



Dekalb Village Conservation Districts

Phase III — Part 2

SUBJECT

To Request the remaining funding commitment of \$52,128 for Board of Commission approval in 2025 to Farmer D Consulting to extend the existing contract for the DeKalb Village Conservation Districts Phase III – Part 2 study.

GENERAL PURPOSE

To request the remaining funding commitment of \$52,128 For work on the Phase III – Part 2 Study as part of the Village Conservation Community (VCC) Strategic Plan that has been working in conjunctions with stakeholders to strengthen previous studies outlined in the DeKalb Unified Plan and the continued focus on integrating VCC strategies to address the interconnected community needs while refining DeKalb's approach to sustainability.

NEED/IMPACT

A Conservation Village and Hamlet (residential and commercial neighborhood centers) approach to development offers a good balance to both developers and neighborhoods in Dekalb – providing a bonus development yield for the developer while offering additional greenspace, healthy walkable destinations and additional missing middle housing for neighborhoods – a much-needed win/win. Our DeKalb County deserves opportunities and spaces to live healthier, happier and more fulfilled lives. This concept's objective is to inspire, educate and empower people to grow and have walkable access to healthy food, enjoy thriving communities and preserve and restore the majority of DeKalbs remaining undeveloped forests and farmlands.

In 2022, district 6 funding was appropriated for Phase I-to promote DeKalb Conty Pedestrian Neighborhood. The previously approved scope of work has also helped inform certain aspects of the DeKalb Unified Plan. In 2023, agenda item 2023-0653 for District 6 funding was appropriated for Phase II for an overall County – wide assessment.

In Phase III the emphasis will be on the focus area 2 identified in Phase II to offer presentations to advocate and educate on the benefits of Village Conservation Communities as well as identify active development opportunities, partnerships and Citizen Farmer programs.

SCOPE OF SERVICE

PHASE III – PART 2

The following invoice for Phase III – Part 2 is for education and planning for active development opportunities and partnerships Focus area 2 for 2025. In 2026 we plan to propose scope and cost for remainder of Dekalb County Phase III work on focus areas 1 3, 4 and 5.

EDUCATION AND PLANNING ACTIVE DEVELOPMENT OPPORTUNITIES

Objectives:

Provide educational presentations on VCC, identify Focus subarea particularly along the Bouldercrest Corridor (walkable neighborhood center opportunity maps) identifying specific conservation and walkable development opportunities and finalize land use and zoning recommendations on the Comprehensive Plan

Tasks

- *Develop neighborhood center - conservation community opportunity area mapping for focus area 2 with primary focus on Bouldercrest Overlay District*
- *Engagement with key property owners (particularly churches and schools) and provide educational presentations to neighborhoods.*
- *Develop site concept designs for key pilot project areas (most pressing properties)*
- *Develop trail mapping connecting neighborhood centers and larger streams/rivers working with Parks and Recreation*
- *Develop VCD general land use and zoning code recommendations and recommendations for current SAP's and Overlays*

Deliverables

- **Focus area 2 Subarea analysis** identifying relevant walkable neigh centers, conservation areas and landowners.
- **Neighborhood/Village center opportunity maps** with conservation areas for focus area 1& 2 including: Bouldercrest Rd with intersections at Cedar Grove Rd, More Rd and River Rd
- **Pilot Project Site Concept Design for focus area 2:** 5 pilot project site concept design areas for contiguous parcels within Neighborhood/Village Center Opportunity Maps
- **Educational Neighborhood Presentations:** 8 presentations
- **Code Update Recommendations:** comprehensive plan, land use map and zoning.

Timeline - June – December 2025

Cost

\$52,128.44