



CITY OF SMYRNA

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(770) 434-6600 / www.smyrnacity.com

December 4, 2015

Ms. Amy Goodwin
Principal Planner/LCI Manager
Atlanta Regional Commission
40 Courtland Street, Atlanta Georgia 30303

Dear Ms. Goodwin:

This letter will serve as notice that the submittal of the Livable Centers Initiative Supplemental Study Application on behalf of the City of Smyrna for the Spring Road Corridor Study has the support of the City of Smyrna.

The Spring Road Corridor, from Cobb Parkway (U.S. 41) to Atlanta Road, forms the southern boundary of the original Smyrna Town Center LCI Study Area. The original LCI study was completed and adopted by the City of Smyrna in 2004, and was subsequently submitted to and approved by the Atlanta Regional Commission (ARC). The City of Smyrna has been diligently implementing the recommendations of the study since that time. Most of the projects identified in the original LCI Study Implementation Action Plan and the updates of 2008 and 2013 have either been completed, are in progress or are programmed and funded.

Due to the significant development occurring at each end of the Spring Road Corridor (the Atlanta Braves Mixed Use Complex at Spring Road and Cobb Parkway and the Jonquil Village Mixed Use Project at the intersection of Atlanta Road and Spring Road) the transportation and land use dynamics along this corridor have been dramatically impacted.

The City of Smyrna respectfully requests that ARC consider the funding of this study so that the impact of these transformative project and other developments taking place along the corridor, can be thoroughly analyzed and addressed. The results of this study will allow the City of Smyrna, Cobb County and the stakeholders, property owners and residents of this dynamic corridor to formulate a well thought out planning and implementation strategy that responds effectively to these impacts.

Sincerely,

Ken Suddreth
Community Development Director

CC: A. Max Bacon, Mayor

			MAYOR A. MAX BACON				
CITY COUNCIL	WARD 1 MELLENY PRITCHETT	WARD 2 ANDREA BLUSTEIN	WARD 3 TERI ANULEWICZ	WARD 4 CHARLES A. WELCH	WARD 5 SUSAN WILKINSON	WARD 6 WADE LENENICKA	WARD 7 RON FENNEL
	INTERIM CITY ADMINISTRATOR TONI JO HOWARD		CITY CLERK TERRI GRAHAM	CITY ATTORNEY SCOTT A. COCHRAN	MUNICIPAL COURT JUDGE E. ALTON CURTIS, JR.		

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 Smyrna
(Eligible applicants include governmental entities, CIDs, and 501(c)3 non-profit organizations):

Name of contact person: Tom Boland

Title: Economic Development Manager

Department: Community Development

Address/City/State/Zip: 3180 Atlanta Rd/Smyrna/GA/30080

Telephone: 678-631-5348

E-mail: tboland@smyrnaga.gov

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: Spring Road Corridor Study/Atlanta Road to Cobb Parkway

Location/jurisdiction(s) of study: City of Smyrna

Name of existing LCI area(s): City of Smyrna 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):**

I. General: The work program will support the Atlanta Regional Commission (ARC): Livable Centers Initiative.

II. Area covered: The proposed study elements will address transportation, land use and urban design issues along the Spring Road Corridor (see attached map) within the City of Smyrna. The study will address the 2.4-mile corridor of Spring Road from its intersection with Cobb Parkway to its intersection with Atlanta Road.

III. Goal: The study will include an analysis of existing conditions (positive and negative) that impact the ability to create a livable, pedestrian friendly environment that encourages mixed-use development, socio-economic diversity, a range of housing options and sustainable economic development opportunities. The City will seek solutions that effectively address safety, accessibility, and connectivity issues in the study area. Evaluation of the existing transportation infrastructure and land use issues will be conducted. Effective, fiscally responsible, and financially feasible scenarios will be formulated to produce realistic recommendations for future public and private investments that support the goals and objectives of the Livable Centers Initiative and the City of Smyrna.

IV. Work Tasks: An analysis of baseline/existing conditions, including, but not limited to: transportation issues, land use issues and urban design issues will be conducted. The study proposes a scope of work to include:

- Public workshops
- Stakeholder meetings (Residents, Businesses, Landowners, City of Smyrna, Cobb County GDOT, CDOT, CCT, GRTA and the Cumberland CID)
- Existing land use analysis
- Demographic analysis
- A multi modal transportation oriented SWOT analysis

Task 1 – Public Involvement: An outreach process will be developed that promotes the involvement of all stakeholders in the study area, with efforts and accommodations designed to include area residents, landowners, and businesses. Stakeholders will be identified and their involvement in the study process will be encouraged and facilitated. These efforts will be documented through meeting notices, meeting summaries and other written communications. Responses and acknowledgement of public comments will be addressed in the study report.

Task 2 – Develop the Study: An in-depth assessment of the subject area’s current land use patterns, transportation patterns and urban design elements, including pedestrian and bicycle access, access to retail and neighborhood services and diversity and affordability of dwelling types will be undertaken. Based on the analysis, a realistic strategy for healthy living, social interaction and community sustainability will be formulated.

Task 3 – Prepare Project Deliverables: The results of the overall work effort, the study process, relevant findings, and recommendations will be incorporated into a summary document. The final study document shall include the following:

- The study process and methodology,
- Documentation of the public participation process
- Maps, graphics and relevant illustrations
- Land-use recommendations
- Transportation recommendations
- An implementation funding strategy,
- A five-year schedule of actions.

V. Key Dates

The following are key dates by which significant tasks are required to be completed in order to ensure the LCI study is completed on time.

- RFP/Qu Advertised: 05/13/16
- Consultant Selected: 07/22/16
- Consultant Contract Submitted to ARC: 08/29/16
- ARC review of final documents: 09/08/17
- Study Complete: 09/22/17
- Final Invoice and Study Documents: 10/02/17

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 original LCI study called for mixed-use, commercial, as well as multi-family and single family residential development around Spring Road, Atlanta Road and Cobb Parkway. Since that time, the Atlanta Braves have relocated to Cobb Parkway (at the eastern terminus of the Spring Road Corridor). This has had a significant impact on the land use and transportation dynamics in the LCI study area, particularly the Spring Road Corridor. This study will determine the appropriate land-use/transportation responses for this area and allow the City to implement strategies to refine, implement and adjust the recommendations proposed in the original LCI study.

One of the primary goals of the original LCI was to address the balance between rental and ownership housing. Currently, this corridor contains numerous obsolete rental units and older townhomes that do not meet the

needs of the areas residents. An updated housing analysis will provide the City with the information necessary to develop a strategy to encourage diverse housing options that will expand home ownership opportunities and enhance the quality of the non-ownership units in the area. Livability and affordability will be emphasized.

Transit, pedestrian, bicycle and vehicular connectivity and safety will be addressed in the context of the impact of the significant new developments proposed for the eastern end (The Braves Complex) and the western end (Jonquil Village) of the corridor.

It is also important to note that the Smyrna LCI Study Area and the Cumberland CID Study area adjoin each other at Cobb Parkway and Spring Road (see the attached maps).

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

This corridor study will support the Region's goals of:

Creating walkable, vibrant city centers and corridors

The City wants to create an environment that supports people of all ages and abilities by expanding upon alternative travel modes such as transit, walking and biking to create more mode choices, multi-modal connectivity, improved safety and enhanced access. Along with transportation enhancements that increase accessibility to areas with essential services including: healthcare, education, recreation, entertainment and commercial/retail facilities, the City seeks to encourage increased housing choices and options in close proximity to the area's large employment centers (i.e Cumberland CID).

Ensuring a comprehensive transportation network

Spring Road is a major transportation corridor that provides a direct connection from the Smyrna Town Center to:

- The Atlanta Braves mixed-use development,
- The existing commercial districts along Cobb Parkway
- The adjoining Cumberland Regional Activity Center

This corridor is strategically positioned to accommodate higher density mixed-use developments. An enhanced multi-modal transportation infrastructure system will provide support for the more intensive uses developed along this corridor in the future.

Building the region as a globally recognized center for innovation

The City wants to support existing employment centers and encourage innovation and balanced job growth by developing live, work and play environments in close proximity to these job centers. The Cumberland CID, a major regional employment and innovation HUB directly adjoins the eastern end of the corridor. To support the existing jobs and anticipated growth in this area, the City seeks to formulate a strategy for leveraging community and economic investment to further enhance the corridor as a significant regional hub of employment and innovation.

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):**

Four (4) major transportation corridors (Atlanta Road, Spring Road/Concord Road, Windy Hill Road and South Cobb Drive) serve the Smyrna LCI area and the Smyrna Town Center. Three (3) of these corridors have undergone significant vehicular, pedestrian, bicycle and streetscape improvements. Other improvements recommended in the original LCI Study and its subsequent updates are in progress or programmed and funded.

- Atlanta Road Corridor (Windy Hill Road to Ridge Road): \$5.4M in road and intersection improvements, streetscape improvements, multi-use trail construction have been completed. This corridor serves the Smyrna Town Center and has recently given impetus to the development of two (2) transformative mixed use projects (Belmont Hills and Jonquil Village) which represent a private investment of over \$40M.
- Concord Road Corridor (Atlanta Road to South Cobb Drive): Over \$14M in road widening, intersection improvements, median and streetscape improvements, multi-use trail construction, and linear park improvements have been or are in the process of being implemented.
- Windy Hill Road Corridor (Atlanta Road to South Cobb Drive): \$42M in SPLOST funding is allocated for significant vehicular and pedestrian improvements to this corridor. The first phase, improvements to the Atlanta Road/Windy Hill Road intersection, is currently underway and is scheduled for completion in the 1st Quarter of 2016. The Environmental Assessment and ROW acquisition for the next phase will begin in early 2016. The major construction elements of the balance of the project will begin in late 2017/early 2018. Completion is scheduled for 2021. This project will feature a unique design that separates high volume, pass through, vehicular traffic from local traffic. It also incorporates multi-use trails along both sides of the corridor.

These aforementioned projects have resulted in creating more efficient and safe transportation facilities that serve vehicles, pedestrians and cyclists, while creating an environment that is stimulating quality redevelopment (residential and commercial) along those corridors and throughout the LCI Study area.

Sidewalk improvements, park/open space improvements, bike sharing programs, establishment of railroad “quiet zones”, streetscape improvements and other public infrastructure enhancements located in and adjacent to the LCI Study area have been or are being implemented (see the attached Report of Accomplishments).

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 Spring Road Corridor LCI study seeks to address priorities: a, b, c, e, f, g, h and i.

Spring Road is a significant corridor that accommodates vehicular, transit, pedestrian and bicycle traffic. The roadway currently contains the Chattahoochee to Kennesaw Mountain multi-use trail which provides

pedestrians with off roadway travel options, bike stations and other non-vehicular transportation options. The City will encourage mixed-use developments to create more multi-modal inter-parcel connectivity.

Eleven (11) bus stops along the 2.4-mile corridor from Atlanta Road to Cobb Parkway represent an opportunity to transform the corridor. Walking trails, improved pedestrian crossings, and encouraging mixed-use developments helps create the potential for numerous transit oriented and context-sensitive infill development opportunities along and directly adjacent to the corridor.

The Spring Road Corridor connects directly to the Cumberland CID, an important regional economic generator. The City will encourage the development of housing options for all segments of the Cumberland CID workforce and will seek to provide a quality living environment for the current and future workforce participants that choose to reside in the immediate area.

Enhancing connectivity for all modes of transportation will assist the City of Smyrna in its ongoing efforts to develop and redevelopment the areas along and adjacent to the Spring Road Corridor. The City will encourage redevelopment proposals that address parcel inter-connectivity and advance the concept of complete streets and context sensitive design concepts. The City will also make efforts and support initiatives that encourage the development creative public spaces along the corridor

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:	Community Involvement	\$20,000
Task 2:	Conduct an initial assessment	\$25,000
Task 3:	Feasibility study and market analysis	\$30,000
Task 4:	Scenario Development	\$35,000
Task 5:	Development of Concept Plan	\$22,000
Task 6:	Development of Implementation and Scheduling	\$18,000
TOTAL study/project budget		\$150,000

Funds Requested (Max. 80% of Total Budget): \$120,000
Sponsor Cash Match (Min. 20% of Total Budget): \$30,000

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!)
- ☒ 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.
- ☒ 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

TABLE A
REPORT OF ACCOMPLISHMENTS
Smyrna LCI 2003 - 2013

Transportation Initiatives

Transportation Initiatives				STATUS				Notes
Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	
Program T-1 - Provide Pedestrian Improvements to Create a "Main Street" on Atlanta Road								
T1.1	Install streetscape improvements and a landscaped median along Atlanta Road (5700') from Windy Hill Road to Spring Road (streetscape improvements include 10' sidewalks, benches, street lights, and landscaped buffer). Install improvements at Atlanta Road and West Spring Street intersection including: new signals and mast arms, high visibility pedestrian crossings, ADA accessible raised islands, and restriping.	2007	2012	X				Construction complete from Fleming Street to Concord/Spring Road
T1.2	Define pedestrian walking areas at railroad grade crossings and enhance connections to sidewalk system (Spring Street and Hawthorne Street crossings).	2006	2009	X				Complete; Quiet Zone in effect
T1.3	Modify Atlanta Road at Spring Road intersection to remove right turn channelization islands for northbound and southbound directions to provide a direct path for pedestrian crossing and landscape reclaimed channelization island areas.	2007	2012	X				The pedestrian crossings at the Atlanta Road at Spring Road intersection have been reconfigured as a part of project T1.1 to improve pedestrian mobility.
T1.4	Replace Atlanta Road crosswalks with GDOT standard crosswalk markings to enhance visibility (four intersections).	2007	2012	X				Complete
Program T-2 - Enhance Pedestrian and Bicycle Access in and Around Activity Centers								
T2.1	Provide sidewalks and greenspace within Jonquil redevelopment area.	2014	2015		X			Project site plan has been amended, mix of uses has changed, interior sidewalks and greenspace has been incorporated.
T2.2	Provide greenway with trail section through Belmont Hills redevelopment area (4200').	2011	2012	X				Road construction started in 2012; Developer installed landscaped median, sidewalks and streetscapes. Infrastructure improvements are substantially complete
Program T-3 - Provide Pedestrian and Bicycle Travel to Link Activity Centers and Neighborhoods								
T3.1	Install multi-use trail section (10' off-road multi-use trail) from Village Parkway to Hawthorne Street at Davenport Street (2640')	NA	NA			X		SPLOST 2010 funds (budgeted, not started) - need funds for ROW acquisition
T3.2	Install multi-use trail section (10' off-road multi-use trail) from Ward Street to Glendale Circle and Glendale Place through Park/School (1900')	NA	NA	X				Project Complete
T3.3	Replace existing sidewalk with multi-use section (10' multi-use trail on north side of road with 6' sidewalk on south side of road) along Bank Street (50' ROW) from South Cobb Drive to Hamby Street (5438').	TBD	TBD			X		Funding TBD; potential for LMIG or SPLOST funding
T3.4	Replace existing sidewalk with multi-use section (10' multi-use trail on north side of road with 6' sidewalk on south side of road) along Roswell Street (50' ROW) from Spring Street to Hawthorne Street (2870').	TBD	TBD			X		Funding TBD; potential for LMIG or SPLOST funding
T3.5	Replace existing sidewalk with multi-use section (10' multi-use trail on north side of road with 6' sidewalk on south side of road) along Hawthorne Street (40' ROW) from Roswell Street to Davenport Street (3400).	2011	2012	X				Project complete
T3.6	Replace existing sidewalk with multi-use section (10' multi-use trail on north side of road with 6' sidewalk on south side of road) along Powder Springs Street (50' ROW) from Grady Street to Hamby Street (700').	2015	2016			X		Potential 2011 SPLOST funding or LMIG funding

Note: All dates reported in fiscal years (July - June).

TABLE A
REPORT OF ACCOMPLISHMENTS
Smyrna LCI 2003 - 2013

Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	Notes
Program T-4 - Provide ADA Compliant Sidewalk on Sections Not Scheduled for Multi-use Trail Implementation								
T4.1	Replace sidewalk along Spring Street (40' ROW) from Roswell Street to Mathews Street with new 5' sidewalks on both sides of street and install new 5' sidewalk on both sides along Spring Street from Mathews Street to Spring Road (2534').	2010	2011				X	Competition for funding since 2003; Spring Road multi-trail improvement project and other sidewalk projects accomplish the connectivity objective of this project.
T4.2	Install new 6' sidewalks along both sides of the following streets from Bank Street to Church Street: Pine Hill Drive (50' ROW) from Bank Street to Lavista Drive. Lavista Drive (50' ROW) from Pine Hill Drive to Stephens Street. -Stephens Street (30' ROW) from Flagler Circle to Church Street (1263').	TBD	TBD			X		Funding TBD; potential for LMIG funding
T4.3	Replace sidewalk along Mathews Street (30' ROW) from Spring Street to Hawthorne Street with new 5' sidewalks on both sides of street (2480').	TBD	TBD			X		Funding TBD; potential for LMIG funding
T4.4	Replace sidewalk with new 5' sidewalk on both sides of the following streets from Hawthorne Street to Village Parkway (3168'): -Davenport Street (50' ROW) from Hawthorne Street to Argo Drive. -Argo Drive (40' ROW) from Davenport Street to Teasley Drive. -Teasley Drive (60' ROW) from Argo Drive to Knoll Road. -Knoll Road (60' ROW) from Teasley Drive to Turpin Road. -Turpin Road (50' ROW) from Knoll to Village Parkway.	TBD	TBD			X		Funding TBD; potential for LMIG funding
T4.5	Upgrade ADA deficiencies along other sidewalks as defined in the program for upgrading and expanding sidewalk system with new 5' sidewalks on both sides of street (20,000').	2006	2007	X				Complete; Incorporated into GDOT upgrades on Windy Hill and Atlanta Road
Program T-5 - Prepare Sidewalk Development Program for Upgrading and Expanding Sidewalk System								
T5.1	Inventory existing sidewalks for ADA compliance and develop program to upgrade sidewalks not planned for replacement in future projects.	2004	2005	X				Complete
T5.2	Define local streets compatible with sidewalk installation and prepare plans for implementation	2004	2005	X				Complete
Program T-6 - Upgrade Signalized Pedestrian Crossings								
T6.1	Provide signalized pedestrian crossings at all intersections (requires additional pedestrian crossings at four intersections along Village Parkway and at Cobb Parkway and Windy Hill intersection).	2013	2015	X				Project Complete
T6.2	Replace all crosswalks with GDOT standard crosswalk markings to enhance visibility (30 intersections with four legs per intersections).	2004	2014-2018	X				Project Complete
T6.3	Install pedestrian traffic signal at Village Parkway and Post Apartments access/trail access (if warranted based on MUTCD criteria).	2013	2015	X				Project Complete

Note: All dates reported in fiscal years (July - June).

TABLE A
REPORT OF ACCOMPLISHMENTS
Smyrna LCI 2003 - 2013

Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	Notes
Program T-7 - Determine Feasibility and Concept Design for Reducing Travel Lanes and Implement Where Feasible								
T7.1	Examine/implement Village Parkway (100' ROW) lane reduction to two-lane divided section and use additional width to install multi-use section (10' multi-use trail on west side of road and 6' sidewalk on east side of road). If lane reduction is not feasible, install four-lane divided roadway with similar multi-use trail and sidewalk section. (cost indicated is for four-lane divided road)	2013	2015		X			Budgeted in 2011 SPLOST; Study indicated that traffic volume on Village Pkwy not conducive to lane reduction; trail and sidewalk projects are underway
T7.2	Examine/implement Ward Street (60' ROW) lane reduction to three-lane section and use additional width to install multi-use section (10' multi-use trail on east side of road and 6' sidewalk on west side of road). If lane reduction is not feasible maintain four-lane undivided roadway section and install similar multi-use trail and sidewalk section on new ROW.	2012	2015	X				Project Complete
Program T-8 - Enhance Connectivity of Activity Centers to Existing Street System and Neighborhoods								
T8.1	Connect Fleming Street to Grady Street (30' ROW) and install multi-use section (10' multi-use trail on one side of road with 6' sidewalk on other side of road) along Grady Street from Powder Springs Street to Fleming Street (900')	2005	2007	X				Scope modified; 10' multi-use trail replaced with 6' sidewalk installed on east side of Grady with a 6' foot pedestrian connection from Grady Street to Fleming Street.
T8.2	Install new roadway (2100') through Belmont Hills redevelopment area to connect existing signalized intersection of Windy Hill Road at Belmont Circle to proposed street connection from Fleming Street to Grady Street. (two-lane 24' road section with 8' parallel parking lanes on both sides).	2012	2013-2015	X				Project Complete
T8.3	Install new roadway section (1000') through Jonquil site between planned park adjacent to Atlanta Road and development to serve one-way northbound traffic between Spring Road and Atlanta Road (one-lane 15' road section with 8' parallel parking lane).	2014	2016			X		Site plan was amended; Project was redesigned. The roadway section is now 600' and connects Spring Road and Atlanta Road. Construction will begin in 2016.
T8.4	Implement roadway connection from Concord Road to Church Street in conjunction with redevelopment of South Cobb Drive at Concord Road site and install multi-use section (10' multi-use trail on west side of road with 6' sidewalk on east side of road).	2010	2011	X				10' multi-use trail installed on South Cobb Drive from Concord Road to Church Street as a part of the Four Corners (Kroger) redevelopment
T8.5	Future Transportation Study for a link between Concord Road, adjacent residential, and Belmont Hills/Market Village area.	2007	2008	X				City of Smyrna Connectivity Plan completed
T8.6	Future study of traffic changes/impacts of Spring Street/Roswell Street areas of the City.	TBD	TBD				X	As redevelopment occurs in this area traffic studies will be undertaken

Note: All dates reported in fiscal years (July - June).

TABLE A
REPORT OF ACCOMPLISHMENTS
Smyrna LCI 2003 - 2013

Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	Notes
Program T-9 - Modify Existing Transit Routes to Serve Local Needs								
T9.1	Modify CCT bus route 15 to serve Belmont Hills redevelopment area and the Six Points intersection area with service to downtown Smyrna during the off-peak hours (9:00 AM to 3:30 PM).	2014	2015			X		No demand until redevelopment occurs along Atlanta Road. Construction date will be changed to reflect new redevelopment schedule at Belmont Hills.
T9.2	Modify CCT bus route 20 to serve downtown Smyrna Community Center during off-peak hours (9:00 AM to 3:30 PM)	2014	2015			X		No demand until redevelopment occurs along Atlanta Road. Construction date will be changed to reflect new redevelopment schedule at Belmont Hills.
Program T-10 - Upgrade Existing Speed Humps								
T10.1	Replace existing speed humps along Davenport Street with new speed humps per Cobb County DOT design standards. (four speed humps assumed)	2004	NA				X	Determined that existing speed humps are adequate
T10.2	Replace speed bumps along Sanford Road with speed tables to facilitate pedestrian access to adjacent park (two speed tables with raised pedestrian crossings assumed).	2004	NA				X	Determined that existing speed humps are adequate
Program T-11 - Determine Feasibility and Concept Design for Prohibiting Train Whistle in LCI Study Area and Implement if Feasible								
T11.1	Conduct feasibility and concept study to meet Federal Railroad Administration (FRA) requirements for at-grade crossings without use of train whistle.	2006	2009	X				Completed; Quiet Zone established
T11.2	Implement grade crossing modifications at Hawthorne Street and Spring Street and prohibit train whistle.	2006	2009	X				Completed; Quiet Zone established

Housing Initiatives

Project	Description	Study / Implementation Year	STATUS				Notes
			Complete	Underway	Not Started	Not Relevant	
Belmont Hills Residential	Activity Center Redevelopment	2014 - 2018		X			Construction underway: 274 Luxury apartment units; 153 Single Family units; 48,000 square feet of retail space
Belmont Hills Retail	Activity Center Redevelopment	2014-2016		X			City & County TAD funding approved; Project underway; 48,000 sf of new retail; 1st Phase 28,000 sf under construction; completion and occupancy by 1st Qtr. 2016
Atlanta Road Residential/MXD	Activity Center Redevelopment	2014	X				Project Complete
Atlanta Road MXD	Activity Center Redevelopment	2014-2018		X			Project Underway
Jonquil Plaza	Activity Center Redevelopment	2014		X			Jonquil Village Mixed Use project site plan has been amended and approved. Project is underway with the first phase to be completed by November 2016
Cobb/Concord Center MXD	Activity Center Redevelopment	2014-2018		X			Project is underway and being redeveloped..
Hawthorne Community	Activity Center Redevelopment	2014-2018	X				Project is complete and units and being marketed.

Note: All dates reported in fiscal years (July - June).

TABLE A
REPORT OF ACCOMPLISHMENTS
Smyrna LCI 2003 - 2013

Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	Notes
Other Local Initiatives								
Program L-1								
L1.1	Create and Adopt Land Development Ordinance	2004					X	
L1.2	Expand Urban Design Guidelines to include Pedestrian and Bicycle Network	2004		X				
L1.3	Implement New Zoning Guidelines for Activity Centers	2004		X				
L1.4	Implement New Residential Urban Infill Guidelines	2004					X	
L1.5	Create 2 Community Gateways	2006			X			Incorporated into Jonquil Village and Belmont Hills mixed-use projects and are underway
L1.6	Strictly Enforce Building Code Violations	2006		X				Ongoing
L1.7	Develop Comprehensive Land Use Map	2006		X				
L1.8	Develop Comprehensive Development Plan	2006		X				
Program L-2 - Housing Projects/Initiatives								
L2.1	Assemble 175 Acres of Land for Windy Hill Subdivision	2009					X	
L2.2	Jonquil Plaza Park	2008			X			Jonquil Village Mixed Use project site plan has been amended and approved
Other Local Initiatives: TAD Approval								
TAD	Prepare Redevelopment Plan	2003		X				
TAD	City Council Approval	2003		X				
TAD	County Approval	2003		X				
TAD	School District Approval	2003		X				
TAD	Redevelopment Agency Designation	2003		X				

Note: All dates reported in fiscal years (July - June).

TABLE B
 UPDATED FIVE YEAR ACTION PLAN
 Smyrna LCI

FIVE YEAR IMPLEMENTATION PLAN
Transportation Projects

Project	Description	Type of Improvement	Engineering Year	Engineering Costs	ROW Year	ROW Costs	Construction Year	Construction Costs	Total Project Costs
Program T-2 - Enhance Pedestrian and Bicycle Access in and Around Activity Centers									
T2.1	Provide sidewalks and greenspace within Jonquil redevelopment area.	Pedestrian/ Bicycle	2015	Developer	NA	NA	2016	Developer	Developer
T2.2	Provide greenway with trail section through Belmont Hills redevelopment area (4200').	Pedestrian/ Bicycle	2015	Developer	NA	NA	2016	Developer	Developer
Program T-3 - Provide Pedestrian and Bicycle Travel to Link Activity Centers and Neighborhoods									
T3.1	Install multi-use trail section (10' off-road multi-use trail) from Village Parkway to Hawthorne Street at Davenport Street (2640')	Pedestrian/ Bicycle	NA	NA	NA	NA	NA	NA	TBD
T3.2	Install multi-use trail section (10' off-road multi-use trail) from Ward Street to Glendale Circle and Glendale Place through Park/School (1900')	Pedestrian/ Bicycle	2013	NA	NA	NA	\$2,015	NA	TBD
T3.5	Replace existing sidewalk with multi-use section (10' multi-use trail on north side of road with 6' sidewalk on south side of road) along Hawthorne Street (40' ROW) from Roswell Street to Davenport Street (3400').	Pedestrian/ Bicycle	2011	\$30,000	2011	\$250,000	2012	\$400,000	\$680,000
T3.6	Replace existing sidewalk with multi-use section (10' multi-use trail on north side of road with 6' sidewalk on south side of road) along Powder Springs Street (50' ROW) from Grady Street to Hamby Street (700').	Pedestrian/ Bicycle	2015	\$10,000	2015	\$50,000	2016	\$100,000	\$160,000
Program T-6 - Upgrade Signalized Pedestrian Crossings									
T6.1	Provide signalized pedestrian crossings at all intersections (requires additional pedestrian crossings at four intersections along Village Parkway and at Cobb Parkway and Windy Hill intersection).	Intersection/ Pedestrian	2013	\$30,000	NA	NA	2015	\$200,000	\$230,000

Note: All dates reported in fiscal years.

TABLE B
UPDATED FIVE YEAR ACTION PLAN
Smyrna LCI

Project	Description	Type of Improvement	Engineering Year	Engineering Costs	ROW Year	ROW Costs	Construction Year	Construction Costs	Total Project Costs
T6.2	Replace all crosswalks with GDOT standard crosswalk markings to enhance visibility (30 intersections with four legs per intersections).	Intersection/ Pedestrian	2004	NA	NA	NA	2014	\$150,000	\$150,000
T6.3	Install pedestrian traffic signal at Village Parkway and Post Apartments access/trail access (if warranted based on MUTCD criteria).	Intersection/ Pedestrian	2013	\$10,000	NA	NA	2015	\$60,000	\$70,000
Program T-7 - Determine Feasibility and Concept Design for Reducing Travel Lanes and Implement Where Feasible									
T7.1	Examine/implement Village Parkway (100' ROW) lane reduction to two-lane divided section and use additional width to install multi-use section (10' multi-use trail on west side of road and 6' sidewalk on east side of road). If lane reduction is not feasible, install four-lane divided roadway with similar multi-use trail and sidewalk section. (cost indicated is for four-lane divided road)	Roadway/ Pedestrian	2013	\$100,000	2015	NA	2015	\$1,200,000	\$1,300,000
T7.2	Examine/implement Ward Street (60' ROW) lane reduction to three-lane section and use additional width to install multi-use section (10' multi-use trail on east side of road and 6' sidewalk on west side of road). If lane reduction is not feasible maintain four-lane undivided roadway section and install similar multi-use trail and sidewalk section on new ROW.	Roadway/ Pedestrian	2012	\$100,000	2013	\$15,000	2013	\$1,000,000	\$1,115,000

Note: All dates reported in fiscal years.

TABLE B
UPDATED FIVE YEAR ACTION PLAN
Smyrna LCI

Project	Description	Type of Improvement	Engineering Year	Engineering Costs	ROW Year	ROW Costs	Construction Year	Construction Costs	Total Project Costs
Program T-8 - Enhance Connectivity of Activity Centers to Existing Street System and Neighborhoods									
T8.2	Install new roadway (2100') through Belmont Hills redevelopment area to connect existing signalized intersection of Windy Hill Road at Belmont Circle to proposed street connection from Fleming Street to Grady Street. (two-lane 24' road section with 8' parallel parking lanes on both sides).	Roadway/ Pedestrian	2012	NA	NA	NA	2013-2015	NA	NA
T8.3	Install new roadway section (1000') through Jonquil site between planned park adjacent to Atlanta Road and development to serve one-way northbound traffic between Spring Road and Atlanta Road (one-lane 15' road section with 8' parallel parking lane).	Roadway/ Pedestrian	2014	Developer	2015	Developer	2015	Developer	Developer
Program T-9 - Modify Existing Transit Routes to Serve Local Needs									
T9.1	Modify CCT bus route 15 to serve Belmont Hills redevelopment area and the Six Points intersection area with service to downtown Smyrna during the off-peak hours (9:00 AM to 3:30 PM).	Transit	2014	NA	NA	NA	2015	NA	NA
T9.2	Modify CCT bus route 20 to serve downtown Smyrna Community Center during off-peak hours (9:00 AM to 3:30 PM)	Transit	2014	NA	NA	NA	2015	NA	NA
Totals				\$280,000		\$315,000		\$3,110,000	\$3,705,000

Note: All dates reported in fiscal years (July - June).

Note: All dates reported in fiscal years.

TABLE B
UPDATED FIVE YEAR ACTION PLAN
Smyrna LCI

Responsible Party	Funding Source	Local Source &	Match Amount
Developer	Private	NA	NA
Developer	Private	NA	NA
City	SPLOST LMIG	City	NA
City	SPLOST LMIG	City	NA
City	SPLOST	City	NA
City	SPLOST	City	NA
City	SPLOST	City	NA

Note: All dates reported in fiscal years.

TABLE B
UPDATED FIVE YEAR ACTION PLAN
Smyrna LCI

Responsible Party	Funding Source	Local Source &	Match Amount
City	SPLOST	City	NA
City	SPLOST	City	NA
City	SPLOST	City	NA
City	SPLOST	City	NA

Note: All dates reported in fiscal years.

TABLE B
UPDATED FIVE YEAR ACTION PLAN
Smyrna LCI

Responsible Party	Funding Source	Local Source &	Match Amount
Developer	Developer	Developer	NA
Developer	Developer	NA	NA
County	County	NA	NA
County	County	NA	NA

Note: All dates reported in fiscal years.

TABLE B
 UPDATED FIVE YEAR ACTION PLAN
 Smyrna LCI

Housing Initiatives

Project	Description	Study / Implementation Year	STATUS				Notes
			Complete	Underway	Not Started	Not Relevant	
Belmont Hills Residential	Activity Center Redevelopment	2014 - 2018		X			Construction underway: 274 Luxury apartment units; 153 Single Family units; 48,000 square feet of retail space
Belmont Hills Retail	Activity Center Redevelopment	2014-2016		X			City & County TAD funding approved; Project underway; 48,000 sf of new retail; 1st Phase 28,000 sf under construction; completion and occupancy by 1st Qtr. 2016
Atlanta Road Residential/MXD	Activity Center Redevelopment	2014	X				Project consisting of 22 townhomes and 8 single family detached units is under construction.
Atlanta Road MXD	Activity Center Redevelopment	2014-2018		X			Project Underway
Jonquil Plaza	Activity Center Redevelopment	2014		X			Jonquil Village Mixed Use project site plan has been amended and approved. Project is underway with the first phase to be completed by November 2016
Cobb/Concord Center MXD	Activity Center Redevelopment	2014-2018		X			Project is underway and being redeveloped..
Hawthorne Community	Activity Center Redevelopment	2014-2018	X				Project is complete and being marketed

Note: All dates reported in fiscal years (July - June).

TABLE B
 UPDATED FIVE YEAR ACTION PLAN
 Smyrna LCI

Other Local Initiatives			STATUS				Notes
Project	Description	Study / Implementat ion Year	Complete	Underway	Not Started	Not Relevant	
Program L-1							
L1.5	Create 2 Community Gateways	2014-2016		X			Incorporated into Jonquil Village and Belmont Hills mixed-use projects
Program L-2 - Housing Projects/Initiatives							
L2.2	Jonquil Plaza Park	2014-2016		X			Jonquil Village Mixed Use project site plan has been amended and approved

Note: All dates reported in fiscal years (July - June).

TABLE C
NEW DEVELOPMENT
Smyrna LCI 2003-2013

LCI Study Area		Project Name	Project Location	Census Tracts	Number of Residential Units	Type of Residential Unit (apartment, condo, townhome, S.F., Senior, Workforce, Etc.)	Commercial Space (sq ft)	Construction Stage**(Complete, Under Construction or Planned)	Est. Completion Date
Smyrna	1	Belmont Hills Mixed-Use	Atlanta Road	311.01	575	SFD, Apts, Senior Apts	48,000	Under Construction	2016
Smyrna	2	Jonquil Village Mixed-Use	Atlanta Road	311.11	290	Apartments	N/A	Approved	2015
Smyrna	3	Laurel Hill Mixed-Use	Concord Road	311.10	45	Mixed-Use & Townhomes	N/A	Complete	2005
Smyrna	4	400 Village Pavillion	Atlanta Road	311.10			35,000	Complete	2005
Smyrna	5	Market Village Bldgs. 5 & 6	King Street	311.10			16,270	Complete	2005
Smyrna	6	Spring Festival	Spring Road	311.09			7,458	Complete	2006
Smyrna	7	Cumberland Marketplace	Cumberland Blvd.	311.09			36,000	Complete	2006
Smyrna	8	Phillips Pediatrics Group	South Cobb Drive	311.10				Complete	2006
Smyrna	9	Madison Station	Stevens Street	311.10	104	Condominium Conversion		Complete	2008
Smyrna	10	Village Walk	Fleming Street	311.01	30	Townhomes and SFD		Complete	2015
Smyrna	11	Mosaic at Vinings	Spring Road	311.11	106	Townhomes		Complete	2006
Smyrna	12	Spring Street Village	Spring Street	311.08	12	Townhomes		Complete	2006
Smyrna	13	Hawthorne Gates	Hawthorne Avenue	311.08	20	Townhomes		Complete	2007
Smyrna	14	Parkview Village	Powder Springs St.	311.01	54	Single Family Detached		Complete (homes built off Bank St in FY12)	2015
Smyrna	15	Fleming Street	Fleming Street	311.01	4	Single Family Detached		Complete	2006
Smyrna	16	Medlin Place	Medlin Street	311.10	12	Single Family Detached		Approved (homes built FY11-FY14)	2007
Smyrna	17	Grady Manor	Grady Street	311.01	13	Single Family Detached		Complete	2007
Smyrna	18	Whitfield Court	North Avenue	311.08	5	Single Family Detached		Complete	2007
Smyrna	19	Riley's Walk Phase I	Gilbert Street	311.08	26	Single Family Detached		Complete	2006
Smyrna	20	Riley's Walk Phase II	Roswell Street	311.08	5	Single Family Detached		Complete	2007
Smyrna	21	Riley's Walk Phase III	Highland Avenue	311.08	15	Single Family Detached		Complete	2007
Smyrna	22	Matthews Street Infill	Matthews Street	311.08	2	Single Family Detached		Complete	2015
Smyrna	23	Wright Street Infill	Wright Street	311.08	1	Single Family Detached		Complete	2014
Smyrna	24	Church Street Infill	Church Street	311.10	3	Single Family Detached		Complete	2006
Smyrna	25	Walker Street Manor	Walker Street	311.08	9	Single Family Detached		Complete	2007
Smyrna	26	North Whitfield Reserve	Whitfield Court	311.08	4	Single Family Detached		Complete	2007
Smyrna	27	Anderson Circle Infill	Anderson Circle	311.11	7	Single Family Detached		Complete	2007
Smyrna	28	Village View Cottages	Bank Street	311.10	5	Single Family Detached		Complete	2008
Smyrna	29	Highland Walk	Old Roswell Road	311.08	7	Single Family Detached		Complete	2005
Smyrna	30	Old Roswell Road	Old Roswell Road	311.08	3	Single Family Detached		Complete	2007
Smyrna	31	Hensley Subdivision	Roswell Street	311.08	4	Single Family Detached		Complete	2005
Smyrna	32	Morris Circle	Walker Street	311.08	4	Single Family Detached		Complete	2008
Smyrna	33	Walker Street Enclave	Walker Street	311.08	3	Single Family Detached		Complete	2006
Smyrna	34	Durham Park	Elizabeth Street	311.08	3	Single Family Detached		Complete	2008
Smyrna	35	Whitfield Parc	Roswell Street	311.08	76	Single Family Detached		95% Complete	2015
Smyrna	36	Hatcher Homes Infill	Spring Street area	311.08	55	Single Family Detached		Complete	2006

TABLE C
NEW DEVELOPMENT
Smyrna LCI 2003-2013

LCI Study Area		Project Name	Project Location	Census Tracts	Number of Residential Units	Type of Residential Unit (apartment, condo, townhome, S.F., Senior, Workforce, Etc.)	Commercial Space (sq ft)	Construction Stage**(Complete, Under Construction or Planned)	Est. Completion Date
Smyrna	37	Avonlea at Regency Square	Roswell Street	311.08	318	Multi Family		Complete	2015
Smyrna	38	Galleria Manor	Woodland Terrace	311.14	88	Senior Apartments		Complete	2011
Smyrna	39	Walker Street Cottages	Walker Street	311.08	14	Single Family Detached		Complete	2013
Smyrna	40	Parks Edge	Powder Springs St.	311.01	18	Single Family Detached		Complete	2015

Resolution 2013-08

**A RESOLUTION OF THE CITY OF SMYRNA TO ADOPT A FIVE-YEAR UPDATE TO THE
LIVABLE CENTERS INITIATIVE (LCI) ACTION PLAN**

WHEREAS, the City of Smyrna received a grant from the Atlanta Regional Commission (ARC) in 2003 to conduct a Livable Centers Initiative (LCI) Study; and

WHEREAS, the LCI study was conducted in 2003 and resulted in the development of the Smyrna Town Center Livable Centers Initiative Document, which the Mayor and Council adopted on January 20, 2004; and

WHEREAS, the five-year update of the LCI Action Plan is necessary to continue Smyrna's participation in the LCI program; and

WHEREAS, the City of Smyrna has prepared a five-year update to the LCI Action Plan that reports the progress of implementation of the projects recommended in the 2003 plan and revises the Action Plan in response to the developments that have taken place within the LCI area.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the City of Smyrna do hereby adopt the attached Five-Year Update to the Smyrna Town Center Livable Centers Initiative Plan.

RESOLVED by the Mayor and Council of the City of Smyrna this 16th day of December 2013.

ATTEST:

By: *Terri Graham*
Terri Graham, City Clerk

Mayor: *A. Max Bacon*
A. Max Bacon

Approved as to Form
City Attorney

Scott A. Cochran
Scott A. Cochran



LCI Study Area Boundaries



0.3 0 0.17 0.3 Miles

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 10,563



Map Notes:



Proposed LCI Spring Road Corridor



0.9 0 0.44 0.9 Miles

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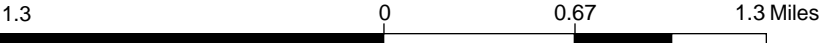
1: 28,009



Map Notes:



Smyrna LCI Study Area Map



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1: 42,252



Map Notes: