

A large graphic of the word 'DEKALB' where each letter is composed of several triangles in various shades of purple, pink, green, and blue, creating a mosaic effect.

**DEKALB**  
2050 UNIFIED PLAN

# Meeting Logistics

- First part of meeting: webinar style
  - Have questions? Chat them to our panelists.
  - Live polling opportunities
  - Documents emailed in advance
- Second part of meeting: breakout discussions
  - Additional link at the end of the meeting
  - Opportunity to converse with meeting facilitators
  - Breakout groups: Land Use or Transportation

# Agenda

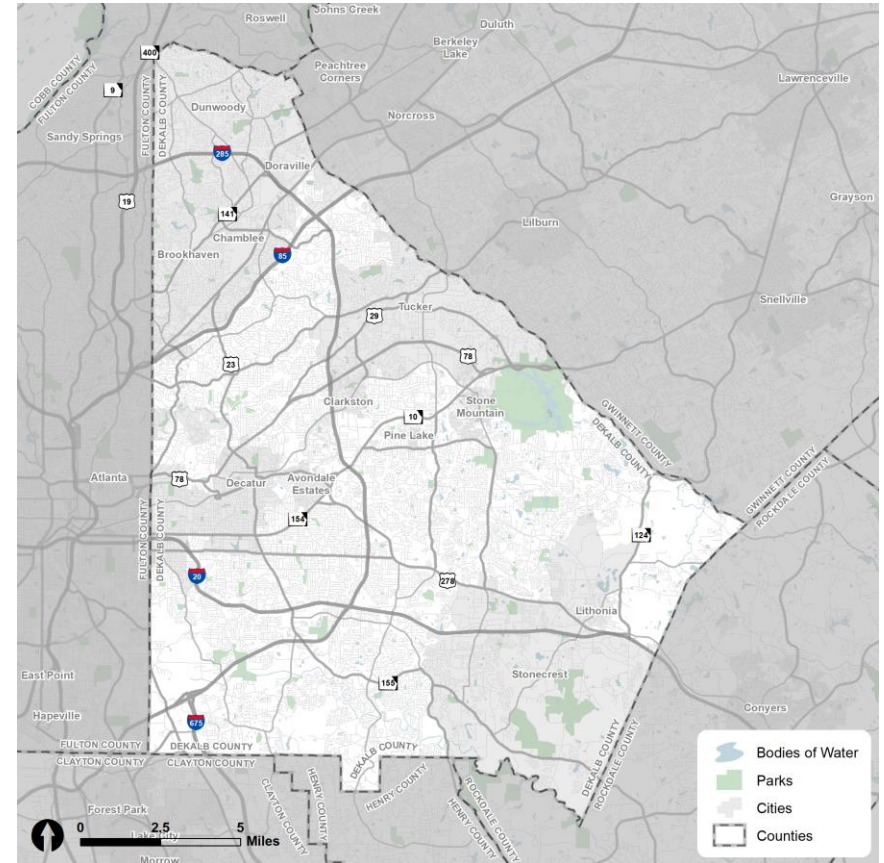
- Project Overview, Schedule, and Engagement
- DeKalb County Highlights:
  - People
  - Places
  - Mobility
- Issues, Opportunities, and Priorities
- Q/A
- Breakout Discussions



# Project Overview

# Project Overview

- DeKalb County's first Unified Plan
- Update to 2014 Transportation Plan
  - Local projects and policies (County + cities)
  - Consideration for Atlanta Regional Commission (ARC) and Atlanta-Region Transit Link Authority (ATL)
- Update to 2035 Comprehensive Plan
  - 5-Year Update (2021)
  - Unincorporated DeKalb County
- Incorporate previous plans



# Unified Plan Elements

## Comprehensive Transportation Plan

- Roadway Corridors
- Interchanges
- Intersections
- Transit
- Bicycles
- Pedestrians
- Safety
- Freight
- Smart Corridors
- Funding Options

## Comprehensive Plan (Land Use)

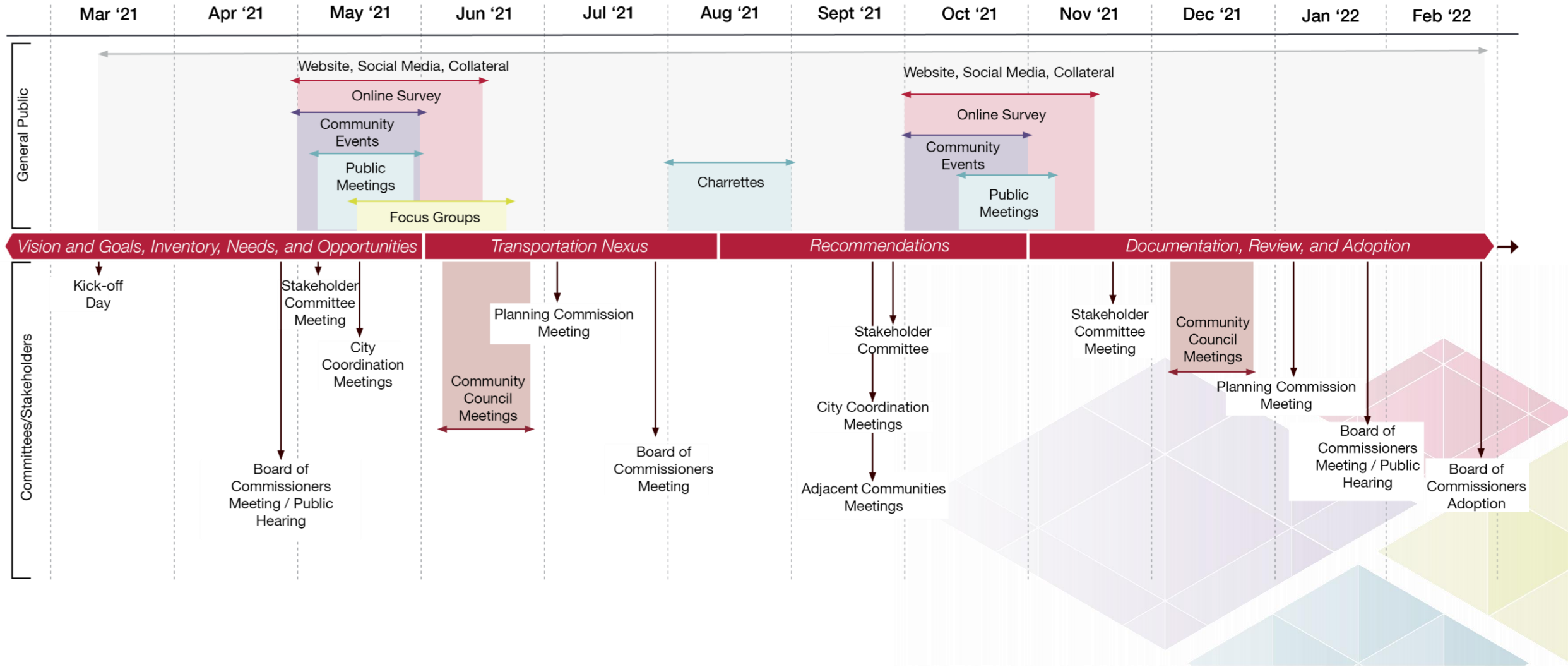
- Land Use and Development
- Housing
- Economic Development
- Natural Resources and Sustainability
- Arts, Culture, and Historic Resources
- Community Health, Wellness and Safety
- Annexations





# Project Schedule and Milestones

# Project Schedule

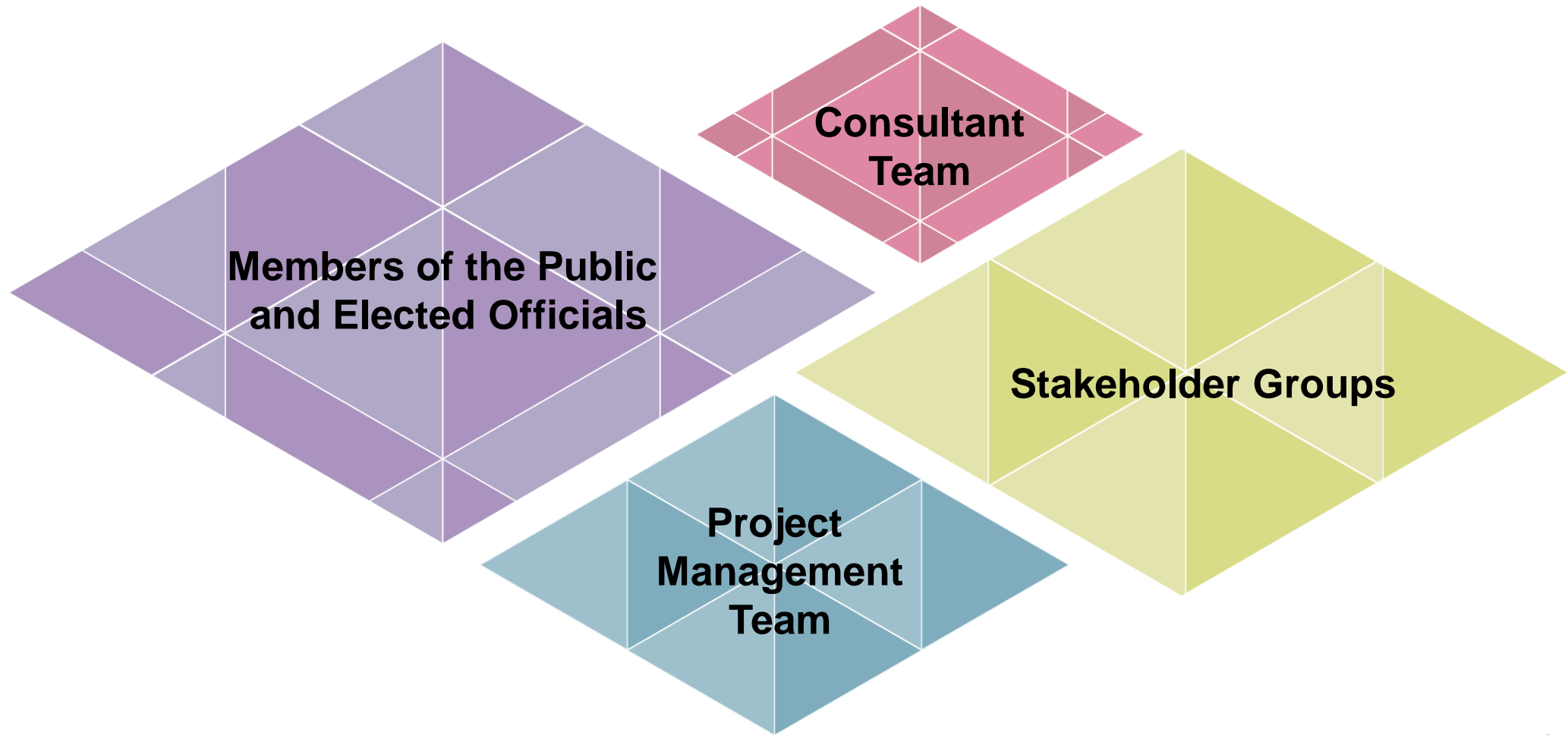






Who's Involved?

# Who's Involved?



# Upcoming Public Engagement

- Website: [www.dekalb2050unifiedplan.com/](http://www.dekalb2050unifiedplan.com/)
- Social media: #UnifiedDeKalb, #ItsInDeKalb
- Email address: [2050unifiedplan@dekalbcountyga.gov](mailto:2050unifiedplan@dekalbcountyga.gov)
- Online survey: Live on the website!
- Community intercepts: Five events (one per Commission District)
- Public meetings: Three virtual meetings in May
  - Monday May 17<sup>th</sup>, 6:00-7:30 PM
  - Wednesday May 19<sup>th</sup>, 2:30-4:00 PM
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# Mentimeter Poll

How would you describe DeKalb today?



# Mentimeter Poll

What is your vision for DeKalb in 30 Years?

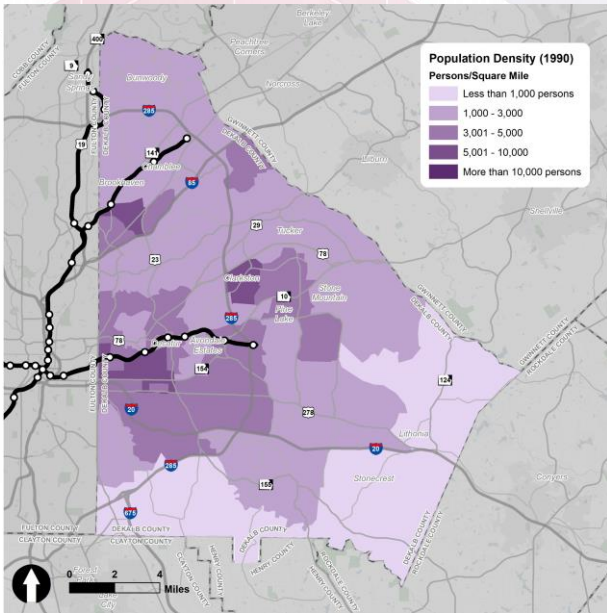




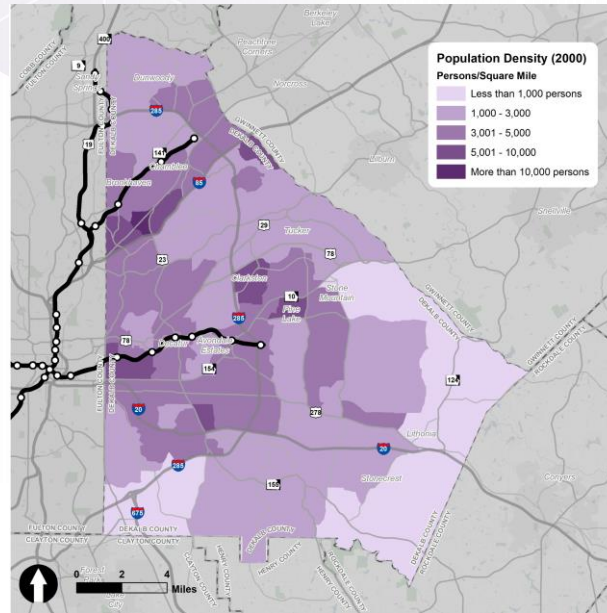
**DeKalb's People**



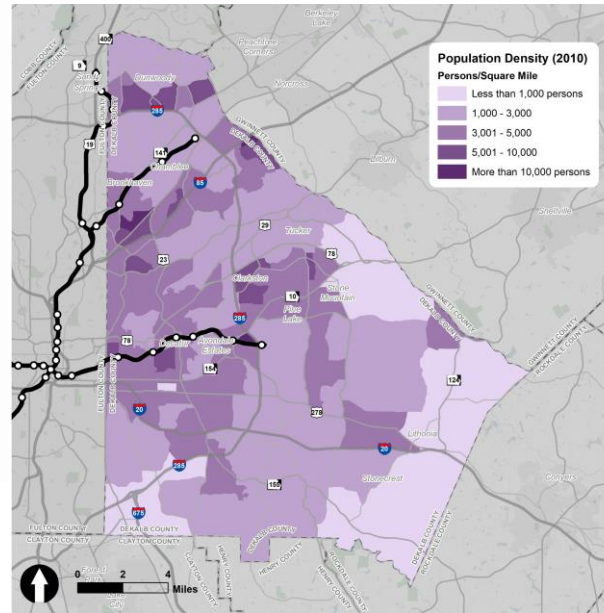
# Population Density



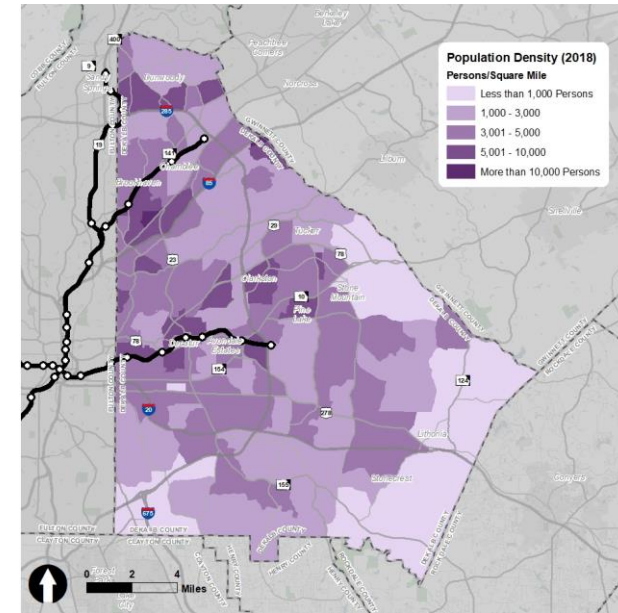
**Total Population – 545,837**  
**1990**



**Total Population – 665,865**  
**2000**

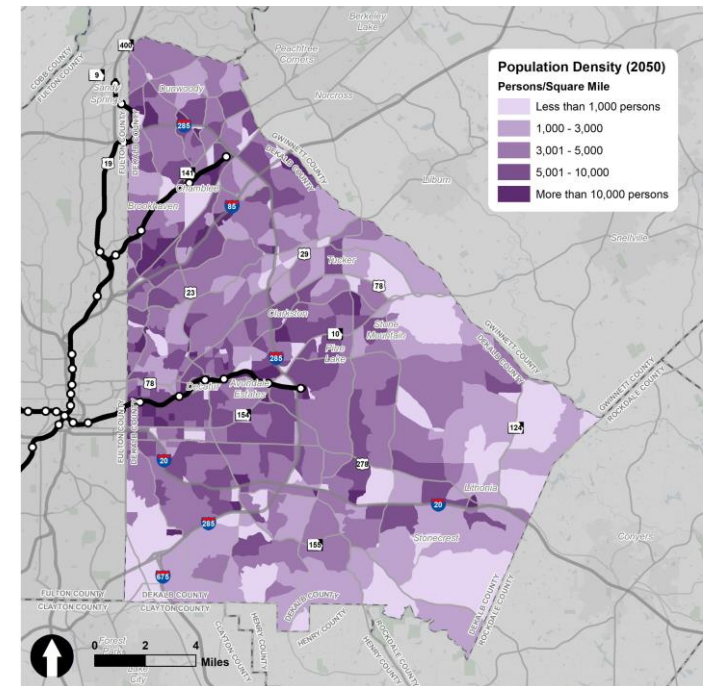
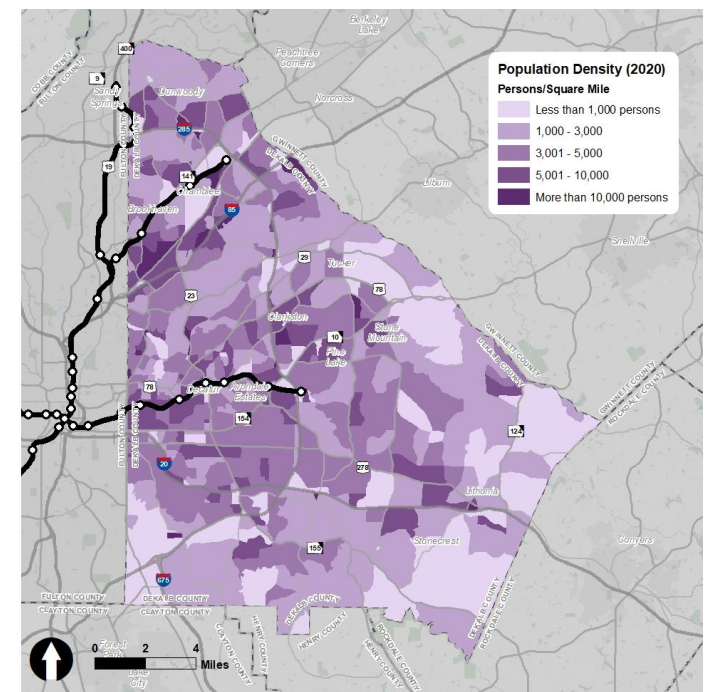
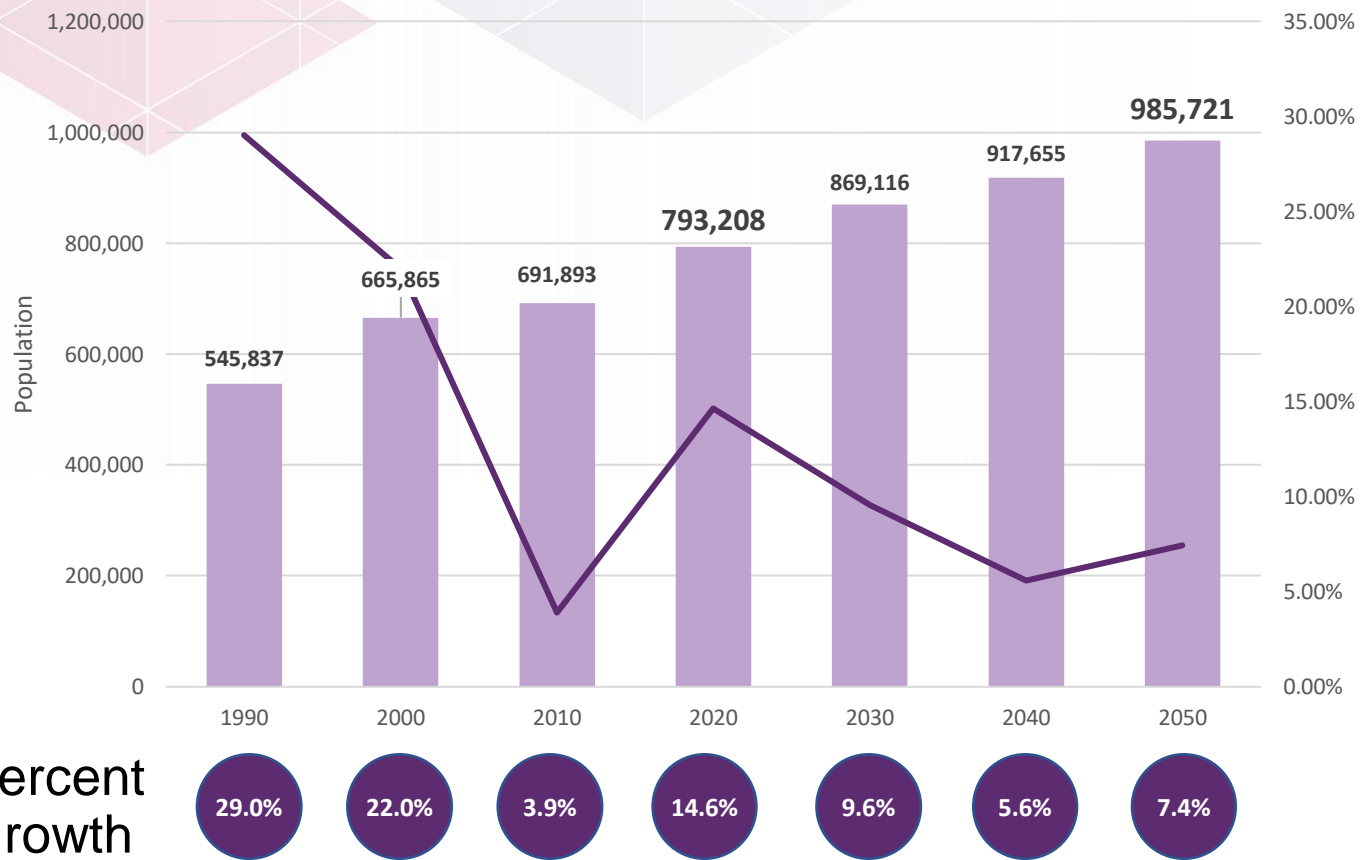


**Total Population – 691,893**  
**2010**



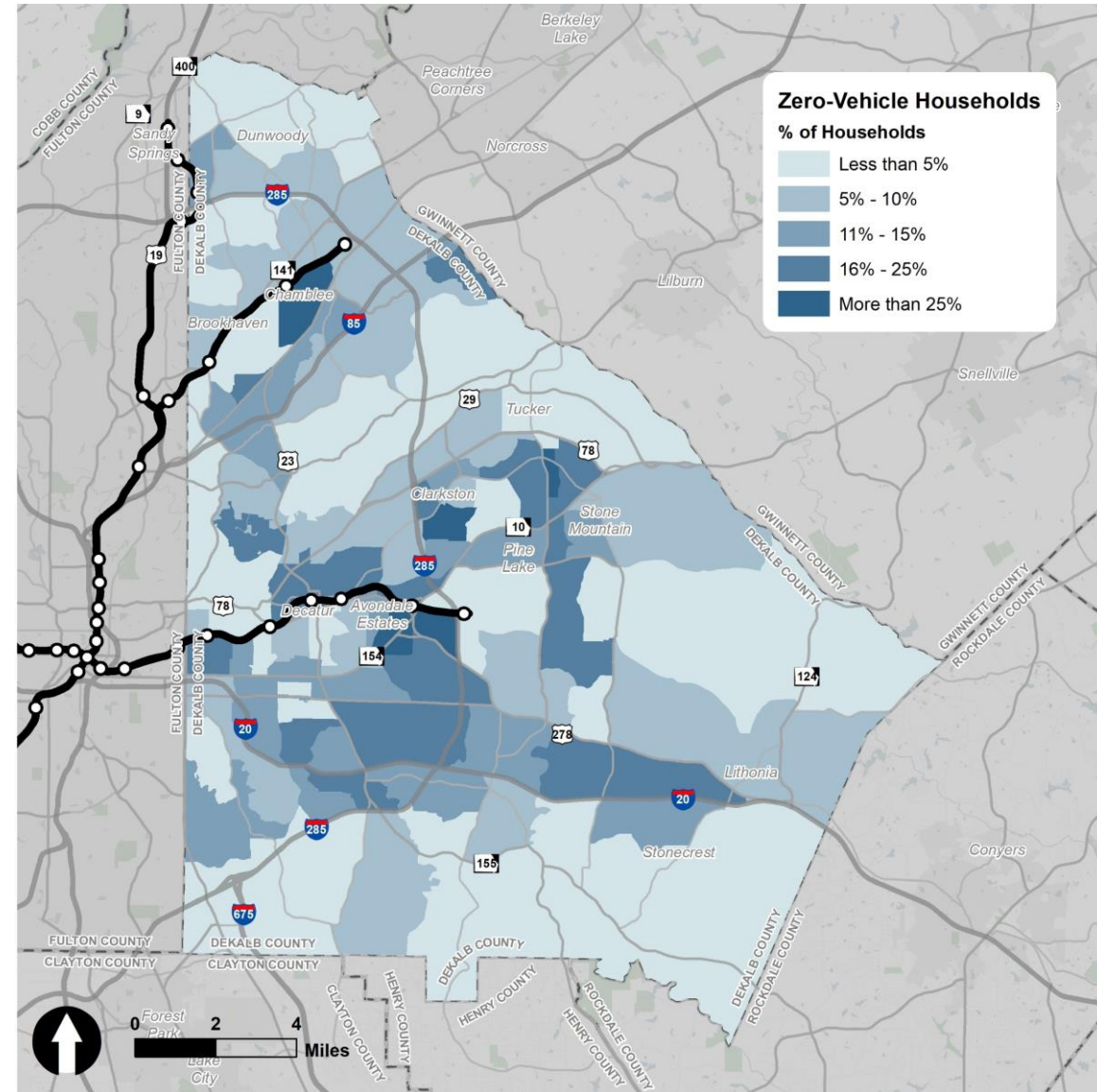
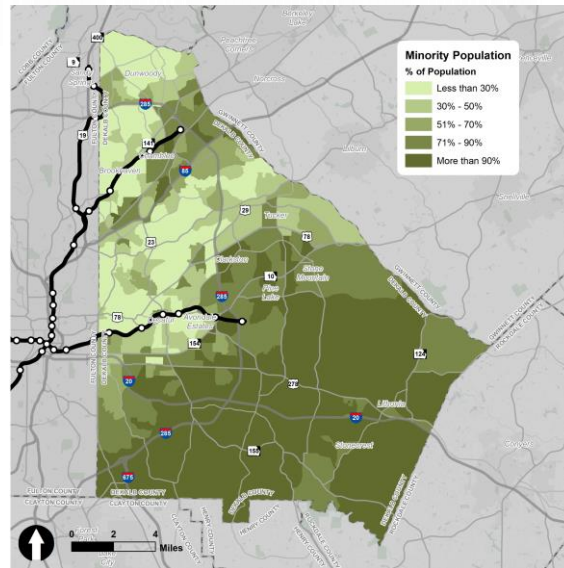
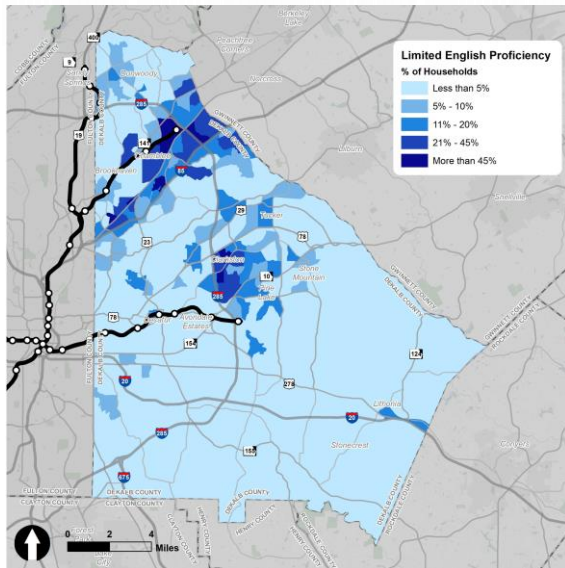
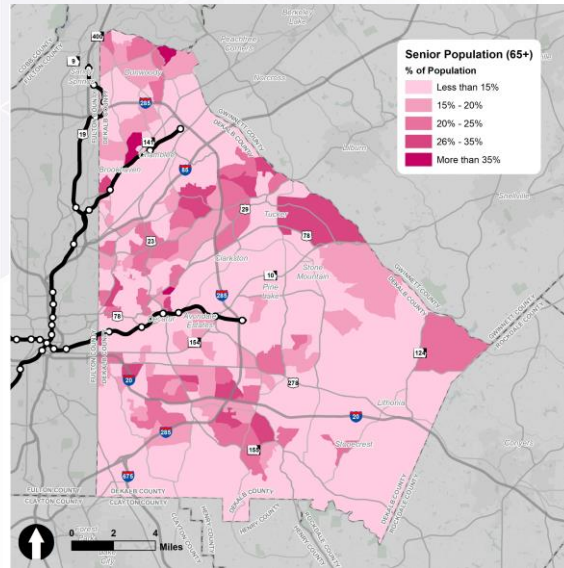
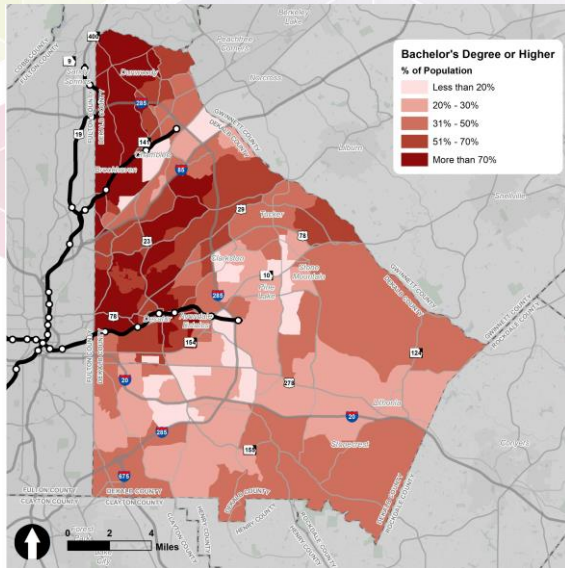
**Total Population – 743,187**  
**2018**

# Population Density

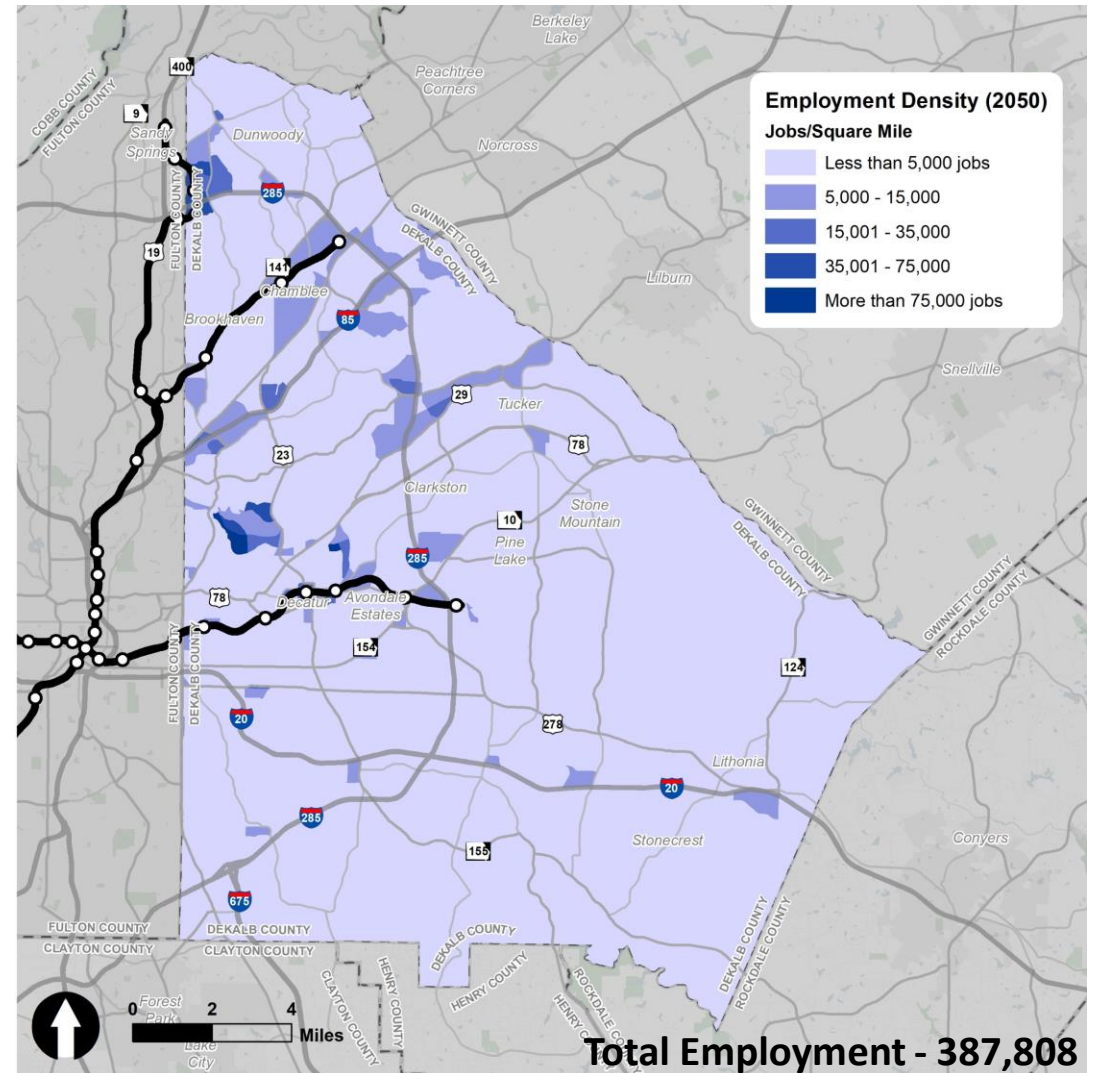
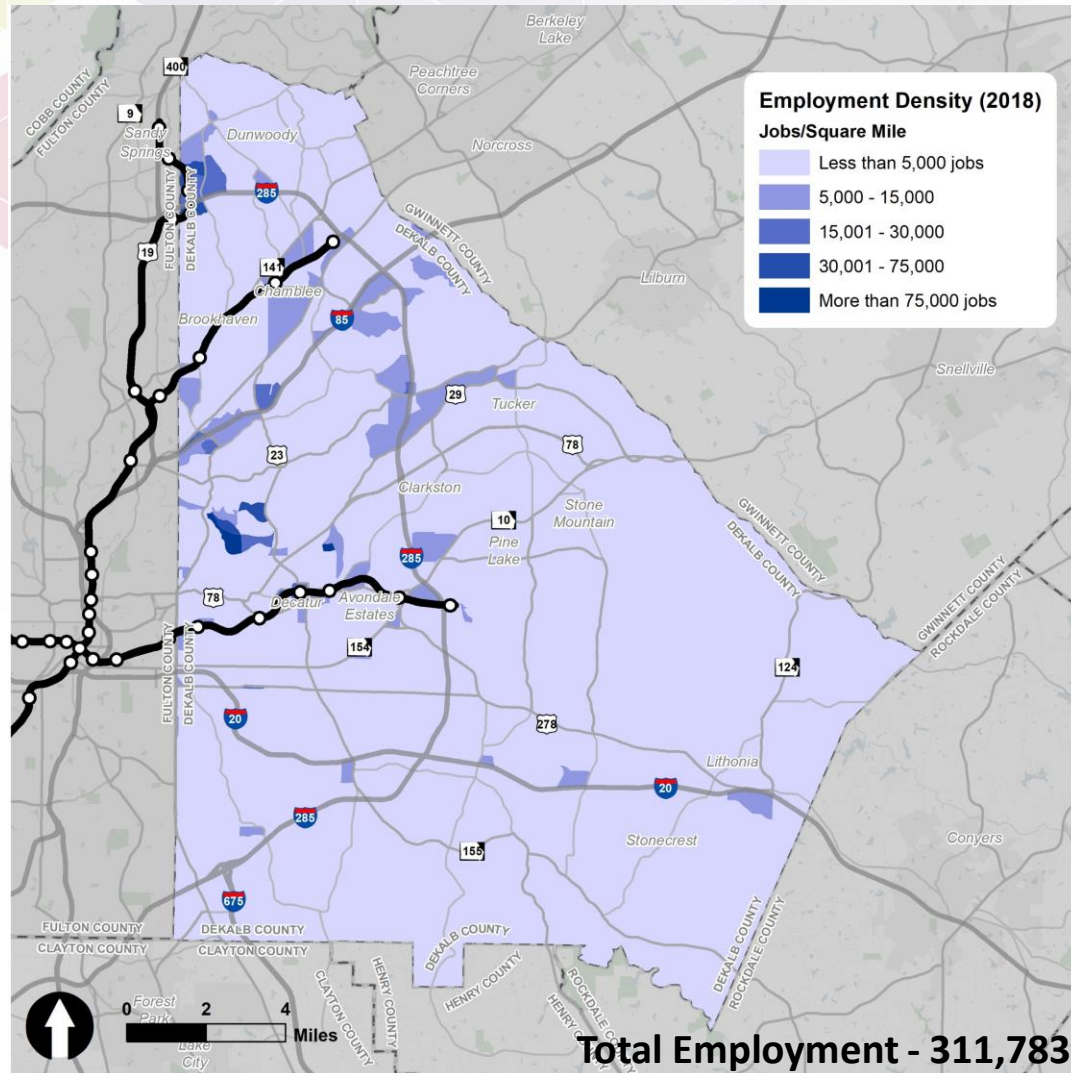




# Demographics



# Employment Density

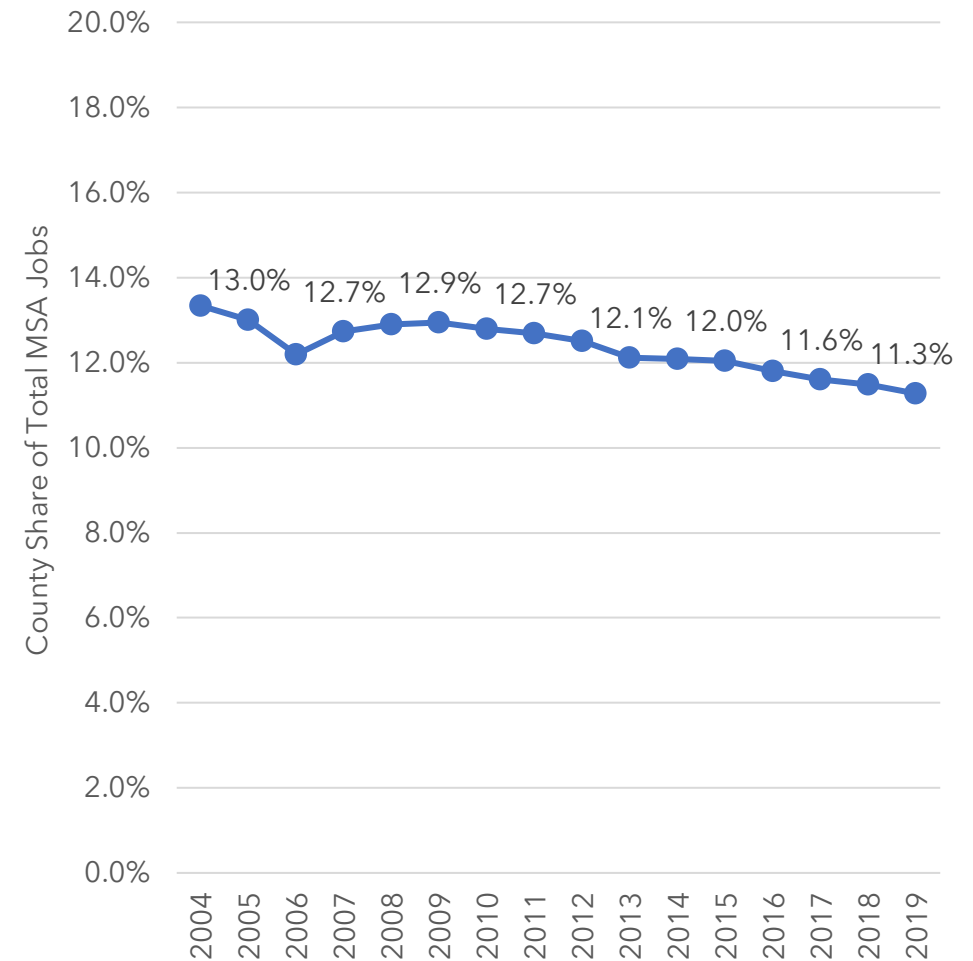




# Employment Considerations

- DeKalb County's share of the regional job base is declining
- The County's increasing educational attainment level is not well-matched for the job base, creating a need for in- and out-commuting
- Approximately 20% of County jobs are in Retail Trade or Food & Hospitality sectors; slower to recover from effects of pandemic
- Aging retail centers could present an opportunity for reinvestment

*DeKalb County Share of Regional Jobs, 2004-2019*



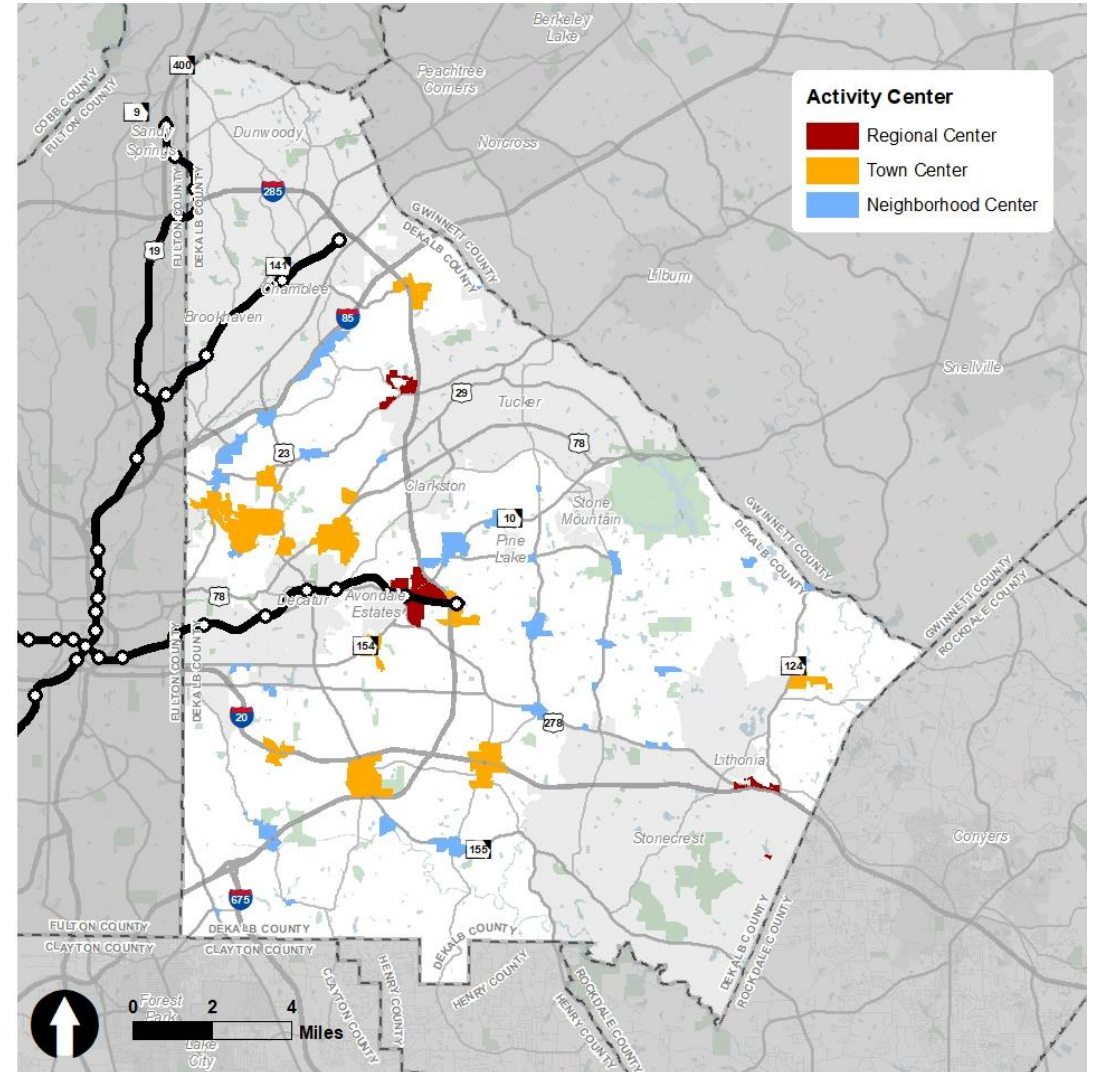
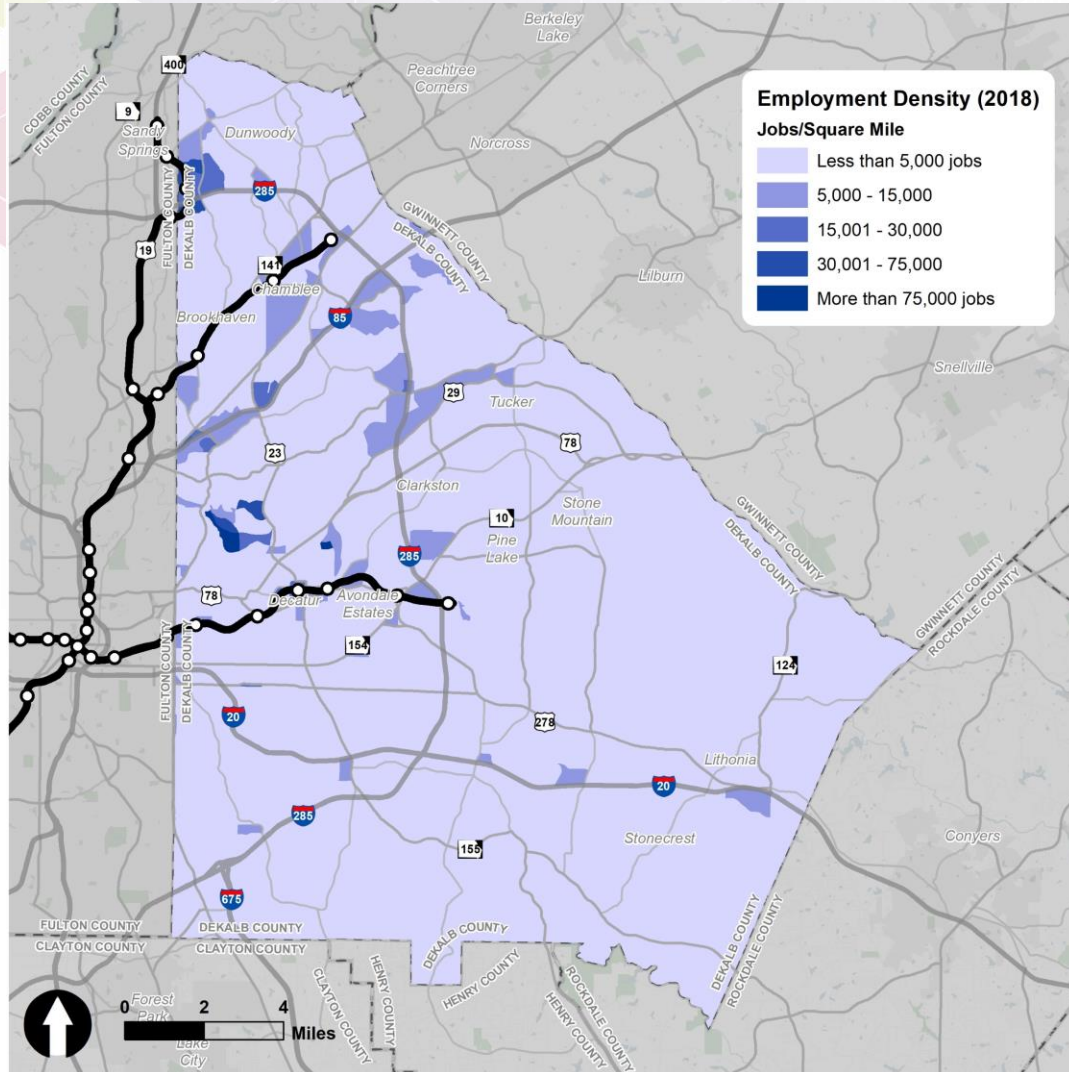
Source: Bureau of Labor Statistics, 2004-2019



# DeKalb's Places



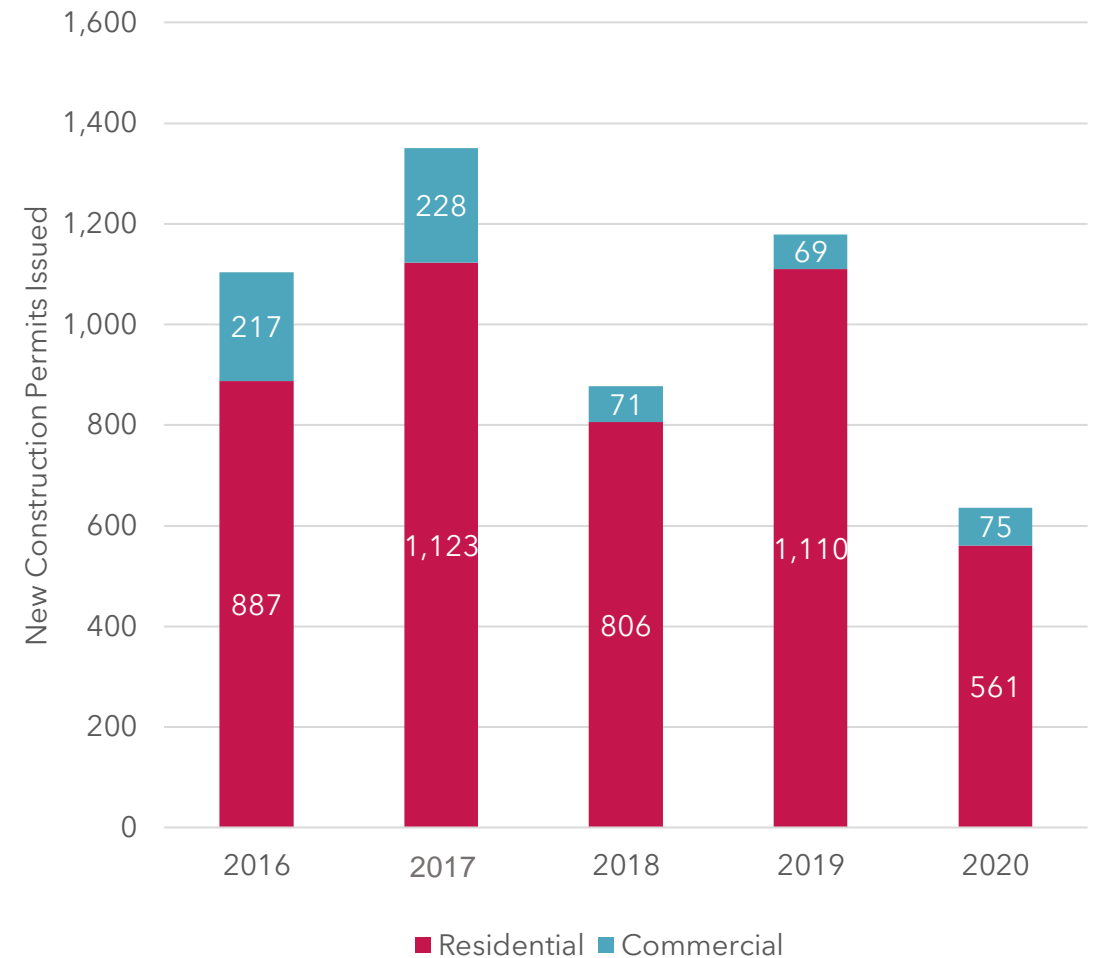
# Activity Centers



# Permit Activity

- 2020: 600 permits for new construction (lowest over last 5 years, likely due to COVID)
- 2017: 1300 permits for new residential and commercial (highest over last 5 years)
- Single-family residential comprised 57.1% of all new residential permits

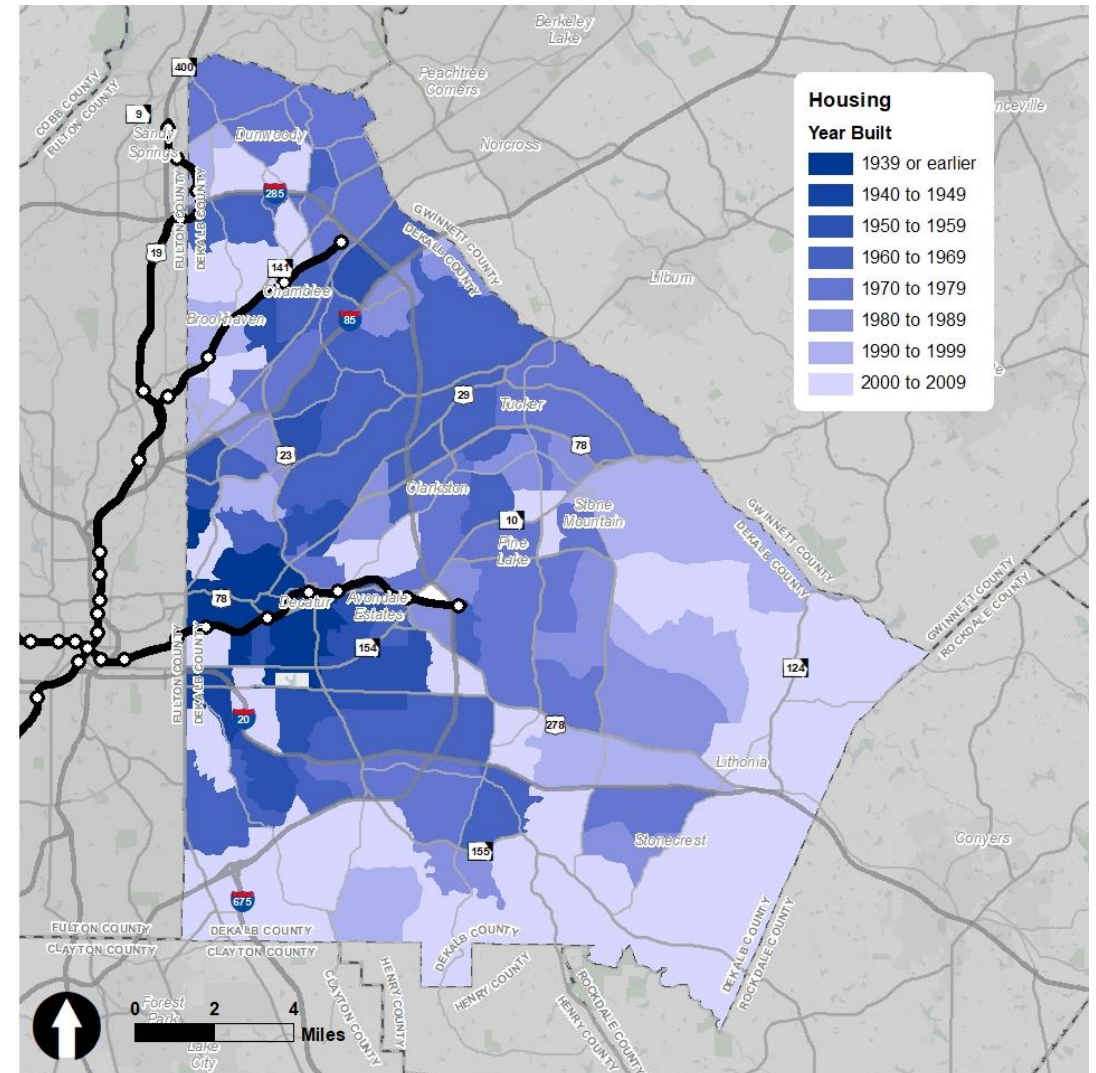
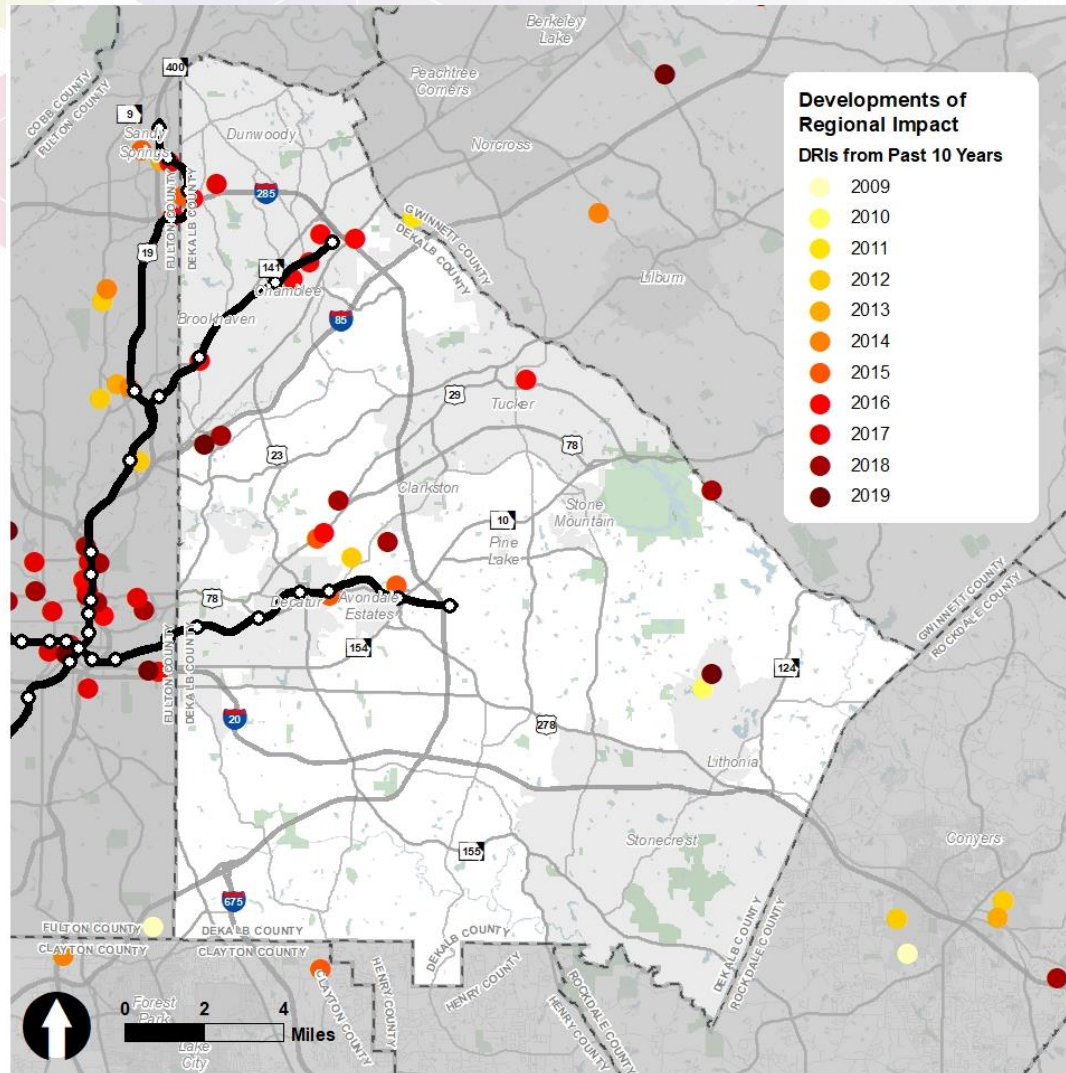
*Annual New Construction Permit Totals by Type, 2016-2020*



Source: DeKalb County, 2016-2020



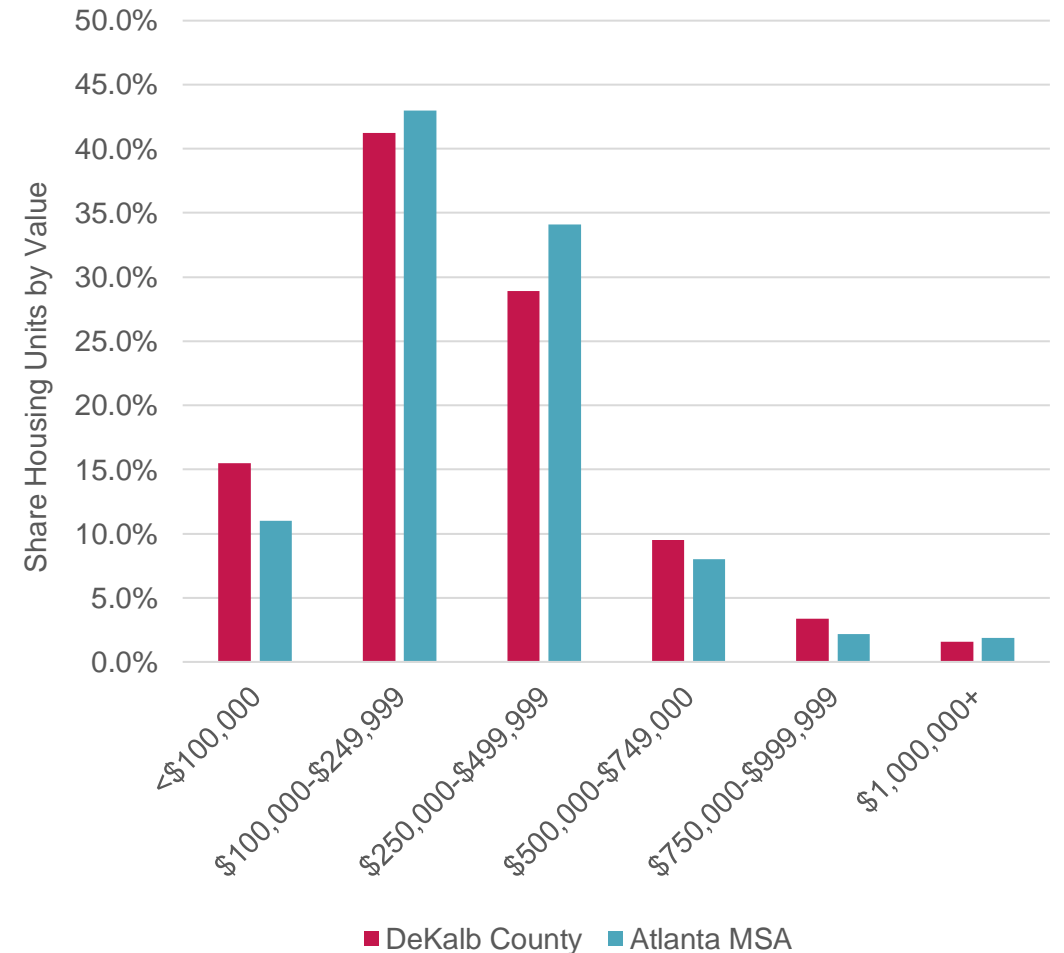
# Development and Housing



# Housing Considerations

- Historically had a competitive cost of living, coupled with an accessible and connected location
- Adding housing at a slower pace than elsewhere in the region
- Long-term supply constriction will impact affordability and cost of living competitiveness

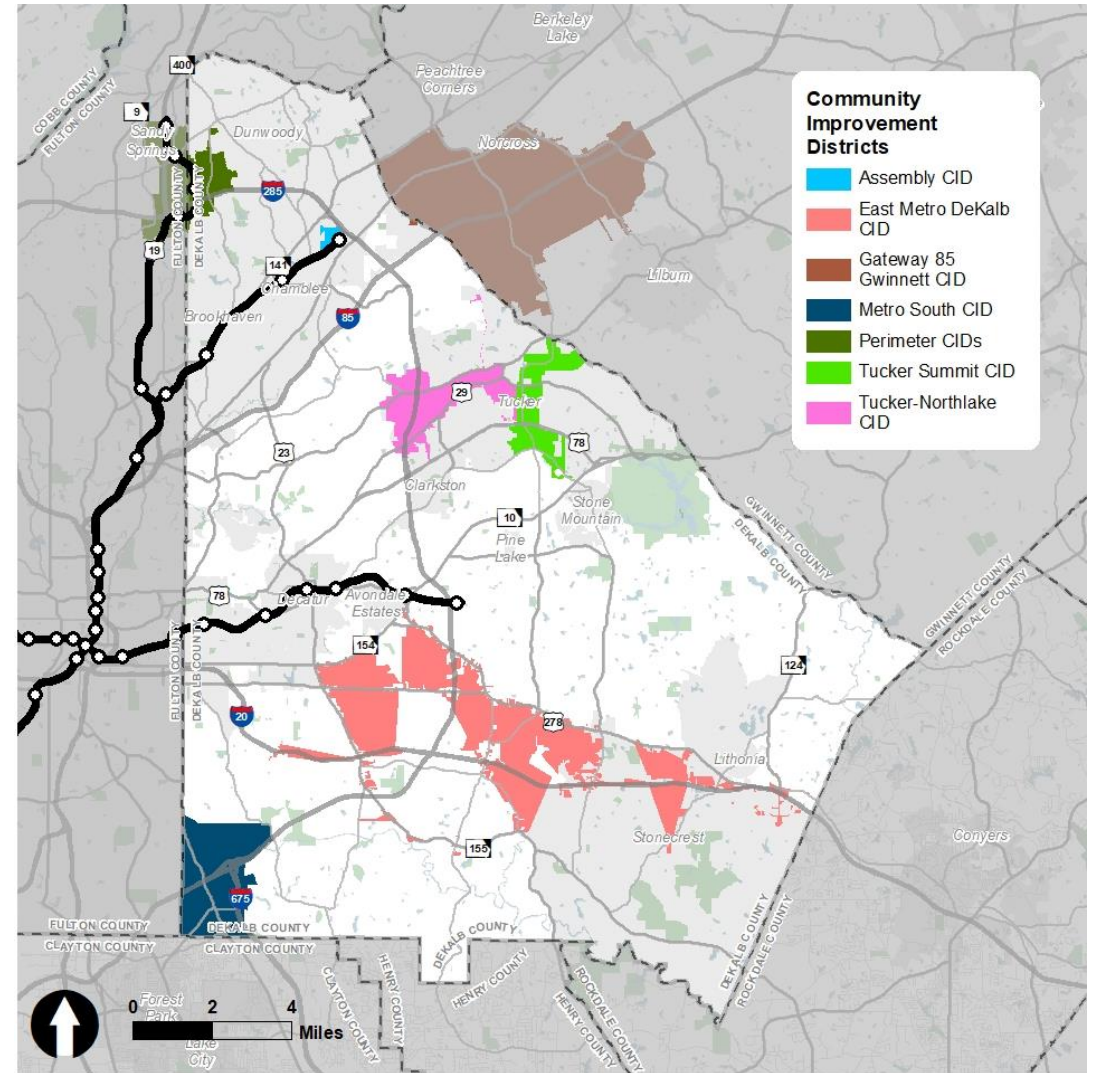
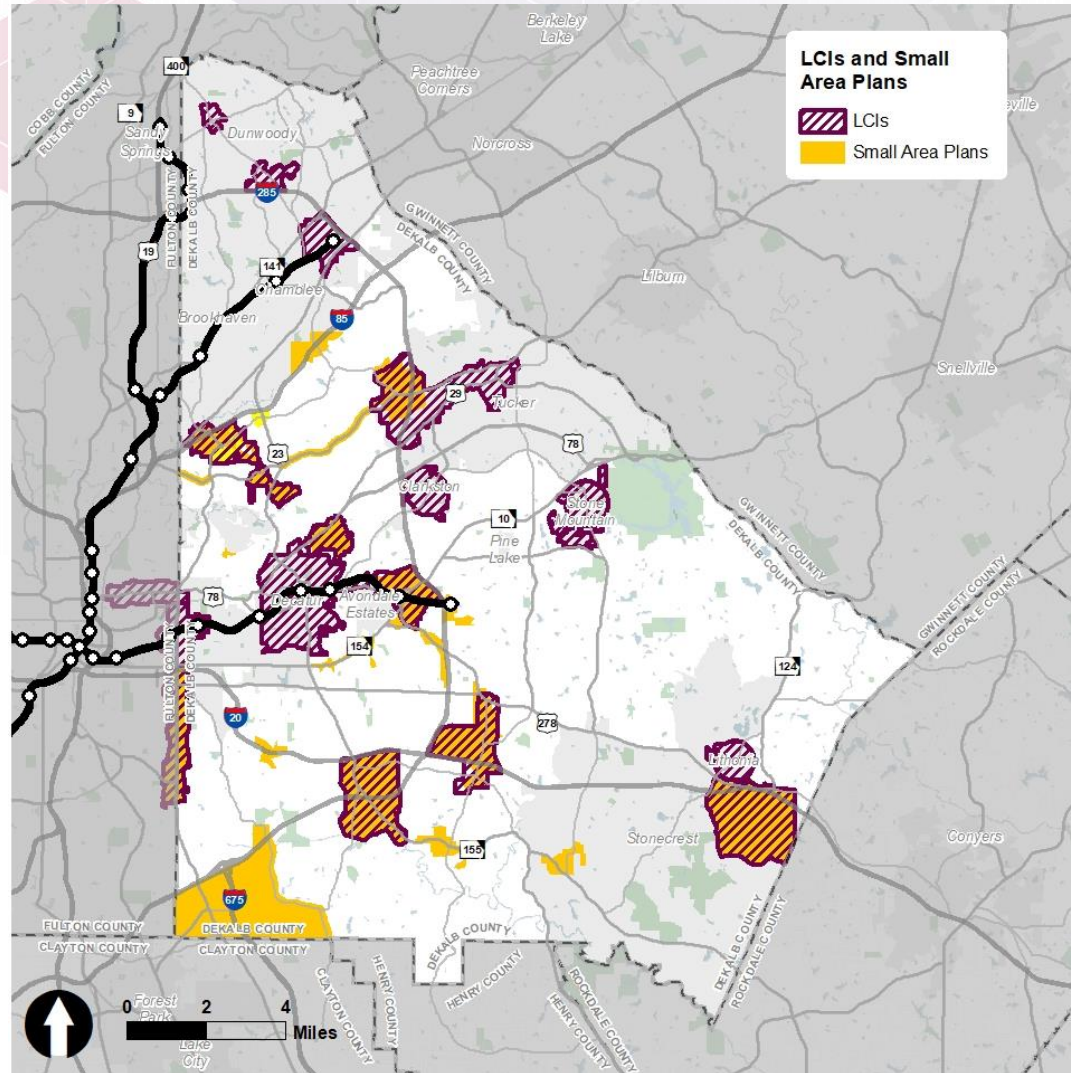
Comparison of Housing Share by Median Value, 2020



Source: ESRI Business Analyst Online, 2020

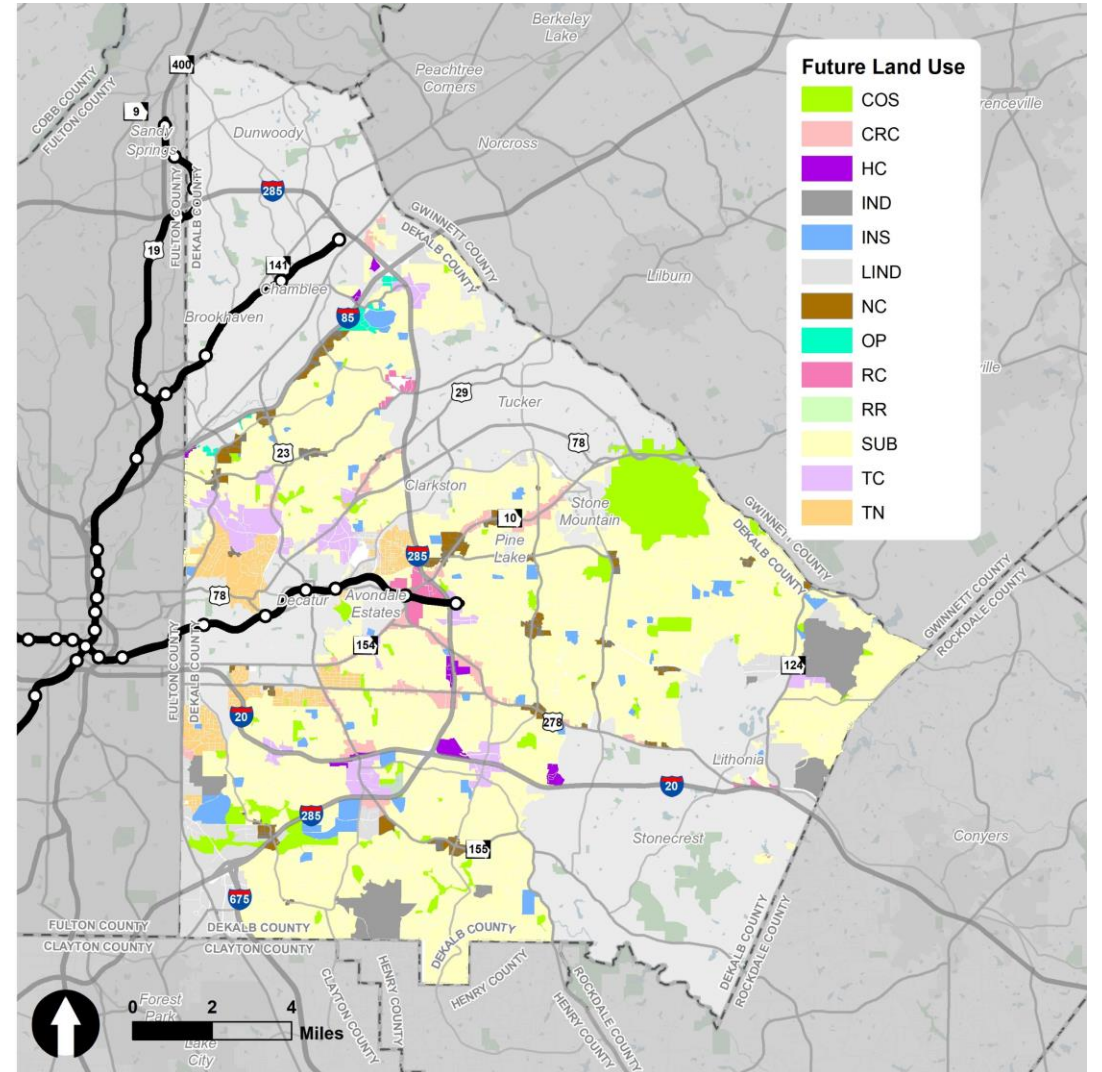
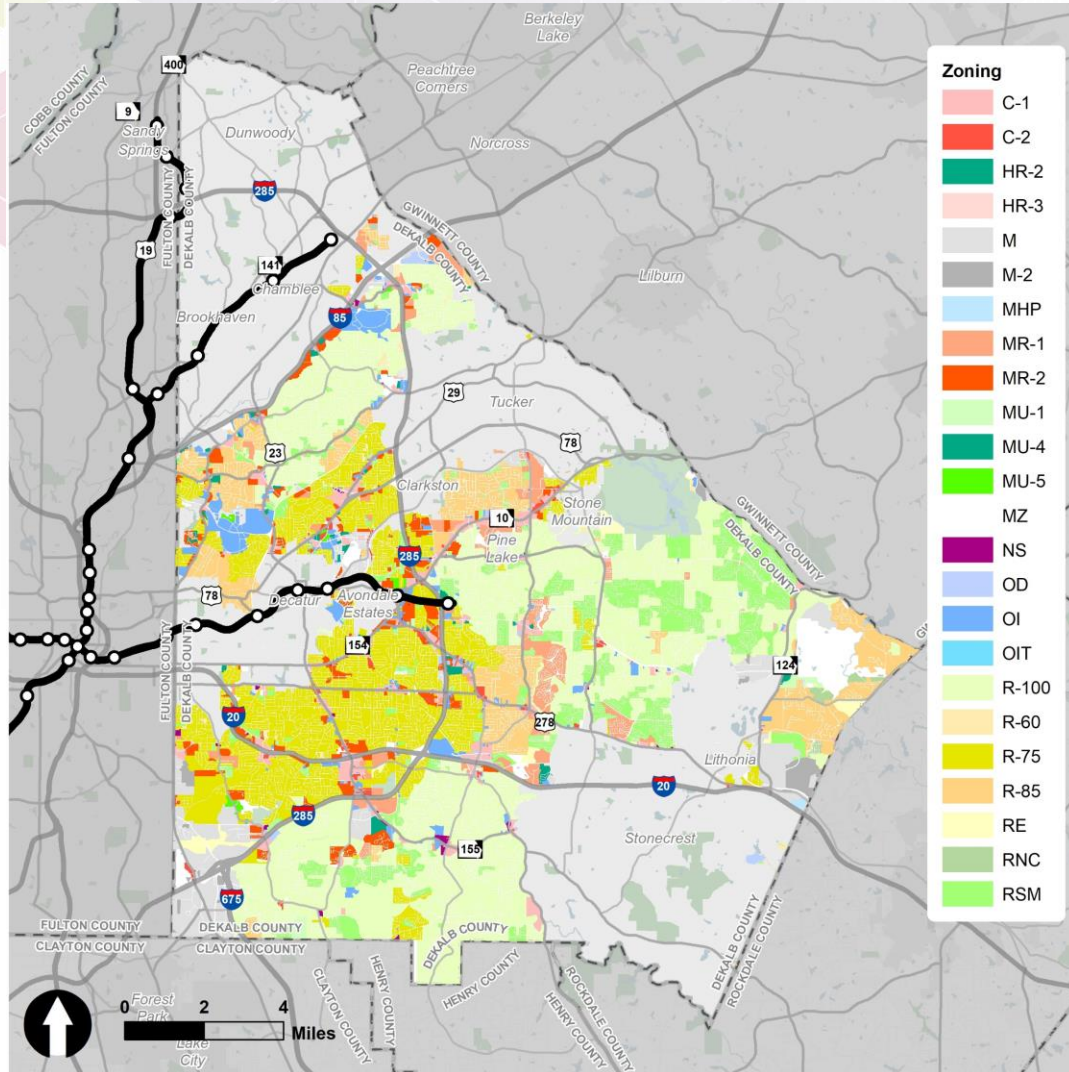


# Planning Areas and Community Improvement Districts





# Zoning and Future Land Use

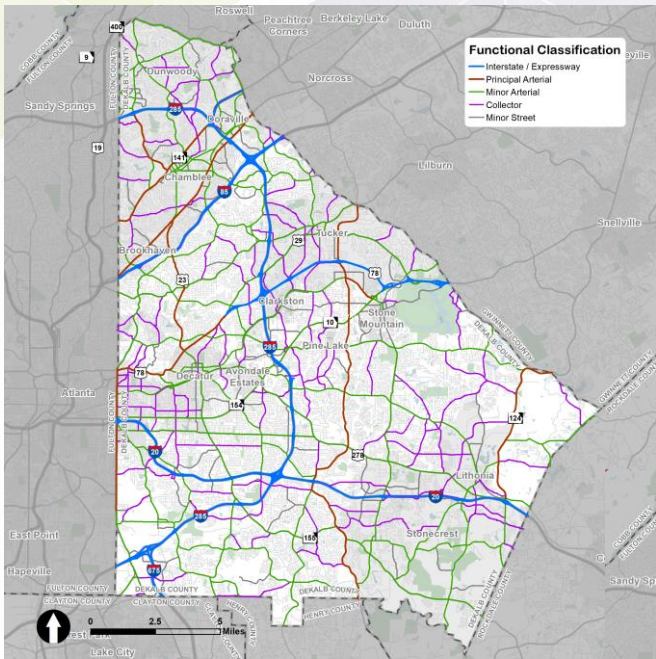




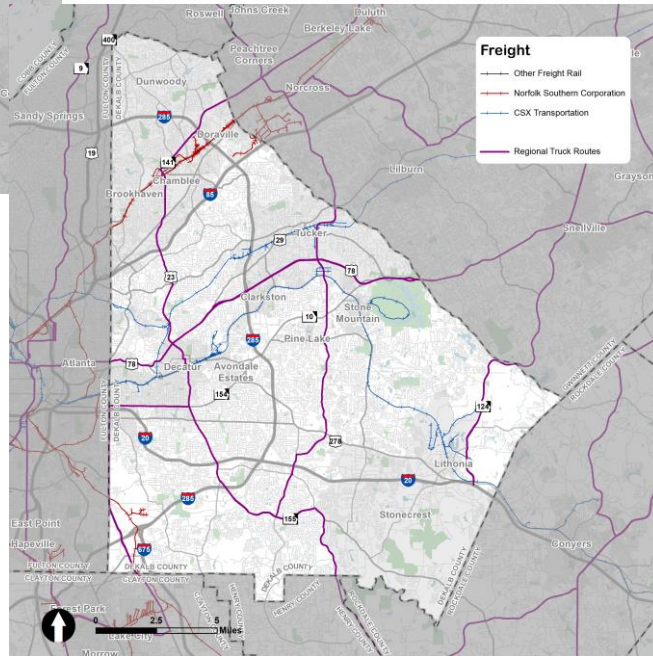


# DeKalb's Mobility

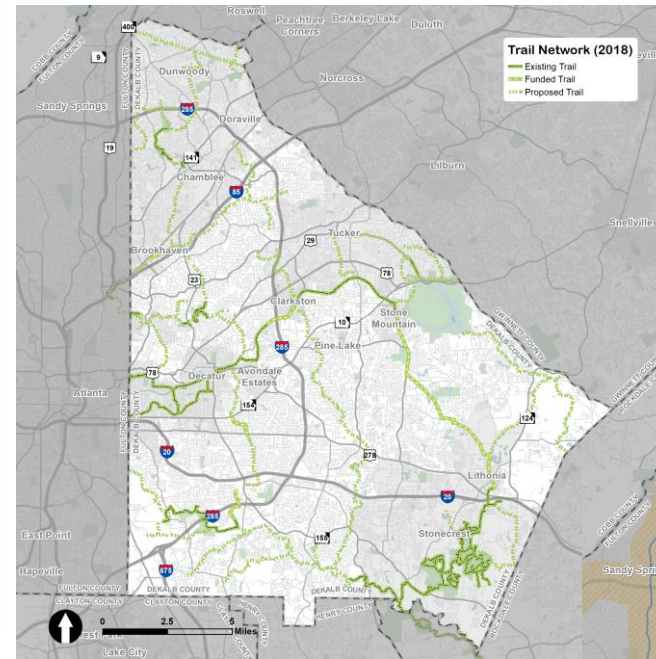
# Transportation Infrastructure



**Freight**

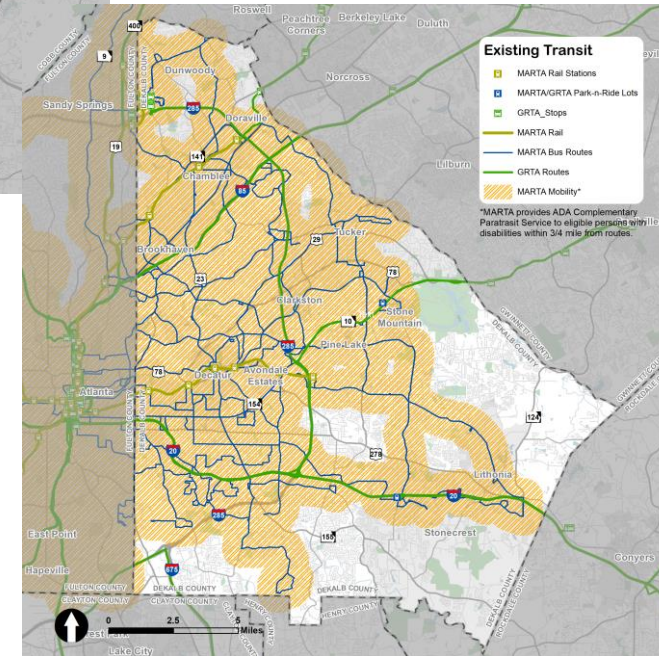


**Roadway**



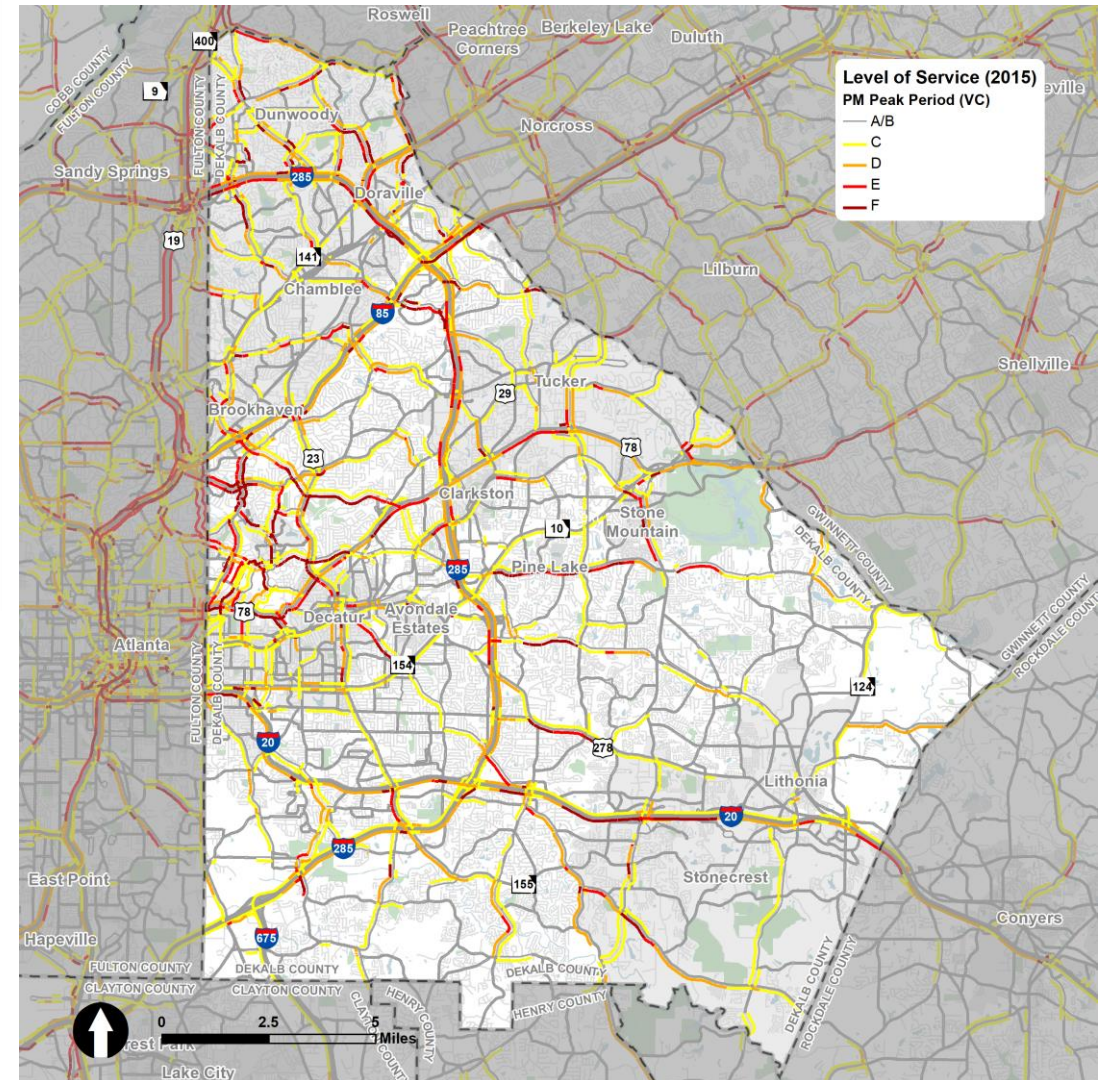
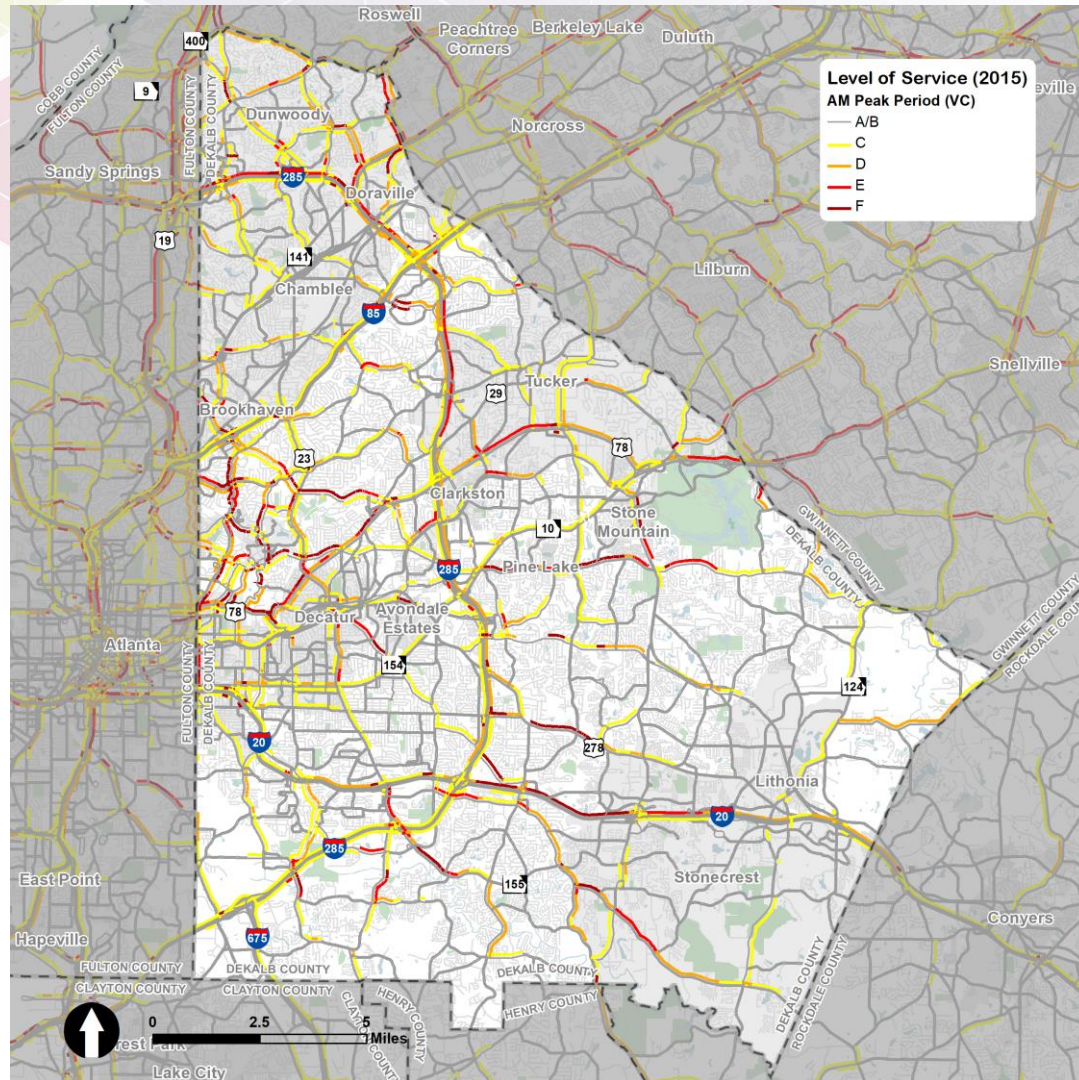
**Trails**

**Transit**



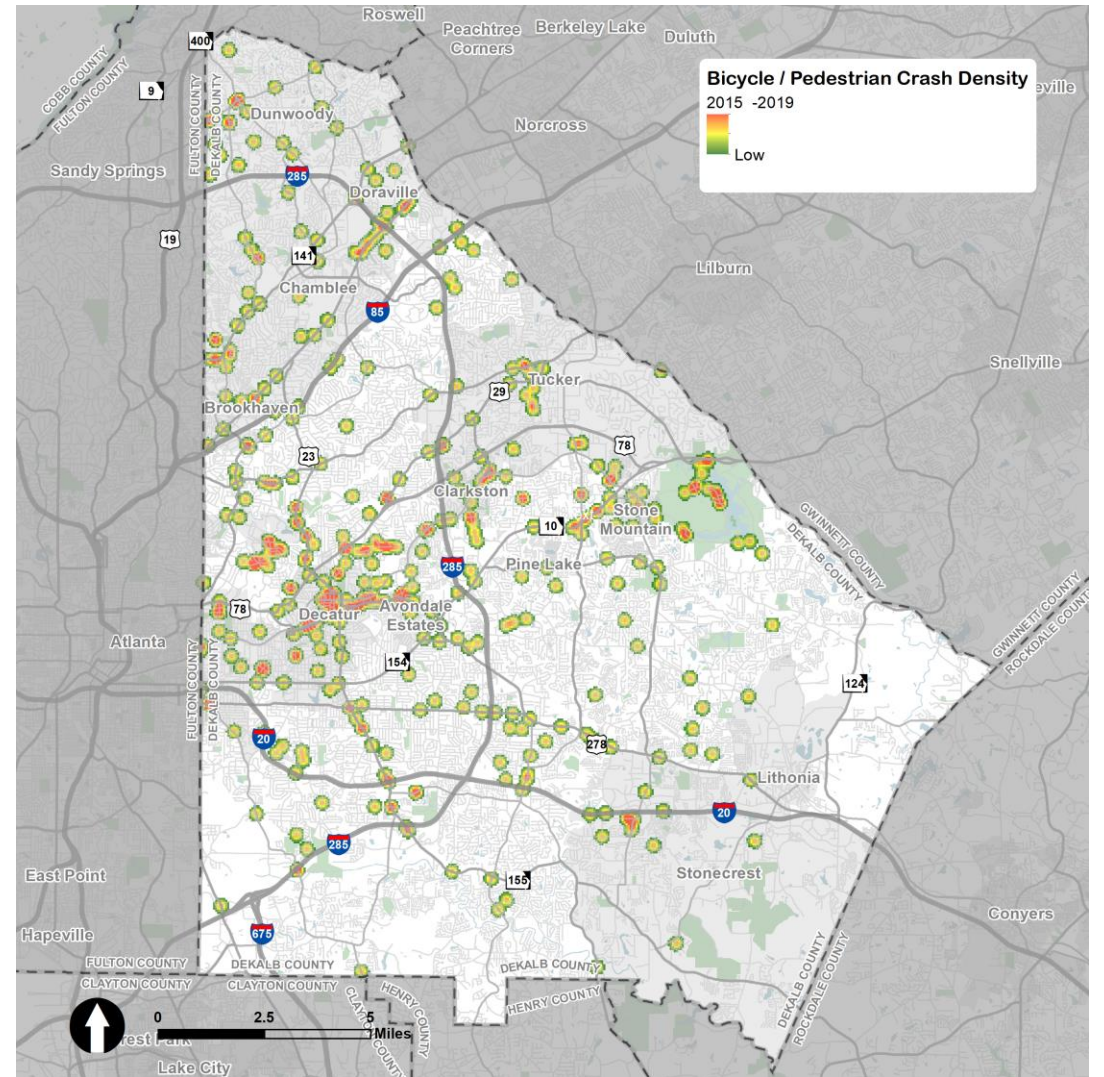
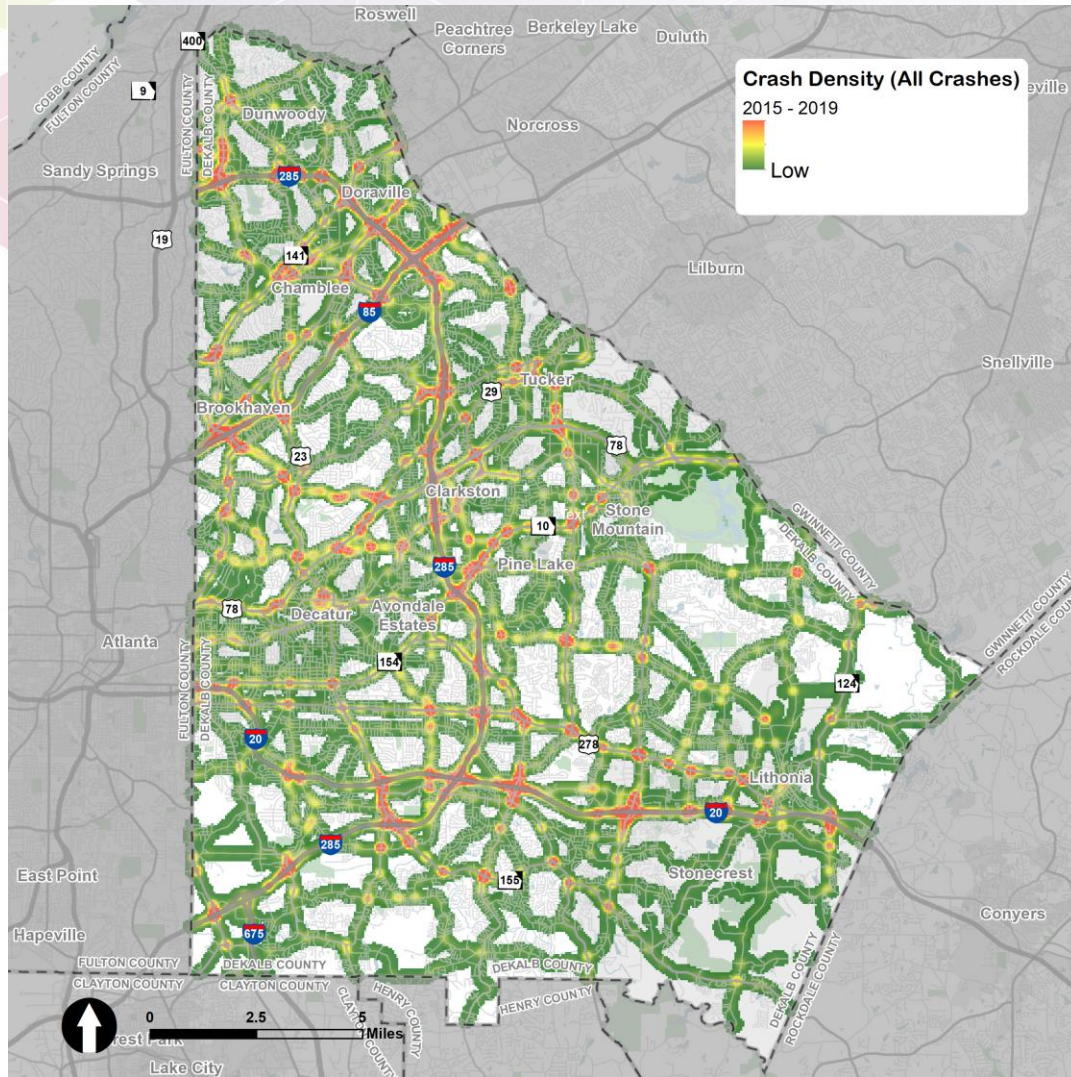


# Roadway Level-of-Service





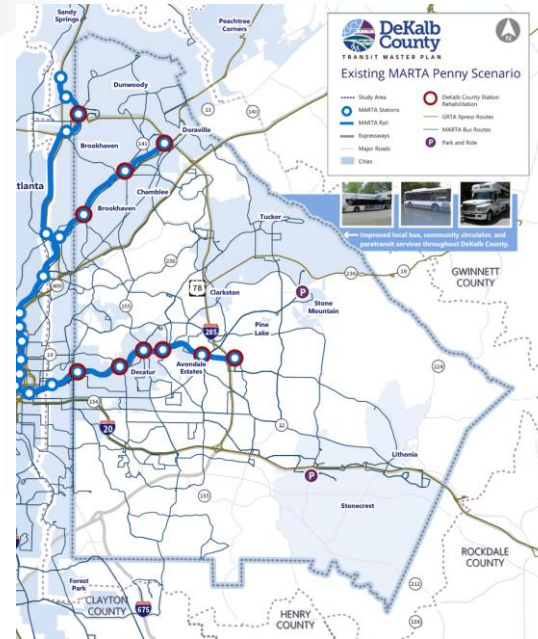
# Safety





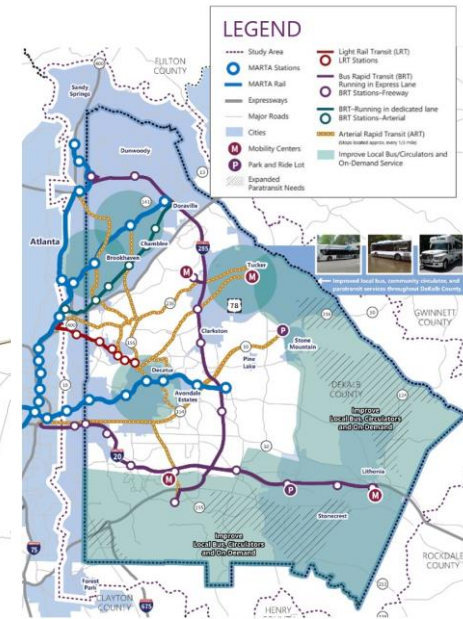
# Transit Master Plan

- Four scenarios under consideration
- Funding ranging from Existing MARTA penny to the previously adopted scenario
- Includes also half-penny and full-penny scenarios
- Unified Plan can advance transit decisions

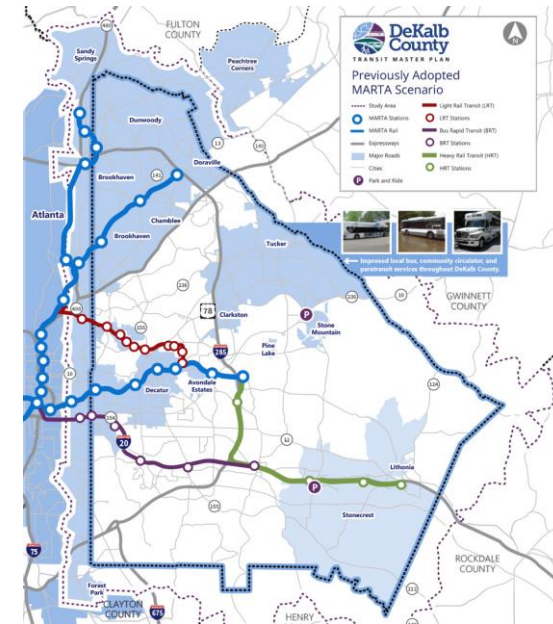


**Existing MARTA Penny**

## Half-Penny Scenario



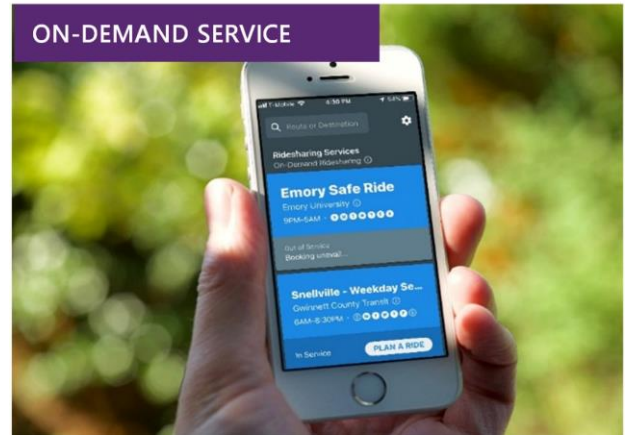
**Full-Penny Scenario**



**Previously Adopted MARTA Scenario**

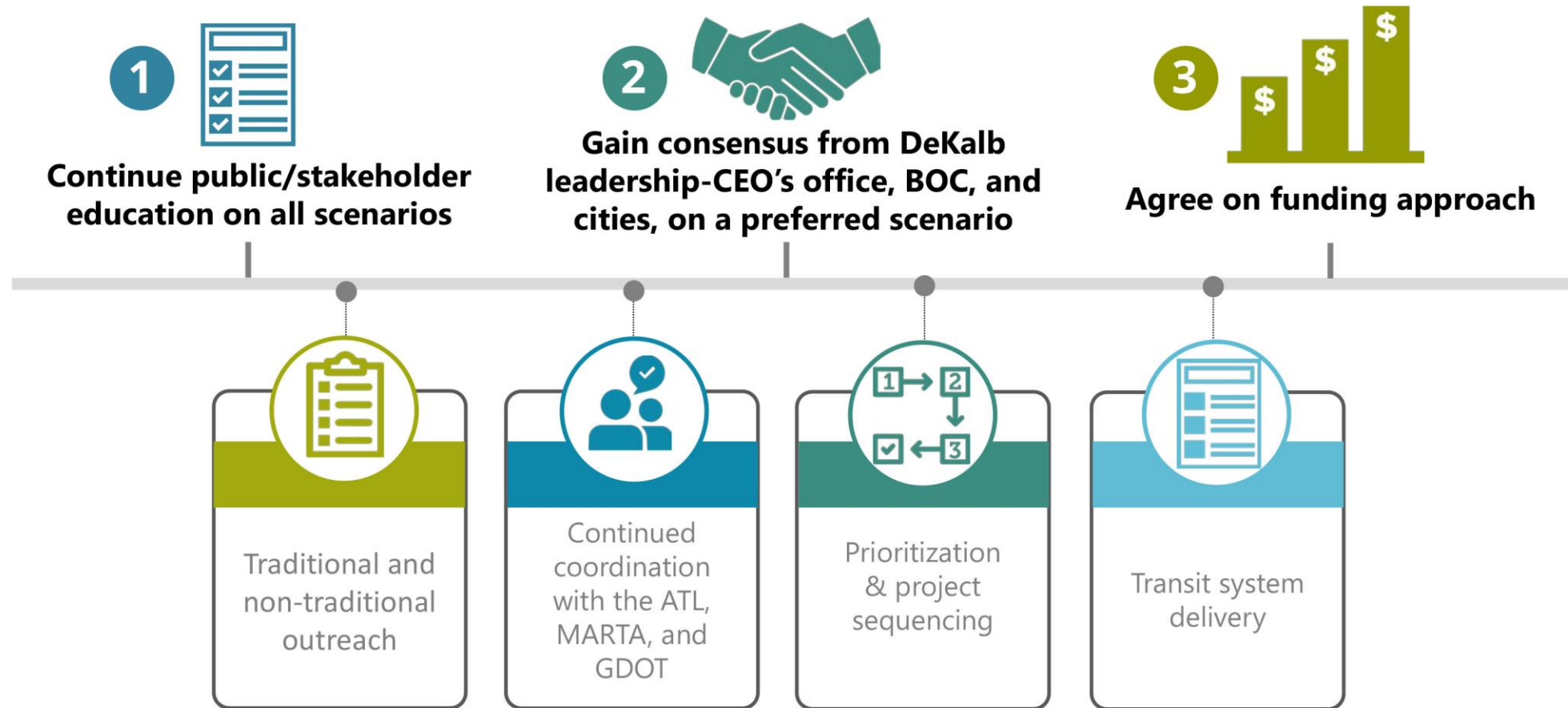
# Key Recommendations

- Advance transit scenarios for additional public input and education
- Public/stakeholder education and input on innovative funding opportunities
- Collaborate with MARTA on current unmet needs
- Collaborate with agency partners on expansion projects
- Align land use and development codes with transit efforts



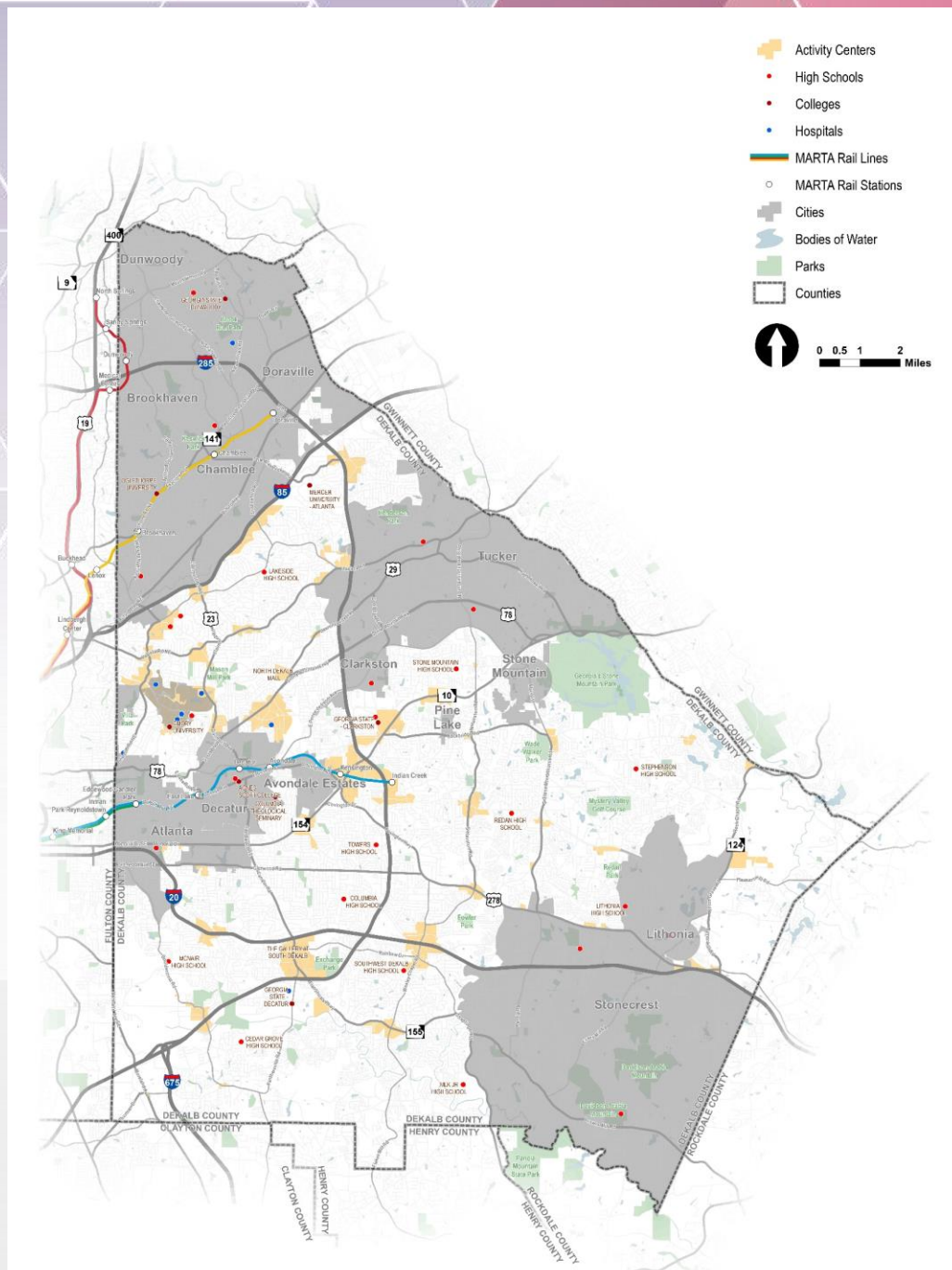


# Steps to Implementation



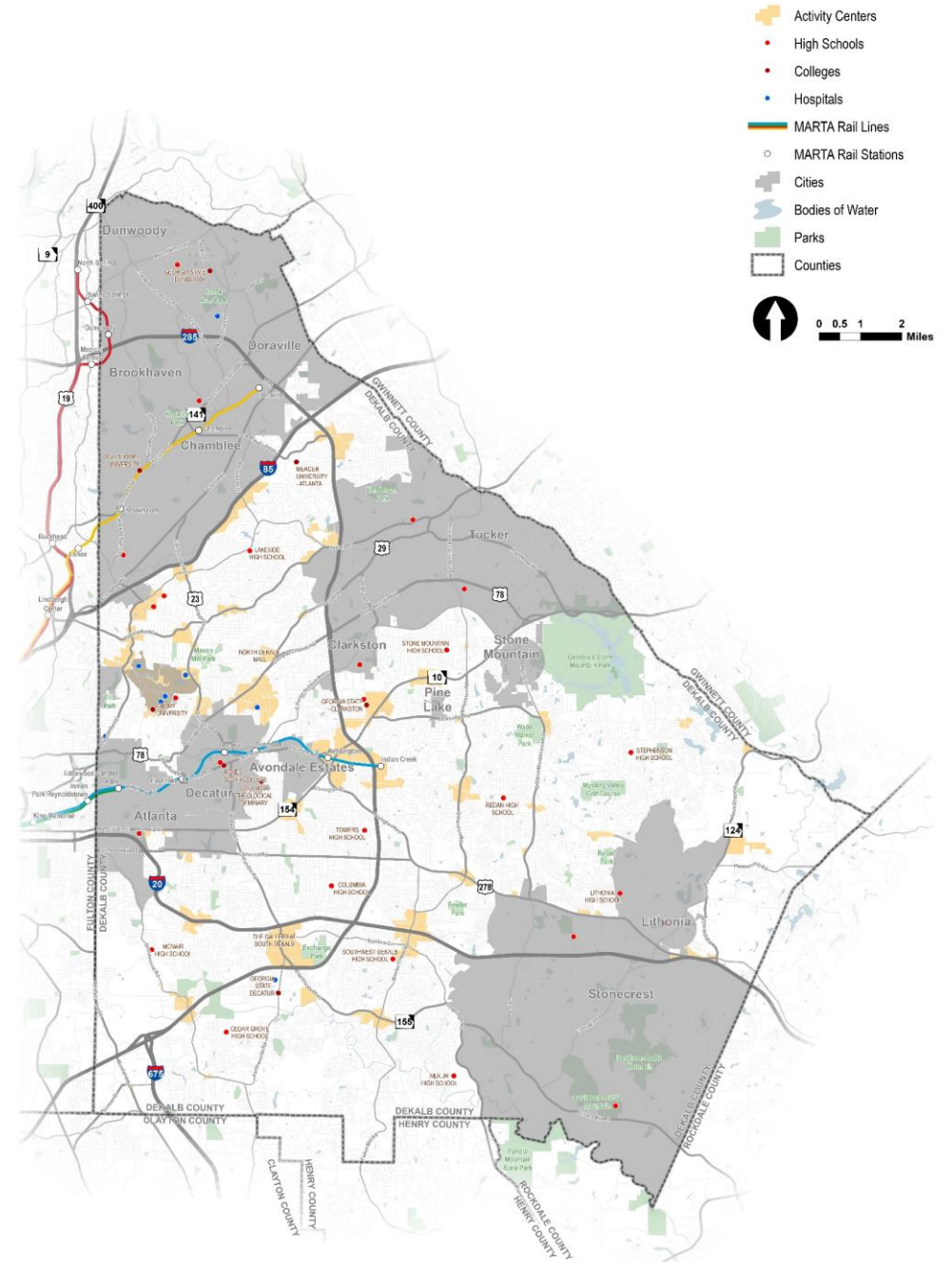
# Mentimeter Poll

## Where are the good things happening in DeKalb?




# Mentimeter Poll

Where do more good things *need* to happen in DeKalb?







# Mentimeter Poll

## Ranking Issues and Opportunities

# Issues and Opportunities

## **Intergovernmental Coordination**

Between County, cities, and the Board of Education; Coordination of services; Coordination on annexations

## **Natural Resources and Sustainability**

Preservation of open space; Use of limited remaining greenspace; need for additional park space; Address stormwater issues

## **Arts, Culture, and Historic Resources**

Preservation of existing historic and cultural sites; Celebration of the diverse communities, cultures and the arts.

## **Land Use and Development Patterns**

Older strip commercial in need of reinvestment; Increase transit-oriented development; Infill development near single-family neighborhoods.

## **Equity**

Address needs of an aging population; Displacement of vulnerable populations; Poverty rates are high in some areas; Some communities lack necessary services

## **Housing**

Creation or preservation of housing affordability; Many affordable areas need rehabilitation; Existing affordable housing located away from employment centers

## **Economic Development**

Economic development has been uneven; Some areas lack employment and retail options; Impacts of annexations; Broadband access is available, but some lack access or education on services

## **Transportation**

Additional bicycle and pedestrian facilities, Additional greenways, Implement SMART corridors, Improve safety, Increase mobility for communities that lack access to jobs and services

## **Community Health, Wellness, and Safety**

Many areas still lack access to greenspace, greenways, healthy food options, etc.; Coordination between public safety efforts and the communities they serve.





# Mentimeter Poll

## Ranking Transportation Priorities



# Priorities – Transportation

## **Provide Transportation Options through Connectivity across Modes**

Improve travel for all users by increasing connections across roadway, transit, bicycle, and pedestrian modes.

## **Promote Equity**

Prioritize improvements that increase transportation access to all parts of the County, especially communities where lack of transportation options creates substantial barriers.

## **Improve Safety**

Provide for safe travel by users across all modes of transportation.

## **Enable Healthy Communities and Improve Quality of Life**

Leverage transportation infrastructure to encourage an active lifestyle and overall improved quality of life.

## **Respect/Improve DeKalb County's Character**

Implement transportation projects that improve mobility while taking into consideration local community context.

## **Increase Access to Jobs and Education**

Prioritize transportation investments that allow workers and students to more easily access these key destinations.

## **Better Accommodate the Movement of Goods**

Implement transportation projects that improve freight in the County either by truck or by rail.

## **Improve Maintenance**

Ensure the long-term care for existing infrastructure including paving roads and repairing bridges and signal systems.

## **Increase Funding for Improvements**

Pursue new local revenue sources that will allow the County to implement additional transportation projects.

## **Encourage Economic Development**

Leverage transportation projects that help to encourage revitalization and new development throughout the County.

## **Practice Fiscal Responsibility in Transportation Investments**

Prioritize transportation projects that can be implemented in a reasonable timeframe and provide a strong return on investment.

# Upcoming Public Engagement

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**Thank You!**