

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

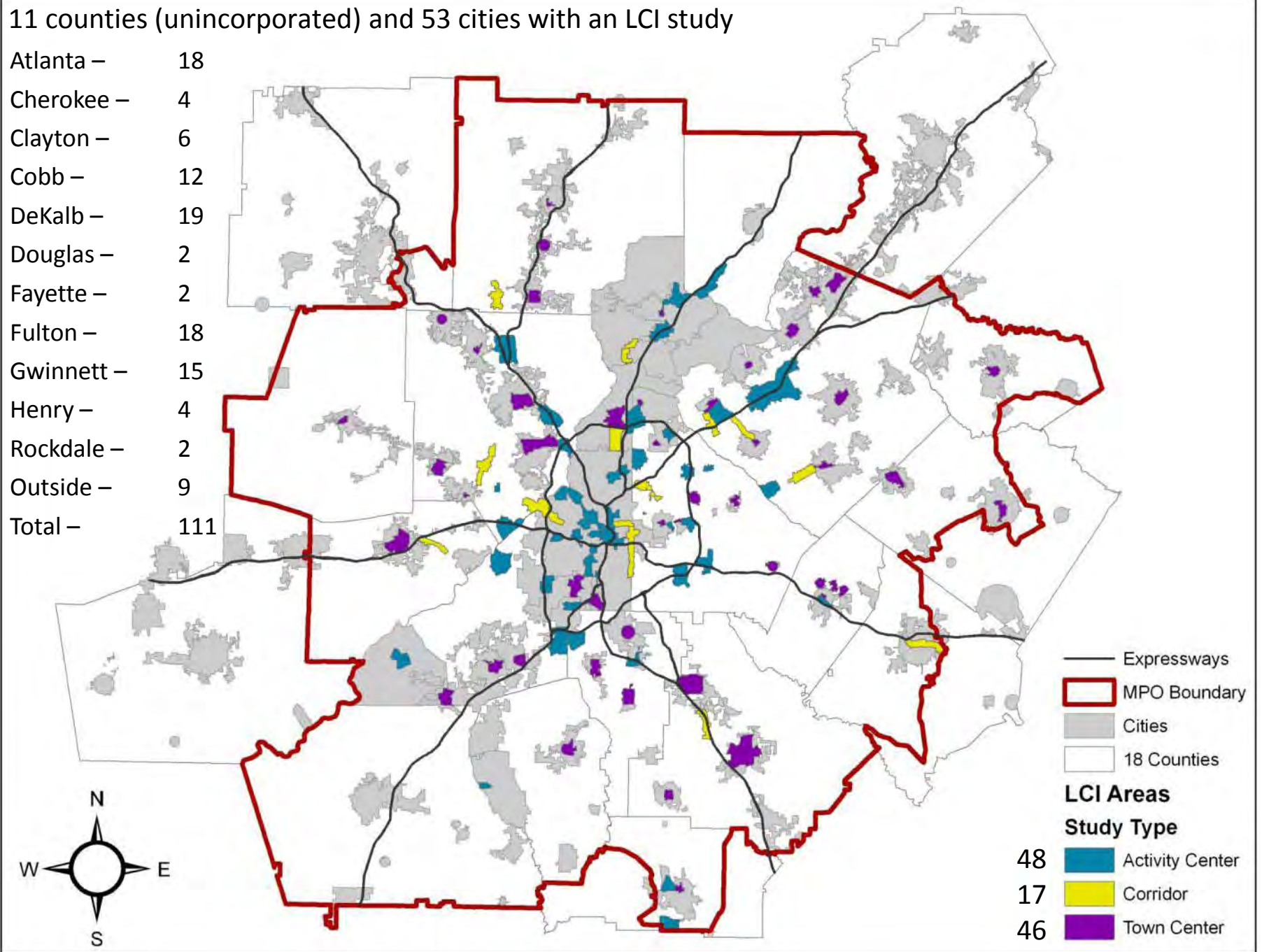


LCI Studies Seek:

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

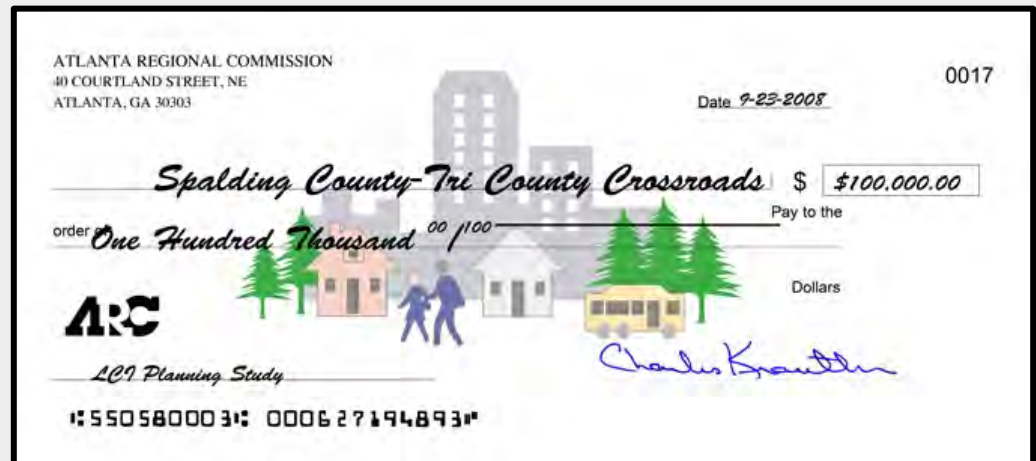
11 counties (unincorporated) and 53 cities with an LCI study

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



LCI Authorization and Funding

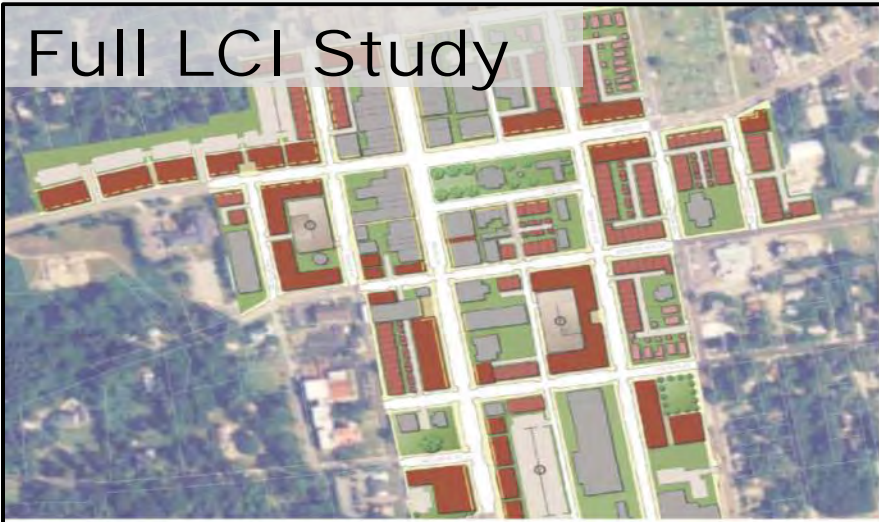
- Funding provided in Regional Transportation Plan (RTP) and programmed in Transportation Improvement Program (TIP)
- Use Surface Transportation Program (STP-Urban) funds, i.e. funds sub-allocated to MPOs with population over 200,000
- \$1 Million per year studies (\$13 Million spent to date)
- \$500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

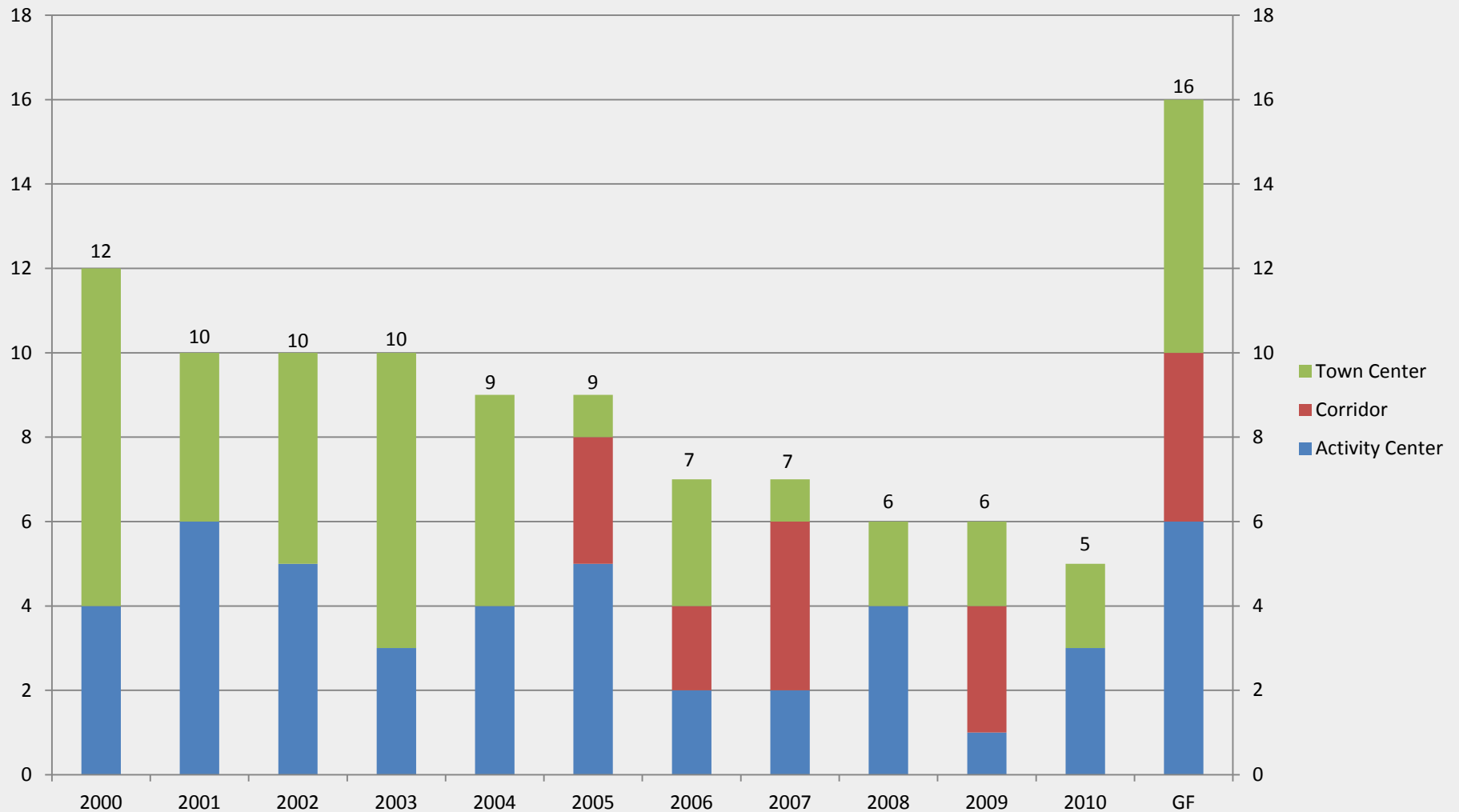
Examples of Specific Components:

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

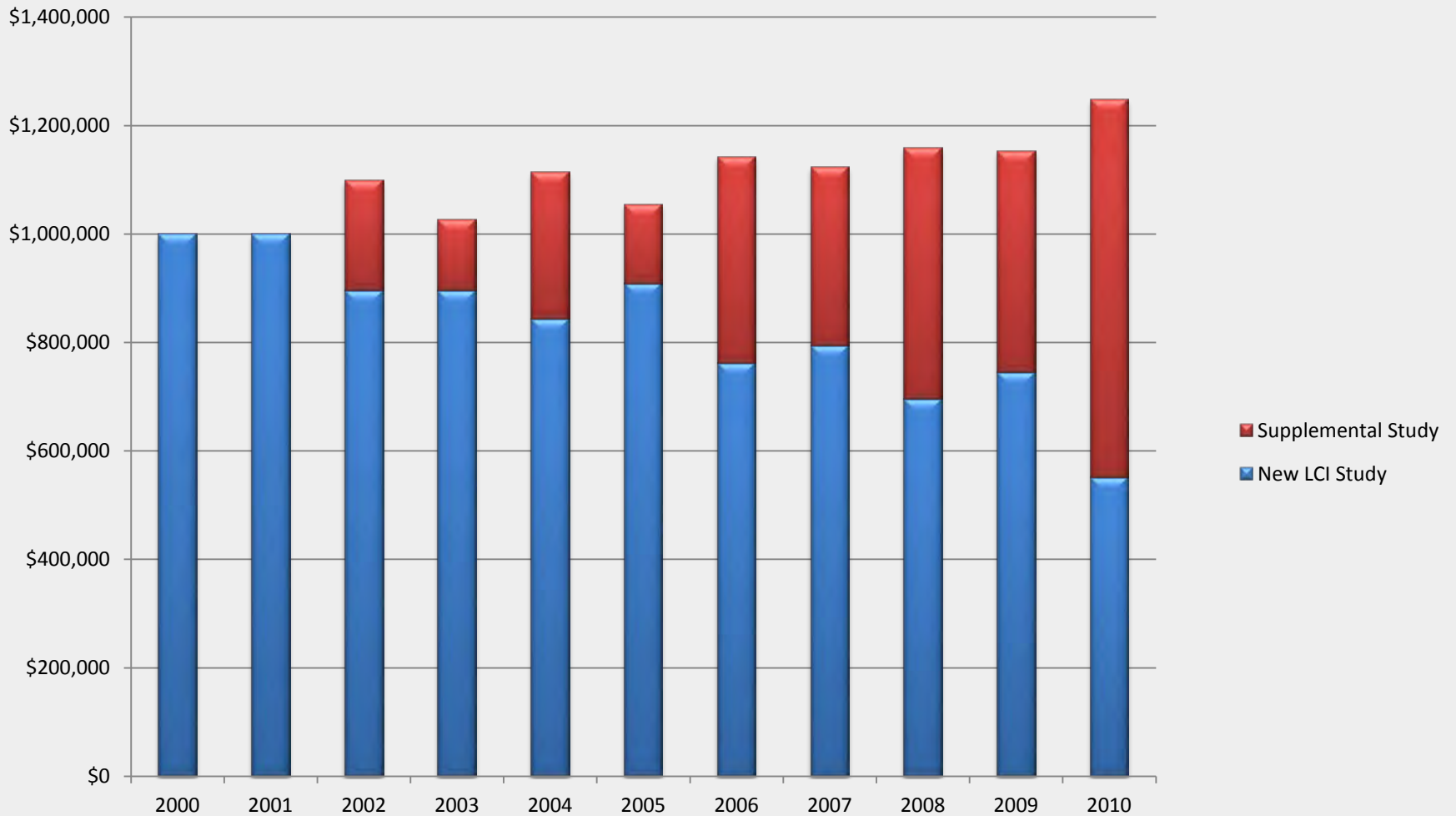
LCI Studies

- 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

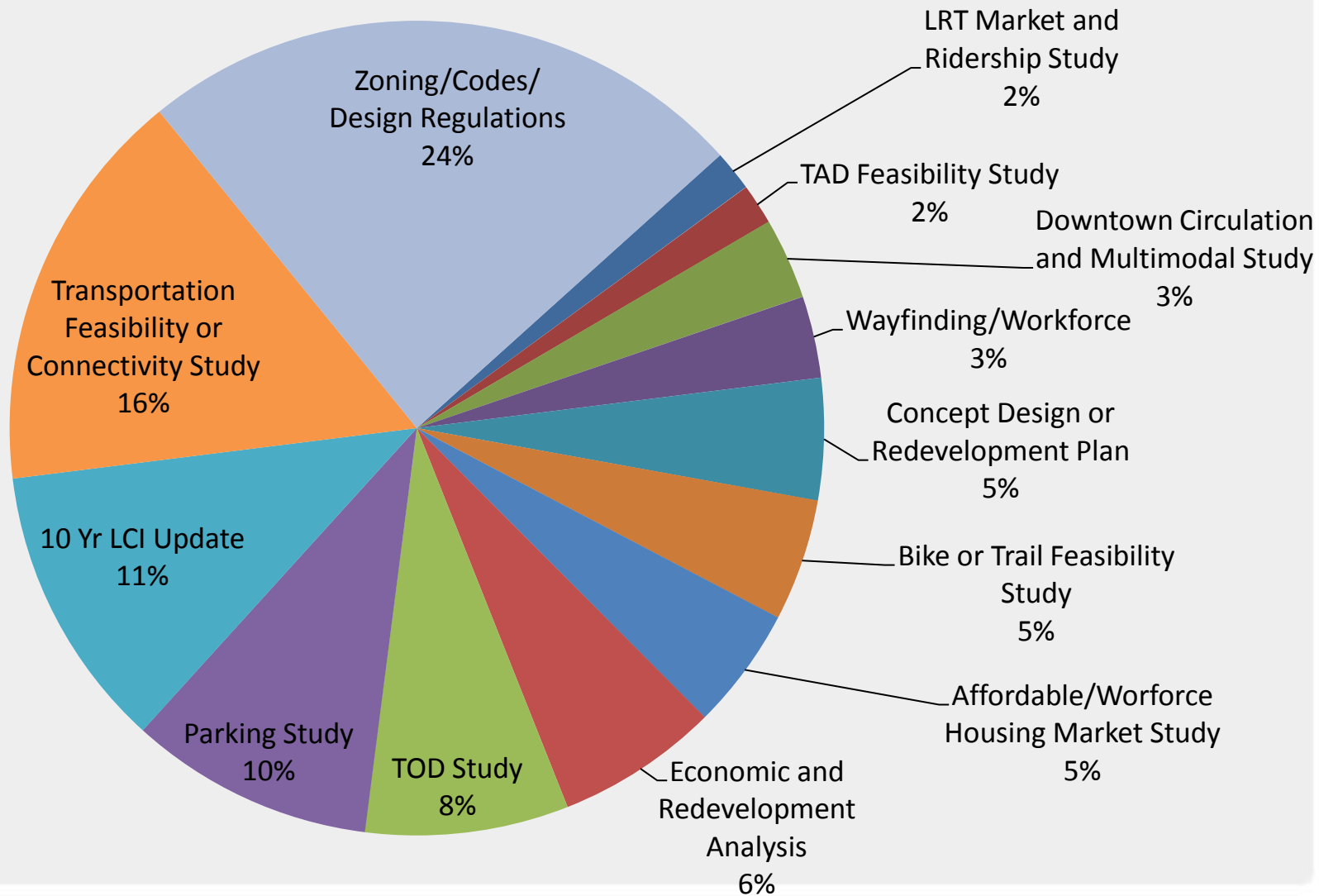


- Help implement LCI Studies
- Only existing LCI communities may apply, and must be in “good standing”

Examples:

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

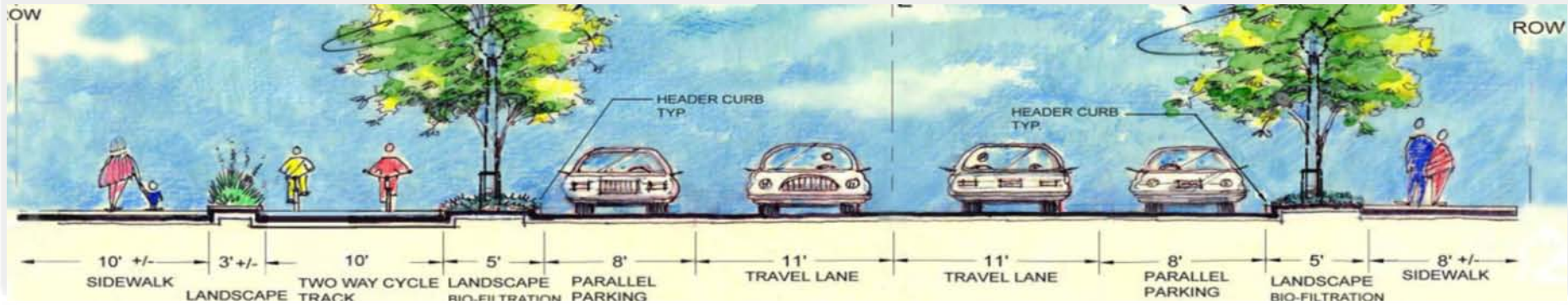
Supplemental Studies By Type



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



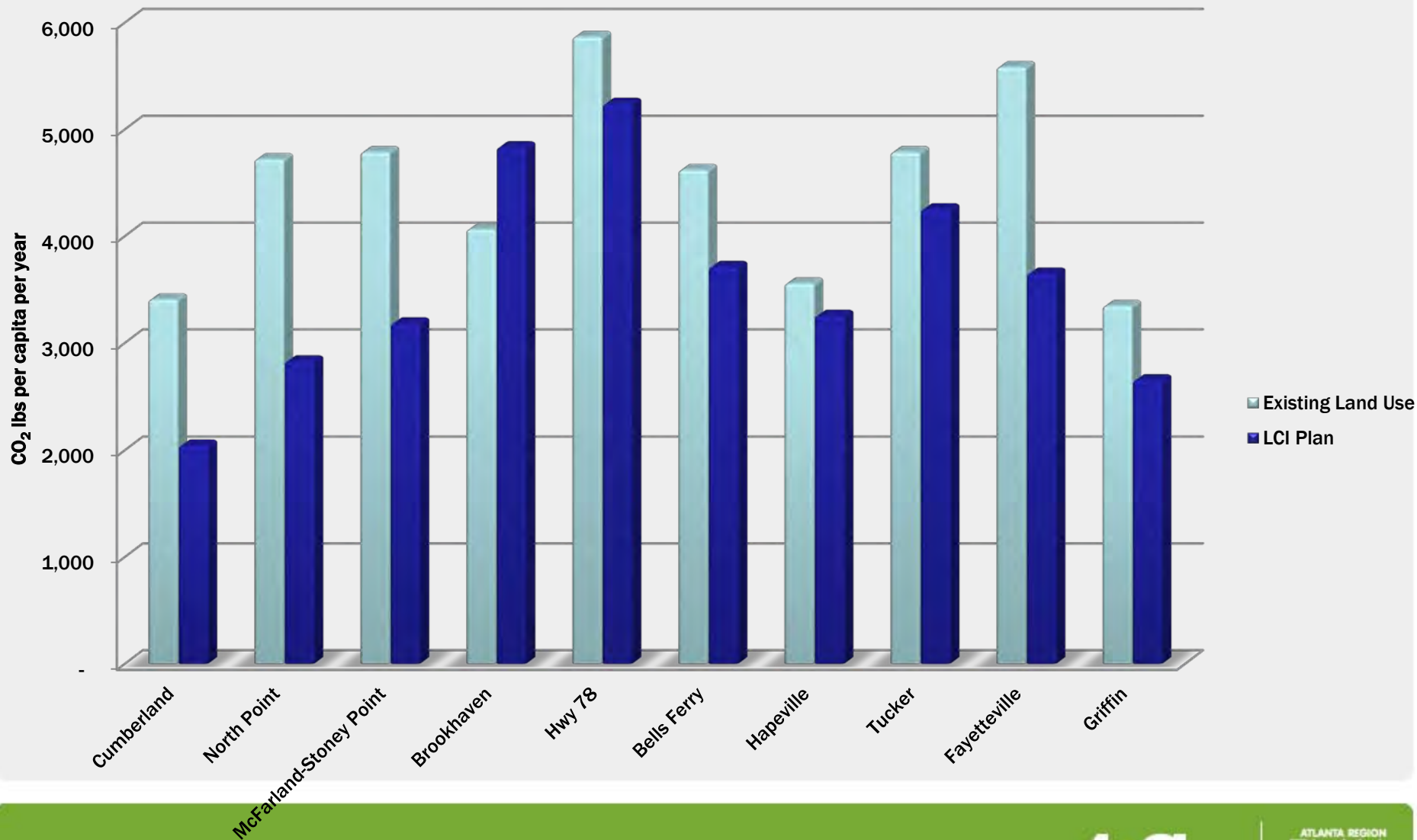
2009 Livable Centers Initiative INDICATORS & BENEFITS STUDY



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

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Regional Impact – Local Relevance