

2016 Livable Centers Initiative Supplemental Activity & Plan Update Application

This application is for existing LCI communities or sponsors who are seeking funding assistance to update their LCI plans or to prepare studies, guidelines or codes that help to implement their existing LCI studies. Please note that all activities are funded with USDOT Surface Transportation Program funds and therefore must have a transportation nexus to be eligible (for example, a trails plan would be eligible, but a parks plan would not). Some examples of past LCI supplemental work activities include: major plan updates, site plans for new town centers, redevelopment sites or transit-oriented development, street design guidelines, development codes, transportation project feasibility or scoping studies, parking assessments and policies, creative public involvement strategies including demonstration projects.

Applicant Information:

Name of responsible organization: City of Hapeville, Fulton County, Georgia
(Eligible applicants include governmental entities, CIDs, and 501(c)3 non-profit organizations):

Name of contact person: William Whitson

Title: City Manager

Department: Administration

Address/City/State/Zip: 3468 North Fulton Avenue/Hapeville/Georgia/30354

Telephone: 404.669.2117

E-mail: wwhitson@hapeville.org

Select Study Type:

LCI Major Plan Update

Note: LCI studies must be at least 5 years old, priority given to studies at least 10 years old. Study boundaries may be amended during this process.

LCI Supplemental Study or Activity

Note: The majority of the study area must be within the existing LCI area, however exceptions can be made for logical termini purposes or if connecting two or more LCI communities.

Supplement Study Information and Justification:

Name of study, plan or work activity: Hapeville, Embracing the Aerotropolis Model

Location/jurisdiction(s) of study: City of Hapeville, Georgia

Name of existing LCI area(s): Hapeville Town Center LCI

Does this study area fall within an Equitable Target Area? See [Equitable Target Area \(ETA\) Map](#)

- Not within ETA
- Yes – Median range
- Yes – High range
- Yes – Very High range

Please provide a response to the following questions:

1. Please provide a **brief scope of work** of the proposed study or activity. This can be in outline or bullet form listing specific study/consultant tasks with brief descriptions of each. If you have a more detailed Scope of Work or RFP available, feel free to include as an appendix. (**max. 500 words**):

Scope of Work

A Major Plan Update to the 2005 Hapeville Town Center LCI is proposed. Anticipated tasks are:

Task 1 – Existing Plan Assessment

The Update will encompass an assessment of the Hapeville Town Center LCI and 2010 Update including the following:

- Review 2010 Update Action Plan and report on program and project status.
- Compare the LCI land use plan to existing uses and the Future Development Map; characterize inconsistencies and recommend amendments.
- Evaluate the LCI transportation improvement plan relative to existing transportation facilities; identify discrepancies.
- Assess development standards; identify impediments to LCI Plan implementation and strategies for overcoming impediments.

Task 2 – Market Analysis

An analysis of market demand will assist in fashioning code revisions. This analysis will be compared to Plan recommendations to ensure the Plan is consistent with market demand.

Task 3 – Updated Concept Plan

A review of the Hapeville Town Center LCI and 5-Year Update will be conducted. Tasks 1 and 2 goals, policies and strategies will be examined. The Concept Plan will be updated and transportation projects identified. Consideration will be given to a multi-modal transportation network. Lifelong Community principles will guide the Update. Strategies for Low Impact Development and Green Communities will be identified. Community participation and public hearings will be central to the Update.

Task 4 – Implementation Plan

An implementation plan for achieving LCI Plan goals and policies and measures for removing impediments will be created. Strategies for achieving updated goals will be devised. The implementation plan will include the following:

- An implementation strategy describing the organizational structure and process to achieve the action plan; collaboration with Airport Aerotropolis Alliance, Airport Area Chamber and Fulton County. An assessment and feedback process and a 5-year Plan update will be described.
- A 5-year schedule of actions to implement study goals, programs, projects, and Lifelong Communities principles. This schedule will include start and completion dates, cost estimate and responsible party and actions that implement the LCI Plan, including the following:
 - A 5-year ranking of transportation improvements;
 - Housing strategies, particularly affordable and mixed income housing, supporting a job-housing match, aging in place, and efficient use of transportation facilities; and
 - Revisions to the comprehensive plan, zoning ordinance, and other City codes, including adoption schedule; approaches for removing impediments to implementation.

Task 5 – Deliverables

Outcomes of the Update, study process, findings, and recommendations compiled in a summary document, including:

- Description of update process and methodology, data gathering techniques, and findings.
- Description of public participation to achieve community-supported improvements.
- Study area maps and graphics supporting the Plan including existing and future land use, transportation facilities, and proposed transportation improvements.
- Market analysis supporting Plan recommendations and ensuring feasibility.
- 25-year population and employment data based on updated land use plan and market analysis, including:

Housing Data

- Existing population and dwellings
- Projected population and dwellings
- Distribution of projected dwellings by type

Employment Data

- Total existing jobs
- Total projected jobs
- Square footage of future non-residential development

2. Explain how this new study or project supports the implementation of the existing, adopted LCI Study (or its most recent plan update if applicable)? How does this proposed study/project help to achieve the goals and recommendations laid out in your community’s LCI plan? Please be specific. **(max. 250 words):**

The Update will advance an important element of the Hapeville Town Center LCI Study, that is, the “Planned – International Boulevard/Custer Street streetscape improvements – 2005-2006.” Major development projects will flank this corridor and improve the physical link for the Virginia Park Neighborhood to these planned, mixed use developments. Virginia Park has been the focus of new residential construction. One potential issue that must be addressed in the Update is cut-through traffic seeking to access the planned commercial development, the airport and the Interstate. Streetscapes offer traffic calming measures and could act as a deterrent to vehicular use of this route. Engineering solutions may propose changes to the street network to accomplish this objective. Improved pedestrian and cyclist access to such employment centers as Delta headquarters and the Hilton will expand travel mode options.

A second project planned in the 5-Year Update Evaluation and Appraisal Report and related to the above streetscape improvements are the “General Road Improvements – Lang, Elkins, Rainey, Harding, Orchard, Virginia, Willingham, and Custer – Intersection Improvements, traffic calming, streetscape improvements.” As the Report notes “. . .internal improvements will be limited to major transportation corridors, including Lang, International, Custer, and Rainey. . .” Street improvements along these routes will support planned mixed use development.

The 5-Year Update Evaluation and Appraisal Report expanded the study area to encompass all commercial property west of Lang Avenue to the city limits. This includes International Boulevard. No transportation network improvements are projected to leverage mixed use development planned for properties in southeast Hapeville.

3. Please describe how this project/study supports regional goals established in the [Atlanta Region’s Plan Policy Framework](#). **(max. 250 words):**

The Update will promote the following regional goals:

Developing Additional Walkable, Vibrant Centers that Support People of all Ages and Abilities

Currently, sidewalks are not continuous along International Boulevard as well as other streets linking the Virginia Park Neighborhood and the Virginia Avenue/International Boulevard node. Streetscape improvements planned for International Boulevard and improvements to streets providing access to this node will enhance access for all age groups. An emphasis on ADA compliance will render these streets, among Hapeville’s oldest, more accessible to individuals of all ability ranges.

Building the Region as a Globally Recognized Hub of Innovation and Prosperity

The City of Hapeville is a member of the Airport Aerotropolis Alliance. The Alliance’s “Blueprint” plan investigates opportunities to replicate the success of international airports across the globe and

focuses land use planning on attracting high value development to the airport area, including Hapeville. The world-wide attention this initiative promises to deliver will advance this regional goal.

Key properties in the study area consist of a “class C office” complex on a “class A” site and the vacant 14-story Delta Technology Building. These properties are the subject of redevelopment interest by investors who could benefit from the proposed market analysis. Together with Delta Headquarters, the study could assist the City in promoting these properties as a mixed use node that would capitalize on Aerotropolis themes given the proximity to HJAIA.

Digital infrastructure investment by Google will catapult Hapeville and the airport area into a “hub of innovation.” Centers like Chattanooga have amply demonstrated the essential nature of innovation in attracting new employers and developing emerging employment centers.

4. Please describe activities that your community (i.e. local government, CID, and/or community organizations) have undertaken which demonstrate its commitment and ability to implement the LCI plan and create positive changes at the community. You may attach an LCI Report of Accomplishments to the application, if available. **(max. 350 words):**

The City of Hapeville generated a Comprehensive Plan Amendment in 2014 that refined the mixed use land use category, tailoring development intensity to the context. This amendment was proposed in the 2005 Hapeville Main Street Town Center LCI Study and renders redevelopment of the former Ford plant property and other portions of Hapeville now proposed for high intensity redevelopment consistent with the Future Development Map. Those are Asbury Park and the commercial portion of Virginia Park.

A new zoning category, Residential Single-Family, was created to accommodate higher density residential development identified in the Virginia Park LCI. This R-SF District features small lots, reduced setbacks, and rear-loaded garages. Properties surrounding the Virginia Park neighborhood were rezoned to Village and Urban Village. The Village zoning fosters moderate density mixed use while Urban Village encourages higher density mixed use, reduced parking, and standardized streetscapes.

Following adoption of the Virginia Park LCI Study, the City established design standards and a Design Review Committee. In 2006, the City expanded the design standards, adopting the Hapeville Architectural Design Standards. Standards were established for neighborhood conservation and mixed use development. Emphasis was placed on preservation of the historic downtown. The City recently launched a major revision to the Design Standards, in part, to account for new building materials such as those used by Porsche.

The prominent Virginia Avenue Streetscape Project is now complete. Importantly, the City has positioned itself to implement a project proposed in the 5-Year Update Evaluation and Appraisal Report, a bicycle and pedestrian plan completed in (2012). The Update will focus on funding this plan.

The City has initiated the North Central Avenue/North Fulton Avenue/Dogwood Drive Streetscapes project that encompasses a re-make of the Veterans Memorial in the town center. An alley flanking downtown businesses will be enhanced by re-use of a shipping container as an “arts space” and inviting pedestrian features providing convenient access to public parking.

Finally, Hapeville secured GDOT Logo program funds to landscape the east gateway at I-75. This \$400,000 investment creates an attractive gateway that will continue to leverage private investment by such entities as Porsche, a beneficiary of the gateway features.

5. Please explain how your proposed study or activity will address one or more of the following LCI priorities or focus areas (250 words):
- a. Mix of uses and a density of development that support walking, biking or transit
 - b. Mixed-income and workforce housing
 - c. Transit-oriented development and bicycle and pedestrian access to transit (including bus stops)
 - d. Redevelopment of underutilized infrastructure, brownfield, or grayfield sites
 - e. Jobs-housing balance and economic opportunity for all
 - f. Increased street connectivity, complete streets and Travel Demand Management
 - g. Aging-in-place and lifelong community concepts
 - h. “Creative placemaking” strategies, creative public involvement and demonstration projects
 - i. Historic preservation and context-sensitive infill and development

The proposed Update will address the “Jobs Housing balance and economic opportunity for all” in a very significant manner. Delta headquarters; the Hilton Hotel; planned mixed use development involving an 8-story hotel, multifamily rental units, a number of office and retails and service tenant spaces; and potential conversion of a 14-story, vacant office building to multifamily rental units are promised within this mixed use node. Enhanced pedestrian and cyclist access proximate to the Virginia Park neighborhood that contains single family detached, duplex and multifamily properties at varying price points will redress the significant disparity in Hapeville’s “jobs-housing balance.” The planned streetscape project on International Boulevard will leverage private investment in the adjacent properties.

The Update will also address “Redevelopment of underutilized infrastructure.” One key property having frontage on four-lane Virginia Avenue is underutilized and is slated for mixed use development. A second property contains a 14-story vacant office building. This section of Hapeville enjoys very substantial infrastructure that is underutilized. In addition, this planned, mixed use development lies within 1,000 feet of I-85, a tremendous public investment.

Finally, the products of the Update, that is, a streetscape plan, a market analysis and a new concept plan that will acknowledge three high intensity, urban style developments will address a “Mix of uses and a density of development that support walking, biking and transit.” Hapeville is compact community. The proximity of the three new development projects will foster walking and biking, thereby reducing vehicle trips and delivering public health benefits.

BUDGET:

Please list each task and the estimated total cost per task (i.e. not just the federal share). If you need more than six tasks, please attach a detailed budget.

Study/Project Tasks		Cost Estimate
Task 1:	Existing Plan Assessment	\$10,000.00
Task 2:	Market Analysis	\$15,000.00
Task 3:	Updated Concept Plan	\$12,500.00
Task 4:	Implementation Plan	\$20,000.00
Task 5:	Deliverables	\$20,000.00
Task 6:	Click here to enter text.	Click here to enter text.
TOTAL study/project budget		\$77,500.00

Funds Requested (Max. 80% of Total Budget): \$62,000.00
Sponsor Cash Match (Min. 20% of Total Budget): \$15,500.00

Please note: All LCI studies must include at least 20% cash match of the total study budget. The maximum funding request is \$200,000 (i.e. \$250,000 total, \$200,000 fed/\$50,000 local).

SUBMITTAL PACKAGE CHECKLIST:

Your completed LCI Supplemental Activity & Plan Update Application should include the following:

- Completed *2016 LCI Supplemental Activity and Plan Update Application* (i.e. this form!)
- x A clear map of the proposed study/project area. Include jurisdiction boundaries, major street names, a scale, legend, north arrow, the existing LCI area, and any adjacent LCI boundaries on the map.
- Resolutions or Letters of Commitment:
 - Include a letter of commitment from the Mayor or City/County Manager, or a Council Resolution, indicating commitment to the implementation of the project and providing matching funds.
 - Non-governmental organizations applying for funds shall include a letter of commitment to the implementation of the project and providing the matching funds, from its Executive Director or Board Chairperson, as well as a letter of support from the underlying jurisdiction.
 - If entities other than the applicant are providing matching funds, please include letters of commitment for the matching funds from those entities.
- Copy of the Council/Commission resolution adopting the original LCI Study or most recent LCI Plan Update (if applicable). For recently completed plans not yet adopted, please provide documentation showing that the plan adoption/resolution is scheduled on an upcoming agenda.
- x Optional: Supporting documentation such as support letters from stakeholders and community, LCI Report of Accomplishments, detailed scopes of work, photos, etc. Please limit to 15 pages.

How to Submit Application:

Combine all documents from the Submittal Package Checklist into a single PDF with the **name of your study area in the file name** and submit by December 7, 2015 via email, FTP or USB drive to:

Marisa Ghani, Community Development Division,
Atlanta Regional Commission
40 Courtland Street, N.E., Atlanta, GA 30303
mghani@atlantaregional.com
404-463-3309

For information and questions: See the application website <http://www.atlantaregional.com/land-use/livable-centers-initiative/study-application>, or contact ARC's Community Development Division: Amy Goodwin (404-463-3311, agoodwin@atlantaregional.com) or Marisa Ghani (404-463-3309, mghani@atlantaregional.com).

Submittal Deadline:

Monday, December 7, 2015 by 5pm

LCI 10 Year Major Plan Update

Scope of Work

The City of Hapeville is seeking a Major Plan Update to the Hapeville Town Center LCI as Hapeville now appears poised for dramatic growth. This expectation is based on development proposals for the Hapeville portion of the former Ford plant, a mixed use project in an airport noise impacted area and redevelopment of a well-situated site that are each planned for mixed use and densification. This 10-Year Update will build on the 5-Year Update performed in 2010 and will be more extensive given the volume of development anticipated. A second factor driving the need for the Update is creation of the Airport Aerotropolis Alliance and the development focus that initiative has brought to the airport environs.

Themes present in the Hapeville Town Center LCI will be carried forward by the Update, including mixed use, walkable settings and residential density and commercial intensities appropriate to the transportation network. An emphasis on branding Hapeville as an airport-oriented locale may represent a new focus of study. The Update will form the basis for re-ordering budget priorities and applying for federal transportation funding. The Update will be a public process that will renew a community emphasis on implementation of the proposed public improvements.

Tasks anticipated for the Update are as follows:

Task 1 – Existing Plan Assessment

The Update will encompass an in-depth review and assessment of the Hapeville Town Center LCI and the 2010 Update. This assessment will include the following tasks:

- Conduct a review of the 2010 Update Action Plan based on the ARC template and report on the status of programs and projects in the Plan.
- Compare the LCI land use plan to existing uses, the official zoning map, and Future Development Map in the Hapeville Comprehensive Plan, including the Plan amendment adopted in 2011. Identify and characterize any inconsistencies among the maps together with recommendation for any amendment to these maps.
- Evaluate the LCI transportation improvement plan relative to existing transportation facilities in the study area, and any local transportation plans concerning Hapeville. Any discrepancies between the LCI Plan and facilities on the ground will be identified.
- While a mixed use zoning district, architectural design guidelines and an “urban village” zoning districts were all outgrowths of the Hapeville Town Center LCI, a fresh look at the development standards, including architectural design standards, is required. This re-assessment will allow the City to tailor “target industry clusters” identified in the Atlanta Aerotropolis Blueprint to new market realities associated with the emphasis on Aerotropolis. Finally, impediments to LCI Plan implementation must be identified and strategies for overcoming such impediments devised.

Task 2 – Market Analysis

As any major development is predicated on a sound market analysis, the Update will require an analysis of market demand in the Study area. This analysis will assist the City in fashioning code revisions tailored to enhanced consistency with the finding of the analysis. This analysis will also serve to bolster investor confidence in pursuing various development proposals. The market analysis must be referenced to Plan recommendations to ensure the proposed Plan is consistent with market realities.

Task 3 – Updated Concept Plan

A review of the Hapeville Town Center LCI and 5-Year Update Evaluation and Appraisal Report will be conducted. The goals, policies and action strategies identified in Tasks 1 and 2 and the new development scenarios that are driving this Major Plan Update will be examined. The Concept Plan will be updated and continuing projects and perhaps, new transportation projects will be identified. Transportation improvements, including those identified in the Hapeville Bicycle and Pedestrian Plan, will also be identified. Consideration must be given to a multi-modal transportation network serving a mixed use environment. This may include a shuttle system to complement area shuttles and MARTA bus and rail service both in Hapeville and nearby College Park and East Point. Given Hapeville demographics with many residents desiring to age in place, Lifelong Community principles must form a central element of the Update. Stormwater management is an important issue in Hapeville positioned at the headwaters of the Flint River. Strategies for Low Impact Development must be identified for possible incorporation into Hapeville codes and ordinances. Given the proximity to the world's busiest airport, strategies for Green Communities and reductions in air pollution are crucial to the Plan Update. Active public participation in characterizing the Hapeville setting and public hearings will be a central element of the Major Plan Update. These hearings will be designed to solicit input and ensure community buy-in concerning the concept plan and LCI Plan goals and policies.

Task 4 – Implementation Plan

A detailed implementation plan that outlines strategies for achieving the LCI Plan goals and policies must be created. This implementation plan will address measures essential to removing all impediments to achieving full plan implementation. Strategies for achievement of updated goals and policies shall also be devised. The implementation plan will include the following elements:

- An implementation strategy that describes the organizational structure and process that will be used to ensure achievement of action plan elements. Collaboration with such organizations as Airport Aerotropolis Alliance, Airport Area Chamber and Fulton County will be a hallmark of the Update. An assessment and feedback process to monitor plan implementation and provision for a 5-year plan update will also be described.
- A 5-year schedule of actions consistent with the ARC template planned in the study area that will implement study goals, programs, projects, and Lifelong Communities principles will be established. The schedule will include start and completion dates, cost estimate and responsible party. This schedule will include specific actions that implement the LCI Plan, including the following:

- A 5-year priority ranking and description of transportation improvement projects (local, state and federal) that will support the study area goals;
- Housing will be emphasized by developing housing strategies, particularly for affordable and mixed income housing development, that support a job-housing match, aging in place, and efficient use of transportation facilities in the study area; and
- A description of the revisions to the comprehensive plan, zoning ordinance, development regulations or other City codes that support study actions, including a firm schedule for adopting such revisions. Approaches essential to addressing impediments to plan implementation will be identified during the assessment.

Task 5 – Deliverables

The outcomes of the Update, study process, findings, and recommendations will be compiled in a summary document. Two (2) printed copies of the summary document, and an electronic file (on CD) of the summary document in original format and in .pdf format, an Excel spreadsheet of the 5-year action plan (following ARC template), shapefiles (per ARC specifications) for relevant maps, and a separate folder with supporting graphics contained in the report will be provided to ARC. The document will include the following components:

- A description of the update process and methodology, data gathering techniques and findings, and outcomes.
- A description of the public participation process used to achieve a community-supported program of improvements.
- Study area maps and other graphic depictions to support the Plan that include existing land use, future land use, existing transportation facilities, and proposed transportation improvements.
- A market analysis that supports Plan recommendations and ensures the feasibility of the proposed plan.
- A population and employment data section will be included based on the updated land use plan and market study. The data in this section shall contain, at a minimum, 25-year projection figures (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 footage of future non-residential development

MAP OF THE PROPOSED STUDY/PROJECT AREA

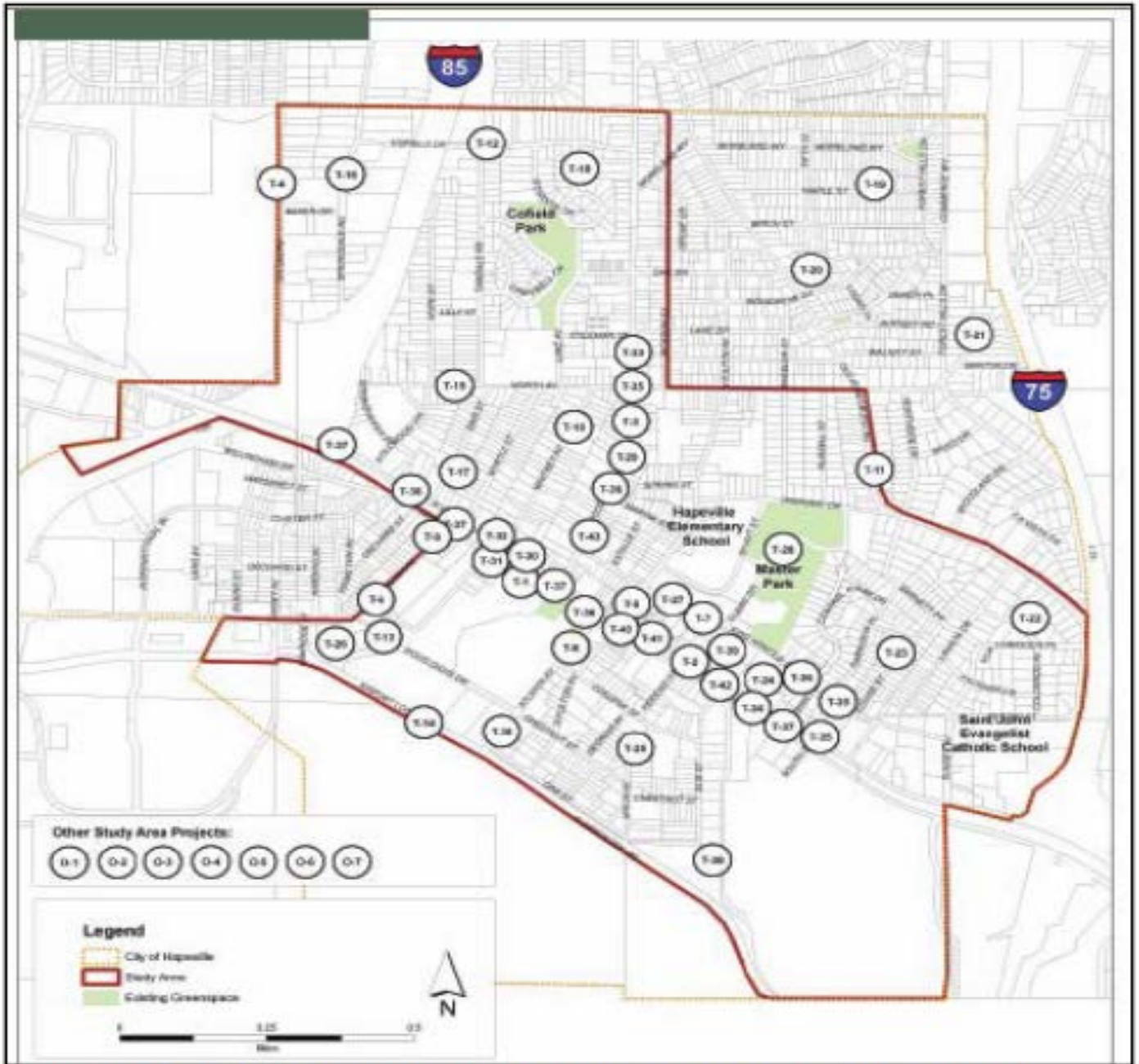
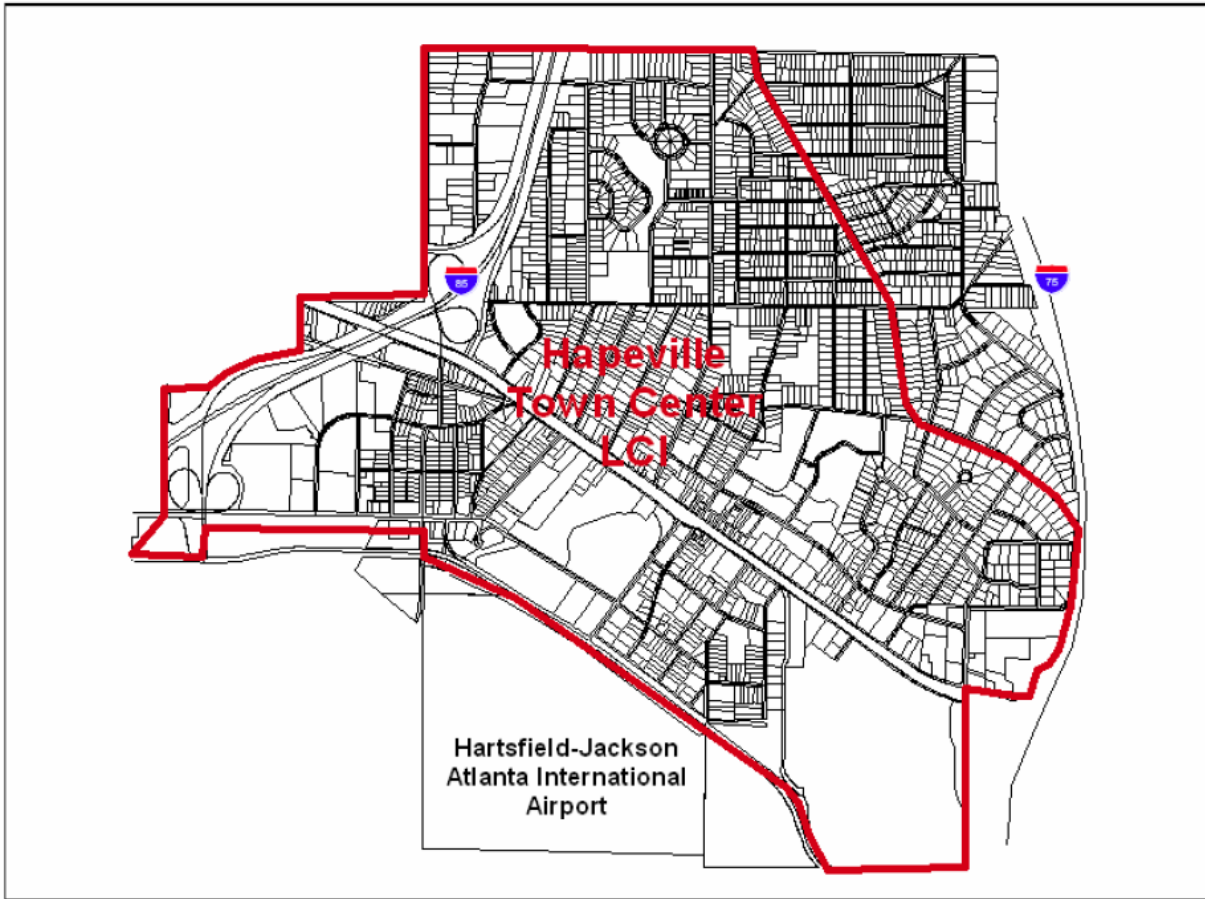


Figure 16: The 5-Year Transportation Improvement Projects Map from the Hapeville Town Center LCI Study - December 2005.

Appendix 4: Revised LCI Boundaries Map



Hapeville Town Center LCI – 5-Year Plan Update – September 2010

RESOLUTION 2015-09

A RESOLUTION TO MAKE APPLICATION WITH THE ATLANTA
REGIONAL COMMISSION FOR FUNDS TO UPDATE THE CITY OF HAPEVILLE'S
10 YEAR LIVABLE CENTERS INITIATIVE STUDY PLAN.

WHEREAS, the City of Hapeville (City) has a Livable Centers Initiative (LCI) Plan that requires a ten-year update in order for the City to continue participating in the LCI program; and

WHEREAS, the City's goal is to remain current with all of its planning updates, and in light of the Atlanta Aerotropolis Alliance initiatives and in anticipation of the potential for major development projects; and

WHEREAS, the City is committed to the implementation of the LCI Plan, including providing matching funds for the study; and

WHEREAS, the City has budgeted up to sixteen thousand dollars (\$16,000.00), the anticipated twenty percent (20%), matching funds for the study; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Hapeville (City) fully endorse and support the application for study funds from the Atlanta Regional Commission (ARC); and authorize staff to participate in the planning process and expend funds as needed to complete this process according to the LCI 10-Year Update Scope of Work (as provided by the ARC), which is attached hereto and incorporated herein as Exhibit A.


BE IT FURTHER RESOLVED that the City will provide the required matching funds should the study funds be awarded to the City.

RESOLVED THIS 10 DAY OF December, 2015.

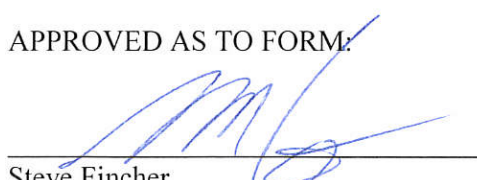
CITY OF HAPEVILLE, GEORGIA


Alan Hallman, Mayor

ATTEST:


Jennifer Elkins, City Clerk

APPROVED AS TO FORM:


Steve Fincher
Attorney for City of Hapeville

LCI 10-Year Update

Scope of Work

The LCI sponsor will prepare a 10-year update to their existing LCI plan. The purpose of this update is to keep the LCI plan relevant and ensure it moves forward with implementation. The overall intent of the LCI plan should not change and updated goals, policies and action strategies must remain consistent with the LCI program goals.

The work to be accomplished under this contract is divided into the following tasks:

Task 1 – Existing Plan Assessment

The sponsor will conduct a thorough review and assessment of the existing LCI plan and any subsequent 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 (use ARC template)
- 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 principals. Schedules 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 5-year prioritized description of transportation improvement projects (local, state and federal) that will support the study area goals;
 - Housing should be given 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; and,
 - 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 (2) printed copies of the summary document shall be provided to ARC, along with an electronic file (on CD) of the summary document in its original format and in .pdf format, an Excel spreadsheet of the 5-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, at a minimum, 25-year projection figures (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

Appendix 2 – Original LCI 5-Year Action Plan – Consolidated Status Report

Original 5-Year Action Plan - Consolidated Status Report

V - Code indicates projects originating in the Virginia Park LCI Study.

ID	Description	Type of Improvement	Original Implementation Schedule	Current Status
T-1	Pedestrian Facilities – South Central Avenue	Pedestrian/Roadway Operations	2008	In Progress
T-2	Pedestrian Facilities – North Central Avenue	Pedestrian/Roadway Operations	2008	In Progress
T-3	Pedestrian Facilities – Dogwood Drive	Pedestrian/Roadway Operations	2008	In Progress
T-4	Pedestrian Facilities – Sylvan Road	Pedestrian/Roadway Operations	2010	Planned
T-5	Pedestrian Facilities – North Fulton Avenue	Pedestrian/Roadway Operations	2008	Planned
T-6	Pedestrian Facilities – Virginia Avenue	Pedestrian/Roadway Operations	2009	In Progress
T-7	Pedestrian Facilities – King Arnold Street/ Sunset Avenue	Pedestrian/Roadway Operations	2009	Planned
T-8	Pedestrian Facilities – Atlanta Avenue	Pedestrian/Roadway Operations	2008	Planned
T-9	Pedestrian Facilities – Intersection of Virginia Avenue and South Central Avenue	Pedestrian/Roadway Operations	2005	Complete
T-10	Pedestrian Facilities – Myrtle Street	Pedestrian/Roadway Operations	2007	Planned
T-11	Sidewalk Infill – Old Jonesboro Road (west from Dorsey Rd. to North Ave. and east from North Ave. to Lavista Dr.)	Pedestrian/Roadway Operations	2009	Planned
T-12	Sidewalk Infill – Cofield Drive (South)	Pedestrian/Roadway Operations	2009	Planned
T-13	Sidewalk Infill – Doug Davis Drive (North and South)	Pedestrian/Roadway Operations	2009	In Progress

Hapeville Town Center LCI – 5-Year Plan Update – September 2010

Original 5-Year Action Plan - Consolidated Status Report

V - Code indicates projects originating in the Virginia Park LCI Study.

ID	Description	Type of Improvement	Original Implementation Schedule	Current Status
T-14	Sidewalk Infill – Perry Hudson parkway (North - from Atlanta Ave. to Oakridge Ave.)	Pedestrian/Roadway Operations	2009	Abandoned
T-15	Sidewalk Infill – North Avenue	Pedestrian/Roadway Operations	2007	Planned
T-16	Sidewalk Infill – Sylvan Road Office District	Pedestrian/Roadway Operations	2009	Planned
T-17	Sidewalk Infill – Azalea Park Neighborhood	Pedestrian/Roadway Operations	2009	Planned
T-18	Sidewalk Infill – Happy Homes Neighborhood	Pedestrian/Roadway Operations	2009	Planned
T-19	Sidewalk Infill – Moreland Park Neighborhood	Pedestrian/Roadway Operations	2009	Planned
T-20	Sidewalk Infill – Dorsey Road Neighborhood	Pedestrian/Roadway Operations	2009	Planned
T-21	Sidewalk Infill – Forest Hills Neighborhood	Pedestrian/Roadway Operations	2009	Planned
T-22	Sidewalk Infill – Northwoods Neighborhood	Pedestrian/Roadway Operations	2009	Planned
T-23	Sidewalk Infill – Wells Neighborhood	Pedestrian/Roadway Operations	2009	Planned
T-24	Sidewalk Infill – Downtown	Pedestrian/Roadway Operations	2009	In Progress
T-25	Sidewalk Infill – College Square Neighborhood	Pedestrian/Roadway Operations	2011	In Progress
T-26	Sidewalk Infill – Delta District	Pedestrian/Roadway Operations	2011	In Progress
T-27	Multi-Use Trail - North side King Arnold Street	Pedestrian/Bicycle	2011	Planned

Hapeville Town Center LCI – 5-Year Plan Update – September 2010

Original 5-Year Action Plan - Consolidated Status Report

V - Code indicates projects originating in the Virginia Park LCI Study.

ID	Description	Type of Improvement	Original Implementation Schedule	Current Status
T-28	Multi-Use Trail - Master's Park	Pedestrian/Bicycle	2011	Planned
T-29	Bicycle Lane - Dogwood Drive	Bicycle	2007	In Progress
T-30	Adopt "Share Lane" road marking	Bicycle	2006	In Progress
T-31	Buried Utilities - South Central Avenue	Pedestrian/Roadway Operations	2009	Planned
T-32	Buried Utilities - North Central Avenue	Pedestrian/Roadway Operations	2009	In Progress
T-33	Buried Utilities - Dogwood Drive	Pedestrian/Roadway Operations	2009	In Progress
T-34	New drainage culverts and piping along North Central from Dearborn Plaza east to I-75	Infrastructure	2010	Planned
T-35	Thermoplastic crosswalks at crossings along: North Central Avenue, King Arnold Street, Dogwood Avenue	Pedestrian	2010	In Progress
T-36	Thermoplastic piano bar crosswalks along major streets	Pedestrian	2010	Planned
T-37	At-grade rail crossing improvements	Intersection/Pedestrian	2010	Planned
T-38	Access upgrades to the Ford facility	Pedestrian	2009	Planned
T-39	250 space parking deck	Infrastructure	2010	Planned
T-40	Remove existing pedestrian bridge	Pedestrian	2010	Abandoned
T-41	Two new pedestrian bridges over the rail line that are integrated into new buildings	Pedestrian	2010	Planned

Hapeville Town Center LCI – 5-Year Plan Update – September 2010

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Original 5-Year Action Plan - Consolidated Status Report

V - Code indicates projects originating in the Virginia Park LCI Study.

ID	Description	Type of Improvement	Original Implementation Schedule	Current Status
T-42	Signalization that alerts drivers of the existence of the interstate exits to cross the railroad tracks when trains are blocking them	Roadway Operations	2010	Planned
T-43	Reroute US 19/41- designate Cleveland Avenue and I-75	Roadway Operations	2006	Planned
O-1	Dearborn Plaza Redevelopment	Redevelopment	2008	Planned
O-2	Amend Architectural Design Standards	Regulatory	2006	Complete
O-3	Amend Zoning	Regulatory	2006	Complete
O-4	Gateway at I-75	Aesthetics	2008	In Progress
O-5	Gateway at I-85	Aesthetics	2009	In Progress
O-6	Gateway at Dogwood Drive	Aesthetics	2010	In Progress
O-7	Create a Park at College Square Area	Redevelopment	2012	Abandoned
O-8	Sound barriers along I-85	Acoustical	2015	Planned
V-1	Update Comprehensive Plan and Future Land Use Map to accommodate Virginia Park Master Plan (utilize LCI as a guide)	Policy Change	2002-2003	Complete
V-2	Rewrite zoning ordinance to accommodate proposed Virginia Park land use categories (utilize LCI as a guide)	Policy Change	2002-2003	Complete
V-3	Finalize site, landscape, and architectural design standards and guidelines (utilize LCI as guide)	Policy Change	2003-2004	Complete

Hapeville Town Center LCI – 5-Year Plan Update – September 2010

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Original 5-Year Action Plan - Consolidated Status Report

V - Code indicates projects originating in the Virginia Park LCI Study.

ID	Description	Type of Improvement	Original Implementation Schedule	Current Status
V-4	Review/update the zoning and development review process to better accommodate the new Virginia Park Master Plan	Policy Change	2003-2005	Complete
V-5	Finalize the Park Master Plan for Virginia Park (utilize LCI as guide)	Policy Change	2002-2004	Abandoned
V-6	Adopt a bike and pedestrian network policy to develop connections in the city	Policy Change	2003	Planned
V-7	Examine grant/funding sources for continued acquisition and development of parklands and other projects	Administrative	Ongoing	Planned
V-8	Virginia Avenue	Streetscape improvements, landscape median, bike lanes, gateways	2003-2004	In progress
V-9	South Central Avenue	Streetscape Improvements, railroad barrier, Sylvan Road intersection improvements, gateway	2004-2005	In progress
V-10	Rainey Avenue	Realignment, traffic circles, streetscape improvements	2005	Abandoned
V-11	International Boulevard/Custer Street Streetscape Project	Streetscape improvements	2005-2006	Planned
V-12	Extend Orchard Street to International Boulevard	New road, streetscape improvements	2006-2007	Abandoned
V-13	Hamilton Avenue and Orchard Street Intersection	90-degree intersection improvement	2006-2007	Abandoned
V-14	New street between Orchard Street and Virginia Avenue	New road, streetscape improvements	2007	Abandoned
V-15	Hamilton Avenue Abandonment	Abandonment	2006	Abandoned

Hapeville Town Center LCI – 5-Year Plan Update – September 2010

Original 5-Year Action Plan - Consolidated Status Report

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ID	Description	Type of Improvement	Original Implementation Schedule	Current Status
V-16	General Road Improvements – Lang, Elkins, Rainey, Harding, Orchard, Virginia, Willingham, and Custer	Intersection Improvements, traffic calming, streetscape improvements	2007-2008	Planned
V-17	Transit Component Study	Transit study to determine and justify transit component of Virginia Park	2002	Abandoned

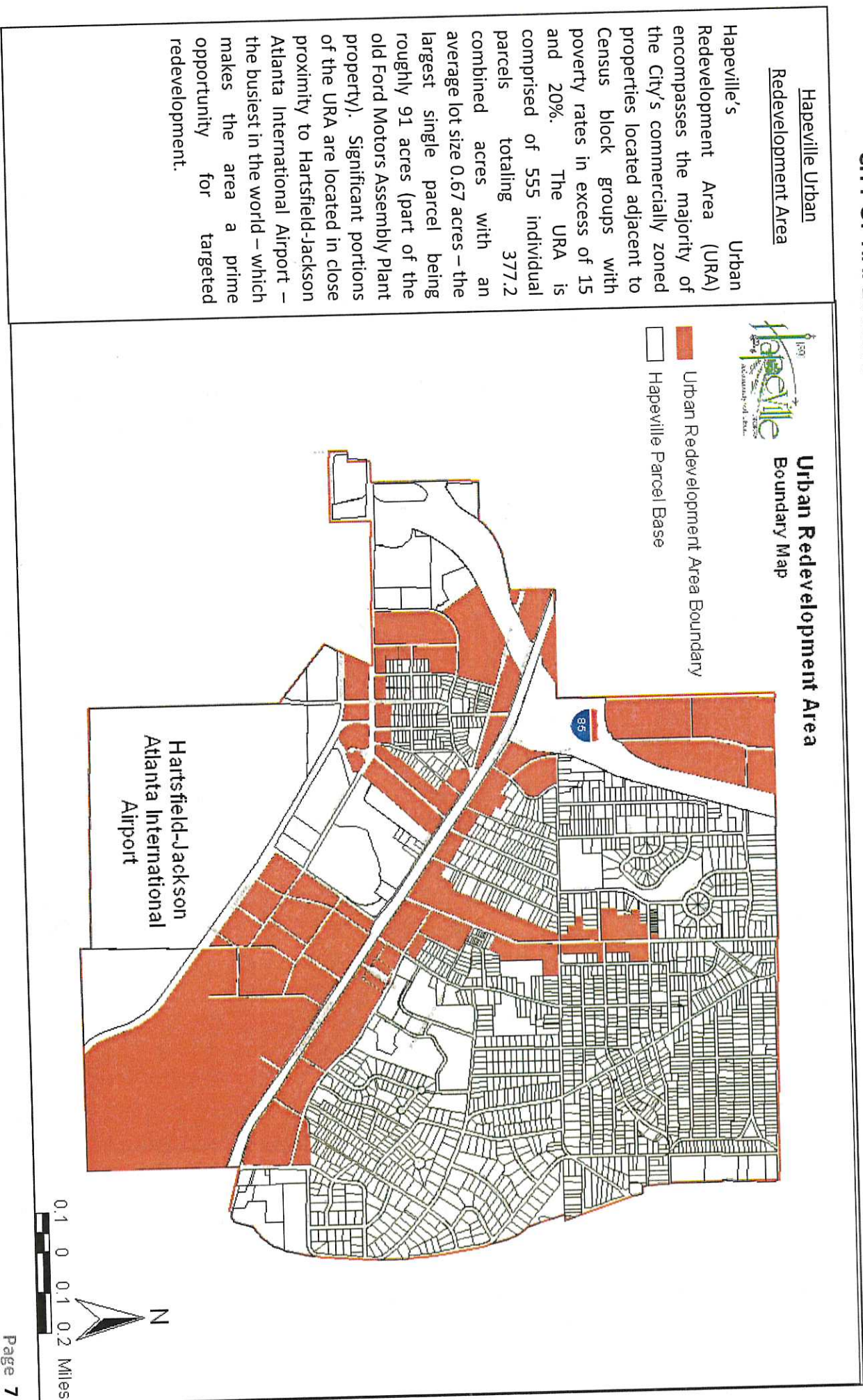
Hapeville Town Center LCI – 5-Year Plan Update – September 2010

STARTER IDEA



Jacobs for Atlanta Aerotropolis Alliance, excerpts from Blue Print charrette findings. Blue Print to be completed December 2015.

CITY OF HAPEVILLE STRATEGIC DEVELOPMENT PLAN (SDP) – URBAN REDEVELOPMENT AREA DISTRICT BOUNDARY



City of Hapeville

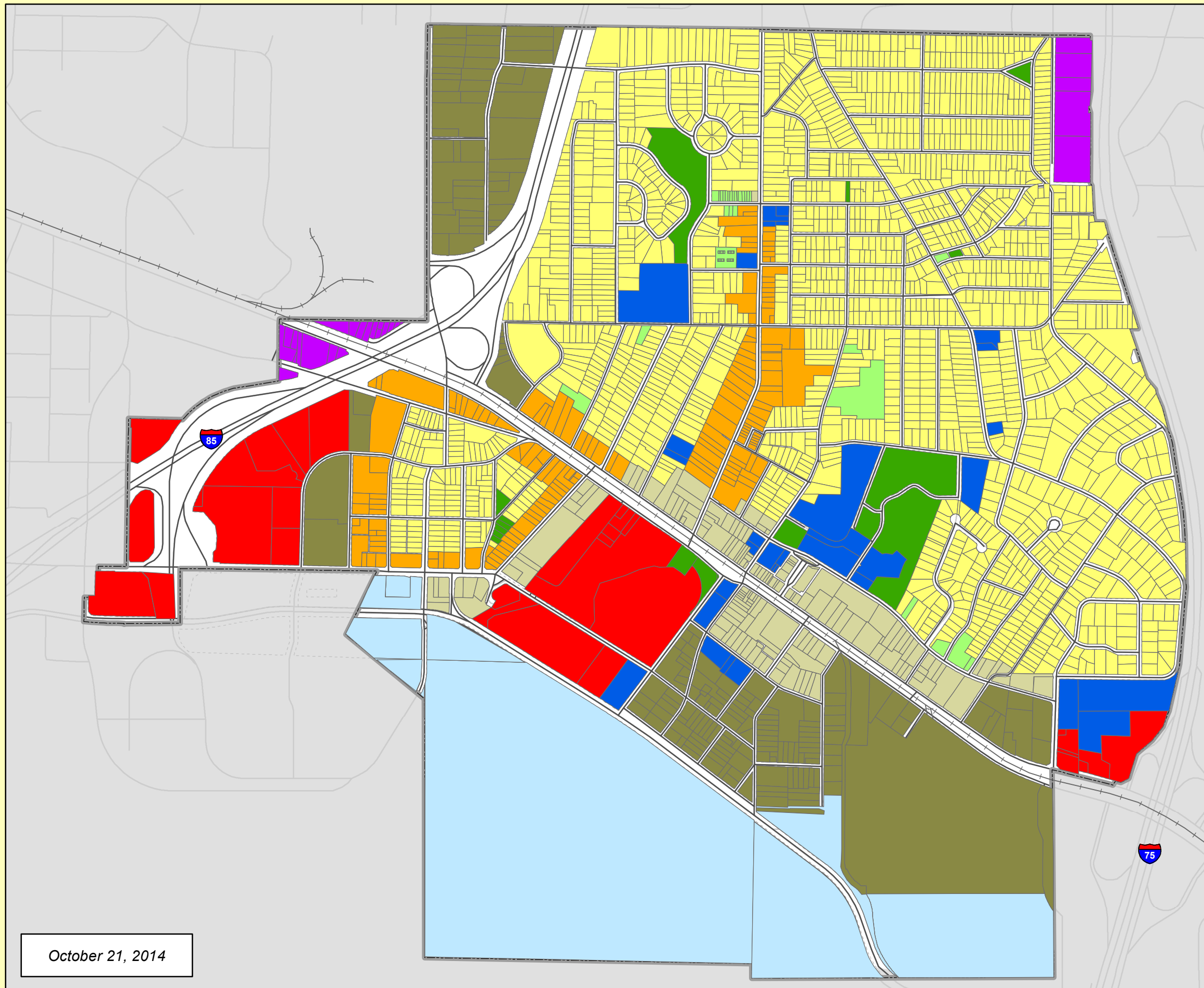
Future Development Map

Land Use Categories

- Residential
- Multi-Family Residential
- Low Intensity Mixed Use
- Medium Intensity Mixed Use
- High Intensity Mixed Use
- Commercial
- Industrial
- Public / Institutional
- Park, Recreation, Conservation
- Transportation, Communication, Utilities

Legend

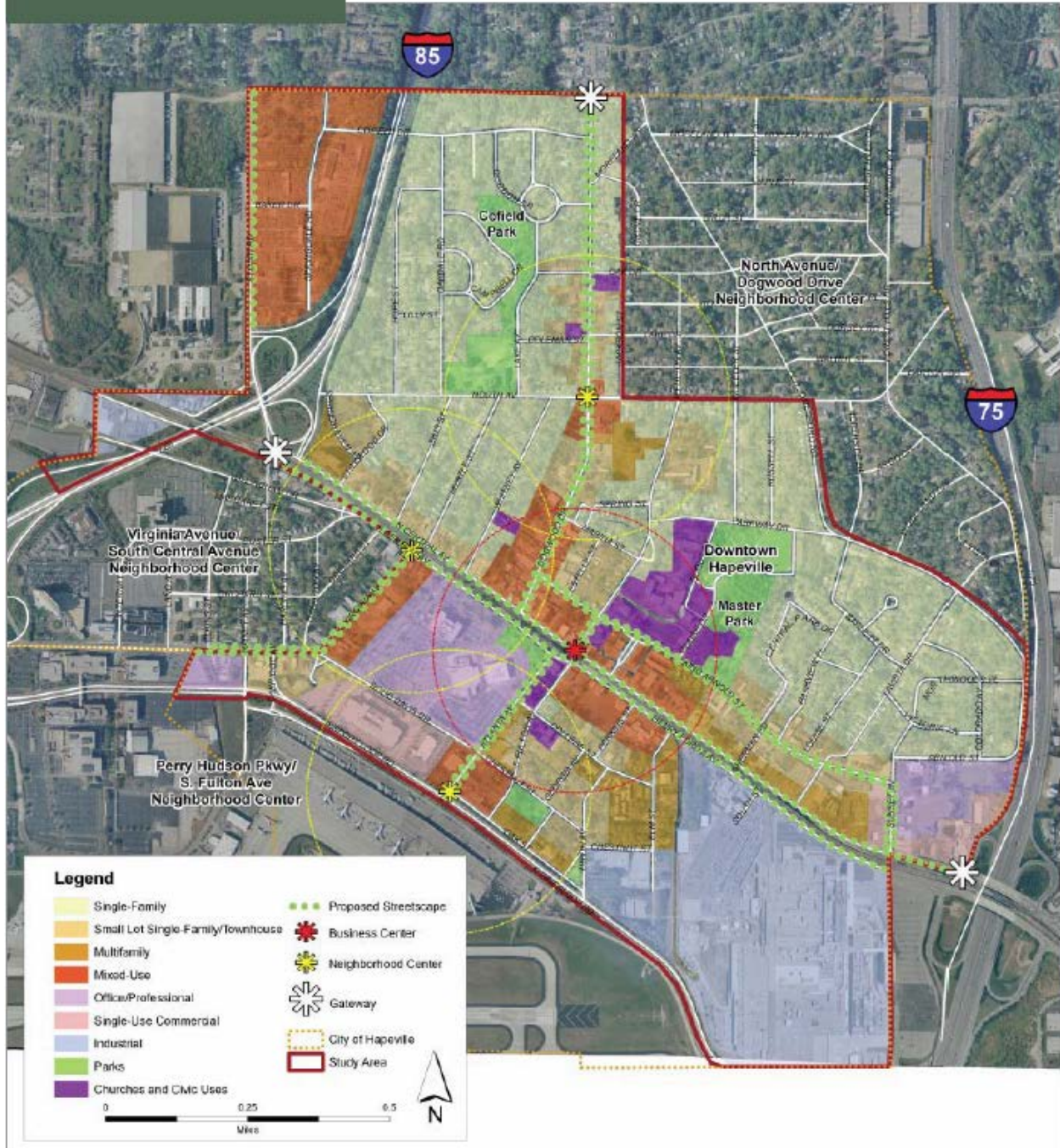
- City Limits
- Parcels
- Roads
- Railroads



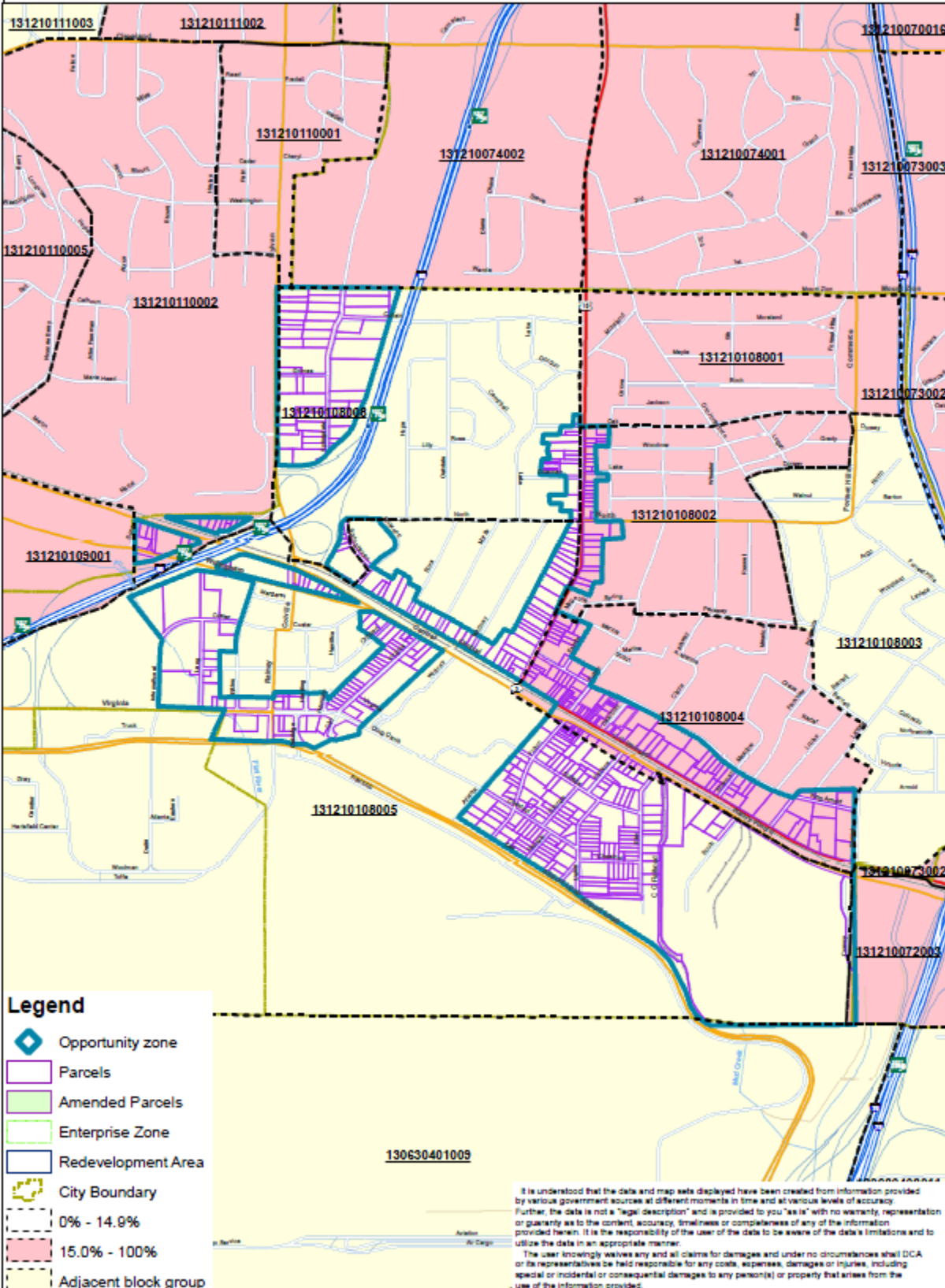
October 21, 2014



Framework Plan



Official Opportunity Zone map for - City of Hapeville



December 7, 2015



Dept. of Economic Development
Main Street Office
3468 N. Fulton Ave.
Hapeville, GA 30354



Dear Livable Centers Initiative Grant Review Panelist,

It is with great enthusiasm that we write this support letter to you. During our service with the City of Hapeville and the Main Street Program, the community has benefited greatly from the distinction of being an LCI community. It is with the experience as downtown revitalization champions that we write this letter of support to the Atlanta Regional Commission.

As a Main Street community, Hapeville has active volunteers working together with the City on projects and promotions dedicated to downtown revitalization. Some of our key areas of focus include enhancing the livability and accessibility in the downtown; creating cultural and arts opportunities; and fostering a sense of community for residents, businesses, and visitors in the area. As a Classic Main Street Community, we feel that the LCI Plan Update will be critical to advancing our goals.

Some of the existing LCI Plan projects that are actively positively impacting our downtown include:

- *The North Central Avenue LCI Streetscape project, which runs through the heart of our downtown business core;*
- *The Dogwood Drive LCI Streetscape project intersects our main street and is a key artery in the newly created Arts District.*

As the Hapeville Main Street Program continues its partnership with the City of Hapeville enhancing accessibility and livability of downtown, especially during this anticipated period of unprecedented growth in our City and the aerotropolis area, we strongly support the need for the City's LCI Plan Update as a guiding tool and resource to assist in moving our common goals forward.

Thank you for your consideration of the points of support mentioned in this letter. We appreciate the role of the Atlanta Regional Commission in assisting municipalities in our region.

Sincerely,

Charlotte Rentz, President
Hapeville Main Street Program

Allie O'Brien, Manager
Hapeville Main Street Program

December 7, 2015



Dept. of Economic Development
Main Street Office
3468 N. Fulton Ave.
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Charlotte Rentz, President
Hapeville Main Street Program

Allie O'Brien, Manager
Hapeville Main Street Program

RESOLUTION 2010-09

A RESOLUTION ADOPTING THE HAPEVILLE TOWN CENTER LCI 5-YEAR IMPLEMENTATION PLAN UPDATE

WHEREAS, the Mayor and City Council of the City of Hapeville adopted the Town Center Livable Centers Initiative (LCI) Study on December 19, 2005;

WHEREAS, the Atlanta Regional Commission (ARC) requires that LCI communities update their 5-Year Implementation Plans every five years;

WHEREAS, the Virginia Park LCI study adopted on December 15, 2000 and revised on September 19, 2006 is hereby being merged into the Town Center LCI plan update;

WHEREAS, the City continues to promote creating a vibrant and sustainable mixed use and transit oriented development activity center and capitalizing on opportunities to introduce medium and high density residential development in close proximity to airport jobs, retail and hospitality establishments;

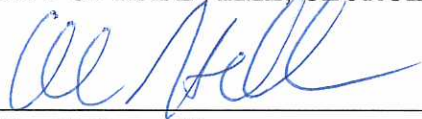
WHEREAS, the Livable Centers Initiative study continues to aid the City in establishing transportation improvements, land use controls, and urban design standards shaping development in the Town Center LCI Study Area;

WHEREAS, the Mayor and City Council support the recommendations identified in the Hapeville Town Center LCI 5-Year Implementation Plan Update, which is attached as Appendix A hereto;

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF HAPEVILLE HEREBY RESOLVES that it adopts the Hapeville Town Center LCI 5-Year Implementation Plan Update, attached as Appendix A hereto.

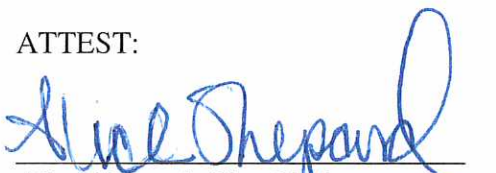
IN WITNESS WHEREOF, this Resolution has been duly adopted by the Mayor and Council of the City of Hapeville, Georgia this 17th day of August, 2010.

CITY OF HAPEVILLE, GEORGIA



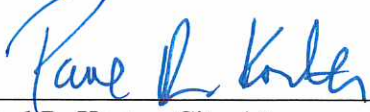
Alan Hallman, Mayor

ATTEST:



Alice Shepard, City Clerk

APPROVED AS TO FORM:



Paul R. Koster, City Attorney