



Application for LCI Supplemental Study FY 2012

Dec. 16, 2011



Table of Contents

Application FormPage 3

Study Area..... Pages 4-5

Matching Funds Resolution.....Page 6

Issue Statement Pages 7-9

Scope of Work.....Pages 10-11

Budget for StudyPage 12

Schedule for Study Development & CompletionPage 13

Commitment and Ability to Implement Existing LCI Plan & Report of Accomplishments.....Pages 14-24

AppendixesPages 25-32

LCI Application Form

Date: 12/16/2011

Type of Study Requested (select one):

New LCI Study Area LCI Supplemental Study PLAN 2040 LCI Innovation

Name of responsible organization: Perimeter Community Improvement Districts

Name of contact person: Yvonne Williams

Title: President and CEO Department: N/A

Address/City/State/Zip: One Ravinia Dr., Building One, Suite 1125, Atlanta, GA 30346

Telephone: (770) 390-1780 E-mail: ywilliams@perimetercid.org

Non-profit designation: Community Improvement District

Study area name and location: Lifelong Communities Feasibility Study. Location: the portion of Dunwoody, Sandy Springs and unincorporated DeKalb County within the boundaries of the Perimeter Community Improvement Districts.

Total study budget: \$80,000

Funds requested: \$64,000 Cash Match: \$16,000

Maximum funding requested: New LCI study areas = \$150,000; Supplemental studies and PLAN 2040 LCI Innovation = \$80,000. All studies must include at least 20% cash match of the total study budget.

Is the study proposal consistent with the adopted local Comprehensive Plan? If not, explain:

Signature: Yvonne Williams

2. Proposed Study Area

The study area includes the complete boundaries of the Perimeter Community Improvement Districts. It includes three jurisdictions: a portion of the cities of Sandy Springs and Dunwoody and unincorporated DeKalb County. The area is approximately 4.2 square miles. Three MARTA stations are included within the study area and a fourth one is located at the northern edge of the study area boundary. These stations provide connections to employment, housing, hospitals and medical offices, colleges, shopping, dining and other services and Hartsfield International Airport. The study area also includes major highways – GA 400 and I-285 with exits at Peachtree Dunwoody Road, Ashford Dunwoody Road, Hammond Drive and Abernathy Road. In addition, the study area includes several major arterials: Perimeter Center Parkway, Perimeter Center East/West, Hammond Drive, Mt. Vernon Highway and Glenridge Connector. The presence of these major highways and arterials provides good access to Perimeter from all four directions through 11 gateways.

A major regional urban center in Metro Atlanta, Perimeter includes diverse uses and activities. It is the largest office district in Metro Atlanta and is home to the world headquarters of global corporations such as UPS, Newell Rubbermaid, Cox Enterprises and others. It includes several educational institutions and the largest concentration of medical facilities in Metro Atlanta. Perimeter also offers considerable shopping and restaurant locations including the second largest mall in Georgia – Perimeter Mall. Perimeter is rapidly becoming a mixed-use district with many new apartments and condos including high rise condo towers such as the Manhattan that provide housing near employment and the opportunity for residents of nearby single family areas to downsize their living accommodations as they grow older.



PERIMETER CID LCI STUDY: AERIAL VIEW





**CENTRAL DEKALB PERIMETER CID BOARD OF DIRECTORS &
FULTON DEKALB PERIMETER CID BOARD OF DIRECTORS
RESOLUTION OF COMMITMENT
DATE: Dec. 16, 2011**

The Central DeKalb and the Fulton DeKalb Perimeter CID Board of Directors have authorized the President and CEO to execute all documents to apply for a \$64,000 LCI Supplemental Funding Grant for a Lifelong Communities Feasibility Study and if awarded to execute all documents needed to accept grant funding and provide the require matching funds.

The Lifelong Communities Feasibility Study will provide an assessment of transportation mobility and accessibility, housing options, opportunities that encourage healthy lifestyles and social interaction, and access to supportive services and amenities that support a Lifelong Community. The study will also provide recommendations for improvements in the transportation options and the community environment to meet the needs of older users in the future. This grant would allow Perimeter to be at the forefront of community planning for the senior population in the Metro Atlanta Region and create a location where people can live and work throughout their lives.

The Boards of the Perimeter Community Improvement Districts have committed to providing a cash match of \$16,000 for the LCI Supplemental Study Grant. Each Perimeter CID will provide \$8,000 of that cash match. Funds are available in the Central DeKalb and the Fulton DeKalb Perimeter CIDs' budget for this amount.

A handwritten signature in black ink that reads "Yvonne D. Williams".

Yvonne D. Williams
President and CEO
Perimeter Community Improvement Districts

4. Issue Statement - Lifelong Communities Feasibility Study

- a. **Ability to Further the LCI Update Implementation:** The proposed study will further the implementation of the following goals of the PCIDs' 10-year LCI update:
- To offer diverse choices and opportunities for residents, visitors and companies
 - To provide planned growth management
 - To offer cultural and recreational facilities and activities
 - To integrate multiple modes of transit and have vibrant transit connections at each of the MARTA stations
 - To enhance walkable and pedestrian friendly environments
 - To create well connected pedestrian, bike, shuttle, transit modes to and between various uses, nodes and neighborhoods
 - To provide easy and convenient access to transit
 - To be a successful model for other suburban communities to emulate
- b. **Need, Purpose and Products:** One of the fastest growing population sectors in Metro Atlanta is seniors. The statistics for the Central Perimeter Market and the Perimeter Community Improvement Districts reflect this trend. From 2000 to 2010, the number of “Baby Boomers” (ages 45-64) rose 18 percent to comprise 23 percent of the total market population and the 65+ age group also rose 18% to comprise 11 percent of the market, according to the Atlanta Regional Commission. Together the two groups comprise 34 percent or a little more than a third of the total market population. Within the PCIDs, nearly a fifth of the population is “Baby Boomers” and those ages 65+ comprise 11 percent for a total of 30 percent of the market population, according to the ARC. Recognizing this trend, the Perimeter CIDs want to extend their LCI program to incorporate Lifelong Community principles and standards as an important component of developing a complete urban community.

The PCIDs have a 12-year track record of success in transforming Perimeter from a traffic-clogged suburban shopping, office and hotel district with limited housing and alternative transportation options into a mixed-use urban center with more housing and mobility options. “No pedestrian” access signs have been removed and replaced with miles of wide, tree-lined sidewalks that offer walkability throughout Perimeter between office buildings, restaurants, shopping and housing. Three bike routes (four miles) are complete as part of comprehensive streetscape projects throughout Perimeter. And, 25 intersections to date throughout Perimeter have received complete upgrades to improve traffic flow and pedestrian accessibility and safety. Many of these intersection improvements include pedestrian countdown signals, one of the main features that seniors desire.

In making these infrastructure changes, the PCIDs have followed federal Americans with Disabilities Act Accessibility Guidelines. However, ADA guidelines do not require the environmental design characteristics that seniors need for community accessibility and mobility. As the PCIDs make transportation improvements in the future, there is a need to create and incorporate design standards based on Lifelong Communities principles to address issues such as curb height, travel distances, interaction of slope and distance, intersection design, timing of lights, lighting, hand railing, stair design and visual distractions that can provide barriers for seniors.

Improved connectivity between modes of transportation and housing is also needed to implement a lifelong community in Perimeter and land use strategies are needed as well to encourage the

incorporation of more housing near services and amenities to meet the needs of empty nesters as they downsize from nearby single family homes and want to age in place in the Perimeter area.

With three MARTA stations within its boundaries and a fourth nearby, Perimeter can provide a regional model for other suburban communities for the inclusion and use of transit by seniors as well as developing a connected, barrier-free environment for all transportation users. The PCIDs also can provide a regional model for how a community can meet the needs of seniors who live in nearby existing family neighborhoods and want to downsize yet remain the same community.

The purpose of the Lifelong Communities Feasibility Study within the PCIDs is the following:

- To provide an assessment of availability and accessibility to transportation, housing options, opportunities that encourage healthy lifestyles and social interaction, supportive services and amenities that support a Lifelong Community
- To provide an assessment of how transportation infrastructure provides the design features needed by seniors
- To determine barriers and challenges to implementation of Lifelong Communities principles
- To provide recommendations for implementation of improvements in availability and accessibility of transportation, housing, amenity, services and healthy lifestyle and social interaction options that meet the needs of senior users in the future

Products:

- Demographic and assessment data that can be used to promote and foster Lifelong Communities principles
- New design standards that address transportation barriers for seniors
- New wayfinding signs that meet the needs of seniors
- Recommendations for building and land use zoning codes and standards based on ARC Lifelong Communities principles for incorporation in PCIDs' overlay district to be created in 2012 in partnership with City of Dunwoody and for incorporation in the existing Sandy Springs and DeKalb County overlay districts
- Other implementation recommendations for PCIDs to implement a Lifelong Community

c. Outcomes:

- Better connections and access for seniors to alternative travel modes
- Expanded access for seniors to services and amenities in Perimeter such as medical offices
- Increased availability and use by seniors of infrastructure that encourages healthier lifestyles (multi-use paths and pedestrian facilities)
- More diverse residential neighborhoods that allow aging in place
- Seamless multi-jurisdictional overlay district for PCIDs that incorporates ARC Lifelong Communities principles

d. Support of PLAN 2040: The proposed work supports the following local programs/policies of the PLAN 2040 Local Government Plan Implementation requirements:

Increase mobility options for people and goods

M1.F – Participate in ongoing training through ARC's Community Planning Academy on transportation related topics including Lifelong Community principles and design guidelines.

M1.I – Incorporate Lifelong Community principles into local transportation plans.

Foster a healthy, educated, well trained, safe and secure population

Exc2.B – Implement an ongoing public engagement process with business leaders and owners and the general public to sustain continued support and dialogue regarding comprehensive planning goals and objectives.

Promote places to live with easy access to jobs and services

M3.D – Adopt a resolution to support and integrate Lifelong Community principles in the local planning process.

M3.N – Assess the demographic and socioeconomic makeup of the community in relation to existing and potential future locations of senior centers, senior-focused housing and other senior-focused services.

M3.O – Analyze the relationship between existing senior center locations, senior-focused housing and other senior-focused services to existing transportation options, land use plans and health and support services.

Exc3.G – Evaluate codes, services and practices to identify regulatory barriers that obstruct the support of Lifelong Community principles.

Exc3.H – Amend zoning codes and development regulations to eliminate regulatory barriers that obstruct the support of Lifelong Community principles identified in a code audit.

Identify innovative approaches to economic recovery and long term prosperity

Exc5.H – Develop a distinctive wayfinding and signage system for key areas within the community.

- e. **Transportation Purpose:** Moving toward a livable center as described in the original LCI study, the PCIDs are in the conceptual design phase of creating a comprehensive, seamless system of walkways, improved access and infrastructure to the Dunwoody MARTA station and improved interaction between all modes of travel. This is in response to a 2009 report prepared for the PCIDs which documented access and mobility problems and hostile interaction between the walking, driving and cycling public in and around Perimeter’s three MARTA stations. The improvements plan for access to the Dunwoody MARTA Station will be a model for the other two transit stations within the PCIDs – Medical Center and Sandy Springs. With the population of the Metro Atlanta region aging dramatically, the availability of transit will become more important as many seniors lose the ability to drive. A study by the American Association of Retired Persons found that when older persons lose the car keys, they make 15 percent fewer trips to the doctor and far fewer trips to family, friends and other places. However, Metro Atlanta ranks worst for seniors stranded without transit among metro areas with more than 3 million people in a study by the Center for Neighborhood Technology released by Transportation for America. As it develops plans to improve access to the three Perimeter MARTA Stations, findings from the proposed Lifelong Communities study can be incorporated and serve as a model for other suburban communities for the inclusion and use of transit by seniors.

The PCIDs also are in the process of completing a commuter trail system design feasibility study to create alternative access from businesses to Perimeter’s transit stations. These trails can also serve as multi-use trails that can promote physical activity and social interaction among seniors by incorporating the findings and recommendations from a Lifelong Communities Feasibility study into these plans as well. Furthermore, a transit village around the Dunwoody MARTA station is being planned by High Street, a Boston, Mass. developer. It is advantageous to have design guidelines and an overlay district with planning and zoning codes in place that meet Lifelong Communities principles before developments such as these come on stream.

5. Scope of Work

Proposed Project Manager: Jennifer Harper, P.E., Project Manager, PCIDs

Study Process

Study will involve meeting with the stakeholders within the Perimeter LCI to assist in creating the vision, goals and intent for this Lifelong Communities project. This will be followed by a (1) review of transportation infrastructure design standards that pertain to seniors and an assessment of their current use within the PCIDs' boundaries (2) an assessment of availability and accessibility to transportation, housing options, opportunities that encourage healthy lifestyles and social interaction, supportive services and amenities that support a Lifelong Community (3) an assessment of barriers and local challenges that obstruct the support of Lifelong Communities principles including an identification of the various projects, guidelines and regulations that affect or need coordination with the Lifelong Communities project recommendations.

The PCIDs will use the ARC Lifelong Community Citizen Survey instrument to help measure Lifelong Community assets within Perimeter. We will email the survey to building and property owners within the area, the three local government jurisdictions within the PCIDs, surrounding homeowners associations, chamber of commerce board members, senior organizations in the area and other stakeholders. We will distribute the survey also at public and stakeholder meetings.

Recommendations will be developed as specified in the scope of work section. This will be reviewed with the stakeholders for their comments and approval. A final set of recommendations will be published and presented to the multi-jurisdictions within the PCIDs. Specific projects will be identified for implementation by the PCIDs and the PCIDs will work with their multi-jurisdiction partners to accomplish other recommendations that involve new governmental policies and regulations.

Task 1: Public and Stakeholder Involvement

- Core Team (consultant conducting study, PCIDs Program Manager, PCIDs senior management) meets with the Stakeholders (including business and community leaders; representatives from the three governmental jurisdictions within the PCIDs' boundaries including economic development, transportation, parks and recreation and public health officials; MARTA representative; community groups and residents and visitors who are representative of the senior demographic) to review the goals and vision, local demographic data and transportation design standards for seniors, Lifelong Communities principles and local challenges and opportunities.
- Review of analysis and draft recommendations with the Core Team, Stakeholders
- Presentation of final recommendations to the PCIDs' staff and board, stakeholders, ARC and DeKalb County, Cities of Dunwoody and Sandy Springs for adoption.

Task 2: Analysis

- Review local community data on senior population and expected growth
- Review transportation design standards for seniors
- Analyze seniors' accessibility to transit

- Analyze accessibility of home to community (i.e. dining, shopping, medical care, opportunities that encourage healthy lifestyles and social interaction) within Perimeter LCI area
- Analyze specific community environment barriers related to sidewalks, crosswalks, curb cuts, ramps, signage etc.
- Analyze availability of housing options, opportunities that encourage healthy lifestyles and social interaction, amenities and support services for seniors within the Perimeter LCI area
- Analyze infrastructure codes and ordinances needed to meet needs of seniors in creation of overlay district for the Dunwoody portion of Perimeter and updating of Sandy Springs and DeKalb County overlay districts for Perimeter

Task 3: Development of Recommendations

- For integration of accessibility improvements for seniors to Perimeter’s 3 MARTA stations with connectivity/accessibility improvements being planned for those stations by PCIDs
- For connectivity improvements from housing to community
- For changes/upgrades within the PCIDs in community options such as senior housing
- For codes and ordinances for overlay districts in Perimeter area

Task 4: Final Document

A final report will be prepared to compile the results of the overall work including a description of the public-private process used to assist with information gathering and support for improvements; key information, the study process and relevant findings and recommendations. The report will be made available in print and electronic format.

6. Budget

| | |
|--|-----------------|
| Public and stakeholder Involvement (Task 1) | \$ 5,000 |
| Analysis (Task 2) | \$45,000 |
| Development of Recommendations (Task 3) | \$25,000 |
| Project Deliverables (Task 4) | \$ 65,000 |
| Total | \$80,000 |

7. Schedule for Project Development

Duration – 4+ (four plus months)

| | |
|--------------------------------|--|
| Public/stakeholder Involvement | September through November 2012 |
| Analysis | Analysis August through September 2012 |
| Recommendations | September through October 2012 |
| Report | October through November 2012 |

8. Commitment and Ability to Implement Existing LCI Plan

| PROJECT/ INITIATIVES | COMPLETION DATE |
|---|--|
| Livable Centers Initiative report | August 2002 |
| 39 of the 48 projects in the LCI five year action plan were completed by March 2005 | August 2002 to March 2005 |
| LCI Five-Year Plan update | March 2005 |
| PCIDs has completed 27 of the 39 projects identified in the 2005 LCI Plan update five year action plan. | March 2005 to December 2010 |
| PCIDs will complete three additional projects identified in the 2005 LCI Plan update five-year-action plan | 1 st quarter 2012 |
| LCI goals incorporated into Sandy Springs and Dunwoody Comprehensive Plans through PCIDs participation on committees to develop those comprehensive plans. | Sandy Springs Comprehensive Plan adopted Nov. 2007; Dunwoody Comprehensive Plan adopted June 2010. |
| Sandy Springs adopted PCIDs’ LCI Public Design Standards and Guidelines as part of its overlay district for Perimeter portion of Sandy Springs. Includes street and sidewalk systems; street/sidewalk lighting, landscaping and trees. | April 2007 |
| Fiscal Impact Analysis of the Perimeter Community Improvement District for DeKalb and Fulton PCID’s | July 2009 |
| Perimeter Area Multi-Modal Transportation Plan- Preferred Concept & Implementation Strategy | September 28, 2009 |
| Added 3,437 housing units-(1813 rental & 1619 owner) Added 400 rooms Added 821,303 commercial square feet Added 2,172,156 square feet of office space | 2003 to 2008 |
| Perimeter Center North Sidewalk and Intersections | Winter 2009 |
| Perimeter Center West Streetscapes & Intersections | Winter 2009 |
| Transit Corridors, Connectivity Corridors, Intersection Improvements, Roadway Improvements, Bike Routes, Enhancement Projects, Open Space Initiatives, Housing Initiatives, and long range Initiatives, | December 2010 |
| Dunwoody Comp Plan “works in partnership with the Perimeter CID to implement and complement the framework plan and projects identified in the Perimeter Center Livable Initiative study (LCI) and its current and future updates.” | March 2010 |
| On-going working relationship with ARC, Fulton County, and DeKalb County with initiatives and projects these agencies are identified to pursue. | 2003- Present |
| LCI Ten-Year Plan Update completed | March 2011 |
| LCI Transportation Implementation grant awarded to DeKalb County for bike and pedestrian facilities and roadway improvements by PCIDs on Lake Hearn Drive, Perimeter Summit Parkway and Parkside Place. | Construction starting March 2011 |
| PCIDs and City of Dunwoody plan to partner on cost of developing an overlay district for Dunwoody portion of Perimeter. RFP will include look at existing Sandy Springs overlay district for possible cross-jurisdictional compatibility as well as to consider DeKalb portion inside Perimeter districts. | RFP going out fall 2012 |
| Contract awarded to Sprinkle Consulting, Inc. through competitive process for Commuter Trail System Design Feasibility Study funded with assistance of LCI Supplemental Study grant. Primary purpose to create pathways from business to transit. Contractor has gathered information on buildings, transit and green space and has obtained GIS mapping from Sandy Springs, Dunwoody and DeKalb County on parks master plans to ensure PCIDs are | August 2011 |

| | |
|--|--|
| <p>maximizing resources and current local government thinking with regard to commuter pathways.</p> | |
| <p>In 2002, Perimeter was primarily a shopping, office and hotel district. Today a mixed-use environment has emerged. Perimeter Place received Livable Centers Initiative Award from ARC. Significant new housing built including a mix of townhomes, condos and apartments. Outdated office parks have been transitioned to residential uses (The Gables are an example). Area east of Ashford Dunwoody Road transformed into an urban neighborhood. Redevelopment and infill begun on surface parking lots. New development is at higher parking deck densities. Significant new office development over past 10 years incorporated into mixed-use settings. Hit and miss system of sidewalks and crosswalks replaced by sidewalk, streetscape and intersection improvement projects by PCIDs throughout the Perimeter district. PCIDs also added four miles of bike lanes and have additional streetscape and intersection improvement projects totaling \$14.6 million underway in various portions of Perimeter. Public space standards developed and institutionalized by PCIDs. New development is incorporating walkability/pedestrian features. Internal connector streets incorporated into new development. Local and national recognition for Perimeter’s ability to evolve.</p> | <p>Density and land use mix achieved to date (2002-2011)</p> |

REPORT OF ACCOMPLISHMENTS
Perimeter Community Improvement Districts LCI

| <i>Instructions: In the left columns, list all projects/actions identified in your LCI 5-Year Action Plan. Check the appropriate status box for each project. Provide details when necessary, including when a project has missed its deadline or has become irrelevant.</i> | | | | | | | | |
|--|---|---------|-------------------|----------|----------|-------------|--------------|-----------------------------------|
| <i>Transportation Initiatives</i> | | | | STATUS | | | | Notes |
| Project | Description | PE Year | Construction Year | Complete | Underway | Not Started | Not Relevant | |
| Perimeter Center Parkway | Streetscape improvements along Perimeter Center parkway from Hammond Drive to Perimeter Center West | 2004 | 2007 | 2007 | | | | |
| Perimeter Center West | streetscape and intersection improvements | 2004 | 2005 | 2008 | | | | |
| Peachtree Dunwoody Road from Glenridge Connector to I-285 | streetscape and intersection improvements from Glenridge Connector to I-285 | 2006 | 2006 | 2006 | | | | |
| Meadow Lane | streetscape & intersection improvements | 2006 | 2007 | 2007 | | | | |
| Mt. Vernon Highway | streetscape & intersection improvements | 2006 | 2007 | 2007 | | | | |
| Perimeter Summit Parkway | streetscape & intersection improvements | 2007 | 2008 | | X | | | LCI Transportation grant awarded. |
| Perimeter Center East | streetscape & intersection improvements | 2009 | 2010 | 2010 | | | | |
| Perimeter Center North | streetscape & intersection improvements | 2008 | 2009 | 2009 | | | | |
| pedestrian scale street lighting | | 2008 | 2008 | 2008 | | | | |
| Peachtree Dunwoody Road from I-285 to Abernathy Road | streetscape & intersection improvements | 2005 | 2007 | | X | | | |
| Hammond Drive streetscape improvements | from Ashford Dunwoody Road to Fulton County line. Intersections include Hammond & proposed Perimeter Town Center North-South Street | 2009 | 2011 | 2011 | | | | |

REPORT OF ACCOMPLISHMENTS
Perimeter Community Improvement Districts LCI

| Project | Description | PE Year | Construction Year | Complete | Underway | Not Started | Not Relevant | Notes |
|--|---|---------|-------------------|----------|----------|-------------|--------------|---|
| Hammond Drive streetscape improvements | from Glenridge Drive to DeKalb County line. Intersections include Hammond & proposed Dunwoody Springs North-South Street/Hammond & Concourse Pkwy/Hammond & Barfield Rd.Hammond & Glenridge Dr. | 2009 | 2011 | 2011 | | | | |
| I-285 BRT line development | connecting Cumberland to Perimeter & Doraville | 2005 | 2009 | | | X | | |
| Perimeter Shuttle | inter-Perimeter shuttle system. Includes construction, signage, route maps & amenities like benches, trash cans & bicycle racks | N/A | 2004 | | | X | | 2011 - Consultant has been hired to assist in identifying preferred strategy for implementing local transit circulator service & to provide technical information necessary to move forward to implementation. Study to be completed by September 2012. |
| Lake Hearn Drive including Parkside Place | streetscape & intersection improvements | 2007 | 2008 | | X | | | LCI Transportation grant awarded. |
| Johnson Ferry | streetscape & intersection improvements from Glenridge Dr. to Old Johnson Ferry Rd. | 2008 | 2009 | | | X | | |
| Central Park | streetscape | 2009 | 2010 | | X | | | |
| Crestline Parkway | streetscape | 2009 | 2010 | | | X | | |
| Perimeter Center Parkway Bridge | streetscape | 2007 | 2008 | 2008 | | | | |
| new streets in Perimeter Town Center | pedestrian/roadway | TBD | TBD | | | X | | |
| new streets in Perimeter Place mixed-use development (east-west connections) | pedestrian/roadway | TBD | TBD | 2009 | | | | |
| North Springs East-West connection | pedestrian/roadway | 2005 | 2007 | | | X | | |
| New streets in 211 Perimeter Center Parkway mixed-use development | pedestrian/roadway | TBD | TBD | | | X | | |

REPORT OF ACCOMPLISHMENTS
Perimeter Community Improvement Districts LCI

| Project | Description | PE Year | Construction Year | Complete | Underway | Not Started | Not Relevant | Notes |
|--|--------------------|---------|-------------------|----------|----------|-------------|--------------|---|
| New streets in Perimeter Point complex near Sandy Springs MARTA deck | pedestrian/roadway | TBD | TBD | | | X | | |
| New streets in corporate campus development (east-west connection) | pedestrian/roadway | TBD | TBD | X | | | | Cox Enterprises - includes streetscapes |
| Central Park connector | pedestrian/roadway | TBD | TBD | X | | | | |
| New streets in Hammond Center development (east-west connection) | pedestrian/roadway | TBD | TBD | | | X | | |
| Glenridge Dr. new development north-south street | pedestrian/roadway | TBD | TBD | | | X | | |
| New streets in Glenlake Parkway development (east-west connections) | pedestrian/roadway | TBD | TBD | | | X | | |
| Dunwoody Springs North-South Connection | pedestrian/roadway | TBD | TBD | | | X | | |
| New streets in Perimeter Expo development | pedestrian/roadway | TBD | TBD | | | X | | |
| Summit Boulevard extension | pedestrian/roadway | TBD | TBD | | | X | | |
| Perimeter Center North extension | pedestrian/roadway | TBD | TBD | | | X | | |
| Ashford Parkway extension | pedestrian/roadway | TBD | TBD | | | X | | |
| Perimeter Center Terrace extension | pedestrian/roadway | TBD | TBD | | | X | | |
| New streets in Perimeter Village shopping center redevelopment | pedestrian/roadway | TBD | TBD | | | X | | |

REPORT OF ACCOMPLISHMENTS
Perimeter Community Improvement Districts LCI

| Project | Description | PE Year | Construction Year | Complete | Underway | Not Started | Not Relevant | Notes |
|--|--|---------|-------------------|--------------------|----------|-------------|--------------|-------|
| Perimeter Mall pedestrian connections | pedestrian | TBD | TBD | | | X | | |
| Perimeter Center North | pedestrian sidewalks & intersections at Ashford Dunwoody & Mt. Vernon, Ashford Center, Ashford Gables, Ashford Parkway & Ashford Center Parkway | 2006 | TBD | | | X | | |
| Perimeter Center Central | pedestrian sidewalks & intersections at Ashford Dunwoody & Perimeter Center North, Ashford Dunwoody & Ravinia & Hammond Dr. & Perimeter Mall entrance. Partial sidewalk improvements along Meadow Lane & Ashford Parkway | 2004 | TBD | | | X | | |
| Perimeter Center South | sidewalks & intersections: Ashford Dunwoody & Lake Hearn, Ashford Green & Perimeter Center Parkway. Includes sidewalks on Perimeter Center Parkway & Parkside Place | 2007 | TBD | | | X | | |
| Perimeter Intersections Phase I | At Ashford Dunwoody & Hammond & Ashford Dunwoody at Perimeter Center West & Perimeter Center Parkway & Hammond Dr. | 2003 | 2003 | 2003 | | | | |
| Perimeter intersections Phase 2 & sidewalk connections | at Ashford Dunwoody & Meadow Lane, Ashford Dunwoody & Perimeter Center East & Perimeter Center parkway & Dunwoody MARTA | 2004 | 2004 | under construction | | X | | |
| Fulton PCID Intersection Phase I & sidewalks connections | Mt. Vernon & Barfield Rd., Crestline Parkway, Perimeter Center West, Northpark/ Peachtree Dunwoody & Northpark & Merritt Entrance | 2005 | | 2010-2011 | X | | | |

REPORT OF ACCOMPLISHMENTS
Perimeter Community Improvement Districts LCI

| Project | Description | PE Year | Construction Year | Complete | Underway | Not Started | Not Relevant | Notes |
|--|--|---------|-------------------|----------|----------|-------------|--------------|-------|
| Peachtree Dunwoody at Embassy Row | pedestrian | 2004 | | | | X | | |
| Glenridge Connector intersections | 3 between Johnson Ferry & Peachtree Dunwoody | 2007 | 2007 | | | X | | |
| Glenridge Drive intersections | 4 between I-285 & Hammond Dr. | 2007 | 2008 | | | X | | |
| Glenlake Parkway at Siebel Office Building | 2006 | 2007 | | | | X | | |
| Meridian Mark intersections | pedestrian | 2009 | 2010 | | | X | | |
| Bike route on Chardonay Court to mall entrance at Perimeter Center Place | bike route | TBD | | | | X | | |
| Orleans Way dead end to mall entrance at Perimeter Center Place | bike route | TBD | | | | X | | |
| Old Springs House Lane to mall entrance at Perimeter Center East | bike route | TBD | | | | X | | |
| Perimeter Center West | bike route | TBD | | | | X | | |
| Hammond Drive streetscape improvements | bike route | TBD | | | | X | | |
| Abernathy Road at Sandy Springs MARTA Station | bike route | TBD | | | | X | | |
| Peachtree Dunwoody | bike route | TBD | | | | X | | |

REPORT OF ACCOMPLISHMENTS
Perimeter Community Improvement Districts LCI

| Project | Description | PE Year | Construction Year | Complete | Underway | Not Started | Not Relevant | Notes |
|--|---|---------|-------------------|----------|----------|-------------|--------------|-------|
| Perimeter Center Parkway | bike route | TBD | | | | X | | |
| Lake Hearn Drive/Perimeter Center Parkway extension bridge (Lake Hearn flyover) | bike route | TBD | | | | X | | |
| Georgetown Trail | pedestrian/bike | TBD | | | | X | | |
| Georgia 400 Collector-Distributor System | Includes interchange improvements at Abernathy & Hammond Dr. & roadway improvements at Mt. Vernon Highway | AUTH | 2009 | | | X | | |
| I-285 North including Ashford Dunwoody Rd. Interchange (from GA400 to Shallowford Rd.) | interchange capacity | AUTH | 2010 | | | X | | |
| I-285/GA 400 Interchange | roadway/interchange | 2006 | TBD | | | X | | |
| Peachtree Dunwoody Road widening | roadway | | 2010 | | | X | | |
| Perimeter Center Parkway extension & intersections at the flyover | roadway/pedestrian/bike | TBD | TBD | | | X | | |

REPORT OF ACCOMPLISHMENTS
Perimeter Community Improvement Districts LCI

| Project | Description | PE Year | Construction Year | Complete | Underway | Not Started | Not Relevant | Notes |
|---|---|-----------------------------|-------------------|---------------|-------------|--------------|--------------|-------|
| Housing Initiatives | | | | STATUS | | | | |
| Project | Description | Study / Implementation Year | Complete | Underway | Not Started | Not Relevant | Notes | |
| Perimeter Area Market Study | Conduct detailed research/analysis related to future residential, commercial & mixed-use development along Perimeter Center Pkwy. | TBD | | | X | | | |
| DeKalb & Fulton County Zoning Amendments: Adopt a new zoning category for the LCI study area to regulate use, height, density, parking requirements, setback, design, public space etc. | 2004 | | | | X | | | |
| Other Local Initiatives | | | | STATUS | | | | |
| Project | Description | Study / Implementation Year | Complete | Underway | Not Started | Not Relevant | Notes | |
| Perimeter Focus Implementation Studies | Continued urban design plans for subareas within the LCI study area including BRT station area, Ashford Dunwoody/I-285 Interchange area, North Springs MARTA Station Study, Peachtree Dunwoody/Hammond Dr. etc. Potential studies for Tax Allocation District | | | | X | | | |
| Public Space Enhancements - Perimeter Area | Kiosks & wayfinding enhancements in the Perimeter Center area focused around MARTA station and retail centers | | | | X | | | |
| Pedestrian signage/wayfinding/kiosks to improve visual appeal of the district | | | | | X | | | |

REPORT OF ACCOMPLISHMENTS
Perimeter Community Improvement Districts LCI

| Project | Description | PE Year | Construction Year | Complete | Underway | Not Started | Not Relevant | Notes |
|---|-------------|---------|-------------------|----------|----------|-------------|--------------|-------|
| Pedestrian scale street lighting DeKalb & Fulton Counties | | | | | | X | | |

Appendixes

Letters of Support

- **DeKalb County**
- **City of Sandy Springs**
- **City of Dunwoody**

Walkability Map

Map of transit within PCIDs

Planning Initiatives – Five-Year Implementation Plan in 10-Year LCI Update

Photos



Chief Executive Officer

W. Burrell Ellis, Jr.

Board of Commissioners

District 1
Elaine Boyer

District 2
Jeff Rader

District 3
Larry Johnson

District 4
Sharon Barnes Sutton

District 5
Lee May

District 6
Kathie Gannon

District 7
Stan Watson

December 14, 2011

Mr. Rob LeBeau, AICP
Senior Principal Planner
Land Use Division
Atlanta Regional Commission
40 Courtland Street, N.E.
Atlanta, GA 30303

Re: Perimeter Community Improvement District LCI Supplemental Application

Dear Mr. LeBeau:

Please accept this letter in support of the LCI Supplemental Grant application from the Perimeter Community Improvement Districts for reviewing and assessing current programs and services for seniors in Perimeter and developing recommendations for improvements in access to and availability of transportation infrastructure and community environment that will meet the needs of this growing population in the future.

The Atlanta Regional Commission, DeKalb County, and the PCIDs have made significant investments in enhancing the livability, mobility, and sustainability of the Perimeter area. This study will further those efforts to provide a connected, barrier free environment that will allow a lifelong community.

DeKalb County will certainly coordinate with the PCIDs on this project and look forward to the positive impact it can make on residents, commuters, and visitors to the County.

Sincerely,

W. Burrell Ellis, Jr.

Dec. 12, 2011

Mr. Rob LeBeau
Land use Planning Division
Atlanta Regional Commission
40 Courtland St. N.E.
Atlanta, GA 30303

Dear Rob:

It is our understanding that the Perimeter Community Improvement Districts are applying for LCI Supplemental Grant funds to assess senior access to transportation, housing options, opportunities that encourage healthy lifestyles and social interaction, support services and amenities that support Lifelong Communities and to make recommendations for implementing Lifelong Communities within the Perimeter districts.

The PCIDs are multi-jurisdictional and partly located in the City of Dunwoody. We have enjoyed a wonderful working relationship with the PCIDs and are pleased to support this application.

With the expected growth in the older adult population in Metro Atlanta including the Dunwoody area, we realize the need to put in place improvements that will make our area senior friendly. Therefore, we will coordinate with the PCIDs on their plans within our jurisdiction.

We appreciate the initiative that the PCIDs are taking to address the issue of the needs of senior citizens and feel this will be a great enhancement to the model community that the City of Dunwoody and the PCIDs are working to develop.

Sincerely,



Ken Wright
Mayor



June 16, 2011

Mr. Rob LeBeau
Land Use Planning Division
Atlanta Regional Commission
40 Courtland St. N.E.
Atlanta, GA 30303

Dear Rob:

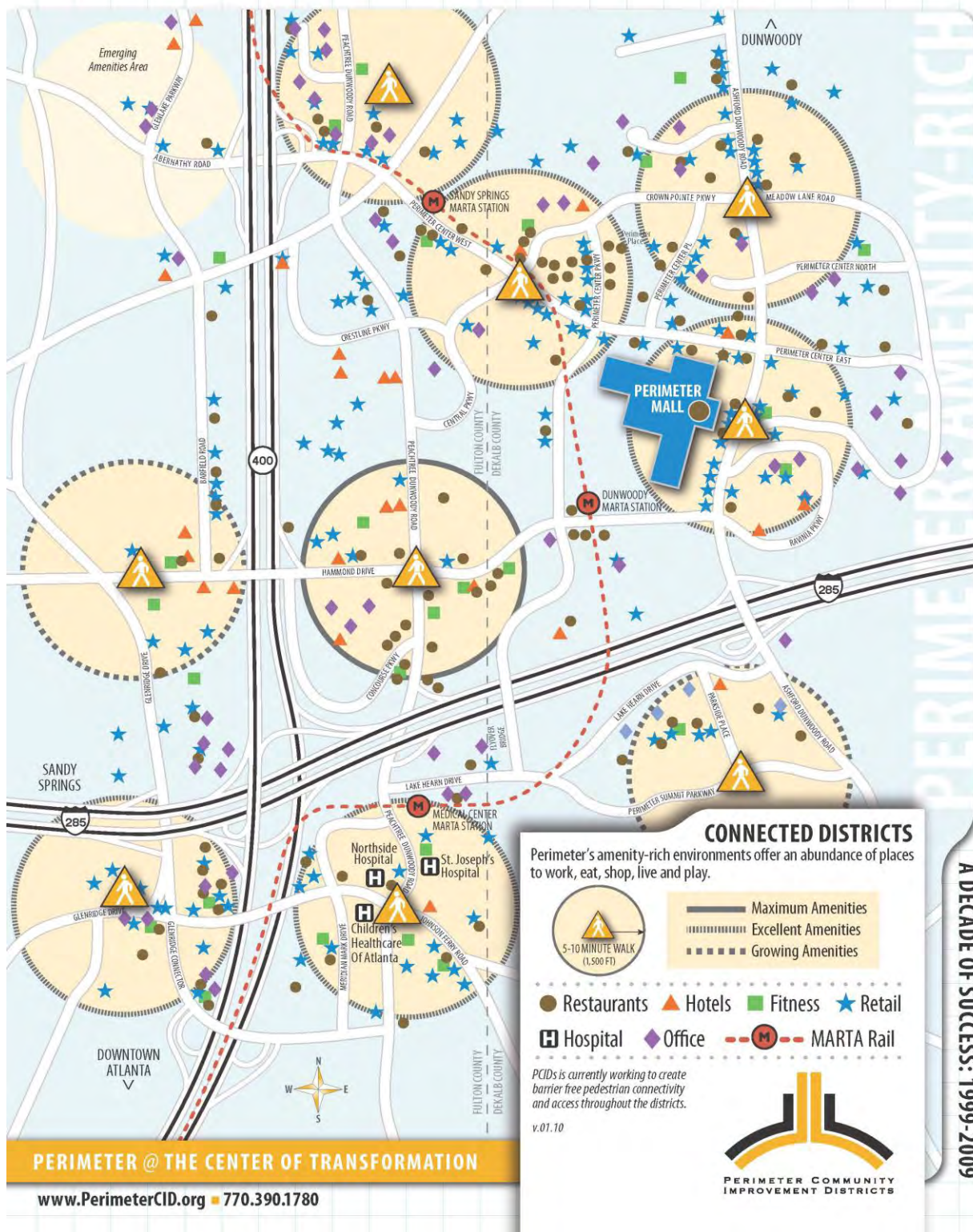
It is our understanding that the Perimeter Community Improvements are applying for a Livable Centers Initiative Supplemental Grant to review and assess aging trends and current programs and services provided to seniors within the PCIDs and make recommendations to meet future needs for a growing aging population.

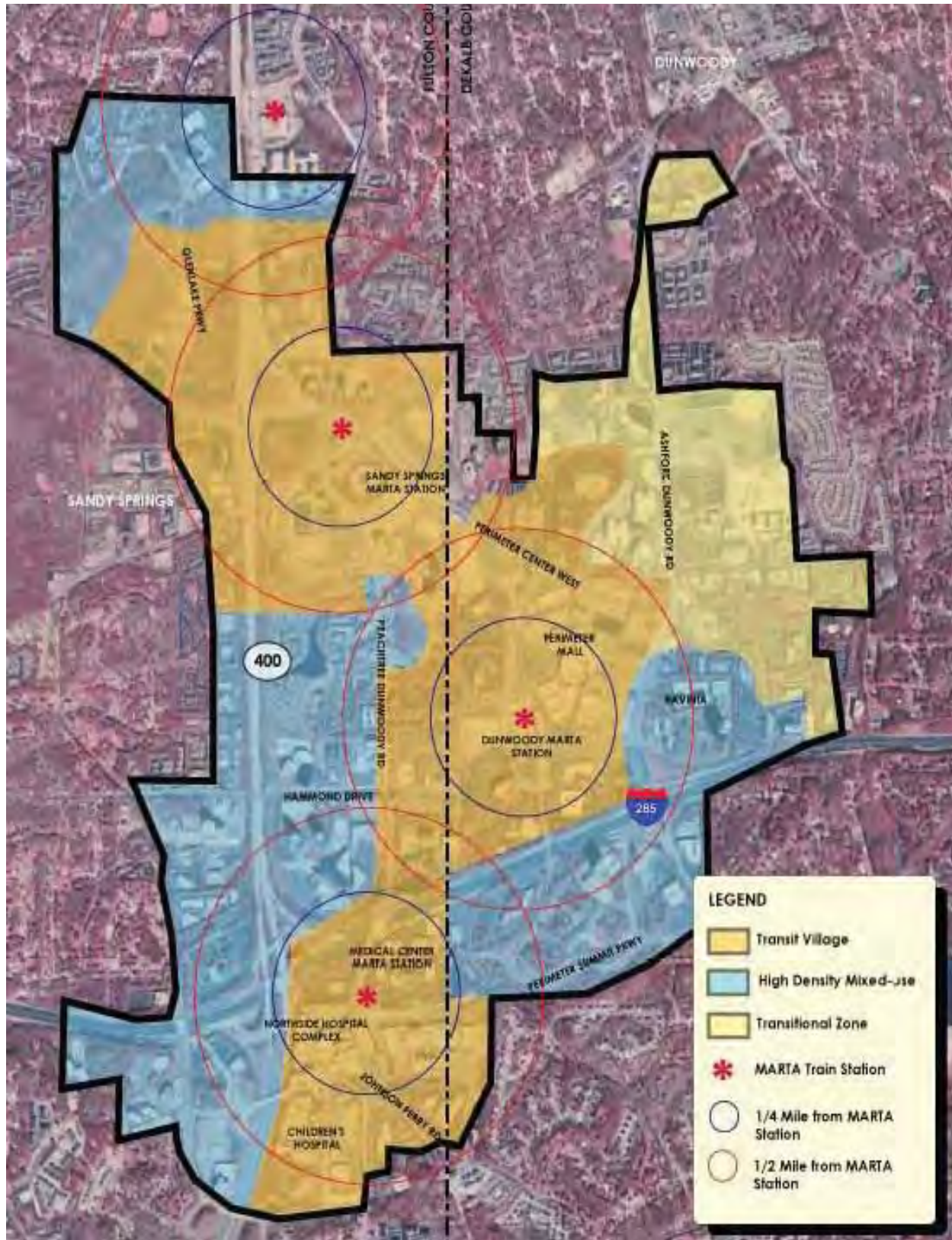
A portion of the Perimeter CIDs' boundaries are within the City of Sandy Springs and we have worked in partnership with the PCIDs on a number of projects. We support this grant application and will be pleased to coordinate community infrastructure improvements recommended for the Perimeter area of Sandy Springs. We certainly want seniors to be able to age in place and view Sandy Springs as a wonderful community for lifelong living.

Sincerely,

A handwritten signature in blue ink that reads "Eva Galambos".

Eva Galambos, PhD
Mayor





PLANNING INITIATIVES – Five-Year Implementation Plan in 10-Year LCI Update

| Description/Action | Cost | Year | Responsible Party | Funding Source |
|--|-------------|-------------|--|--|
| Form Based Code/Smart Overlay Zoning Regulations | TBD | 2011 | PCIDs/Sandy Springs/Dunwoody/DeKalb | PCIDs/Sandy Springs/Dunwoody/DeKalb |
| Perimeter Connectivity Study | TBD | 2011 | PCIDs | PCIDs/Sandy Springs/Dunwoody/DeKalb |
| Comprehensive Multi-Modal Wayfinding Signage Plan | TBD | 2011 | PCID/Fulton/DeKalb | PCID/Fulton/DeKalb |
| Comprehensive Parking management Study | TBD | 2012-13 | PCID/Fulton/DeKalb | PCID/Fulton/DeKalb |
| Continued Coordination Planning with revive285 Corridor Study | TBD | On-going | PCID/Fulton/DeKalb | PCID/Fulton/DeKalb |
| Civic Gathering – Park Plan | TBD | 2011-12 | PCIDs/MARTA/property owners/Dunwoody/Sandy Springs | PCIDs/MARTA/property owners/Dunwoody/Sandy Springs |
| Transit Village Plan: Dunwoody Transit Village Plan | \$50,000 | 2011 | PCIDs/MARTA/property owners/Dunwoody | PCIDs/Dunwoody/MARTA/ARC |
| Transit Village Plan: Sandy Springs Transit Village Plan | \$50,000 | 2012 | PCIDs/MARTA/property owners/Sandy Springs | PCIDs/Sandy Springs/MARTA/ART |
| Transit Village Plan: Medical Center Transit Village Plan | \$50,000 | 2012 | PCIDs/MARTA/property owners/DeKalb | PCIDs/DeKalb/MARTA/ARC |
| Establishing Development Fund | TBD | 2011 | PCIDs | PCIDs |
| Establish Town Square | TBD | 2011-14 | PCIDs/MARTA/property owners | PCIDs |
| Creating Main Street | \$10,000 | 2011-12 | PCIDs | PCIDs |
| Culture/Art Initiative: establish a committee to attract museums art organizations/entities to Perimeter | TBD | 2011-15 | PCIDs | TBD |
| Public Arts Program | TBD | 2011-15 | PCIDs/corporations/businesses/other partners | PCIDs/corporations/businesses/other partners |
| Establish a campaign to attract desired entertainment to Perimeter | TBD | 2011-16 | PCIDs/partners | PCIDs/partners |
| Community policing and crime mapping study | TBD | 2011 | PCIDs/Sandy Springs/Dunwoody | PCIDs/Sandy Springs/Dunwoody |
| Bike to work PR campaign | TBD | 2012 | PCIDs/Sandy Springs/Dunwoody | PCIDs/Sandy Springs/Dunwoody |
| LEED ND Pilot Test for retrofit transit villages plan | TBD | 2012-14 | PCIDs/private | PCIDs/private |
| Sustainable Workshop to develop a strategy for ongoing sustainable initiatives | TBD | 2012 | PCIDs/Sandy Springs/Dunwoody | PCIDs/Sandy Springs/Dunwoody |

As part of its LCI Plan for Perimeter, the PCIDs have added four miles of bike lanes, miles of sidewalks and upgraded 25 intersections to make them more pedestrian friendly and improve traffic flow. *Countdown timers have been added to many of the new crosswalks, a feature very desirable to seniors, but other senior-friendly retrofits are needed that address travel distances, timing of lights, public seating and other issues.*



Public space standards for Perimeter are part of the PCIDs' LCI plan and have been adopted for the Perimeter area by the comprehensive plans of Sandy Springs, Dunwoody and DeKalb County. *The standards need to be updated to meet seniors' needs.*



Perimeter is fortunate to have three MARTA stations, but a 2009 report prepared for the PCIDs documented access and mobility problems and hostile interaction between the walking, driving and cycling public in and around the stations. The PCIDs have contracted for the design of a comprehensive, seamless system of walkways, improved access and infrastructure to the Dunwoody MARTA station, which it anticipates will be a model plan that can be used also for the Medical Center and Sandy Springs stations. *It is critical to include senior accessibility needs in this design process.*