

LCI Application Form

December 16, 2011

Type of Study Requested (select one):

New LCI Study Area LCI Supplemental Study PLAN 2040 LCI Innovation

Name of responsible organization: City of Stone Mountain

Name of contact person:

Barry Amos, City Manager
922 Main Street, Stone Mountain, GA, 30083
770-498-8984
bamos@stonemountaincity.org

Study area name and location: Stone Mountain Village, City of Stone Mountain

Total study budget: \$80,000

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

Has the local governing body (City Council or Board of Commissioners) officially adopted, approved or endorsed the original LCI plan? Have the original LCI study plan's recommendations, maps and/or policies been incorporated into the official local comprehensive plan?

The LCI study was adopted as part of the Comprehensive Plan in 2006 and has been implemented to the greatest extent possible. The five year update to the Stone Mountain Village LCI Plan was done in 2008, the same year that the City rewrote its entire zoning ordinance and incorporated recommendations from the LCI.



Signature: _____

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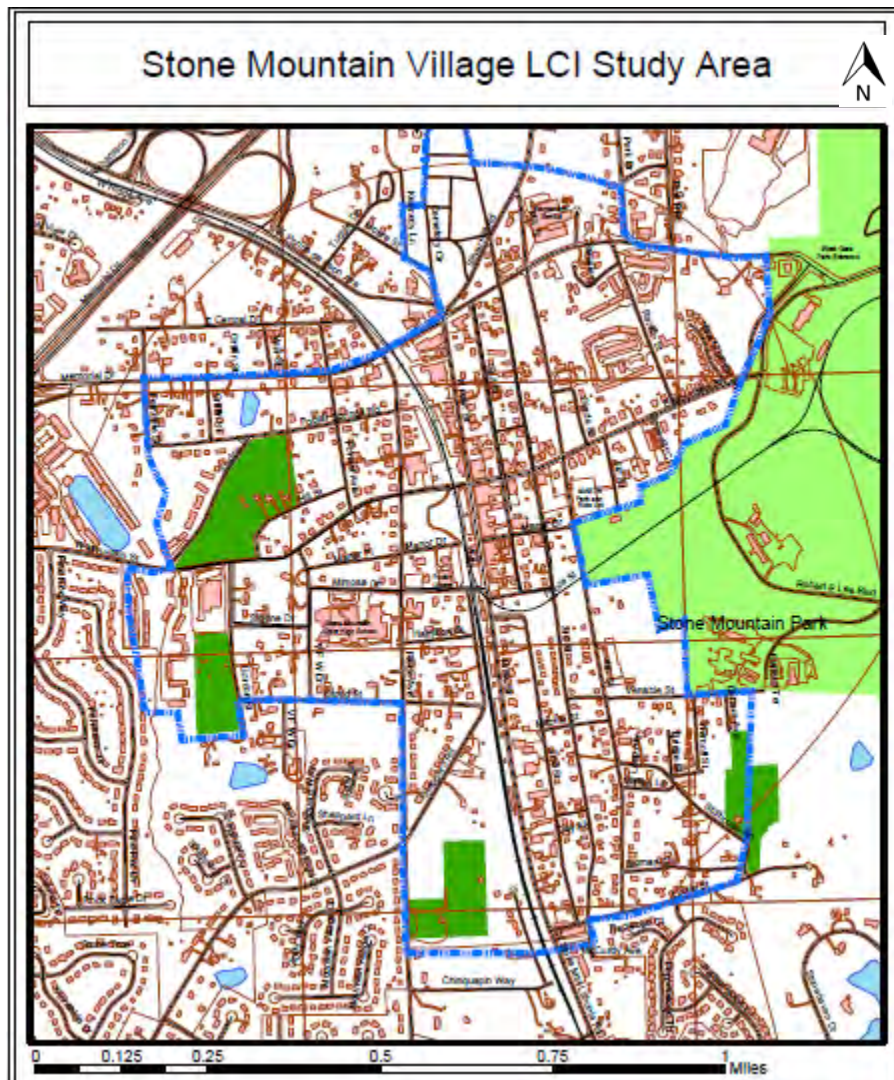
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Study Area

The 2003 LCI study area is the area commonly known as the Stone Mountain Village. Stone Mountain's LCI study area included the historic commercial core of the City and several residential areas surrounding this district. Since the study was completed the City has accomplished many of the goals established in the original LCI plan. The City would like to build on the success of the original LCI study by expanding the study area to include the entire area of the City.

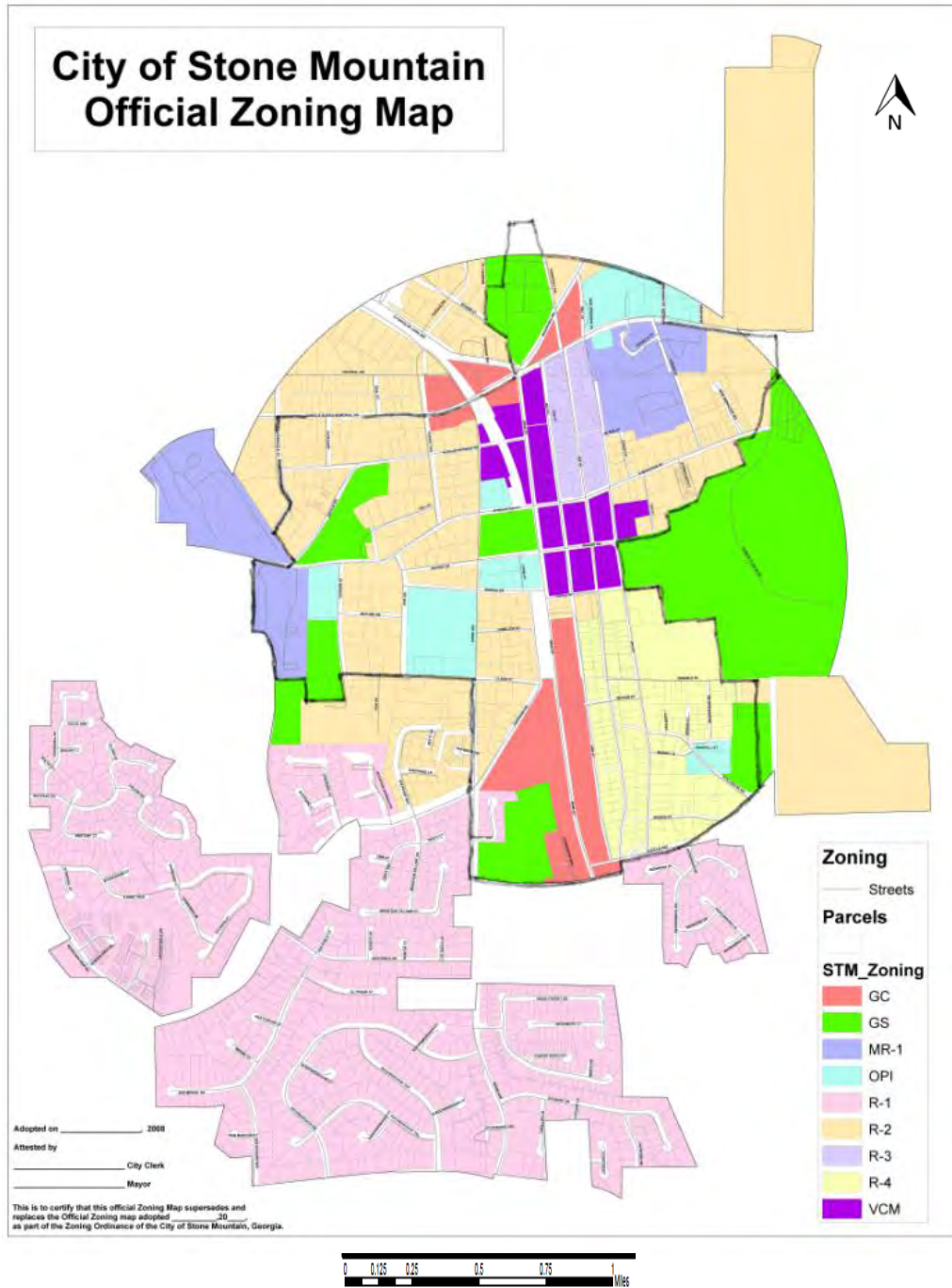
Original Study Area

The original study area is the downtown area of the City of Stone Mountain, known as the Stone Mountain Village.



Proposed Study Area

The proposed study area entirely surrounds the original study area (shown with a black outline) and encompasses the entire City, show here on the City's Official Zoning Map.



Matching Funds

Commitment letter from the City of Stone Mountain is on the next page.

City of Stone Mountain

922 Main Street

Stone Mountain, Georgia 30083



December 13, 2011

To Whom It May Concern:

On December 6, 2011 the Mayor and City Council for the City of Stone Mountain adopted the 2012 budget for the City. This approved budget includes \$16,000 identified as the LCI local match.

If you have any questions, please give me a call at (770) 498-8984.

Sincerely

CITY OF STONE MOUNTAIN

A handwritten signature in cursive script, appearing to read "Barry G. Amos".

Barry G. Amos, P.E.

City Manager

Need and Purpose of the Study

The Stone Mountain Village LCI Plan, completed in December 2003, addressed a variety of issues in the downtown area of the City of Stone Mountain. The original LCI study addressed five issues: housing, economic development, transportation, urban design and community facilities. The City of Stone Mountain has shown tremendous progress in the areas of economic development, urban design and community facilities, as was noted in the LCI five year update. With the expanded boundaries, the City seeks to study the same issues on a city-wide basis, with an increased focus on complete streets, housing and Lifelong Communities Principles. Due to the compact area of the City, only 1.6 square miles, we feel that these issues are common to the expanded study area and that this is a manageable goal.

The Stone Mountain LCI plan update should chart a path for the City to grow in population and economy by encouraging higher density, mixed-use development and redevelopment throughout the entire City, not just the downtown area. This would in effect change the development pattern of Stone Mountain to be more like a traditional town with walkable connected streets, improved transit access, compact mixed use development throughout, a vibrant town center, and a variety of housing types. The change in development patterns would decrease the need to drive and lessen vehicle miles traveled.

MARTA has eliminated one of the bus routes that served Stone Mountain. This study would prepare city streets for better bus transit service, as part of a complete streets policy, and improve the possibility of improved transit opportunities in the area.

Stone Mountain, like the rest of the region, has an aging population and would like to include in the plan strategies for building new types of housing that can accommodate seniors and making aging in place easier, through transportation improvements and other capital improvements. Studies show that the walkability of cities translates directly into increases in home values. Homes located in more walkable neighborhoods with a mix of shopping and social destinations within a short distance, command a price premium over otherwise similar homes in less walkable areas. Improving the walkability and land use mix of the City will make the City more economically sustainable over time. A transition to a more vibrant traditional town development pattern throughout will in effect make the entire City of Stone Mountain a town center within Dekalb County.

Products

The City of Stone Mountain expects a LCI Plan document similar to the one produced for the Stone Mountain Village Plan, including maps, illustrations and list of implementation strategies. As part of the planning evaluation process, the consultant team will audit the City's Comprehensive Plan and Zoning Ordinance for policies that will need to be changed to implement the LCI plan recommendations and the objectives of Plan 2040.

Outcomes

Once the supplemental study is completed and implemented the entire City of Stone Mountain will be more like a vibrant traditional town center in Dekalb County. The local economy will be stronger, the City's development pattern will be more compact and walkable, there will be better mobility and connectivity, access to transit will be improved, and there will be more housing options for seniors and others.

Support of Plan 2040 Objectives/ Regional Significance of the Proposed Study

Overall

The regional significance of the Stone Mountain LCI involves the potential to grow in population and economy by encouraging higher density, mixed-use development and redevelopment throughout the entire City. This would change the development pattern of Stone Mountain to be more traditional with walkable connected streets, improved transit access, compact mixed use development throughout, a vibrant town center, and a variety of housing types. Stone Mountain, like the rest of the region, has an aging population and would like to include in the plan strategies for building new senior housing and making aging in place easier.

Objective 1. Increase mobility options for people and goods

This plan will increase mobility options for people and goods by studying the transportation corridors in the City to create a complete streets policy, improve transit access, enhance bike, pedestrian and road connectivity between neighborhoods and adjacent land uses and improve access management. Special attention will be paid to the mobility issues of seniors and people who do not drive.

Objective 2. Foster a healthy, educated, well trained, safe and secure population

The LCI plan will develop strategies for encouraging community design to facilitate access to basic and preventative healthcare. The plan will also identify regulatory barriers to Lifelong Community principles and suggest strategies for incorporating Lifelong Community Principles into the City's policies.

Georgia Military College has a small satellite campus in Stone Mountain. GMC as well as local schools and churches will be involved in the planning process.

Objective 3. Promote places to live with easy access to jobs and services

The LCI plan will identify regulatory barriers to construction of housing to meet the forecasted community needs and the attainment of jobs-housing balance. Additionally the plan will focus on mobility and transit access.

Objective 4. Improve energy efficiency while preserving the region's environment

The LCI consultant will review city policies to identify barriers to activities that would promote energy savings and environmental preservation. ARC's Green Communities principles will also be incorporated into the review.

Objective 5. Identify innovative approaches to economic recovery and long term prosperity

The City of Stone Mountain has a successful Art Microenterprise program and has dramatically improved the downtown village area since the 2003 LCI study. The City would like to build on those successes and expects that the consultant team will provide market study information and economic development guidance specifically tailored to the strengths and weaknesses of Stone Mountain.

Scope of Work

The scope of work described here is the standard scope of work for a 10 year update. The RFP for the project will include more detail and will address each of the Plan 2040 goals (as detailed in the previous section of this application). The overall intent of the LCI plan will not change. Updated goals, policies and action strategies coming from this planning process will remain consistent with LCI program goals.

Task 1 – Existing Plan Assessment

The city/consultant will conduct a thorough review and assessment of the existing LCI plan and updates. The focus of the assessment will include, at a minimum, the following:

- ✓ Review the most recent 5-year action plan and identify the status of each item listed
- ✓ Make a comparison of the LCI land use plan with existing uses, current zoning map, and Future Development Map from the local comprehensive plan. Clearly identify where inconsistencies exist between these maps.
- ✓ Make a comparison of the LCI transportation improvement plan/map with existing facilities in the study area, and relevant local transportation plans. Clearly identify where inconsistencies exist between the plan and current conditions.
- ✓ Identify issues in reaching full LCI plan consistency with local development regulations and other obstacles to plan implementation.

Task 2 – Market Analysis

Prepare an updated market or fiscal feasibility analysis that supports the plan recommendations and ensures the proposed plan is realistic.

Task 3 – Updated Concept Plan

Review the existing plan and update the goals, policies and action strategies based on the findings of Task 1 and 2, along with changing conditions/priorities in the community. Specific emphasis should be included on creating a plan that supports a multi-modal transportation network in a mixed-use environment. Lifelong Community principals and Green Communities concepts should be incorporated into the updated LCI plan. At least one public meeting should be conducted to ensure the updated plan goals and policies are supported by the community.

Task 4 – Implementation Plan

Prepare a detailed implementation plan that outlines a strategy to achieve the LCI plan goals and policies. This implementation plan will discuss steps to overcome obstacles that have prevented full plan implementation in the past along with additional actions to achieve the updated goals and policies. At a minimum the implementation plan will include:

- ✓ An implementation strategy that describes the organizational structure and process that will be used to ensure the action plan items described below are implemented. Focus should be given to collaboration opportunities with other organizations and strategies to ensure continued support from local elected officials, citizens and businesses. This section should also discuss an evaluation and feedback process that will be used to monitor plan implementation and update the action plan as needed, but at least every five years.
- ✓ A 5-year schedule of actions (following a template provided by ARC) that are planned in the study area to implement the study goals, programs, projects, and Lifelong Communities principles.

The schedule should include start date, completion date, cost estimate, and responsible party. This schedule should include specific actions that implement the LCI plan, including but not limited to:

- ✓ A five year prioritized description of transportation improvement projects (local, state, federal) that will support the study area goals.
- ✓ Housing should be given a specific and clear emphasis by developing a description of housing strategies particularly for affordable and mixed income housing developments, that support a job-housing match, aging in place and efficient utilization of transportation facilities in the study area
- ✓ A description of the changes necessary within the comprehensive plan, zoning ordinance, development regulations or other locally adopted plans to support study actions, including a committed schedule for adopting such changes. Specific steps should be included to address any obstacles in implementing the plan identified during the assessment portion of the update.

Task 5 – Prepare Deliverables

The goal of this task is to compile the results of the overall work effort, the study process, relevant findings, and recommendations into a summary document. Two printed copies of the summary document shall be provided to ARC, along with electronic file (on CD) of the summary document in its original format and in .pdf format, an Excel spreadsheet of the five year action plan (following ARC template), shapefiles (per ARC specifications) for relevant maps, and a separate folder with supporting graphics contained in the report. The document must include the following specific components:

- ✓ A description of the update process and methodology, data gathering techniques and findings, and general outcomes.
- ✓ A description of the public participation process used to achieve a community supported program of improvements.
- ✓ Maps and other graphic depictions to support the plan that includes but not limited to, overall study area, existing land use, future land use, existing transportation facilities, and proposed transportation improvements.
- ✓ A market or fiscal feasibility analysis that supports the plan recommendations and ensures the proposed plan is realistic.
- ✓ A population and employment data section shall be included based on the updated land use plan and market study. The data in this section shall contain a

minimum 25 year projection figure (in five year increments) for the following areas:

- Housing data
 - Number of existing housing units and population
 - Number of anticipated housing units and population
 - Distribution of proposed housing units by type
- Employment data
 - Number of existing jobs
 - Number of anticipated jobs
 - Square feet of future non-residential development

Budget

Task	LCI Funding	Local Match	Total
Public Involvement	\$9,600	\$2,400	\$12,000
Study Development	\$40,000	\$10,000	\$50,000
Study Deliverables	\$14,400	\$3,600	\$18,000
Total	\$64,000	\$16,000	\$80,000

Anticipated Schedule

The anticipated schedule for completion of the Stone Mountain LCI process corresponds with the Scope of Work. The City will prepare a Request for Proposals (RFP) for procurement of professional consulting services for preparation of the plan. Following award announcements, we will issue the RFP to the consulting community in accordance with ARC/Federal guidelines. Our intent will be to select the best-qualified consultant as early as possible in order to allow the greatest amount of time for the planning process. The following general schedule describes the anticipated project flow:

Jan./Feb., 2012	Prepare Project RFP Package
April, 2012	Execute LCI Contract with ARC, Steering Committee Selection Issue RFP
May, 2012	Complete Consultant Selection Process Establish Consultant Contract Begin Formal Project Administration Promotional Activities to Advertise the LCI Planning Process
June, 2012	Steering Committee Meeting Comp Plan, Land Use and Ordinance Review Environmental Constraints/Opportunities Analysis Housing Inventory and Affordability Analysis Employment Inventory and Projections Market Study
July, 2012	Existing Conditions Mapping Continue Analysis Public Workshop Analysis of Public Input
August, 2012	Steering Committee Meeting Draft LCI Vision and Goals Promotional Activities for Public Workshop 2
September, 2012	Public Workshop 2: Community Design Charrette Revise and Confirm Community Vision and Goal Statements Planning Recommendations Concept Plan Development/Refinement
October, 2012	Steering Committee Meeting Recommendations and Implementation Techniques
November, 2012	Public Open House: Present Draft Plan and Recommendations Revise and Confirm Planning Recommendations Final Draft Report Preparation
December, 2012	Steering Committee Meeting: Final Draft Approval City Council Review: Final Draft Approval Delivery of Final Draft Plan for ARC Review
January, 2012	ARC Approval of Stone Mountain LCI Plan Begin Implementation Activities

Proposed Stakeholders

This is not a complete list of stakeholders; it is a list of stakeholders that have already been identified. Other stakeholders will be brought in the process through invitations from the Mayor and City Council and from outreach activities conducted by the City's consultant team.

Jane Rhodes, Former Mayor (retired), Main Street Stone Mountain Chair

David Thomas, President, ART Station (501c3 nonprofit)

Pete Walker Jr., Dekalb County Housing Authority

Debbie Condon, Georgia Military College

Cindy Johnson, Executive Director, Side by Side Brain Injury Clubhouse

Lynne Dundon, Stone Mountain Park

Kim Cumbie, Visitors Center Manager

Al Lipphardt, Business Owner

Commitment and Ability to Implement

The LCI study was adopted as part of the Comprehensive Plan in 2006 and has been implemented to the greatest extent possible. The five year update to the Stone Mountain Village LCI Plan was done in 2008, the same year that the City rewrote its entire zoning ordinance and incorporated recommendations from the LCI.

We have included a current evaluation of all of the recommendations from that plan in three spreadsheets on the following pages.

Some notable examples of LCI implementation:

- ❖ The LCI study recommended establishing a historic district with design guidelines. This was done in 2005.
- ❖ The LCI study recommended better crosswalk signage, the signs have been updated.
- ❖ The LCI study recommended forming a downtown development authority. The DDA was created in 2007.
- ❖ The LCI study recommended pursuing CDBG funds from the County for infrastructure and pedestrian improvements. The City has used CDBG funds to improve storm drainage in the City and to support the City's successful art microenterprise program.
- ❖ The LCI study recommended updating the zoning ordinance to include zoning district recommendations from the study (Live-work etc.) The City rewrote its entire zoning ordinance in 2008.
- ❖ The LCI study recommended a new City Hall. The new City Hall is under construction and will be completed in January.
- ❖ The LCI study recommended renovating the depot and using it for a museum and visitor's center. Renovation plans are complete and work will begin as soon as funding can be secured.
- ❖ The LCI study recommended streetscape improvements for Main Street. Streetscape phase one is completed, phase two is underway.

Report of Accomplishments

Transportation Initiatives				STATUS				Notes
Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	
PATH Implementation			2012			X		
Reconstruct 5 points intersection	Intersection Improvement	2007	2013			X		DK-332 in TIP. City postponed until 2013 but TIP says 2011.
Upgrade Signalized Pedestrian Crossing	Pedestrian Improvements		2009	X				
Main Street Streetscape Phase I	Streetscape	2006	2009-2010	X				
Main Street Streetscape Phase II	Streetscape	2009			X			DK-363
Main Street Streetscape Phase III	Streetscape	2009				X		Postponed to 2014. Need to reapply for funds.
Granite curb restoration	curbs	n/a			X			
4 th Street Shermantown sidewalk and drainage	sidewalks and drainage	2006				X		Now called Lucille sidewalk and drainage improvements. Name change and cost increase due to change in scope.
Relocate MARTA bus terminal		n/a		X			X	MARTA bus route was cancelled
Conversion of blighted property on CSX ROW to greenspace					X			CSX proceeding with conversion as leases expire
Traffic calming Ridge Ave							X	
Improve RR bridge over Memorial Drive							X	CSX is constructing the bridge
Determine feasibility of new traffic signal Lucile and Main				X				Location does not meet signalization criteria
Install traffic signal at Lucile and Main							X	Location does not meet signalization criteria
Connect Mackin St. to Main St.		2013				X		

Housing Initiatives		STATUS				Notes	
Project	Description	Study / Implementation Year	Complete	Underway	Not Started		Not Relevant
Coordinate with MARTA to redevelop park/ride property with mixed use live/work development		2014					Delayed due to market conditions
Stone Mountain West Redevelopment					X		
Mixed Use Infill development throughout the city					X		Delayed due to market conditions
Renovation of historic buildings upper floors for residential					X		Delayed due to market conditions
Update City Zoning Ordinance		2008	X				New ordinance
Encourage conversion of rental multi-family property to condominium ownership				X			Market conditions created delay

Other Local Initiatives		STATUS				Notes	
Project	Description	Study / Implementation Year	Complete	Underway	Not Started		Not Relevant
Phase 1 Renovations of City Hall		2011		X			Under Design Construction 2012
Main Street/Downtown business recruitment and promotion				X			Ongoing
Main Street façade improvement grants		2009	X				Funding Exhausted
Coordinate with Dekalb County Development Authority to promote redevelopment initiatives				X			Ongoing continuous
Coordinate with Stone Mountain Memorial Association to improve and maintain linkages				X			Ongoing continuous
Redevelopment of Laser Show building and small metal building		2011	X				Privately Funded
Redevelopment of DDA building and the surrounding area		2011	X				GMC
Public Art exhibition space for commissioned art		2011	X				2 Public Art pieces installed
History Boards				X			Ongoing as funding is available
Certify TAD and issue bond		2009		X			Economic Conditions Delayed Bonds
Expand solid waste compactor and recycling services for commercial property		2009	X				
Development of comprehensive master plan for redevelopment		2011		X			Plan completed awaiting adoption
Rehabilitation of historic buildings and redevelopment of nonhistoric buildings on Main St.				X			
Bring in major grocery store chain		2012		X			Minor chain
Coordinate between DDA and Shermantown Development group						X	
Build new City Hall		2011	X				New City Hall opens in January 2012
Purchase property at 3 rd and Venable for park					X		Funding not available
Lease property from SMMA and develop a passive park at 4 th and Manor		2009	X				City installed Dog Park at location
Establish a police precinct and community center in Shermantown						X	Not justified by crime statistics
Establish local historic district and prepare design guidelines		2008	X				
Comprehensive Plan update		2006	X				Adopted

Other Local Initiatives		STATUS					
Project	Description	Study / Implementation Year	STATUS				Notes
			Complete	Underway	Not Started	Not Relevant	
Main St/Downtown business coordination				X		Ongoing continuous	
Expand Merchants Association					X	Merged with Main Street organization	
Establish funding for façade improvements					X	City prohibited from spending tax funds on private property improvements	
Coordinate with MARTA to establish express bus route					X	MARTA reduced level of service	
Coordinate with Dekalb County during countywide transportation plan to address cut through and congestion issues					X	Begins next year	
Coordinate with Dekalb County Development Authority to promote private investment for infill and redevelopment initiatives			X			Continuous	
Investigate potential for developing a Development Authority for Stone Mountain		2007	X			DDA established	
Develop a Community Development Corporation in the Shermantown Community					X	No citizen interest	
Coordinate with Stone Mountain Memorial Association to improve and maintain long term linkages between Villages and Park, including facilities and promotion to tourists				X		Ongoing and continuous	
Coordinate with property owner to gain improved public access to "Town Green" for events, etc.		2011		X		Property owner slow to make decisions	

Letters of Support