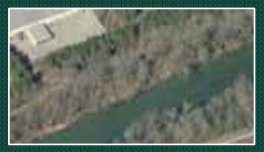
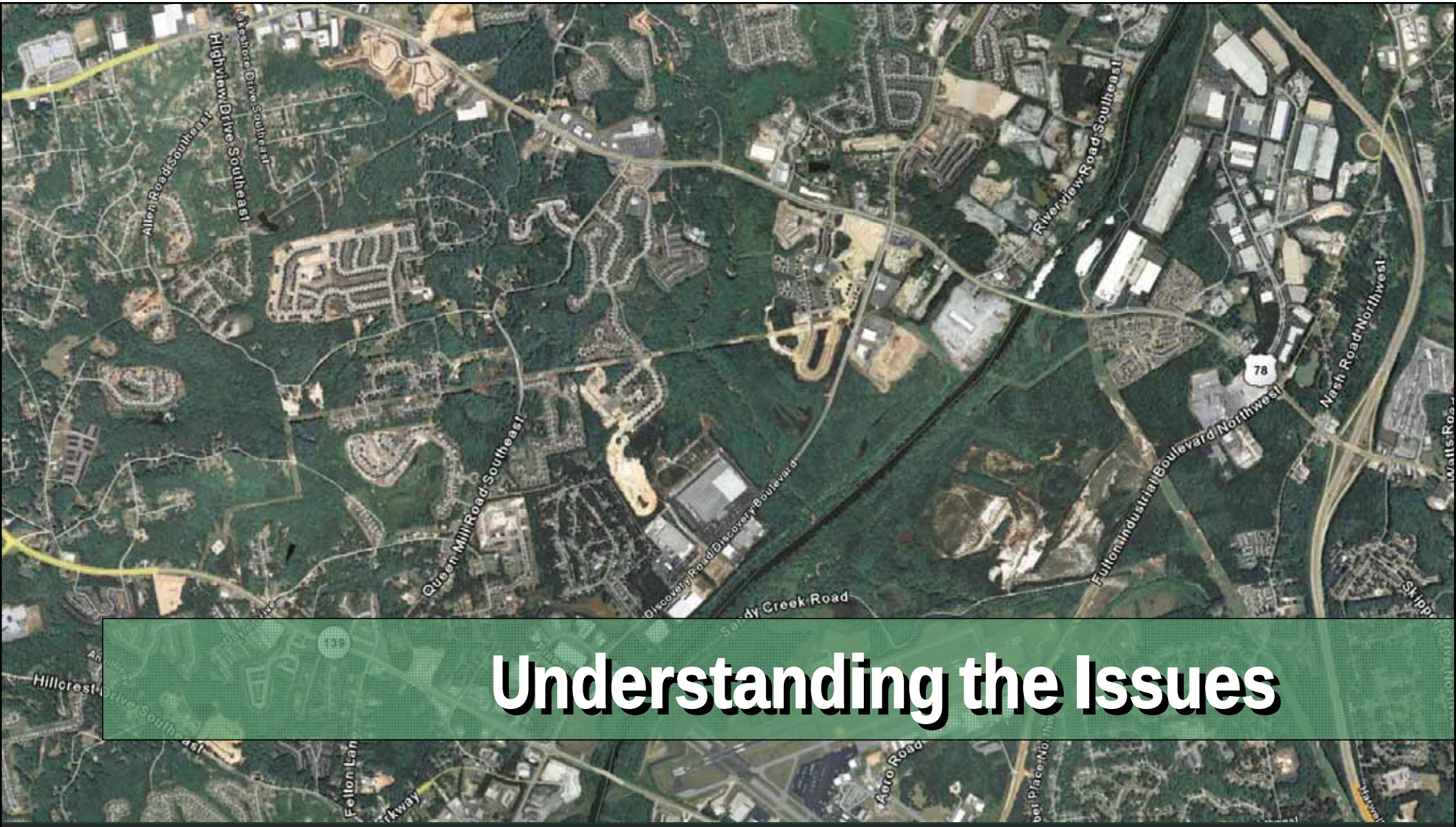
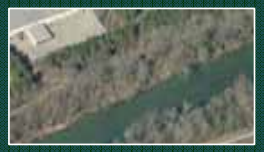
River Line Master Plan



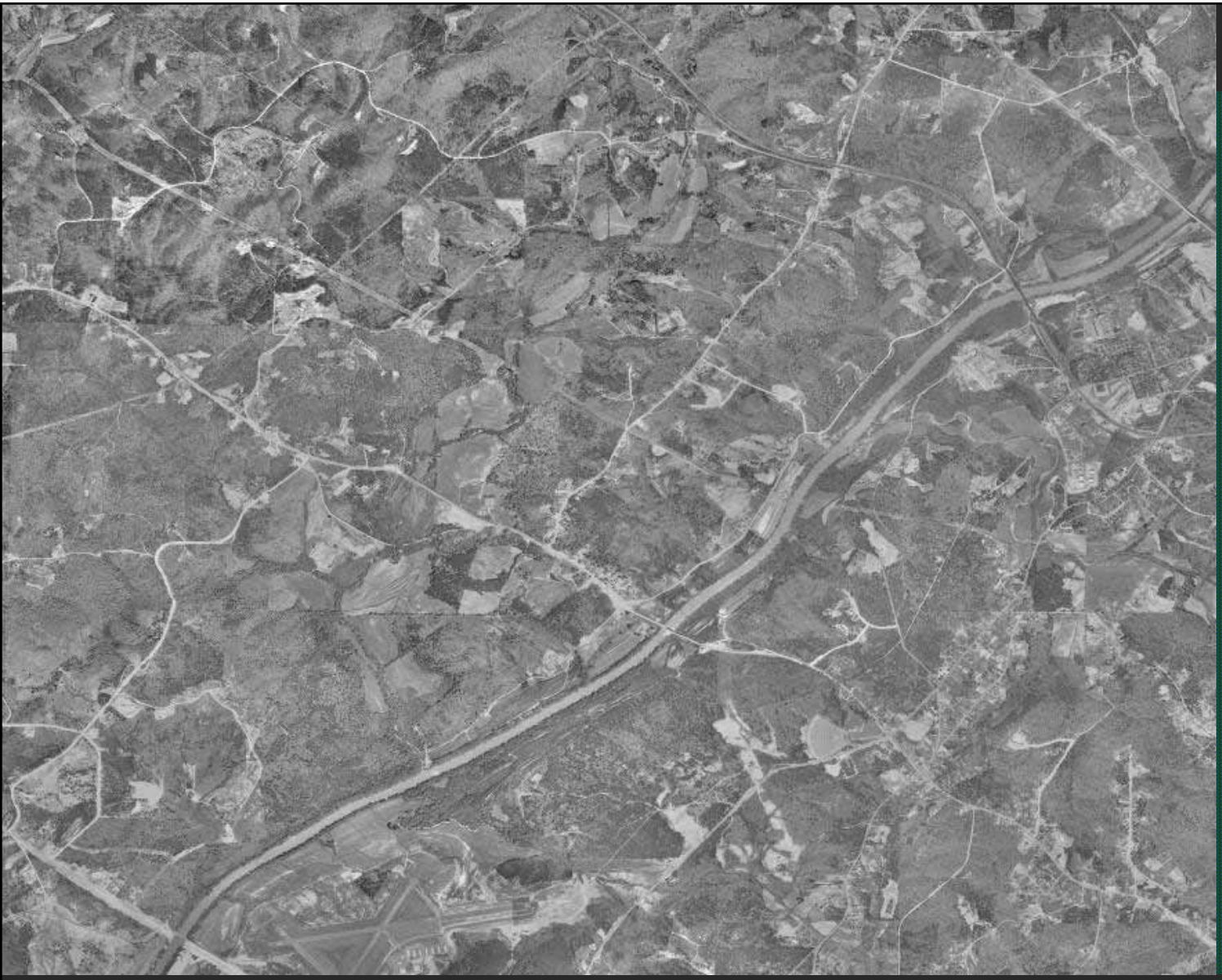
- James L. Sipes – project manager
- Amy Lang – assistant project manager
- Sarah Sims – senior planner
- Ellen Heath – principal-in-charge



Understanding the Issues



- Land use
- Preservation
- Recreation
- Non-vehicular transportation



1955

RIver Line Master Plan

Cobb County, Georgia

EDAW | AECOM

1988

RIver Line Master Plan

Cobb County, Georgia

EDAW | AECOM

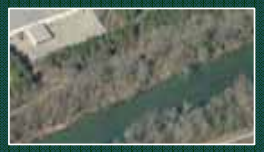
2007

RIver Line Master Plan

Cobb County, Georgia

EDAW | AECOM

Planning Process



Scope of Work

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- Public Involvement / Communications Plan
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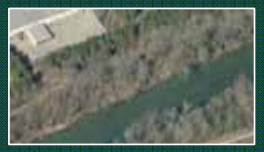
- Implementation Strategy
- Project Schedule



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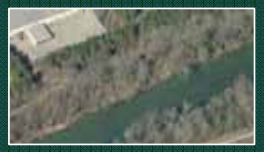
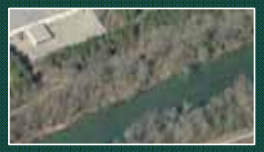


- Conduct steering committee meetings
- Conduct stakeholder committee meetings

  (3 to 4 meetings)
- Conduct individual stakeholder interviews

  (6 to 8 people)
- Conduct public meeting

  presentations at 25%, 50%, and 75% milestones
- Conduct final meeting to present master plan
- Meet with county representatives



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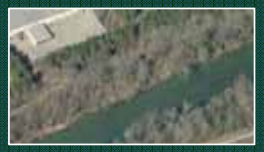

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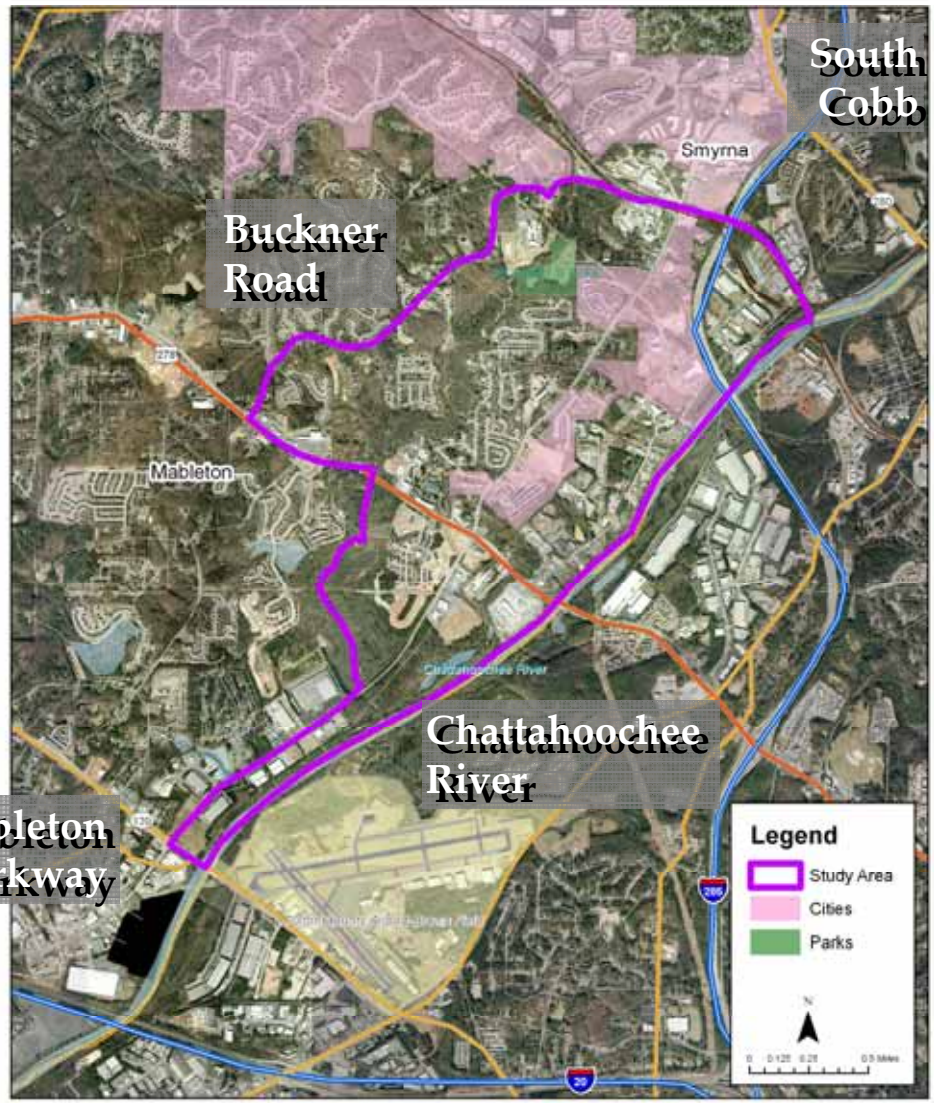
Mapping

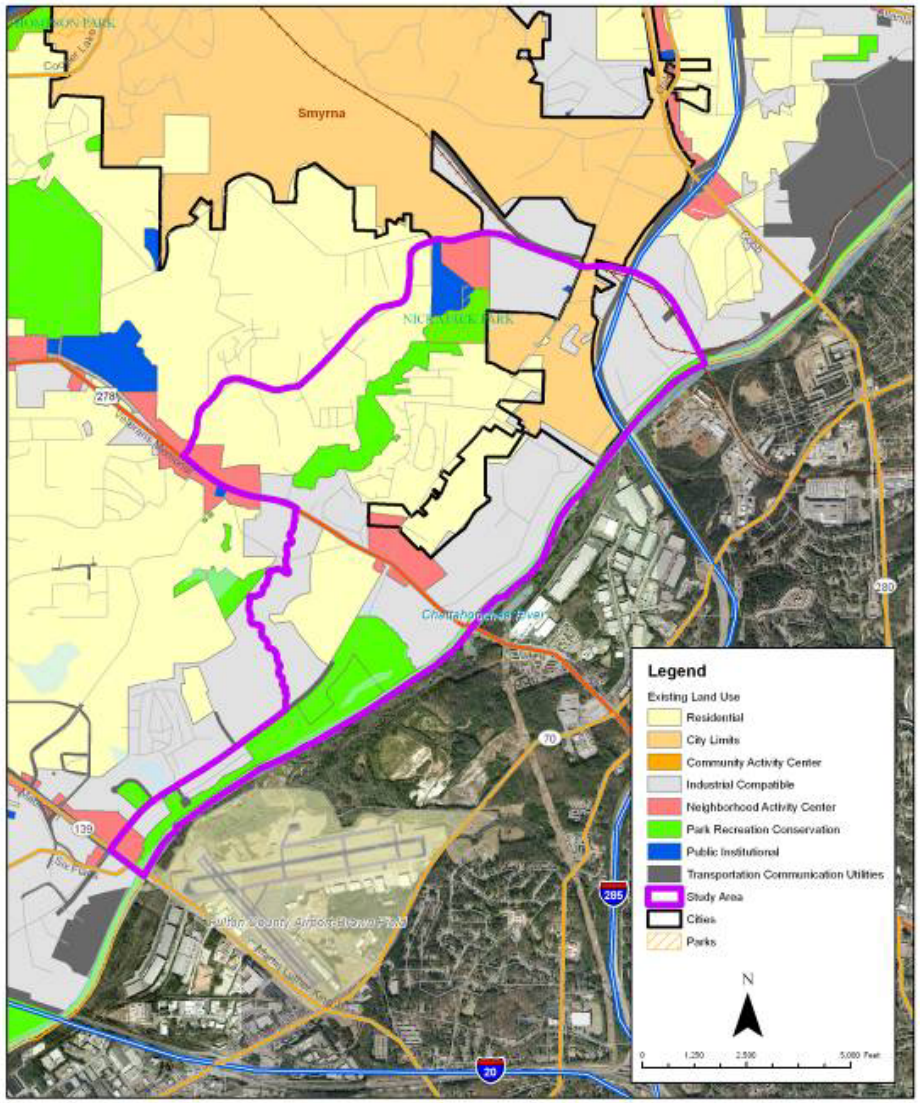

River Line Master Plan
Study Area
EDAW | AECOM
South Cobb
Smyrna
Buckner Road
Mableton
Chattahoochee River
Mableton Parkway
Legend
Study Area
Cities
Parks
N

Mapping

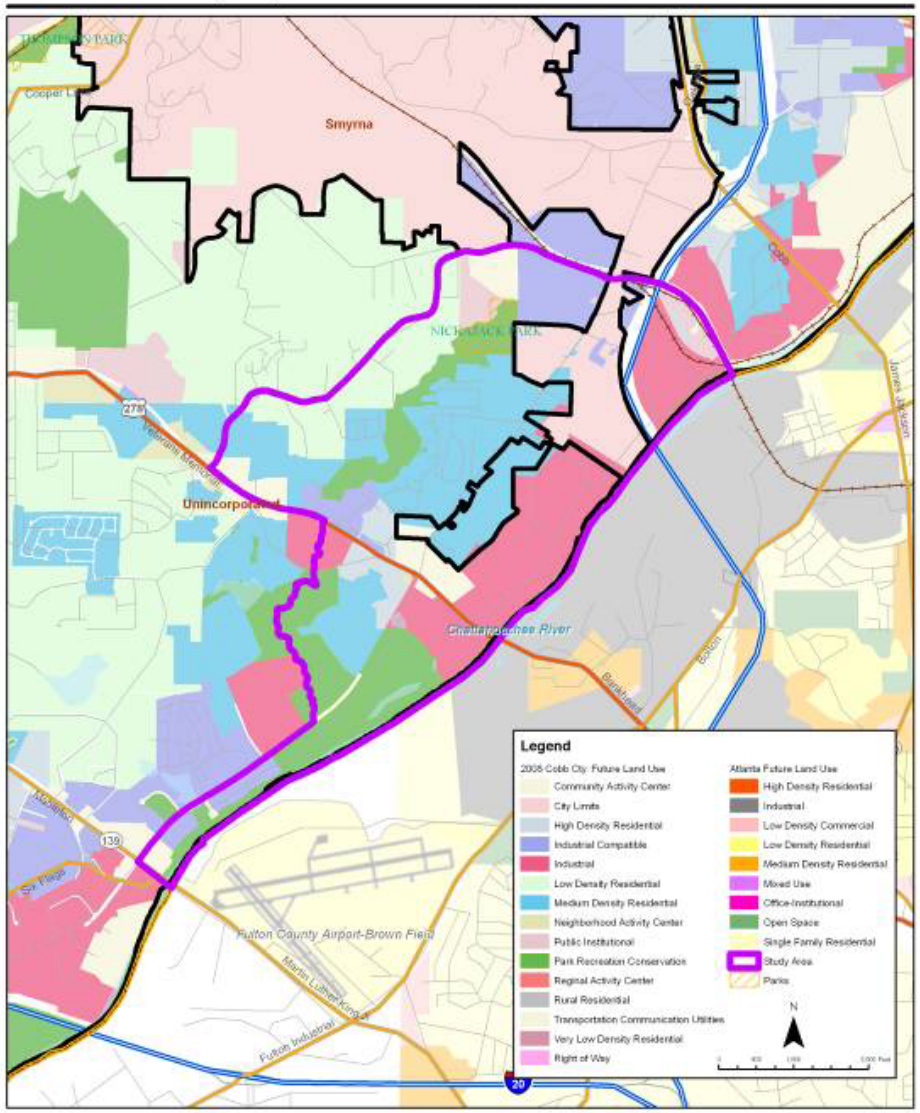
River Line Master Plan

Existing Land Use (2008)

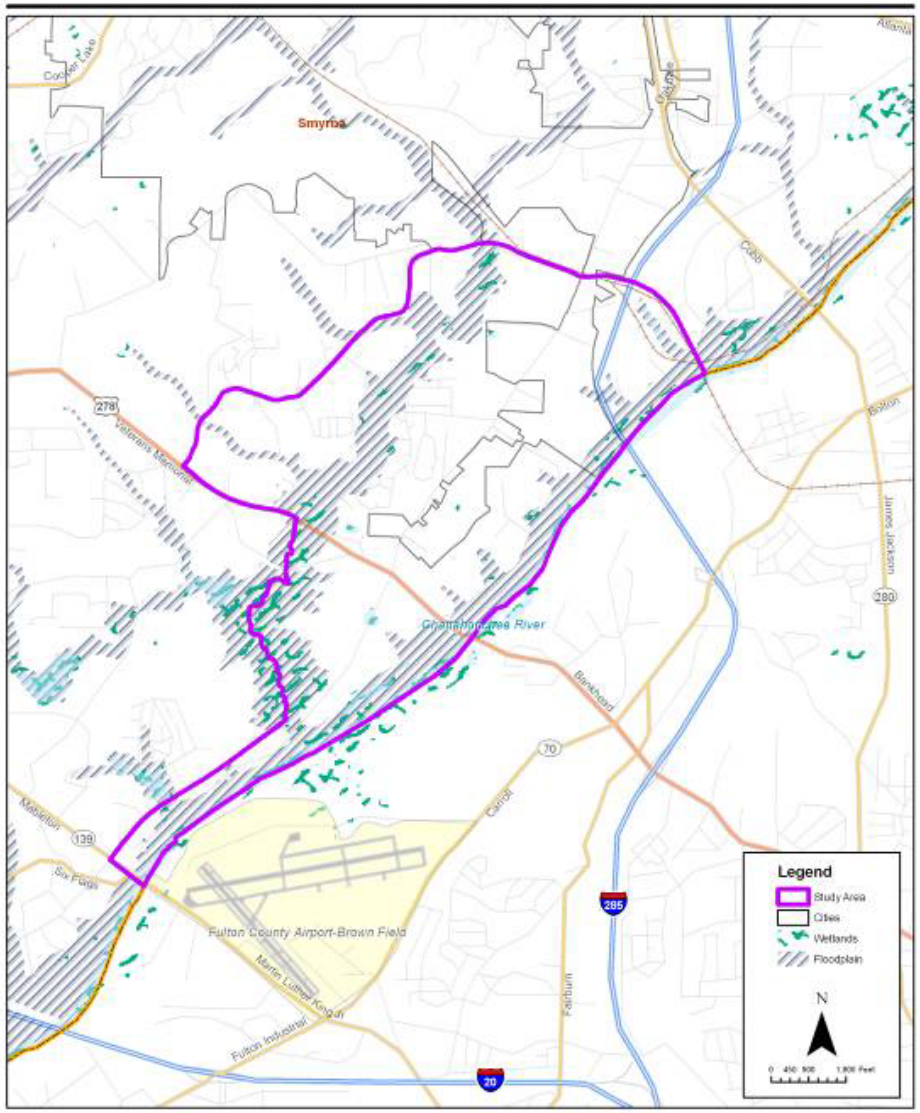
EDAW | AECOM



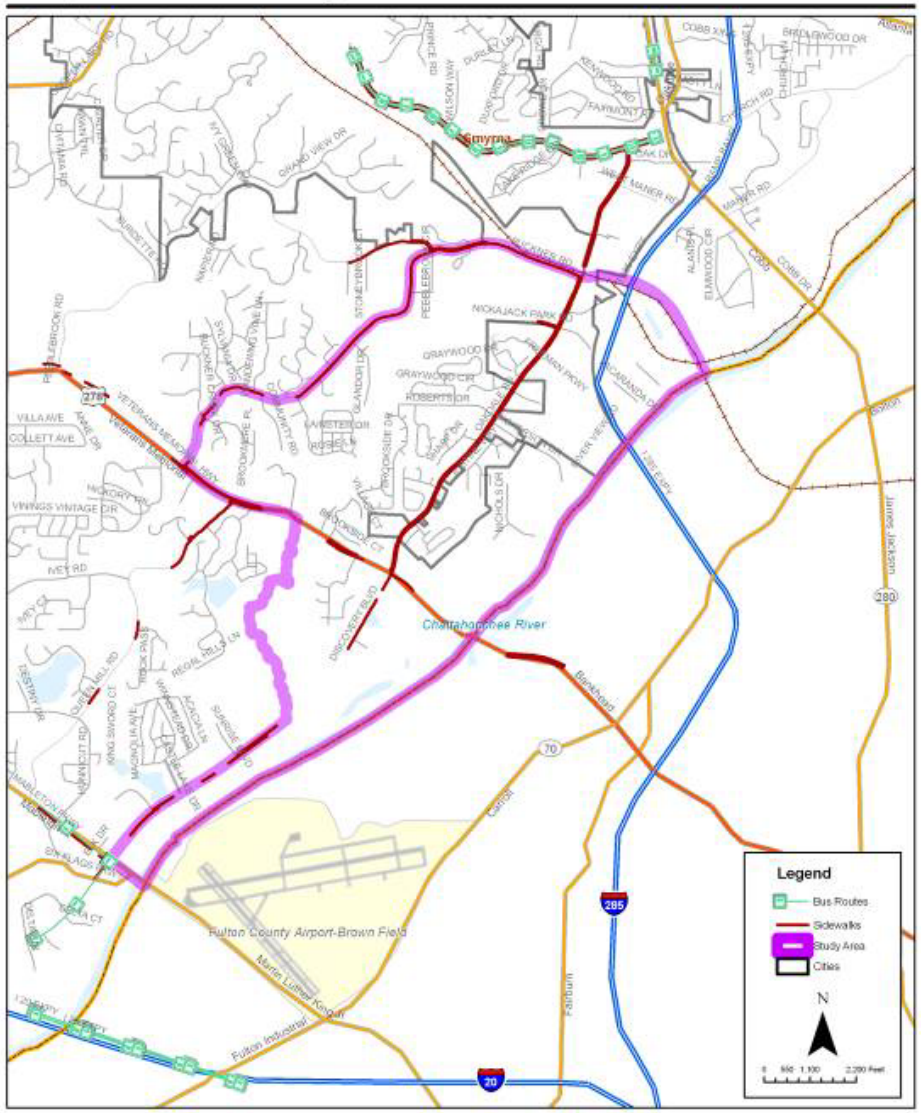
Mapping


River Line Master Plan
Future Land Use (2008)
EDAW | AECOM
Smyrna
Unincorporated
Chattahoochee River
Fulton County Airport-Brown Field
Legend
2008 Cobb Cty. Future Land Use
Community Activity Center
City Limits
High Density Residential
Industrial Compatible
Industrial
Low Density Residential
Medium Density Residential
Neighborhood Activity Center
Public Institutional
Park Recreation Conservation
Regional Activity Center
Rural Residential
Transportation Communication Utilities
Very Low Density Residential
Right of Way
Atlanta Future Land Use
High Density Residential
Industrial
Low Density Commercial
Low Density Residential
Medium Density Residential
Mixed Use
Office-Institutional
Open Space
Single Family Residential
Study Area
Parks
N

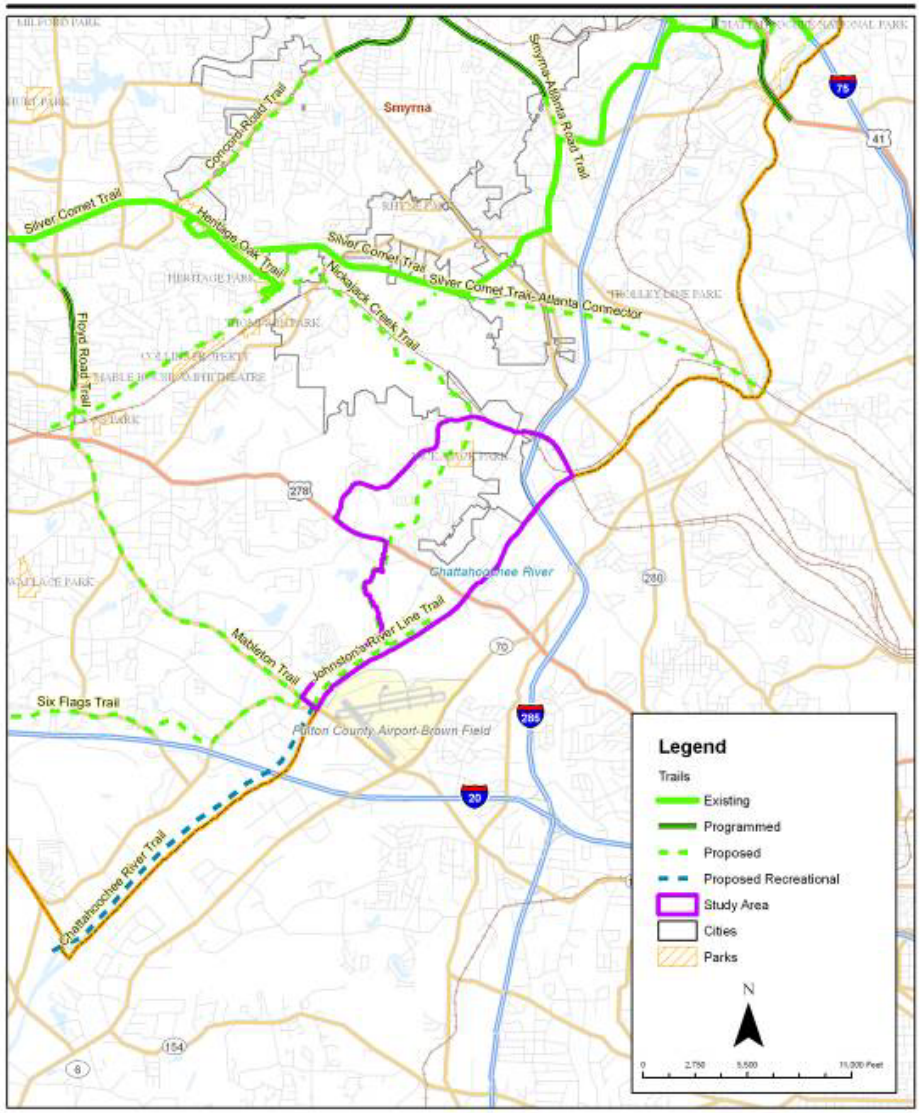
Mapping


River Line Master Plan
Environmental Resources
EDAW | AECOM
Smyrna
Chattahoochee River
Fulton County Airport-Brown Field
Legend
Study Area
Cities
Wetlands
Floodplain
N

Mapping


River Line Master Plan
Transportation/Connectivity
EDAW | AECOM
Smyrna
Chattahoochee River
Fulton County Airport-Brown Field
Legend
Bus Routes
Sidewalks
Study Area
Cities
N

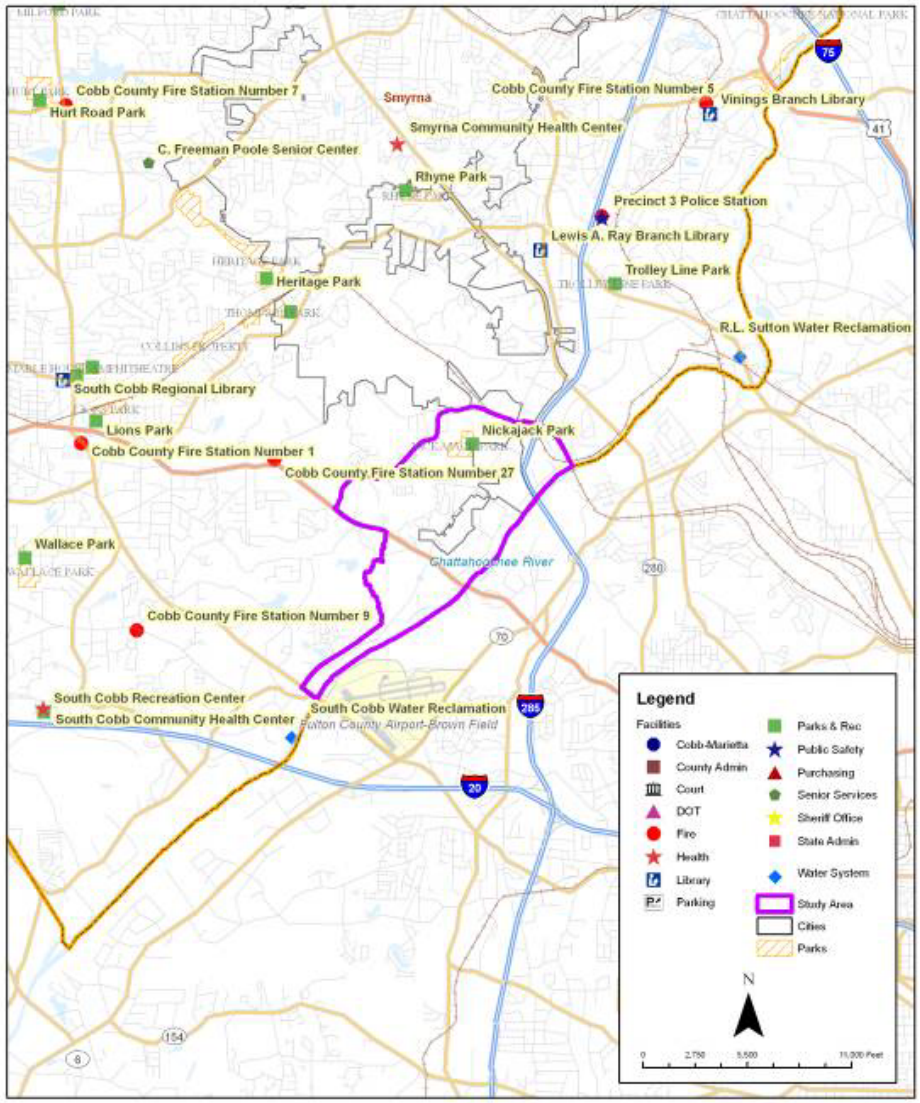
Mapping


River Line Master Plan
Trails
EDAW | AECOM
Smyrna
Concord Road Trail
Smyrna-Atlanta Road Trail
Silver Comet Trail
Heritage Oak Trail
Silver Comet Trail
Silver Comet Trail-Atlanta Connector
Nickajack Creek Trail
Floyd Road Trail
Chattahoochee River
Mableton Trail
Johnston's River Line Trail
Six Flags Trail
Fulton County Airport-Brown Field
Chattahoochee River Trail
Legend
Trails
Existing
Programmed
Proposed
Proposed Recreational
Study Area
Cities
Parks
N

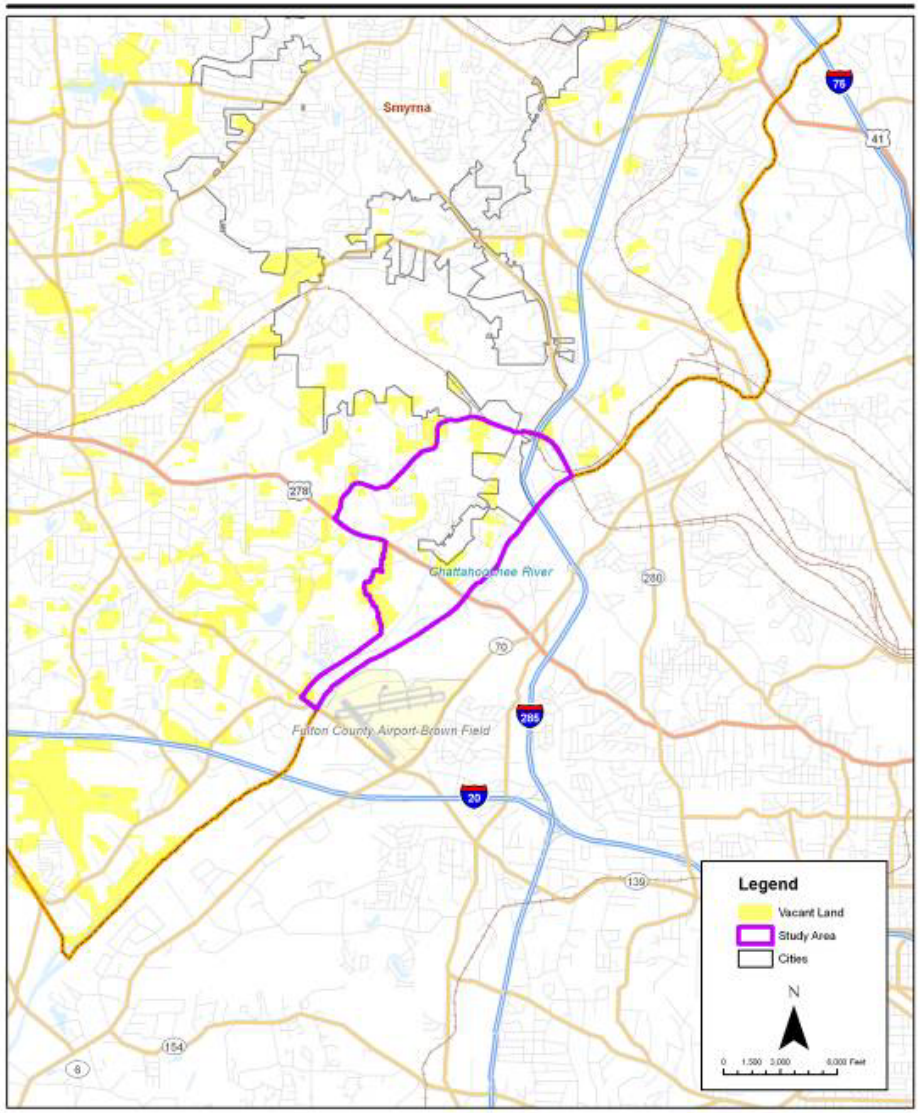
Mapping

River Line Master Plan
Facilities

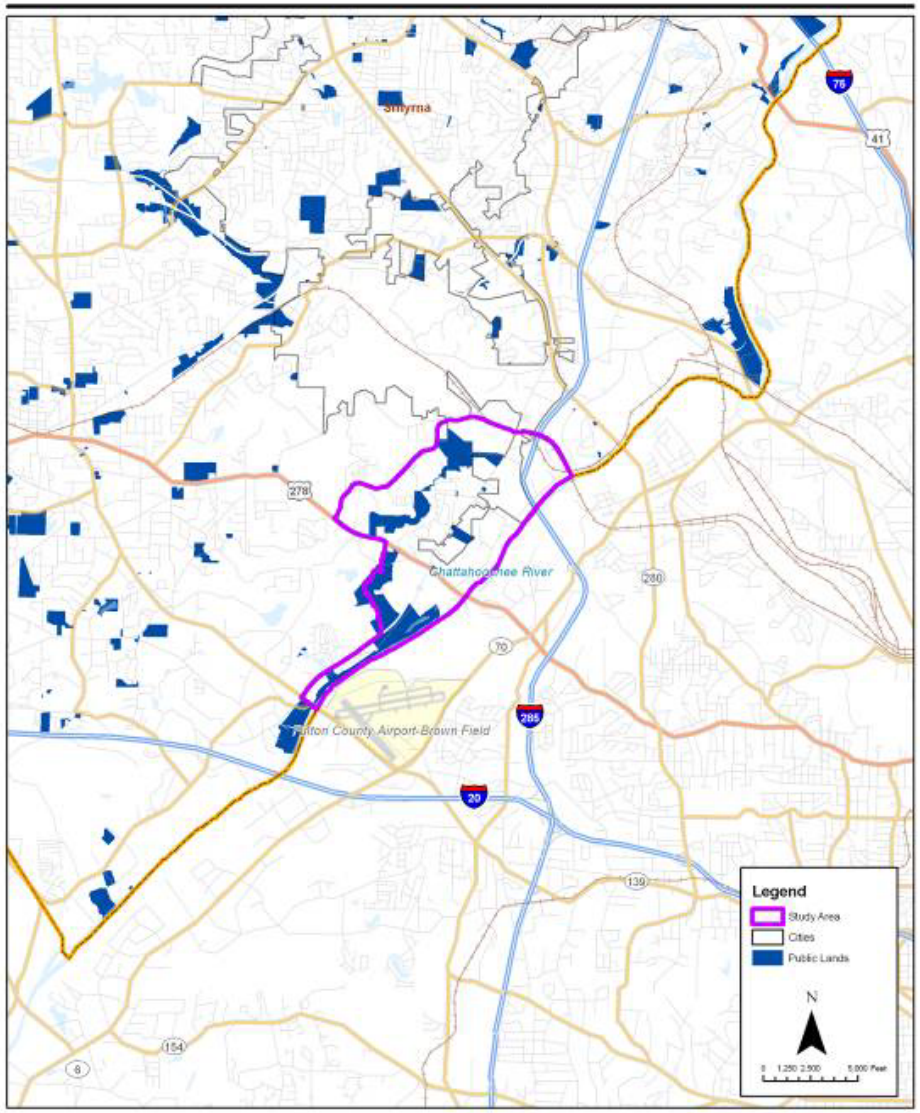
EDAW | AECOM



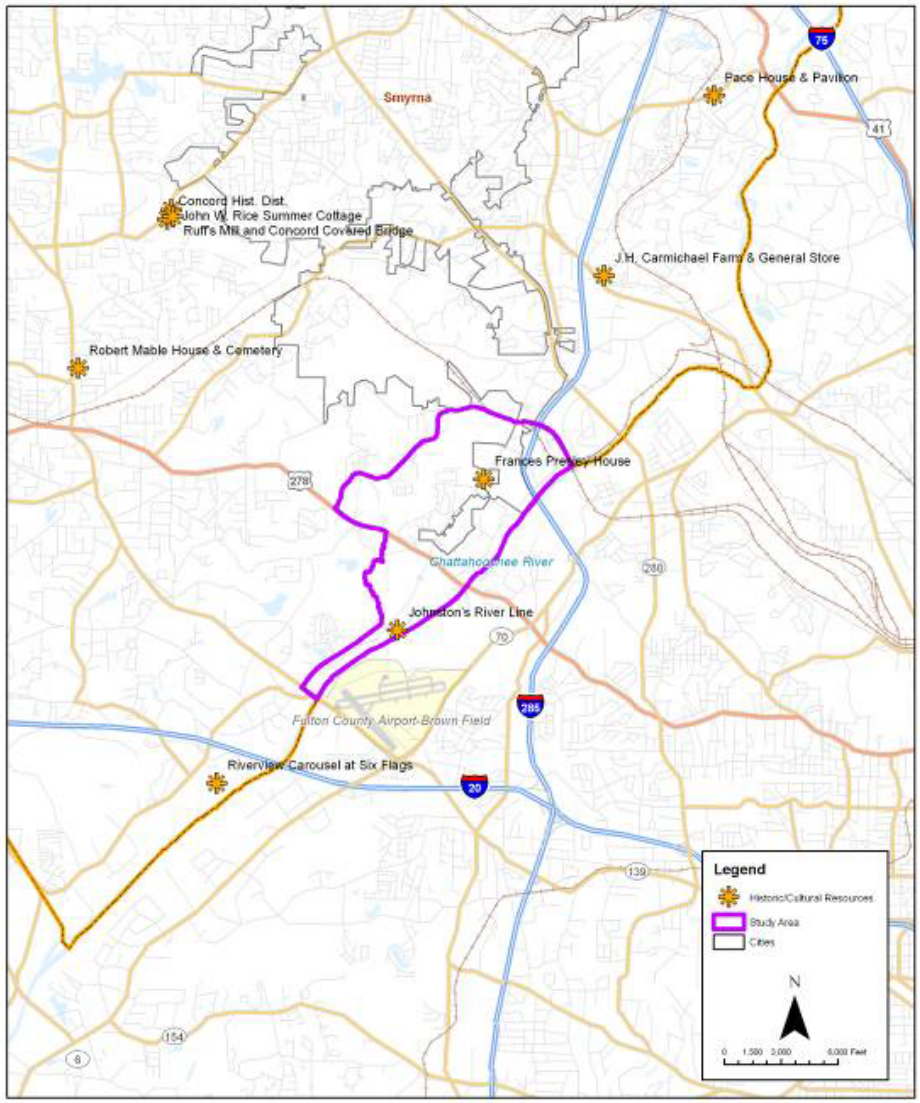
Mapping

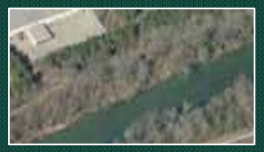

River Line Master Plan
Vacant Land
EDAW | AECOM
Smyrna
Chattahoochee River
Fulton County Airport-Brown Field
Legend
Vacant Land
Study Area
Cities
N

Mapping


River Line Master Plan
Public Lands
EDAW | AECOM
Smyrna
Chattahoochee River
Fulton County Airport-Brown Field
Legend
Study Area
Cities
Public Lands
N

Mapping


River Line Master Plan
Historic and Cultural Resources
EDAW | AECOM
Smyrna
Concord Hist. Dist.
John W. Rice Summer Cottage
Ruff's Mill and Concord Covered Bridge
Pace House & Pavilion
J.H. Carmichael Farm & General Store
Robert Mable House & Cemetery
Frances Pressley House
Chattahoochee River
Johnston's River Line
Fulton County Airport-Brown Field
Riverview Carousel at Six Flags
Legend
Historic/Cultural Resources
Study Area
Cities
N
0 1,500 3,000 6,000 Feet



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Riverview Road

RIver Line Master Plan

Cobb County, Georgia

EDAW | AECOM

Riverview Road

Riverview Road

Riverview Road

Riverview Road

Riverview Road

Riverview Road

Riverview Road

Discovery Road

RIver Line Master Plan

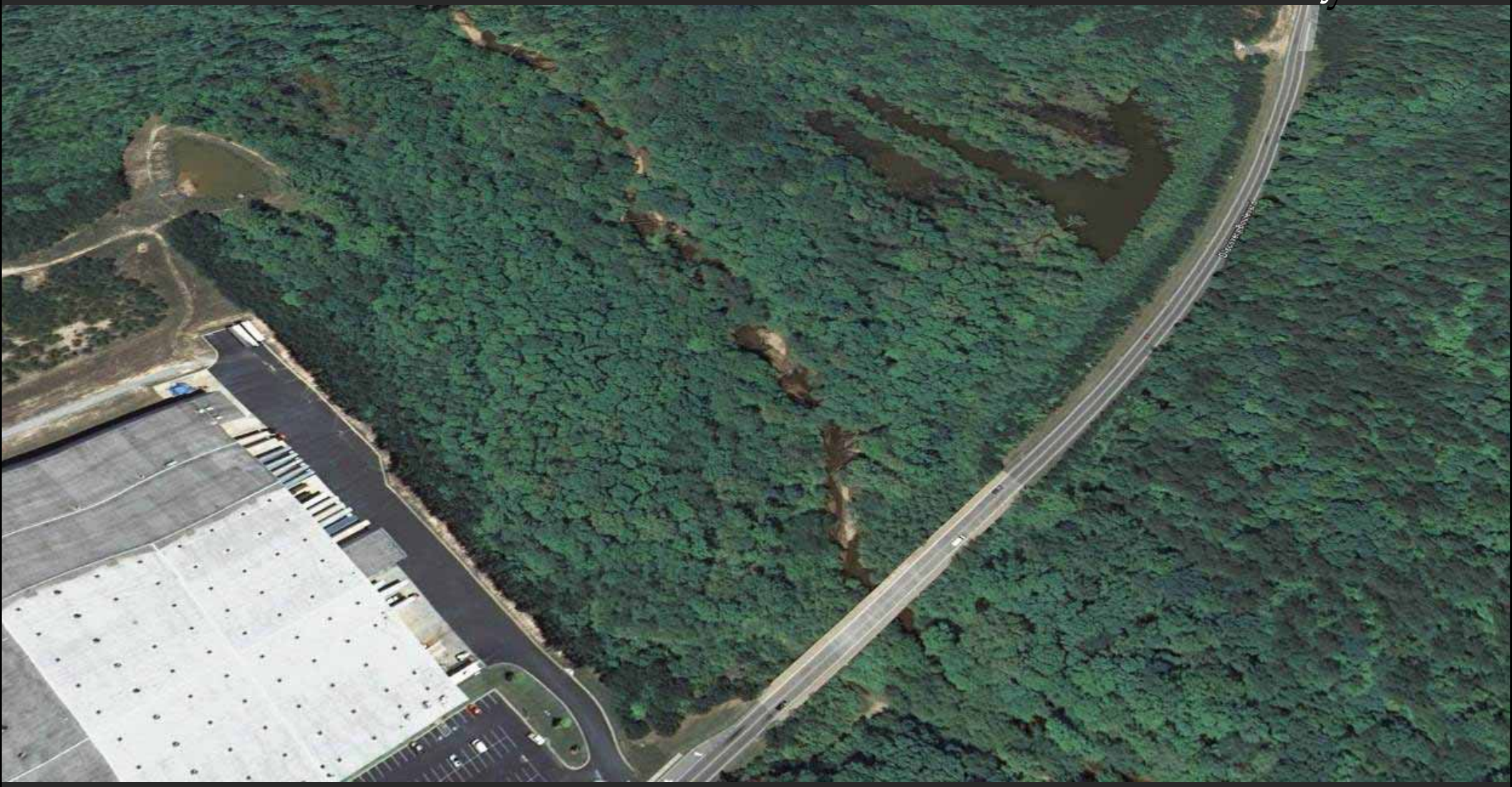
Cobb County, Georgia

EDAW | AECOM

Discovery Road

Discovery Road

Discovery Road



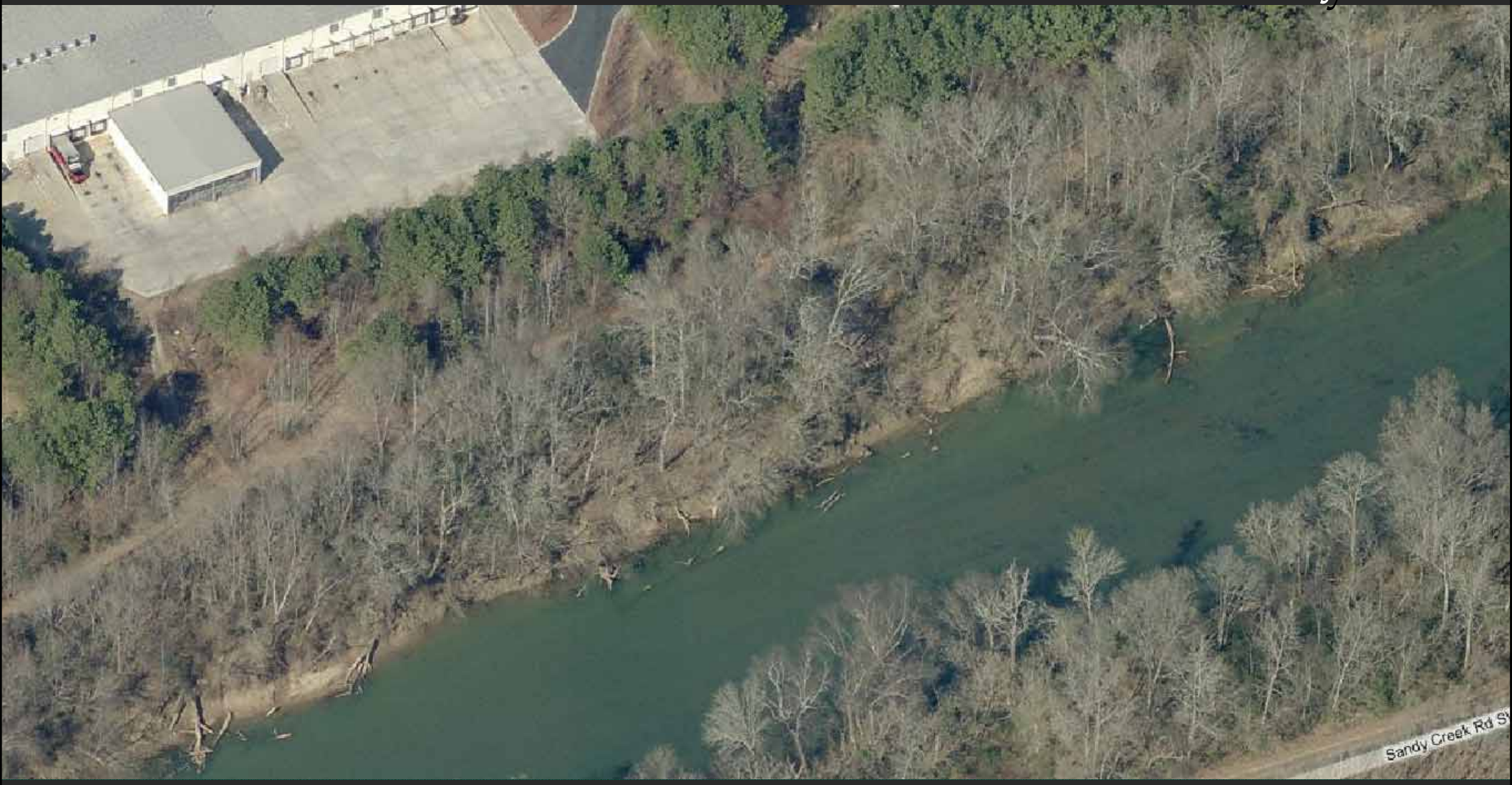
RIver Line Master Plan

Cobb County, Georgia

EDAW | AECOM

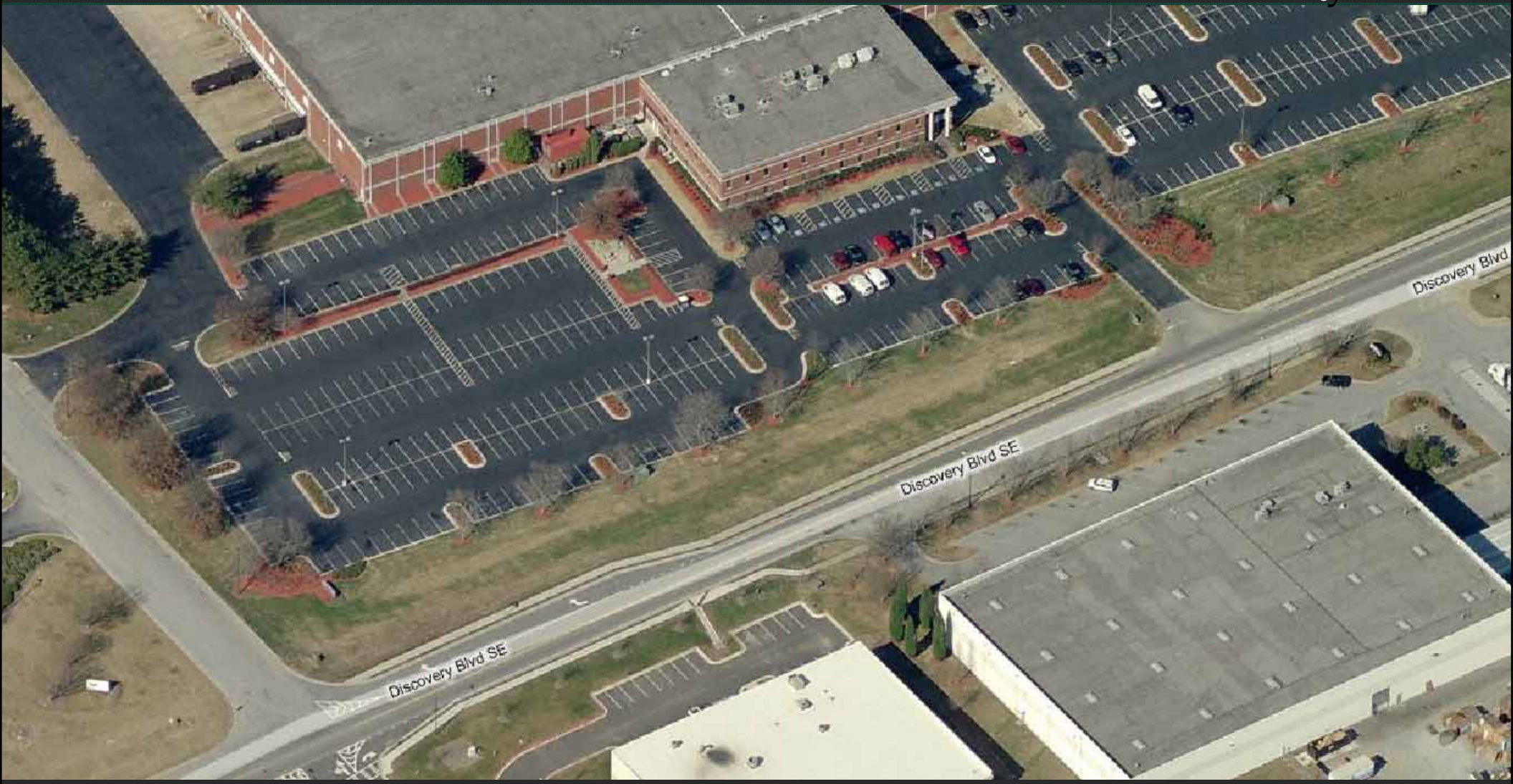
Discovery Road

Discovery Road

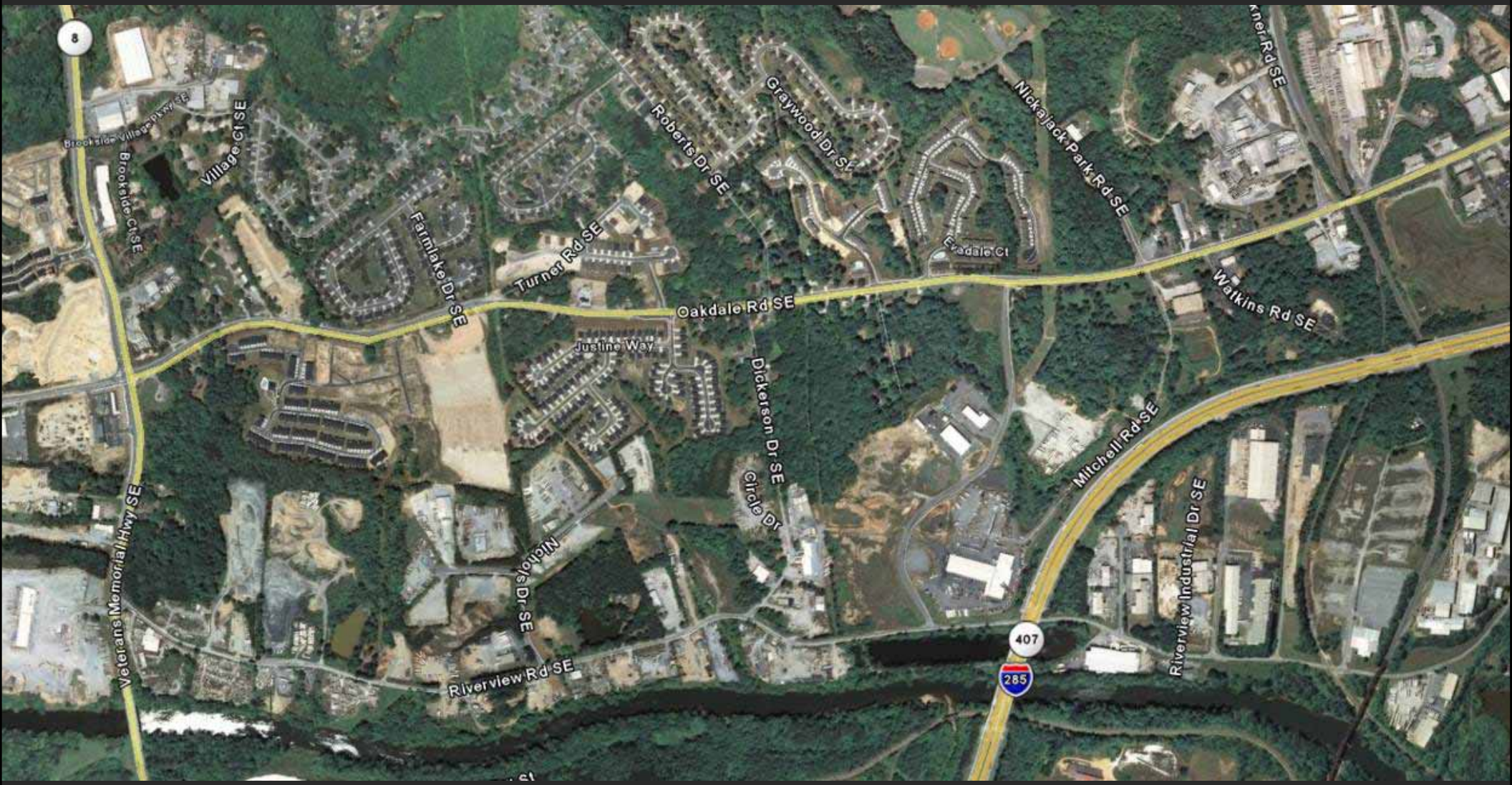


Discovery Road

Discovery Road



Oakdale Road



RIver Line Master Plan

Cobb County, Georgia

EDAW | AECOM

Oakdale Road

Oakdale Road

Oakdale Road

Oakdale Road

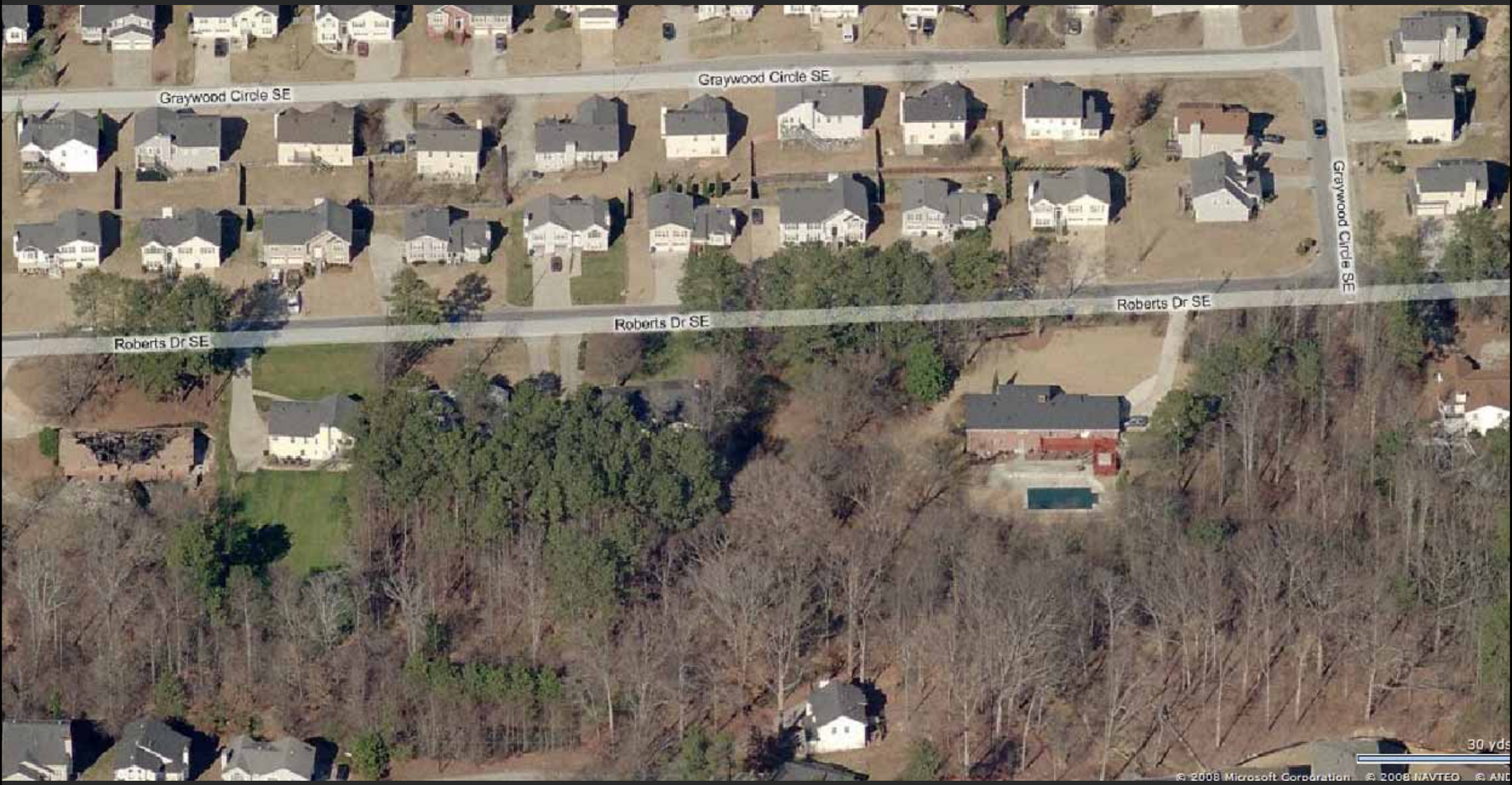
Smyrna Park

Nickajack Park

Nickajack Park

Nickajack Park

Roberts Drive



Roberts Drive

Buckner Road

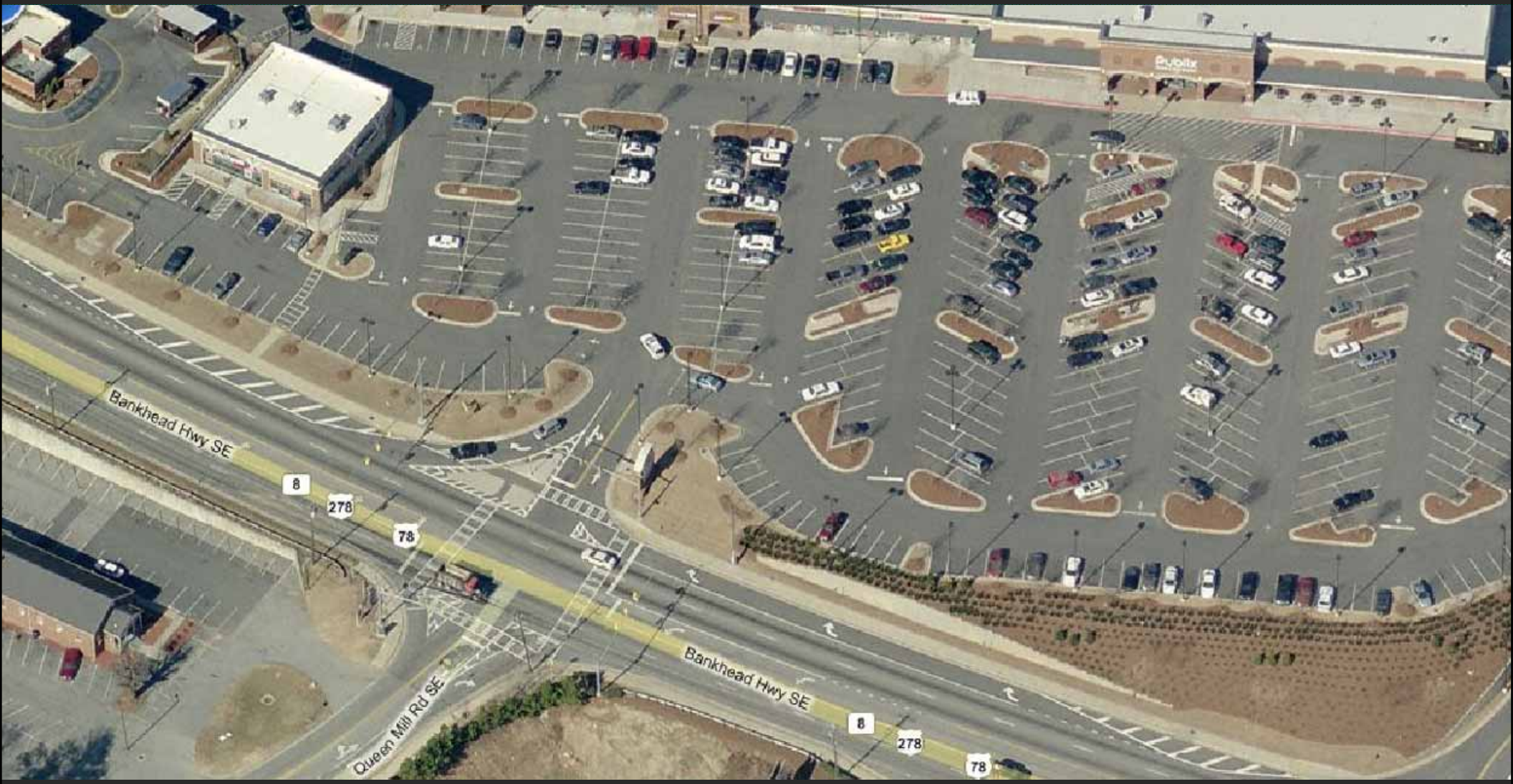
Buckner Road

Buckner Road

Buckner Road

Whitefield Academy

Veterans Memorial



Veterans Memorial

Residential Development

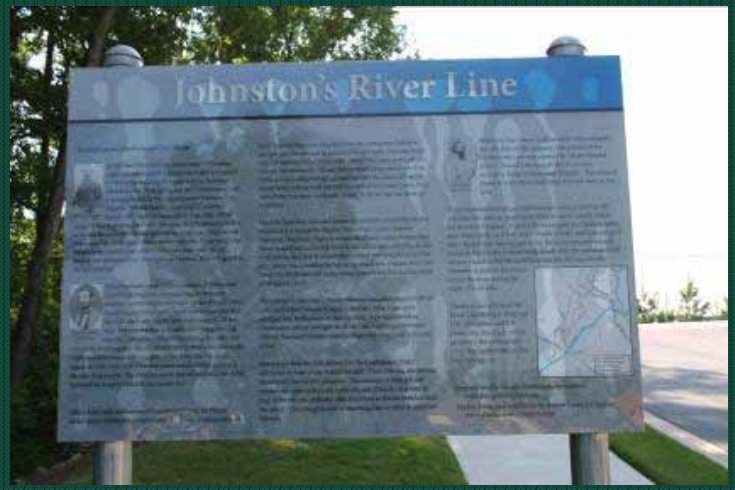
Residential Development

Residential Development

Residential Development

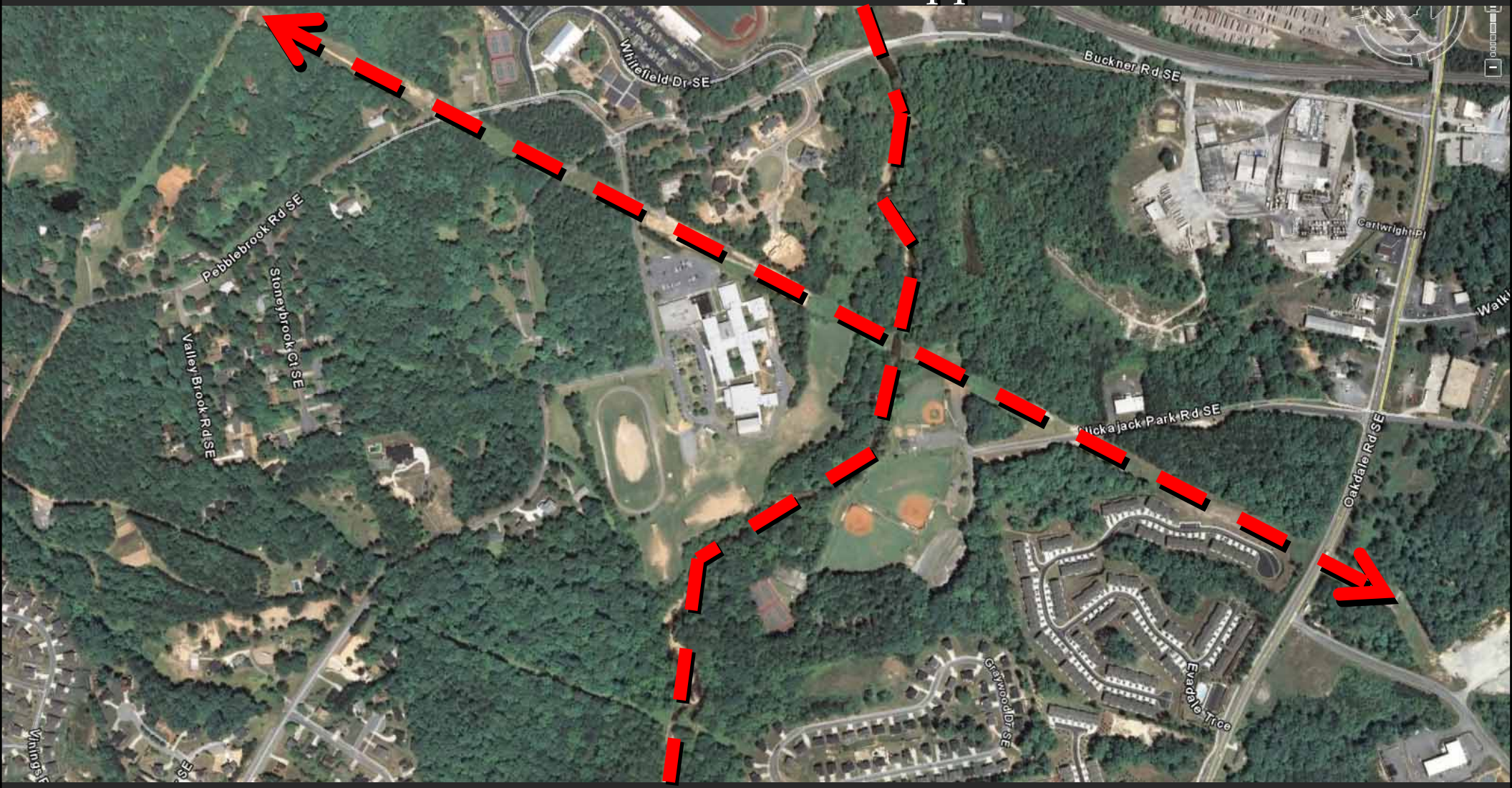
Cultural Resources

Johnston River Line trench segments

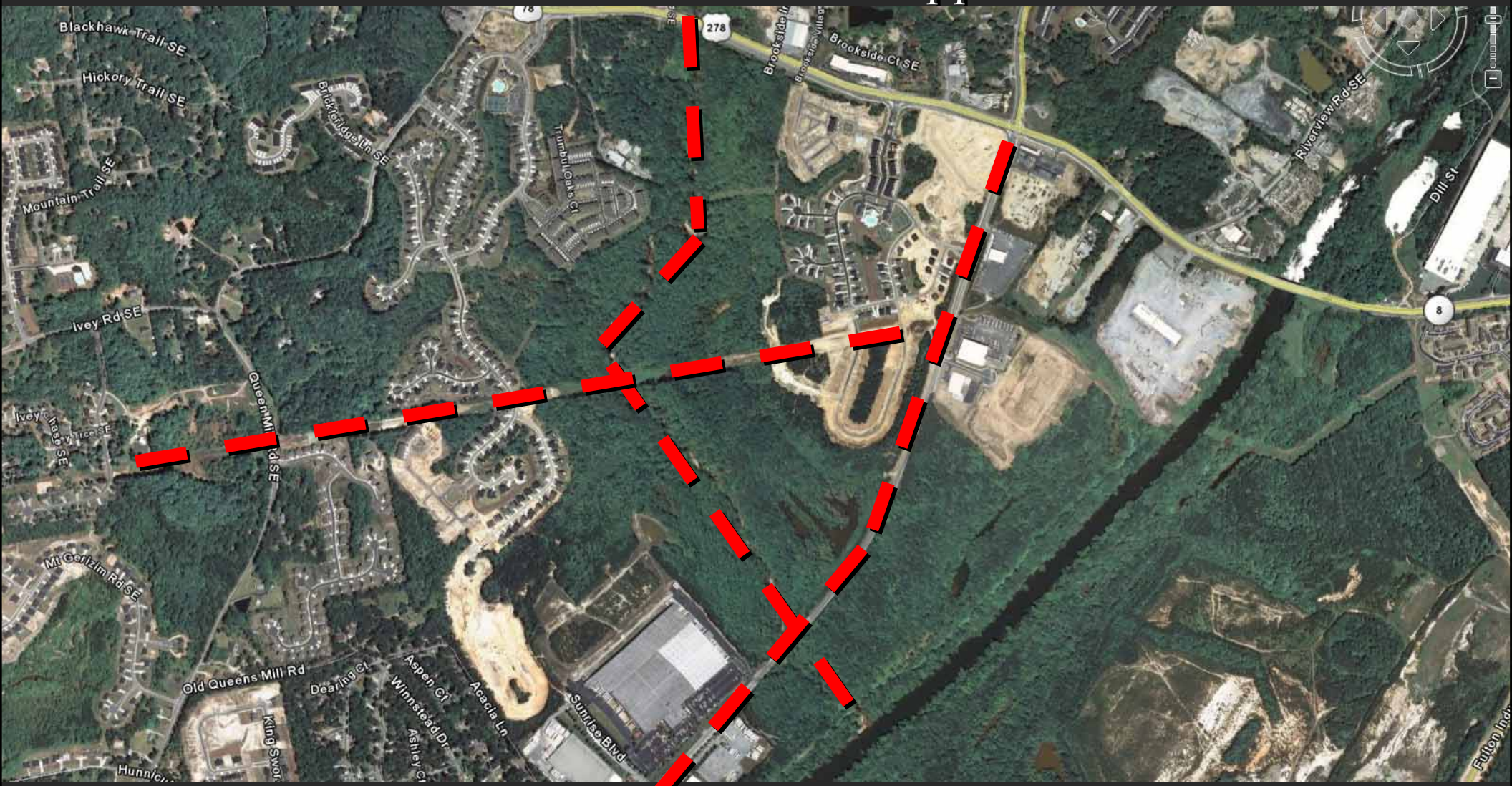


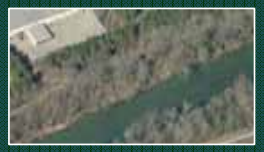
Opportunities & Constraints

Opportunities & Constraints



Opportunities & Constraints





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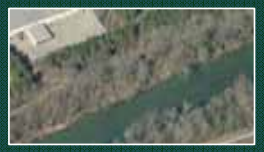

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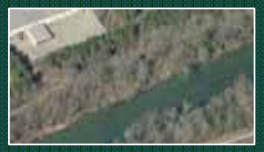
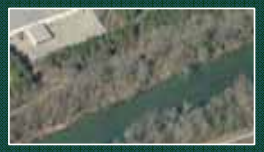


Implementation Strategy

- Housing strategies
- Non-residential development strategies
- Changes to comprehensive plan, development regulations, etc.
- Economic incentives and strategies
- Prioritized non-vehicular transportation facilities
- Prioritization of new parks trails
- Programs, policies, and actions for preservation
- Environmental considerations



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Schedule

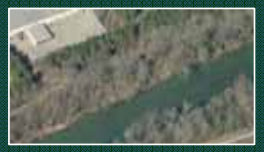
15-Oct-08	September					October				November					December				January					February				March				April				
Week in Planning Process	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
Planning Process																																				
MEETINGS																																				
Kick Off Meeting with Client					x																															
Public Meeting - 25%													x																							
Public Meeting - 50%																					x															
Public Meeting - 75%																														x						
Meetings w/ County Project Manager, County Management Team, and Stakeholder Committee					x		x					x				x					x					x						x				
Final meeting to present the River Line Master Plan																																			x	
TASKS																																				
Develop Communications plan					x	x	x																													
Review existing Cobb County data sources				x	x	x	x																													
Inventory and Analysis					x	x	x	x	x																											
Interviews with individual stakeholders									x	x	x																									
Comprehensive Mapping							x	x	x	x	x	x																								
Master Plan Development - generate three master plan concepts												x	x	x	x	x	x																			
Master Plan Development - review alternative concepts																		x	x		x	x														
Master Plan Development - develop Preliminary Preferred Master Plan & Document																								x	x	x	x	x	x							
Master Plan Development - develop Final Master Plan & Document																												x	x	x	x	x	x	x	x	x
Implementation Strategy - develop preliminary strategy																													x	x	x	x	x			
Implementation Strategy - develop final strategy																																x	x	x	x	x

Stakeholder Input

RIver Line Master Plan

Cobb County, Georgia

EDAW | AECOM



Fundamental Questions

- Does the process make sense?
- Are we addressing the right issues?
- Are we talking to the right people?

River Line Master Plan