



City of Johns Creek Comprehensive Plan

Community Agenda

CAC Meeting

May 13, 2008

Comprehensive Plan: Presentation Overview

- Community Agenda Components
- Review Future Development Map
- Review of Intent and Goals for Development Areas
- Review of Issues and Opportunities
- Present Policies



Community Agenda

- Community Agenda Components:
 - Community Vision
 - Future Development Map/Future Development Areas:
Supporting Narrative
 - Issues and Opportunities
 - Policies
 - Implementation Plan



Community Agenda Components Cont'd

Implementation Plan

- Programs for all Development Areas
- Long Term/On-going
- Implementation by Character Area
- Future Development Areas Quality
- Community Objectives
- Short Term Work Program (STWP)



Community Agenda

■ Community Vision

Johns Creek is a residential sanctuary with abundant educational and cultural opportunity positioned in a prime geographic location with diverse demographics. The City is a corporate and service industry magnet. Johns Creek is prepared to enhance a multi-modal transportation network. The City promotes active and passive recreation through acquisition and preservation of greenspace. As the City evolves, the community is ready to embrace a town center and is a community focused on redevelopment, business retention and economic stabilization. Johns Creek is a community attuned to environmental best practices.

“Johns Creek is a community where all citizens’ voices are heard.”



Community Agenda

- Future Development Map

Note: Please refer to the Community Agenda for the Updated Future Development Map.



Community Assessment and Community Agenda

- Character Area Map:

- Community developed thirteen character areas

Future Development Map:

- CAC developed twelve development areas from the Character Area Map

ADD: McGinnis Ferry Corridor

Johns Creek North (Originally Seven Oaks, portions of Ocee)

Gateways



Community Assessment and Community Agenda

- Future Development Map (cont'd):

Altered:

Technology Park

Medlock Bridge

Jones Bridge

Activity Node at Abbotts Bridge and State
Bridge Road

Activity Node at Medlock Bridge Road and
State Bridge Road

Shakerag

Warsaw and Autrey Mill

River Estates



Community Agenda: Future Development Areas

Supporting Narrative Setup:

- Intent: Description of each Character Area
- Appropriate Uses and Scale
- Goals
- Design and Transportation Concerns



Community Agenda: Future Development Areas

Ocee (01):

Remain Residential in Established Areas

Scale: 1-3 Units/Acre

Mixed-Use Commercial in Activity Nodes

Scale: 3-4 Story Maximum

Technology Park (02):

Commercial Uses: Offices, Services

Scale: Heights around 4 -6 stories. Beyond 2015 the City envisions mid-rise up to 6-8 stories for unique developments with varied topography or a main corporate/employment draw. The City may consider this for projects with identified tenants.



Community Agenda Content

St.Ives/Sugarmill (03):

Retain Residential Size and Scale: 1-2 units/acre

Scale: 2-3 stories (Compatible with existing housing stock)

Warsaw/Morton Road (04):

Retain Residential Size and Scale: 1-3 units/acre

Scale: 2-3 stories (Compatible with existing housing stock)

Transitional Area: North and south sides of State Bridge Road from Activity Node to the Doublegate common area to the south and Medlock Subdivision to the north



Community Agenda: Future Development Areas

River Estates (05):

Retain Residential Size and Scale: 1 unit/acre

Scale: 2-3 stories (Compatible with existing housing stock)

Transitional areas: Dean Gardens Estate and 141 Corridor

Newtown (06):

Village Style: Neighborhood serving commercial at activity nodes

Emphasis on pedestrian connectivity and possible civic and cultural uses

Scale: 2-3 stories

Retain Residential Size and Scale: 1-3 units/acre

Scale 2-3 stories (Compatible with existing housing stock)



Community Agenda: Future Development Areas

Autrey Mill Pastoral (07):

Retain existing single family development pattern: 1 unit/acre

Scale: 2-3 stories (Compatible with existing housing stock)

Transitional Area: North and south sides of States Bridge Road from Activity Node to the Doublegate common area to the south and Medlock Subdivision to the north

Shakerag (08):

Retain existing single family development pattern: 1-3 units/ acre

Scale: 2-3 stories (Compatible with existing housing stock)



Community Agenda: Future Development Areas

141 Corridor (Medlock Bridge Road 09) :

Nodes:

1. State Bridge Road at Medlock Bridge Road

Mixed-use Development: 5-12 units/acre

Scale: 3-4 story

2. Abbots Bridge Road at Medlock Bridge Road

Mixed-use Development: 5-12 units/acre

Scale: 4-6 stories increasing from north of Abbots Bridge to McGinnis Ferry



Community Agenda: Future Development Areas

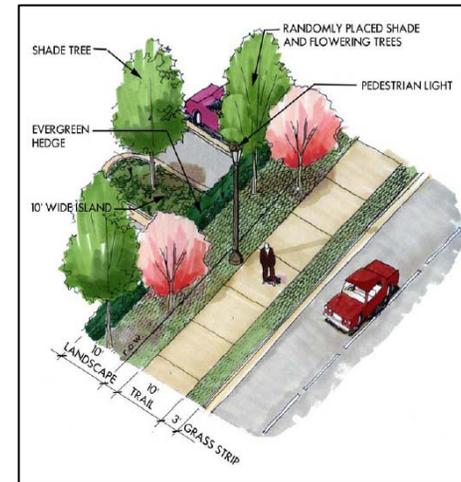
141 Corridor (Medlock Bridge Road 09) continued:

3. McGinnis Ferry Road and Medlock Bridge

Mixed-use/Commercial Uses

5-20 units/acre

Scale: 4-6 stories



Community Agenda: Future Development Areas

Jones Bridge (10)

Commercial Uses/Residential 5-8 units/acre

Scale: 3-4 Story maximum

McGinnis Ferry (11)

Commerical/Mixed Use- At Activity Node

Predominantly Residential

Scale: 3-4 Story maximum

*McGinnis Ferry has been identified as a corridor.



Community Agenda: Future Development Areas

Johns Creek North (12)

Retain single family residential

2-4 units/acre

Commercial/Mixed Use at Activity Node

Scale: 3-4 story maximum



Community Agenda: Issues and Opportunities

Issues and Opportunities (DCA/ARC requires a list of "Issues and Opportunities")

Population

- *Issue:* Population growth continues to create pressure on all infrastructure and services.
- *Issue:* Mechanisms for monitoring and preparing for population growth have not been established.
- *Opportunity:* Johns Creek is becoming increasingly diverse in population and workforce which provides for both economic and cultural diversity.
- *Issue:* There are not a variety of cultural activities available.
- *Issue:* As documented in the Community Assessment, a small portion of the population, 2% of the population (1,001 people) lives below the poverty level; 62% of these people are between 18 and 64.
- *Issue:* Population estimates indicate that the percentage of Asian and Black citizens will increase from 10.5 % (2000) to 15.9 (2012), and 5.4% (2000) to 11.1% (2012), respectively. The Fulton County BOE school data indicates even higher percentages.
- *Issue:* Although the active adults 65 years and older only represent only 4.2% (2,940 people) of the population in 2007 and will represent 5.3% (4,070 people) of the population in 2012, there is a need for housing and services for this population to age in place.



Community Agenda: Issues and Opportunities

Economic Development

- *Issue:* High income and high housing cost create a lack of mixed income housing in Johns Creek; this creates challenges for the work force including teachers, police and firemen, as well as other service providers who would like to live where they work. Corporations may also be swayed from establishing headquarters or offices here if their work force can not find adequate housing.
- *Issue:* The City's tax base may need adjusting to accommodate for the fact that there is much more residential land in the city than commercial and industrial; the City should investigate/promote a balanced tax base in order to account for the cost of residential services and increase employment based needs.
- *Issue:* Through trips contribute significantly to peak hour congestion. Medlock Bridge, State Bridge Road, and McGinnis Ferry Road have a high proportion of through trips (greater than 40% of daily volume). This traffic constitutes a large volume of consumers that may otherwise not be possible consumers. Efforts need to be made to determine the best mechanism to capture this traffic to the benefit of Johns Creek merchants, restaurateurs and other business owners.



Community Agenda: Issues and Opportunities

Economic Development (cont'd)

- **Opportunity:** Well designed, distinctive development will benefit from the large volume of traffic.
- **Opportunity:** As a new City, the City of Johns Creek has the ability to define its identity by incorporating “place making” or branding into the development efforts. These efforts can encourage a variety of visitors as well as business owners to investigate Johns Creek.
- **Issue:** There is no TCC or gathering place in the City limits.
- **Opportunity:** The City has the opportunity to design the TCC with control over architecture, massing, scale and use. In addition, the City may be able leverage private reinvestment with this capital project.



Community Agenda: Issues and Opportunities

Natural and Cultural Resources

- **Issue:** The City of Johns Creek is newly incorporated. Established cities such as Seattle and Boston have an established sustainable development programs which encompass energy efficient building requirements (LEED), landscaping requirements and general policies for protection of the built and natural environments. The City of Johns Creek should establish Green, sustainable standards.
- **Issue:** It is important to consider the water supply and quality measures in light of the current drought conditions. There are no alternative water sources at the present time.
- **Opportunity:** The drought raises awareness about the importance of protecting and conserving water resources. This can be achieved through training programs such as Xeriscaping.
- **Issue:** There are no alternative water sources at the present time.
- **Opportunity:** The City may look into technological advances that might allow more reuse of water within the city, or cleaning the wastewater well enough to reuse for things other than golf course watering.
- **Opportunity:** The City may contemplate policies or regulations dealing with conservation as well as working on the local level to help inform higher level politics related to intergovernmental coordination of water needs/usage.



Community Agenda: Issues and Opportunities

Natural and Cultural Resources (cont'd)

- *Issue:* Stormwater runoff, non-point source pollution, development, and population growth contribute to the degradation of the County's public water supply system.
- *Issue:* Greater protection of tree coverage should be considered during the development process.
- *Issue:* Development has eradicated some of the historic fabric, mostly small farming communities, formerly present in Johns Creek.
- *Opportunity:* There may be potential for historic districts.
- *Opportunities:* Once an inventory is complete, grants may be available to help stabilize the resources and develop design guidelines, such as the Historic Preservation Fund Grant.
- *Issue:* Cemeteries may have been adversely affected by development.
- *Opportunity:* Historic sites are one of the top destinations for Georgia tourists. These resources could provide another industry for the area.



Community Agenda: Issues and Opportunities

Community Facilities and Services

Schools

- *Issue:* Population in schools is reportedly much more diverse than is reflected in census data from 2000, as several schools have 30-50% Asian student population, especially in the northeast section of the city that borders Gwinnett and in the Shakerag area.
- *Opportunity:* Through cultural and diversity programs, as well as interaction, students will gain the skills and understanding to deal with the global economy.



Community Agenda: Issues and Opportunities

Services

- **Issue:** The stormwater infrastructure is beyond capacity in North Fulton. Achieving adequate capacity level is considered feasible if current stormwater controls and the stormwater utility in Northeast Fulton are implemented.
- **Opportunity:** Stormwater Utility User Fee in order to collect funds for the construction of stormwater infrastructure and the implementation of a Stormwater Utility in the Northeast Georgia Stormwater Management District should provide the ability to address stormwater management needs.



Community Agenda: Issues and Opportunities

Services (cont'd)

- *Opportunity:* Consider initiatives for educating the public on water consumption, as well as to set an example for other cities around the region.
- *Opportunity:* With the development of the new police force the City can compare previous response times to the current.
- *Issue:* The City does not have its own recycling center.
- *Opportunity:* Investigate the most convenient locations for a new recycling center in Johns Creek. This center could encompass all new “green technology” and be a model for the entire region.
- *Opportunity:* Single stream recycling can be investigated.
- *Opportunity:* The development of a solid waste management plan.



Community Agenda: Issues and Opportunities

Parks and Facilities

- *Opportunity:* Connect all parks and recreation facilities to the greenway system
- *Issue:* Emphasis on greenway safety, especially with regard to the crossing of busy streets.
- *Opportunity:* New greenway along Upper Johns Creek.
- *Issue:* Focus on the quality of parks and recreational facilities rather than only the quantity.
- *Issue:* Availability of neighborhood parks.
- *Opportunity:* Designation of parkland in future commercial developments and redevelopment.
- *Opportunity:* Pocket parks could be created within commercial development.



Community Agenda: Issues and Opportunities

Parks and Facilities (cont'd)

- *Opportunity:* New signature park associated with the TCC.
- *Issue:* Better public access is needed to and along the Chattahoochee River.
- *Issue:* Conservation of environmentally sensitive areas.
- *Opportunity:* Allowing higher density in some areas in return for additional greenspace.
- *Opportunity:* Consolidate storm water detention facilities that could also be used for greenspace.
- *Opportunity:* Autrey Mill Nature Preserve should be utilized, preserved and possibly enlarged.



Community Agenda: Issues and Opportunities

Land Use

- Issue/Opportunity: Land Use and density of development in the past may have been limited by the location and availability of sewerage capacity; however, future sewerage capacity may allow for more development at potentially higher densities.
- *Issue:* Current population growth has led to over-enrolled schools and transportation challenges.
- *Opportunity:* There is potential to allow more live-work land use designations on or within major existing or proposed transportation corridors.
- *Issue:* There are no area specific design guidelines and the Citywide guidelines are too narrow in scope to address the needs of a growing city.



Community Agenda: Issues and Opportunities

Land Use (cont'd)

- *Issue:* The City is a large city and is projected to continue growing- with current regulations there may not be enough land to accommodate traditional suburban growth patterns. If extensive future growth is not desired, there will need to be regulations in place to control growth.
- *Issue:* TCC location needs to be determined as a place where people can congregate, shop and take care of essential business (post office, city offices, restaurants and general retail).
- *Issue/Opportunity:* Redevelopment is needed in a few key areas as defined by the Community Assessment under "Areas Requiring Special Attention". These areas should attract reinvestment. Zoning changes can be recommended and incompatible development can be prohibited.
- *Issue:* The potential for incompatible infill in established neighborhoods can negatively impact stable neighborhoods.



Community Agenda: Issues and Opportunities

Intergovernmental Coordination

- *Opportunity:* To best meet the needs of the residents, Johns Creek will continue to coordinate with the Atlanta Fulton County Water Resources Commission.
- *Opportunity:* Stay abreast of the intergovernmental issues and frequently contact state representatives regarding the City's position in efforts of coordinating on a higher level.
- *Issue:* Analyze infrastructure and services to prepare for assuming governmental functions that are currently provided by Fulton County.



Community Agenda: Issues and Opportunities

Intergovernmental Coordination (cont'd)

- *Opportunity:* Discuss with Fulton County the availability of Federal funds, CDBG and HOME funds to assist the community.
- *Opportunity:* Coordinate park, trail, and bike plans with surrounding jurisdictions to provide for a continuous green and alternative transportation network in North Fulton, Gwinnett County, Forsyth County, and the surrounding incorporated cities of Roswell, Alpharetta, Duluth, Norcross, and Suwannee.
- *Issue:* Land use and other decisions made in the surrounding jurisdictions have an impact on Johns Creek.



Community Agenda: Issue and Opportunities

Note: Transportation issues and opportunities will be discussed during the last presentation.



Community Assessment: Policies

- Policies: The following policies were developed from the Issues and Opportunities identified during the Community Assessment and the Public Process.

Population

- Promote active citizen participation in all aspects of running the new “City”.
- Establish and follow defined criteria for the location of density as depicted by the Future Development Map and associated narrative to responsibly manage growth.
- Encourage the community to consider outreach programs which support the positive development and well being of all citizens.
- Review annual population estimates.
- Maintain an internal process to review annual permitting data to accurately project population numbers.
- Develop active adult housing and services (community center, YMCA, housing) which will allow residents to age-in-place and provide a stable constituency and institutional memory often lost in other suburban communities.
- Celebrate Johns Creek’s diversity with programs which appeal to people across all ages, ethnicities and race groups.
- Utilize available educational and monetary resources in the City to establish employment training programs.



Community Agenda: Policies

Land Use

- Preserve some existing undeveloped land for City park space.
- Enforce existing sidewalk regulations and support additional measures to accommodate pedestrians (Citywide).
- Investigate possible incentives for large lot land holders to preserve parcels.
- Enhance Design Guidelines (Citywide and Development Area Specific).
- Preserve character of existing residential neighborhoods.
- Ensure infill residential development is compatible and sensitive to existing development.



Community Agenda: Policies

Land Use (cont'd)

- Promote roadside beautification.
- Determine possible locations and uses for a Town Center, City Center or City Hall.
- Pursue a master plan for the redevelopment or development of a Town Center, City Center or City Hall.
- Commit to redeveloping and enhancing existing commercial development along major roads and activity nodes.
- Encourage mixed-use development and design standards that are more human-scaled and less auto-oriented along main corridors and in activity nodes.
- Consider increased density to preserve greenspace in other parts of the City.
- Utilize landscaping, lighting, signage, underground utilities, and building design to add value to the community.



Community Agenda: Policies

Land Use (cont'd)

- Establish gateways and corridors to create a "sense of place".
- Promote walkability, interaction among businesses, clear visibility of entry-ways and centralized open space.
- Afford protection for properties located in a transitional area; compatible height, building placement, densities, massing and scale, buffers, tree protection and other associated site related conditions.
- Promote walkability between homes, schools, shopping, civic uses and open space.



Community Agenda: Policies

Land Use (cont'd)

- Prohibit residential, commercial, and industrial development in the 100-year floodplain.
- Support and enforce the Metropolitan River Protection Act (MRPA) within the city limits of Johns Creek.
- Investigate the creation of a non-profit land trust to solicit and hold conservation easements for land in and near the City.
- Expand Autrey Mill Nature Preserve to available, adjacent land.
- Create a conservation subdivision ordinance.



Community Agenda: Policies

Economic Development

- Promote a “Sense of Place” for the City.
- Support programs for retention, expansion and creation of businesses that enhance economic well-being.
- Advance economic, civic, educational, and cultural growth.
- Promote redevelopment.
- Encourage sustainable development.
- Support development and enhancement of the health care industry
- Consider enhancement of multi-modal transportation.
- Investigate marketing options to capitalize on pass-through traffic.



Community Agenda: Policies

Housing and Social Services

- Provide for a variety of residential types and densities.
- Promote walkable, safe neighborhoods.
- Provide accessible public gathering places.
- Encourage common open space, walking paths, and bicycle lanes that are easily accessible.
- Encourage parks and community facilities to be located as focal points.
- Investigate mixed income communities in mixed use areas to create more housing options for those earning at or below average income.
- Encourage “cross generational” communities that allow people to age in place



Community Agenda: Policies

Natural & Cultural Resources

- Utilize proposed trails (bicycle/pedestrian) to connect National Park areas and City Park Areas.
- Ensure adequate supplies of quality water through protection of ground and surface water sources.
- Incorporate the connection and enhancement of greenspace.
- Encourage new development in suitable locations in order to protect natural resources.
- Preserve and enhance historic and archeological resources.
- Preserve and enhance historic cemeteries.



Community Agenda: Policies

Natural & Cultural Resources (cont'd)

- Support historic preservation grants, as available, to develop historic preservation efforts.
- Promote tree bank/tree credits to maintain and protect the community's resource.
- Establish three small, scenic parks with picnic areas along the Chattahoochee River to provide access to the river for people in all Planning Sub-Areas of the City.
- Create one community park (25 acres or more) in Planning Sub-Area 2 of the City. Over the long-term, create a second 25 acre community park located in Planning Sub-Area 2 of the City.



Community Agenda: Policies

Natural and Cultural Resources (cont'd)

- Pursue additional parkland over the long term.
- Develop a network of smaller sized (10-20 acres) neighborhood parks throughout the City.
- Link all current and future parks to the greenway system.
- Establish a new greenway along Upper Johns Creek where not precluded by existing development.
- Extend the greenway system along the Chattahoochee River where not precluded by existing development.



Community Agenda: Policies

Natural and Cultural Resources (cont'd)

- Beautify the greenways and major roads with street trees, landscaped medians, and landscaped entrances to the City.
- Set a target to double the amount of parkland per 1,000 residents to 6.0 acres per 1,000.



Community Agenda: Policies

Intergovernmental Coordination

- Establish formal, active coordination mechanisms with adjacent local governments to provide for exchanges of information.
- Establish coordination mechanisms with adjacent local governments to provide for potential trail/pedestrian, greenway and bike connections.
- Support existing educational institutions and encourage development of new opportunities to educate citizens.
- Coordinate with Pedestrians Educating Drivers on Safety (PEDS) to coordinate a "Safe Routes to School" program and other pedestrian programs.



Community Agenda: Policies

Intergovernmental Coordination (cont'd)

- Coordinate with Fulton County to ensure future sewer capacity.
- Coordinate with Metropolitan Atlanta Rapid Transit Authority (MARTA), Georgia Regional Transportation Authority (GRTA) and Atlanta Regional Commission (ARC) to ensure existing and future bus routes and stops are appropriately planned for and are incorporated into the regional transportation networks and land use plan.
- Coordinate with the North Georgia Metropolitan Water Planning District Board and ARC to ensure adequate drinking water.



Community Agenda: Policies

Intergovernmental Coordination (cont'd)

- Coordinate with the Fulton County Board of Education to establish joint-use agreements.
- Collaborate with the National Park Service to maximize greenway connectivity. Evaluate a diversity program with the Fulton County Board of Education.



Community Agenda: Policies

Facilities and Services

- Maximize the use of existing facilities and services.
- Protect existing infrastructure investments (i.e. already paid for) by encouraging infill, redevelopment, and compact development.
- Investigate the most convenient locations for a new recycling center in Johns Creek.
- Investigate the creation of a single-stream recycling program.
- Create a city Solid Waste Management Plan (SWMP).
- Create new soccer/lacrosse/football fields to serve each of the three Planning Sub-Areas of the City.



Community Agenda: Policies

Facilities and Services (cont'd)

- Create new baseball/softball fields to serve each of the three Planning Sub-Areas of the City.
- Negotiate a lease/purchase agreement with Fulton County and develop Shakerag Park with playing fields and recreation programs.
- Construct a combination or freestanding community center and natatorium with a gymnasium, meeting rooms and facilities.



Community Agenda: Policies

- Transportation polices will be discussed during the last presentation.



Community Agenda: Programs

- Sustainable Development
- Community Standards
- Water Quality
- Housing Affordability



Community Agenda: Implementation and Quality Community Objectives

- **Implementation Matrix:** A list of action items and long term goals were developed for the City as a whole and for specific character areas. Those to be completed in the next five years are listed on the Short Term Work Program inserted at the end of the presentation.
- **Quality Community Objectives:** List of fifteen objectives that DCA and ARC have put forth for communities to strive for. Each character area was reviewed based on this criteria.



Community Agenda: Short Term Work Program

Note: Please refer to the Community Agenda for the Official STWP.



Schedule of Activities: Important Next Steps

- June 3, 2008-Line item on Planning Commission- Agenda Briefing
- June 10, 2008-Planning Commission Public Hearing
- July 14, 2008-City Council Public Hearing
- Transmit to ARC/DCA:
 - Community Agenda

