



City
Chamblee

Rail-Trail Extension Conceptual Design Study



Stakeholder Advisory Group Kick-Off Meeting
Monday November 8, 2015

HL Heath & Lineback Engineers, Inc.

PEREZ PLANNING + DESIGN, LLC

Agenda

- Introductions
- Discuss Stakeholder Advisory Group Roles + Responsibilities
- Project Overview
- Overview of Planning + Design Philosophy
- Findings to Date
- Stakeholder Advisory Group Exercise + Discussion
- Next Steps



Introductions



1. Please tell us your name and who you represent
2. What unique skills or perspectives do you bring to the stakeholder committee?
3. What are you most **EXCITED** and/or **CONCERNED** about re: the proposed rail-trail extension?



Stakeholder Advisory Group Role + Responsibilities

*“Bring me in early,
and I’m your partner.*

*Bring me in late, and
I’m your judge.”*

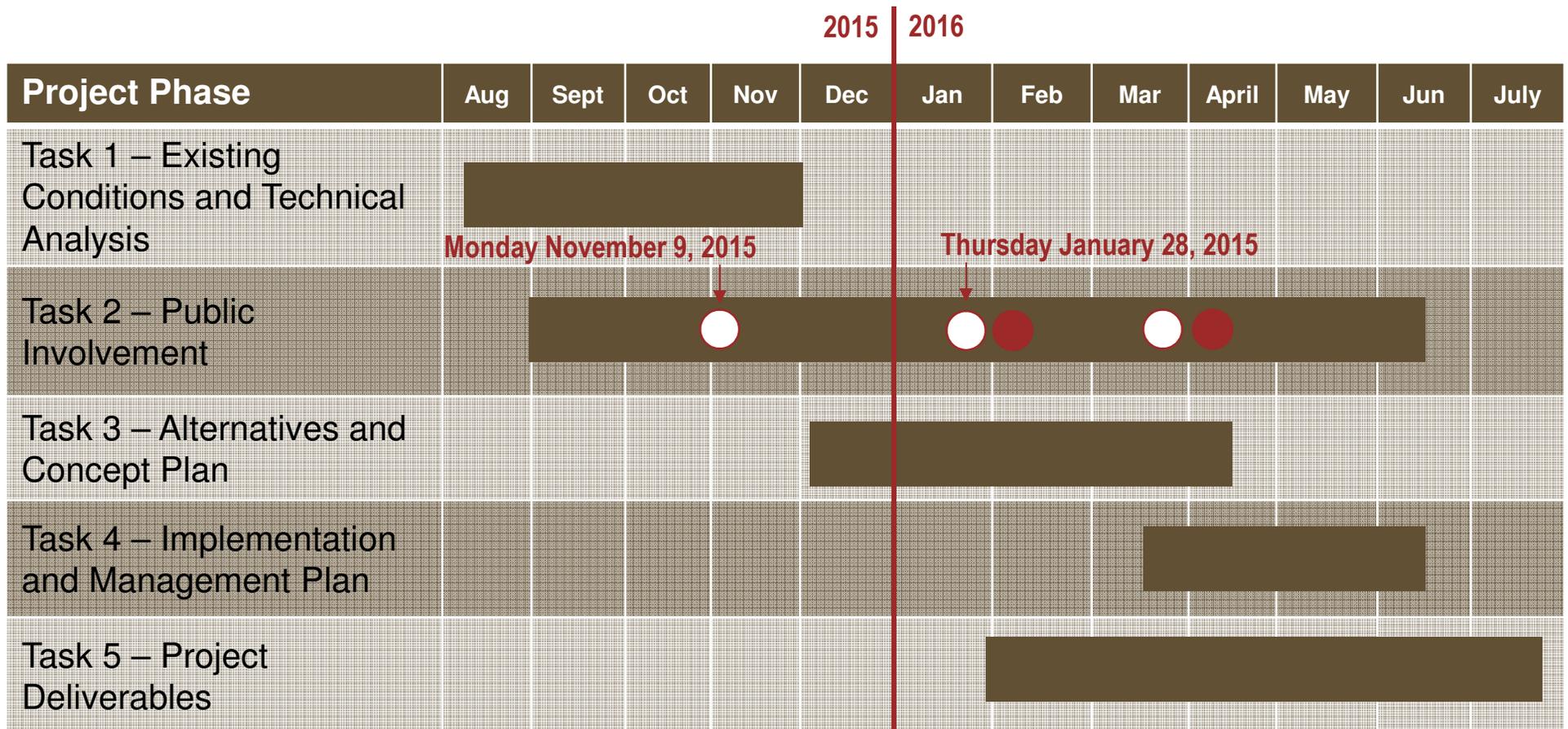
-Author Unknown

Help us create the Community’s vision for the City of Chamblee Rail-Trail Extension Project:

- Give us your honest feedback.
- Let us know what you believe is in the best interest of the community.
- Be a community liaison, let residents and stakeholders know about the project.
- Share feedback from the community with the consulting team and the Stakeholder Advisory Group.



Project Scope + Schedule



-  Task
-  Stakeholder Committee Meeting
-  Public Meeting

Public Involvement

- City Kick-Off Meeting August 13, 2015
- City Council + Mayor Interviews September 22, 2015
- The Olmsted Project September 22, 2015
- MARTA + Representatives from Peachtree Malone Lofts October 16, 2015
- **Stakeholder Advisory Group Kick-Off Meeting** **November 9, 2015**
- Peachtree Malone Lofts November/Dec 2015
- GDOT November/Dec 2015
- Georgia Power November/Dec 2015
- On-line Survey Public Engagement January – February 2016
- Stakeholder Advisory Group Meeting January 28, 2016
- MARTA Station Public Engagement Exercise January – February 2016
- Public Workshop February 2016
- Stakeholder Advisory Group Meeting April 2016
- Public Workshop May 2016

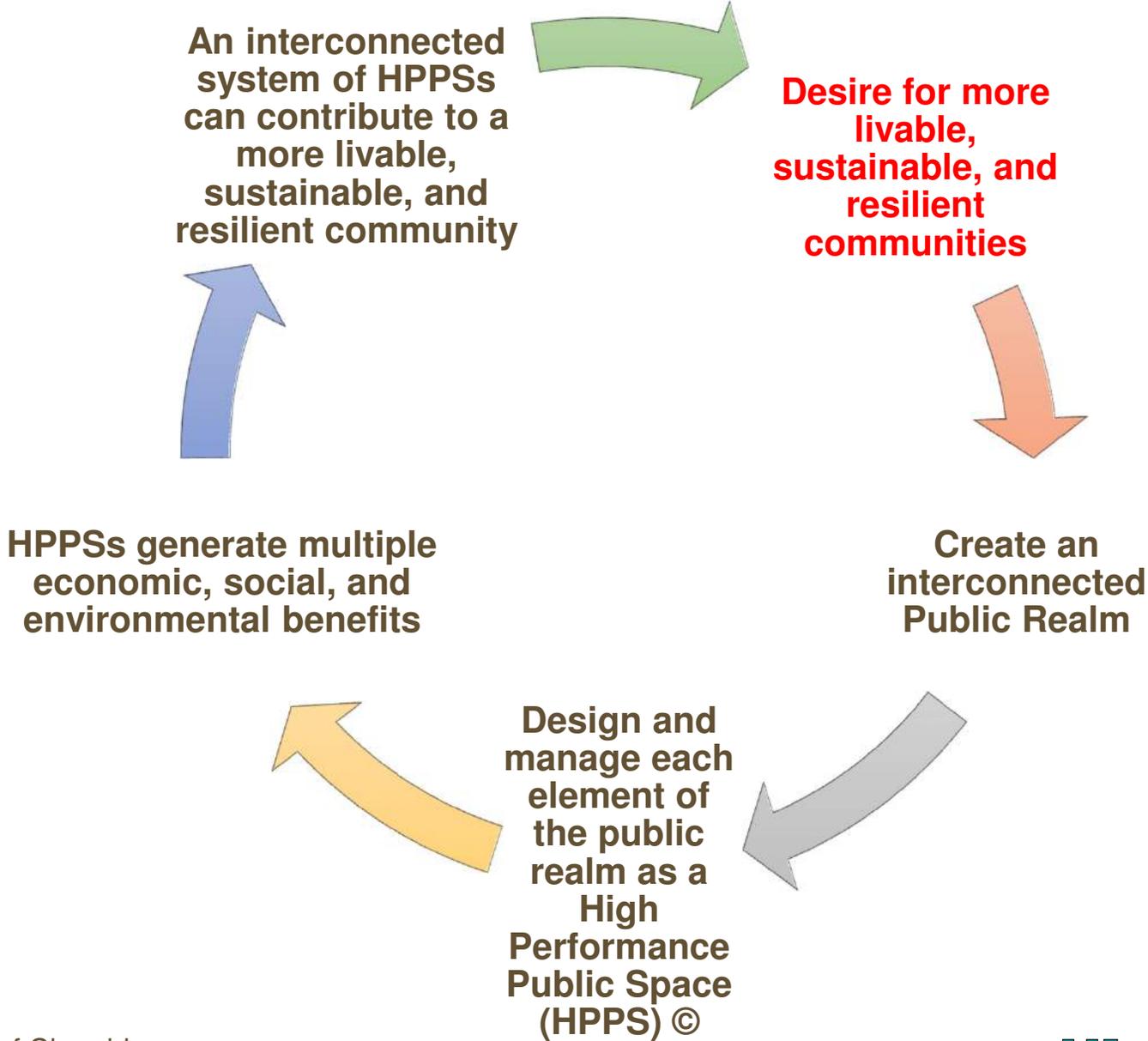


Agenda

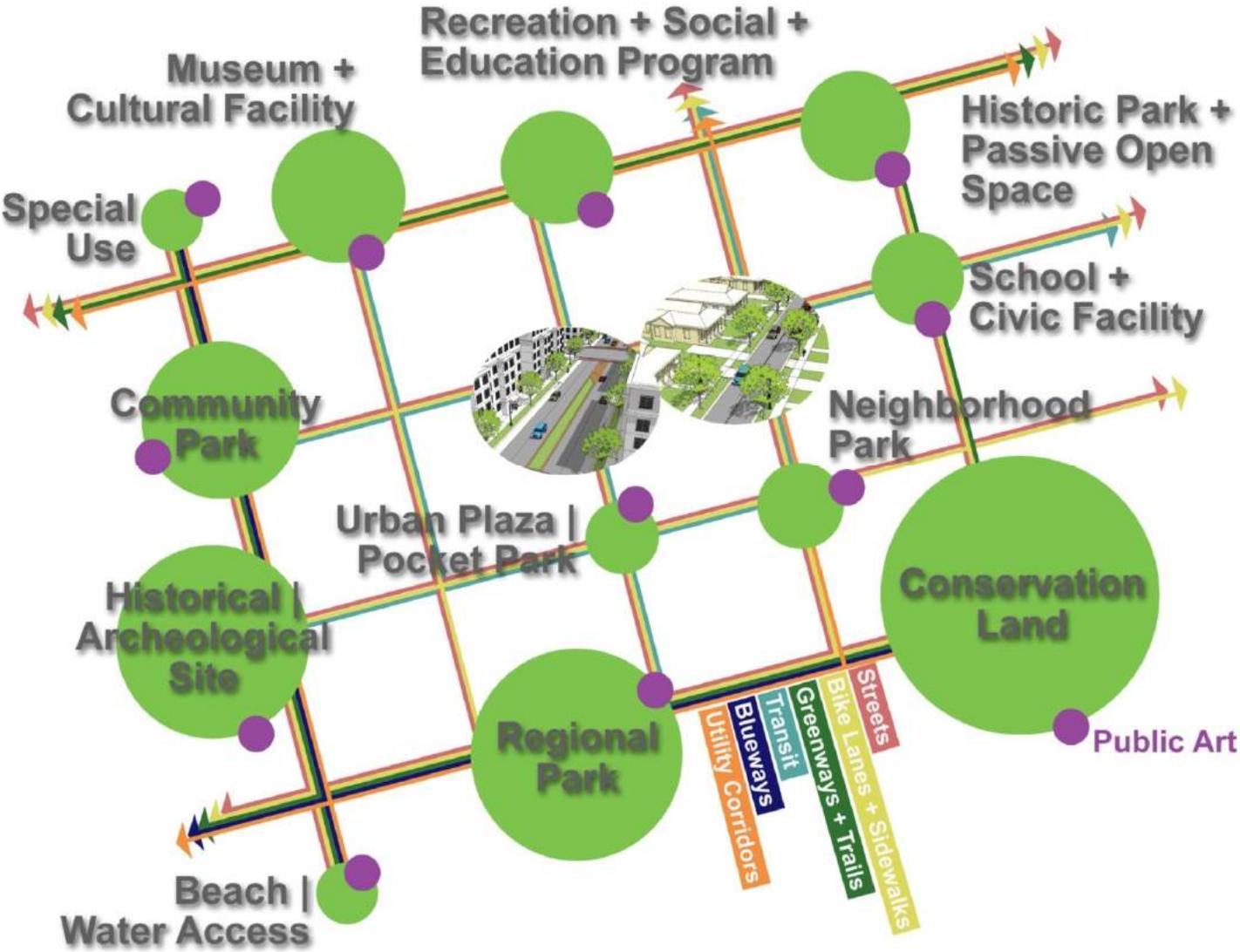
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High Performance Greenspace + Trail System



High Performance Greenspace + Trail System



High Performance Greenspace + Trail System

High Performance Public Spaces©

“Any publicly accessible space that generates economic, environmental, and social sustainability benefits for their local community. A HPPS can be a park, trail, square, green, natural area, plaza or any other element of the ‘public realm’ that generates all three types of benefits” (Barth, 2014).



Silver Comet Trail

Economic Impact Per Year

• Recreation Spending	\$47 Million
• Tourism Spending	\$10 Million
• Regional Spillover	\$98 Million
• State Spillover Impact	\$118 Million
• Statewide Fiscal Impact	\$4 Million
• Property Value Increases	\$182 Million
• Property Tax Revenue	\$2 Million
Total	\$461 Million

Source: Northwest Georgia Regional Commission (2013)



Silver Comet Trail

\$1 spent on the Silver Comet Trail expansion....

Georgians gain an estimated \$4.64 in direct and indirect economic benefits.

Source: Northwest Georgia Regional Commission (2013)



Trail Benefits

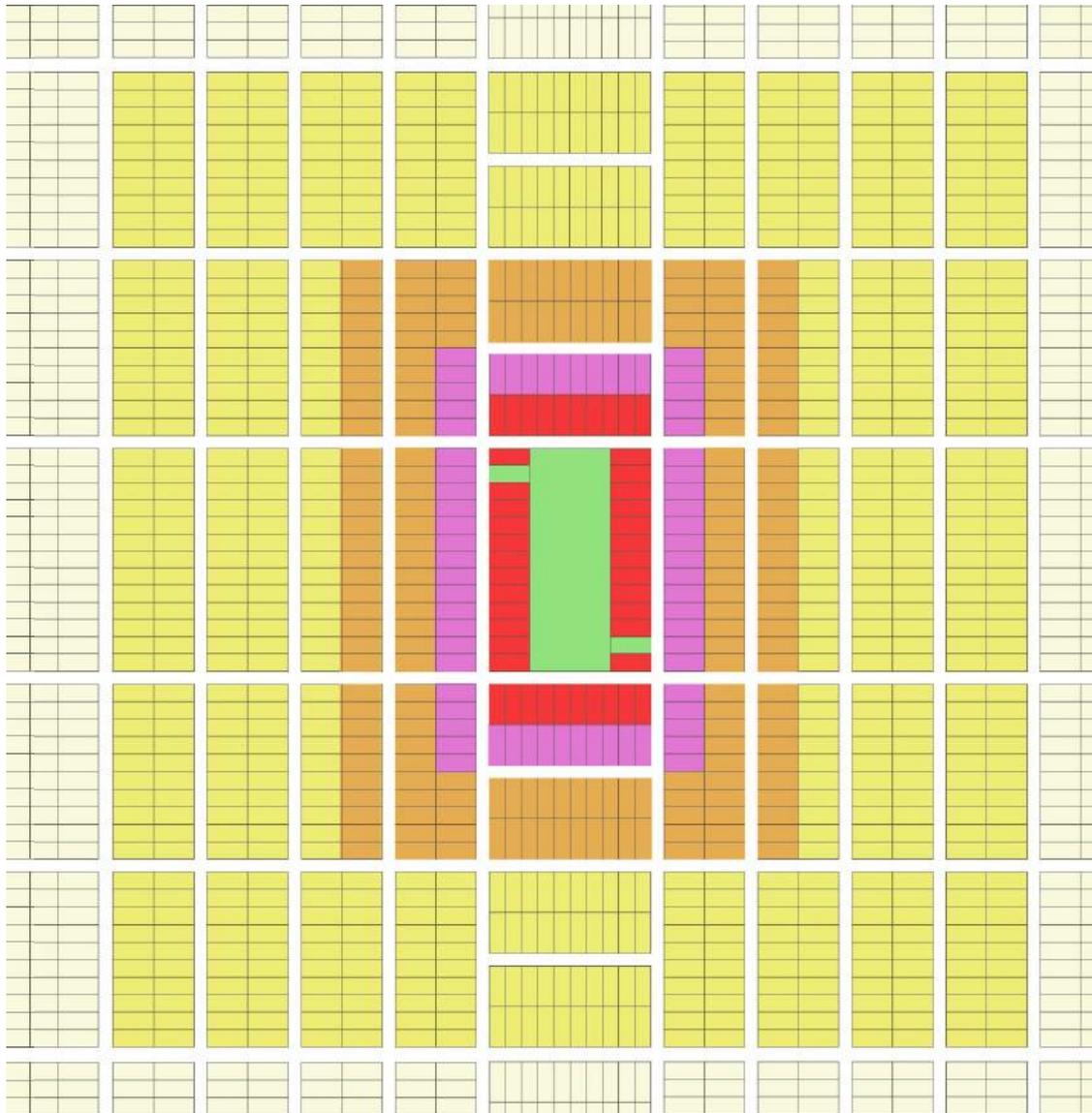
- **Increased access + mobility**
 - Reduce air pollution + improve air quality
 - Reduce congestion for drivers, saving time and energy consumption
 - Reduce wear and tear on roads and vehicles
- **Health benefits**
 - Encourage active + healthy lifestyles and reduce health care costs:
 - Direct healthcare costs
 - Indirect healthcare costs
 - Direct and indirect worker compensation
 - Absenteeism + “presenteeism” costs
- **Environmental Stewardship**
 - Linear greenspace corridors link fragmented tracts and land to provide larger wildlife habitats
 - Protect sensitive natural features + natural processes



Source: Northwest Georgia Regional Commission (2013)



Proximate Principle



Homes adjacent to the park
(**within 100 ft.**) **22.3% price premium** relative to homes ½
mile away

Homes **within 300 ft.** **15%** price
premium

Homes **within 600 ft.** **5%** price
premium

Insignificant after 1,300 ft

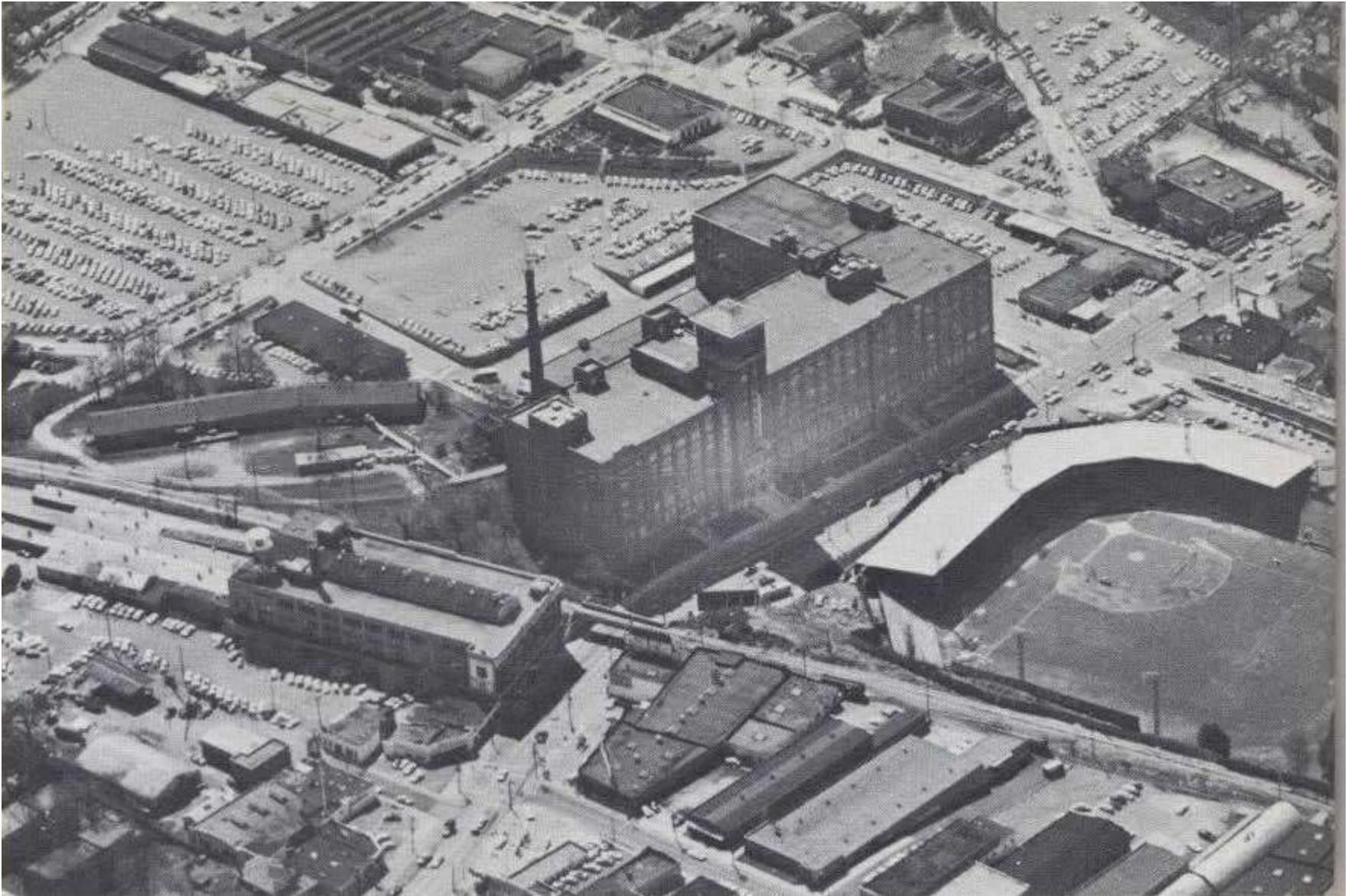
Source: Miller, 2001; Farr, 2008

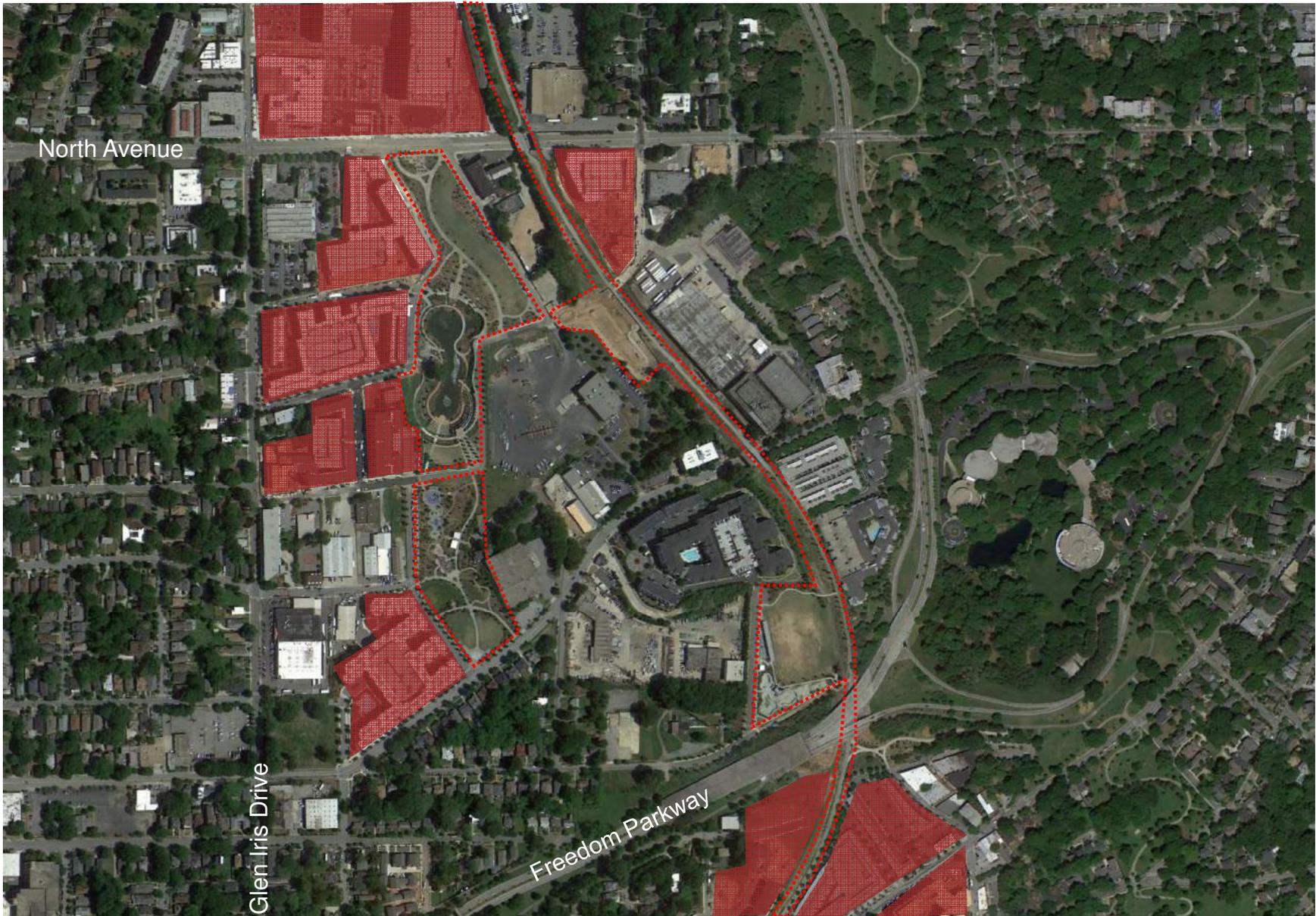


Historic 4th Ward Park – Circa 1930's



Historic 4th Ward Park – Circa 1930's





Atlanta BeltLine | Eastside Trail

\$775 Million

in private real estate
development within

**1/2 mile of the
Eastside Trail**

Source: Atlanta BeltLine, Inc., 2013

Source: Perkins + Will and Field Operations



Atlanta BeltLine | Eastside Trail



- Removed 1,700 tons of contaminated soil
- Cleared 100+ acres of kudzu and other invasive species



- Planted 600+ trees as part of the Atlanta BeltLine Arboretum
- 109,000 native grass plugs along 11 acres

Source: Atlanta BeltLine, Inc., 2013



Atlanta BeltLine | Eastside Trail



- City of Atlanta's largest temporary art exhibit
- Home to Cultural Events
 - Lantern Parade
10,000 spectators
- Health + Fitness Programs
- Volunteerism

Source: Atlanta BeltLine, Inc., 2013



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Chamblee Rail Trail Corridor

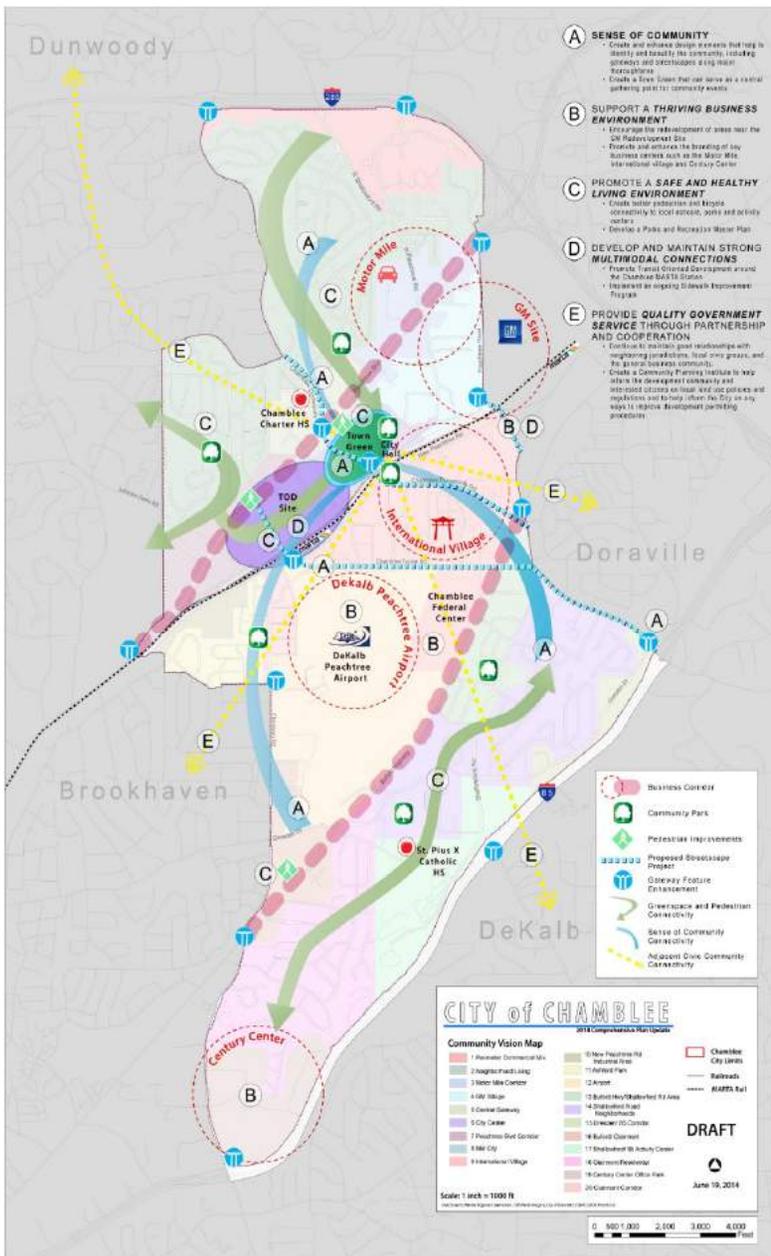


← **0.86 Miles** →
About 15 Minute Walk



City of Chamblee Comprehensive Plan

The City of Chamblee aspires to be a healthy, vibrant, safe environment where residents live, work, play and grow in a diverse community valuing families and neighbors, respecting the historic qualities of our city.



Proposed Project Goals

1. Create a greater sense of community identity.
2. Support a thriving business environment.
3. Promote a healthy and safe living environment.
4. Develop and maintain strong multi-modal connections.
5. Provide quality government service through partnership and cooperation.



City of Chamblee Comprehensive Plan

Vision

Centered around the Chamblee MARTA Station, this area will support transit oriented lifestyles with associated housing, services, and employment.

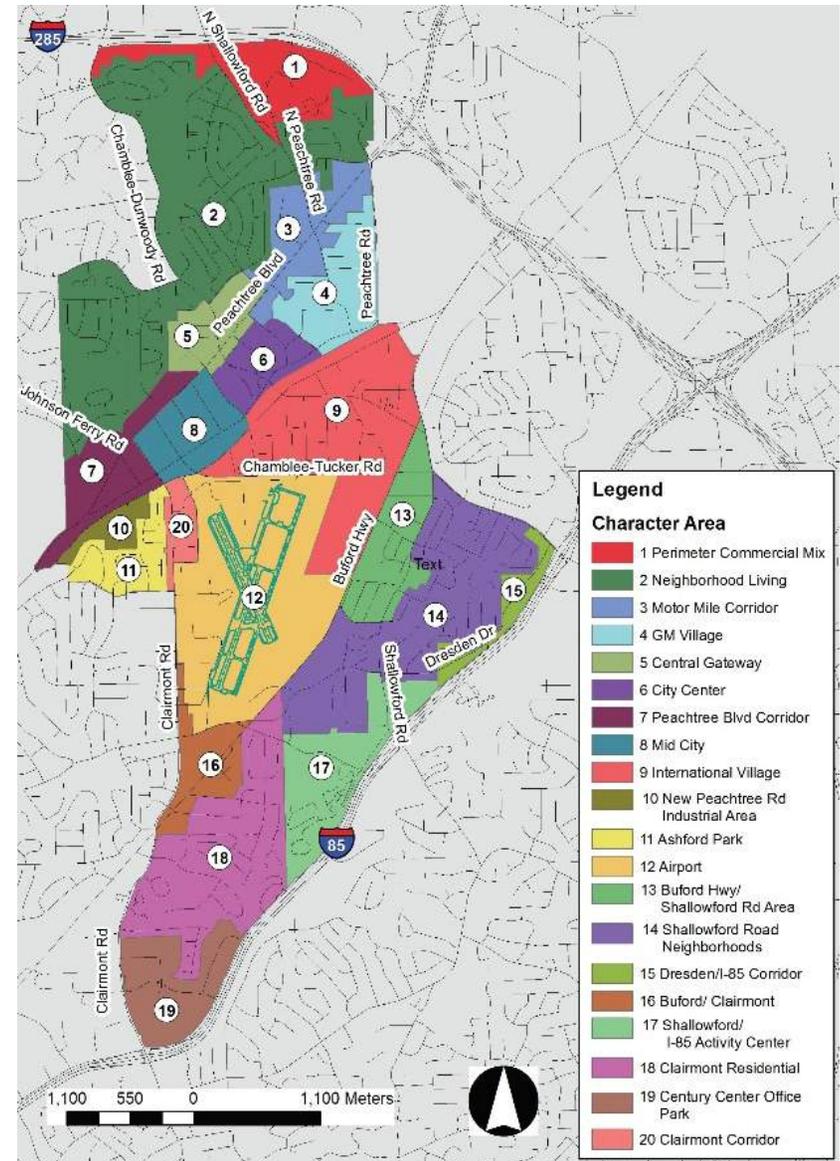
Appropriate Zoning Districts

VC - Village Commercial district

TOD - Transit-Oriented Development (Proposed)

Key Policies and Implementation Measures

- Improve pedestrian connections to the MARTA station through the maintenance of and invest in streetscape elements such as sidewalks, fountains, and parks/green space.
- Undertake a parking study for the district and investigate the potential of additional public parking.
- Develop a regional detention area and community space on MARTA owned property located between Chamblee Tucker Road or Malone Drive.
- Work with MARTA to incorporate mapping and way-finding within the station and at bus stops, and prototype bus shelters to enhance the character of the area.
- Provide safe and convenient access to future Chamblee Rail Trail Extension
- Seek high quality development adjacent to the MARTA station.
- Create a blueprint for streetscape improvements



Chamblee Town Center Livable Centers Initiative

Downtown Vision

- Enhancing Chamblee's sense of place
- Increase walkability
- Improving the Chamblee MARTA rail station area
- Providing a higher quality of life
- Adding more places to work, shop, have fun



Chamblee Town Center Livable Centers Initiative

Proposed Project Goals

- Spur high-quality development
- Increase connectivity
- Provide transportation options



Stakeholder Advisory Group Exercise

Vision + Ideas

What is your vision for the Rail-Trail?

How do you see it impacting the surrounding area?



Stakeholder Advisory Group Exercise

Concerns + Potential Issues

What concerns or potential issues do you foresee that you would like us to take under consideration?



Stakeholder Advisory Group Exercise

Funding + Implementation Opportunities

What funding source(s) would you support?

Pay As You Go:

- General Fund/ CIP
- Sales Tax
- Park Impact Fees
- Grants
- User Fees
- Special Assessments
- Others (please specify)

Borrowing:

- General Obligation Bonds
- Revenue Bonds
- Others (please specify)

Partnerships:

- Schools
- Churches
- Businesses
- Developers
- Other (pls specify)

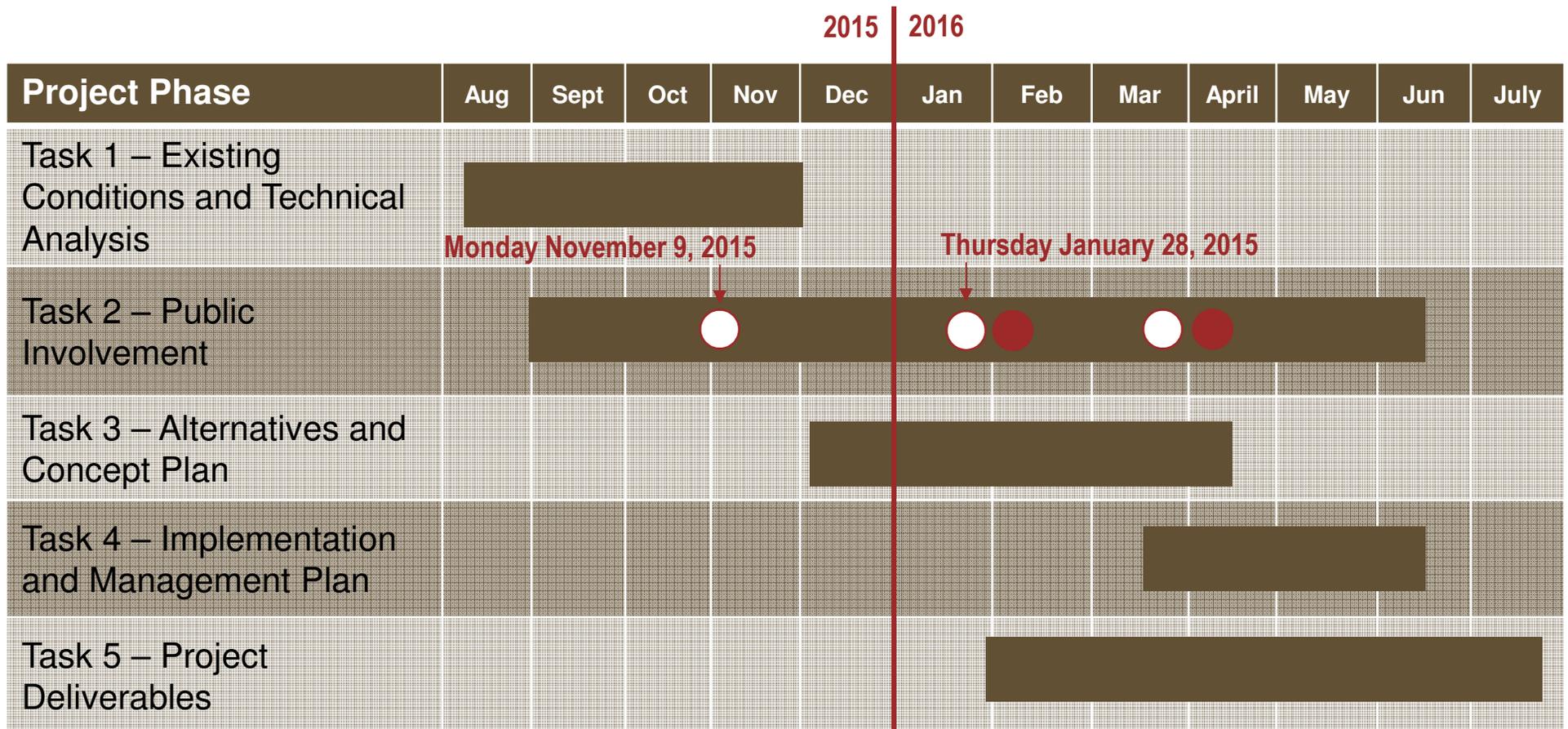


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