



Livable Centers Initiative FY 2012 Study Application

Program Summary

Starting in 1999, the Atlanta Regional Commission (ARC) has provided funding for investment studies and transportation projects located in activity and town centers through the **Livable Centers Initiative (LCI)** program. LCI seeks to facilitate increased residential and mixed-use development with connectivity to jobs and improved walkability in the region's centers along with supporting transportation investments. The LCI program is one of the ARC's primary programs to implement PLAN 2040. LCI program resources have supported the actions of local governments and community organizations to spur redevelopment, foster new livable communities, and build supportive multi-modal infrastructure across the region.

Livable Centers Initiative Studies

Thus far the ARC has committed \$18 million in LCI study funds - \$1 million annually between years 2000 to 2017. The studies are awarded on a competitive basis to local governments and non-profit sponsors to produce plans that support regional goals. ARC funded 93 planning studies in the first twelve years of the LCI program (in 2000 to 2011).

LCI Transportation Investments

ARC has committed an allocation of \$500 million in the Regional Transportation Plan (RTP) dedicated to transportation projects resulting from successful implementation of LCI studies. Not all communities that receive funding for planning studies are guaranteed to receive construction funds. In selecting projects for LCI transportation funding, priority is given to those communities that have completed and approved the planning study, independently taken local actions (including land use changes) as identified in the study's implementation plan, and demonstrated the transportation projects meet the goals of the LCI program.

Key Priorities

Implementing PLAN 2040 Objectives is the overall priority for the LCI program. Specifically, a few key priorities include the following: (1) reduce vehicle miles traveled (VMT) and lessening the reliance on automobile trips; (2) encouraging new development at existing transit stations and preparing communities for future transit investments; (3) supporting regional employment in centers around the region and increasing access to job; (4) advance the concept of Lifelong Communities (LLC), a place where individuals can live throughout their lifetime, through the LCI program. Both LCI and LLC seek to:

- Provide greater housing choices to accommodate the changing needs of both workforce populations and older adults
- Serve future populations and provide a living alternative that is being sought by many of the region's citizens
- Create sustainable strategies for meeting growing regional needs with decreasing resources

Eligibility and Priority Projects

The LCI program is open for funding to local governments and non-profit organizations in the 18-county Atlanta Metropolitan Planning Organization (MPO) boundaries, which includes all of 13 counties and portions of 5 additional counties. The LCI program utilizes federal transportation L230 STP-Urban funds administered through ARC.

In order for a jurisdiction to be considered for an LCI award, it must maintain Qualified Local Government (QLG) status, or show progress toward reinstating QLG status, through the Georgia Department of Community Affairs (DCA).

LCI Program Funding Categories

The LCI program is based on the foundation of three general planning concepts: mix housing types and land uses to provide choices, enable transportation options, and seek public/stakeholder involvement. In addition, the focus of the LCI program in PLAN 2040 is centered on advancing the themes of: 1) implement investments in current LCI communities; 2) support transit throughout the region, with particular emphasis on optimizing existing transit stations/services; 3) respond to local needs and emerging regional issues.

Applicants for LCI study funds may choose to apply under the three categories described below:

1. **Existing LCI Community Implementation** – LCI study funds will be prioritized to support the implementation of existing LCI plans through *LCI Supplemental Studies*. Supplemental study funds may be used for a specific action requiring additional planning work as identified in the original LCI plan or an approved update to the plan. Supplemental studies include such actions as preparing detailed site studies, design charrettes, transportation project feasibility analysis, parking assessments, updating development codes, or other supporting efforts that foster LCI plan implementation. Also eligible are 10-Year Plan Updates for LCI communities that are at least 10 years old. Emphasis for supplemental studies is placed on transit oriented development (TOD) implementation and 10-Year Plan Updates.
2. **New LCI Studies** – The selection of new LCI studies will focus on *centers* that can accommodate development in a mixed-use environment supported by multiple transportation modes, with a modal emphasis on existing or planned transit service. *Corridors* may be considered, provided they meet the above criteria and are developed in a context-sensitive manner, e.g. complete streets, with supportive access management and nodal development strategies. Eligible study areas should be identified on the Unified Growth Policy Map (UGPM) as areas appropriate for more development with accompanying infrastructure. Priority consideration for new studies will be given to medium to high locations on the Equitable Target Area map (see Appendix B). The selection of studies will also be prioritized around areas that show a “confluence of opportunities” – areas that include multiple opportunities for development that support regional goals.
3. **PLAN 2040 – LCI Innovation Program** – LCI study funds may be used to support studies that are not specifically place-based, but provide local governments support through jurisdiction-wide policies, plans or programs that implement livable communities consistent with the goals of PLAN 2040 and LCI. An example includes “New Centers Identification” to undertake a jurisdiction-wide evaluation and market analysis to identify new or emerging locations for redevelopment, urban nodes or transit supportive centers. Other examples

include, but are not limited to, subdivision connectivity strategies, rural preservation through TDR/village node development, etc. Studies funded under this category are not eligible for additional LCI funding under the Supplemental Study or LCI transportation project funding categories unless specifically located in an existing LCI study area and consistent with that study's goals and action plan.

LCI Program Funding

ARC will make available \$800,000 of STP-Urban (L230) funds to study sponsors for qualified LCI activities as defined above. ARC will prioritize at least \$400,000 to support existing LCI study implementation activities. Study sponsors are required to provide a minimum of 20% local cash match, with a higher local match receiving greater consideration. Funding maximums to local sponsors for each LCI program category are as follows:

- Supplemental Study - \$80,000 LCI funds (plus 20% local cash match)
- New LCI Study - \$150,000 LCI funds (plus 20% local cash match)
- PLAN 2040 LCI Innovation Program - \$80,000 LCI funds (plus 20% local cash match)

Eligible Locations

Supplemental Studies

Any existing LCI study area that is in good standing (e.g. having approved their LCI plan and completed the 5-year or 10-year update, if required).

PLAN 2040 LCI Innovation Program

Any local government located in the 18-county MPO. The local government must maintain Qualified Local Government status.

New LCI Study Area

An area located in the 18-county MPO and meeting the criteria defined below:

Priority will be given to LCI study areas identified on the UGPM as areas appropriate for more intense development with accompanying infrastructure. *Applicants are encouraged to discuss the boundaries of a study location with ARC staff prior to submitting the application for consideration.* Appropriately defined LCI study areas must meet one of the following categories:

Study Area Categories for New LCI Areas

LCI study areas must be located in an eligible location and be defined as one of the following four categories:

- *Town Center.* A town center typically represents the historic center of a municipality. These areas were historically the center of the community and had a mix of commercial and civic uses. A town center should have a recognizable boundary.
- *Activity Center.* An activity center is an area that includes a mixture of office, retail, service, residential or civic uses that create a central focus for a larger area. Activity centers may or may not have a historical or political jurisdiction as the basis of their location. An activity center has generally recognizable boundaries.
- *Corridor.* For purposes of this program, corridors are roadways that are functionally classified as a collector or higher. The corridor study boundaries will be relatively short in

length (approximately 1/2 to 4 miles), and incorporate the adjacent properties (about 1/4 mile from the ROW). The corridor limits should be based on logical termini, not solely on jurisdictional boundaries (this may require joint applications). These study areas will be focused on developing “livable nodes” at certain points along the corridor. These livable nodes will develop at an urban scale, include a mix of uses, and create walkable environments with multi-modal transportation choices. The emphasis is on creating livable communities as well as efficient vehicular movement and more efficient utilization of existing infrastructure.

- “*Emerging*” *Center or Corridor*. Consideration for new LCI areas will be given to study locations that are intended by local governments to become urban centers and are experiencing strong growth pressures. Emerging study areas must document current adopted policy and/or significant programmed development at a higher intensity than existing conditions, and is consistent with PLAN 2040 goals and objectives.

Study areas that will be given priority consideration are those that show a “confluence of opportunities” – that is, areas that include multiple opportunities for development that support regional goals. Priority consideration will be given to study areas that incorporate issues such as:

- Lifelong Communities concepts
- Brownfield and greyfield redevelopment sites
- Corridors that increase connectivity to existing LCI areas, transit station areas (existing or planned), and other major centers
- Centers and corridors with relatively underutilized infrastructure
- Centers and corridors that have or could have the density to support alternative transportation modes and mixed land uses

Application Requirements – New LCI Study Areas

All applicants must provide the following items in their application package (*please note and adhere to the page limits of each item*). If your LCI study application has been submitted in past years and was not funded, the concerns raised by ARC and the Review Committee should also be specifically addressed.

1. Complete an **LCI application form**. (attached)
2. Define the proposed **study area** and depict in map form (11”x17” maximum). The study area should be clearly defined, focused and of concise size/composition to be manageable and appropriately address the study need. Also identify the study area location within the county. Ensure that all maps include a scale and north arrow. (3 pages max; 2 maps, 1 narrative page)
3. Identify the source of **matching funds** and provide a resolution from the government or non-profit board acknowledging commitment to develop the study and provide a cash match equivalent to at least 20% of the total study amount. Non-governmental applicants must also submit a letter of coordination from the appropriate local government. (2 pages maximum)
4. Prepare an **issue statement** that clearly identifies the Need and Purpose of the study along with the desired outcomes. Describe how this study and its implementation will address and advance the LCI Program goals. (3 pages maximum)
5. Discuss the **regional significance** of the proposed study. This discussion should specifically address the role of the study area in the larger region (including existing and forecasted population and employment), and how the study supports the PLAN 2040 five objectives. (3 pages maximum)
6. Provide a **scope of work** that includes a description of the itemized tasks for the proposed study process. The scope of work and products for a new LCI study area must be consistent with the items listed in Appendix C. (2 pages maximum)
7. Prepare a **budget** for the study (distributed by three line-items: public involvement, study development, study deliverables) and identify the requested LCI funding and local cash match amounts. (1 page maximum)
8. Include a **schedule** for study development and completion. The anticipated execution of contracts with successful applicants will occur in April 2012. All studies must be complete by April 30, 2013. (1 page maximum)
9. Include a list of **specific stakeholders** that are proposed to be included in study development, including low income and minority community representatives. Include a description of anticipated methods to ensure meaningful public involvement. (1 page maximum)
10. Describe local activities that **show commitment and ability to implement** the proposed study results and support the stated need and desired outcomes. Examples of local activities include record of complementary projects (e.g. higher density, mixed-use developments), previous studies that relate to the study area, study goals that are consistent with the local comprehensive plan, supporting local development regulations to allow innovative development, etc. (2 pages maximum)
11. Include **appendices** as needed to support the application, including but not limited to: photographs, letters of support, related study summaries, supporting comprehensive plan policies, etc. (10 pages maximum)

Submit applications (one complete PDF version on disk, travel drive, or email) to Rob LeBeau, Land Use Planning Division, ARC, 40 Courtland Street, N.E., Atlanta, GA 30303 by 5:00 p.m., Friday, December 16, 2011.

The LCI Review Committee will receive applications as a PDF on disk only. Please ensure the PDF version that you provide with your submittal is a full package, including application form, completed questions, resolution, letters of support, photos, and any other supporting material. Any materials not submitted as a PDF will not be distributed to the LCI Review Committee. If you have problems providing a PDF copy, please contact ARC Land Use staff.

Application Requirements – LCI Supplemental Studies

All applicants must provide the following items in their application package (*please note and adhere to the page limits of each item*). If your LCI study application has been submitted in past years and was not funded, the concerns raised by ARC and the Review Committee should also be specifically addressed.

1. Complete an LCI **application form**. (attached)
2. Define the proposed **study area** and depict in map form (11”x17” maximum). Clearly depict how the proposed Supplemental Study relates to the location of the existing LCI study area for which implementation is to be furthered. (2 pages max; 1 map, 1 narrative page)
3. Identify the source of **matching funds** and provide a resolution from the government or non-profit board acknowledging commitment to develop the supplemental study and provide a cash match equivalent to at least 20% of the total study amount. Non-governmental applicants must also submit a letter of coordination from the appropriate local government. (2 pages maximum)
4. Prepare an **issue statement** that clearly identifies the Need and Purpose of the study along with the desired outcomes. The issue statement must address the following:
 - a. Describe how this study relates to and furthers implementation of the existing LCI study
 - b. Describe the specific *products* resulting from the proposed supplemental study
 - c. Describe the desired *outcomes* once the supplemental study is complete and implemented
 - d. Discuss if the proposed work supports local programs/policies of the PLAN 2040 Local Government Plan Implementation requirements
 - e. As LCI funding uses transportation dollars, work under this program must have a transportation purpose. Describe how this study and outcomes relates to transportation issues.(3 pages maximum)
5. Provide a **scope of work** that includes a description of the itemized tasks for the proposed study process. If completing an LCI 10-Year Update, the scope of work and products must be consistent with the items listed in Appendix D. (2 pages maximum)
6. Prepare a **budget** for the study and identify the requested LCI funding and local cash match amounts. (1 page maximum)
7. Include a **schedule** for study development and completion. The anticipated execution of contracts with successful applicants will occur in April 2012. All studies must be complete by April 30, 2013. (1 page maximum)
8. Describe local activities that **show commitment and ability to implement** the existing LCI study and actions to support the stated need and desired outcomes of the supplemental study. Describe actions taken to incorporate LCI goals into the local comprehensive plan and development codes, along with specific density changes and land use mix that has been achieved to date. Include a report of accomplishment (using the ARC template in Appendix E) for the existing LCI action plan. (2 pages maximum + report of accomplishments)
9. Include **appendices** as needed to support the application, including but not limited to: photographs, letters of support, related study summaries, supporting comprehensive plan policies, etc. (10 pages maximum)

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Application Requirements – PLAN 2040 LCI Innovation Program

All applicants must provide the following items in their application package (*please note and adhere to the page limits of each item*).

1. Complete an LCI **application form**. (attached)
2. Define the proposed **study area** and depict in map form (11”x17” maximum). Clearly depict how the proposed study relates to your jurisdiction’s boundaries. (2 pages max; 1 map, 1 narrative page)
3. Identify the source of **matching funds** and provide a resolution from the government or non-profit board acknowledging commitment to develop the study and provide a cash match equivalent to at least 20% of the total study amount. Non-governmental applicants must also submit a letter of coordination from the appropriate local government. (2 pages maximum)
4. Prepare an **issue statement** that clearly identifies the Need and Purpose of the study along with the desired outcomes. The issue statement must address the following:
 - a. Describe how this study relates to and furthers implementation of the PLAN 2040 five Objectives
 - b. Discuss if the proposed work supports local programs/policies of the PLAN 2040 Local Government Plan Implementation requirements
 - c. Describe how this study relates to and furthers LCI program goals and priorities
 - d. Describe the specific *products* resulting from the proposed study
 - e. Describe the desired *outcomes* once the study is complete and implemented
 - f. As LCI funding uses transportation dollars, work under this program must have a transportation purpose. Describe how this study and outcomes relates to transportation issues.(3 pages maximum)
5. Provide a **scope of work** that includes a description of the itemized tasks for the proposed study process. (2 pages maximum)
6. Prepare a **budget** for the study and identify the requested LCI funding and local cash match amounts. (1 page maximum)
7. Include a **schedule** for study development and completion. The anticipated execution of contracts with successful applicants will occur in April 2012. All studies must be complete by April 30, 2013. (1 page maximum)
8. Describe local activities that **show commitment and ability to implement** the actions, products and desired outcomes of the proposed study. Also describe other activities, programs or policies the local government has approved that are consistent with the PLAN 2040 objectives. (2 pages maximum)
9. Include **appendices** as needed to support the application, including but not limited to: photographs, letters of support, related study summaries, supporting comprehensive plan policies, etc. (10 pages maximum)

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LCI Application Review Criteria

The Livable Centers Initiative application will be reviewed and rated based on the completeness of the application and the relevance of the study to program goals and PLAN 2040 objectives. In completing the stated application requirements, each applicant should address the goals identified in the following sections (and as detailed in the Application Requirements section above).

Study Need

The application should include an issue statement that clearly identifies the need and purpose of the study along with the desired outcomes. See specific items that must be included in the issue statement as described in the application requirements section above.

Livable Centers Initiative Program Goals

The LCI program was established with 10 goals that can be summarized as three general concepts: mixed land use, transportation options, and public involvement. In support of the LCI program goals, the issue statement should define how the proposed study addresses each of the following three concepts:

- 1) Encourage a diversity of residential neighborhoods, employment, shopping and recreation choices at the activity center and town center level; housing should be given strong focus to create mixed-income neighborhoods and support the concept of “aging in place”;
- 2) Provide access to a range of travel modes including transit, roadways, walking and biking to enable access to all uses within the study area; and,
- 3) Develop an outreach process that promotes the involvement of all stakeholders (including those not often involved in such planning efforts).

The 10 LCI program goals are listed below for informational purposes only. The application should not answer each individually, but address them under the context of the three concepts above. Successful applicants will be required to address these goals during their LCI study.

1. Encourage a diversity of medium to high-density, mixed income neighborhoods, employment, shopping and recreation choices at the transit station, corridor, activity and town center level.
2. Provide access to a range of travel modes including transit, roadways, walking and biking to enable access to all uses within the study area.
3. Encourage integration of uses and land use policy/regulation with transportation investments to maximize the use of alternate modes.
4. Through transportation investments increase the desirability for redevelopment of land served by existing infrastructure at transit stations, corridors, activity and town centers.
5. Preserve the historical characteristics of transit stations, corridors, activity and town centers, and create a community identity.
6. Develop a community-based transportation investment program at the transit station, corridor, activity and town center level that will identify capital projects, which can be funded in the annual TIP.
7. Provide transportation infrastructure incentives for jurisdictions to take local actions to implement the resulting transit station, corridor, activity or town center study goals.

8. Provide for the implementation of PLAN 2040 objectives, quality growth initiatives and Best Development Practices in the study area and at the regional level.
9. Develop a local planning outreach process that promotes the involvement of all stakeholders particularly low income, minority and traditionally underserved populations
10. Provide planning funds for development of transit station, corridor, activity and town centers that showcase the integration of land use policies/regulations and transportation investments with urban design tools.

Regional Significance

When reviewing the study area as appropriate for the LCI program, regional significance is a key component. The LCI program is focused on supporting enhanced development in regionally significant centers and corridors. Study areas should document unique characteristics that set them apart from similar areas and can demonstrate development at a more intense, urban, and pedestrian scale that is supportive of multiple transportation modes. Consideration will be given to how local actions to implement the plan will have a positive impact on the region. In addition, consideration will be given to how the application meets the goals of Lifelong Communities through the promotion of housing and transportation options, encouragement of healthy lifestyles, and expansion of information and access to services.

Furthermore, the LCI program is a resource to support implementation of the regional plan – PLAN 2040. Studies should show how they relate to the five PLAN 2040 Objectives below:

- Increase mobility options for people and goods.
- Foster a healthy, educated, well trained, safe, and secure population.
- Promote places to live with easy access to jobs and services.
- Improve energy efficiency while preserving the region's environment.
- Identify innovative approaches to economic recovery and long-term prosperity.

Commitment and Ability to Implement

The development of the LCI study is the first step in a larger commitment to implement the plan and create positive changes at the community level. The study applicant should discuss prior activities in support of quality growth projects in the study area. The applicant should also discuss their commitment and ability to implement local initiatives in support of the proposed plan and anticipated outcomes.

Discretionary Points

Additional points may be awarded to each LCI application to account for discretionary factors related to the project applicability, feasibility and commitment, such as:

- Innovation in project scope
- Diversity in project scope and type
- Reliance on existing or programmed infrastructure
- Maximization of resources
- Coordination with other organizations and non-profits to address a full range of needs
- Practicality/feasibility of scope of work, schedule and budget
- Applicability and transferability of project outcomes locally and regionally

- Coordination with and support of other ARC programs such as Lifelong Communities, Green Communities, and Community Choices
- Support of LCI program and successful implementation of past studies/projects (including LCI and TIP projects)

Note: It is important to emphasize the unique characteristics of your community. If a community utilizes outside help in preparing the LCI application, local staff should still be involved in the process to ensure the character and needs of the local community are accurately reflected.

Other LCI Program Information

1. Organizations receiving funds will be required to contract with ARC and provide assurances of meeting federal contract requirements. If more than one organization is involved in the LCI study, ARC will contract with one lead organization only. Other organizations may serve as partners to the lead organization, but they will not be part of the formal LCI contract.
2. As the LCI program is a multi-year commitment and funds are limited each year, the program will seek to fund various types of studies in suburban and urban locations each year.
3. ARC reserves the right to fund all or a portion of the total study budget, depending on program participation and evaluation of need. The study scope of any LCI application may also be adjusted through agreement with the study applicant. Agreement on study area boundaries and scope will be reached with ARC staff and local sponsor prior to awarding funds and executing a study contract.
4. Completion of an LCI study does not guarantee project funding from the LCI transportation dollars in the TIP. Additional LCI funding for transportation projects or supplemental studies is contingent upon local implementation progress and LCI program funding availability.
5. A review of the local jurisdiction's adopted comprehensive plan and other appropriate locally adopted plans should be made as part of the study effort. During the study, the applicant should describe the actions necessary to amend plans to implement LCI study goals, including a process that will foster implementation.
6. LCI recipients will be required to attend group meetings with ARC staff to share experiences, provide updates and engage in technology transfer. Continued participation in these meetings is required after the initial LCI study is complete.

LCI Application Form

Date: _____

Type of Study Requested (select one):

New LCI Study Area LCI Supplemental Study PLAN 2040 LCI Innovation

Name of responsible organization: _____

Name of contact person: _____

Title: _____ **Department:** _____

Address/City/State/Zip: _____

Telephone:(____) _____ **E-mail:** _____

Non-profit designation: _____

Study area name and location: _____

Total study budget: _____

Funds requested: _____ **Cash Match:** _____

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

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

Signature: _____

Application Checklist

The LCI application submittal should be comprised of the sections below, clearly marked and in the following order:

- Application form (1 page maximum).
- Study area maps and narrative, including a study area detail & study area location in the county. Ensure that all maps include a scale and north arrow.
- Resolution of commitment to provide at least 20% local cash match.
- Letter of coordination from local jurisdiction, if a non-governmental organization.
- Issue statement that includes the required sections stated in the application details above for the type of study requested.
- Discussion of the regional significance of the proposed study and its relationship to the PLAN 2040 five objectives – *New LCI studies only*.
- Scope of work including a list of tasks and description of the proposed process for study development. If funded, this will become part of the ARC/Sponsor contract.
- Budget for the study distributed by proposed primary work activities. Identify requested grant amount and local cash match.
- Schedule for study development; must be complete by April 30, 2013.
- List of specific stakeholders and anticipated techniques proposed to be included in the study development, including low income, minority and traditionally underserved community representatives – *New LCI studies only*.
- Description of activities that show commitment and ability to implement.
- Appendices may include relevant supporting documentation as necessary; e.g. photographs, letters of support, related study summaries, supporting comprehensive plan policies.
- One complete application as a PDF (on disk, travel drive, or email).

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APPENDIX A

PLAN 2040 Vision, Goals and Objectives

The PLAN 2040 vision statement, *visionary leadership for sustainable growth by balancing environmental responsibility, economic growth and social needs while maximizing benefits to all*, was adopted by the ARC Board and supported by three goals:

Goal 1: Lead as the Global Gateway to the South

Goal 2: Encourage Healthy Communities

Goal 3: Expand Access to Community Resources

The Atlanta Regional Commission adopted the PLAN 2040 Objectives in July 2010. ARC staff developed Principles that further refine the adopted Objectives based on former regional policy as well as recent regional activities, including Fifty Forward. The Objectives and Principles will become the official land use policy that guides programs, decisions and investments within the PLAN 2040 Implementation Strategy.

Increase mobility options for people and goods by

- Assuring the preservation, maintenance and operation of the existing multimodal transportation system.
- Continuing to implement cost effective improvements such as sidewalks, multi-use trails, bicycle lanes, and roadway operational upgrades to expand transportation alternatives, improve safety, and maximize existing assets.
- Maintaining industrial and freight land uses at strategic locations with efficient access and mobility.
- Maintaining and expanding infrastructure to support air and rail travel and transport.
- Strategically targeting roadway capacity improvements to serve regionally significant corridors and centers.

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

- Building communities that encourage healthy lifestyles and active living for all ages, with provisions for healthcare, education, recreation, cultural arts and entertainment opportunities.
- Promoting a regional community that embraces diversity – age, ethnicity, and lifestyle – as its strength.
- Promoting access to quality schools, career training, and technology literacy to provide a workforce that can support economic opportunity.
- Promoting public safety efforts to create vibrant and safe 24-hour communities.

Promote places to live with easy access to jobs and services by

- Building compact development in existing communities with integrated land uses that will minimize travel distances and support walking, cycling and transit.
- Increasing housing, services, and employment opportunities around transit stations.
- Providing a range of housing choices to accommodate households of all income levels, sizes and needs and to ensure that workers in the community have the option to live there.
- Protecting the character and integrity of existing neighborhoods, while also meeting the needs of the community.

Improve energy efficiency while preserving the region's environment by

- Conserving and protecting environmentally-sensitive areas and increasing the amount and connectivity of greenspace.

- Continuing to enhance stewardship of water resources throughout the region.
- Promoting energy-efficient land development and infrastructure investments that foster the sustainable use of resources and minimize impacts to air quality.
- Encouraging appropriate infill, redevelopment and adaptive reuse of the built environment to maintain the regional footprint and optimize the use of existing investments.

Identify innovative approaches to economic recovery and long term prosperity by

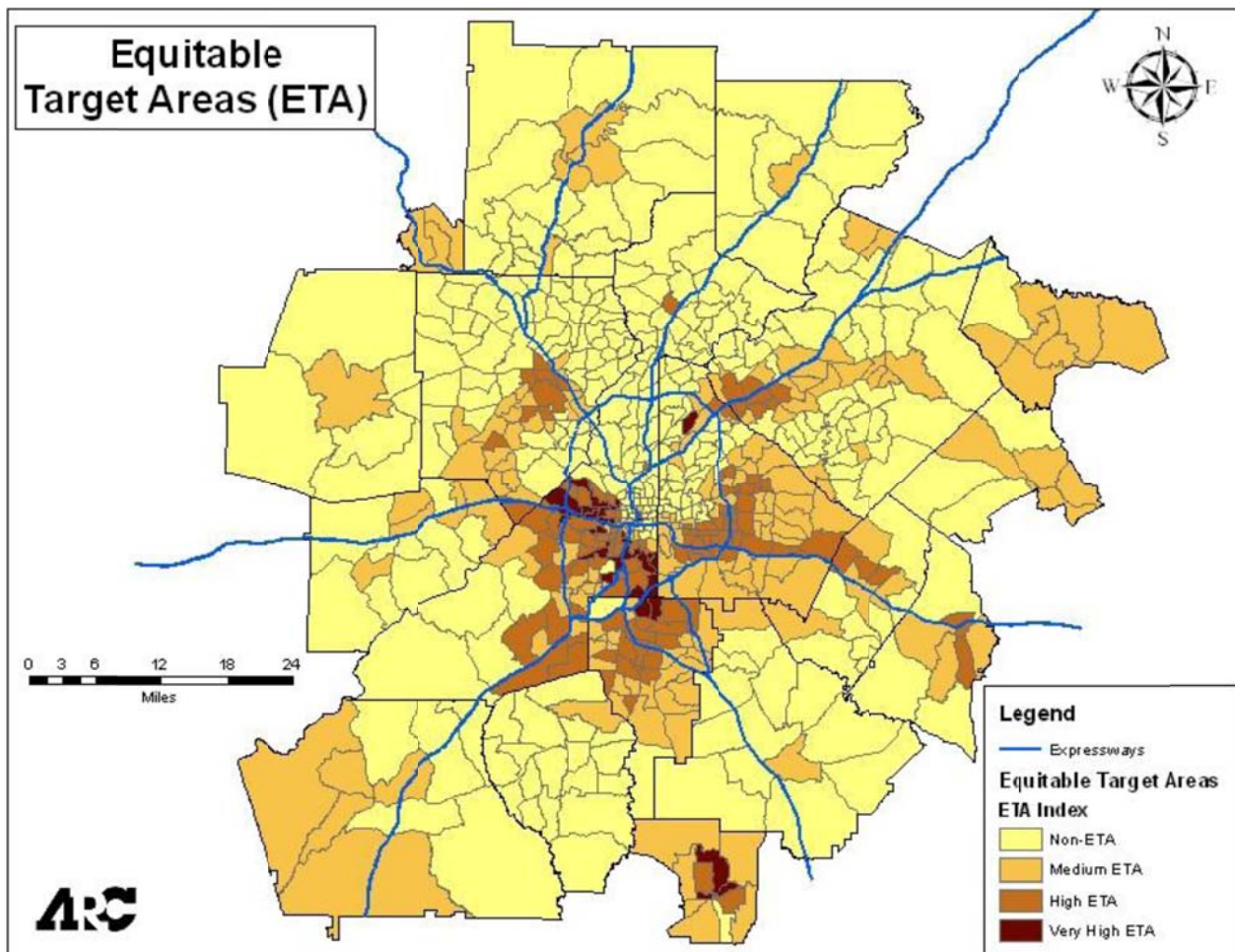
- Focusing financial resources and public investments in existing communities.
- Establishing a region-wide economic and growth management strategy that includes federal, state, regional and local agencies, as well as non-governmental partners.
- Enhancing and diversifying economic development activities to include sectors like life sciences, logistics and transportation, agribusiness, energy and environmental technology, healthcare and eldercare, aerospace technology and entertainment and media production.
- Leveraging the diversity of the region – our people, places and opportunities – to continue to attract business and residents.

APPENDIX B

Equitable Target Areas

The Equitable Target Area (ETA) index was developed by the Atlanta Regional Commission to identify potential concentrations of environmental justice communities in the Atlanta region. The index is based on the regional averages of five parameters: the senior population, low education attainment, housing values, poverty, and the distribution of minorities.

The data used in the analysis was obtained from the American Community Survey's five-year estimate, 2005-2009, and was aggregated at the census tract level. Each parameter received equal weighting in the resulting composite index. Areas that scored higher than the index's regional score were determined to be ETA communities, and were subsequently categorized into three levels of ETA "concentrations": Medium ETA, High ETA and Very High ETA.



APPENDIX C

LCI Study Deliverables for New LCI Study Areas

The LCI study should result in a plan that specifically addresses the following areas:

1. Efficiency/feasibility of land uses and mix appropriate for future growth including new and/or revised land use regulations needed to complete the development program.
2. Transportation demand reduction measures.
3. Internal mobility requirements – traffic calming, pedestrian circulation, transit circulation, bicycle circulation, safety and security of all modes.
4. Mixed-income housing, job/housing match and social issues.
5. Continuity of local streets in study area and development of a network of minor roads.
6. Need/identification of future transit circulation systems.
7. Connectivity of transportation system to other centers.
8. Community organization, management, promotion, and economic restructuring to ensure implementation.
9. Stakeholder participation/support.
10. Public and private investment policy.

A summary document must be prepared at the end of the planning study and contain at a minimum the following:

- A description of the study process and methodology, data gathering techniques and findings, and general study outcomes.
- A description of the public participation process used to achieve a community-supported program of activity center improvements.
- A description demonstrating how the study addressed each of the required 10 study deliverables enumerated above.
- 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, proposed transportation improvements, and typical cross-sections.
- A market or fiscal feasibility analysis that supports the plan recommendations and ensures the proposed plan is realistic.
- 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 that are planned in the study area to implement the study goals, programs, projects, and Lifelong Communities principles. Schedules should include start date, completion date, cost estimate and responsible party. This schedule should include specific actions that implement the findings (including the need for supplemental studies) from each of the 10 study components, including but not limited to:
 - A 5-year prioritized description of transportation improvement projects, actions, and policies that will support the study area goals. Project scopes should include detailed descriptions and cost estimates. Sponsor will also be required to identify two transportation projects to be pre-qualified for LCI transportation project funding eligibility;

- 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.

In addition, a population and employment data section shall be included as part of the LCI study summary. This section shall contain a comparison of development under current conditions and development under the proposed LCI plan. The data in this section shall contain, at a minimum, current and 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

Additional Corridor Study Requirements:

Corridor plans will seek to create efficiency in the transportation system through land use changes and create a readiness for transit and pedestrian activities. To support this, and in addition to meeting the requirements delineated above for all centers, corridor studies must also include the following:

- Sidewalk and bicycle facility inventory
- Access Management Plan
- Analysis supporting land use changes and its impact of transportation facilities capacity
- Proposed typical corridor ROW cross-section and concept plan
- Consideration of the impact on adjacent routes resulting from proposed changes to the primary corridor

Additional Station Area Study Requirements:

Transit station area plans will seek to maximize the potential of existing or proposed major transit facilities to support the creation of walkable transit-oriented centers. To support this, and in addition to meeting the requirements delineated above for all centers, transit station area studies must also include the following:

- Sidewalk inventory within a 0.5 mile radius of the station
- Analysis of bicycle access and bicycle parking needs at the station site
- Analysis of existing and future vehicular parking needs, with special attention to transit-compatible parking management practices such as shared parking and carshare programs
- Strategies to meet the target number of housing units within ½-mile of the station based on the character of that station location

APPENDIX D

LCI 10-Year Update Deliverables

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 E

LCI Action Plan Report of Accomplishments – Template

Instructions: In the left columns, list all projects/actions identified in your LCI 5-Year Action Plan. Check the appropriate status box for each project. Provide details when necessary, including when a project has missed its deadline or has become irrelevant.

<i>Transportation Initiatives</i>				STATUS				Notes
Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	

<i>Housing Initiatives</i>			STATUS				Notes
Project	Description	Study / Implementation Year	Complete	Underway	Not Started	Not Relevant	

<i>Other Local Initiatives</i>			STATUS				Notes
Project	Description	Study / Implementation Year	Complete	Underway	Not Started	Not Relevant	