



**THE SMYRNA TOWN CENTER
LIVABLE CENTERS INITIATIVE**

**Please Plan to Attend !
Community Meeting**

Help Make a Difference in Your Community

Wednesday, October 15, 2003 7PM

**Location: Community Center
Village Green Circle
Smyrna, GA**

The City of Smyrna is conducting a Livable Centers Initiative Study for areas bounded by Windy Hill Road in the North, Concord & Spring Roads in the South, South Cobb in the East and South Cobb Drive in the West. This Study will impact future Land Use Development, Transportation improvements, and Commercial Development for your area. Your input is important to the future of Smyrna.

Please attend!

For more information,
Please contact Chris Abernathy at chrisa@altamiradesign.com

ALTAMIRA DESIGN AND COMMON SENSE, INC.
DWA Day Wilburn Associates, Inc.
HUNTLEY & ASSOCIATES
sizemoregroup

Public Participation

Outreach

At the beginning of the project, a Steering Committee was assembled by local government officials to assist with the planning effort. The Steering Committee contributed to the inventory efforts, assisted in identifying issues, anticipated challenges and potential solutions.

Beyond the Steering Committee, the Consulting Team sought the participation of a wide range of local stakeholders, including neighborhood representatives, property owners, business leaders, local developers and a cross-section of residents. Announcements about meetings and project status were reported via email, brochures and flyers (translated in English and Spanish and posted throughout), and an interactive website.

Public Meetings

Four public meetings and one full day Design Charette were held at various locations within the Study Area to enable the Consulting Team to extract, refine, and assemble the public's ideas for the future of the study area.

The public kick-off meeting took place on May 29, 2003. During this meeting, the Consulting Team presented an overview of the study area, objectives and methodology for the project, and preliminary findings. Participants were then engaged in a visioning process to begin to articulate their vision, goals and objectives. This process, similar to one introduced more than fifteen years ago when the Village Green project was conceived, helped to report, record and synthesize the opinions and attitudes of resident participants.



LA INICIATIVA HABITABLE DE LOS CENTROS DEL CENTRO DE CIUDAD DE SMYRNA

Por favor, Planee Atender!
Reunion de la Comunidad

Ayudenos a hacer una diferencia en su comunidad

Miercoles, 15 de Octubre de 2003, a las 7:00 PM

Localizacion: Community Center
Village Green Circle
Smyrna, GA

La Ciudad de Smyrna esta llevando a cabo un studio bajo la iniciativa de comunidades Vivientes. Este studio enfoca en el area entre Windy Hill Road (al norte), Concord & Spring Road (al sur), South Cobb (al este) y South Cobb Drive (al oeste). El studio tendra impacto en el futuro del desarrollo de los uses del terreno, en las mejoras de la transportacion y en el desarrollo comercial. Su participacion es importante para el futuro de Smyrna.

Para mas informacion, por favor comuniquese con
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From this visioning process, residents expressed the desire to:
Save

- Green environment
- Mature trees
- Major Park (new)
- Bike paths (extend and connect)
- Historic buildings
- Monuments

Change

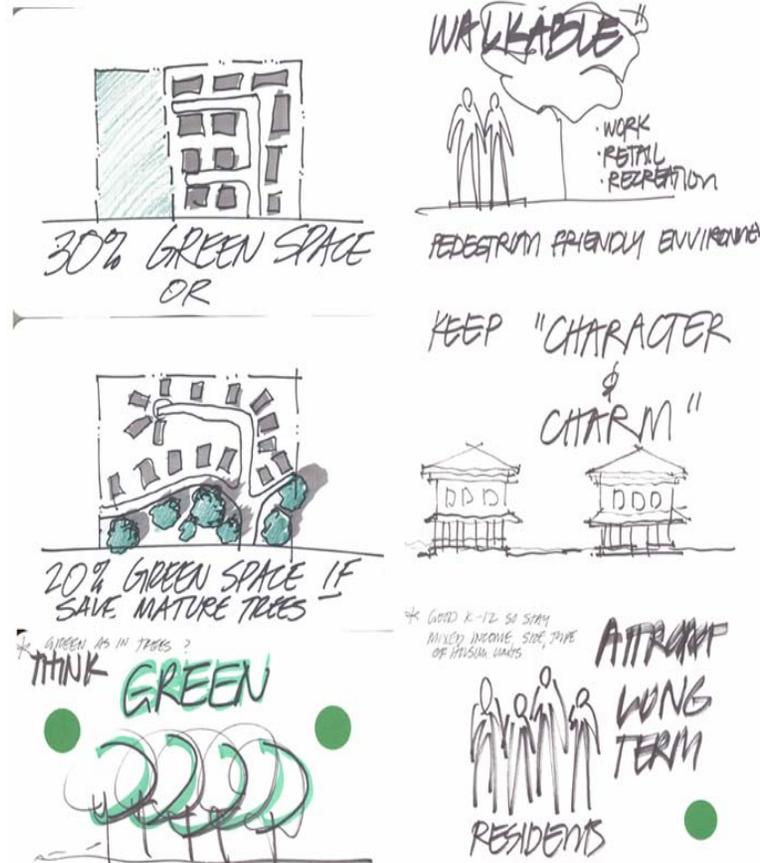
- Abandoned buildings
- Industrial areas
- Strip malls

Bring to Smyrna

- Offices (small, professional uses) as part of the pedestrian-friendly community
- Boys and Girls club
- Charm of the old, preserved in the new of the city
- Attract long term residents
- Consider the southern sector of the city (linkages; balanced development)
- Housing balance (own vs. rent)
- More feedback from the larger community
- Amphitheater
- Cultural facilities
- Permanent Theater facility



Public Participation



- Classroom for art
- Artwork in Public Places
- Enhanced quality of life
- Transit connectivity (including bikes and pedestrians)
- Keep monies for this community and prioritize
- Attractions for visitors
- Improved transportation (bus/trolley, bus stops, rail development) linkages to and from the community

The second public meeting was held on June 25, 2003, coinciding with the completion of the Study Area land use inventory and analysis and identification, in consultation with city officials and the Steering Committee, of four Activity Centers that would be the focus of the ongoing project work. The designated activity centers include Jonquil Plaza (Atlanta and Spring Roads), Belmont Hills (Windy Hill and Atlanta Roads), the Western Plaza Shopping Center (Concord Road and S. Cobb Drive), and the Six Points intersection (Roswell Street and Hawthorne Avenue).

Attendees participated in a modified visual preference survey that included images of projects and project elements -- building size, massing and materials; landscaping, hardscapes, public spaces, retailing, residential and mixed-use concepts -- that might be appropriate for the study area. Upon conclusion of the survey, participants met in small groups to discuss and "design" improvements at the Activity Centers.

Among the common themes reported by each of the small groups were these:

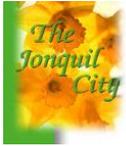
- ✓ Retail
 - "Park once" environments
 - More specialty shops
 - Attract Lowe's or Pike's nurseries
 - Revitalize existing retail sites
 - Attract grocery store or fresh market



Public Participation



- ✓ Green Space
 - Better connection to parks
 - Walkways along green space
 - Enhanced natural water features
 - Reconfigure some of Belmont Hills for green space
 - Make pedestrian connections between Belmont Hills and Village Green
 - Connect bike trails to nature areas
 - Improved park upkeep
 - Another Village Green within the Study Area
 - Streetscapes on Atlanta Road
 - Linkage to Silver Comet Trail
- ✓ Transportation
 - Pedestrian walkways to truly desirable spaces
 - Maximize non-automotive routes throughout the city
 - Masterplan sidewalks and trails in study area along major roads
 - Widen sidewalks to local focal points
 - Preplan sidewalks for future developments
 - No trolley -- people will not use it for its original purpose
- ✓ Residential
 - Target apartments that are rundown and need redevelopment
 - Adopt covenants and guidelines to set a community standard
 - Six Points redevelopment
 - Design Communal Storm Water Systems
 - Sidewalks -- very important
 - Increase density
 - Use communal storm water as community amenity or feature
 - Require rental profiles and ordinances to bring multi-use properties up to a nice standard
 - Renovation of older homes
 - No displacement of lower income families
 - Redevelop North and South Banks Street and the east side of the railroad tracks along Atlanta Road



The Design Charette

From a creative standpoint a design charette is an intense effort to solve any architectural problem within a limited time. The term Charette initially appeared in the early part of the late 1800's. Architecture students in Paris who needed to rush their drawings to the Ecole Des Beaux-Arts placed them on a cart which was called a charette. Later the word broadened its meaning and came to describe any intense, short term student design project. Today the word is used by the Architectural community at large to describe any intense, on the spot effort.

After the earlier meetings that were held discussing existing conditions, stakeholder interviews, and the preliminary analysis a design charette for the Smyrna community was held on Saturday August 16, 2003. This workshop was held in order to provide a hands on opportunity for the participants to develop a community driven vision for the Study Area.



The charette started with a brief overview of the team's initial findings and the market analysis for the area to further assist in directing the participants with their planning. Five community teams were organized to develop redevelopment plans for the overall Study Area while concentrating on the four designated Activity Centers.



From the five groups a number of comparable visions developed.

Six Points:

- A desire to mimic the existing Village Green by adding restaurants, “Mom and Pop” Stores, streetscape improvements, modification of the roadway with a traffic circle, small public green, and mixed use opportunities.

Jonquil Plaza:

- Mixed use development that fronted Atlanta Road, parking in the rear of any future development, pedestrian connections to nearby neighborhoods, townhomes, and greenspace were also considered desirable.

Belmont Hills:

- The overall vision for this area was one that created a mixed use environment that included residential, office, and retail spaces that fronted Atlanta Road and would increase density. This Activity Center was also targeted for additional Greenspace that were both passive and active and carried on the character of the existing Village Green.

Cobb/Concord Center:

- The community saw this area as an ‘Entertainment Center’ that could provide movie theaters, restaurants, and other cultural possibilities or possibly be developed into a residential community. The overall feeling was the area needed to be cleaned up and reorganized.



Public Participation



Following the charette the team took the drawings and conclusions from the participants and further refined these ideas into a comprehensive plan reflecting the citizen, business owners, and city input that had been discussed. These ideas were presented in the next public meeting.

The refined plans for three of the four activity centers were presented to the community during the fourth public meeting. The Six Points Activity Center was deleted because the Consulting Team upon further study concluded that the area lacked the necessary ingredients to allow the project as envisioned to be implemented. Another Activity Center was substituted for Six Points.

This Activity Center proposed redevelopment of an existing single family subdivision. The redeveloped subdivision was designed following some of the principles of Neo Traditional Design. Ample open space is included where none existed and much of the existing street network can be reused. Sidewalks and street trees are proposed throughout the neighborhood. Smaller lot sizes average 50' in width and 100' in depth have been suggested. This design increases the available homesites three fold.

Comments from the task force were recorded. The general feeling of the steering committee was positive and energetic as the vision of Smyrna moved forward. The third public meeting was held October 15, 2003. The purpose of this meeting was to present preliminary recommendations based on the previous community input, analysis by the consultants, and ideas generated from the charette.

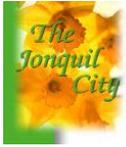
The refined plans for three of the four activity centers were presented to the community. Following assessment by transportation, land use and market specialists, it was determined that redevelopment of the Six Points Activity Center should be deferred. The consulting team concluded that threshold levels for intervention -- addressing traffic and development problems -- were not met.



Insert Existing Study Area



Insert Existing Land Use



Insert Proposed Land Use



Insert Activity Center Locations