

DEKALB VILLAGE CONSERVATION COMMUNITY STRATEGIC PLAN SCOPE OF WORK
Phase II Proposal Scope – 04-03-23

PHASE II – FOCUS AREAS LAND ANALYSIS, VCC OPPORTUNITIES MAPS, POLICY AND ZONING CONSIDERATIONS, PARTNERSHIP/EDUCATION, IMPLEMENTATION PLAN AND UPDATE PHASE I REPORT - (DUE September 30, 2023) SUBTOTAL: \$59,000

Task 1 – FOCUS AREAS LAND ANALYSIS AND VCC OPPORTUNITY MAPS (Months 1-2)

Deliverable: Technical memo with maps updating parcel analysis, refining focus area locations and identifying potential sites for conservation villages.

Village Habitat Design \$10,000

- Meetings: Up to three (3) virtual meetings with Commissioners or their staff. 1-3 commissioners or staff per meeting.
- Review/insure **VCC** theme consistency
- Develop focus area Mapping criteria
- site visits to focus areas
- Sketch overlay analysis for focus-areas maps and potential sites for village conservation communities (VCC)
- Development of program introduction for focus areas

Kimley Horn \$18,000

- Meetings: Up to three (3) virtual meetings with Commissioners or their staff. 1-3 commissioners or staff per meeting.
- Utilize ArcGIS and publicly available data to verify that parcels (5 acres or larger) identified during phase 1 are private and developable
- Refine focus area locations on character maps based on focus area criteria.
- Develop 5 (five) focus area maps that indicate potential sites for village conservation communities (one per traditional/suburban, two each for suburban pocket and rural pocket areas)

Task 2 – POLICY AND ZONING (Month 2-3)

Policy and Zoning

Refine policy considerations from Phase I including draft “by right” conservation village planned development (CVPD) and “conservation hamlet planned development” (CHPD) zoning for residential and commercial/mix use applications

Village Habitat Design \$3500

- Refine Phase I policy and zoning draft
- Up to 1 (one) meeting with staff

Kimley Horn \$2500

- Review policy and zoning draft
- Up to 1 (one) meeting with staff

Task 3 – PARTNERSHIPS & EDUCATION (Month 2-3)

Partnerships

Identify and connect with up to four (4) key potential partners (DeKalb Land Bank, Ga Conservancy, land trusts, village developers)

Education and Marketing

Develop an initial educational strategy (with partners like the Ga Conservancy) to be used reach out to neighborhoods, citizen & organization advocates and civic organizations in general to explain the conservation/village community development tools and pro-active opportunities to initiate VCC's.

Village Habitat Design \$7500?

- Connect with key partners and identify their potential roles going forward
- Develop an outline educational strategy and resources in the form of a narrative for future outreach to commissioners, neighborhoods, etc.
- Up to eight (8) meetings with potential partners
- Develop one (1) representative graphic

Kimley Horn \$3500

- Review educational strategy
- Up to four (4) meetings with potential partners

Task 4 – IMPLEMENTATION PLAN (Month 4-5)

Deliverable: Outline Implementation Plan including short- and medium-term actions in the form of a table and brief narrative.

Develop list of action items needed for implementation that may include:

- Criteria for next steps for land acquisition/rezoning
- Typical sketch concept development and review
- Review/insure **VCC** theme consistency
- Land use or zoning changes
- Review implementation plan progress
- Development of site concepts
- Needed public or private investments
- Establishment of Community Land Trusts
- Identification of implementation partners
- Identification of additional stakeholder and community involvement activities

Village Habitat Design \$2000

Kimley Horn \$2,000

Task 5 – UPDATE PHASE I REPORT (Month 4-5)

Update Phase I report with information and analysis from Phase II and finalize report. Provide updated document to DeKalb County staff so that it can be adopted as an addendum to the current 2040 Comprehensive Plan.

Village Habitat Design \$4500

- Up to one (1) meeting with DeKalb County staff

Kimley Horn \$1500

- Up to one (1) meeting with DeKalb County staff

Task 6 – Rockbridge Road Conservation Community

Village Habitat Design \$4000

Neighborhood/developer coordination

Development concept sketch

Phase II Overall Budget - \$55,000

Additional Rockbridge Road Assessment (complete) - \$4000

Total \$59,000