The Collaborative Firm

presents

City of Stonecrest
COMPREHENSIVE PLAN 2038

presented to:

Mayor & City Council

January 2, 2019

THE CITY OF STONECREST COMPREHENSIVE PLAN 2038

BUILDING COMMUNITY, CULTURE & COMMERCE FOR NOW AND INTO THE FUTURE!

The Collaborative Firm, LLC
Planning, Program Management & Development

THIS IS YOUR PLAN!

STONECREST COMPREHENSIVE PLAN 2038

Building Community, Culture & Commerce For Now and Into The Future

presented by: Mary Darby, The Collaborative Firm
Chris Montesinos, The Collaborative Firm

Nicole Dozier
Director of Community Development

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Planning, Program Management & Development

STONECREST COMPREHENSIVE PLAN 2038

Building Community, Culture & Commerce For Now and Into The Future

Setting The Pace

The First Elected Government At Work for The City of Stonecrest

City Mayor Jason Lary | District 1 Councilman Jimmy Clanton | District 2 Councilman Robert Turner | District 3 Councilwoman Jazzmin Cobble | District 4 Councilman George Turner | District 5 Councilwoman Diane Adoma

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CHAPTER 1.0
INTRODUCTION

1.1 City of Stonecrest
1.2 Why Do We Plan?
1.3 Comprehensive Plan Framework
1.4 Public Outreach and Community Engagement
1.5 What Did We Hear?
1.6 Community Vision

CHAPTER 2.0
NEEDS AND OPPORTUNITIES

2.1 Economic Development
2.2 Housing
2.3 Natural Resources
2.4 Historic Resources
2.5 City Services and Facilities
2.6 Land Use and Character Areas
2.7 Transportation

THIS IS YOUR PLAN!

CHAPTER 3.0
COMPREHENSIVE PLAN ELEMENTS

3.1 Population (Demographics)
3.2 Economic Development
3.3 Housing
3.4 Natural Resources
3.5 Historic Resources
3.6 City Services and Facilities
3.7 Broadband
3.8 Land Use
3.9 Transportation

CHAPTER 4.0
COMMUNITY GOALS AND POLICIES

4.1 Population
4.2 Economic Development
4.3 Housing
4.4 Natural Resources
4.5 Historic Resources
4.6 Community Services and Facilities
4.7 Land Use
4.8 Transportation

CHAPTER 5.0
IMPLEMENTATION STRATEGY

5.1 Community Work Program

APPENDIX

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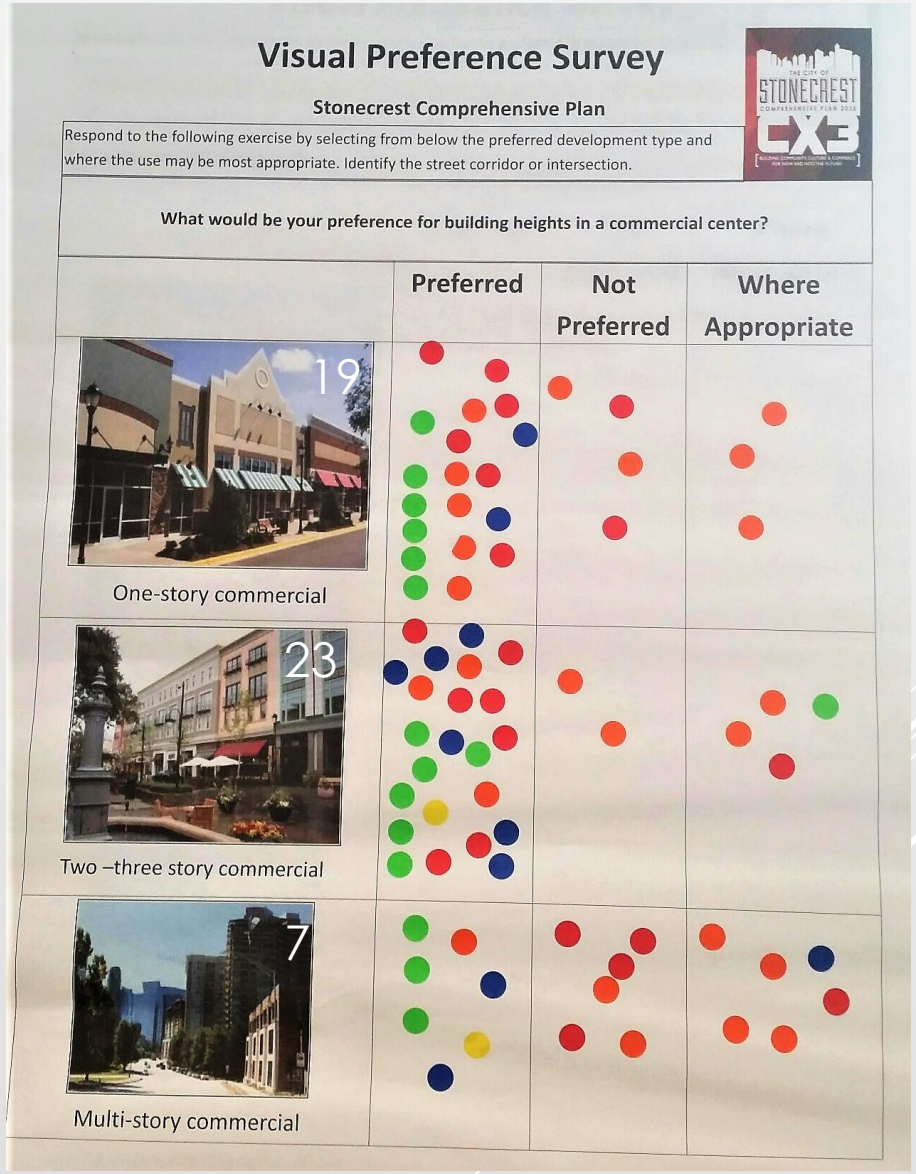
COMMUNITY ENGAGEMENT/ NEEDS & OPPORTUNITIES

The Needs and Opportunities lists were compiled from community and stakeholder input and analysis through the Comprehensive Plan process.

- **Needs** are issues that the City of Stonecrest will address within the Comprehensive Plan document, through the implementation of projects listed in the Community Work Program, and other city initiatives.

- **Opportunities** indicate the strengths of the community that the City of Stonecrest will work to build upon also through the implementation of projects listed in the Community Work Program. In contrast to the long-term focus of the Community Goals element, the Needs and Opportunities conveys the relatively short-term imperatives which will require direct attention from the city in the upcoming five years.



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Vision Statement

"The City of Stonecrest is committed to working together to be a world class city, preserving history, valuing beauty, green space, economic stability and growth with a feeling of home."

Stonecrest Comprehensive Plan 2038 Elements

Economic Development

City Facilities

Natural/Historic Resources

Land Use

Housing

Transportation

Minimum Standards Required by DCA/ARC
COMPREHENSIVE PLAN ELEMENTS

- Population (Demographics)
- Economic Development
- Housing
- Natural Resources
- Historic Resources
- Communities Services and Facilities
- Broadband
- Land Use
- Transportation

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Other Elemental Considerations - Stonecrest Comp Plan 2038

Existing Resources . . . Leading Stonecrest to a Smarter City!

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COMPREHENSIVE PLAN 2038
CX3
[BUILDING COMMUNITY, CULTURE & COMMERCE FOR NOW AND INTO THE FUTURE!]

Smart Technology

- Autonomous Vehicles
- Smart Lights
- Smart Benches
- Smart Environments
- Technology Parks/Complexes

City Facilities

- Public Safety
- Pedestrian Corridors
- Parks
- Smart Cameras

Natural/Historic Resources

- Encouraging Eco-Tourism
- Promoting Bike Rentals
- Developing Historic & Preservation Commissions

- **Minimum Standards Required by DCA/ARC**

COMPREHENSIVE PLAN ELEMENTS

- Population (Demographics)
- Economic Development
- Housing
- Natural Resources
- Historic Resources
- Communities Services and Facilities
- Broadband
- Land Use
- Transportation

Land Use

- Office/Professional
- Mixed-Use Development
- Industrial Parks
- Expanding Medical, Educational Facilities through private/public partnerships

Housing

- Affordability

Transportation

- Gateways
- Pedestrian and Corridor Improvements
- Urban Design

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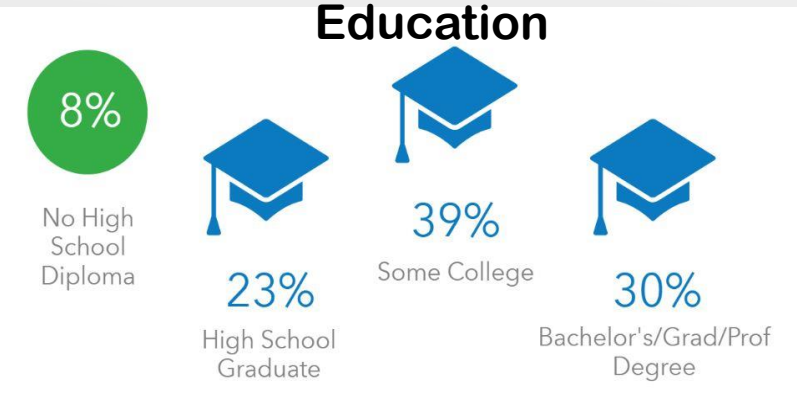
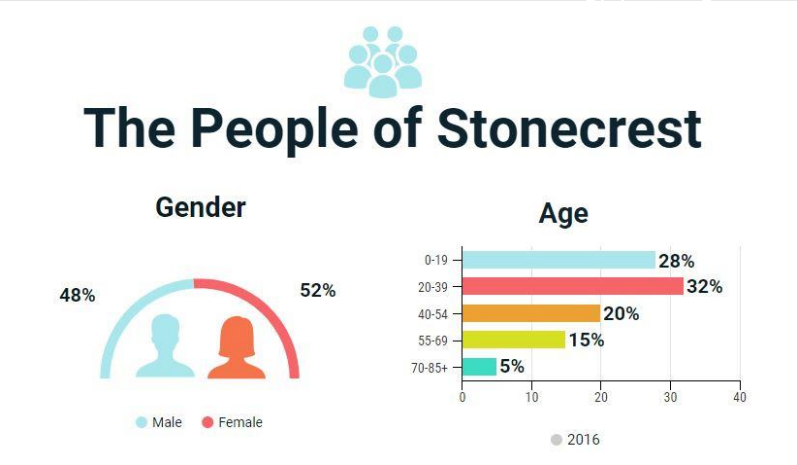
THE DATA TELLS US… POPULATION

- 60% Under Age 39
  - 32% Millennials –
    - Ages 20 to 39 years
  - 28% Generation Zers –
    - Ages 0 to 19 years
- 94% African-American
- Median Income - $48,724
- 69% GED Diploma
- 69% Some College/ Bachelors/Grad/Prof Degrees
- 48% Never Married





Source: ARC, March 2018

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THE DATA TELLS US…
ECONOMIC DEVELOPMENT

- 49% Service Sector Employment
- 12% Retail Trade
- 10% Transportation and Utilities
- White Collar 62.7%
  - Management/Business/Financial 13.9%
  - Professional 20.2%
  - Sales 7.9%
  - Administrative Support 20.7%

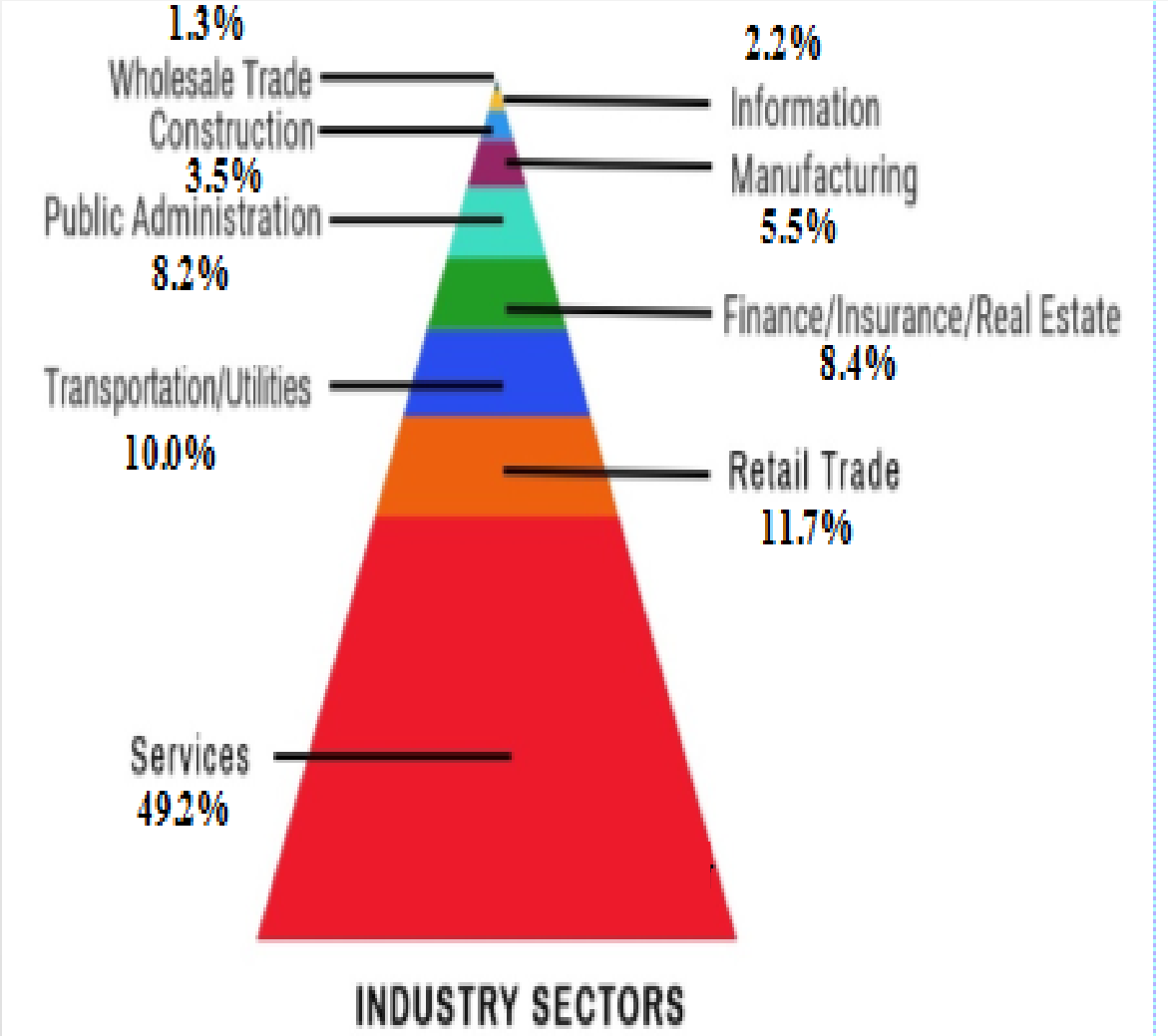

Figure ED-02 - Industry by Sector Source: 2017 US Census Estimates.

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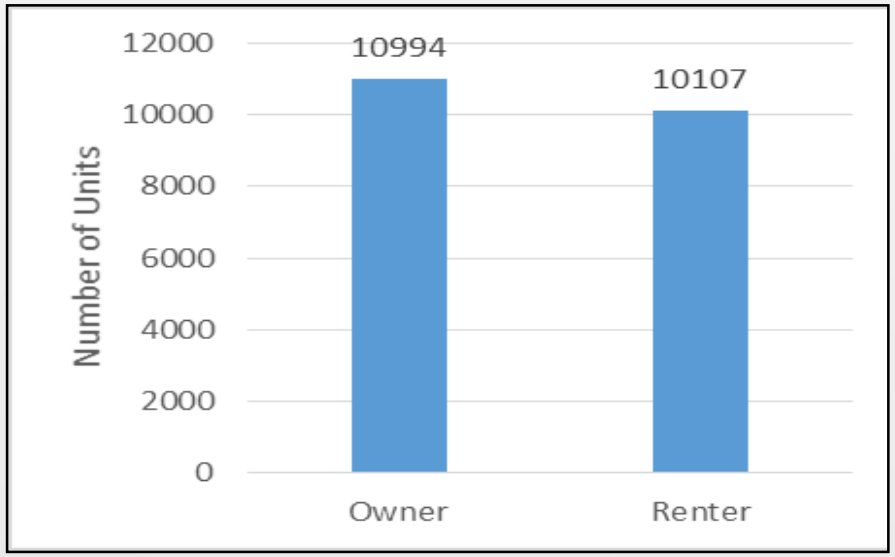
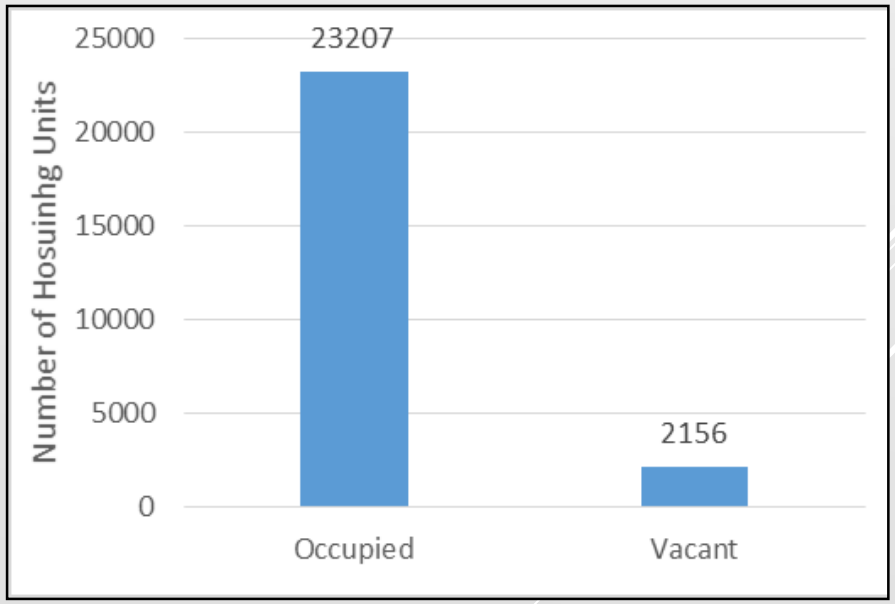
THE DATA TELLS US…
HOUSING

- 57% of homes are less than 20 years old
- The ratio between owner- and renter-occupied households is fairly even – 52/48%
- Housing vacancy is an issue at 12%
- 33.4% of households are Cost Burdened – spending more than 30% monthly income on housing expenses





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THE DATA TELLS US…
NATURAL RESOURCES

- Stonecrest drinking water supply comes from the Chattahoochee River.
- Stonecrest lies within the Ocmulgee River Basin – Waters in the city flow into the Atlantic Ocean.
- The Davidson-Arabia Mountain Nature Preserve includes 2,550 acres of unspoiled habitat.

- Issues with the pollution of water streams, e.g. Yellow River, South River

The South River cleanup was part of the Supplemental Environmental Project undertaken in connection with a consent decree between the federal government and DeKalb County. The legal action was taken on behalf of the U.S. Environmental Protection Agency and the Georgia Environmental Protection Division, under the Clean Water Act and the Georgia Water Quality Control Act. Source: Champion News, September 19, 2014

DeKalb County Water Reclamation Plant

Water Infrastructure

Water supply is not just where our water comes from, but also how it gets from those sources to our homes and businesses

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THE DATA TELLS US…
HISTORIC RESOURCES

- Lyon Farm (1850s)
- Evans Mill Ruins
- Klondike National Register Historic District
- Vaughters' Farm
- Flat Rock Community
- Arabia Mountain National Heritage Area – one of only in 49 in the country.

PRESERVATION AND CONSERVATION OF HISTORIC RESOURCES IS NEEDED

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THE DATA TELLS US…
CITY SERVICES AND FACILITIES

- Public Safety, Fire Protection, Libraries, Schools, Water, Sewer, and Stormwater are all handled through an Intergovernmental Agreement with DeKalb County.

SMART EMERGENCY SERVICES AND SENSORS ARE NEEDED TO PROMOTE A SMART CITY

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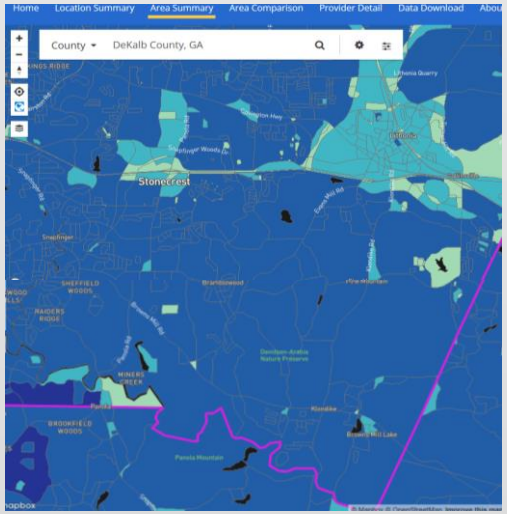
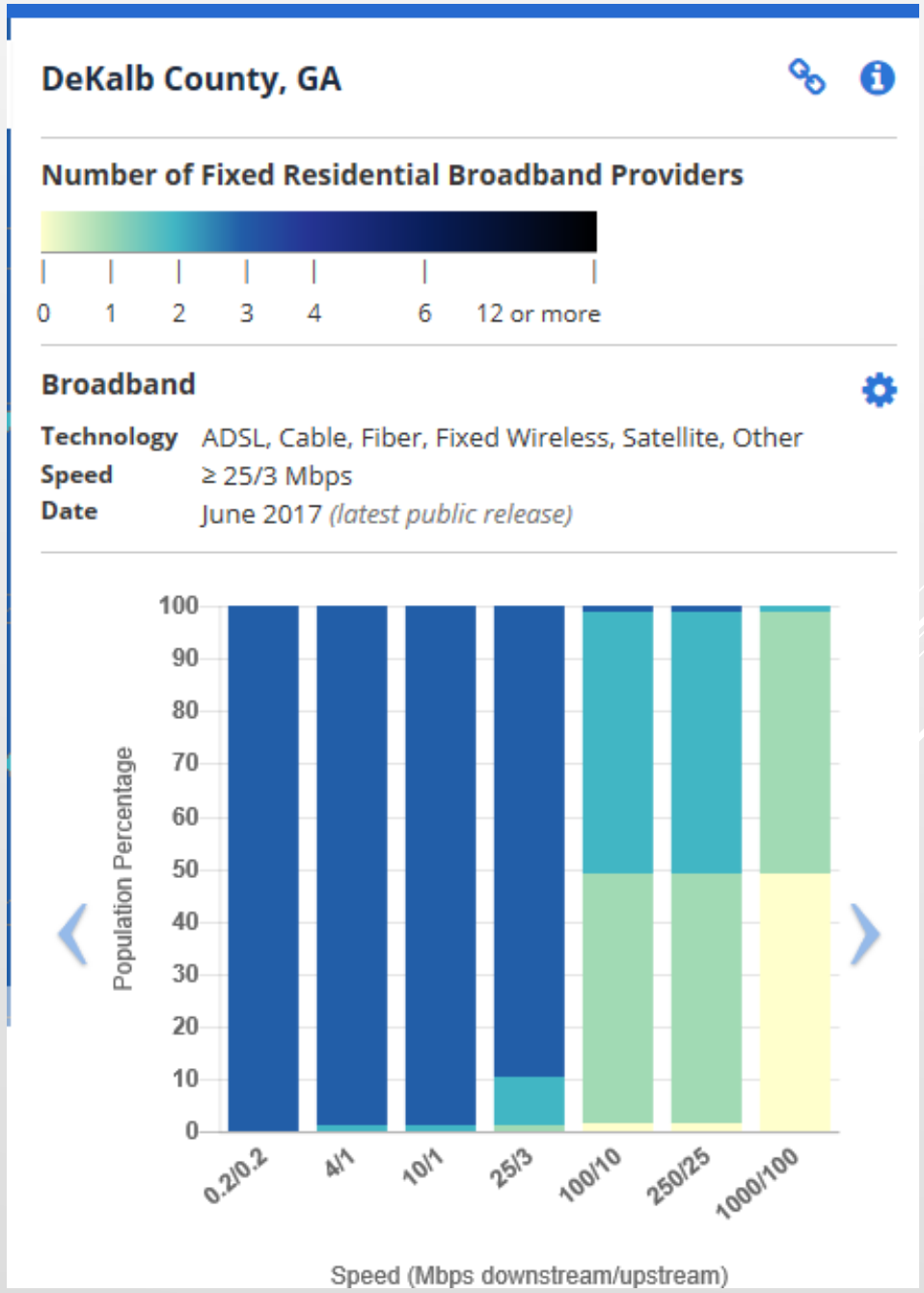
THE DATA TELLS US… BROADBAND

- The Broadband Element is a new Comprehensive Plan requirement of the Georgia Department of Community Affairs. 99.9% of Stonecrest is covered by broadband and high-speed internet – the other 0.1 % is located in the industrial quary area on the north side of the city. Broadband access is not an issue in Stonecrest.



Fixed Broadband Deployment Map



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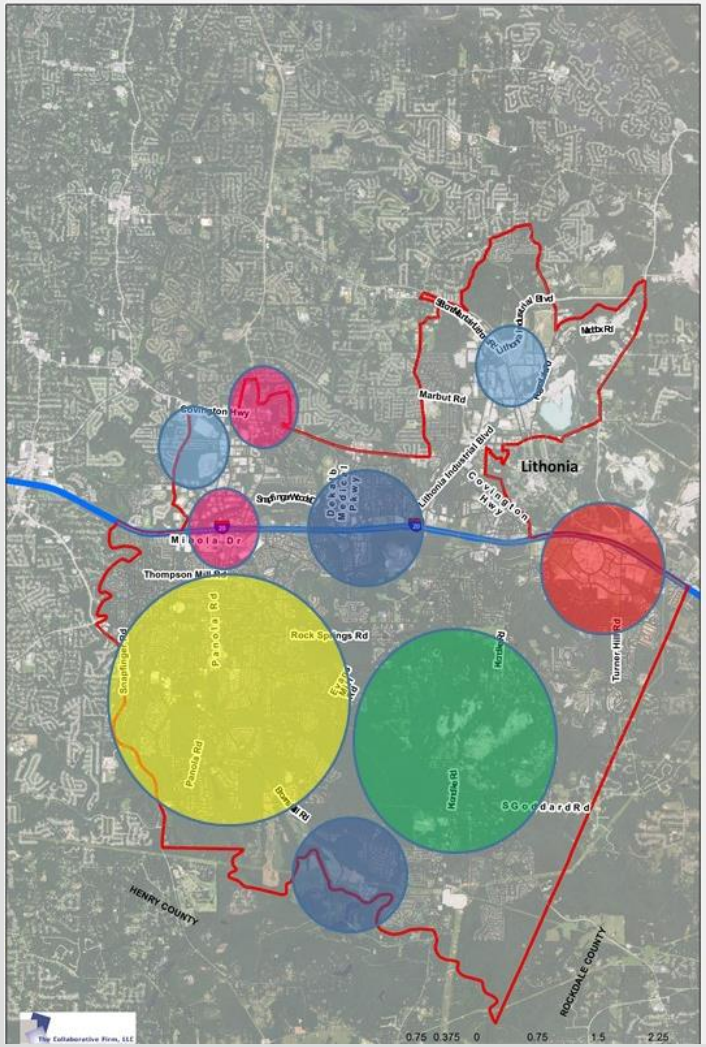
THE DATA TELLS US…
LAND USE



Industrial

Neighborhood Commercial

Regional Center

Institutional/Public

Suburban Residential

Conservation/Greenspace

11 Character Area Categories

- Conservation/Open Space
- Institutional
- Urban Neighborhood
- Suburban Neighborhood
- Rural Neighborhood
- Regional Center
- City Center
- Neighborhood Center
- Office/Professional
- Heavy Industrial
- Light Industrial

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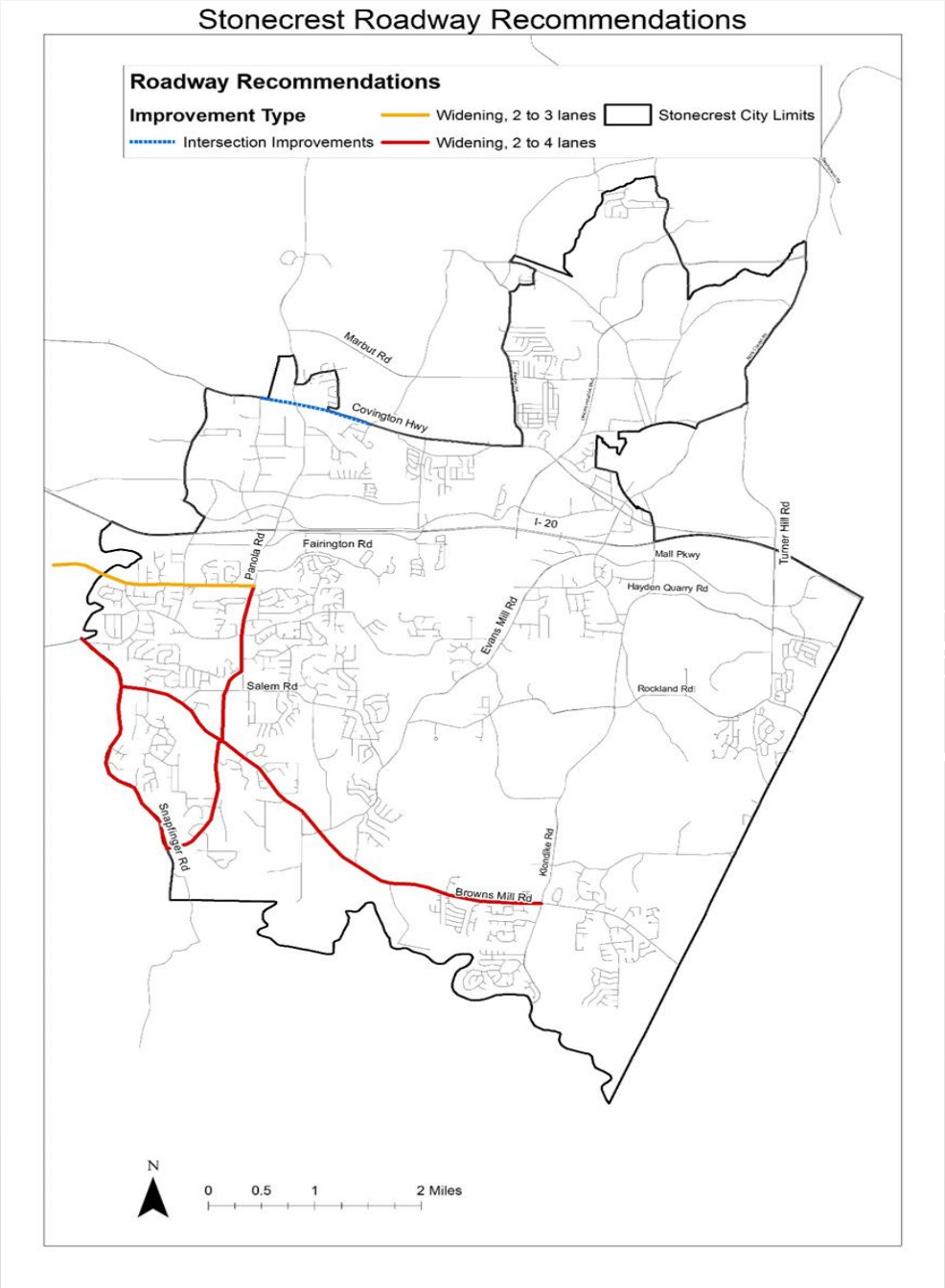
THE DATA TELLS US… TRANSPORTATION

- The Transportation Element included analysis of a proposed MARTA rail extension, the I-20 East TOD Strategic Plan, and data gathered for the Stonecrest Livable Centers Initiative Study.
- **Emerging Mobility Technologies**
  - **Smart Technology for emergency response systems**
- **Bicycle and Pedestrian Corridors**
  - **Tourism and gateways**
  - **Sidewalks, Smart Benches and lighting**
- **Railroads and Trucking Facilities**
  - **Lithonia Industrial Boulevard Expansion**
- **Transit Oriented Development**
  - **I-20 E Strategic Plan**



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GOALS AND POLICIES

- Articulates a long-term strategy for creating the set of conditions judged, by the community
- Guides local day-to-day decision-making for five, ten, even twenty years into the future
- Developed through a public process of involving community leaders and other stakeholders
- Implemented in the Community Work Program

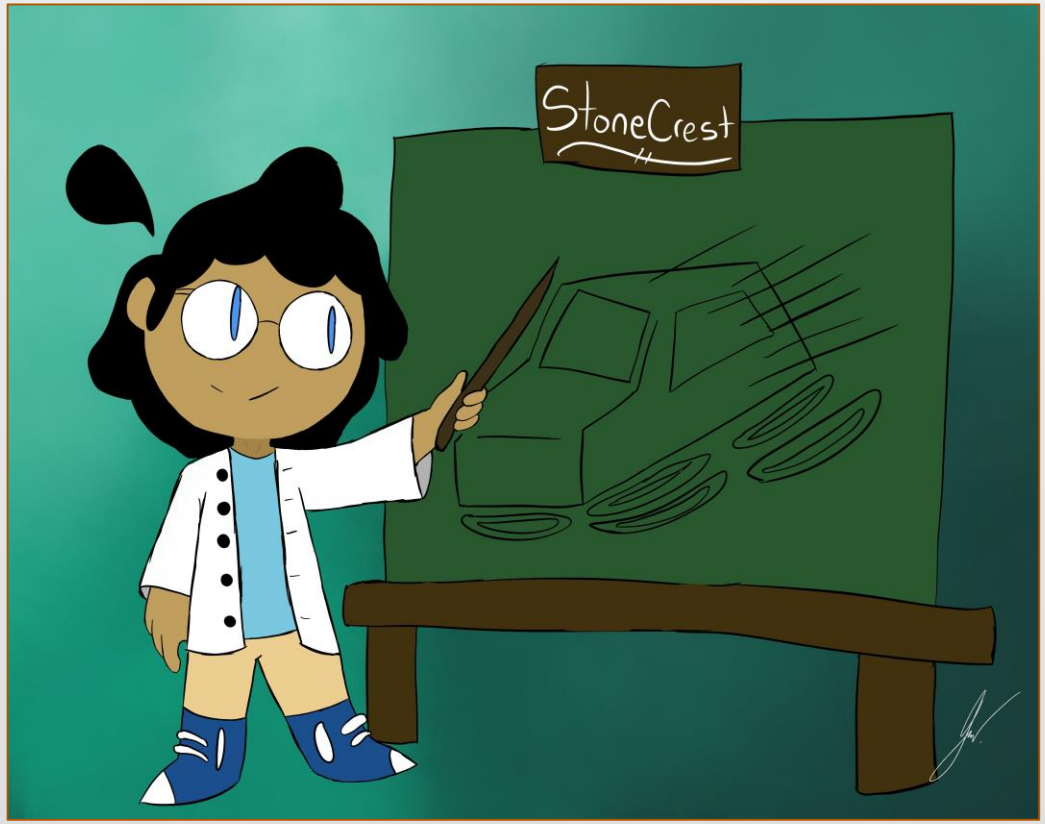
THE CITY OF STONECREST GEORGIA

Welcome to Our New City

stonecrestga.gov

THE CITY OF STONECREST

4.0 COMMUNITY GOALS AND POLICIES



"Envisioning flying cars in Stonecrest by 2023"
Artwork provided by: Jaden Richardson, an 11 year old, resident of DeKalb County

4.1 Quality of Life—Goals and Policies

Goal P-1 **To protect and enhance the city's unique qualities while embracing growth and ensuring services, safe and attractive neighborhoods, and good work opportunities.**

Policy P-1 Adopt policies that provide a safe environment to raise families and attract a wide variety of people.

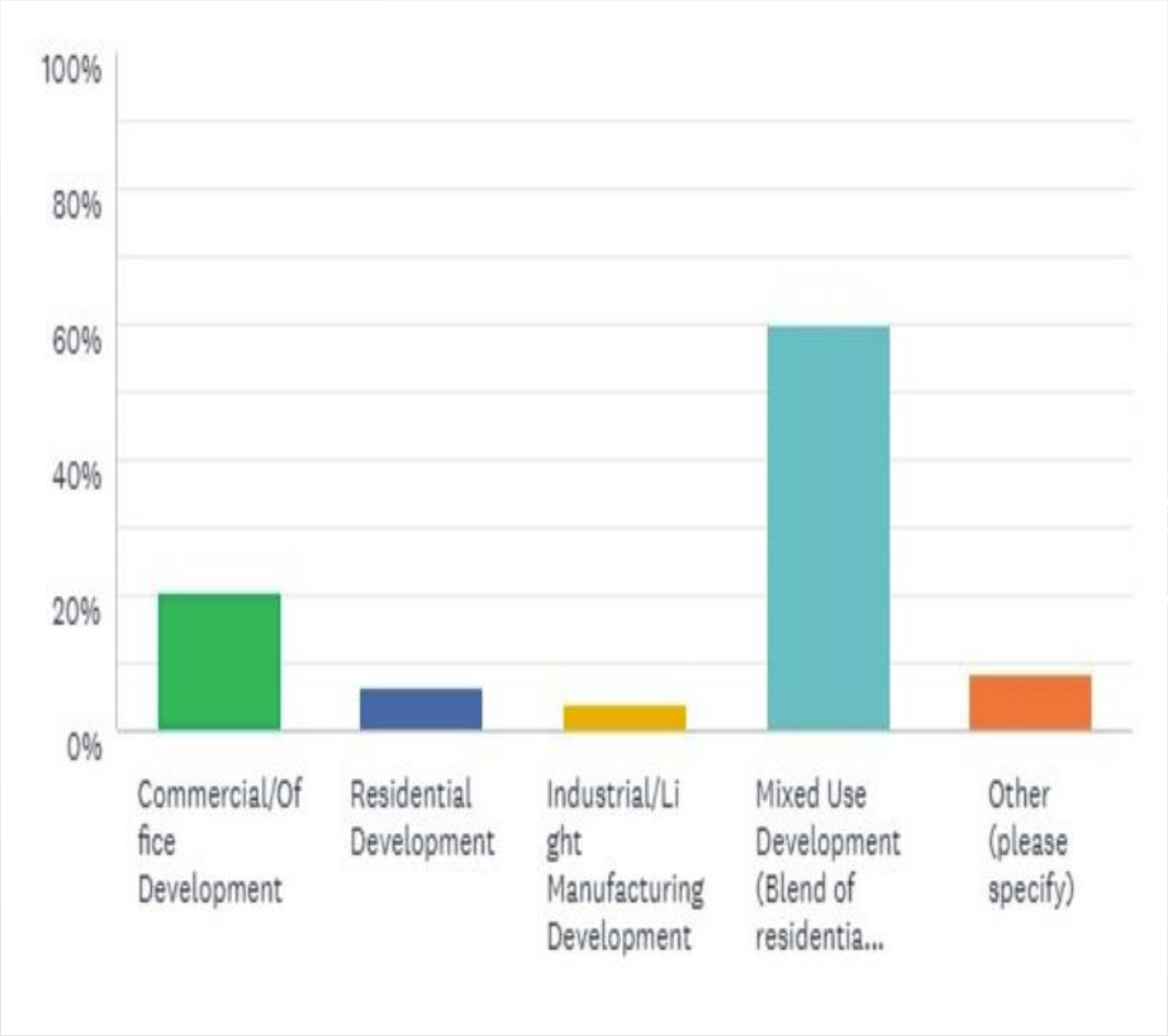
Policy P-2 Ensure the health, safety, and welfare of the community by provided efficient police and emergency services.

Policy P-3 Encourage the development of services to allow the aging population to age in place.

According to the Comp Plan online survey:

Over 60 percent of community respondents desire mixed-use developments and 20% desire more commercial/office development to influence the shape of Stonecrest.

Mixed-use developments combine various land uses into a single building, like residential and commercial uses within a 3-story building.



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COMMUNITY WORK PROGRAM

Community Work Program 2019-2023

The Community Work Program lists all of the projects that the City of Stonecrest will undertake in the next five years to implement the Comprehensive Plan. The Community Work Program projects are meant to address the Needs and Opportunities raised by community stakeholders throughout the Comprehensive Plan process. These projects are the implementation strategies for the Community's Goals and Policies or, in more simple terms, this is the City of Stonecrest's "To Do List". The list is divided by subject area.

Quality of Life

		Timeframe (x)							
ID	Description of Activity	2019	2020	2021	2022	2023	Department	Estimated Cost	Potential Funding Source
Q-1	Promote opportunities for community involvement on boards and commissions by creating an application process	X					Community Development, Community Affairs	25,000	General Fund
Q-2	Enhance the City's communication with the public by holding public forums to learn about government services	X	X	X	X	X	City Manager, Department Heads	50,000	General Fund
Q-3	Establish an annual City Magazine	X	X	X	X	X	Communications	75,000	General Fund/Ad Sales
Q-4	Create and implement a public art program	X	X	X	X	X	Parks and Recreation, Community Affairs	50,000	General Fund
Q-5	Create an information dashboard	X					Geographic Information System	25,000	General Fund
Q-6	Host community health fair and Farmers Market	X					Community Affairs	25,000	General Fund

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COMMUNITY WORK PROGRAM

		Timeframe (x)				
ID	Description of Activity	2019	2020	2021	2022	2023
ED-5	Develop a business retention and expansion program along major corridors, and commercial and industrial areas	X				
ED-13	Conduct a residential market study on Transit Oriented Development to understand the market impact of the mall area development		X			
ED-14	Develop a Master Plan for a Town Center to include Stonecrest's long-term City Hall and Civic needs	X				
H-4	Create architectural design standards to encourage development of appropriate size and scale, quality, and appropriateness, while encouraging innovative design and a variety of housing types and styles based on community conservation and character areas.			X		
H-5	Develop a housing needs assessment and affordable housing implementation plan to address housing affordability in the city	X	X	X		
NC-6	Develop greenways plan to improve access to rivers and streams				X	
HP-3	Establish a Stonecrest Historic Commission for conservation and preservation activities.		X	X	X	X
CS-5	Feasibility Study to explore and establish a City Public Safety Department	X				
LU-6	Update Stonecrest Livable Communities Initiative (LCI) Study	X				
T-1	Define City's limits by establishing a gateway monument program	X	X			
T-2	Undertake a strategic wayfinding and branding study that includes signage, landscaping, lighting standards for Stonecrest's major corridors		X			

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REMAINING PROJECT SCHEDULE

01/02/19	**City Council Meeting – presentation on draft plan**
01/07/19	**Open House/Public Hearing – 4:00-7:00 p.m. at City of Stonecrest**
01/14/19	**Called City Council Meeting – to vote on plan submission to ARC/DCA for review**
01/21/19	**Submit Plan to DCA/ARC for Review and Approval**
02/18/19	**City Council Meeting – to vote on plan**
02/28/19	**Deadline date for Stonecrest Comp Plan 2038 adoption**

YOU'RE INVITED

PROVIDE YOUR FEEDBACK ON THE DRAFT STONECREST COMPREHENSIVE PLAN 2038

Monday, January 7, 2019
City of Stonecrest
City Hall
3120 Stonecrest Boulevard
Stonecrest, GA 30038
Presentation Time: 4:30 p.m.
Riding MARTA, Bus Route 111

Monday, January 7, 2019
City of Stonecrest
City Hall
3120 Stonecrest Boulevard
Stonecrest, GA 30038
Presentation Time: 6:00 p.m.
Riding MARTA, Bus Route 111

https://www.stonecrestga.gov/pdf/DRAFT-Stonecrest-Comprehensive-Plan-2038.pdf

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THANK YOU!

For Building Community, Culture & Commerce For Now and Into The Future

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