

# Livable Centers Initiative (LCI)

*Livable Regions and Communities in Appalachia  
Cartersville, Georgia*

*May 15, 2012*

# LCI Background

- Created by the ARC Board in 1999
- Adopted in Regional Transportation Plan (RTP), included \$1 Million/year for LCI studies
- In 2003, dedicated \$350 Million for LCI transportation projects (later increased to \$500 Million)
- Assists local governments with planning and implementation strategies that link transportation improvements with land use and real estate development
- Primary purposes were to improve air quality, reduce vehicle miles travelled (VMT) and increase multi-modal transportation.



# LCI Program

- Provides grants to local governments and CIDs to develop studies that address land use and transportation to create walkable, livable centers, reducing the need for driving and motor vehicle related infrastructure (i.e. parking, road widenings, etc).
- Takes advantage of existing infrastructure in centers & corridors

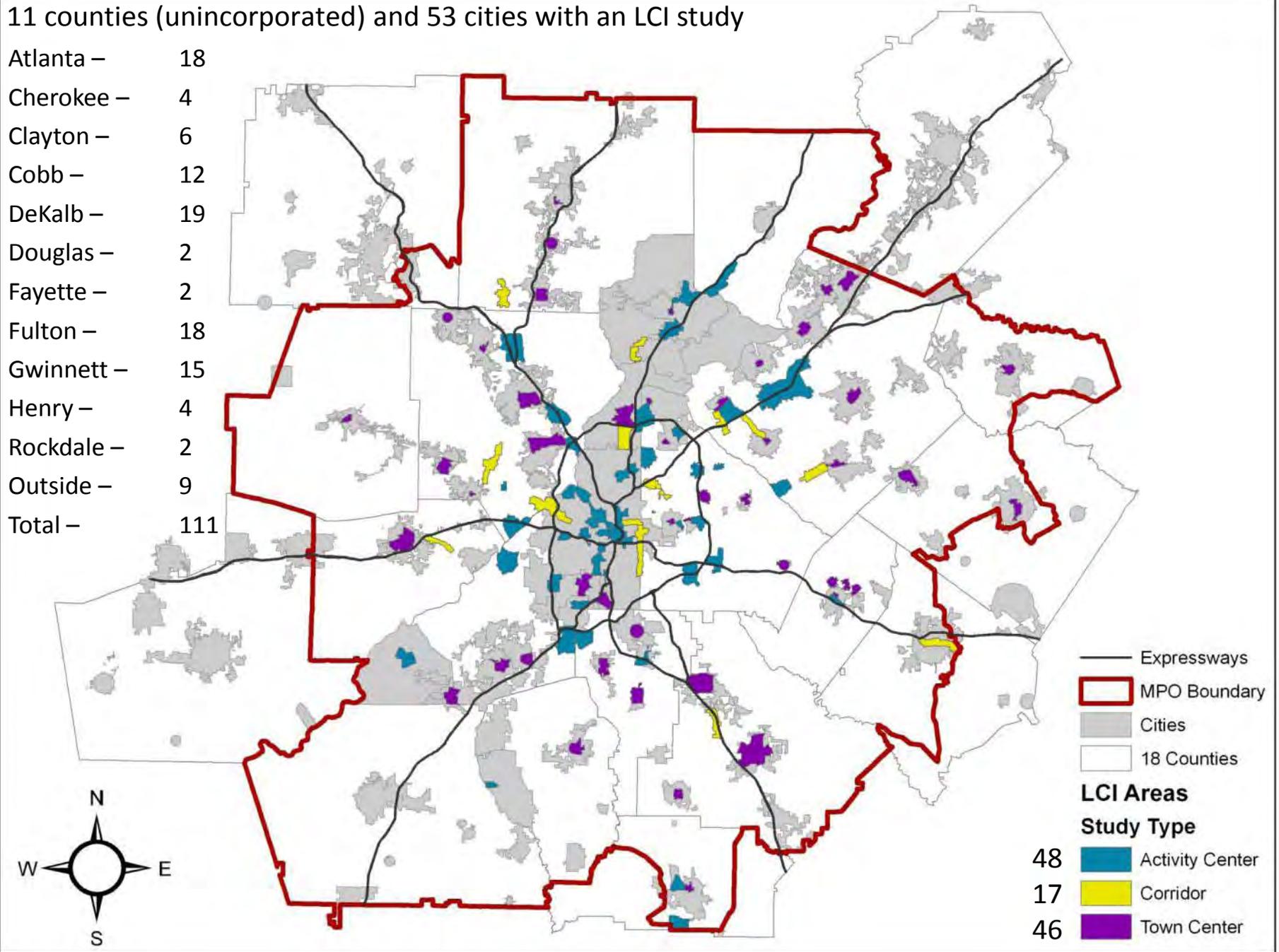


## LCI Studies Seek:

- Mix of land uses
- Multiple transportation modes
- Robust stakeholder involvement

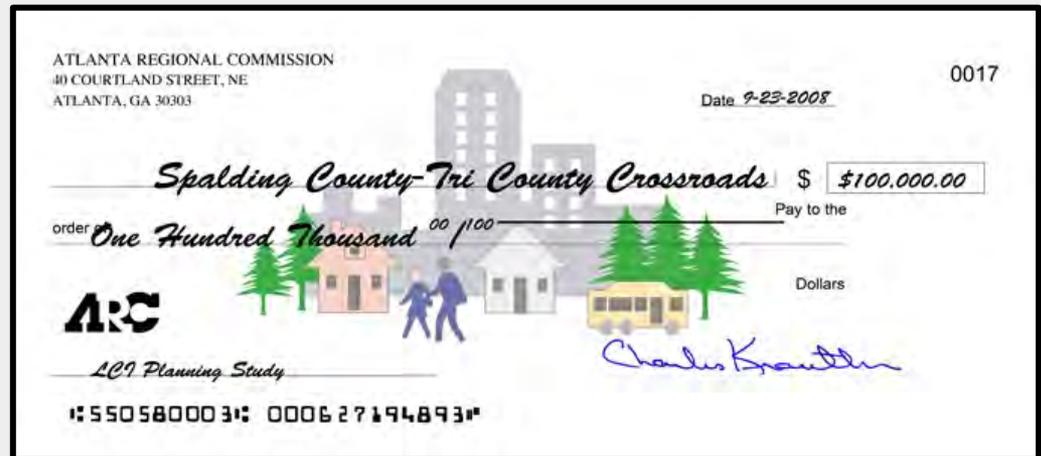
# 11 counties (unincorporated) and 53 cities with an LCI study

Atlanta –	18
Cherokee –	4
Clayton –	6
Cobb –	12
DeKalb –	19
Douglas –	2
Fayette –	2
Fulton –	18
Gwinnett –	15
Henry –	4
Rockdale –	2
Outside –	9
<b>Total –</b>	<b>111</b>



# LCI Authorization and Funding

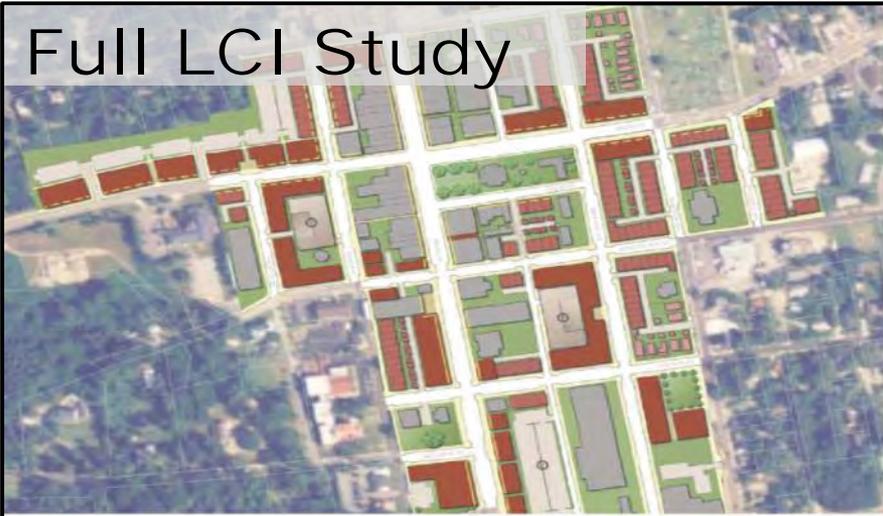
- Funding provided in Regional Transportation Plan (RTP) and programmed in Transportation Improvement Program (TIP)
- Use Surface Transportation Program (STP-Urban) funds, i.e. funds sub-allocated to MPOs with population over 200,000
- \$1 Million per year studies (\$13 Million spent to date)
- \$500 million for transportation projects (approximately \$200 M authorized to date)



# LCI Studies & Implementation

# LCI Studies

## Full LCI Study



## *Town Center LCI*

The City of Monroe, Georgia



*Tunnell-Spangler-Walsh and Associates  
Keck & Wood, Inc.  
Arnett Muldrow & Associates  
January 2008*

- Typical award \$80K - \$100K (80/20 match)
- Mix of Uses: housing, retail, office, institutional, parks, schools, etc
- Multi-modal
- Stakeholder & Public Involvement

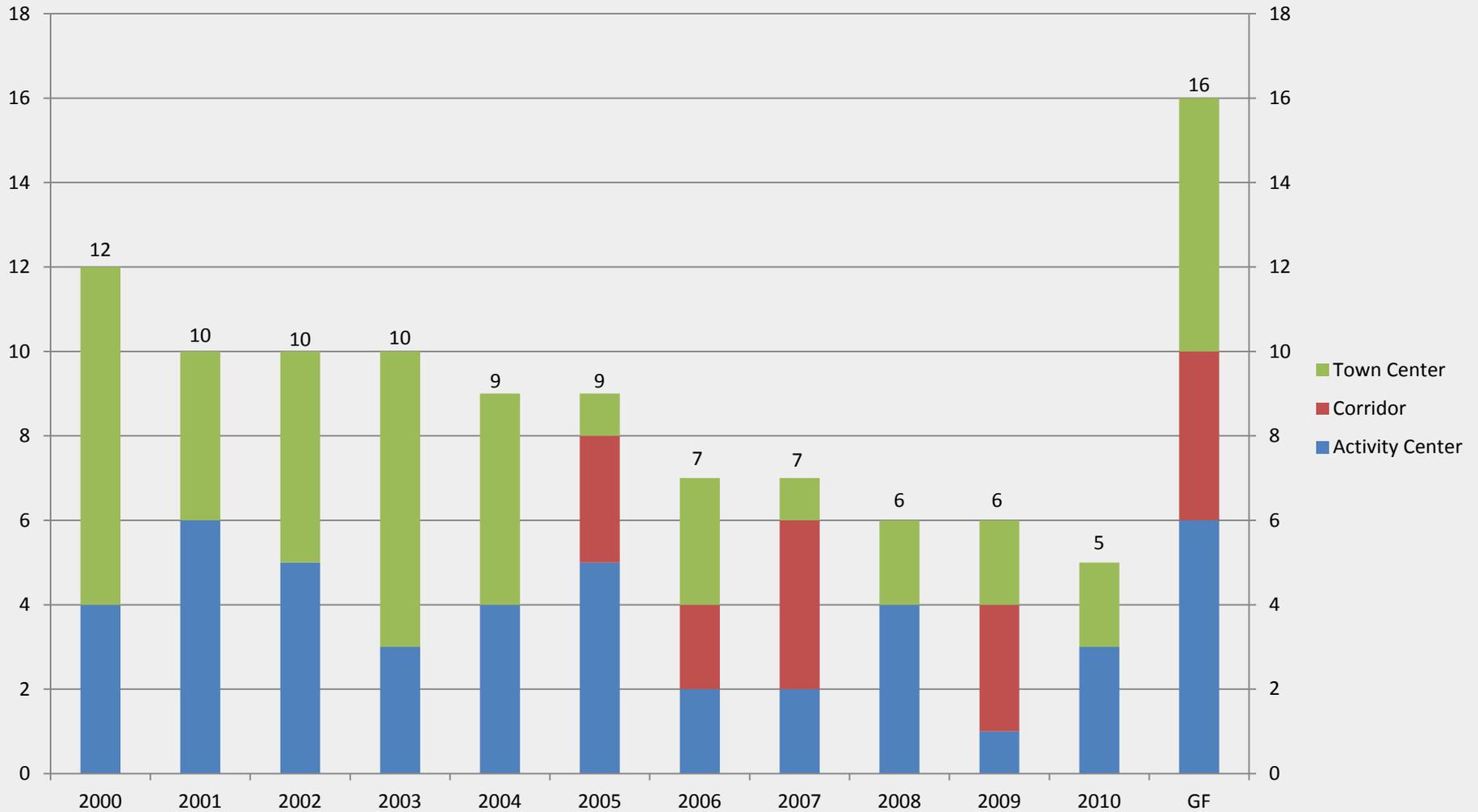
## Examples of Specific Components:

- Market Analysis
- Lifelong Communities principles
- Connectivity/transportation analysis
- 5-Year Action Plan

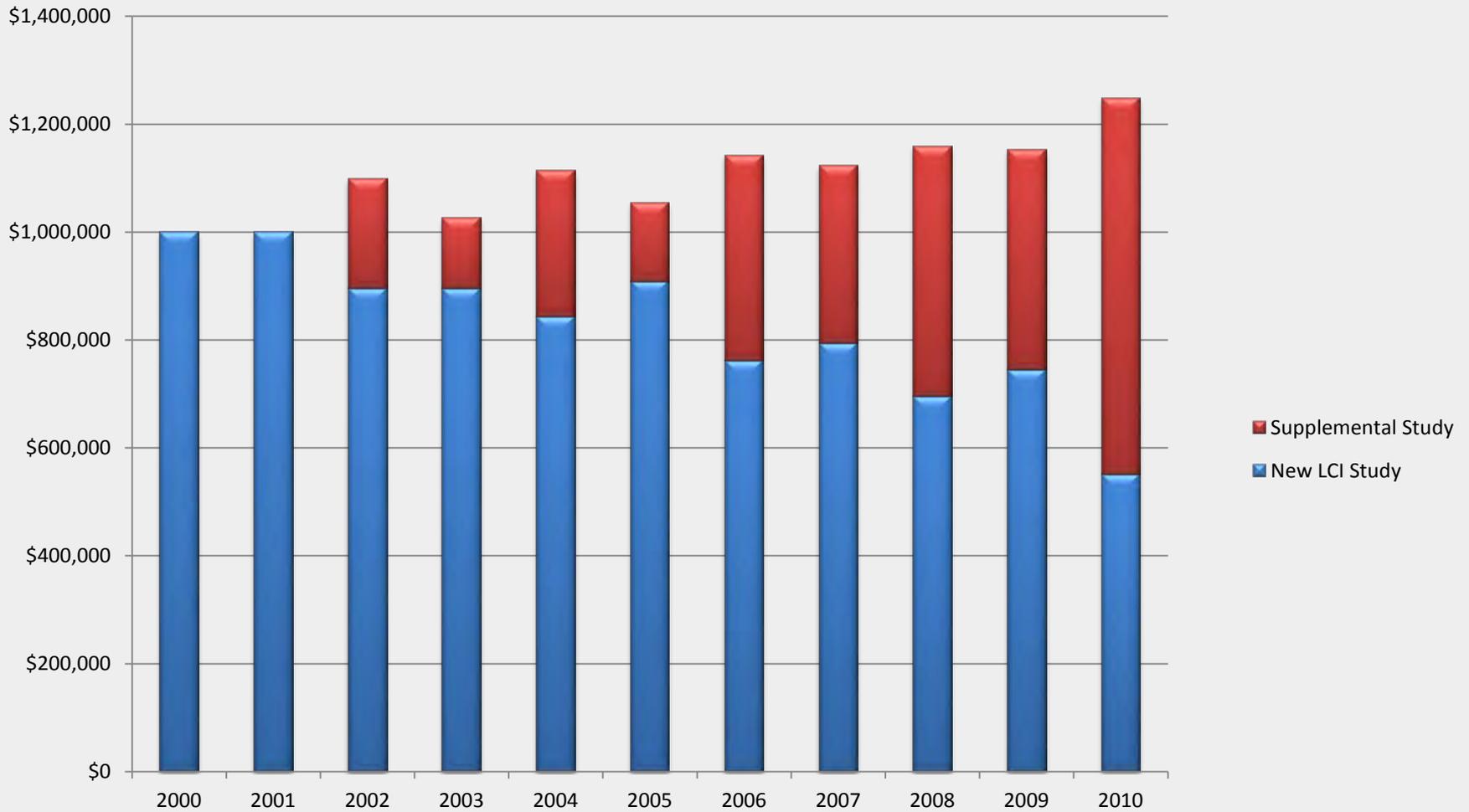
# LCI Studies

- Include a 5-Yr Action Plan
  - Transportation Projects
  - Housing Initiatives
  - Zoning and Land Use Actions
  - Economic Development Activities
  - Other
- Additional Program Requirements:
  - 5-Yr Update
  - 10-Yr Update
  - Maintain Qualified Local Government Status
  - Must be adopted by local Council/Commission by resolution

# LCI Studies by Year



# LCI Funding by Year



# LCI Supplemental Studies

## Supplemental LCI Study



STREETSCAPE & IMPROVEMENT DESIGN STANDARDS: TOWN CENTER  
APRIL 2008

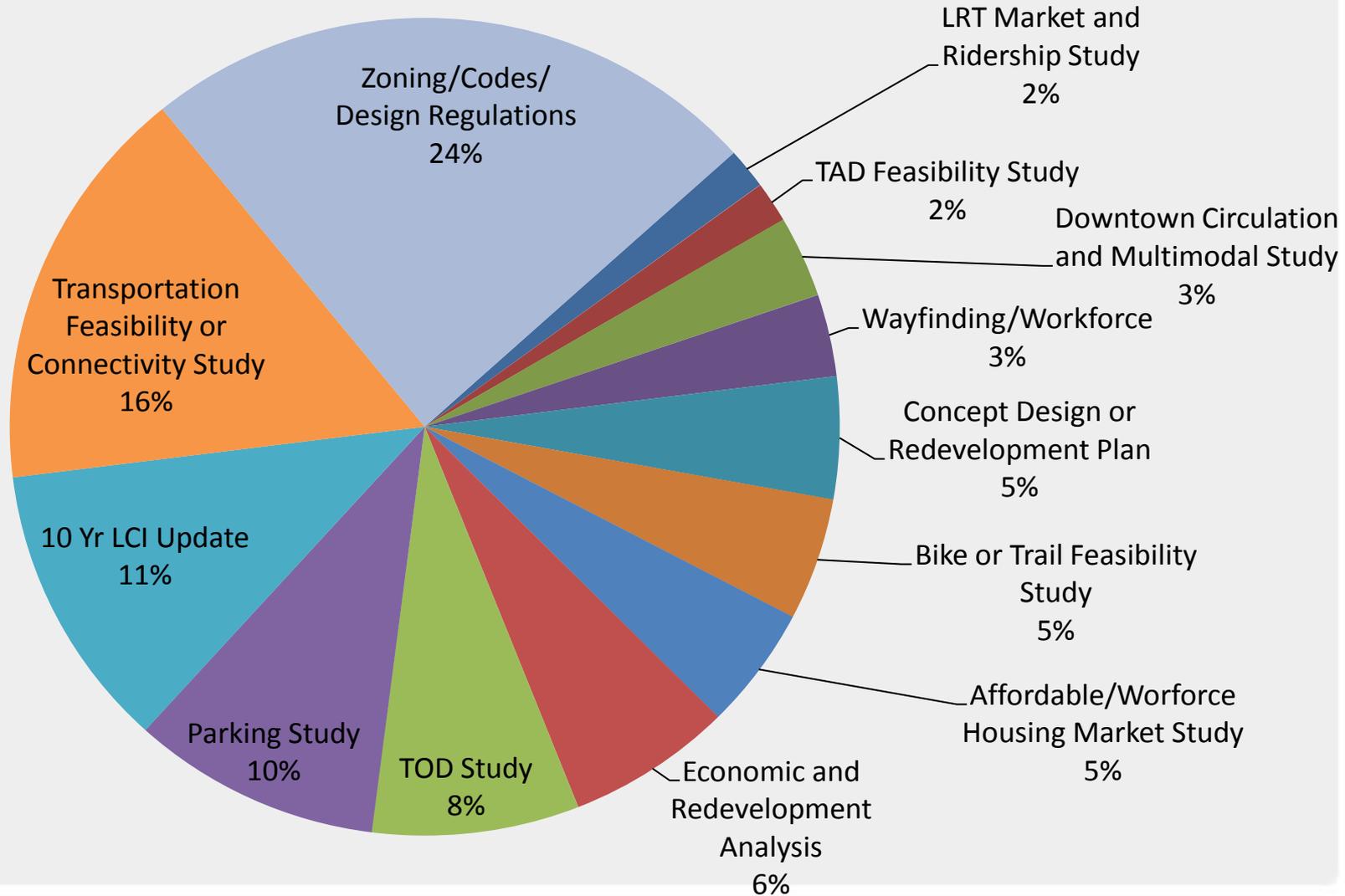
**POND**  
Architects • Engineers • Planners

- Help implement LCI Studies
- Only existing LCI communities may apply, and must be in “good standing”

### Examples:

- Zoning Code update (form-based codes, zoning overlay districts, etc)
- Street Design Guidelines
- Parking Study
- Transportation feasibility studies

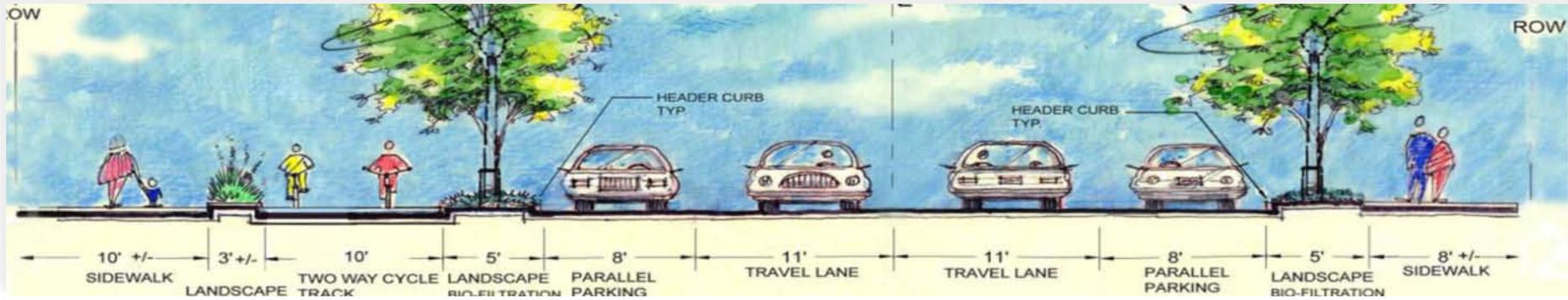
# Supplemental Studies By Type



# LCI Transportation Program

# LCI Transportation Program

- \$500 Million in RTP (Mobility 2030, Envision 6, PLAN 2040)
- Approximately \$200 Million programmed in TIP to date for design, right-of-way and construction projects
- 106 Projects funded (71 Authorized, Under Construction or Completed)



# LCI Transportation Program

- Transportation funds used as INCENTIVE for plan implementation...not eligible if not implementing plan (i.e. Plan adopted into local comp plan, zoning consistent with plan, etc).
- Priority given to projects that are one or more of the following:
  - Complete Streets
  - Transit-supportive
  - Innovative

# Program Evaluation

# LCI Evaluation Reports

## 2009 Livable Centers Initiative IMPLEMENTATION REPORT



## 2007 LCI IMPLEMENTATION REPORT



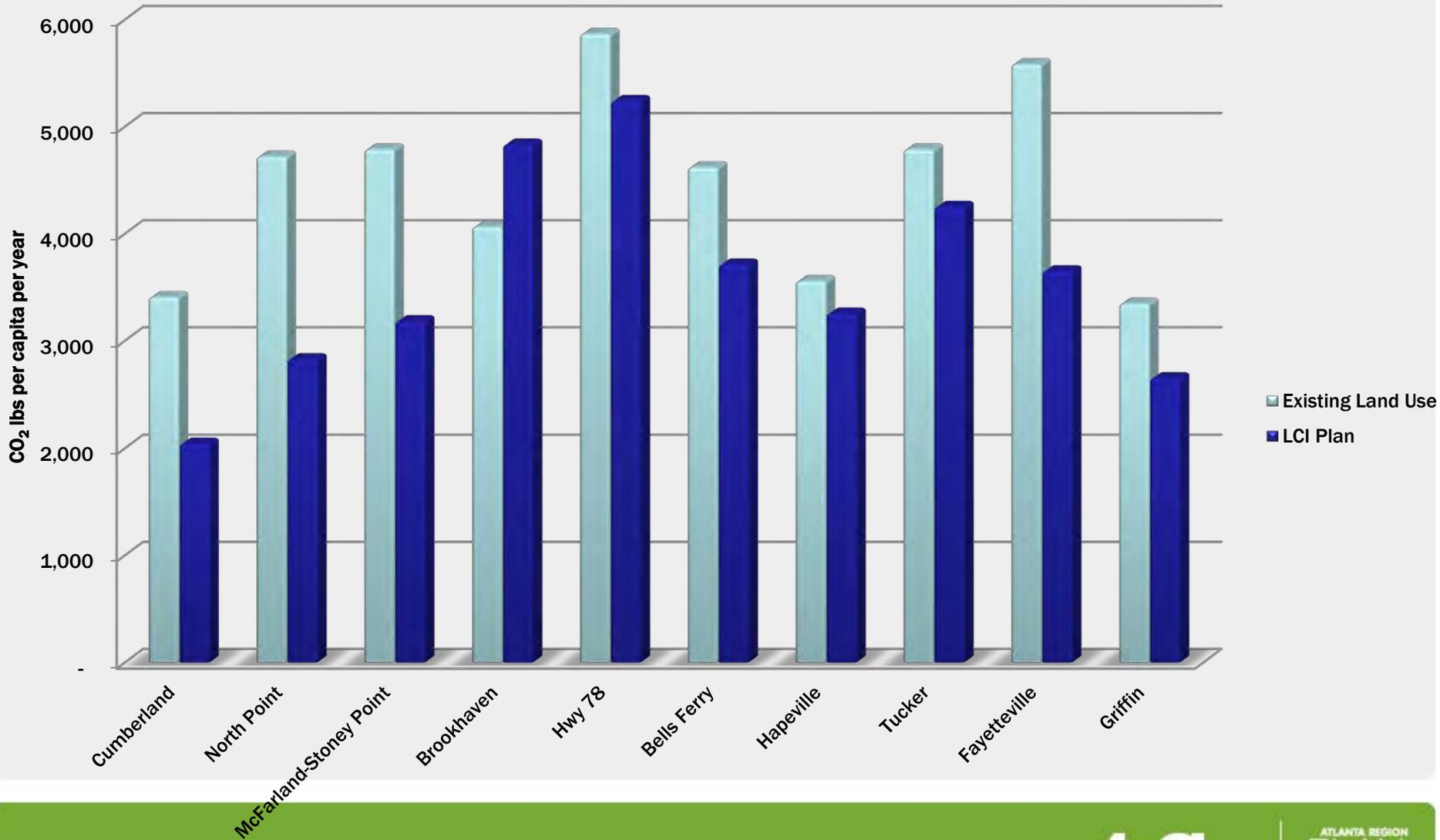
## 2009 Livable Centers Initiative INDICATORS & BENEFITS STUDY



# LCI Evaluation

- **92%** of LCI communities have adopted their LCI study into their comprehensive plan
- **83%** have design guidelines in place to ensure that new development supports a livable, walkable environment
- **66%** have special LCI zoning districts
- **56%** of those surveyed reported adopting policies that focus on building more senior, workforce, or special needs housing

# Emissions from VMT



Source: ARC Indicators & Benefits Study

# LCI Examples



Suwanee



Suwanee



Woodstock

# Woodstock





Smyrna



Hapeville



Duluth Town Center

# Lessons Learned & Future of LCI

# Lessons Learned

- Federal transportation funds offer flexibility to create LCI type programs
- LCI has allowed ARC to engage local governments in planning and collaboration with community, non-profit and business partners
- Incentive to implement Regional Development policies and RTP goals
- Smart Growth concepts have applicability in every place, but should be tailored to local needs and support

# Possible New Directions for LCI

- Conduct small area **charrettes** to promote livable, walkable communities (both inside and outside of LCI areas)
- Provide more **rural area support**, i.e. investigating Transfer of Development Rights program, conservation easements, and/or land-banking
- Expand **partnerships** with other agencies to help implement and expand program
- **Respond to current trends**, e.g. foreclosures, jobs, etc
- Address **corridors between LCI areas**
- Pursue **innovative funding** opportunities – fund “swaps”, flexing and grants

# For More Information:

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## Regional Impact – Local Relevance