The "Plan"

84,470 people...
### City of Peachtree City
#### FY 2020 Budget Schedule (tentative)

<table>
<thead>
<tr>
<th>Date</th>
<th>Task</th>
</tr>
</thead>
<tbody>
<tr>
<td>March 1</td>
<td>Friday Distribute instructions for Operating Budget and CIP requests to Directors &amp; Chiefs.</td>
</tr>
<tr>
<td>March 5</td>
<td>Tuesday City Council Retreat Workshop</td>
</tr>
<tr>
<td>April 2</td>
<td>Tuesday City Council Retreat Workshop</td>
</tr>
<tr>
<td>April 19</td>
<td>Friday Deadline for submitting New Employee Justification forms and Capital Outlay Data Sheets</td>
</tr>
<tr>
<td>May 5</td>
<td>Sunday Deadline for completing data entry for Requested Budget.</td>
</tr>
<tr>
<td>May 7</td>
<td>Tuesday City Council Retreat Workshop</td>
</tr>
<tr>
<td>May 14</td>
<td>Tuesday City Manager reviews budget requests with Directors &amp; Chiefs</td>
</tr>
<tr>
<td>May 15</td>
<td>Wednesday Complete review of budget requests with Directors &amp; Chiefs (remainder of week can be used for alternate dates/times)</td>
</tr>
<tr>
<td>May 31</td>
<td>Friday Deadline for submitting any request changes to City Manager</td>
</tr>
<tr>
<td>June 27</td>
<td>Thursday Council Workshop to review Managers Proposed Budget</td>
</tr>
<tr>
<td>June 28</td>
<td>Friday Any Council changes submitted to Finance/City Manager</td>
</tr>
<tr>
<td>July 2</td>
<td>Tuesday Send out advertisement for Public Hearing on Operating Budget and Capital Improvement Program (CIP)</td>
</tr>
<tr>
<td>July 9</td>
<td>Tuesday Final City Council workshop meeting to review budget (Only if needed)</td>
</tr>
<tr>
<td>July 18</td>
<td>Thursday Hold Public Hearing on Proposed Budget and Capital Improvement Program (CIP).</td>
</tr>
<tr>
<td>July 25 *</td>
<td>Thursday Special-Called Meeting for Adoption of Operating Budget and Capital Improvement Program (CIP). <em>Adopt millage rate.</em> (Unless County is granted an extension to August 1 deadline for digest)</td>
</tr>
</tbody>
</table>

*Note:* Separate meetings will be scheduled for public hearings on the millage rate, if need be. The millage rate will most likely be set, and the budget adopted, at one of the two regular Council meetings in August if the County gets the usual extension on setting the millage rate.
The Mayor and City Council of Peachtree City will hold a workshop on Tuesday, March 5, 2019, 6:30 p.m., in Council Chambers. The purpose of the workshop is to discuss and consider **safeguarding our community**, to include:

- Comprehensive Plan Initiatives
- Development / Re-Development Initiatives and Tools
  - Public Investment- Infrastructure Maintenance and Updates
  - Private Investments- Capital Improvement Districts
    - 54 West
    - 54 East
    - Huddleston Rd.
  - Code Enforcement

Understand the opportunities and risks that might impact us in the future so we have “choices”.
Mission Statement

The Mayor, Council Members, and Employees of the City of Peachtree City recognize that our primary responsibility is to provide high quality services to our residents.

We are therefore committed to:

- Ensuring residents a safe and healthy environment in which to live, work and enjoy leisure time
- Providing consistency in the delivery of municipal services in a fiscally responsible manner
- Responding in a courteous, timely, and effective manner to the expressed needs, concerns, and expectations of our residents
- Promoting a sense of community through family oriented activities and citizen involvement.

Safeguarding our community = “Doing Something”
Safeguarding our community = “Doing Something”

Defining the who, what, where, when, and how

Politically Acceptable (Can’t you just) Administratively Sustainable (No I can’t)

Public Policy Gap

Multi-Use Path System-Leashes, Horns, Signs, Stripes, etc.

Playgrounds, Library Books, Veteran Services, Senior Services, Street Lights, Deer, Aquatic Centers, Pickleball Courts vs. Tennis Courts, Karate Classes (subsidized competition), Recreational User Fees, solid waste/recycling, traffic, signs (MUTCD) . . . . and pansies.
I know no way of judging the future but by the past:

Patrick Henry

The best way to predict the future is to create it:

Abraham Lincoln
Figures often beguile me, particularly when I have the arranging of them myself; in which case the remark attributed to Disraeli would often apply with justice and force: "There are three kinds of lies: lies, damned lies and statistics."

- Mark Twain's Own Autobiography: The Chapters from the North American Review
Metro Atlanta #1 in job growth, year-over-year

Source: Bureau of Labor Statistics
**THE HEADLINE(S): 8.0 AND 4.6**

Forecast Summary – Total (in Thousands)

**What if forecast is off by 50%?**

- **8.063 Million People in 2040**
- **3.965 Million Jobs in 2040**
- **5.2 mill**
- **3.0 mill**

- **1990s:** 70% of Pop Growth was due to Migration and 30% Due to Natural Increase
- **Since 2010** that ratio has been 40% Migration 60% Natural Increase
- **In the Forecast (2015-2040)** It will be 55% Migration 45% Natural Increase

~3 Million

Source: ARC *The Region’s Plan Forecast (2015) Series 15 DRAFT*
### Population: 10-county and 20-county regions

<table>
<thead>
<tr>
<th>County</th>
<th>2015</th>
<th>2040</th>
<th>Net Increase</th>
<th>Population Net Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-Co</td>
<td>4,332,201</td>
<td>5,918,557</td>
<td>1,586,356</td>
<td>1,586,356</td>
</tr>
<tr>
<td>20-Co</td>
<td>5,591,573</td>
<td>8,063,017</td>
<td>2,471,444</td>
<td>2,471,444</td>
</tr>
</tbody>
</table>

Charlotte, NC ~800K
Jacksonville, FL ~800K

### Population change by county

#### 2040 Population

<table>
<thead>
<tr>
<th>County</th>
<th>2040 Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barrow</td>
<td>135,696</td>
</tr>
<tr>
<td>Bartow</td>
<td>179,084</td>
</tr>
<tr>
<td>Carroll</td>
<td>166,926</td>
</tr>
<tr>
<td>Cherokee</td>
<td>392,411</td>
</tr>
<tr>
<td>Clayton</td>
<td>327,552</td>
</tr>
<tr>
<td>Cobb</td>
<td>885,062</td>
</tr>
<tr>
<td>Coweta</td>
<td>239,808</td>
</tr>
<tr>
<td>DeKalb</td>
<td>874,424</td>
</tr>
<tr>
<td>Douglas</td>
<td>201,325</td>
</tr>
<tr>
<td>Fayette</td>
<td>143,255</td>
</tr>
<tr>
<td>Forsyth</td>
<td>430,301</td>
</tr>
<tr>
<td>Fulton</td>
<td>1,264,376</td>
</tr>
<tr>
<td>Gwinnett</td>
<td>1,350,358</td>
</tr>
<tr>
<td>Hall</td>
<td>328,058</td>
</tr>
<tr>
<td>Henry</td>
<td>351,691</td>
</tr>
<tr>
<td>Newton</td>
<td>166,208</td>
</tr>
<tr>
<td>Paulding</td>
<td>259,578</td>
</tr>
<tr>
<td>Rockdale</td>
<td>128,103</td>
</tr>
</tbody>
</table>

141K + 98K = 240K
111K + 32K = 143K
# Metro Atlanta Wages by Occupation

## Median Annual Wage, 2014

<table>
<thead>
<tr>
<th>Occupation</th>
<th>$&lt;20,000</th>
<th>$20,000-40,000</th>
<th>$40,000-60,000</th>
<th>$60,000-80,000</th>
<th>$80,000-100,000</th>
<th>$100,000-120,000</th>
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<tbody>
<tr>
<td>Management</td>
<td></td>
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<tr>
<td>Computer and Mathematical</td>
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<tr>
<td>Legal</td>
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<tr>
<td>Architecture and Engineering</td>
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<tr>
<td>Business and Financial Operations</td>
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<tr>
<td>Healthcare Practitioners and Tech.</td>
<td></td>
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<tr>
<td>Life, Physical, and Social Science</td>
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<tr>
<td>Arts/Entertainment, Sports, Media</td>
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<tr>
<td>Education, Training, and Library</td>
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<tr>
<td>Installation, Maintenance, Repair</td>
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<tr>
<td>Construction and Extraction</td>
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<tr>
<td>Office and Admin Support</td>
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<tr>
<td>Protective Service</td>
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<tr>
<td>Production</td>
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<tr>
<td>Transportation and Material Moving</td>
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<tr>
<td>Sales and Related</td>
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<tr>
<td>Healthcare Support</td>
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<tr>
<td>Building/Grounds Cleaning, Maint</td>
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<td></td>
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<tr>
<td>Personal Care and Service</td>
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<td></td>
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<tr>
<td>Food Preparation and Serving</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

## Job Change, 2010-2014

<table>
<thead>
<tr>
<th>Job Change</th>
<th>-20,000</th>
<th>-10,000</th>
<th>0</th>
<th>10,000</th>
<th>20,000</th>
<th>30,000</th>
<th>40,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>High-Wage Occupations</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Mid-Wage Occupations</td>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low-Wage Occupations</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Worker Travel Flows

Inflow/Outflow Job Counts in 2013

- 25,334 - Employed in Selection Area, Live Outside
- 35,022 - Live in Selection Area, Employed Outside
- 11,377 - Employed and Live in Selection Area

<table>
<thead>
<tr>
<th>Inflow/Outflow Job Counts (Primary Jobs)</th>
<th>Count</th>
<th>Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employed in the Selection Area</td>
<td>36,711</td>
<td>100.0%</td>
</tr>
<tr>
<td>Employed in the Selection Area but Living Outside</td>
<td>25,334</td>
<td>69.0%</td>
</tr>
<tr>
<td>Employed and Living in the Selection Area</td>
<td>11,377</td>
<td>31.0%</td>
</tr>
<tr>
<td>Living in the Selection Area</td>
<td>46,399</td>
<td>100.0%</td>
</tr>
<tr>
<td>Living in the Selection Area but Employed Outside</td>
<td>35,022</td>
<td>75.5%</td>
</tr>
<tr>
<td>Living and Employed in the Selection Area</td>
<td>11,377</td>
<td>24.5%</td>
</tr>
</tbody>
</table>
Travel Patterns

- Residents who work outside of the city: 15,500
- Employees who live out of the city: 16,600
- People who live and work in the city: 2,600

Source: US Census, Longitudinal Exponential Household Dynamics

How far can you move this needle?
The Future: Fertility Trends

What impact does falling birthrates have on a community?
### Population Trends

#### Fayette Residential Population by Age: 2017

<table>
<thead>
<tr>
<th>Age Group</th>
<th>0-9</th>
<th>10-19</th>
<th>20-29</th>
<th>30-39</th>
<th>40-49</th>
<th>50-59</th>
<th>60-69</th>
<th>70-79</th>
<th>80+</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>8,973</td>
<td>16,763</td>
<td>12,989</td>
<td>8,994</td>
<td>15,161</td>
<td>19,674</td>
<td>15,860</td>
<td>9,192</td>
<td>4,136</td>
<td>111,742</td>
</tr>
</tbody>
</table>

#### Fayette Residential Population by Age: 2025

<table>
<thead>
<tr>
<th>Age Group</th>
<th>0-9</th>
<th>10-19</th>
<th>20-29</th>
<th>30-39</th>
<th>40-49</th>
<th>50-59</th>
<th>60-69</th>
<th>70-79</th>
<th>80+</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>2025</td>
<td>7,781</td>
<td>13,344</td>
<td>14,017</td>
<td>10,856</td>
<td>13,015</td>
<td>19,640</td>
<td>20,096</td>
<td>13,504</td>
<td>6,503</td>
<td>18,762</td>
</tr>
</tbody>
</table>

Source: Governor's Office of Planning and Budget

Figure 6
**Quick Look at State of Families**

**Source:** Pew Research Center

Housing Options?
What if more retirees move to Metro Atlanta???

- $40\text{ Billion}$
  - **PERSONAL INCOME**
- $7.8\text{ Billion}$
  - **IN ADDITIONAL GDP**

What if more working age\(^{(18-64)}\) people move to Metro Atlanta?

- $4\text{ Billion}$
  - **MORE IN PERSONAL INCOME**
- $2.6\text{ Billion}$
  - **IN ADDITIONAL GDP**

*ARC Data*
Going to work? (Jobs)
Going to live? (Homes/Services)
Going to play? (Recreation)
What age will they be? (Schools)
To maintain a diversified economy that encourages high paying, quality jobs, and maximum tax contribution while meeting the requirements of a healthy environment.

Establish appropriate land uses in areas that are suitable for development that would not endanger but protect the surrounding environment and aesthetics.

Continually provide adequate levels of service in all areas as needed for the residents of Peachtree City.

Establish and maintain a comprehensive system that provides safe and convenient circulation through and around the city including roads, cart paths, and rideshare services.

- Overlapping impacts and competing interest in these areas.
- “Breakdown the silos” and understand the interrelated consequences of decisions.

*Safeguarding our community = “Doing Something”*
Citizen Engagement
Defining the who, what, where, when, and how

Comprehensive Planning
• One PTC
• Comprehensive Plan Committee

Citizen Surveys
• Needs Assessment
• Survey Monkey
• ARC Survey/Statistics

Public Meetings
• Boards and Authorities

Safeguarding our community = “Doing Something”
Citizens appreciate the:

- Sense of community;
- Family atmosphere;
- Abundance of greenspace;
- Golf carts;
- Multi-use path system
- Recreational opportunities.

Citizens affirmed a:

- Desire for civic engagement;
- Desire to complete multi-use path system;
- Desire to preserve environmental quality and maintain greenspaces.

Citizens are concerned about:

- Lack of central gathering space;
- Limited housing type options;
- Need for redevelopment of retail space;
- Maintenance of landscaping.
Silo/Consequences?

- Appropriate industrial development
  - Recruit high quality jobs
- Shift tax burden away from residents
  - Increase commercial and industrial share of tax base
Silo/Consequences?

- Encourage alternative modes
  - SPLOST projects expanding multi-use path
- Manage Congestion
  - Hwy 54 SPLOST projects
  - Participate in Fayette Co. CTP and GDOT corridor plans
Silo/Consequences?

- Preserve the natural environment
  - Stay the course
- Village Concept
  - Modernize/ Define
  - ID Redevelopment Areas
  - Apply to Annexations
Silo/Consequences?

- ID target areas and create vision/ plan
- 2006 areas still relevant?
  - Braelinn Village retail
  - Peachtree Crossing retail
  - Aberdeen Village retail
  - Willowbend Center
  - Westpark Walk retail
  - Wynnmeade
  - Lake Peachtree
  - Steven’s Entry
  - Peachtree Colony
  - Huddleston Road
- Appropriate incentives?
ONE PTC: Things We Like

What?

Safeguarding our community = “Doing Something”
Safeguarding our community = “Doing Something”
Biggest challenges next 10 years (choose 4)

- Traffic: 75.9%
- Appearance of City: 20.0%
- Maintaining infrastructure: 43.5%
- Economic dev. / jobs: 33.7%
- Maintaining paths: 41.7%
- Aging neighborhoods: 48.9%
- Crime: 60.4%
- Street paving: 11.8%
- Surrounding development: 35.8%

How to be all things, to all people, at all times and make everybody happy.

Source: 2016 Citizen Satisfaction Survey
Robin Cailloux
Senior Planner
Residential Status

• Average single family house built is 1991
  – Up from 1989 this time last year
  – Due to new construction in west village
• Average condo/apartment unit built in 1993
• Average townhome built in 1986
Residential Status

- Highest Value PER UNIT is sf home on > 1 acre lot
- Highest Value PER ACRE is sf home on < ¼ acre lot
  - Large lots $203k/ acre
  - Small lots $1.5M/ acre
Residential Status

- 26% of our single-family homes are rented
  - National average is 17%
- Percent of households choosing to rent is increasing:
  - High-income (>\$100k) rental rate grew by 48% from 2008-2017
  - Mid-income ($50-100k) grew 18%
  - Lower income (<$50k) grew 8%
PTC Ad Valorem Tax

<table>
<thead>
<tr>
<th>Home Value</th>
<th>Total PTC Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>$120,000</td>
</tr>
<tr>
<td>2014</td>
<td>$124,200</td>
</tr>
<tr>
<td>2015</td>
<td>$135,000</td>
</tr>
<tr>
<td>2016</td>
<td>$145,700</td>
</tr>
<tr>
<td>2017</td>
<td>$169,000</td>
</tr>
<tr>
<td>2018</td>
<td>$165,000</td>
</tr>
<tr>
<td>Year</td>
<td>Home Value</td>
</tr>
<tr>
<td>------</td>
<td>------------</td>
</tr>
<tr>
<td>2013</td>
<td>$68,960</td>
</tr>
<tr>
<td>2014</td>
<td>$139,250</td>
</tr>
<tr>
<td>2015</td>
<td>$147,750</td>
</tr>
<tr>
<td>2016</td>
<td>$162,050</td>
</tr>
<tr>
<td>2017</td>
<td>$192,250</td>
</tr>
<tr>
<td>2018</td>
<td>$197,250</td>
</tr>
</tbody>
</table>
### PTC Ad Valorem Tax

<table>
<thead>
<tr>
<th>Year</th>
<th>Home Value</th>
<th>Total PTC Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>$141,050</td>
<td>$400</td>
</tr>
<tr>
<td>2014</td>
<td>$142,250</td>
<td>$403</td>
</tr>
<tr>
<td>2015</td>
<td>$152,550</td>
<td>$431</td>
</tr>
<tr>
<td>2016</td>
<td>$168,650</td>
<td>$476</td>
</tr>
<tr>
<td>2017</td>
<td>$200,850</td>
<td>$523</td>
</tr>
<tr>
<td>2018</td>
<td>$216,250</td>
<td>$554</td>
</tr>
</tbody>
</table>

**Code Enforcement**
Undeveloped Land Availability

- **Available Residential-Zoned Land:**
  - 371 developable acres
- **Single family zoned (LUR or SF Res):**
  - 102 acres (MacDuff Pkwy) in preliminary development (240 lots)
  - Annexation 54 eastside included ~65 acres of single-family residential (80 lots)
  - 148 acres of 1-acre lots in Smokerise
  - Robinson Road estate lots
  - Remaining scattered throughout City
- **Multi-family zoned (GR or LUR):**
  - 7 acres in Cobblestone Creek
  - 30 units on Rockaway Road
Undeveloped Land Availability

• Available Commercial-Zoned Land:
  – 56 developable acres (GC, LUC)
  – 41 acres in annexed area 54 eastside
  – Largest is 4.6 ac; next 2 lots are 1.5-2 ac; rest are < 1 acre with challenges

• Available Office-Zoned Land
  – 22 developable acres (OI)
  – World Drive, The Gates
  – Most remaining lots have challenges
Undeveloped Land Availability

- Available Industrial- Zoned Land – 235 developable acres (GI, LI, LUI)
- Most lots are under 8 acres

<table>
<thead>
<tr>
<th>Size of Lot</th>
<th>Number of Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>35 - 40 acres</td>
<td>2</td>
</tr>
<tr>
<td>11 - 17 acres</td>
<td>4</td>
</tr>
<tr>
<td>3 - 8 acres</td>
<td>18</td>
</tr>
<tr>
<td>0 – 3 acres</td>
<td>14</td>
</tr>
<tr>
<td>&lt; 1 acre</td>
<td>5</td>
</tr>
</tbody>
</table>
Developed Land Status

- **Commercial Vacancy**
  - 5% (up from 3% last year)
  - Major big box closing, aging stock

- **Office Vacancy**
  - 10% (improved from last year @ 11%)
  - New office in Lexington not completed yet

- **Industrial Vacancy**
  - 2% (consistent with last year)
  - Multiple major projects added to inventory
“Bad Christmas for Victoria's Secret Means More Store Closings Ahead”

Bloomberg -- Things have gotten so bad at Victoria’s Secret that its parent company is shuttering dozens of underperforming locations. Victoria’s Secret square footage in North America will drop by about 3 percent, it said.

“J.C. Penney closing more stores after weak holiday season”

Net income tumbled nearly 70 percent, and a key measure for health dropped 4 percent in the fourth-quarter, the most crucial period of the year for retailers who bank on strong holiday sales.

“Gap closing 230 stores over next 2 years”

Same-store sales fell 7% during holiday quarter. Spinning off its Old Navy brand.
Retail Apocalypse?
Or Something Else?

- Online sales only 10% of all retail
  - But their share has doubled in last 10 years
- Why Online?
  - Bargain shoppers
  - Convenience
- Retailers focusing B&M on “Experience”
  - Nordstrom Local
  - Publix “GreenWise”
- Why Go Small?
  - Stocking product at warehouse rent is cheaper than at commercial rent
  - Provide intimate customer experience with knowledgeable staff
The S&P CoreLogic Case-Shiller 20-city index shows home price growth is slowing. The gauge rose 0.2% in December vs. November and 4.2% from year ago — the slowest pace of annual growth since 2014.

IMF: Housing bubbles average every 13 years and last about 5 years

If the bubble took four years to inflate and rose by X, the retrace tends to take about the same length of time and tends to retrace much or all of X

Analysts agree that some declines in prices is a possibility:
- Scenario 1 follows previous bubble
- Scenario 2 retraces the bubble gains from 2003

Why?:
- Massive student debt (average $30k)
- Insufficient income (salaries not keeping pace with prices)
- Exit of foreign investors (nation-wide)
- Changes in housing type demands, etc.
Economic Horizon-Housing Trends

**Newly built housing units**
As long as people need somewhere to live, the housing market will exist in some form. But the types of homes people are buying (or renting) has shifted dramatically over the years.

- 667,000 newly built housing units sold in 1995
- Up to 1,283,000 in 2005
- Back down to 614,000 in 2017

Economic Horizon-Housing Trends

**Demand for apartment complexes**
- 200,613 units built in 1997 nationwide
- 346,310 units in 2017
- Yardi Matrix estimates 4.6 million new units needed by 2030
- Average need to add 418,000 units every year

**Condominiums**
- Only 8% of new housing units were condominiums in 2016,
- 29,000 condo units built in 2016.
- According to the Joint Center for Housing Studies, this is less than one-fifth of the number of condominiums built in 2006 and less than any year dating back to 1974.
- Why? Financing for condo construction disappeared in Great Recession

Economic Horizon-Housing Trends-Silver Tsunami

**Nursing homes**
- 1.5 million older adults live in nursing homes in 2016
- Up from 793,000 in 1970
- The number of beds up from 879,000 in 1970 to 1.6 million in 2016

**Rise of assisted living**
- Prior to 1985, Assisted living didn't really exist
- Federally backed HUD loans initiated construction of early models
- Modern facilities financed through typical lending agencies
- Now 1 million older adults live in Assisted Living facilities
Comprehensive Plan

What is land use planning going to look like?

Mixed use developments
City’s 25% greenspace goal
Target goal of 75% Residential / 25% Commercial
Density vs Sprawl (cost of providing services)
Modernize inventory
Tools to Encourage Private Investment

Community Improvement Districts
- Huddleston Rd.
- 54 West
- 54 East

Redevelopment
- Goals and Considerations

Assessment Districts
- Hippocket
Community Improvement Districts Formation

1. State law Enabling Act
   - General Assembly act permitting CIDs in the county or municipality (HB 291)

2. Consent of the Governed
   - A majority of the property owners in the CID who will be subject to tax; AND
   - Property owners that have at least 75 percent of value within the CID.
   - Residential, multi-family, and tax-exempt properties are excluded from this assessment and cannot be members of the CID

3. Local Government Enactment
   - City resolution consenting to the creation of a CID
Community Improvement Districts
Powers

• Board of Directors
  • Composed of Directors appointed by City and elected by CID members
  • Set the millage rate and budget spending priorities

• Financing
  • Additional ad valorem (property) tax
    • Maximum 25 mills
    • Majority existing CIDs have 4-5 mill assessments, greatest is 12 mills
  • Can issue debt – not counted against City’s debt limit

• Projects
  • Streets, sidewalks, paths, traffic improvements, public transportation
  • Parks and recreational facilities
  • Storm water infrastructure
  • Sewer infrastructure
Potential CID Funded Projects:

- **Sewer**  
  - Planning est. cost $1.5M  
  - Roughly 40 years at 5 mills  
  - Roughly 17 years at 12 mills

- **Intersection Improvement**  
  - Planning est. cost $750k  
  - Roughly 20 years at 5 mills  
  - Roughly 8 years at 12 mills

- **Multi-Use Path**  
  - Planning est. cost $206k  
  - Roughly 5 years at 5 mills  
  - Roughly 2 years at 12 mills
Potential CID Funded Projects:

- Connector Rd (Westpark-Northlake)
  - Planning est. cost $1M
  - Roughly 17 years at 5 mills
  - Roughly 7 years at 12 mills
- Northlake/ SR 54 Improvements
  - Planning est. cost $750k
  - Roughly 13 years at 5 mills
  - Roughly 5 years at 12 mills

### SR 54 E Annual CID Revenue

<table>
<thead>
<tr>
<th>Market Value</th>
<th>CID Revenue @ 5 mills</th>
<th>CID Revenue @ 12 mills</th>
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<tbody>
<tr>
<td>Full Area</td>
<td>$30,011,420</td>
<td>$60,023</td>
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</tbody>
</table>
Potential CID Funded Projects:
- SR 54 / SR 74 Overpass
  - Planning est. cost $11M match
  - Roughly 18 years at 5 mills
  - Roughly 8 years at 12 mills

<table>
<thead>
<tr>
<th>Market Value</th>
<th>CID Revenue @ 5 mills</th>
<th>CID Revenue @ 12 mills</th>
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<tbody>
<tr>
<td>Full Area</td>
<td>$305,666,340</td>
<td>$611,333</td>
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Conceptual Vision:
- Walkable Village
- Mixed Use
- Public Spaces
- Connect to & enhance greenspace
- Human-scaled
- Economically realistic
Conceptual Vision:

- Walkable Village
- Mixed Use
- Public Spaces
- Connect to & enhance greenspace
- Human-scaled
- Economically realistic

- New street alignments = connectivity
- New developable blocks
- Walkable streets lined with buildings
- Some existing bldg. stay
- New public spaces (plazas & pond)
- Mixed use – get the right balance
  - Residential/office above ground floor retail
  - But not all streets lines with retail
  - Some office-only, some residential-only
  - Step down intensity next to existing residential
- Integrated parking
  - On-street
  - Interior surface lots
  - Enclosed decks
- Traffic improvements to SR 54 intersections per traffic study recommendations
- Initiated by private property owners
Private Investment:

- 9.3 acres (incl. BoA and dentist)
- Tax Market Value of $3.5M
- Proposed $45M investment
- Mixed Use Redevelopment
  - 7,000 sf restaurant
  - 5,000 sf new retail
  - 27,000 sf office to remain
  - 200 apartment units

Considerations:

- Estimated change in annual PTC property tax $115,000
- Increased density
- Traffic impacts (SR 54 Study)
- Impacts on immediate neighbors
- Sets example for future redevelopment throughout City

Source: Historical Concepts
• Article VII of the Peachtree City Charter gives City Council the ability to assess properties for improvements
  o New roads, paths, sewer, sidewalks, or curbs
  o Maintenance of sewer, sidewalks, or curbs
  o Improvement must only serve abutting properties—cannot be a ‘system’ improvement
• Levied on property
  o Based on property’s proportionate share of the improvement
  o Must be assessed on public property, too, if served by improvement
  o Can be re-payed over a 4-year term with interest or in one-lump sum
Hip Pocket

R-1: Existed prior to the enactment of this ordinance, 10,000 Sq. Ft or more. Would not be allowed without public sewer today.

~ 100 Lots
100 X 300 = 30,000 ADF
David Borkowski
City Engineer
Public Investment

Infrastructure Maintenance and Updates

• Paths
• Traffic/Intersections
• Facility Updates/Bonds
Maintenance/Repair/Replace

Access vs. Mobility
Maintenance:

- 192.8 miles ($206.5 million asset)
- 29 tunnels
- 35 cart path bridges
- 3 Traffic Signals (+ future @ Crosstown)
Resurfacing/Road Repairs

- 2018 Pavement Condition = 61
- 2019 Pavement Condition = 64
- Current plan of attack to increase “system” condition and reduce number of failed roads (backlog)

$5.58 million per year

($1.8 MGF, $3.78M SPLOST)
City of Peachtree City, GA
Annual Condition for Various Budget Levels

Analysis Date = 4/13/2018

- Fix All Budget = $45M Over 5 Years
- Peachtree City Budget = $5580k/Year
- General Fund Budget = $1800k/Year
- IMS Recommended Budget = $4830k/Year
- Do Nothing
Bridges and Tunnels

Invested $330k in maintenance over past few years

“Safeguarding” funds set aside in GF budget
“System” wide perspective

• Access vs. Mobility

• Intersection Improvements to enhance public safety
  • MacDuff Pkwy. North Alternate
  • Planterra Way Intersection
  • MacDuff Pkwy Intersection

• Need to complete interparcel access between MacDuff and Planterra
Huddleston Rd.
Huddleston Intersection Plans?

Veh/Peak Hour

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<tr>
<th>PM PEAK HOUR: 445-545</th>
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<th>SR 54</th>
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</table>

Green Time

HUDLESTONE ROAD
Commerce Dr.

City: Peachtree City, GA
Location: Highway 54 @ Commerce Drive
Platform: Phantom 2 Vision+
Date: May 16, 2016
Begin Time: 5:40 pm
Video Segment Length: 00:01:25

Video 27
54/74 Intersection
Before
CFI- Construction 2020

Overpass/Underpass
$55 Million?
80/20 Split

CFI/DLT
$10 Million
100% GDOT Funds
SR 74 North Corridor Study

- Comprehensive access/mobility analysis
  - Vehicular,
  - Bike/pedestrian
  - Transit recommendations
Access vs. Mobility

Balance between competing interests!
• SR 54 East Planning
  • Study looking from 54/74 to Planned City Limits
  • Incorporate planned development and re-development
  • Proposed R-cuts at some intersections to balance access/mobility
  • Potential funding from CIDS, developers, SPLOST, DOT

Quick Response
County Wide Transportation Plan

- “System” wide look at potential future projects
- County and neighboring municipalities/counties
  - Roads
  - Intersections
  - Bike/ped
  - Transit
- Resolution of Support?
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<td>SR 54 @ Stevens Entry</td>
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<td>SR 74 @ Rockaway Road</td>
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<tr>
<td>FTP-163</td>
<td>Rockaway Road Widening</td>
<td>Roadway-General Purpose Capacity</td>
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<td>FTP-208</td>
<td>Walt Banks Road</td>
<td>Roadway-Operations and Safety</td>
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<td>FTP-209</td>
<td>Flat Creek Road</td>
<td>Roadway-Operations and Safety</td>
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<td>FTP-210</td>
<td>Wisdom Road</td>
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<td>Huddleston Road</td>
<td>Roadway-Operations and Safety</td>
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<td>FTP-212</td>
<td>TDK Boulevard/Crosstown Drive</td>
<td>Roadway-Operations and Safety</td>
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<td>FTP-215</td>
<td>Holly Grove Road</td>
<td>Roadway-Operations and Safety</td>
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<td>FTP-313</td>
<td>SR 54 @ Huddleston Road</td>
<td>Roadway-Intersection Improvements</td>
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<td>FTP-314</td>
<td>SR 74 @ Crosstown Drive/TKD Boulevard</td>
<td>Roadway-Intersection Improvements</td>
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<tr>
<td>FTP-315</td>
<td>SR 54 @ Peachtree Parkway</td>
<td>Roadway-Intersection Improvements</td>
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<tr>
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<td>SR 54 @ MacDuff Parkway</td>
<td>Roadway-Intersection Improvements</td>
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<tr>
<td>FTP-317</td>
<td>SR 54 @ Planterra Way</td>
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<td>FTP-130</td>
<td>TDK Blvd Extension</td>
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<td>SR 74 @ North Peachtree Parkway/Crabapple Lane</td>
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<td>FTP-360</td>
<td>SR 74 @ Redwine Road</td>
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<td>FTP-115</td>
<td>Northwest Collector</td>
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<td>FTP-373</td>
<td>Peachtree Parkway @ Braelinn Road</td>
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<td>Peachtree Parkway @ Crosstown Drive</td>
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<td>Bernhard Road Arterial Upgrade</td>
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<td>Crosstown Road @ Robinson Road</td>
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<td>FTP-382</td>
<td>SR 54 @ Commerce Drive/Westpark Walk</td>
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<td>FTP-600</td>
<td>Peachtree Parkway @ Loring Lane</td>
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<td>FTP-601</td>
<td>Peachtree Parkway @ Georgian Park</td>
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<tr>
<td>FTP-602</td>
<td>SR 54 @ Robinson Road</td>
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<td>SR 74 @ Kedron Drive South</td>
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<td>FTP-604</td>
<td>TDK Boulevard @ Dividend Drive</td>
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<td>FTP-605</td>
<td>Peachtree Parkway @ Tinsley Road</td>
<td>Roadway-Intersection Improvements</td>
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</tbody>
</table>
Crosstown Dr.
Peachtree Pkwy/ Crosstown

Concept
Peachtree Parkway and Crosstown Drive
Crosstown Dr. Eastbound at Pkwy

Crosstown EB:
Total Volume:
7am-9am: 519
4pm-7pm: 1604

Left Turns
7 am—9 am: 68 / 13%
4 pm—7 pm: 198 / 12%

Straight
7 am—9 am: 144 / 28%
4 pm—7 pm: 445 / 28%

Right Turns
7 am—9 am: 307 / 59%
4 pm—7 pm: 961 / 60%
Peachtree Pkwy Southbound at Crosstown Dr.

Pkwy SB:
Total Volume:
7am-9am: 385
4pm-7pm: 1419

Right Turns
7 am—9 am: 54 / 14%
4 pm—7 pm: 235 / 17%

Straight
7 am—9 am: 158 / 41%
4 pm—7 pm: 900 / 63%

Left Turns
7 am—9 am: 173 / 55%
4 pm—7 pm: 284 / 20%

Peachtree City
Peachtree Pkwy. Northbound at Crosstown Dr.

Pkwy NB:
Total Volume:
7am-9am: 1205
4pm-7pm: 1604

Left Turns
7 am—9 am: 764 / 63.5%
4 pm—7 pm: 872 / 55%

Straight
7 am—9 am: 400 / 33%
4 pm—7 pm: 663 / 41%

Right Turns
7 am—9 am: 41 / 3.5%
4 pm—7 pm: 69 / 4%
Crosstown Dr. Westbound at Peachtree Pkwy.

Crosstown WB:
Total Volume:
7am-9am: 514
4pm-7pm: 715

Right Turns
7 am—9 am: 55 / 10.5%
4 pm—7 pm: 112 / 15.5%

Straight
7 am—9 am: 405 / 79%
4 pm—7 pm: 520 / 73%

Left Turns
7 am—9 am: 54 / 10.5%
4 pm—7 pm: 83 / 11.5%
## Peachtree Parkway and Crosstown Drive

### Peachtree Parkway and Crosstown Rush Hour Turning Movements (School Days)

<table>
<thead>
<tr>
<th>Location</th>
<th>Turning Direction</th>
<th>7am-8am</th>
<th>8am-9am</th>
<th>AM Total</th>
<th>AM %</th>
<th>4pm-5pm</th>
<th>5pm-6pm</th>
<th>6pm-7pm</th>
<th>PM Total</th>
<th>PM %</th>
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</thead>
<tbody>
<tr>
<td>Crosstown EB</td>
<td>Left</td>
<td>31</td>
<td>37</td>
<td>68</td>
<td>13.1%</td>
<td>67</td>
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<td>66</td>
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<td>73</td>
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<td>133</td>
<td>174</td>
<td>307</td>
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<td>410</td>
<td>764</td>
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<td>54</td>
<td>10.5%</td>
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<td>560</td>
<td>427</td>
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Questions?