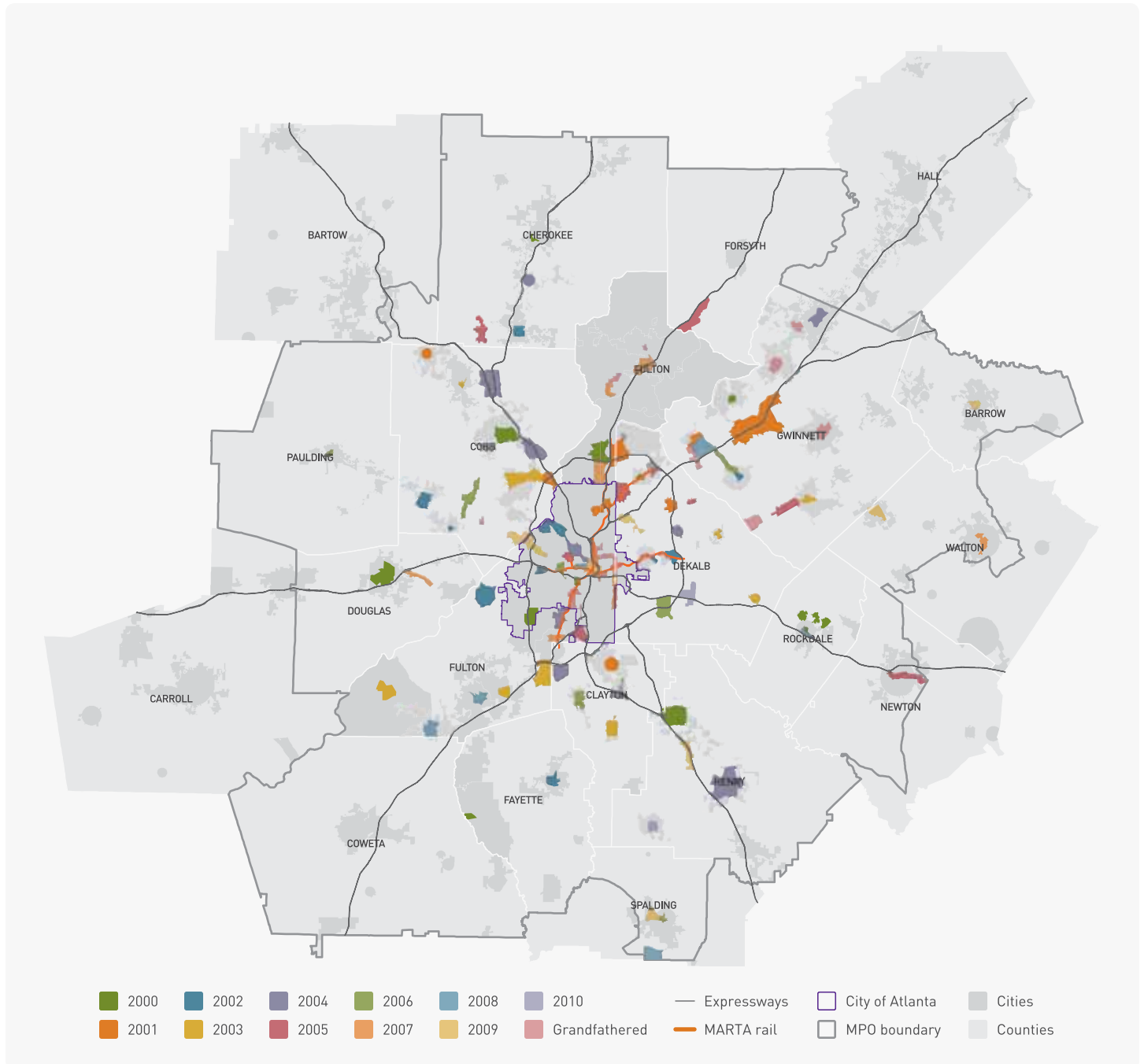


2000–2010 Livable Centers Initiative Studies



40 COURTLAND STREET, NE
ATLANTA, GEORGIA 30303
ATLANTAREGIONAL.COM



For more information about the Livable Centers Initiative,
including how to apply for funding, please contact

Dan Reuter
Land Use Division Chief
404.463.3305

Please consult ARC's LCI webpage for more details:

www.atlantaregional.com/lci



Livable Centers Initiative 2011

IMPLEMENTATION REPORT EXECUTIVE SUMMARY

The Atlanta Region has no physical boundaries restricting its growth and development. Over the last 40 years, Atlanta has grown into one of the least-dense metropolitan regions in the U.S., with some of the nation's longest average daily work commutes. The Livable Centers Initiative (LCI) program was created to provide an alternative to these development patterns by encouraging more choices in activity centers, town centers and corridors throughout the region.

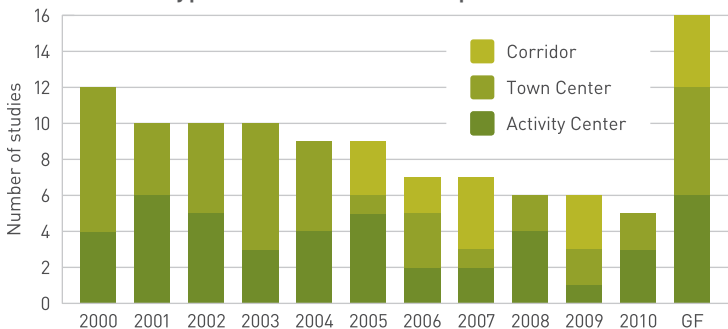
Every two years, the Atlanta Regional Commission (ARC) conducts a survey of all active LCI communities in an attempt to measure the success and effectiveness of the LCI program. This documents serves as the summary of the 2010 survey results. The full report can be found at www.atlantaregional.com/land-use/livable-centers-initiative/evaluation.

The LCI Program

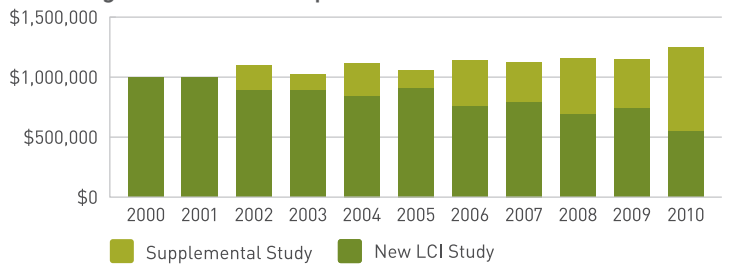
ARC established the LCI program in 1999 to encourage local jurisdictions to plan and implement strategies that link transportation improvements with land-use development decisions. Through the LCI program, local governments and non-profit organizations compete for planning grants to conduct studies that will help them improve the livability and sustainability of their town centers, activity centers and corridors.

Over the past 11 years, the LCI program has grown to include 107 communities, 91 of which received grants to complete new studies and 16 that were grandfathered into the program after independently completing an LCI-consistent study. After completing and adopting the LCI study, LCI areas are eligible for additional money that enables them to either conduct supplemental studies of specific issues or to design and build transportation projects identified in the LCI study.

Number and Types of Funded Studies per Year



Planning Funds Awarded per Year



The 2011 LCI Implementation Report

The 2011 LCI Implementation Report provides the results of a survey conducted by the ARC to measure the success of the LCI program. The survey quantifies the changes in development, measures the changes in land use policy and assesses the attitudes towards improvement and livability resulting from implementation of the LCI study. The ARC distributed the surveys in the summer of 2010 to 101 LCI areas whose studies were complete before 2010. Of the 101 surveyed communities, 88 completed and returned the survey and 90 completed and returned the development inventory.



Development

The development inventory portion of the survey asked recipients to report information on all new developments constructed, under construction or planned within their LCI areas. ARC tracks and updates the type, size, status and location of all projects through this development inventory.

Inventory Summary

Number of Developments Reported		These developments are anticipated to add over	
Total	1,514	Residential Units	84,800
Complete	1,070	Hotel Units	13,800
Under Construction	132	Commercial sq ft	21,500,000
Planned	224	Office sq ft	45,800,000
Postponed	34		
Dropped or Withdrawn	8		
Unspecified	46		

In addition to the development inventory, ARC gathers regional development data from Co-Star, a real estate information company. This information allows ARC to compare the amount of development that occurs within LCI areas to the amount of development that occurs in the region as a whole. The LCI development inventory contains 1,070

completed projects in LCI areas throughout thirteen counties in the region: Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry, Newton, Rockdale, Spalding, and Walton.

The chart below compares the number and types of developments in these LCI areas relative to the 13-county region. Although the LCI areas make up less than 5 percent of the total land area within the 13 counties, they are responsible for more than 15 percent of the area's development, on average. LCI communities have captured a considerable amount of new office development and commercial development, and an increasing amount of new residents.

2010 13-County Regional Comparison

Development 2000–2010	Housing (Units)	Commercial (Sq Ft)	Office (Sq Ft)
Completed Development within 13-County Region (Source: Co-Star & ARC)	390,534	59,835,679	45,720,539
	Land Area: 2,450,762 Acres		
Completed Development within LCI Areas (Source: 2010 LCI Implementation Survey)	31,409	12,409,542	18,845,261
	Land Area: 113,104 Acres		
Percent of Development within LCI Areas	8.04%	20.74%	41.22%
	Land Area: 4.62%		

*13 Counties: Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry, Newton, Rockdale, Spalding and Walton

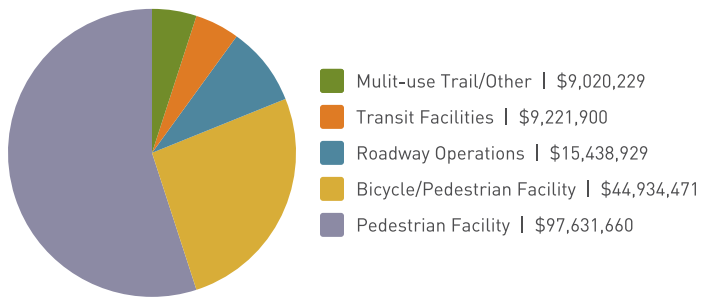
Transportation Projects

LCI transportation projects are a critical component of the LCI program because they allow for direct implementation of the LCI plan. Through the program, funding is available on a competitive basis for transportation projects identified through the LCI plan. Similar to LCI planning funds, transportation funding for the program comes from federal L230 Surface Transportation Program funds.

Once an LCI area adopts its plan, transportation projects that support implementation of the plan can then compete for implementation funding through ARC.

As of March 2011, 92 transportation projects in 55 LCI communities received LCI funding. The majority of funded projects focus on providing non-vehicular improvements. Typical improvements include sidewalks, crosswalks, multi-use trails, roadway operation improvements, bike lanes — all around multi-modal improvements. The figure below illustrates the percentage of funding awarded to each project type. The clear majority of funding goes to pedestrian facility improvements.

Transportation Project Funding by Type



Practices, Policies and Regulations

The policy and regulation portion of the 2010 LCI survey evaluated the extent to which LCI communities have implemented their plans through modifications in their land use policies and regulations. Policy changes include creating special LCI zoning districts to allow a mix of uses, amending their comprehensive plan to include their LCI study or developing design guidelines to ensure that new development supports the vision of their LCI plan. Of the 90 LCI areas that responded to the policy portion of the LCI survey:

- 88 percent have incorporated their LCI study into their comprehensive plans.
- 64 percent have created special LCI zoning districts.
- 28 percent have policies or development incentives in place that are focused on building more senior, workforce or special needs housing within and around the LCI study area.
- 85 percent have policies in place controlling architectural standards or design guidelines.

Implementation Assistance

The LCI Supplemental Study program provides existing LCI communities with additional funding for supplemental plans that help them implement their overall vision. These funds provide an opportunity for LCI sponsors to focus on issues such as access management, zoning code rewrites and housing issues.

In addition to being eligible for additional LCI implementation funds, LCI communities may also receive implementation assistance through ARC's Community Choices Implementation Assistance program. Community Choices, a program of ARC's Government Services division, provides cities and counties with pro bono technical assistance and resources to implement innovative quality growth policies and plans. Since the program began in 2005, Community Choices has provided assistance to 35 municipalities throughout the region, 29 of these were provided to LCI communities to help implement their existing LCI plans.

The Lifelong Communities (LLC) program, managed through ARC's Aging Services Division, was launched in 2007 as a way to plan communities where individuals can live throughout their lifetime. The LLC message has three goals: promote housing and transportation options, encourage healthy lifestyles and expand access to services. The LLC program incorporates the following planning tools: Lifelong Communities vision framework, the 7 Lifelong Community Design Principles, the Lifelong Community Evaluation Tool, the five community master plans produced through the Lifelong Community Charrette process, and the Lifelong Communities Final Design Guidebook. In 2009 ARC hosted a nine-day Lifelong Communities Charrette which brought together experts to examine how Atlanta-area communities could become places where people of all ages and abilities can live as long as they would like. Of the six sites examined during the charrette, five are LCI communities.

