

Evaluation and Appraisal Report

Since the adoption of the LCI Study, Clarkston has accomplished a number of recommendations of the Study.

1. Prepared and Adopted Comprehensive Development Plan
2. Prepared and Adopted Zoning Ordinance that allows for implementation of the LCI Study as well as allows the development of smaller lot size developments and mixed use projects that are transit friendly
3. Developed Design Guidelines for the City
4. Prepared a Master Plan for Friendship Forest
5. Solicited HPP funding from Congresswoman Cynthia McKinney using LCI short term work program and received \$4,000,000.00 grant. These funds are being used to pay for streetscape improvements and other transportation related projects
6. Developed concept plans for the replacement of the pool and bath house at Milam Park. This pool was condemned by the County in 2008.
7. Received \$500,000.00 CDBG funding to replace pool and bath house.

The biggest barrier Clarkston has to overcome is the lack of funding and the current economic conditions. The City is working with the County to provide matching funds for streetscape improvements. Several developers have explored opportunities to redevelop the downtown area; however, high land prices and multiple ownership has been a barrier in this endeavor.

The LCI plan recommendations have been followed and there are no actions that have occurred that are contrary to the LCI plan recommendations . One new development started in early 2008. An 18 lot subdivision that had been approved prior to the LCI Study has been started. Grading has been completed and the road, storm water management facility and underground utilities have been installed and two houses have been partially constructed. The 2 houses are for sale but no other work is occurring.

A land use map was created during the preparation of the Zoning Ordinance and is included herein. No transportation projects have happened other than the streetscape projects outlined in the attached template.

The Implementation Plan with updated 5-Year Action Plan

The Mayor and 6 person City Council are the body that will ensure the action items are implemented. The City collaborate with DeKalb County to help with the required matching funds and working with GDOT during the project approval process.

Clarkston is committed to improving the quality of life for their citizens. It is a very pedestrian oriented community and the City is improving the pedestrian circulation system. The City is reaching out to the

development community to partner with them in the redevelopment of the downtown area and working with local property owners to ensure their property conforms to zoning and development standards.

TEMPLATE

FIVE YEAR IMPLEMENTATION PLAN

Update 08.09.09

Transportation Projects

Description	Type of Improvement	Engineering Year	Engineering Costs	ROW Year	ROW Costs	Construction Year	Construction Costs	Total Project Costs	Responsible Party	Funding Source	Local Source	Match & Amount	
Eco Parking Lot - Bounded by Hill, Rogers, and Rowland	Pedestrian	2009	\$100,000	2010	\$20,000	2010	\$500,000	\$620,000	City	HPP	City	\$125,000	T-1
Montreal Streetscape from E. Ponce to N. Indian Creek	Pedestrian	2010	\$57,500	2011	\$45,000	2012	\$230,000	\$332,500	City	HPP	City & DeKalb County	\$66,500	T-2
E. Ponce de Leon Streetscape from Montreal to N. Indian Creek	Pedestrian	2010	\$165,000	2012	\$125,000	2014	\$950,000	\$1,240,000	City	HPP	City & DeKalb County	\$248,000	T-3
Market and Church Street Streetscape. Market St from E. Ponce to Hill Street. Church St from N. Indian Creek to Market St.	Pedestrian	2011	\$90,000	2011	\$65,000	2013	\$450,000	\$605,000	City	HPP	City & DeKalb County	\$121,000	T-4
N. Indian Creek Streetscape. from E. Ponce to Montreal	Pedestrian	2011	\$140,000	2011	\$15,000	2011	\$690,000	\$845,000	City	HPP	City & DeKalb County	\$169,000	T-5
Gateway at E. Ponce de Leon and Market Street Intersection	Pedestrian	2012	\$50,000	2013	\$35,000	2014	\$250,000	\$335,000	City	HPP	City & DeKalb County	\$67,000	T-6
Gateway at E. Ponce de Leon and N. Indian Creek Intersection	Pedestrian	2012	\$65,000	2013	\$35,000	2014	\$315,000	\$415,000	City	HPP	City & DeKalb County	\$83,000	T-7
Church Street multi-use path	Pedestrian	Project is designed and has been approved	unknown	N/A	unknown	Construction to begin 2010	unknown	unknown	PATH	unknown	Path	unknown	T-8

Totals			\$667,500		\$340,000		\$3,385,000	\$4,392,500				
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Housing Projects/Initiatives

Description/Action	Cost	Year	Responsible Party	Funding Source	
New Park - Land Assemblage and Construction/ Prepared a Master Plan for Friendship Forest and Solicited Grants for Construction	\$15,000	2008	City	City	H-1
Create Development Authority with Funded Director Position/ No Development Authority has been created. The City has formed a business owners alliance and holds monthly meetings	\$0	2008	City	CDBG	H-2
Fund Zoning and Building Code Enforcement Position/ CDBG funding awarded for this position	\$50,000	2008	City	CDBG	H-3
Develop Overlay District for Village Center/ See Below	\$0	2008	City	City	H-4
Develop Urban Design Guidelines for the City that includes Pedestrian and Bicycle Networks/ Design Guidelines Developed by POND	\$10,000	2008	City	City	H-5
Coordinate with DeKalb County Development Authority (DCDA) to promote private investment for infill and redevelopment initiatives/ no action to date	0	N/A	City	City & DeKalb County	H-6

TEMPLATE

Investigate the potential for development a Development Authority for the City of Clarkston/ no action to date	0	N/A	City	City
Develop a Community Development Corporation/ no action to date	0	N/A	City	City

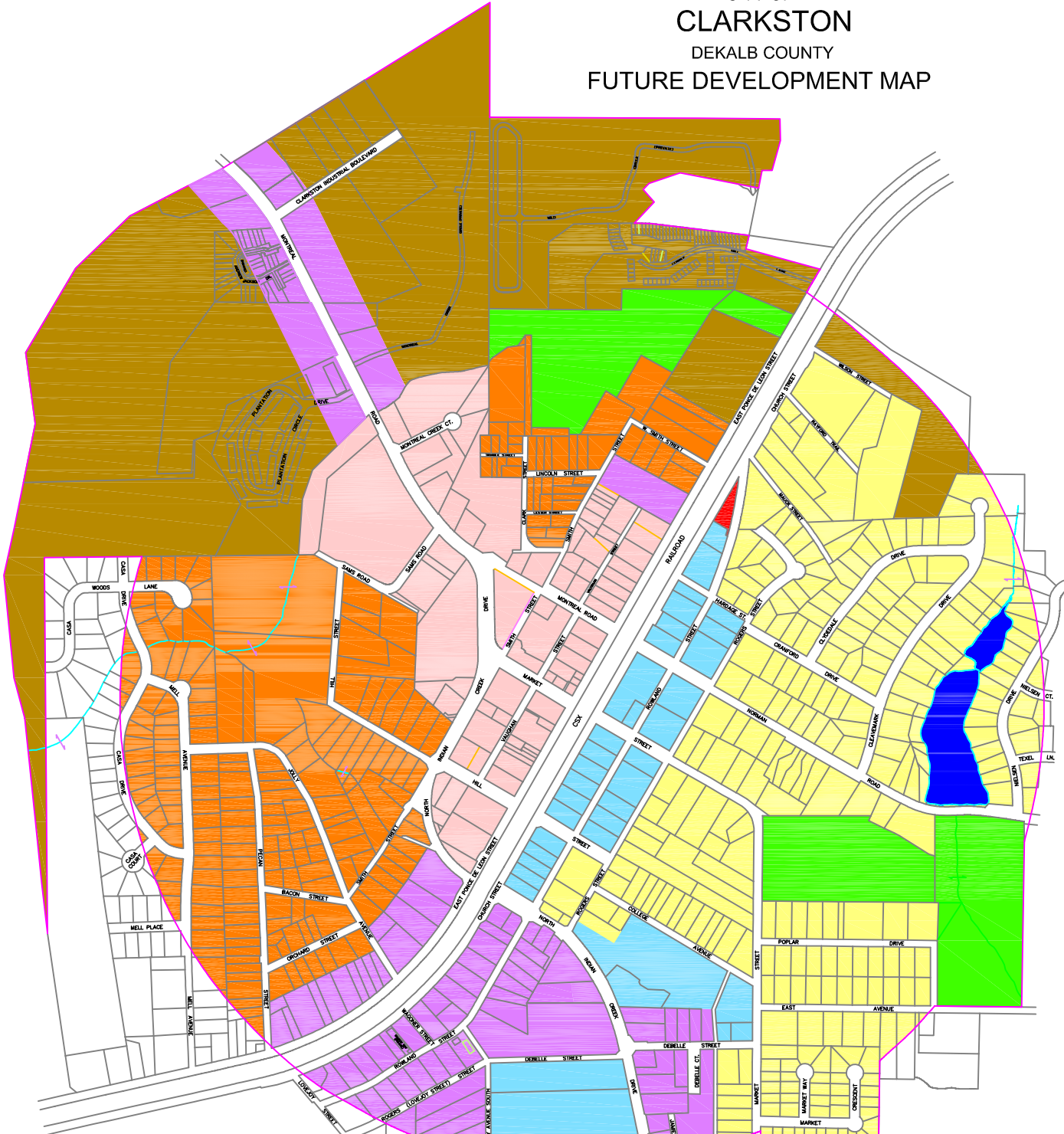
H-7
H-8

Other Local Initiatives

Description/Action	Cost	Year	Responsible Party	Funding Source
Create and Adopt Zoning Ordinance that will allow LCI Implementation	\$50,000	2008	City	City
Develop Design Guidelines for new development within City Limits	\$10,000	2008	City	City
Update & Adopt Comprehensive Plan	\$65,000	2007	City	City
Implement New Residential Urban Infill Guidelines	\$10,000	2008	City	City
Create 3 Community Gateways	See Transportation Projects		City	City
Strictly Enforce Building Code Violations	\$50,000	2008	City	CDBG

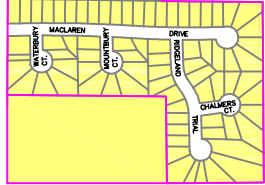
OL-1
OL-2
OL-3
OL-4
OL-4
OI-5

CITY OF
CLARKSTON
 DEKALB COUNTY
FUTURE DEVELOPMENT MAP



LEGEND OF CHARACTER AREAS

- SUBURBAN AREAS
- NEIGHBORHOOD REDEVELOPMENT AREA
- MULTI-FAMILY REDEVELOPMENT
- MIXED USE
- CENTRAL BUSINESS DISTRICT
- COMMERCIAL
- CIVIC - INSTITUTIONAL
- PARK/OPEN SPACE



LEGEND

- CITY LIMITS
- RIGHT OF WAY
- RAILROAD
- PROPERTY LINE
- CREEK OR RIVER

