

Conyers Activity Center Investment Policy Study

an Atlanta Regional Commission Livable Centers Initiative (LCI) Study

Draft Master Plan Critique Meeting Summary

April 24, 2009

Conyers City Council Chambers

6:30-8:30pm

ATTENDANCE 38 participants signed in

AGENDA

6:30 – 6:35 Welcome, Introductions, Agenda for the Evening
6:35 – 6:45 Overview Presentation
 Priorities for the Study Area
 Goals and Guiding Principles for LCI project
6:45 – 7:15 Presentation of Concept Plan
 Catalyst Sites
 Transportation Improvements
 Land Use Changes
7:15 – 7:45 Question & Answer Session
7:45 – 8:15 Project Prioritization Exercise
 Attendees were asked to rank proposed catalyst and transportation projects in
 terms of priority
8:15 – 8:30 Next Steps

SUMMARY OF COMMENTS

The following pages reflect the summary of comments from the question and answer portion of the agenda

Question: Are business owners in the community on the Core Team and is this a conflict of interest?

Answer: Yes, many business owners are on or have been invited to join the Core Team. This is not a conflict of interest; input is welcome and desired from the business community.

Question: Is the area at Vaughn and Old Covington shown as commercial?

Answer: No, mixed use on the future land use concept plan. This would be majority residential with limited commercial uses.

Question: What is the projected timeline for the central park redevelopment?

Answer: There is no set timeline for this redevelopment. Redevelopment will be market-driven and is not city-sponsored. However, it is conceivable and feasible from the market perspective in the short-term. This study's purpose is to identify redevelopment opportunities and set up the regulatory framework to permit and incentivize such development.

Question: Only 6 to 8 single-family homes are shown as part of the Central Park Redevelopment. What if people don't want to live in multi-family? Have you talked with the homeowners in this area? Have you talked to a developer about these plans?

Answer: No, we have not talked with individual homeowners in this area. However, they have been notified and encouraged to attend these meetings. There are a total of 100 units proposed in this area. More single family homes have been proposed in other catalyst areas. The city has talked with Grayland development about redevelopment in the area.

Question: I live on Oakland Circle, do these plans affect me?

Answer: That area is not considered a catalyst site. Residential areas with high amounts of owner occupied homes were considered unlikely to change in the near-term.

Question: The lots are smaller in the plan, for redevelopment areas, than existing lots. Apartments will attract a transient population. How is this going to work?

Answer: Smaller lots are required to achieve the density needed for redevelopment. Small lot neighborhoods are needed to make a community walkable and pedestrian friendly. These neighborhoods are desired by seniors and facilitate their access to goods and services. There is currently a mix of housing with apartments, townhomes, and single family in the area, the proposed plan continues this mix of dwelling types.

Question: Currently there are clearly defined single-family and multi-family areas? In the plan it is mixed. How will this work?

Answer: Housing types can be mixed successfully in a small area. The mixing of housing types adds variety and vibrancy to a neighborhood. Good examples in the region include Smyrna and Decatur.

Question: Were the people living in the Central Park area included in the prior meetings?

Answer: Notification was given to all property owners in the LCI area, flyers were hand-delivered; additionally an advertisement was run in the Rockdale Citizen.

Project Prioritization Exercise

After the concept plan for the study area was presented, participants were asked to help prioritize the proposed transportation and redevelopment projects. The project ranking resulting from the responses is provided below. This information will be used to help determine the short-term (1 to 5 year) and long term (5 to 10 year) implementation programs for the LCI Study.

Transportation Projects

- 1 Railroad Street Intersection Improvements
- 2 West Avenue at Taylor Street: New traffic signal with a pedestrian crossing
- 3 New Sidewalks: Completing the sidewalk network in the study area
- 4 West Avenue Streetscape Improvements

Tied

- 5 Complete Streets: Providing dual sidewalks and bike lanes on Green, Hardin and O’Kelly streets
- 5 Scott/Green/Main Street Intersection Improvements
- 7 Traffic Circle and Gateway Feature at Green Street and Old Covington Hwy
- 8 Improved Railroad Crossing at Travis Street
- 9 New Roadway Connections: Scott Street to Highland Circle
- 10 New Roadway Connection: Highland Circle to Vaughn Street
- 11 New Roadway Connection: Fairground Street to Old Covington Hwy

Catalyst (Redevelopment) Projects

- 1 Central Park: Development of a large city park surrounded by apartments, townhomes and some single-family residences
- 2 JP Carr Expansion: Redevelopment of Steele/Taylor Street public housing site into office space including additional city or county services, medical offices, and other services
- 3 West Avenue Retail Center: Redevelopment of the Piggly Wiggly shopping center area
- 4 West & Green Infill: Redevelopment of area into a pocket of 60 single-family residences surrounding a community park
- 5 West Avenue Strip Centers: Redevelopment of the strip retail centers on the east side

Tied

- 6 Old Covington Highway Mixed Use: Redevelopment of homes between Vaughn Street and I-20 into a mixed-use center with retail and service and loft-style apartments
- 6 Bryant Street Infill: Redevelopment of the old stone yard and adjacent properties into a neighborhood of 37 single-family residences

For more information and to view copies of the presentations, please visit the project website at www.jjg.com/conyerslci/ or through the city’s website at www.conyersga.com.