

**MCFARLAND – STONEY POINT LIVABLE CENTERS INITIATIVE**  
**FORSYTH COUNTY, GEORGIA**  
**2016 UPDATE**



This document includes a summary of the Evaluation and Appraisal Report and the Report of Accomplishments as of September 2016 and the Five Year Implementation Plan for the Livable Centers Initiative Study Area for future years 2017-2021.

## Transportation Initiatives

### Underway

Between January of 2011 and September of 2016, the following transportation projects were initiated: TP-1b (Ronald Reagan Boulevard Corridor: Roadway Extension Segment 2 - from McFarland to Shiloh), TP-1c (Ronald Reagan Boulevard Corridor: Roadway Extension Segment 3 - from Shiloh to Majors), TP-3b (Ronald Reagan Boulevard Corridor: Shared Use Path Segment 2 - from McFarland to Shiloh) TP-3c (Ronald Reagan Boulevard Corridor: Shared Use Path Segment 3 - from Shiloh to Majors), TP-4b (Ronald Reagan Boulevard Corridor: Sidewalk Segment 2 - from McFarland to Shiloh) TP-4c (Ronald Reagan Boulevard Corridor: Sidewalk Segment 3 - from Shiloh to Majors), TP-7a (McFarland Multi-use Trail Loop), TP-7b (Shiloh Multi-use Trail Loop), TP-8a (McFarland Sidewalks), TP-8b (Shiloh Sidewalks), TP-11 (Union Hill Road Improvement), TP-12 (McGinnis Ferry Road Improvement – from Sargent to Union Hill), TP-20 (McGinnis Ferry GA 400 Interchange).

Projects TP-1b, TP-1c, TP-3b, TP-3c, TP-4b, and TP-4c, which encompass phases 2 and 3 of the Ronald Reagan Roadway Extension, sidewalks, and shared use paths, are being constructed together with an anticipated completion date of 2020. Currently, the design phase of these additions is underway. The project will extend Ronald Reagan Boulevard by 3.3 miles to connect the north and south segments, from McFarland Parkway to Majors Road. The completion of these projects will provide a north/south alternate to SR 400 as well as bike and pedestrian connectivity through the sidewalk and multi-use trail additions. This main arterial is also expected to promote development in the area, coinciding with Forsyth County's new Comprehensive Plan update recommendation, which suggests a business character node in this area.

TP-7a (McFarland Multi-use Trail Loop) is currently in the construction phase. Progress has also been made on TP-7b (Shiloh Multi-Use Trail Loop), however the multi-use trail loop will now be constructed as a sidewalk as agreed upon in 2015 update to Forsyth County's 2025 Bike and Pedestrian Plan. TP-8a (McFarland Sidewalks) and TP-8b (Shiloh Sidewalks) will also soon be under construction later this year as the design phase for both projects is complete. Together, these trail segments and sidewalks, along with the Ronald Reagan Boulevard Extension, will form one continuous trail loop, connecting with the Big Creek Greenway and encircling various future land uses proposed for this area including office, commercial, residential, and a community park.

At the southern end of the study area, roadway capacity projects have begun. TP-11 (Union Hill Road Improvement) is currently in the construction phase with an expected completion date of 2017. Both TP-12 (McGinnis Ferry Road Improvement – from Sargent to Union Hill) and TP-20 (McGinnis Ferry GA 400 Interchange) are currently in the design phase with an estimated 2020 completion date. The widening of these roads and addition of a SR 400



interchange will serve to assuage traffic volumes that are expected to increase with future development along the corridor.

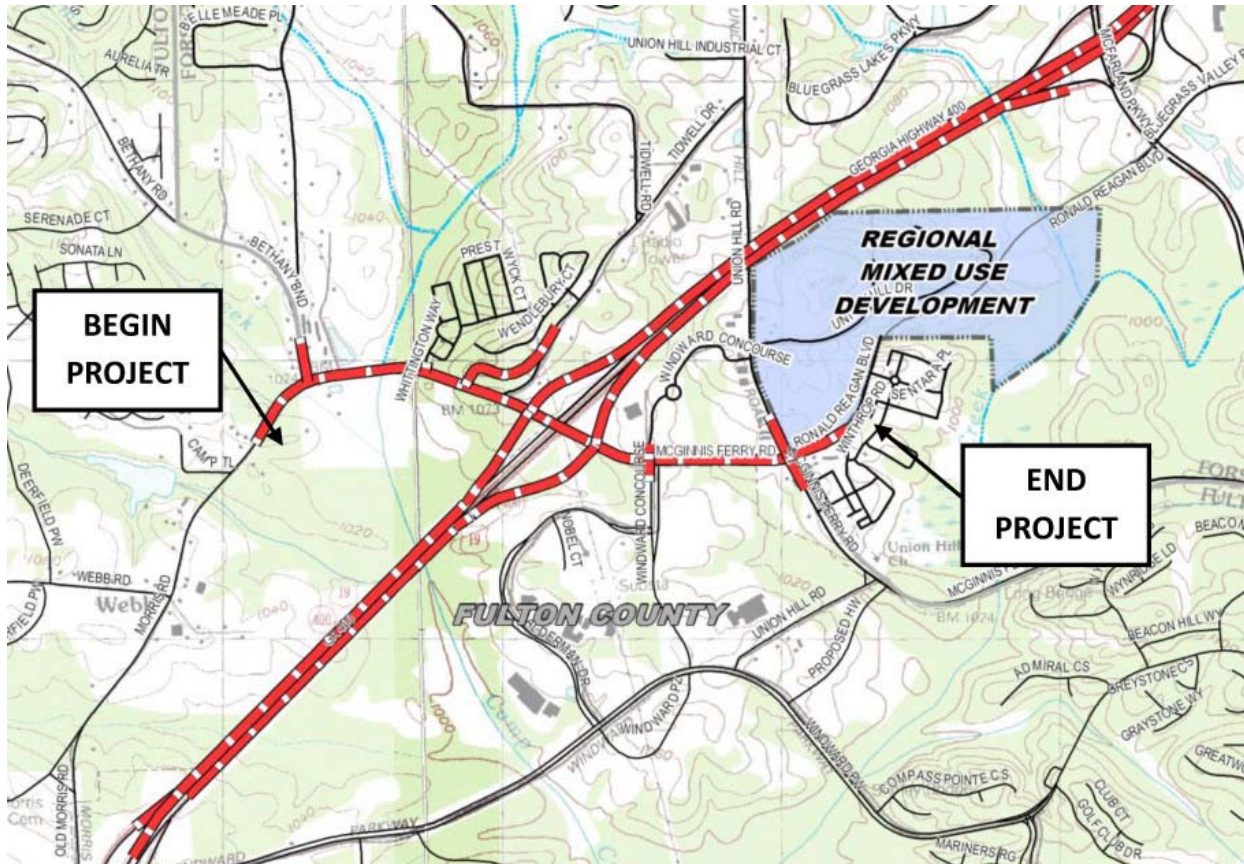


Figure 3: SR 400 Interchange Map (NorthFulton.com, 2015)

Building upon TP-5 (Big Creek Greenway Phase 1), additional phases of the Greenway have been designed and constructed outside of the LCI Study area. Phase 2, from Fowler Park to Majors Road, and Phase 3, which continues on to Bethelview Road, were also completed and opened to the public in 2009. Phase 4, Bethelview to Kelly Mill Road, was given the go on construction in November of 2013 and has been completed this year. Construction of Phase 5 is slated to begin in 2017. While these phases continue outside of the LCI study area, all segments together provide 9.6 miles of pedestrian and bike connectivity from the study area to Sawnee Mountain. Considering future plans to tie into Alpharetta's and Roswell's segments to the south, the LCI study area will be central to 18 miles of continuous greenway that will link parks, commercial, retail, office, and residential uses across local jurisdictions.





Figure 1: Big Creek Greenway

### Not Started – 5 Year Plan

TP-2a (Ronald Reagan Boulevard Corridor: Streetscape Enhancement Segment 1 - from Union Hill to McFarland), TP-2b (Ronald Reagan Boulevard Corridor: Streetscape Enhancement Segment 2 - from McFarland to Shiloh) and TP-2c (Ronald Reagan Boulevard Corridor: Streetscape Enhancement Segment 3 - from Shiloh to Majors) will be considered after the completion of phases 2 and 3 of the roadway extension. These final additions will wrap up the Ronald Reagan corridor project. TP-6 (Spur Trails Linking Development to Greenway Mainline) is expected to undergo construction in the near future with the completion of a new mixed-use village, Halcyon, near the SR 400 North and McFarland Parkway interchange. Leveraging the Big Creek Greenway is a direct focus of the Halcyon development, anticipated to open in 2017. TP-22 (Gateway Markers), which will help to create a sense of identity and arrival for the study area, is also being considered for the Five



Year Plan as Forsyth County Commissioners are currently working to identify additional funding to proceed.

### **Not Started – Long Range**

At this time, the following projects are included in Forsyth County's long range development plans: TP-7c (Stoney Point/Stoney Ridge Multi-use Trail Loop), TP-8c (Stoney Ridge Sidewalks), TP-9 (Internal Pedestrian System: Sidewalks Required for New Local Streets), TP-10 (Traffic Calming Devices along Stoney Point), TP-14 (New E-W Connector: Shiloh Road East Extension – from Shiloh to Ronald Reagan), TP-15 (New N-S Connector: Ronald Reagan Alternative East of Big Creek – Shiloh NB to Shiloh SB), TP-16 (New E-W Connector: Stoney Ridge Drive Improvement), TP-17 (Internal Roadway Network: New Local Access Streets), TP-19 (MARTA Station: Dedicated Lanes or Rail), TP-21 (McFarland Road Improvement – from GA 400 to McGinnis Ferry). Currently no funding has been secured for these projects, but will be considered when future funding becomes available.



## Land Use Initiatives

### Completed/Underway

LUI-3 (Adopt New Future Land Use Classifications) was completed through a major update to Forsyth County’s Comprehensive Plan, adopted in March of 2012. The update identified the LCI study area as its own “character area” and this assessment has been used in consideration of all rezoning requests within the boundary since the update’s adoption. Currently, Forsyth County is again undergoing an extensive Comprehensive Plan update. The present update identifies the need for an LCI major update and recognizes the importance of performing a revised market analysis to determine new land use recommendations for the study area. At this point, all of the public input workshops have been completed and public hearings are scheduled for Fall of 2016 with a tentative adoption in 2017.

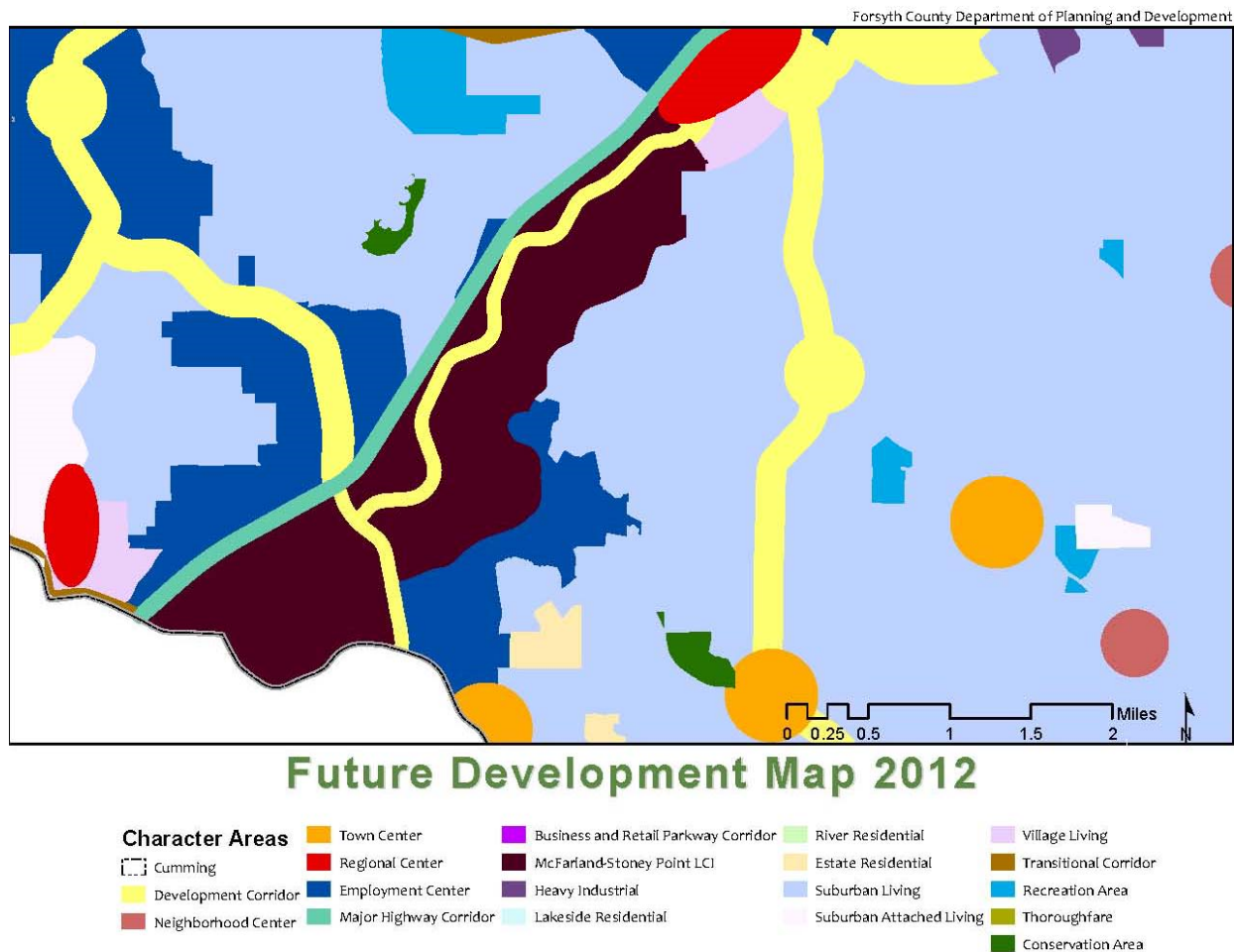


Figure 4: Future Development Map (Forsyth County Planning and Development, 2012)



## Not Started – 5 Year Plan

LUI-1 (Create New Zoning Districts) has not been started. Currently, suggestions exist in the 2016 Comprehensive Plan draft to create new land use recommendations, character areas, and zoning districts throughout the county, including the LCI study area. This land use initiative will need to be revisited by the Board of Commissioners for further direction. If this update is adopted, the creation of new zoning districts is anticipated to begin in 2017.

LUI-2 (Develop Design Guidelines) has not been started. This land use initiative will need to be revisited by the Board of Commissioners for further direction.

As one of the fastest growing counties in the country, Forsyth County has seen a large share of development within its boundary over the last several years, increasing expeditiously as the economy rebounds. Particularly within the LCI study area, construction projects abound. A number of businesses have recently or are currently establishing a presence in the area including New York Life, Dunkin Donuts, a 300 unit apartment complex, and future retail shops. Serving as an alternate route to SR 400, the Ronald Reagan Boulevard extension is expected to provide local vehicular accessibility, expectantly prompting additional business growth within the study area. An additional SR 400 interchange at McGinnis Ferry Road as well as the Union Hill Road and McGinnis Ferry Road widenings are intended to complement accessibility to the study area and mitigate increased traffic. A highly anticipated mixed use development, Halcyon, located in the heart of the LCI boundary, is expected to break ground next year. The placement of Halcyon within the study area reinforces the recommendation to create an integration of office, retail, restaurants, commercial, entertainment, hotel, residential and recreational land uses in the area. The key location of the LCI study area within the county boundary continues the need to further the identified initiatives and encourage support to do so through updates to various county master plans. Expected growth also necessitates the need for further integration of land use and transportation policy objectives.



## Economic Development Initiatives

As of Forsyth County's McFarland-Stoney Point 2010 LCI update, the majority of the study area's recommended economic development initiatives have been marked as complete. The following paragraphs discuss a number of projects recently or currently underway that further reinforce the identified objectives in addition to those already mentioned in the previous update.

### Completed/Underway

ED11 (Create a Mixed-Use Village Destination). Ground has broken this year on Halcyon, a highly anticipated mixed-use village community expected to begin construction in 2017. The 135 acre development will be located on the southwest side of McFarland Parkway between SR 400 and Ronald Regan Boulevard near the southern end of the study area. Plans for the development comprise 360,000 square feet of intensely desired commercial space that is expected to include office, retail, a movie theater, and hotel uses. The development is anticipated to provide jobs, boost the county's commercial property tax base, and encourage spending to stay within the county. Halcyon intends to offer a nature-integrated community lifestyle featuring 50 acres of greenspace, two miles of running trails, and Wi-Fi enabled parks. Additionally, construction of a new trailhead at the site will highlight access to the Big Creek Greenway, a core focus of the Halcyon vision.



Figure 2: Halcyon Construction Site (Roca Partners, 2016)





Figure 2: Halcyon Plaza Rendering (Roca Partners, 2016)

EDI-4 (Leverage Northside Hospital). Northside Hospital Forsyth (NHF) continues to expand its local campus, providing additional jobs and attracting patients with top medical facilities. At one million square feet, the campus includes a Women’s Center, an advanced surgery tower, and four medical office buildings, in addition to the hospital. As of 2015, NHF provides 231 beds, employs 5,000 people including 2,400 physicians, accepts 429,000 patient visits, admits 55,965 ER patients, performs 10,255 surgeries, and delivers 2,863 babies. A recent 30.4 million dollar investment will add 3 new floors of space (77,795 sq. ft.) and create 64 new patient rooms. Two additional medical office buildings are scheduled to break ground soon as well.





Figure 5: Northside Hospital – Forsyth Construction (myforsyth.com, 2016)

EDI-5 (Spearhead Forsyth Area Economic Development Campaign). A five year economic development plan for the City of Cumming and Forsyth County, Business First, was developed in May of 2013. The plan discusses an unsustainable gap between annual homeowner property tax amounts as compared to costs of public services such as schools, roads, and parks. The plan recognizes that the county is facing the challenge of an unbalanced tax digest due to exponential residential growth in recent years. It goes on to outline goals and strategies the Cumming-Forsyth Chamber of Commerce will employ to stimulate growth within local commercial and industrial sectors, including increasing the commercial segment of the tax digest to 25%, expanding Opportunity Zones, and establishing Community Improvement Districts. Currently, the Business First plan is under review and due for an update in 2017, which will focus on defining more detailed strategies to accomplish these goals in order to potentially heighten fundraising interest. The Chamber of Commerce will also look toward the new 2016 Comprehensive Plan update, if adopted, and possibly form a partnership with the Board of Commissioners in an attempt to sync direction and efforts.

One of the principal goals of the Business First Plan is to create a Community Improvement District. The last few years have seen progress on the formation of the South Forsyth CID which is a voluntary self-taxing district, comprised of private business and commercial property owners, that uses the supplementary ad valorem taxes to improve the area within the CID boundaries. These boundaries would fall largely within the LCI study area. To the south and west, the CID border would run congruent to the Forsyth County line. To the east, the boundary would be delineated by Shiloh Road, Pine Grove Road, and Old Alpharetta



Road, and to the north, Highway 9, McFarland Parkway, and Union Hill Road. Improvements might include beautification and accelerating transportation and roadwork projects, in turn, attracting more business to the area. In August of 2014, the Board of Commissioners passed the resolution to allow for the creation of the South Forsyth CID. At this point, the required number of votes are needed from business owners within the boundary in order to move forward. The Chamber of Commerce is hopeful that formation may take place as early as the end of 2016 or beginning of 2017.

EDI-6 (Develop Package of Information for Study Area). Forsyth County's Planning and Community Development department has created a brochure highlighting facts and benefits about the LCI study area and is currently under redesign. The department also maintains a map, updated quarterly, illustrating the locations of new development specifically within the LCI boundary.

EDI-7 (Develop Objective Process and Incentives Package for Quality Development). As discussed in the previous LCI update, Forsyth County has made strides toward developing a competitive incentive package to attract quality business to the area, including maintaining a low millage rate, offering tax exemptions on some commercial and industrial goods, and promoting green business, among others. However, the county is not generally known as "incentive heavy." The Chamber of Commerce has been in talks with the Development Authority to revise the current incentive policy to make it more competitive, in an effort to build a new reputation. Discussions include a tiered tax abatement program that might attract larger businesses to the county as well as a recommendation to adopt a policy that would allow the County Administrator to sign off on RFPs in an effort to improve time efficiency.

EDI-8 (Leverage Tourism Opportunities). There has been a recent uptick in interest from the film industry and Forsyth County has created a film permit process as a result. Over the last few years, a number of permits issued by the county have granted permission for the filming of commercials, television series, as well as feature films. Forsyth County currently belongs to the Georgia Film Ready Program and maintains a database of site descriptions to help industry employees with location choices. However, Forsyth County more often plays host to a number of sporting events such as fishing tournaments and soccer, softball, and little league playoffs. A drawback facing the county, however, is the small number of hotels existing within the area and, more specifically, the lack of a full service hotel. The county must often partner with nearby cities and counties to provide adequate hotel space. With the development of Halcyon, the LCI study area will gain two new hotels. The presence of a national brand could possibly be used to gain more leverage to entice bigger events or more well-known acts.



## 2011-2016

### Report of Accomplishments:

The following tables provide detailed information regarding all McFarland – Stoney Point Livable Centers Initiative projects originally planned for implementation years 2006-2010 and specifies the status of these projects with updated information as of September 2016.



**Transportation Initiatives**

Project ID	Project	Description	PE Year	Construction Year	STATUS				Notes
					Complete	Underway	Not Started	Not Relevant	
TP-1a	Roadway: New Facility	Ronald Reagan Boulevard Corridor: Roadway Extension Segment 1 - from Union Hill to McFarland. Four lanes (20ft) divided by median	2006	2009	X				Completed per 2010 update
TP-1b	Roadway: New Facility	Ronald Reagan Boulevard Corridor: Roadway Extension Segment 2 - from McFarland to Shiloh. Four lanes (20ft) divided by median	2015	2018-2020		X			Design phase underway
TP-1c	Roadway: New Facility	Ronald Reagan Boulevard Corridor: Roadway Extension Segment 3 - from Shiloh to Majors. Four lanes (20ft) divided by median	2015	2018-2020		X			Design phase underway
TP-2a	Streetscape Enhancement	Ronald Reagan Boulevard Corridor: Roadway Extension Segment 1 - from Union Hill to McFarland. Landscape 20ft raised median	2020	2020-2025			X		Will be considered after roadway extension is complete
TP-2b	Streetscape Enhancement	Ronald Reagan Boulevard Corridor: Roadway Extension Segment 2 - from McFarland to Shiloh. Landscape 20ft raised median	2020	2020-2025			X		Will be considered after roadway extension is complete
TP-2c	Streetscape Enhancement	Ronald Reagan Boulevard Corridor: Roadway Extension Segment 3 - from Shiloh to Majors. Landscape 20ft raised median	2020	2020-2025			X		Will be considered after roadway extension is complete
TP-3a	Pedestrian: New Facility	Ronald Reagan Boulevard Corridor: Segment 1 - from Union Hill to McFarland. Shared use path. 10-15ft variable width. Landscape 2ft planting strip buffer from curb	2006	2009	X				Completed per 2010 update
TP-3b	Pedestrian: New Facility	Ronald Reagan Boulevard Corridor: Segment 2 - from McFarland to Shiloh. Shared use path. 10-15ft variable width. Landscape 2ft planting strip buffer from curb	2015	2018-2020		X			Design phase underway. Will be completed along with roadway extension
TP-3c	Pedestrian: New Facility	Ronald Reagan Boulevard Corridor: Segment 3 - from Shiloh to Majors. Shared use path. 10-15ft variable width. Landscape 2ft planting strip buffer from curb	2015	2018-2020		X			Design phase underway. Will be completed along with roadway extension
TP-4a	Pedestrian: New Facility	Ronald Reagan Boulevard Corridor: Segment 1 - from Union Hill to McFarland. Sidewalk (5-8ft width). Landscape 2ft planting strip buffer from curb	2006	2009	X				Completed per 2010 update



TP-4b	Pedestrian: New Facility	Ronald Reagan Boulevard Corridor: Segment 2 - from McFarland to Shiloh. Sidewalk (5-8ft width). Landscape 2ft planting strip buffer from curb	2015	2018-2020		X			Design phase underway. Will be completed along with roadway extension
TP-4c	Pedestrian: New Facility	Ronald Reagan Boulevard Corridor: Segment 3 - from Shiloh to Majors. Sidewalk (5-8ft width). Landscape 2ft planting strip buffer from curb	2015	2018-2020		X			Design phase underway. Will be completed along with roadway extension
TP-5	Pedestrian: New Facility	Big Creek Greenway Phase 1: Shared Use Mainline Trail with Access at McFarland	2005	2009	X				Completed per 2010 update
TP-6	Pedestrian: New Facility	Spur Trails Linking Development with Greenway Mainline	2015	2017		X			Will be built along with Halcyon development
TP-7a	Pedestrian: New Facility	McFarland Multi-use Trail Loop	2013	2017		X			Construction phase underway
TP-7b	Pedestrian: New Facility	Shiloh Multi-use Trail Loop	2014	2017		X			Multi-use trail will be replaced with a sidewalk
TP-7c	Pedestrian: New Facility	Stoney Point/Stoney Ridge Multi-use Trail Loop	2022	2023			X		No funding to proceed with project
TP-8a	Pedestrian: New Facility	McFarland Sidewalks	2015	2016-2017			X		Design phase complete. Construction to begin late this year
TP-8b	Pedestrian: New Facility	Shiloh Sidewalks	2015	2016-2017			X		Design phase complete. Construction to begin late this year
TP-8c	Pedestrian: New Facility	Stoney Ridge Sidewalks	2022	2023			X		No funding to proceed with project
TP-9	Pedestrian: New Facility	Internal Pedestrian System: Sidewalks Required for New Local Streets	2022	2023			X		No funding to proceed with project
TP-10	Roadway: Access Management	Traffic Calming Devices along Stoney Point Road	2022	2023			X		No funding to proceed with project
TP-11	Roadway: Capacity	Union Hill Road Improvement (includes sidewalks)	(RW) 2014	2015-2017		X			Construction phase underway
TP-12	Roadway: Capacity	McGinnis Ferry Road Improvement (includes sidewalks) - from Sargent to Union Hill	2016	2017-2020		X			Design phase underway



TP-13	Roadway: Access Management	New Road Parallel to Ronald Reagan between McFarland and Union Hill (includes sidewalks)	N/A	N/A					X	Not relevant per 2010 update. Discontinuance of commercial and residential development in this area eliminated the need for this project
TP-14	Roadway: Access Management	New E-W Connector: Shiloh Road East extension - from Shiloh to Ronald Reagan (includes sidewalks)	2022	2024					X	No funding to proceed with project
TP-15	Roadway: Access Management	New N-S Connector: Ronald Reagan Alternative East of Big Creek - Shiloh NB to Shiloh SB (includes sidewalks)	2022	2024					X	No funding to proceed with project
TP-16	Roadway: Access Management	New E-W Connector: Stoney Ridge Drive Improvement (private driveways)	2022	2024					X	No funding to proceed with project
TP-17	Roadway: Access Management	Internal Roadway Network: New Local Access Streets	2022	2024					X	No funding to proceed with project
TP-18	Transit: New Facility	GRTA Park and Ride Facility	N/A	N/A					X	Not relevant per 2010 update. GRTA no longer has plans for this facility based on low ridership levels and nearby excess parking
TP-19	Transit: New Facility	MARTA Station: Dedicated Lanes or Rail	2022	2025- 2030					X	No plans to implement MARTA in this area in the near future
TP-20	Roadway: New Facility	McGinnis Ferry GA 400 Interchange	2015	2018- 2020				X		Design phase underway
TP-21	Roadway: Capacity	McFarland Road Improvement (6-lanes with raised median) from GA 400 to McGinnis Ferry	2022	2023- 2029					X	No funding to proceed with project
TP-22	Streetscape Enhancement	Gateway Markers	2017	2018					X	identify additional funding for this project



*Transportation-Related Initiatives*

Project ID	Project	Description	PE Year	Construction Year	STATUS				Notes
					Complete	Underway	Not Started	Not Relevant	
TRI-1		Develop corridor overlay district to regulate access management on arterials	2022	N/A			X		No plans to move forward with this initiative at this time
TRI 2		Investigate the feasibility of a GA 400 setback ordinance	2022	N/A			X		No plans to move forward with this initiative at this time
TRI 3		Perform a GA 400 / McGinnis Ferry Road Interchange justification study and coordinate with Fulton County & GDOT	2015	N/A	X				Complete. Interchange will be under construction 2018-2020



**Land Use Initiatives**

Project ID	Project	Description	PE Year	Construction Year	STATUS				Notes
					Complete	Underway	Not Started	Not Relevant	
LUI-1	Create new zoning districts	Create new zoning districts, as necessary, which will accomplish LCI goals.	2017	N/A			X		Will need to be revisited by the Board of Commissioners for further direction
LUI-2	Develop design guidelines	Determine urban design guidelines for sub-areas within the LCI Study Area and insert into an overlay district.	2018	N/A			X		Will need to be revisited by the Board of Commissioners for further direction
LUI-3a	Adopt new future land use classifications	Through a minor amendment to the Comprehensive Plan, according to DCA regulations and County review process, adopt new future land use classifications for the LCI Study Area that accomplish LCI goals.	2012	N/A	X				The 2012 Comprehensive Plan update identified the MacFarland-Stoney Point LCI as its own character area and this assesment was used to determine conditional use and permit approval since its adoption in March, 2012.
LUI-3b	Adopt new future land use classifications	Through Comprehensive Plan and LCI major updates, reevaluate LCI study area goals and adopt new future land use classifications for the LCI Study Area that accomplish new goals.	2017-2018	N/A		X			Currently, Forsyth County's new Comprehensive Plan update - tentative adoption date 2017 - identifies the need for an LCI major update with subsequent potential Comprehensive Plan changes.



Economic Development Initiatives					STATUS				Notes
Project ID	Project	Description	PE Year	Construction Year	Complete	Underway	Not Started	Not Relevant	
EDI-1	Create mixed use village destination	The village concept is particularly important for long-term sustainability and viability. It helps to provide a reason to stay and re-invest in the community in this time of transience and mobility; opening options to people of every walk of life. The village becomes the amenity and identity that holds value for the community, both financially and emotionally.	2006-present	2006-present	X				Completed per 2010 update
EDI-2	Develop conference center	A conference center would be a significant asset to the Study Area, particularly in terms of helping to create a destination location. This conference center location could help anchor the mixed-use village concept. Additionally, it could leverage the Big Creek Watershed Area, as well as the upcoming greenway.	2008-2010	2010	X				Completed per 2010 update
EDI-3	Leverage Lanier Tech	The Forsyth campus of Lanier Technical College is located near the northern end of the Study Area, on Majors Road. Its campus is sizable and it is certainly a destination, bringing students from North Fulton, Forsyth, Dawson and Lumpkin counties. The diversity of class offerings ranges from technical education in a variety of occupational disciplines to lifelong learning educational opportunities.	2006-present	N/A	X				Completed per 2010 update
EDI-4	Leverage Northside Hospital	Northside Hospital-Forsyth is actively expanding their facilities to meet demand, with approximately \$100 million in improvements planned. That has an immediate economic impact. The hospital does not only serve needs of its patients, it serves the greater community as a major employer, major buyer, and major player.			X				Completed per 2010 update



EDI-5	Spearhead Forsyth area economic development campaign	Undertake partnership efforts with the City of Cumming and the Cumming/Forsyth Chamber of Commerce to pool resources and maximize exposure of the area as a whole in terms of economic development.	2006-present	N/A	X				Completed per 2010 update
EDI-6	Develop development package of information for Study Area	Multiple packages should be developed for different targets, such as relocating and expanding businesses, developers and real estate brokers. This package should have up-to-date information related to competitive advantages, and answer the question, "Why Forsyth?"	2006-present	N/A	X				Completed per 2010 update
EDI-7	Develop objective process and incentives package for quality development	Develop an objective system that produces only the quality development you desire, using a mechanism such as a checklist with standards and criteria for approval.	2010-2011	N/A		X			Underway/ongoing
EDI-8	Leverage tourism opportunities	Forsyth is in a unique position with access to Lake Lanier and close proximity to the North Georgia Mountains. The Study Area should become a place that people could use as "base camp" to conduct day trips to North Georgia Mountains, and even outlet shopping in Dawsonville.	2006-present	N/A	X				Completed per 2010 update



**2017-2021**

**Five Year Implementation Plan:**

The following is a schedule of implementation for the aforementioned transportation projects, land use, and economic development initiatives. Emphasis is placed on the short-term (5-year) recommended actions, which signify community priorities. Detailed information for these initiatives, originally included in the McFarland – Stoney Point Livable Centers implementation plan for years 2006-2010, has been revised to reflect best assessments as of September 2016.



**Transportation Initiatives**

Project ID	Description / Action	Type of Improvement	Engineering Year	Engineering Costs \$	ROW Year	ROW Costs \$	Constr. Year	Constr. Costs \$	Total Project Costs \$	Responsible Party	Funding Source	Local Source
TP-2b	Ronald Reagan Boulevard Corridor: Roadway Extension Segment 2 from McFarland to Shiloh. Landscape 20 ft raised median	Streetscape Enhancement	2020	INC	2020	INC	2021-2027	INC	-	Forsyth County	Forsyth County	Forsyth County
TP-2c	Ronald Reagan Boulevard Corridor: Roadway Extension Segment 3 from Shiloh to Majors. Landscape 20 ft raised median	Streetscape Enhancement	2020	INC	2020	INC	2021-2027	INC	-	Forsyth County	Forsyth County	Forsyth County
TP-6	Spur Trails linking Development with Greenway Mainline Trail	Pedestrian: New Facility	2015	200,000	2015	225,000	2017	3,200,000	3,625,000	Private	Private	Private
TP-22	Gateway Markers	Streetscape Enhancement	2017	12,500	2017	75,000	2018	250,000	337,500	Forsyth County	Forsyth County	Forsyth County
			<b>TOTALS</b>	<b>212,500</b>		<b>300,000</b>		<b>3,450,000</b>	<b>3,962,500</b>			



**Land Use Initiatives**

Project ID	Description/Action	Cost	Year	Responsible Party	Funding Source
LUI-1	Create New Zoning Districts - Create new zoning districts, as necessary, which will accomplish LCI goals.	TBD	2017	Forsyth County	Forsyth County
LUI-2	Design Guidelines - Determine urban design guidelines for subareas within the LCI Study Area and insert into an overlay district.	TBD	2018	Forsyth County	Forsyth County



**Economic Development Initiatives**

Project ID	Description/Action	Cost	Year	Responsible Party	Funding Source
EDI-6	Develop development package of information for Study Area - Multiple packages should be developed for different targets, such as relocating and expanding businesses, developers and real estate brokers. This package should have up-to-date information related to competitive advantages, and answer the question, "Why Forsyth?"	TBD	2016-2018	Forsyth County	Forsyth County



### **Long-Range Implementation Plan:**

The following is a schedule of implementation for the aforementioned transportation projects. Emphasis is placed on long-range recommended actions, which are five years out or more. Detailed information for these initiatives, originally included in the McFarland – Stoney Point Livable Centers implementation plan for years 2006-2010, has been revised to reflect best assessments as of September 2016.



**Transportation Initiatives**

Project ID	Description / Action	Type of Improvement	Engineering Year	Engineering Costs \$	ROW Year	ROW Costs \$	Constr. Year	Constr. Costs \$	Total Project Costs \$	Responsible Party	Funding Source	Local Source
TP-7c	Stoney Point / Stoney Ridge Multi-Use Trail Loop	Pedestrian: New Facility	2022	150,000	2022	300,000	2023	3,000,000	3,450,000	Private	Private	Private
TP-8c	Stoney Ridge Sidewalks	Pedestrian: New Facility	2022	100,000	2023	250,000	2023	2,000,000	2,350,000	Private	Private	Private
TP-9	Internal pedestrian system: Sidewalks Required for New Local Streets (Locations TBD)	Pedestrian: New Facility	2022	80,000	2022	250,000	2023	2,000,000	2,330,000	Private	Private	Private
TP-10	Traffic Calming Devices along Stoney Point Road (7 locations)	Roadway: Access Mgmt	2022	100,000	2022	50,000	2023	2,000,000	2,150,000	Forsyth County	ARC, FC	Forsyth County
TP-14	New E-W connector: Shiloh Road East extension, Shiloh to Ronald Reagan (includes sidewalks)	Roadway: Access Mgmt	2022	200,000	2023	1,000,000	2024	2,000,000	3,200,000	Forsyth County	Unidentified/ Private	Forsyth County
TP-15	New N-S connector: Reagan alternative east of Big Creek, Shiloh NB to Shiloh SB (includes sidewalks)	Roadway: Access Mgmt	2022	200,000	2023	1,000,000	2024	2,000,000	3,200,000	Forsyth County	Unidentified/ Private	Forsyth County
TP-16	New E-W connector: Stoney Ridge Drive Improvement (Private Driveways)	Roadway: Access Mgmt	2022	100,000	2023	500,000	2024	1,000,000	1,600,000	Forsyth County	Unidentified/ Private	Forsyth County



TP-17	Internal roadway network: New Local Access Streets (Locations TBD)	Roadway: Access Mgmt	2022	80,000	2023	250,000	2024	2,250,000	2,580,000	Private	Private	Private
TP-19	MARTA station (dedicated lanes or rail)	Transit: New Facility	2022	TBD	2024	TBD	2025-2030	TBD	TBD	MARTA	MARTA	Forsyth County
TP-21	McFarland Road Improvement (to 6-lanes with raised median) GA 400 to McGinnis Ferry	Roadway: Capacity	2022	400,000	2023	750,000	2023-2029	4,000,000	5,150,000	Forsyth County	Forsyth County, GDOT	Forsyth County
			<b>TOTALS</b>	<b>1,410,000</b>		<b>4,350,000</b>		<b>20,250,000</b>	<b>26,010,000</b>			

