Atlanta Regional Commission (ARC)

Livable Centers Initiative (LCI)

A National Model
Who is ARC?

Regional planning organization since 1947.

• Water District and Environmental Planning
• Transportation Planning (MPO)
• Comprehensive and Land Use Planning
• Aging Services
• Workforce Development
• Research & Data
• TDM programs
• Leadership Development
• Governmental Services
Importance of Centers and Corridors

Town centers, major activity centers, and urban corridors provide:

• Significant existing transportation infrastructure

• Many centers ripe for more development

• Centers already contain some mix of uses and community facilities

• Significant job and economic concentrations

• Increasingly buyers seeking to locate in centers
LCI Program Overview

- Encourages local governments to plan and implement strategies that link transportation improvements with development
- Planning grants provided to develop studies
- Program links implementation actions to receipt of transportation project funding
- Takes advantage of existing infrastructure in centers & corridors
Goals of Program

• Studies seek:
  • Mix of land uses
  • Multiple transportation modes
  • Robust stakeholder involvement

- $13 million for studies over 13 years
- $500 million for transportation projects
- Focus on activity centers, town centers, corridors
- Uses STP-Urban (L230) funds
11 counties and 52 cities with an LCI study

- Atlanta: 18
- Cherokee: 4
- Clayton: 6
- Cobb: 11
- DeKalb: 19
- Douglas: 2
- Fayette: 2
- Fulton: 16
- Gwinnett: 14
- Henry: 3
- Rockdale: 2
- Outside: 10
- Total: 107
Studies

Full LCI Study

Supplemental LCI Study
FY03 first year transportation funds available

$169 million programmed between FY 2003-2011 for design, right-of-way and construction projects

Funds distributed to 96 projects in 53 LCI communities

49 projects are authorized for construction or have been completed to date
GSU - Downtown - AFTER
Midtown - BEFORE
Decatur MARTA Plaza
LCI Transportation Projects

Morrow

Chamblee

Suwanee
LCI Evaluation Reports

2009 Livable Centers Initiative
IMPLEMENTATION REPORT

2007 LCI IMPLEMENTATION REPORT

2009 Livable Centers Initiative
INDICATORS & BENEFITS STUDY

ATLANTA REGIONAL COMMISSION
LCI communities reported 1,148 developments:

- 762 are complete
- 222 are planned
- 164 under construction

The LCI developments result in:
- 84,506 residential units
- 12,329 hotel units
- Over 19 million sq ft of commercial retail space
- Over 38 million sq ft of office space
# Development Numbers

## Regional Development Comparison
*(completed development only)*

### 2008 Regional Comparison

<table>
<thead>
<tr>
<th>Development 2000-2007</th>
<th>Housing (Units)</th>
<th>Commercial (sq ft)</th>
<th>Office (sq ft)</th>
<th>Land Area:</th>
<th>LCI % of 13 County Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>13 County Development (Source: Co-Star)</td>
<td>335,138</td>
<td>38,912,381</td>
<td>32,016,187</td>
<td>2,450,762 Acres</td>
<td>7.95% 21.04% 66.88% Land Area: 3.4%</td>
</tr>
<tr>
<td>LCI 13 County- Completed Developments</td>
<td>26,645</td>
<td>8,185,449</td>
<td>21,411,504</td>
<td>83,224 Acres</td>
<td></td>
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</tbody>
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*13 Counties: Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry, Newton, Rockdale, Spalding, Walton*
Development Examples

Hapeville

Morrow

Woodstock
Development Examples

City Center (GSU)

Buckhead

Suwanee
Chamblee MARTA Parking Lot
Policies and Regulations

• 92% of LCI communities have adopted the study into comprehensive plan
• 66% have created new special LCI based zoning
• 56% focus on building more senior, workforce or special needs housing
• 83% have design guidelines in place
Lessons Learned

• Federal transportation funds offer flexibility to create livability programs
• LCI has engaged local governments in sub area planning
• Resources and incentives needed to implement Regional Plans
• Smart Growth concepts have applicability in every place
Questions?

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