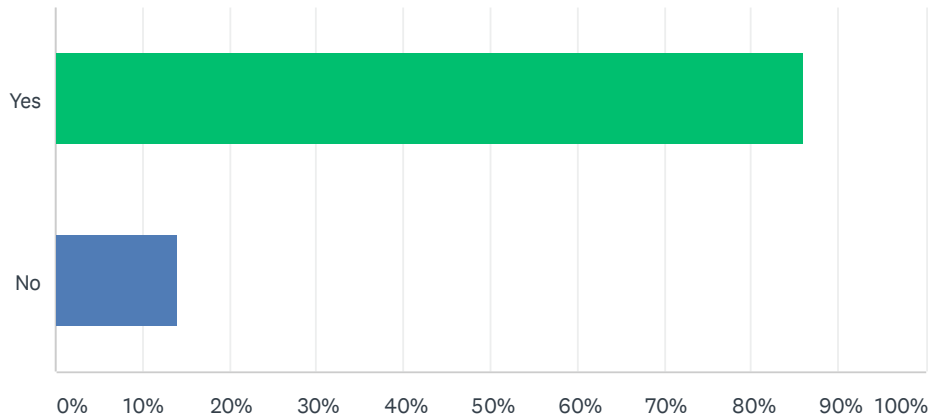
Change area at Holcomb Bridge Road at Eves Road from Holcomb Bridge Road Corridor Area to Neighborhood-Serving Area



FDM 2040

Q6 Do you agree with the above image to change to the area at Holcomb Bridge Road at Champions Green Parkway from the Holcomb Bridge Road Corridor Area to a Neighborhood-Serving Area?

Answered: 57 Skipped: 17

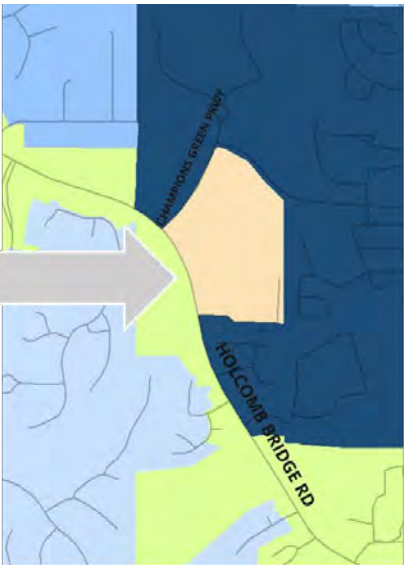


ANSWER CHOICES	RESPONSES	
Yes	85.96%	49
No	14.04%	8
TOTAL		57



FDM 2035

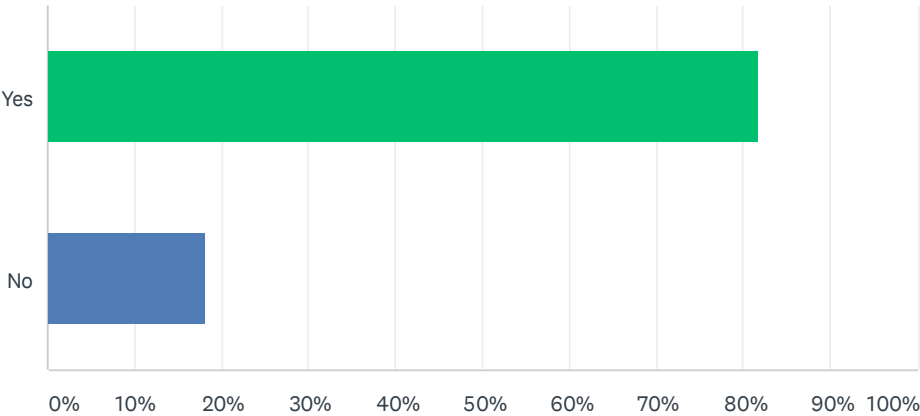
Change area at Holcomb Bridge Road at Champions Green Parkway (former Target) Holcomb Bridge Road Corridor Area to Neighborhood-Serving Area



FDM 2040

Q7 Do you agree with the above image to change to the area at Holcomb Bridge Road at Nesbit Ferry Road from the Holcomb Bridge Corridor Area to a Neighborhood-Serving Area?

Answered: 55 Skipped: 19

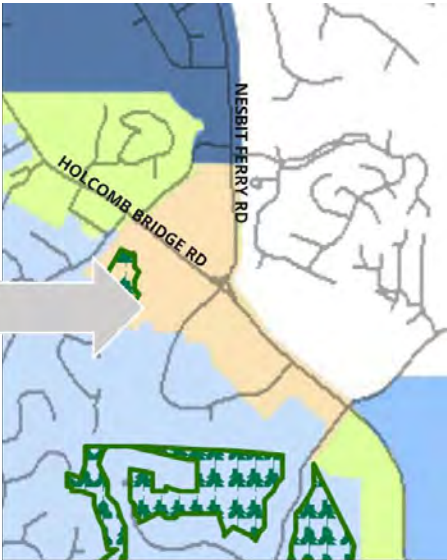


ANSWER CHOICES	RESPONSES	
Yes	81.82%	45
No	18.18%	10
TOTAL		55



FDM 2035

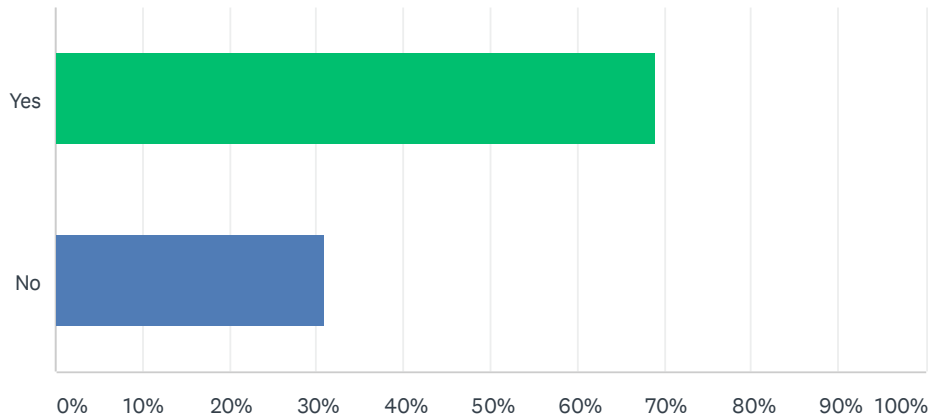
Change area at Holcomb Bridge Road at Nesbit Ferry Road from Holcomb Bridge Road Corridor Area to Neighborhood-Serving Area



FDM 2040

Q8 Do you agree with the above image to change to the area at Old Alabama Road and Roxburgh Drive from Established Residential to a Neighborhood-Serving Area?

Answered: 55 Skipped: 19



ANSWER CHOICES	RESPONSES	
Yes	69.09%	38
No	30.91%	17
TOTAL		55



FDM 2035

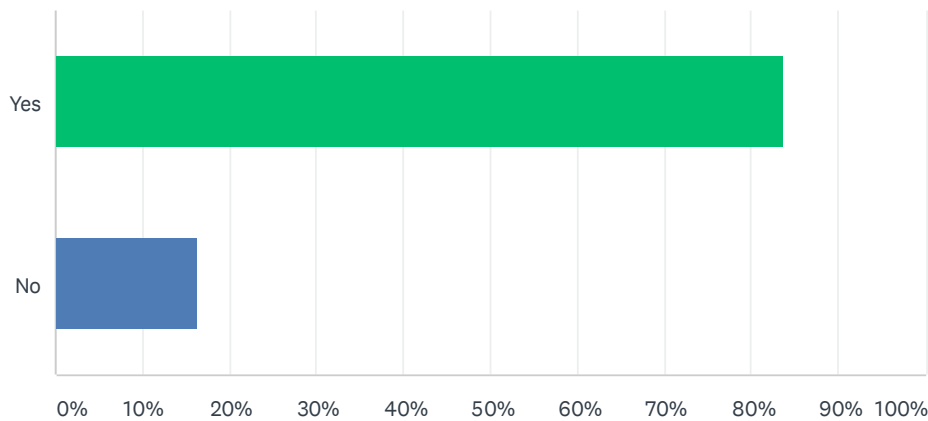
Change area at Old Alabama Road and Roxburgh Drive from Established Residential to Neighborhood-Serving Area



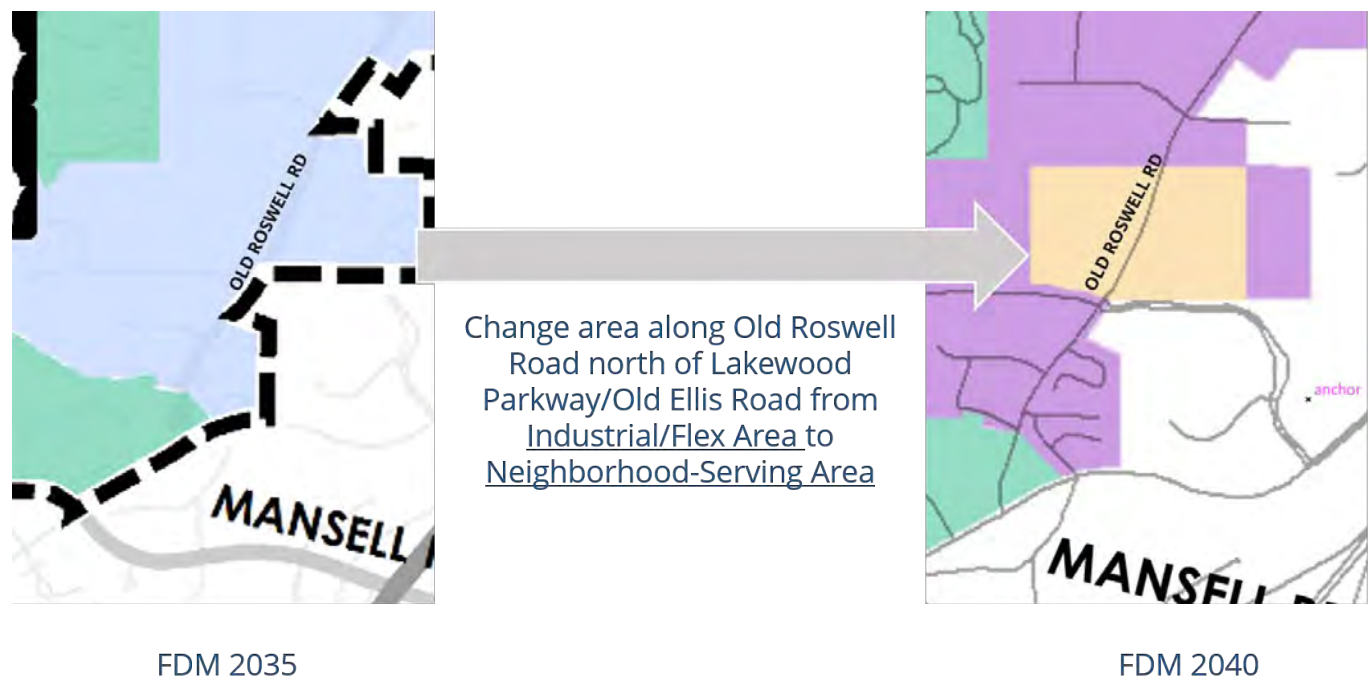
FDM 2040

Q9 Do you agree with the above image to change to the area along Old Roswell Road north of Lakewood Parkway/Old Ellis Road from Industrial/Flex to a Neighborhood-Serving Area?

Answered: 55 Skipped: 19

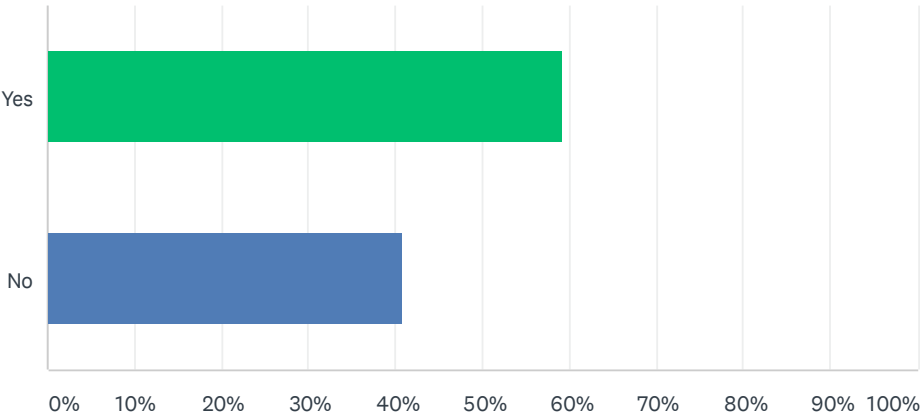


ANSWER CHOICES	RESPONSES	
Yes	83.64%	46
No	16.36%	9
TOTAL		55

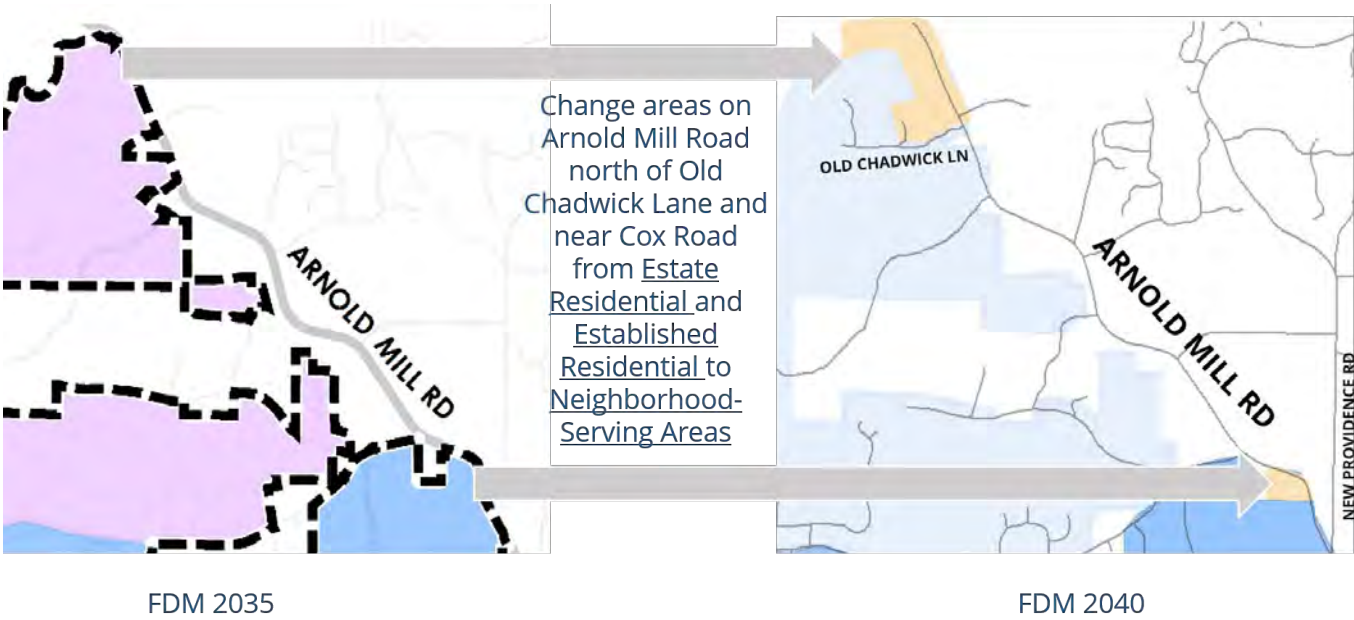


Q10 Do you agree with the above image to change to the two areas along Arnold Mill Rd from Estate Residential to Neighborhood-Serving Areas?

Answered: 54 Skipped: 20

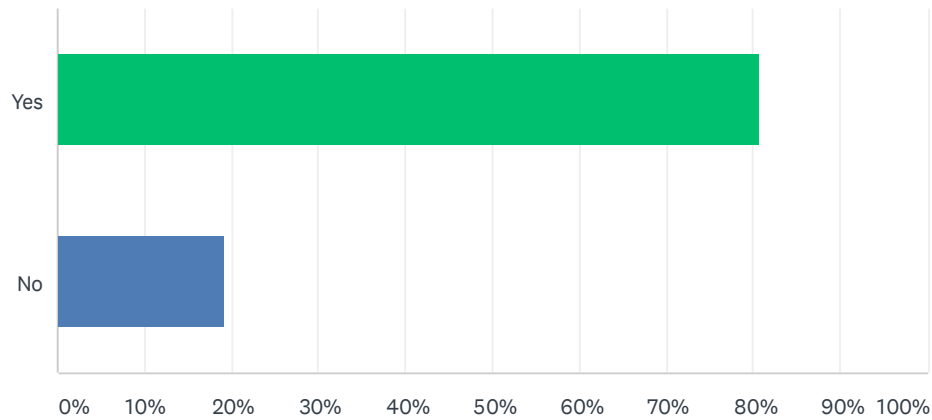


ANSWER CHOICES	RESPONSES	
Yes	59.26%	32
No	40.74%	22
TOTAL		54

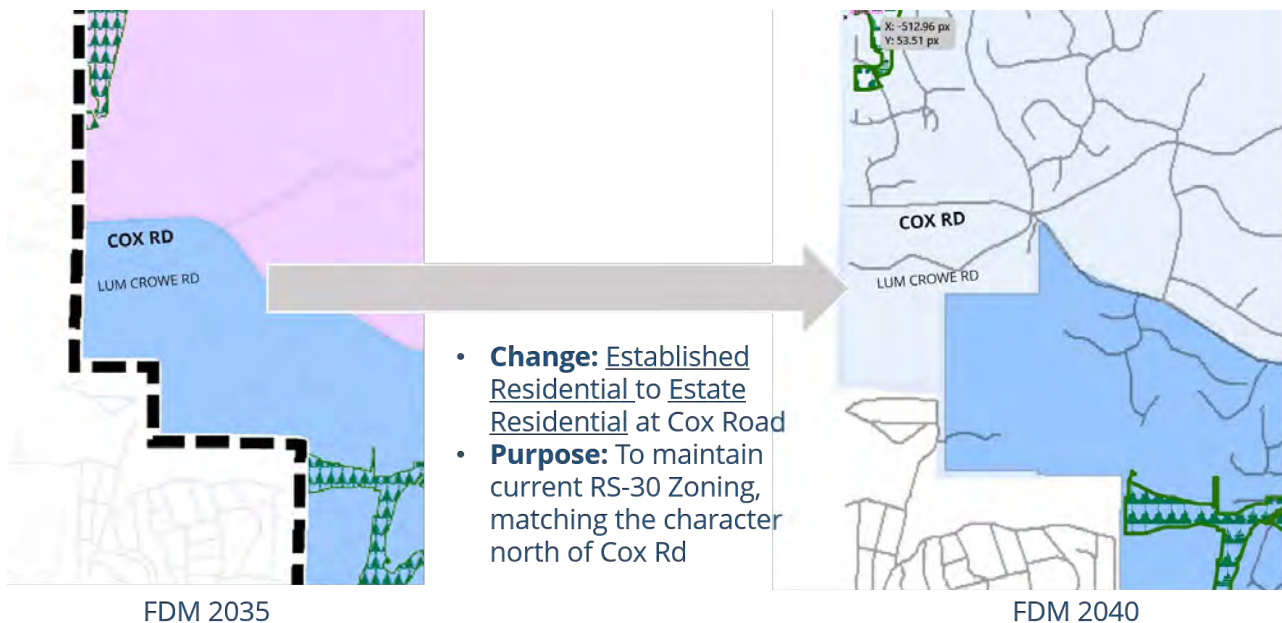


Q1 Do you agree with the above image to change the Established Residential at Cox Road area to Estate Residential?

Answered: 119 Skipped: 8

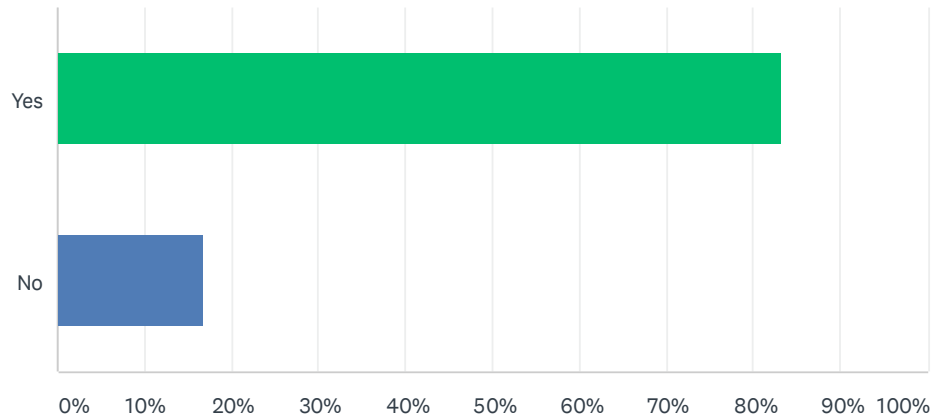


ANSWER CHOICES	RESPONSES	
Yes	80.67%	96
No	19.33%	23
TOTAL		119

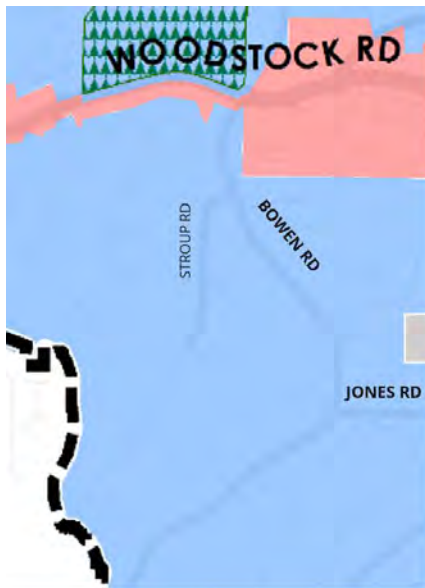


Q2 Do you agree with the above image to change the area along Stroup Road, Jones Road and Bowen Road from Established Residential to Estate Residential?

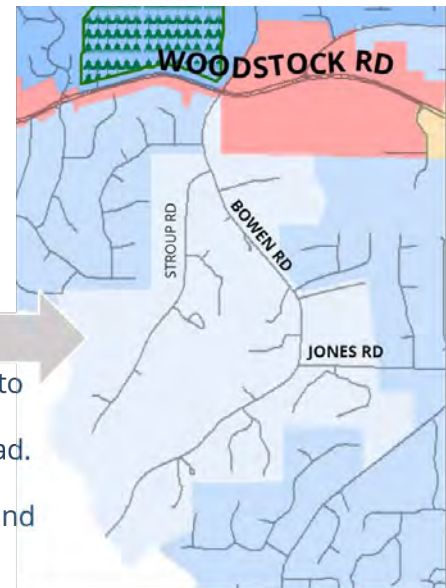
Answered: 113 Skipped: 14



ANSWER CHOICES	RESPONSES	
Yes	83.19%	94
No	16.81%	19
TOTAL		113



FDM 2035

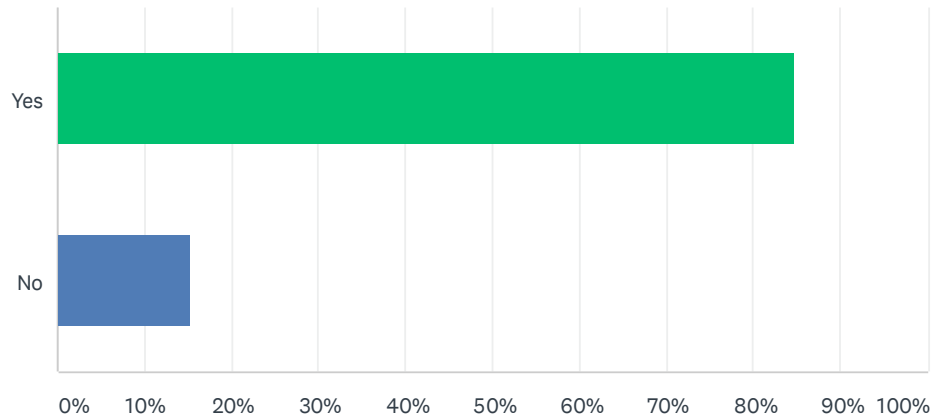


FDM 2040

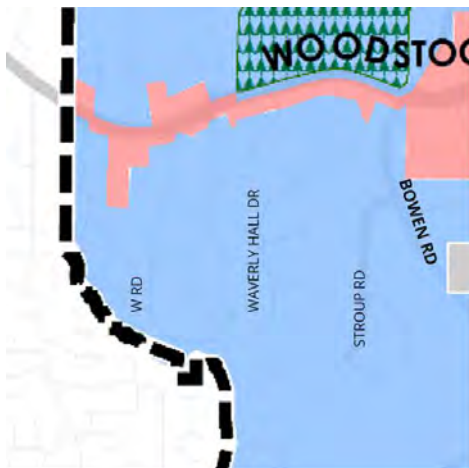
Change: Established Residential to Estate Residential along Stroup Road, Jones Road and Bowen Road.
Purpose: To reinforce and maintain existing large lot scale and character

Q3 Do you agree with the above image that the area south of Woodstock Road and West of Bowen Road should be changed from Established Residential to Suburban Residential?

Answered: 105 Skipped: 22



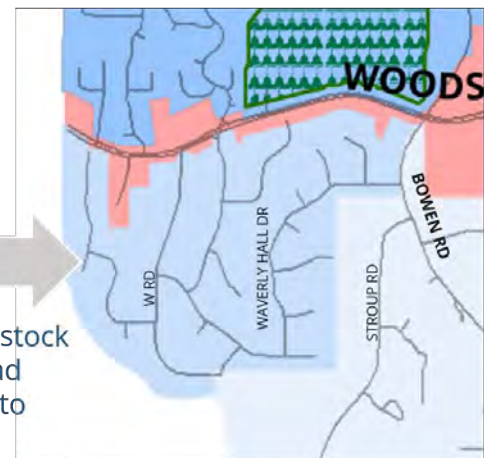
ANSWER CHOICES	RESPONSES	
Yes	84.76%	89
No	15.24%	16
TOTAL		105



FDM 2035

Change: Area south of Woodstock Road and West of Bowen Road from Established Residential to Suburban Residential

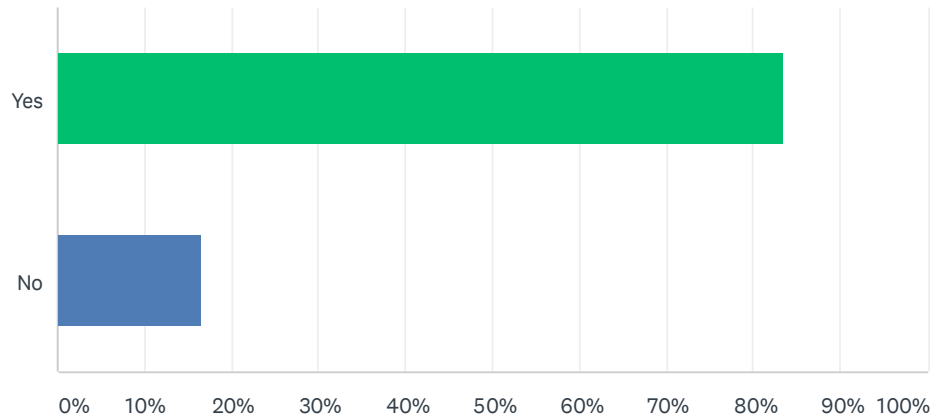
Purpose: To reinforce and maintain medium to large lot scale and character



FDM 2040

Q4 Do you agree with the above image that the areas along Shallowford Rd, Jones Rd, and Woodstock Road should be changed from Established Residential to Suburban Residential?

Answered: 103 Skipped: 24

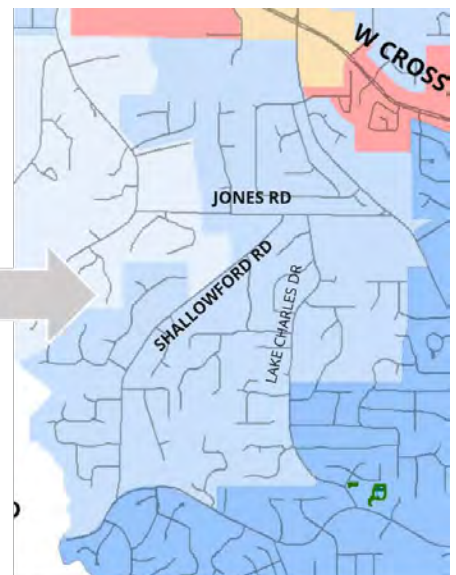


ANSWER CHOICES	RESPONSES	
Yes	83.50%	86
No	16.50%	17
TOTAL		103



FDM 2035

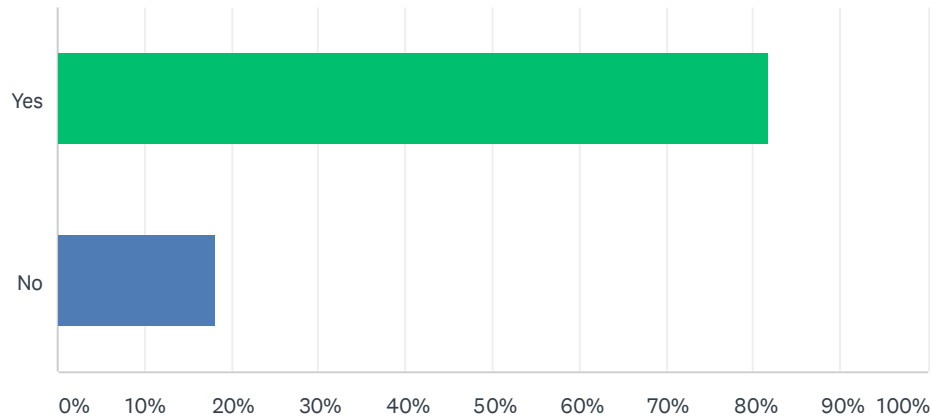
Change: Areas along Shallowford Rd, Jones Rd, and Woodstock Road to from Established Residential to Suburban Residential
Purpose: To reinforce and maintain medium to large lot scale and character



FDM 2040

Q5 Do you agree with the above image that the area north of Hwy 92, south of Hardscrabble Rd, and along Upper Hembree Rd should be changed from Established Residential to Suburban Residential?

Answered: 99 Skipped: 28



ANSWER CHOICES	RESPONSES	
Yes	81.82%	81
No	18.18%	18
TOTAL		99



FDM 2035



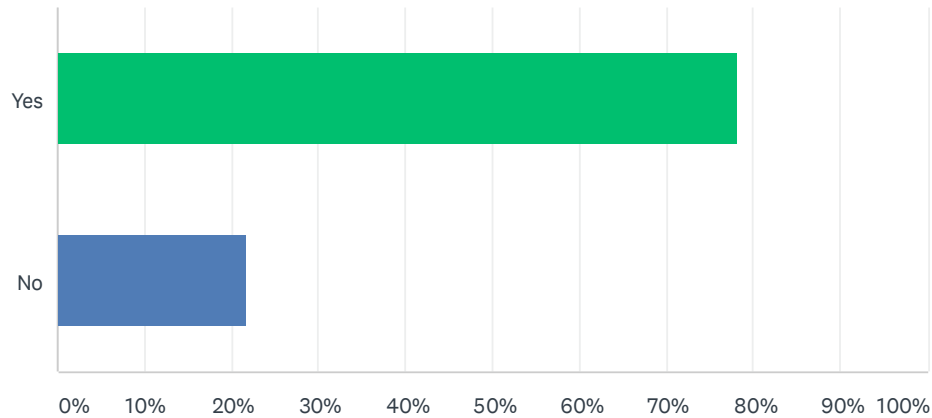
FDM 2040

Change: Area north of Hwy 92, south of Hardscrabble Road, and along Upper Hembree Road from Established Residential to Suburban Residential

Purpose: To reinforce and maintain medium to large lot scale and character

Q6 Do you agree with the above image that Martin's Landing, Sentinel on the River, Horseshoe Bend, and some surroundings should be changed from Established Residential to Suburban Residential?

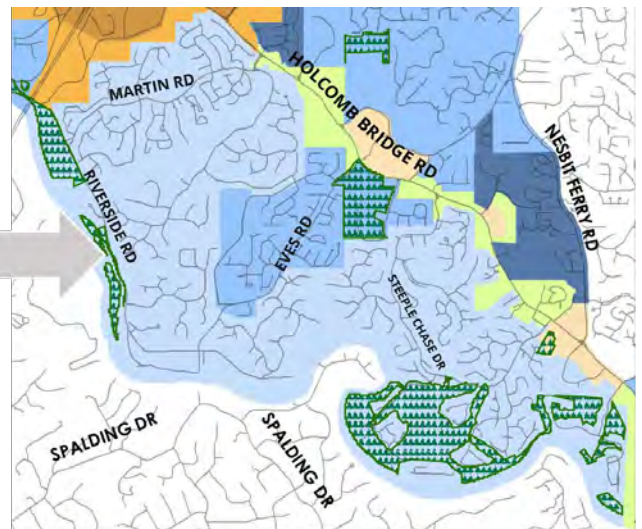
Answered: 92 Skipped: 35



ANSWER CHOICES	RESPONSES	
Yes	78.26%	72
No	21.74%	20
TOTAL		92



FDM 2035



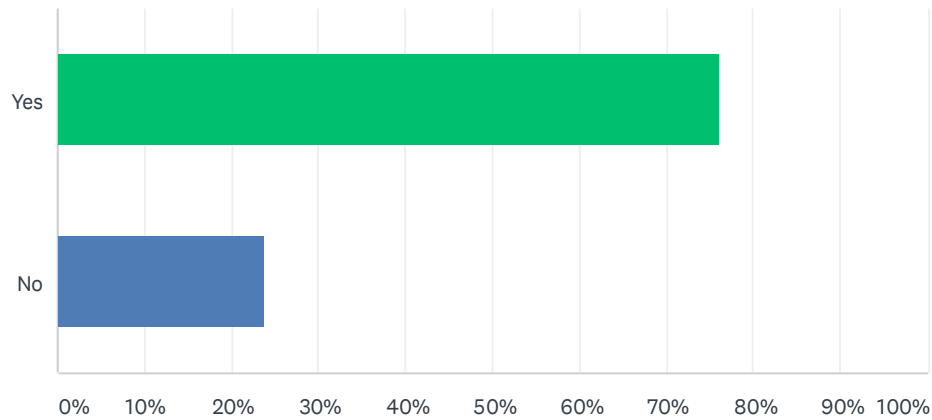
FDM 2040

Change: Martin's Landing, Sentinel on the River, Horseshoe Bend, and some surroundings from Established Residential to Suburban Residential

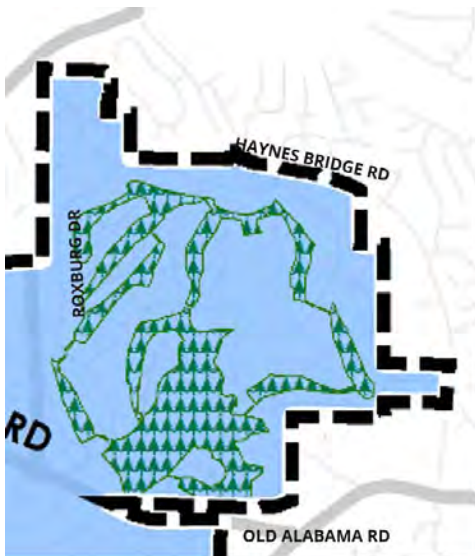
Purpose: To reinforce and maintain medium to large lot scale and character

Q7 Do you agree with the above image that Willow Springs should be changed from Established Residential to Suburban Residential?

Answered: 88 Skipped: 39



ANSWER CHOICES	RESPONSES	
Yes	76.14%	67
No	23.86%	21
TOTAL		88



FDM 2035

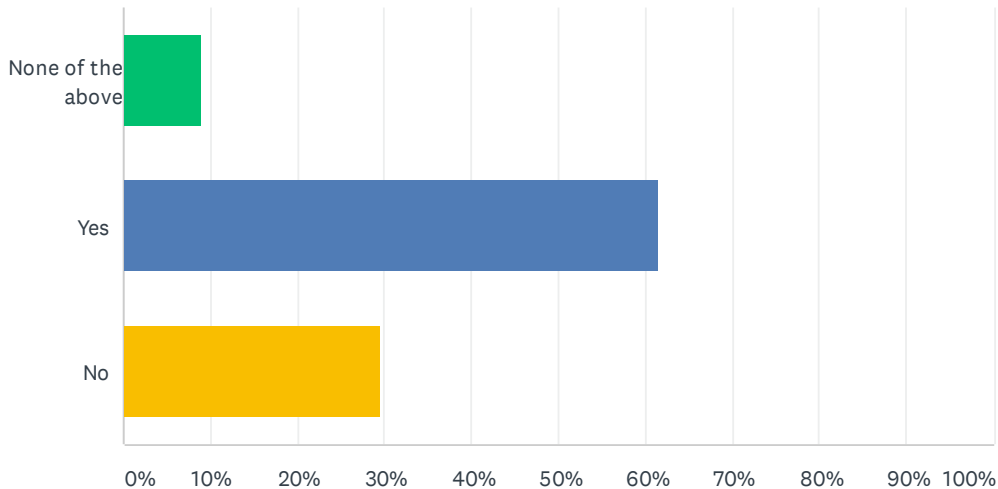
Change: Willow Springs from Established Residential to Suburban Residential
Purpose: To reinforce and maintain medium to large lot scale and character



FDM 2040

Q8 Do you agree with the above image that the area between Coleman Rd, Willeo Rd, and Marietta Hwy should be changed from Established Residential to Active Neighborhoods?

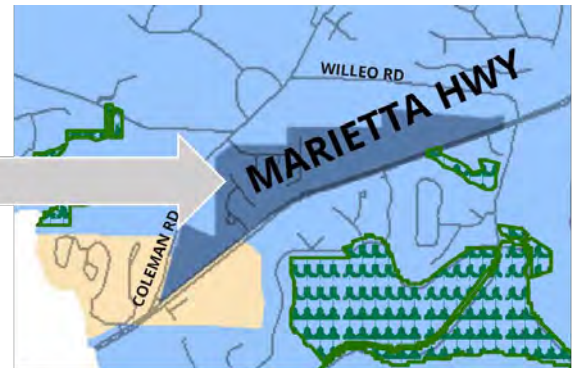
Answered: 78 Skipped: 49



ANSWER CHOICES	RESPONSES	
None of the above	8.97%	7
Yes	61.54%	48
No	29.49%	23
TOTAL		78



FDM 2035



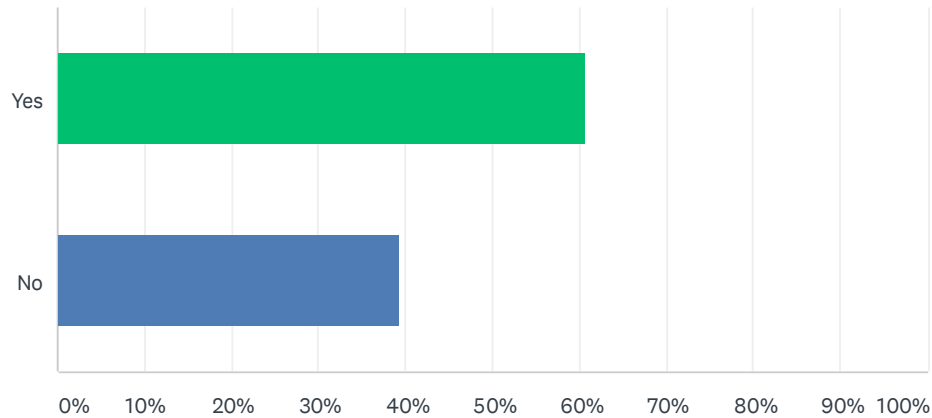
FDM 2040

Change: Area between Coleman Rd, Willeo Rd, and Marietta Hwy from Established Residential to Active Neighborhoods

Purpose: To maintain and promote small to medium lot scale and character

Q9 Do you agree with the above image that Roswell Green and adjacent neighborhoods should be changed from Established Residential to Active Neighborhoods?

Answered: 79 Skipped: 48

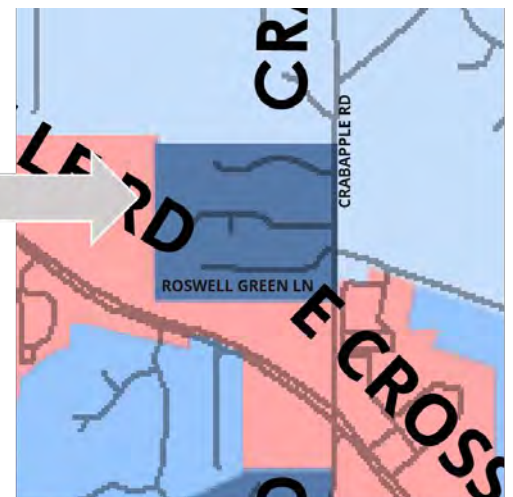


ANSWER CHOICES	RESPONSES	
Yes	60.76%	48
No	39.24%	31
TOTAL		79



FDM 2035

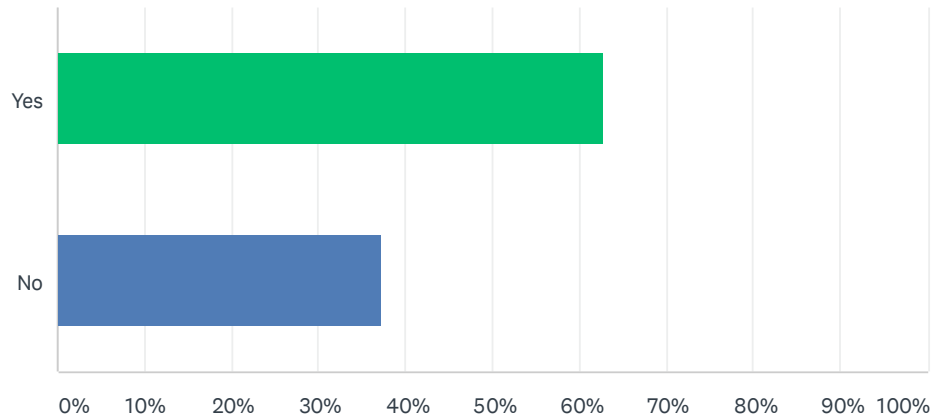
Change: Roswell Green and adjacent neighborhoods from Established Residential to Active Neighborhoods
Purpose: To maintain and promote small to medium lot scale and character



FDM 2040

Q10 Do you agree with the above image that the areas along Crabapple Road south of Hwy 92 and adjacent neighborhoods should be changed from Established Neighborhoods to Active Neighborhoods?

Answered: 78 Skipped: 49

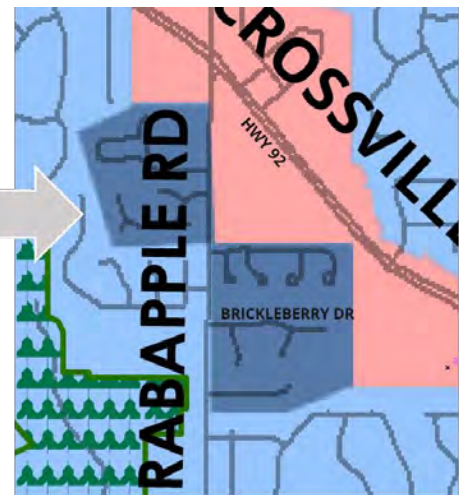


ANSWER CHOICES	RESPONSES	
Yes	62.82%	49
No	37.18%	29
TOTAL		78



FDM 2035

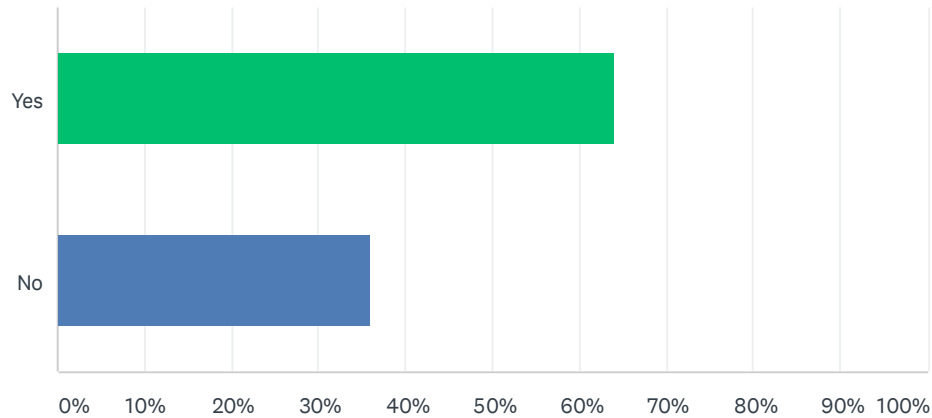
Change: Areas along Crabapple Road south of Hwy 92 and adjacent neighborhoods from Established Residential to Active Neighborhoods
Purpose: To maintain and promote small to medium lot scale and character



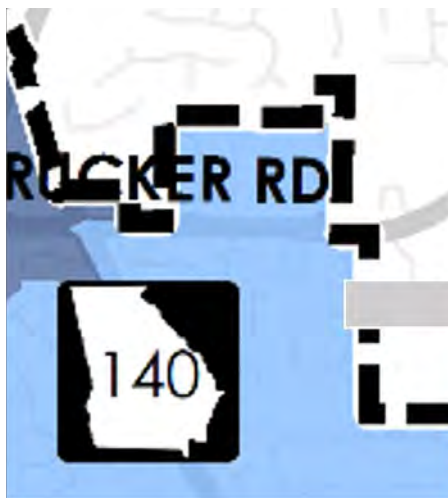
FDM 2040

Q11 Do you agree with the above image that areas along Rucker Rd should be changed from Established Neighborhoods to Active Neighborhoods?

Answered: 75 Skipped: 52



ANSWER CHOICES	RESPONSES	
Yes	64.00%	48
No	36.00%	27
TOTAL		75



FDM 2035

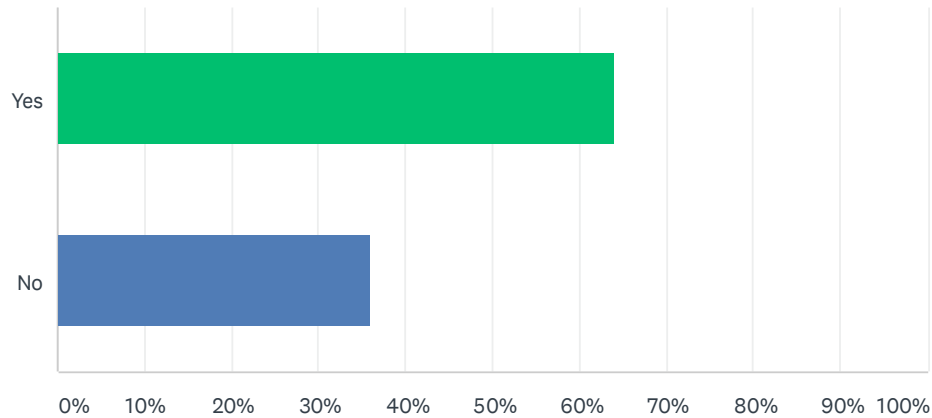
Change: Areas along Rucker Road from Established Residential to Active Neighborhoods
Purpose: To maintain and promote small to medium lot scale and character



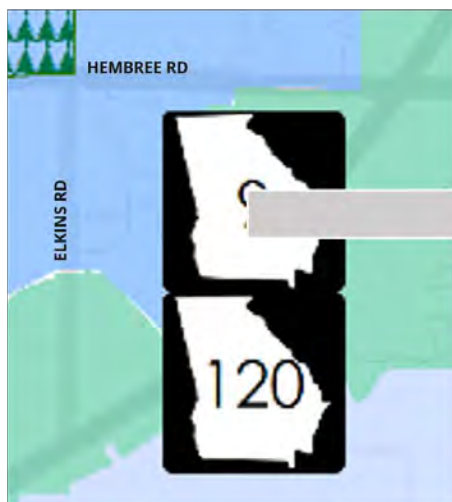
FDM 2040

Q12 Do you agree with the above image that the area on the corner of Elkins Rd and Hembree Rd should be changed from Established Neighborhoods to Active Neighborhoods?

Answered: 75 Skipped: 52

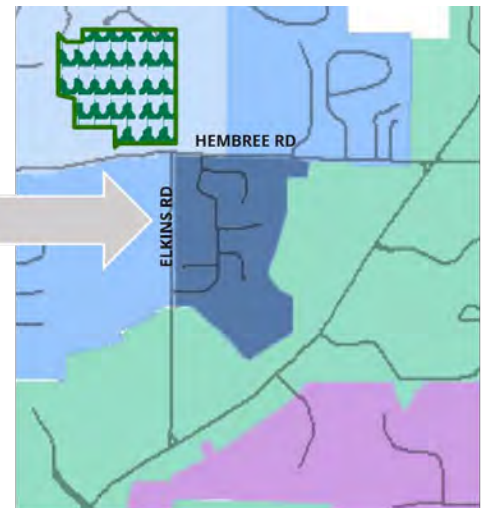


ANSWER CHOICES	RESPONSES	
Yes	64.00%	48
No	36.00%	27
TOTAL		75



FDM 2035

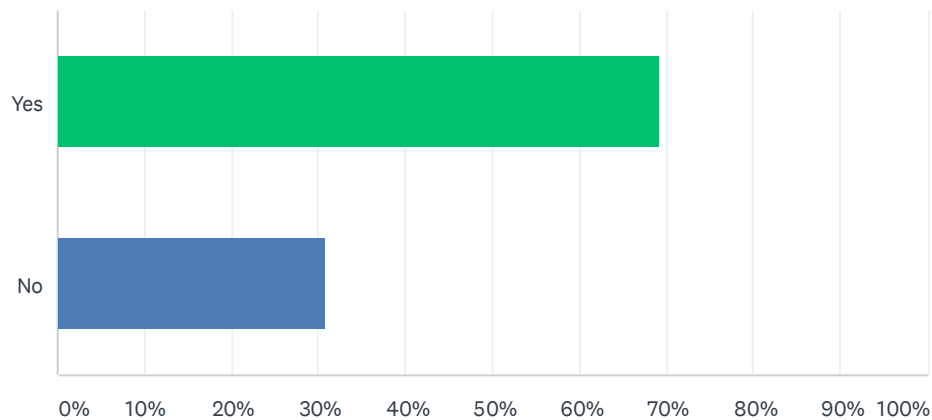
Change: Area on the corner of Elkins Road and Hembree Road from Established Residential to Active Neighborhoods
Purpose: To maintain and promote small to medium lot scale and character



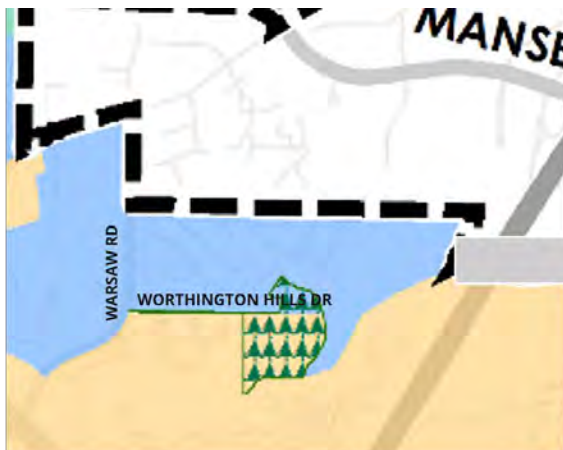
FDM 2040

Q13 Do you agree with the above image that the area east of Warsaw Rd should be changed from Established Residential to Active Neighborhoods?

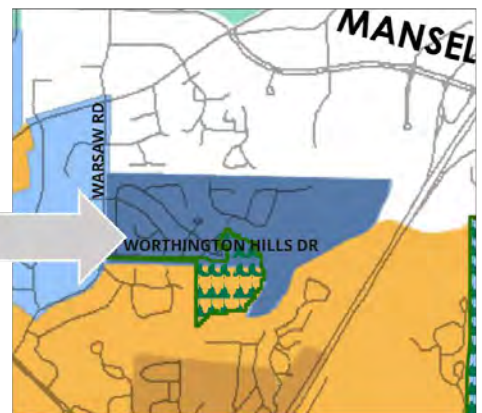
Answered: 75 Skipped: 52



ANSWER CHOICES	RESPONSES	
Yes	69.33%	52
No	30.67%	23
TOTAL		75



FDM 2035

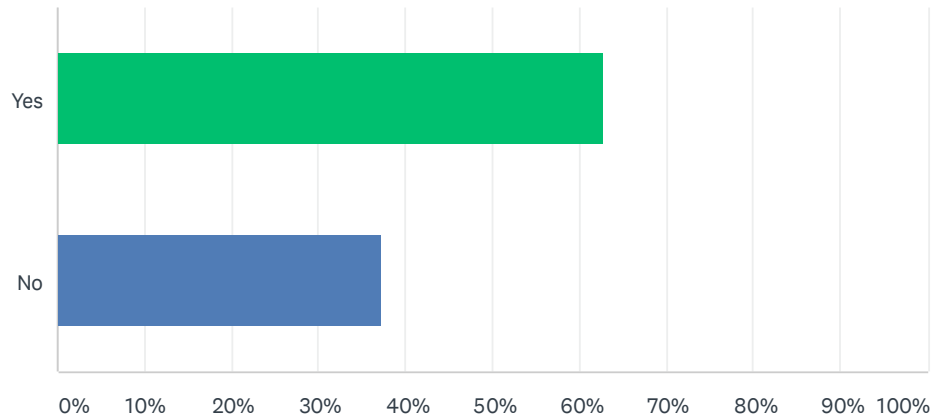


FDM 2040

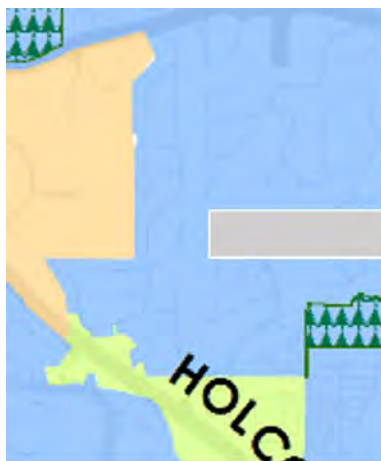
Change: Area east of Warsaw Road from Established Residential to Active Neighborhoods
Purpose: To maintain and promote small to medium lot scale and character

Q14 Do you agree with the above map that the area North of Holcomb Bridge Rd along Terramont Dr should be changed from Established Residential to Active Neighborhoods?

Answered: 75 Skipped: 52

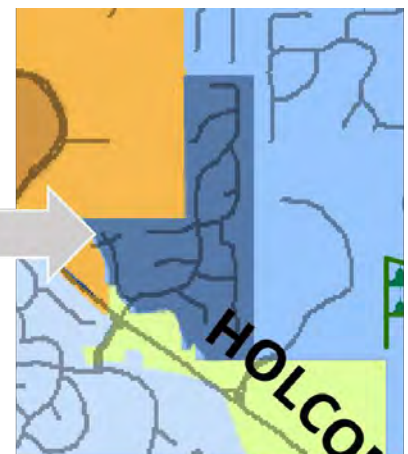


ANSWER CHOICES	RESPONSES	
Yes	62.67%	47
No	37.33%	28
TOTAL		75



FDM 2035

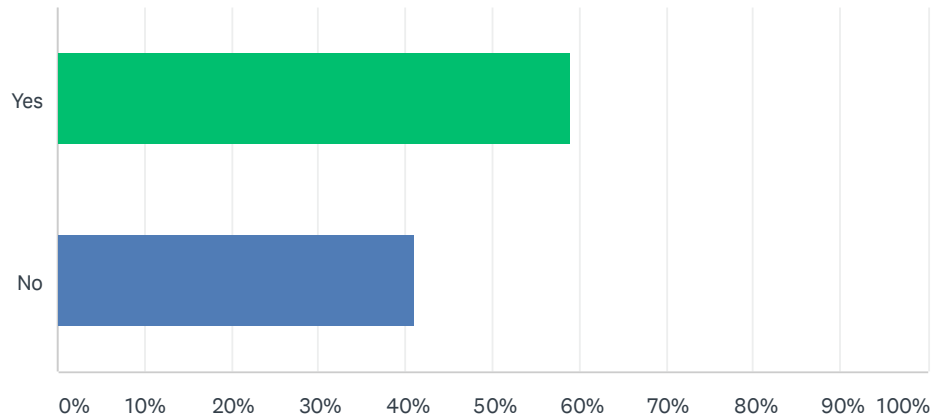
Change: North of Holcomb Bridge Road along Terramont Drive from Established Residential to Active Neighborhoods
Purpose: To maintain and promote small to medium lot scale and character



FDM 2040

Q15 Do you agree with the above image that the areas along Nesbit Ferry Rd should be changed from Established Residential to Active Neighborhoods?

Answered: 73 Skipped: 54

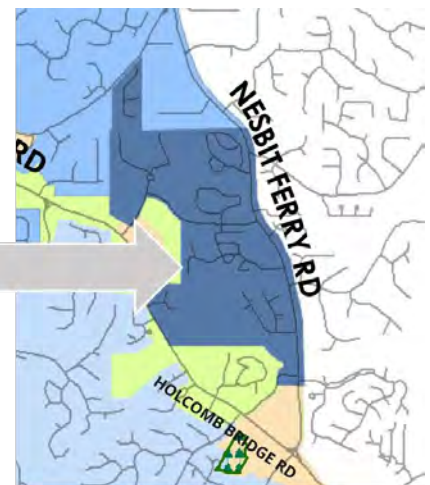


ANSWER CHOICES	RESPONSES	
Yes	58.90%	43
No	41.10%	30
TOTAL		73



FDM 2035

Change: Areas along Nesbit Ferry Road from Holcomb Bridge Road Corridor Area and Established Residential to Active Neighborhoods
Purpose: To maintain and promote small to medium lot scale and character



FDM 2040

THIS PAGE INTENTIONALLY LEFT BLANK.



**City of Roswell
Meeting Minutes
Mayor and Council
Regular Meeting**

**Mayor Lori Henry
Councilmember Christine Hall
Councilmember Matt Judy
Councilmember Mike Palermo
Councilmember Matthew Tyser
Councilmember Marie Willsey
Councilmember Marcelo Zapata**

Monday, June 14, 2021	7:00 PM	City Hall - Council Chambers
------------------------------	----------------	-------------------------------------

Welcome

Mayor Lori Henry: Present, Councilmember Christine Hall: Present, Councilmember Matt Judy: Present, Councilmember Mike Palermo: Present, Councilmember Matthew Tyser: Present, Councilmember Marie Willsey: Present, Councilmember Marcelo Zapata: Present.

Pledge of Allegiance - Terry Joyner

Swearing in of Fire Chief Joseph Pennino

Consent Agenda

RESULT:	CONSENT AGENDA APPROVED [UNANIMOUS]
MOVER:	Matt Judy, Councilmember
SECONDER:	Matthew Tyser, Councilmember
IN FAVOR:	Hall, Judy, Palermo, Tyser, Willsey, Zapata

- 1. Approval of the May 24, 2021 Mayor and Council Meeting Minutes and approval of the May 31, 2021 Open Forum Mayor and Council Meeting Minutes.**
Administration
- 2. Consideration to Accept Right-of-Way Needed to Complete the Woodstock Road Sidewalk Project (**STAFF IS REQUESTING A DEFERRAL TO A FUTURE COMMITTEE MEETING)**
Transportation
- 3. Approval for the Mayor and/or Interim City Administrator to sign a Non-Reimbursable Right-of-Way Acquisition Contract with the Georgia Department of Transportation (GDOT) for the Chattahoochee Pedestrian Bridge Project.**
Transportation

4. **Approval for the Mayor and/or Interim City Administrator to sign a Resurfacing Service Contract with Bartow Paving Company Inc. in the amount of \$6,707,248.38.**
Transportation
5. **Approval to Partner with the North Fulton Community Improvement District (NFCID) on a RAISE Grant Application for the Old Ellis Extension Project and approval of Budget Amendment BA#10015850-06-14-2021 in the amount of \$37,500.**
Transportation

Regular Agenda

Mayor's Report

1. **Reading of a Proclamation for National Flag Day on June 14, 2021.**
Mayor Henry read a Proclamation recognizing and honoring the United States of America Flag and our Pledge of Allegiance.

RESULT: PROCLAMATION READ

2. **Reading of a Proclamation for Amateur Radio Week.**
Mayor Henry read a Proclamation recognizing Amateur Radio Week and the "Hams" who serve as weather spotters for the National Weather Service and provide information of radio skills and readiness through a self-supporting system of communications.

RESULT: PROCLAMATION READ

3. **Recognition of Walk Friendly Community Designation.**
The City of Roswell has been awarded the bronze-level Walk Friendly Community designation from the Walk Friendly Communities Program (WFC) which is a national recognition program developed to encourage cities and towns across the United States to develop and support walking environments with an emphasis on safety, mobility, access and comfort.

RESULT: RECOGNIZED

4. **Approval of a Board of Zoning Appeals appointment - Mark Schumacher.**

RESULT: APPROVED [UNANIMOUS]
MOVER: Matt Judy, Councilmember
SECONDER: Marie Willsey, Councilmember
IN FAVOR: Hall, Judy, Palermo, Tyser, Willsey, Zapata

Administration and Finance Department - Councilmember Marie Willsey**5. Approval of a Resolution to Adopt the City of Roswell Strategic Plan 2021 to 2025.***Resolution No. 2021-06-27*

The City of Roswell Strategic Plan 2021 to 2025 includes the City's vision, mission, organizational values, and goals and objectives that focus Council and staff's collective intentions thoughtfully and transparently. There will be a separate Implementation Action Plan prepared to guide progress in achieving each goal.

RESULT:	APPROVED [4 TO 2]
MOVER:	Marie Willsey, Councilmember
SECONDER:	Matthew Tyser, Councilmember
IN FAVOR:	Christine Hall, Matt Judy, Matthew Tyser, Marie Willsey
OPPOSED:	Mike Palermo, Marcelo Zapata

6. Approval of an Ordinance to Authorize Fulton County to Conduct an Election on November 2, 2021 and Runoff, if Necessary on November 30, 2021 in an Amount Not to Exceed \$373,617 and Budget Amendment 10013300-05-24-21 in the amount of \$37,005 (Second Reading)*Ordinance No. 2021-06-10*

RESULT:	APPROVED ON SECOND READING [UNANIMOUS]
MOVER:	Marie Willsey, Councilmember
SECONDER:	Matthew Tyser, Councilmember
IN FAVOR:	Hall, Judy, Palermo, Tyser, Willsey, Zapata

Community Development Department - Councilmember Christine Hall**7. PV 20205122 - 280, 300, 310 & 320 Crossville Road - Parkway Village Variance Request to Section 10.2.3 Neighborhood Compatibility Buffer to Reduce the Buffer from 150 feet to 40 feet. *** (THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT)*****

RESULT:	MOTION TO WITHDRAW [UNANIMOUS]
MOVER:	Christine Hall, Councilmember
SECONDER:	Matt Judy, Councilmember
IN FAVOR:	Hall, Judy, Palermo, Tyser, Willsey, Zapata

8. **Approval of CU 20211518 - 720 Grimes Bridge Road, the Cottage School - Removal and Revision of Prior Conditions. ^{**}(APPLICANT REQUESTED A DEFERRAL FROM THE MAY 10, 2021 MAYOR AND COUNCIL MEETING TO THE JUNE 14, 2021 MAYOR AND COUNCIL MEETING) (APPLICANT REQUESTED A DEFERRAL FROM THE JUNE 14, 2021 MAYOR AND COUNCIL MEETING TO THE AUGUST 9, 2021 MAYOR AND COUNCIL MEETING)^{**}**

RESULT: DEFERRED [UNANIMOUS]

Next: 8/9/2021 7:00 PM

MOVER: Christine Hall, Councilmember

SECONDER: Matthew Tyser, Councilmember

IN FAVOR: Hall, Judy, Palermo, Tyser, Willsey, Zapata

9. **Approval of PV 20211922 - 11510 Woodstock Road - Parkway Village Small Tract Status for the Expansion of an Existing Daycare.**

Resolution No. 2021-06-28

The Parkway Village Small Tract Status was approved with the following conditions:

1. The property should be developed in substantial accordance with the site plan received 4/26/2021 or as approved by the Design Review Board.
2. Square footages are not guaranteed. Applicant may need to reduce building size or rearrange parking as required staff comments.
3. A combination plat shall be approved and recorded prior to the submittal of any permits.
4. A traffic study is waived.
5. Applicant must construct an eight foot sidewalk. Where there are hardships on the site, staff can waive or reduce the required grass strip.

RESULT: APPROVED WITH CONDITIONS [UNANIMOUS]

MOVER: Christine Hall, Councilmember

SECONDER: Marcelo Zapata, Councilmember

IN FAVOR: Hall, Judy, Palermo, Tyser, Willsey, Zapata

10. Approval of a text amendment to the Unified Development Code (UDC) to Section 12.7.5.B.4 Flood Damage Protection - Structures and Buildings within the Future-Conditions Floodplain – Manufactured Homes. (Second Reading)

Ordinance No. 2021-06-11

Second Reading was approved with a revision, in section 12.7.5.B.4 Flood Damage Protection - Structures and Buildings within the Future-Conditions Floodplain - Manufactured Homes. It would no longer be allowed for manufactured homes in the Future-Conditions Floodplain to be elevated and supported by reinforced piers.

RESULT:	APPROVED ON SECOND READING [UNANIMOUS]
MOVER:	Christine Hall, Councilmember
SECONDER:	Matt Judy, Councilmember
IN FAVOR:	Hall, Judy, Palermo, Tyser, Willsey, Zapata

*****There were 2 separate motions for the following item regarding the Comprehensive Plan*****

Motion #1

11. Approval of a Resolution to transmit the 2040 Roswell Comprehensive Plan and Annual Update to the Short Term Work Program (STW) and Capital Improvement Element (CIE) covering the five year period 2021-2026 to the Department of Community Affairs and the Atlanta Regional Commission.

Resolution No. 2021-06-29

Motion to approve the transmittal of the 2040 Roswell Comprehensive Plan and Annual Update to the Short Term Work Program (STWP) and Capital Improvement Element (CIE) covering the five year period 2021-2026 to the Department of Community Affairs and the Atlanta Regional Commission and accept the staff comments which included:

1. Add Parks and Recreation (REC) and Conservation and Open Space (CON) to the Character Areas of Major Activity, Commercial Mixed Use and Holcomb Bridge
2. Remove Commercial Heavy (CH) and Industrial Flex (IX) from the Holcomb Bridge Character Area
3. Add Conservation and Open Space (CON) to the Historic Area/Downtown Character Area
4. Add two policies titled CF7 and NCR9

The motion also included accepting the comments from the Stakeholder Committee:

1. Remove Single-Family Suburban (RS-18) from the Suburban Residential Character Area.

RESULT:	APPROVED - ADDITIONS [5 TO 1]
MOVER:	Christine Hall, Councilmember
SECONDER:	Matt Judy, Councilmember
IN FAVOR:	Hall, Judy, Palermo, Tyser, Willsey
OPPOSED:	Marcelo Zapata

Motion #2

- 11. A. Approval to transmit the suggested staff comments and Council comments to the Comp Plan Committee (Stakeholder Committee).**

Motion to transmit the suggested staff comments and Council comments to the Comp Plan Committee (Stakeholder Committee) and within the next month to have a meeting with the Stakeholder Committee and then come back to the July 13, 2021 Administration, Finance, Recreation and Parks Committee with the recommendations from the Stakeholder Committee.

RESULT:	APPROVED [4 TO 1]
MOVER:	Christine Hall, Councilmember
SECONDER:	Mike Palermo, Councilmember
IN FAVOR:	Christine Hall, Matt Judy, Mike Palermo, Matthew Tyser
OPPOSED:	Marcelo Zapata
ABSTAIN:	Marie Willsey

*****The Public Safety Item was moved up on the agenda and was discussed and voted on after the Mayor's Report****

Public Safety Department - Councilmember Matt Judy

- 12. Approval of a Text Amendment to Chapter 8, Health and Public Safety, Article 8.7 Air Pollution Control, Section 8.7.4 Prohibit Acts, by Deleting Section 8.7.3 Open Burning and Creating a New Section 8.3.19 Open Burning of the Code of Ordinances of the City of Roswell. (Second Reading)**

Ordinance No. 2021-06-12

RESULT:	APPROVED ON SECOND READING [4 TO 2]
MOVER:	Matt Judy, Councilmember
SECONDER:	Marie Willsey, Councilmember
IN FAVOR:	Matt Judy, Mike Palermo, Matthew Tyser, Marie Willsey
OPPOSED:	Christine Hall, Marcelo Zapata

Transportation Department - Councilmember Matthew Tyser**13. Approval of a TSPLOST Renewal Project List.**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew Tyser, Councilmember
SECONDER:	Matt Judy, Councilmember
IN FAVOR:	Hall, Judy, Palermo, Tyser, Willsey, Zapata

14. Approval for the Mayor and/or Interim City Administrator to sign an Intergovernmental Agreement (IGA) between Fulton County and Participating Cities for Use and Distribution of 2021 Transportation Special Purpose Local Option Sales Tax (TSPLOST) Proceeds.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew Tyser, Councilmember
SECONDER:	Matt Judy, Councilmember
IN FAVOR:	Hall, Judy, Palermo, Tyser, Willsey, Zapata

15. Approval for the Mayor and/or Interim City Administrator to sign a Task Order for the design of the Old Alabama Road Multi-use Trail Project with the City's On-Call Consultant Vanasse Hangen Brustlin, Inc. (VHB) in an amount not to exceed \$167,400.

The work includes the design and construction plans/specifications for a new 2,600-foot-long multi-use trail that will be ten (10') feet wide from the entrance of Big Creek Park to Wooten Road.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew Tyser, Councilmember
SECONDER:	Marie Willsey, Councilmember
IN FAVOR:	Hall, Judy, Palermo, Tyser, Willsey, Zapata

*****This Item regarding Native Plants was moved up on the agenda and was discussed and voted on before the Transportation Items*****

Requested by Councilmember Mike Palermo

16. Approval of a Resolution in Support of Native Plants for the City's Future Landscaping Projects.

Resolution No. 2021-06-30

Approve the resolution in the packet with the following changes:

Under #1 - Add in the following last sentence:

In circumstances where replacement of non-native with native plants is not feasible, the City Department shall file a notification at the next Council Committee meeting for any project that results in a cumulative year-to-date annual percentage of native plants lower than the above requirements.

Add #8:

In June 2024, staff will bring forward to committee an item to explore opportunities for improvement.

RESULT:	APPROVED WITH CHANGES [UNANIMOUS]
MOVER:	Mike Palermo, Councilmember
SECONDER:	Marcelo Zapata, Councilmember
IN FAVOR:	Hall, Judy, Palermo, Tyser, Willsey, Zapata

City Attorney's Report

17. Recommendation for Closure to Discuss Personnel, Litigation and Real Estate.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew Tyser, Councilmember
SECONDER:	Matt Judy, Councilmember
IN FAVOR:	Hall, Judy, Palermo, Tyser, Willsey, Zapata

Adjournment

The meeting was adjourned at 11:50 PM





APPENDIX

D

CONSIDERATION OF THE REGIONAL WATER PLAN AND THE ENVIRONMENTAL PLANNING CRITERIA

Consideration of the Regional Water Plan and the Environmental Planning Criteria

Department of Community Affairs (DCA) requirements for comprehensive planning mandate that any plan review the Regional Water Plan and the Rules for Environmental Planning Criteria, which is established and administered by the Department of Natural Resources pursuant to O.C.G.A. 12-2-8. The purpose of this review is to determine whether or not there is a need to adapt local implementation practices or development regulations to protect these important natural resources.

The Metropolitan North Georgia Water Planning District (MNGWPD) has adopted 3 comprehensive plans, including:

- District-wide Watershed Management Plan
- The Long-term Wastewater Management Plan
- The Water Supply and Water Conservation Management Plan

The Roswell Environmental/Public Works Department complies with these planning documents through water conservation efforts aimed at both residents and businesses, wastewater master planning efforts, and revisions to developmental zoning regulations related to watershed management and preservation.

The City of Roswell participates in the MNGWPD, including the District Plan Updates that are in progress at the time of this Comprehensive Plan update. The City monitors pending plan changes and plans to adapt as necessary over time to comply with new plan requirements and environmental planning criteria.

THIS PAGE INTENTIONALLY LEFT BLANK.



ROSWELL 2040
COMPREHENSIVE PLAN

PREPARED BY

