

The background of the lower half of the image is a photograph of the Alpharetta City Hall. The building is a large, multi-story structure with a prominent central dome and classical architectural features like columns and balconies. The sky is clear and blue. The text "Comprehensive Plan Update" is overlaid on the image in a large, bold, black sans-serif font.

Comprehensive Plan Update



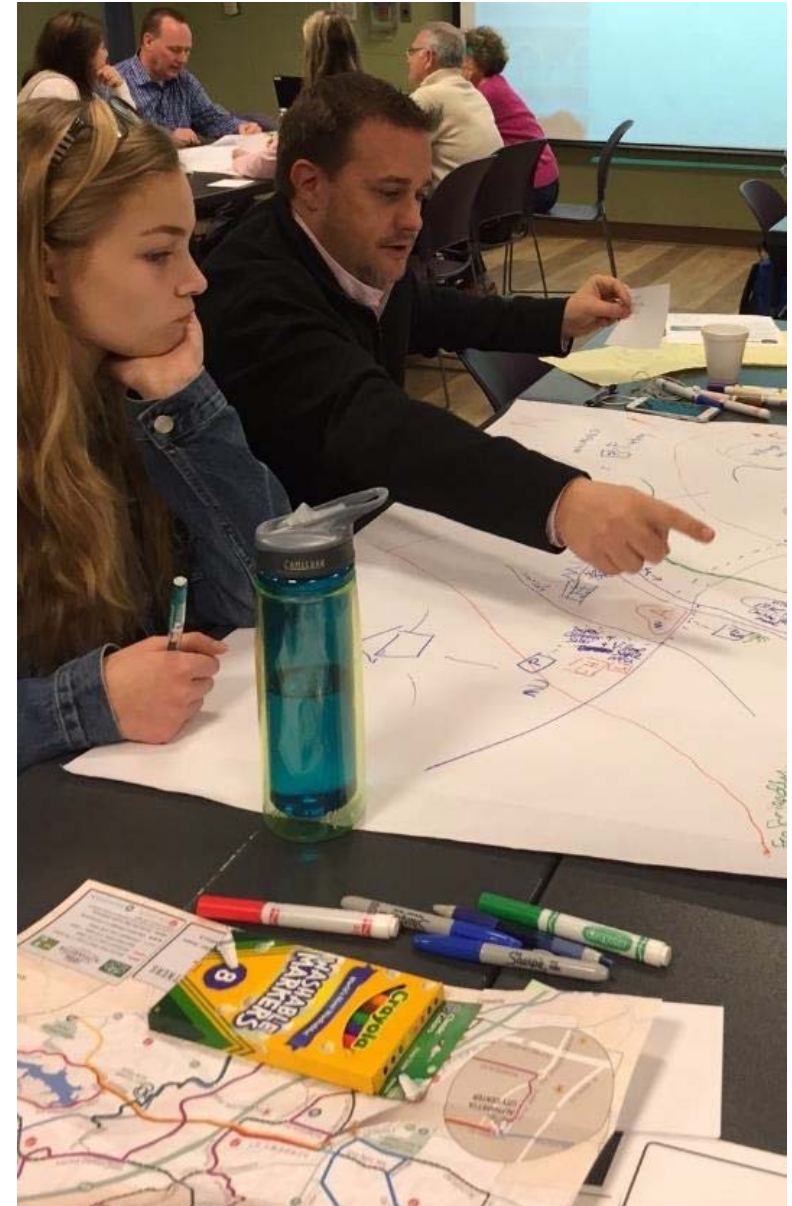
Today's Agenda

1. Welcome and Presentation
2. Reality Check-Lite Exercise
3. Greenway Mapping Exercise
4. Priority Thought Wall Exercise
5. Next Steps





Recap of Feb. Public Meetings

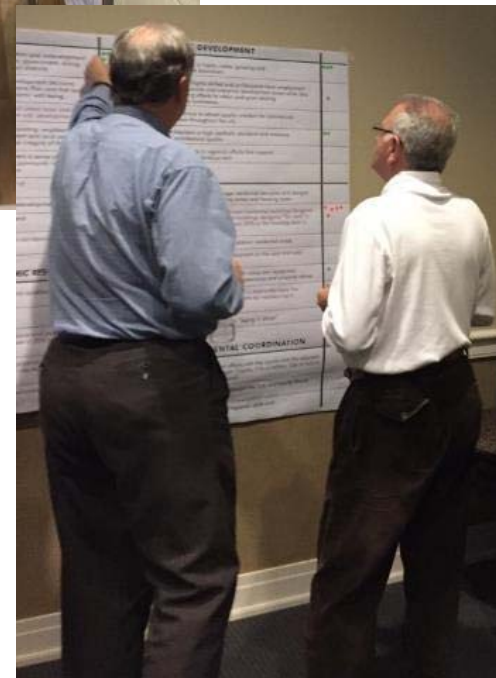
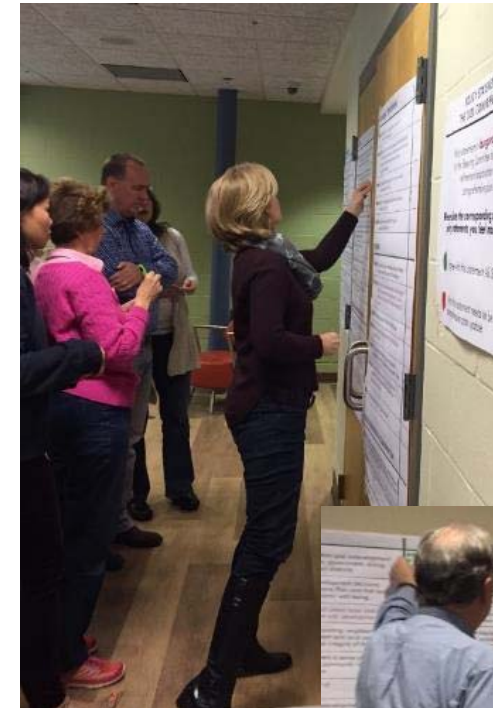




Recap of Feb. Public Meetings

POLICY STATEMENT INPUT

LAND USE	
Policy 1: Encourage the continued revitalization and redevelopment of Downtown Alpharetta for culture, government, dining, residential, entertainment, and retail diversity.	•••••
Policy 2: Ensure that future land use and development decisions are consistent with the Comprehensive Plan and that such decisions promote social and economic well-being.	•••
Policy 3: Promote establishment of a compact urban area and assure the availability of utilities concurrent with development.	••
Policy 4: Preserve and protect the quality of existing neighborhoods proactively through code enforcement and land use decisions that protect neighborhood integrity of these areas.	•••
Policy 5: Require subdivision design that fosters a sense of community and promotes pedestrian mobility, community recreation and an abundance of public open space.	•••••
Policy 6: Support the success and expansion of employment centers.	•••
Policy 7: Ensure context-sensitive infill and redevelopment.	•••••
Policy 8: Support mixed-use neighborhood and community centers.	•••••
Policy 9: Promote redevelopment of highway corridors into pedestrian friendly, mixed-use environments.	•••••
NATURAL, CULTURAL AND HISTORIC RESOURCES	
Policy 1: Protect the natural, historic and scenic qualities of the city, including water resources.	•••••
Policy 2: Promote environmental awareness through education.	••
Policy 3: Permanently protect existing greenspace and purchase or protect additional greenspace to meet a 20% open space objective.	••
Policy 4: Continue to lead by example by incorporating green, environmentally friendly technology into the City's day-to-day operations.	••
Policy 5: Encourage green building design, technology and sustainable site design.	••



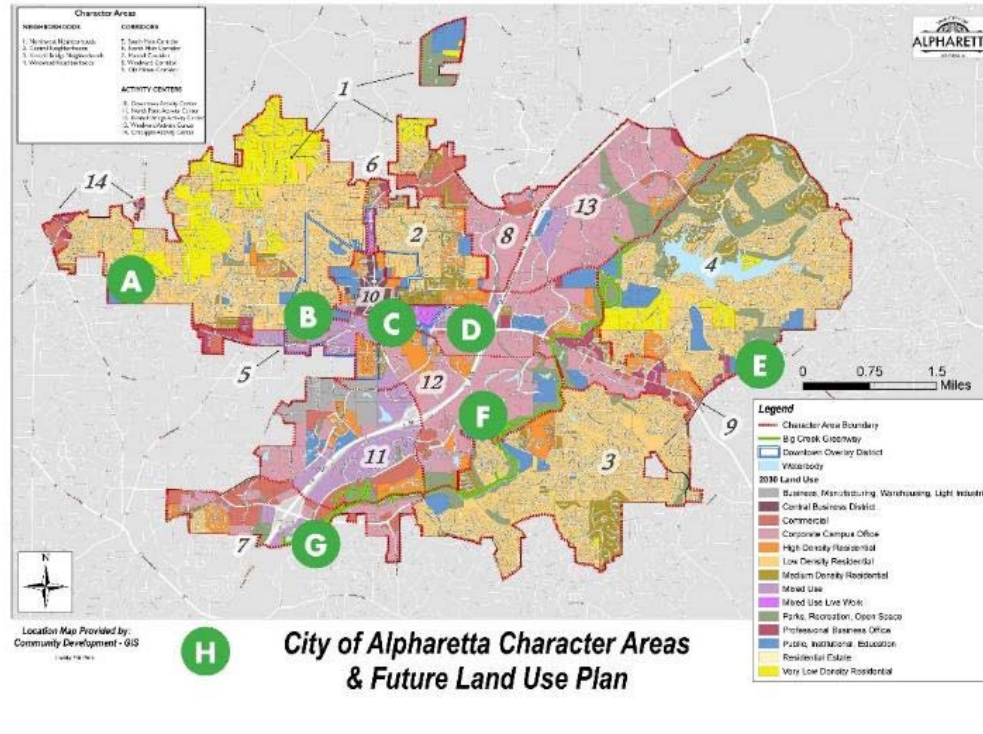


Recap of Feb. Public Meetings

POLICY STATEMENT INPUT

2030 Comp Plan Policy	Meeting 1		Meeting 2		Total Votes	
	Green Dot	Red Dot	Green Dot	Red Dot	Green dots	Red dots
Vision Theme: Economic Development (ED)						
ED Policy 1: Maintain a highly viable, growing and attractive downtown.	6	0	0	0	6	0
ED Policy 2: Attract highly-skilled and professional-level employment to corporate and industrial development areas while also focusing efforts to retain and grow existing quality businesses.	4	0	0	0	4	0
ED Policy 3: Continue to attract quality retailers for commercial areas throughout the city.	0	0	0	1	0	1
ED Policy 4: Maintain a high aesthetic standard and enhance architectural quality.	4	0	4	0	8	0
ED Policy 5: Participate in regional efforts that support economic development.	1	0	0	1	1	1
Vision Theme: Land Use (LU)						
LU Policy 1: Encourage the continued revitalization and redevelopment of Downtown Alpharetta for culture, government, dining, residential, entertainment, and retail diversity.	7	0	1	0	8	0
LU Policy 2: Ensure that future land use and development decisions are consistent with the Comprehensive Plan and that such decisions promote social and economic wellbeing.	1	2	2	0	3	2
LU Policy 3: Promote establishment of a compact urban area and assure the availability of utilities concurrent with development.	1	1	1	1	2	2
LU Policy 4: Preserve and protect the quality of existing neighborhoods proactively through code enforcement and land use decisions that protect neighborhood integrity of these areas.	1	1	1	0	2	1
LU Policy 5: Require subdivision design that fosters a sense of community and promotes pedestrian mobility, community recreation and an abundance of public open space.	3	1	4	0	7	1
LU Policy 6: Support the success and expansion of employment centers.	2	0	0	1	2	1
LU Policy 7: Ensure context-sensitive infill and redevelopment.	3	1	0	0	3	1
LU Policy 8: Support mixed-use neighborhood and community centers.	4	0	1	0	5	0
LU Policy 9: Promote redevelopment of highway corridors into pedestrian-friendly, mixed-use environments.	10	0	1	0	11	0
Vision Theme: Transportation (T)						
T Policy 1: Increase transportation accessibility and mobility.	0	5	0	0	0	5
T Policy 2: Provide multi-modal transportation options.	3	8	0	4	3	12
T Policy 3: Improve transportation safety and neighborhood livability.	2	4	2	0	4	4
T Policy 4: Improve the environment and air quality.	0	1	1	0	1	1
T Policy 5: Maintain and preserve the existing transportation system.	0	4	0	3	0	7







Recap of Feb. Public Meetings

POLICY STATEMENT INPUT

Policies “affirmed” by the public as being important to future city planning and development:

- E7: Highly viable, growing and attractive downtown
- LU8: Support mixed-use centers
- LU9: Redevelopment of highway corridors
- T6: Network of interconnected streets
- H5: Design quality and long-term value
- NHC1: Protect the natural, historic and scenic resources
- CSF1: Infrastructure development that keeps pace with growth
- CSF3: Provision of greenspace, parks and recreational facilities, and cultural opportunities
- CSF4: Education system that achieves a higher standard of learning
- IC2: Partnerships between City and Board of Education





Recap of Feb. Public Meetings

POLICY STATEMENT INPUT

Policies identified for revision in the Comp Plan Update:

- **Transportation Policy 1:** Increase transportation accessibility and mobility.
- **Transportation Policy 2:** Provide multi-modal transportation options.
- **Transportation Policy 5:** Maintain and preserve the existing transportation system.
- **Housing Policy 2:** Maintain a balance between residential buildings designed "for sale" and residential buildings designed "for rent" in Alpharetta such that at least 85% of the housing stock is "for sale."
- **Natural, Historic and Cultural Resources Policy 3:** Permanently protect existing greenspace to meet a 20% open space objective."
- **Natural, Historic and Cultural Resources:** Add cultural arts policies





Topics for 2016 Comp. Plan Update

LAND USE, DEVELOPMENT, AND TRANSPORTATION

- Development nodes/clusters
- Multiple scales (including multiple scales of mixed-use)
- East-West balance
- Preserving residential areas and city character

GREENSPACE

- Greenspace
- Greenway connections/bicycle routes
- Sustainability

PRIORITY ISSUES

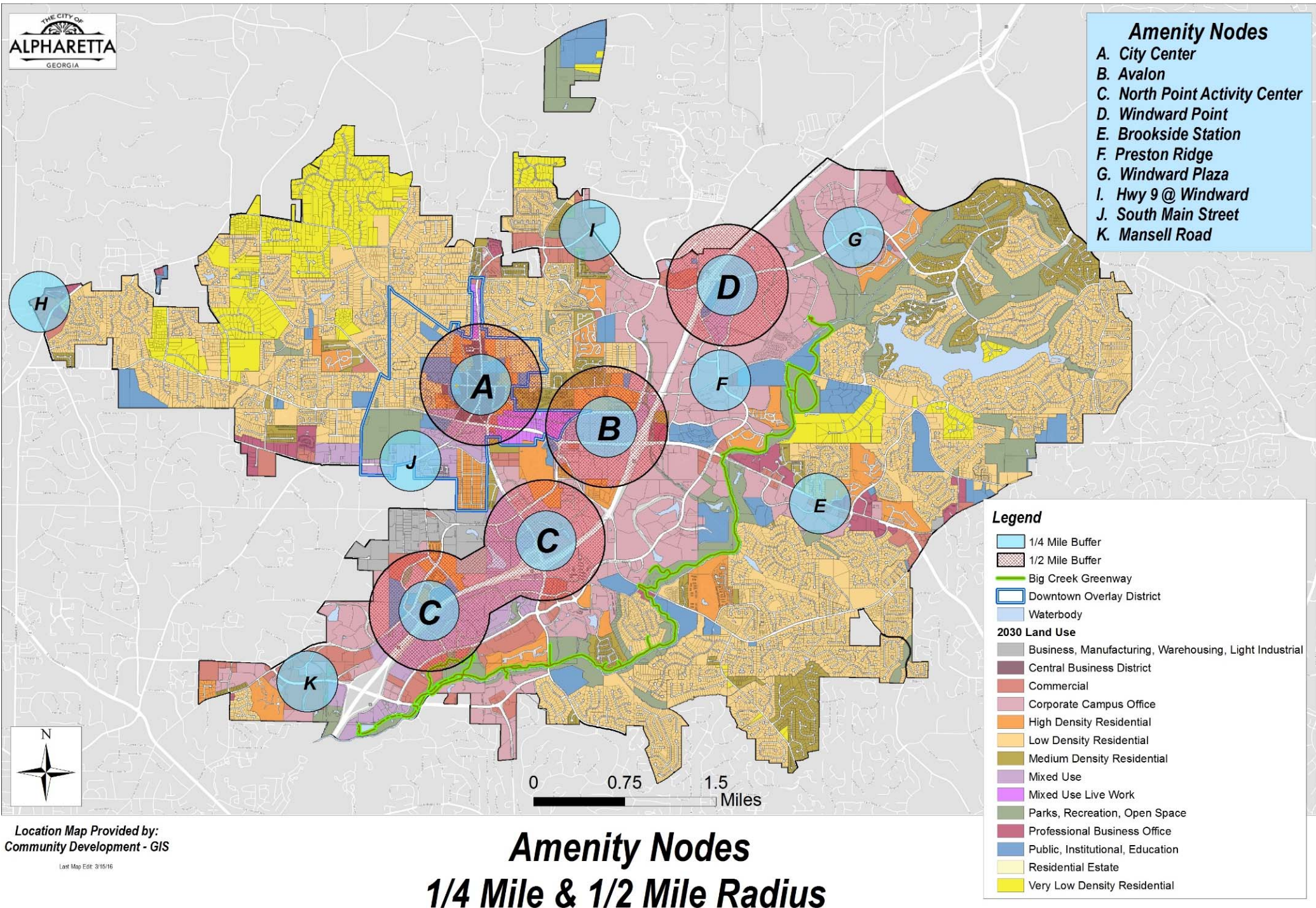
- A place for youth, a place for seniors
- Arts and culture

ADDITIONAL CONSIDERATIONS

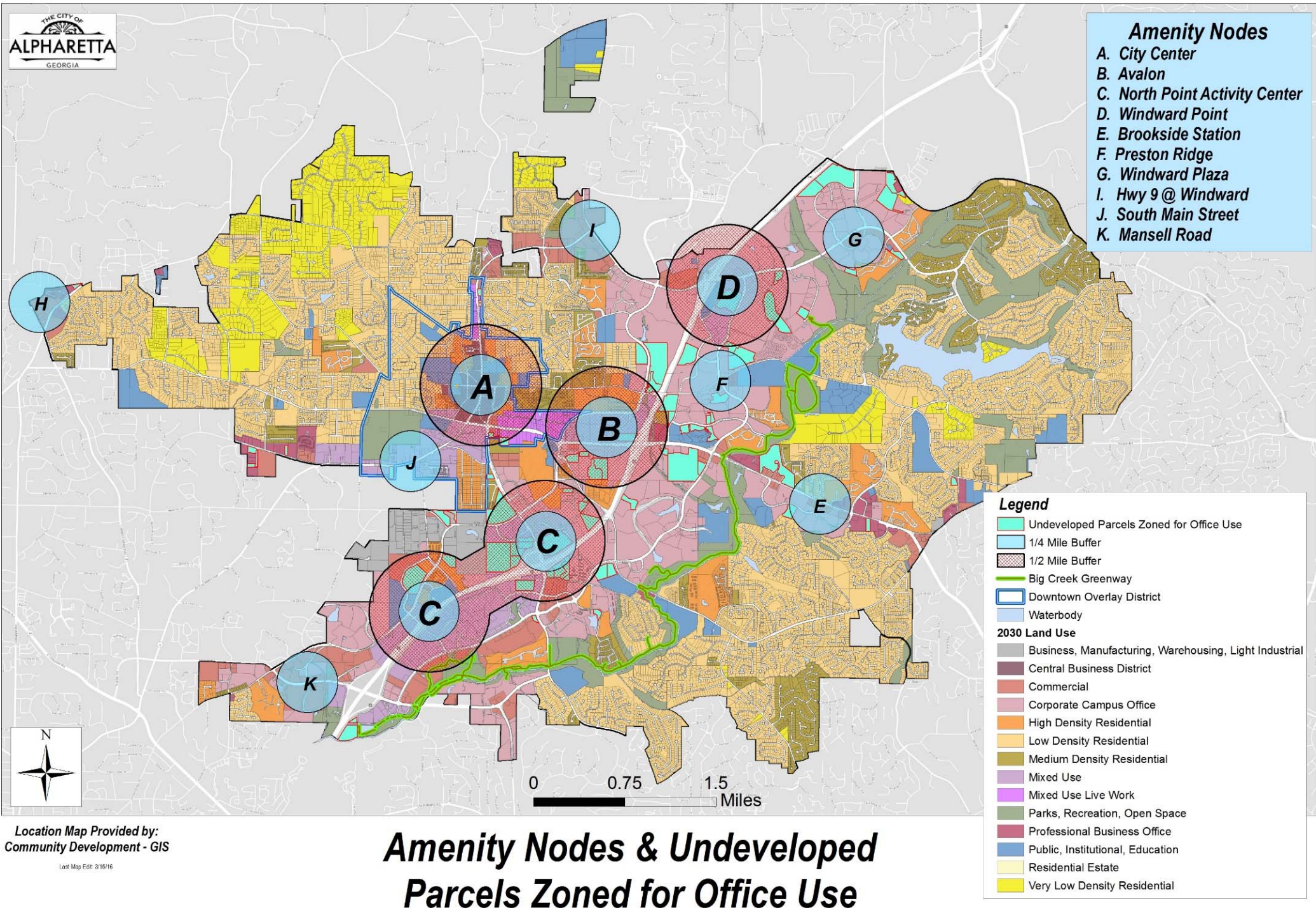
- Schools/education
- Future transit?



DEVELOPMENT NODES/CLUSTERS



DEVELOPMENT NODES/CLUSTERS





Topics for 2016 Comp. Plan Update

MULTIPLE SCALES- Mixed Use Zoning

Applicable to properties located within:

- Areas that are primarily non-residential in character
- Along major roadways that are primarily commercial in character
- Historic Downtown Alpharetta
- As noted in the Comprehensive Land Use Plan

Minimum Lot Size: The minimum area permitted to be zoned for an MU development is 25 acres.

MU Zoning District was revised and adopted March 2, 2015 to include a park land goal: Each MU development shall set a goal to provide a minimum of acre of park land/100 population generated by residential uses.





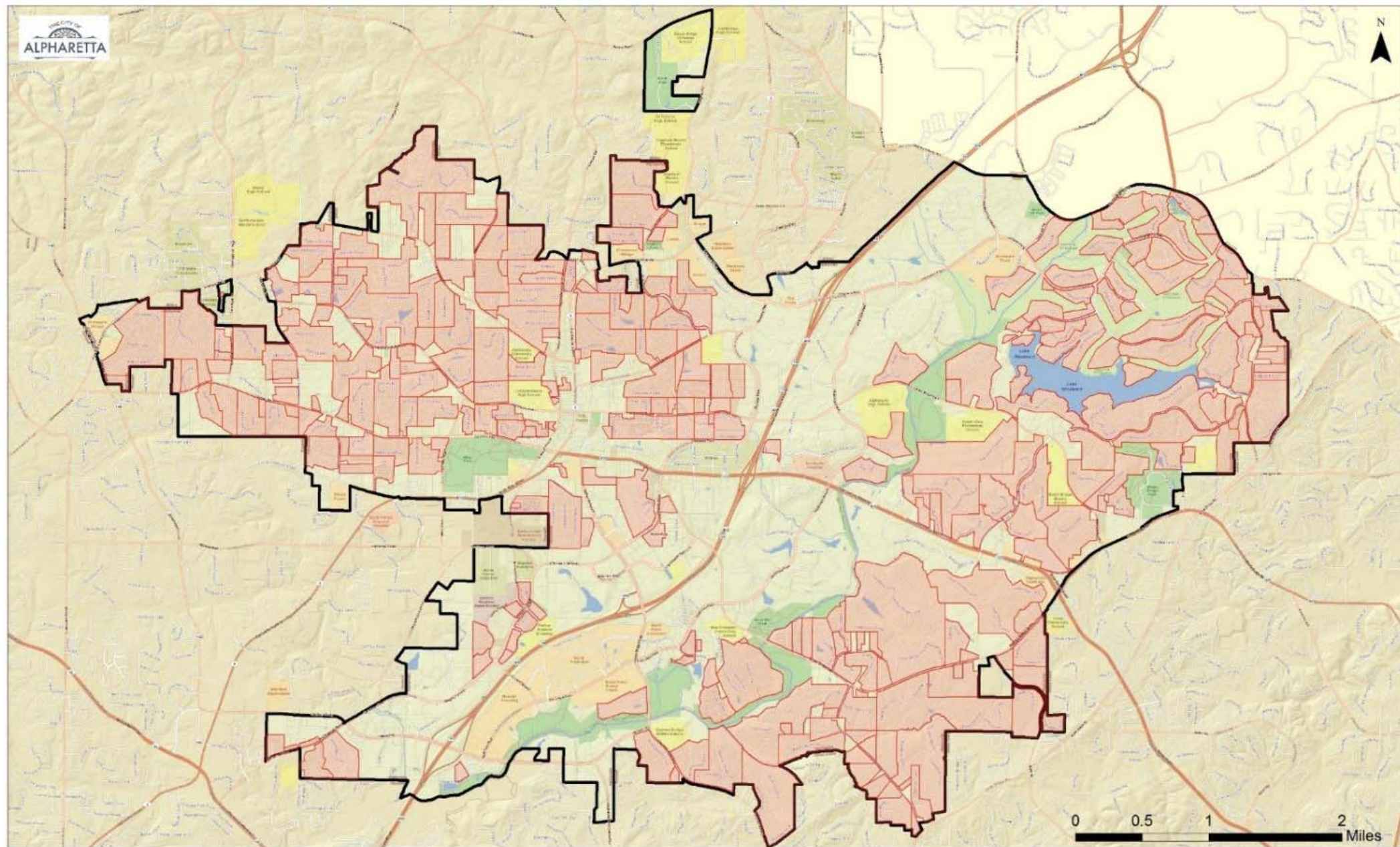
Topics for 2016 Comp. Plan Update

MULTIPLE SCALES- Mixed Use Zoning

- **Dwelling, attached or detached:** At least 25% of the MU development shall be utilized as residential dwellings. Dwelling, 'For-Rent' units shall require conditional use approval.
- **Commercial:** At least 25% of the MU development shall be utilized as commercial uses (as approved in the MU master plan).
- **Public Space:** A minimum of ten percent (10%) of the gross land area must be designed for public use as recreation, entertainment and/or civic space.
- **Office/Institutional:** At least 25% of the MU development shall be utilized for office buildings.



EAST-WEST BALANCE



Residential Subdivisions within the City of Alpharetta



Topics for 2016 Comp. Plan Update

EAST-WEST BALANCE

Total Residential Subdivisions: 283

Housing Type	West	East
Single-Family Detached	111	115
Townhouse	16	2
Condominium	15	2
Apartment	11	11
TOTAL	153	130





Topics for 2016 Comp. Plan Update

PRESERVING RESIDENTIAL AREAS AND CITY CHARACTER

Current language (how designed):

"Maintain a balance between residential buildings **designed 'for sale'** and residential buildings **designed 'for rent'** in Alpharetta such that at least **85%** of the housing stock is 'for sale.'"

Currently at 76% for sale and 24% for rent by design

Proposed language (Census):

"Maintain a balance between residential buildings **occupied as 'for sale'** and residential buildings **occupied as 'for rent'** in Alpharetta such that at least **68%** of the housing stock is 'for sale.'"

Currently at 64% for sale using May 2015 Census data



Reality Check-Lite Exercise

Urban Land Institute's (ULI's)
"Reality Check" exercise:

- Visioning exercise that allows participants to allocate expected growth using chips (or Legos) on large maps to ask:
 - *How should we grow?*
 - *Where should we grow?*



Reality Check-Lite Exercise

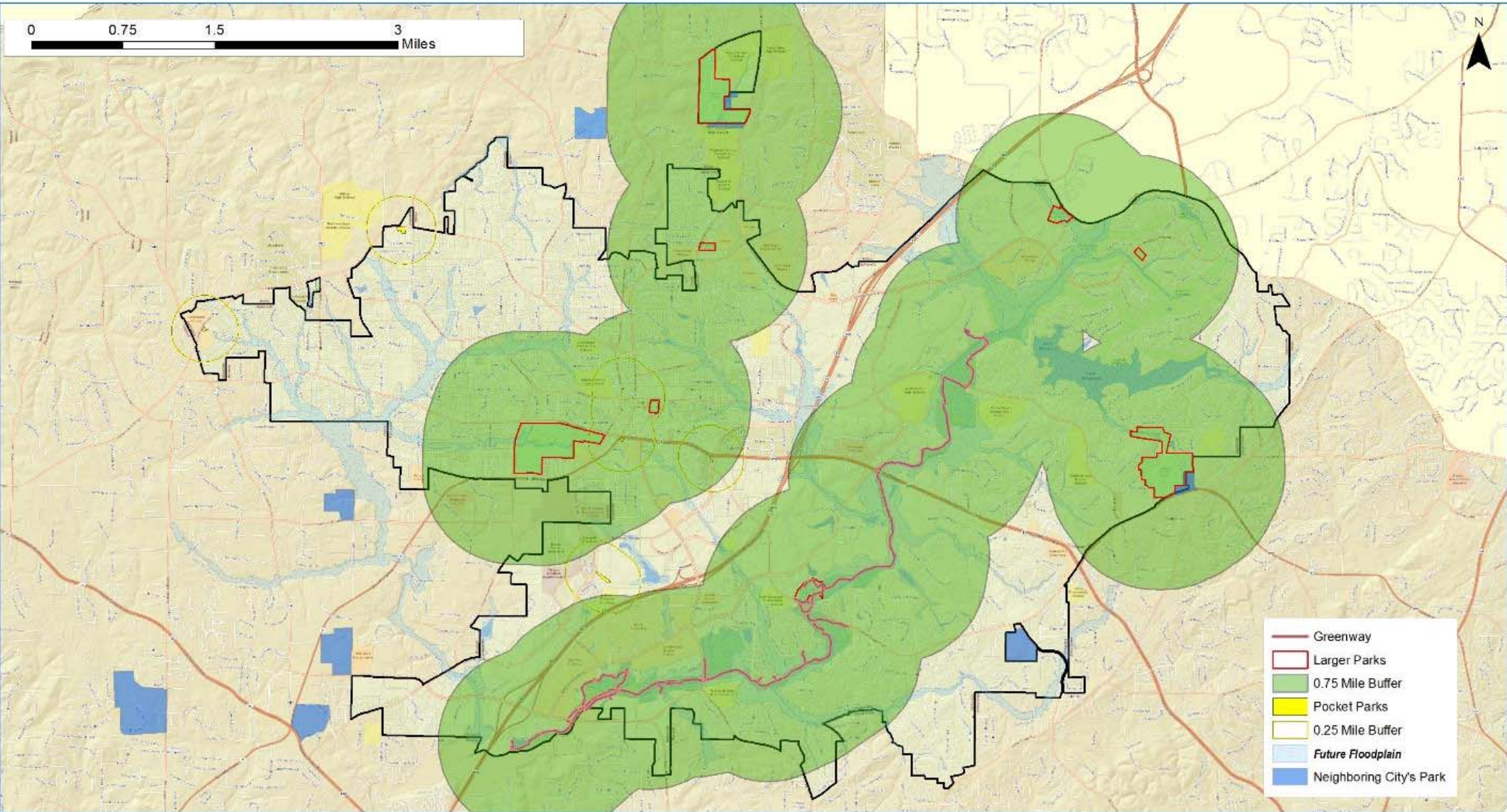
Use the chips on your tables to help determine where future growth should be focused in Alpharetta:

- Blue chips for Office
- Orange chips for Residential
- Red chips for Retail

When you've mapped your clusters of development, use markers to illustrate any priority transportation corridors needed to support this development.



GREENSPACE



3/4/16

City of Alpharetta Park Analysis





Topics for 2016 Comp. Plan Update

SUSTAINABILITY

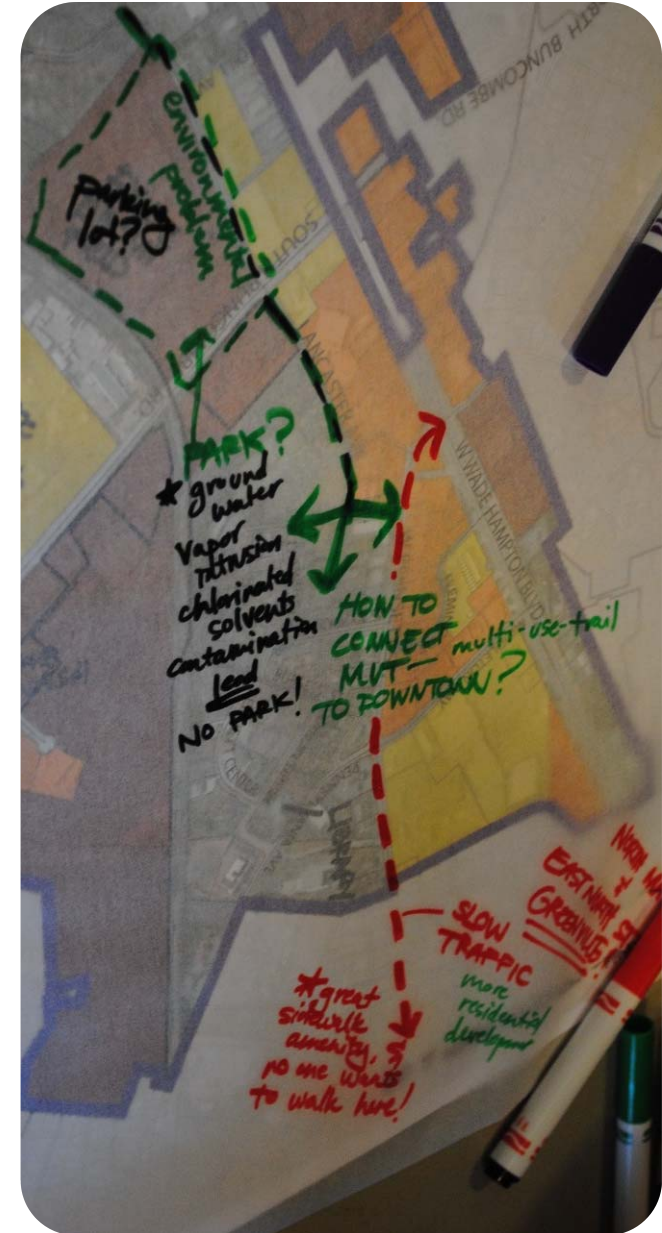
- City Council approved 2 Green Ordinances in 2009 and 2010, which include optional and required green regulations for both public and private sectors
- The City has maintained the Gold Level of ARC's Green Communities program since 2010. Was most recently re-certified in January 2015



Greenway Mapping Exercise

The City has a solid spine of multiuse trails with the Big Creek Greenway.

- Where and what type of additional greenspaces are needed
- Think about the destinations and amenities you would like to be connected via a greenway spur or expansion
- Map 2 to 3 of these connections onto the Greenspace map



Priority Thought Wall Exercise

To be successful in the future, Alpharetta must be a city for both young and old, as well as one that fosters the arts and cultural opportunities.

- On the thought wall, tell us what you think the City needs in the future to be a place for youth, a place for seniors, and a community that has a thriving arts and cultural presence.

BY 2030, WHAT DOES ALPHARETTA NEED FOR:

Youth

Seniors

Arts/Culture



Topics for 2016 Comp. Plan Update

FUTURE TRANSIT?

- Transportation Policy 1: Increase transportation accessibility and mobility.
- Transportation Policy 7: Maintain active involvement in state and regional transportation planning activities.





Topics for 2016 Comp. Plan Update

SCHOOLS/EDUCATION

- **Community Services and Facilities**
Policy 4: Support an educational system that achieves a higher standard of learning and meets current and future population needs.
- **Intergovernmental Coordination**
Policy 2: Promote partnerships between the City and county Board of Education.





Next Steps

- Public Meetings (March 16 and 24)
- Steering Committee Meeting #3 (March 31)
- City updates Comprehensive Plan
- Planning Commission review and Council approval in April/May

