

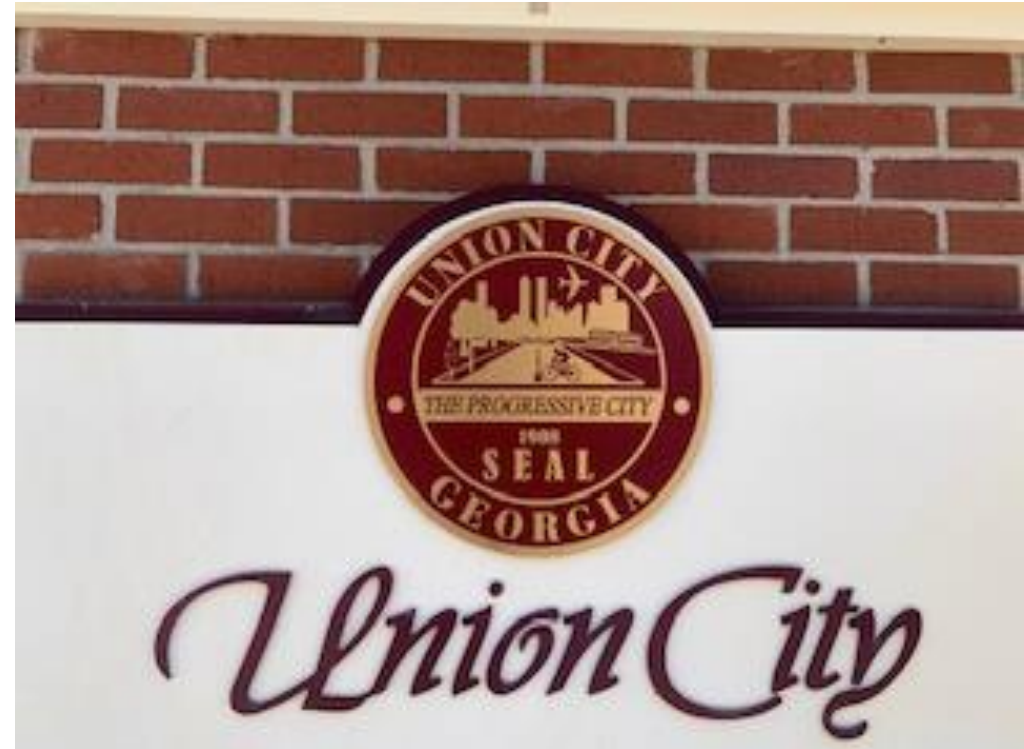


UNION CITY COMPREHENSIVE PLAN UPDATE 2020

January 11, 2021
7:00-8:30PM

Agenda

- Welcome
- Process
- Background
- Needs and Opportunities
- Vision
- Land Use
- Report of Accomplishments
- Work Program
- Next Steps



WHY PLAN?

Prioritize

Work to determine realistic guidelines to implement the goals and incorporate citizen input into the city plan.

Update /Set Goals

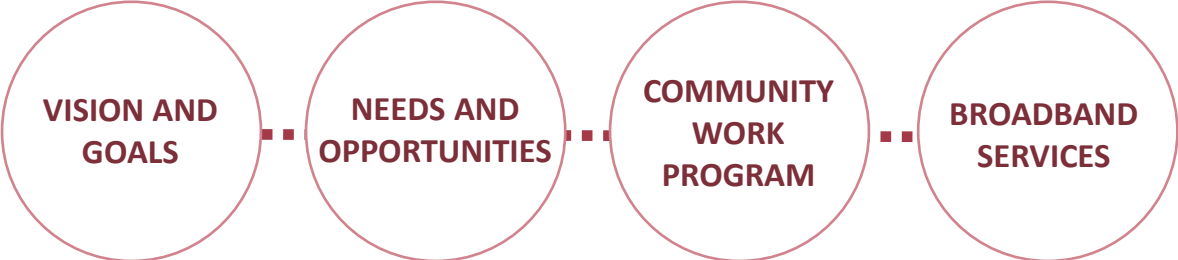
Determine goals about the future of the city and establish actions to work toward them.

Gain Input

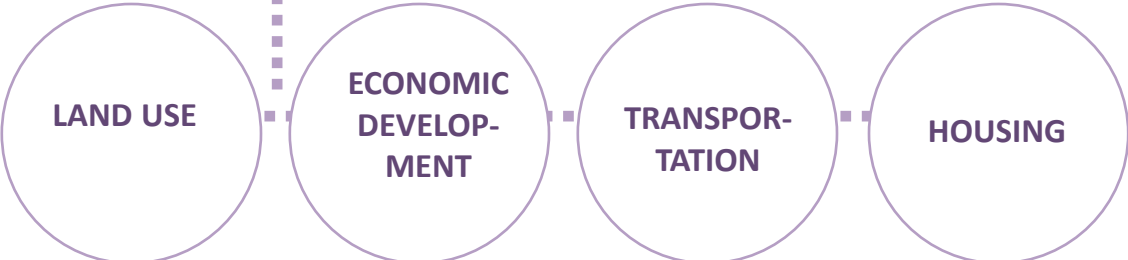
Allow input/ concerns and hopes for the future of their city.

PLANNING ELEMENTS

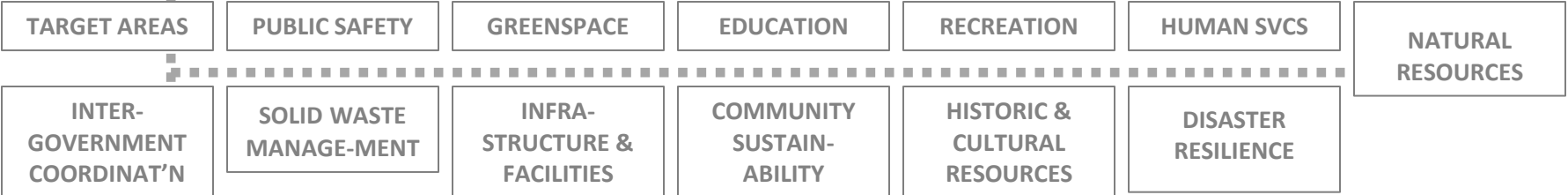
REQUIRED
for all



REQUIRED



OPTIONAL
Elements
(Examples)



PLANNING PROCESS



Stakeholder Meetings

- Public Hearing (2)
- Steering Committee (3)
- Virtual Public Open House (1)

September 2020-January 2021



Draft Comprehensive Plan

November 2020-January 2021

Community Survey (92)



January 2021

Draft Comprehensive Plan to ARC/DCA

February 2021 – Adoption



COMPREHENSIVE PLAN HISTORY

Last Comprehensive Plan Adopted: 2017

Community Goals:

- Development Patterns

- Enhance and maintain character of existing neighborhoods**
- Create new, complete neighborhoods**
- Create attractive, vibrant activity centers and corridors**
- Enhance and create parks, community facilities and services that support Union City's quality of life**
- Create a safe, efficient and convenient transportation system**

- Resource Conservation

- Preserve natural resources and environmentally sensitive areas**
- Preserve historic and cultural resources that help define Union City's unique sense of place**



COMPREHENSIVE PLAN HISTORY

Community Goals:

- **Social and Economic Development**
 - Create a variety of quality housing options
 - Enhance economy with a sustainable and diverse base of businesses and range of job opportunities
 - Enhance local coordinated economic development efforts
- **Government Relations**
 - Continue coordination with adjacent, state and federal governments.



2019 MASTER PLAN

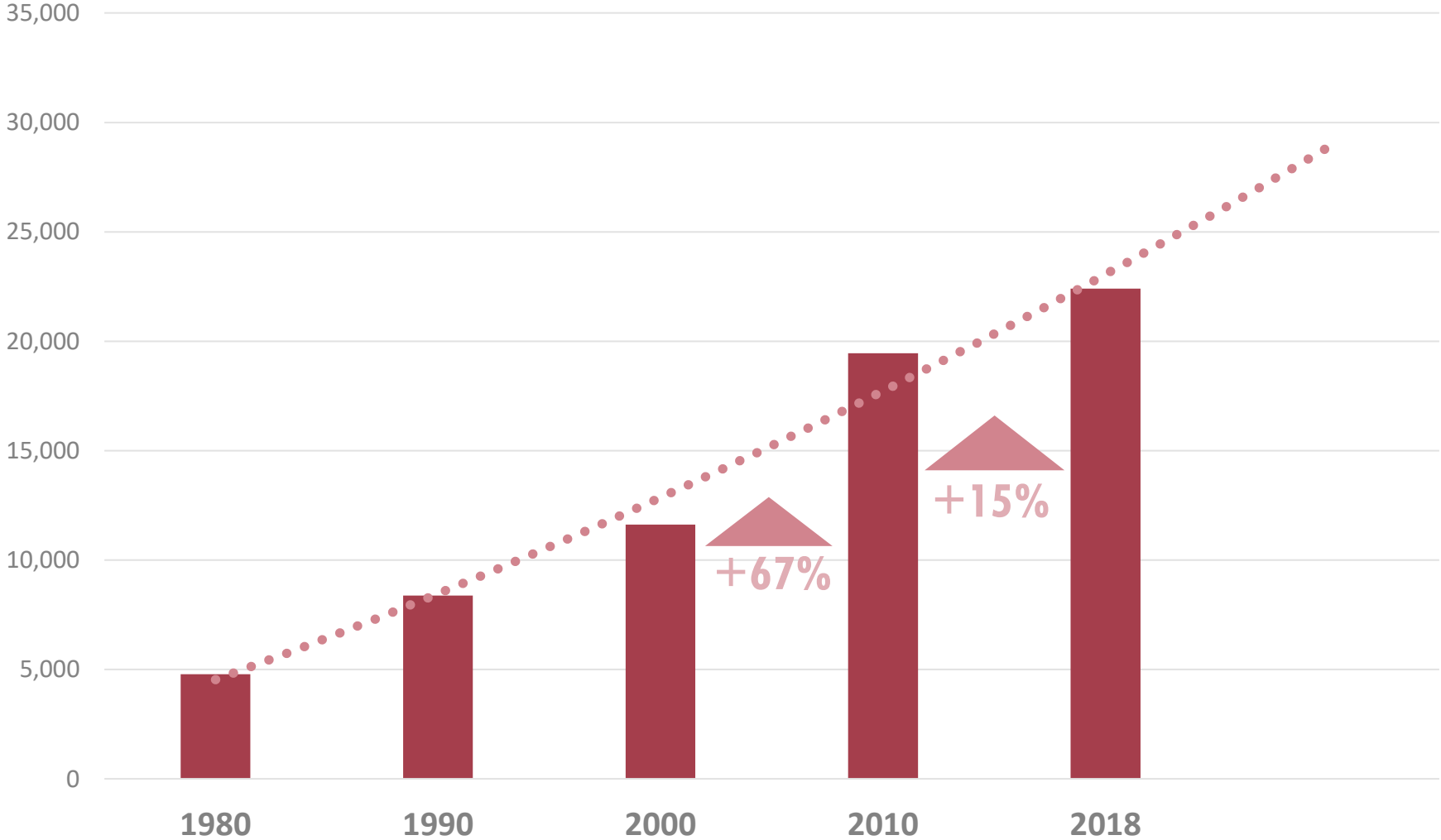
- A walkable mixed-use:
 - Parks/Downtown areas-Safe crossings and lighting
- Landscape
- Connected public transportation: Review transit capacity
- More retail and restaurants
- More educational institutions
- Tech and tourism businesses
- Class A office space
- A thriving ~~24-hour~~ environment: Venues, gyms
- Safe to stay and play, live and work





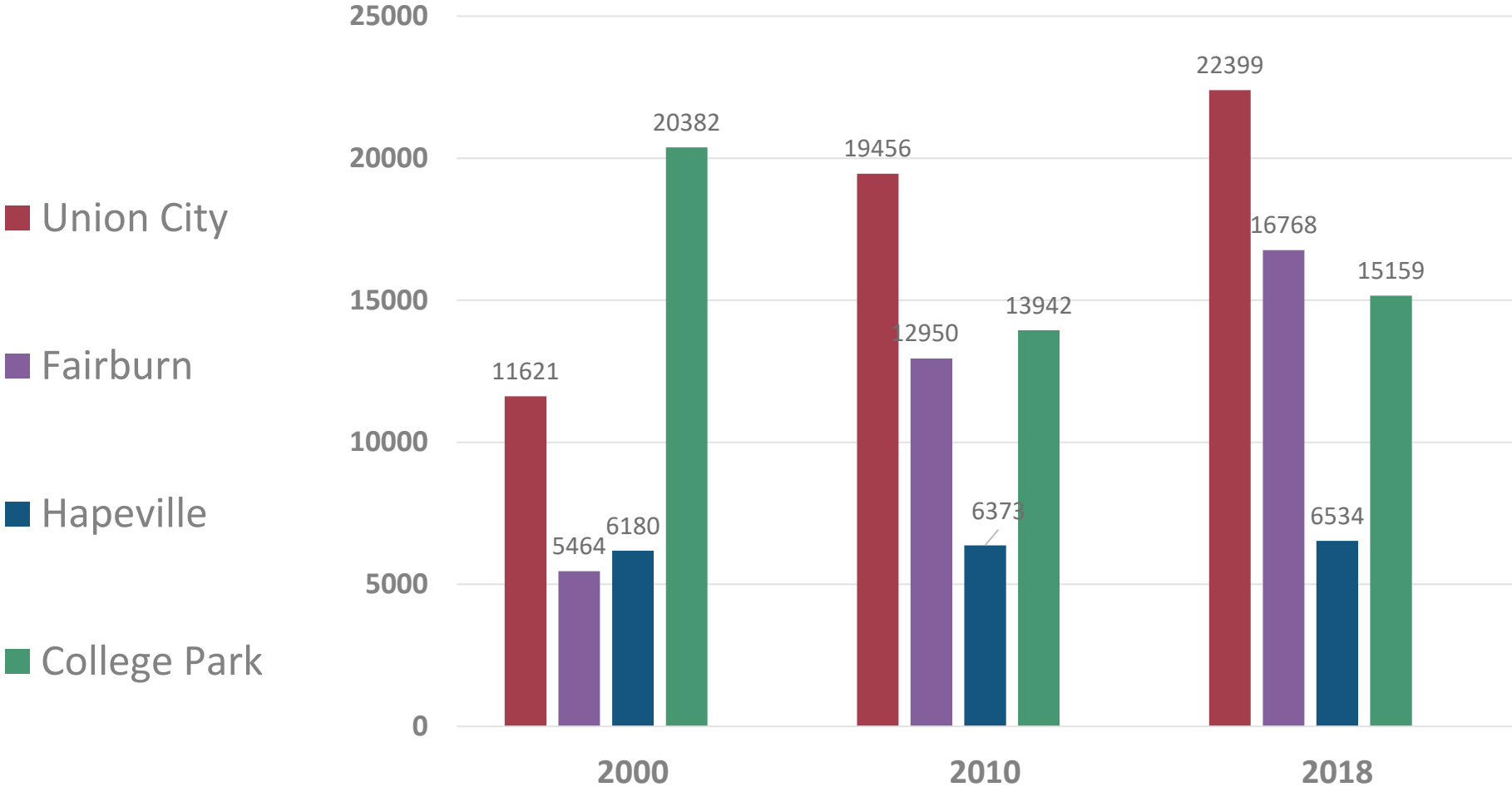
DEMOGRAPHIC TRENDS

POPULATION CHANGE



Data Source: US Census Bureau; American Community Survey, 2018

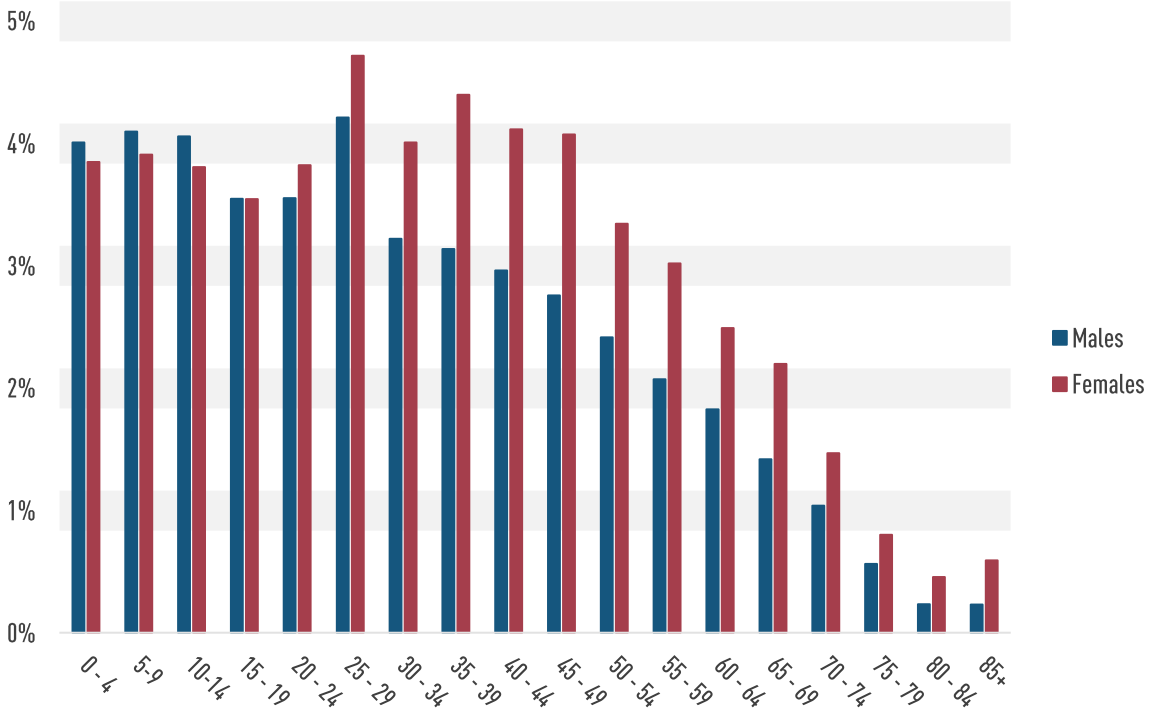
POPULATION COMPARISON



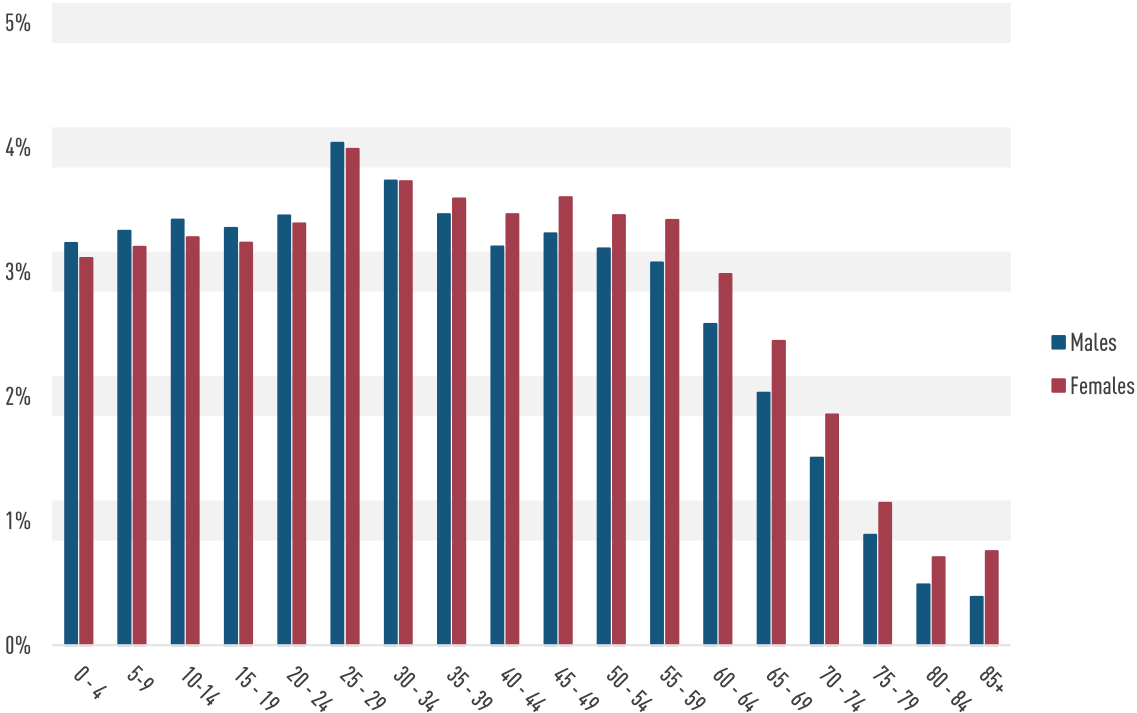
Data Source: US Census Bureau; American Community Survey, 2018

AGE DISTRIBUTION COMPARISON

2020 Population by Age and Sex: Union City



2020 Population by Age and Sex: 10-County Region



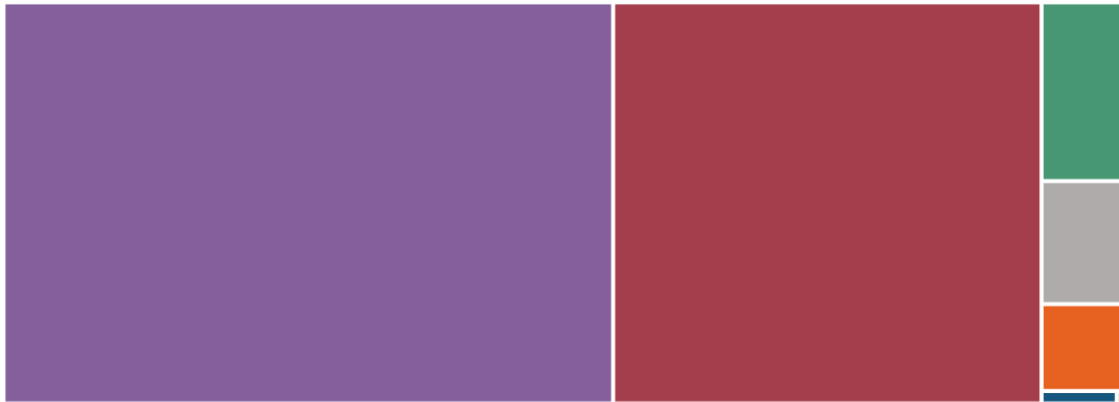
These charts depict a comparison between the age group distributions in Union City to those for the 10-county metro area. The age-sex distribution in Union City closely mirrors the distribution of the metro, though Union City has a larger share of residents under 50 years.

Data Source: Esri Business Analyst Online

RACIAL COMPOSITION

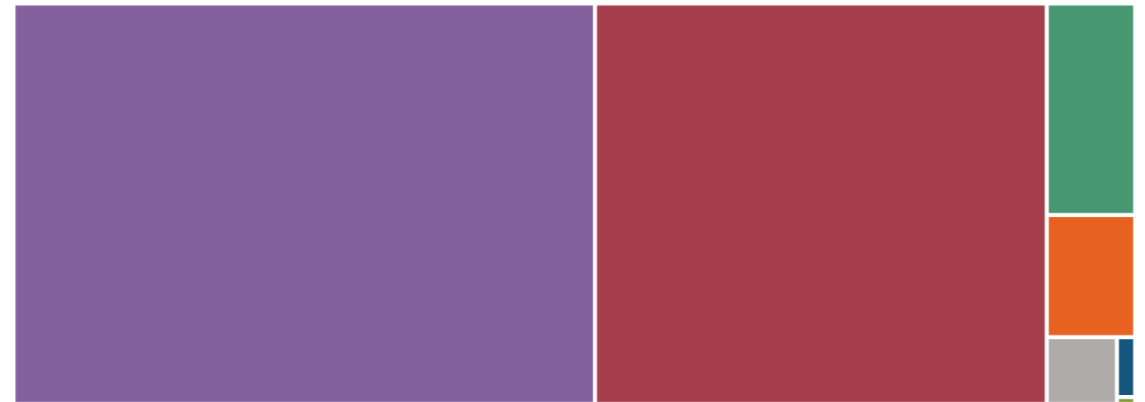
Racial Composition of [Jurisdiction], 2010

- White
- American Indian or Alaska Native
- Native Hawaiian or Pacific Islander
- Two or More Races
- Black
- Asian
- Other



Racial Composition of [Jurisdiction], 2018

- White
- American Indian or Alaska Native
- Native Hawaiian or Pacific Islander
- Two or More Races
- Black
- Asian
- Other



Between 2010 and 2018, Union City's racial makeup experienced a few notable changes.

The proportion of black residents increased by about 6% while the white population remained relatively constant. The proportion of residents identifying as either Asian or "some other race" both fell between 2010 and 2018.

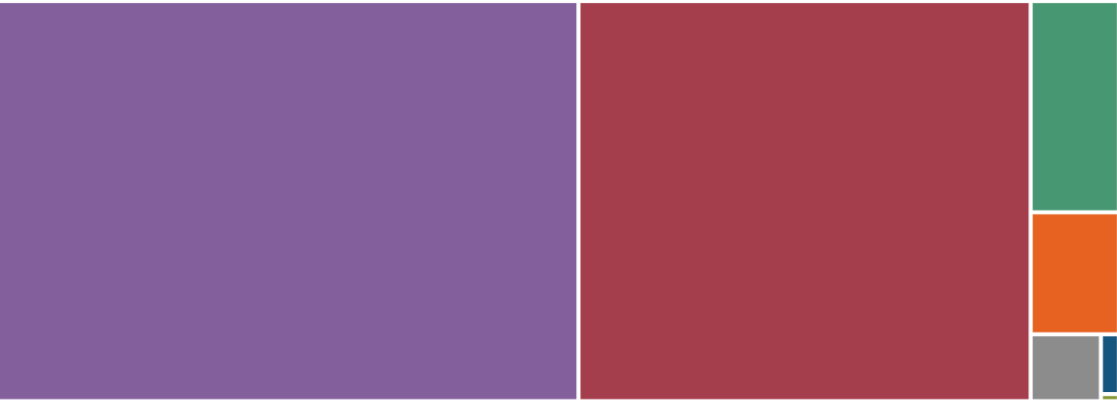
7.5% of residents of any race identified as Latino in 2010, and this percentage decreased to 3.6% by 2018.



RACIAL COMPOSITION COMPARISON

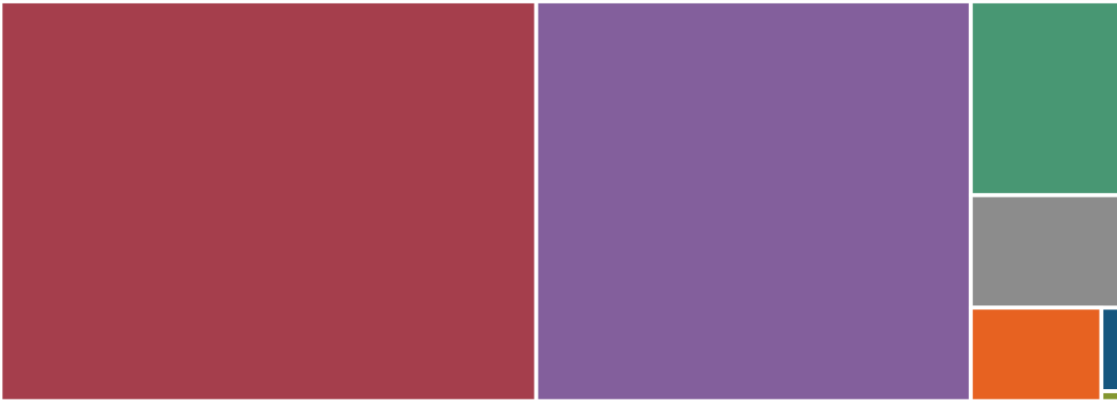
Racial Composition of Union City, 2018

- White
- American Indian or Alaska Native
- Native Hawaiian or Pacific Islander
- Two or More Races
- Black
- Asian
- Other



Racial Composition of the Atlanta Region, 2018

- White
- American Indian or Alaska Native
- Native Hawaiian or Pacific Islander
- Two or More Races
- Black
- Asian
- Other



Union City’s racial composition is quite similar to that of the 10-county metro area as a whole.

The Atlanta region is roughly 9.6% Hispanic, while Union City’s population is roughly 3.6% Hispanic.

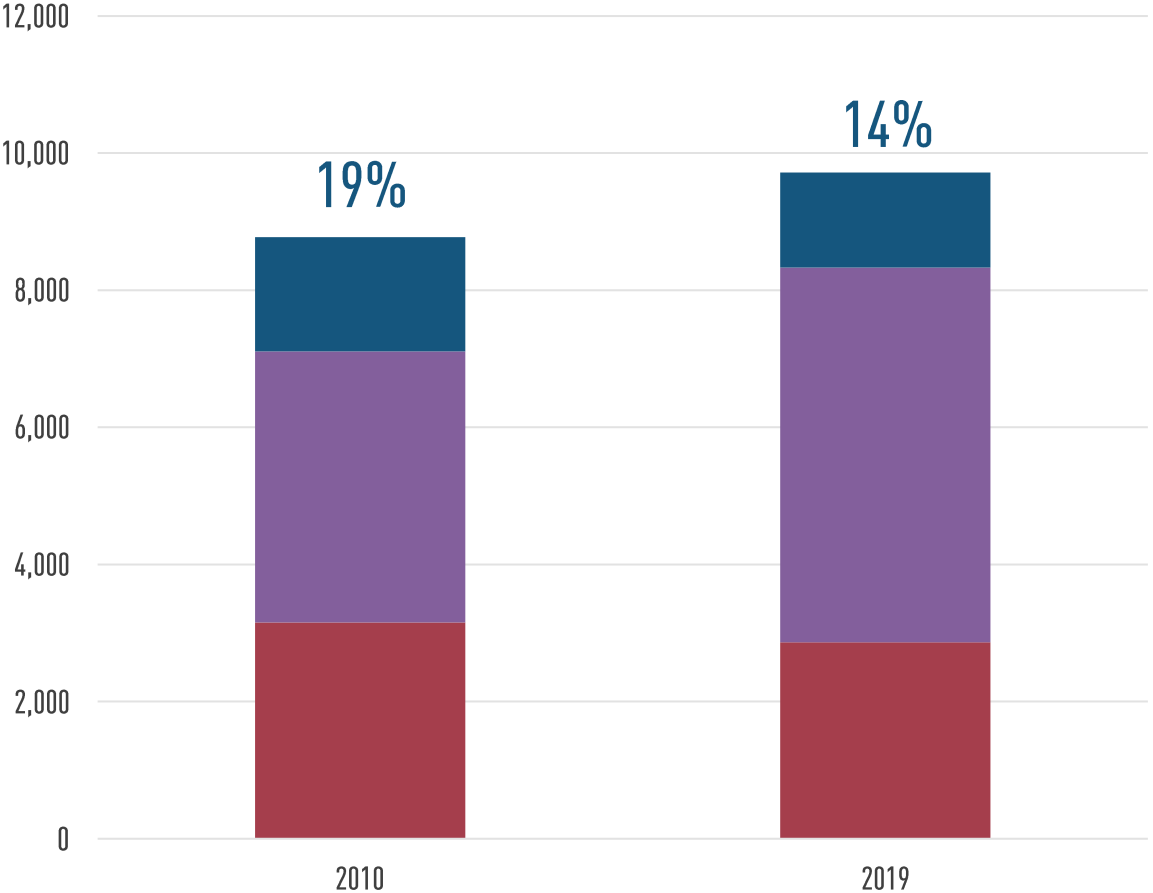




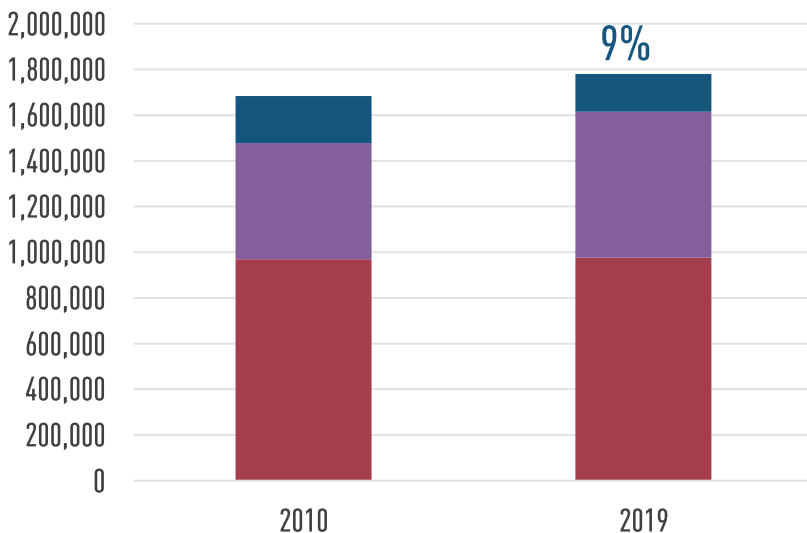
HOUSING TRENDS

HOUSING TENURE

Union City Tenure



10-County Atlanta Metro Tenure

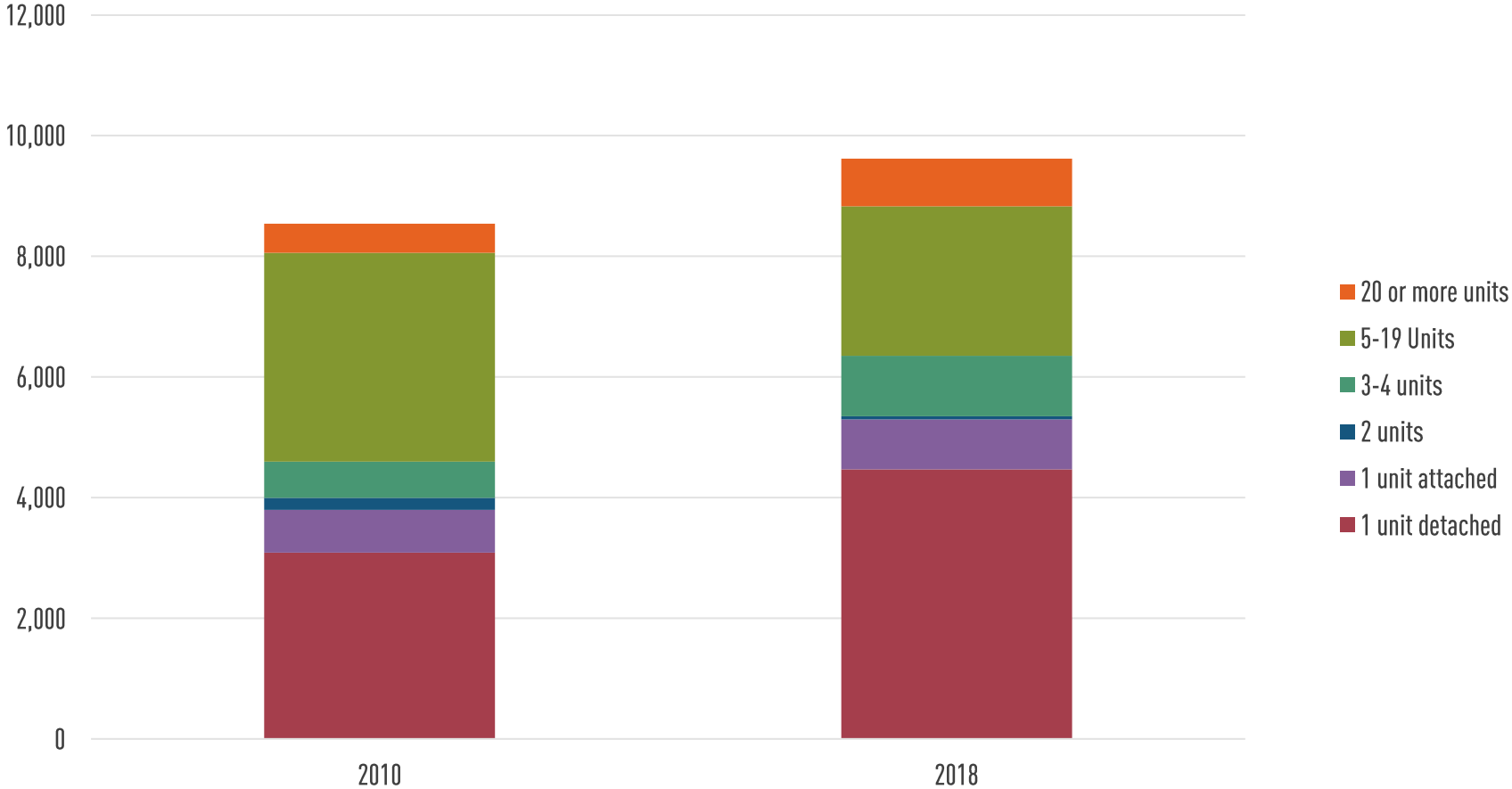


- Owner Occupied
- Rented
- Vacant

Data Source: American Community Survey, 2010 and 2018



HOUSING TYPES



Union City is experiencing a moderate shift in the composition of its housing stock. While the city has gained roughly 1,100 dwelling units, that growth has been concentrated in single-family homes. Simultaneously, the proportion and count of multi-family homes have decreased.

Due to the sample size and quality of data, these figures should be considered rough estimates.

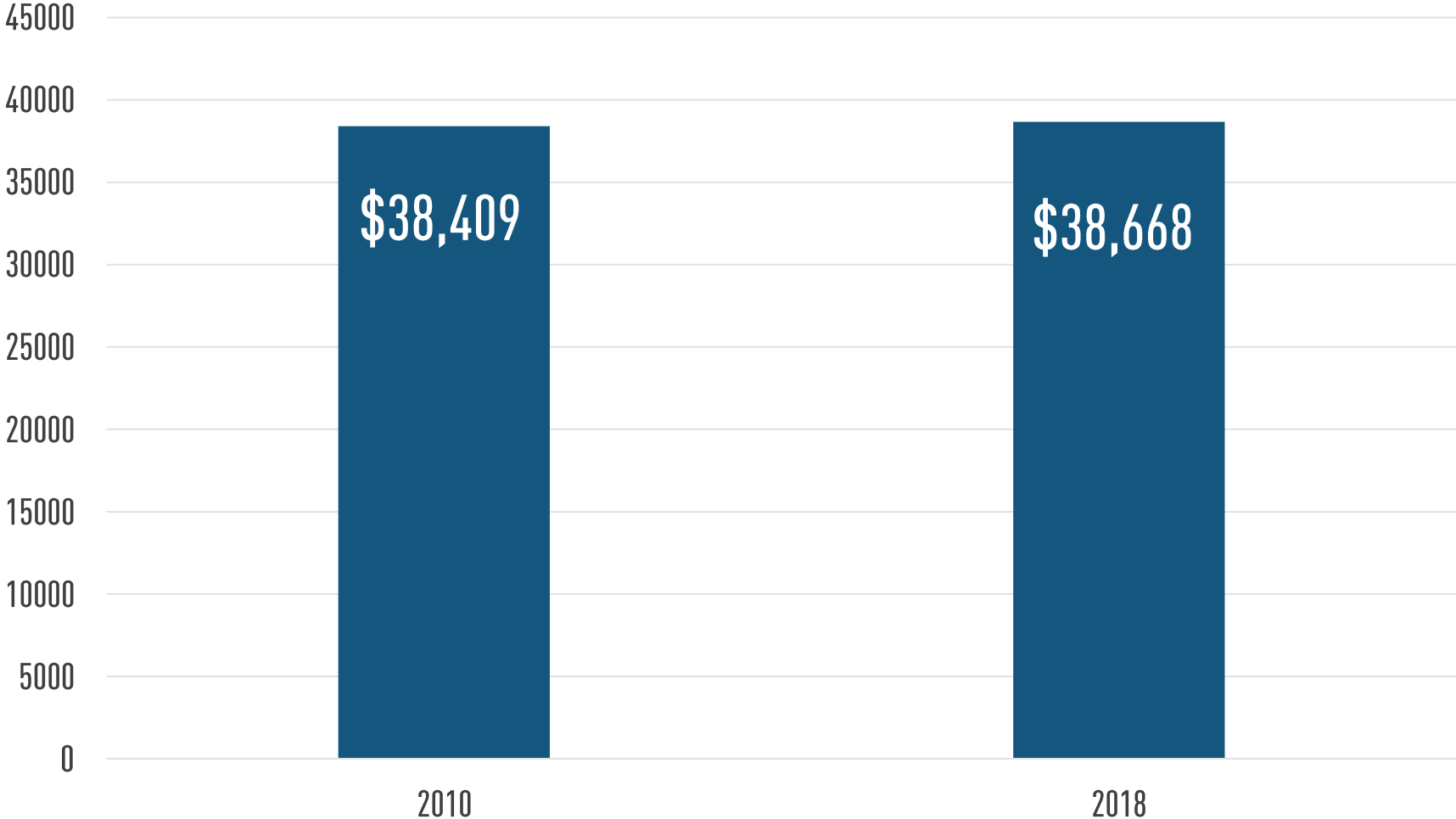
Data Source: American Community Survey, 2010 and 2018





ECONOMIC TRENDS

MEDIAN HOUSEHOLD INCOME

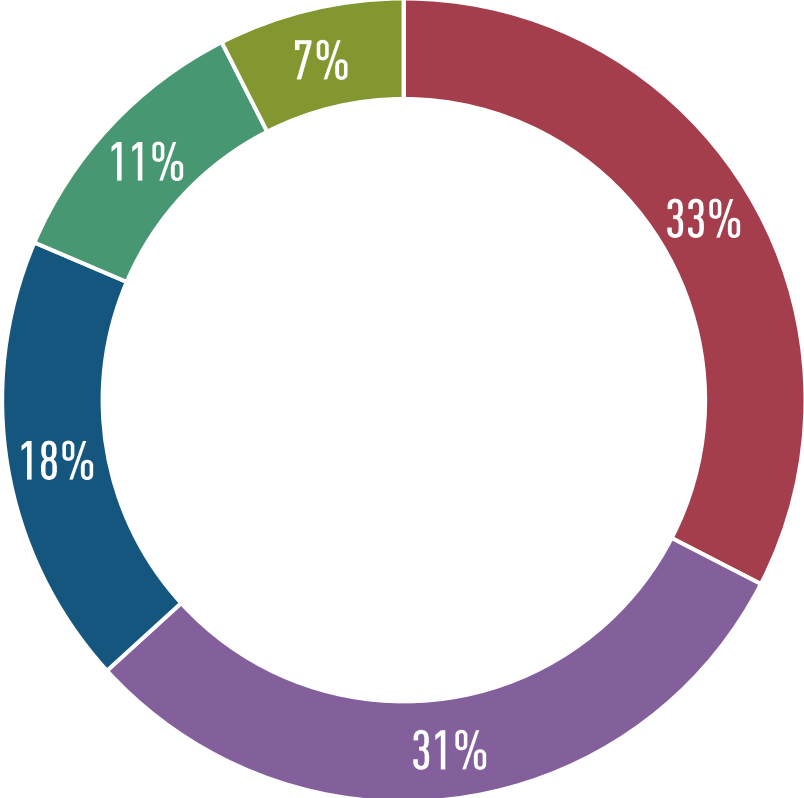


Data Source: American Community Survey, 2010 and 2018

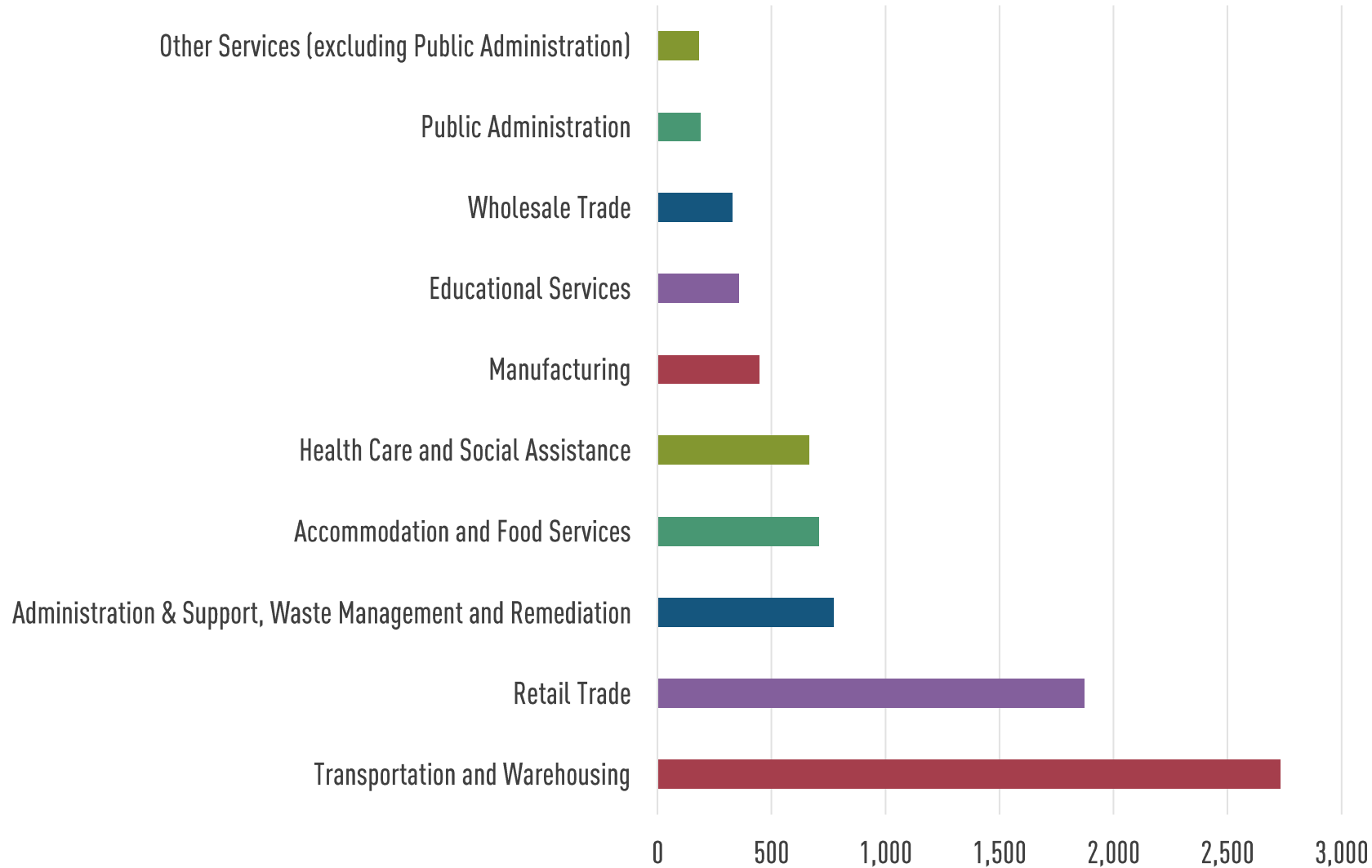


INCOME DISTRIBUTION

- <\$25,000
- \$25,000-\$49,999
- \$50,000-\$74,999
- \$75,000-\$99,999
- \$100,000-\$149,999
- \$150,000-\$199,999
- >\$200,000



WORKPLACE AREA CHARACTERISTICS



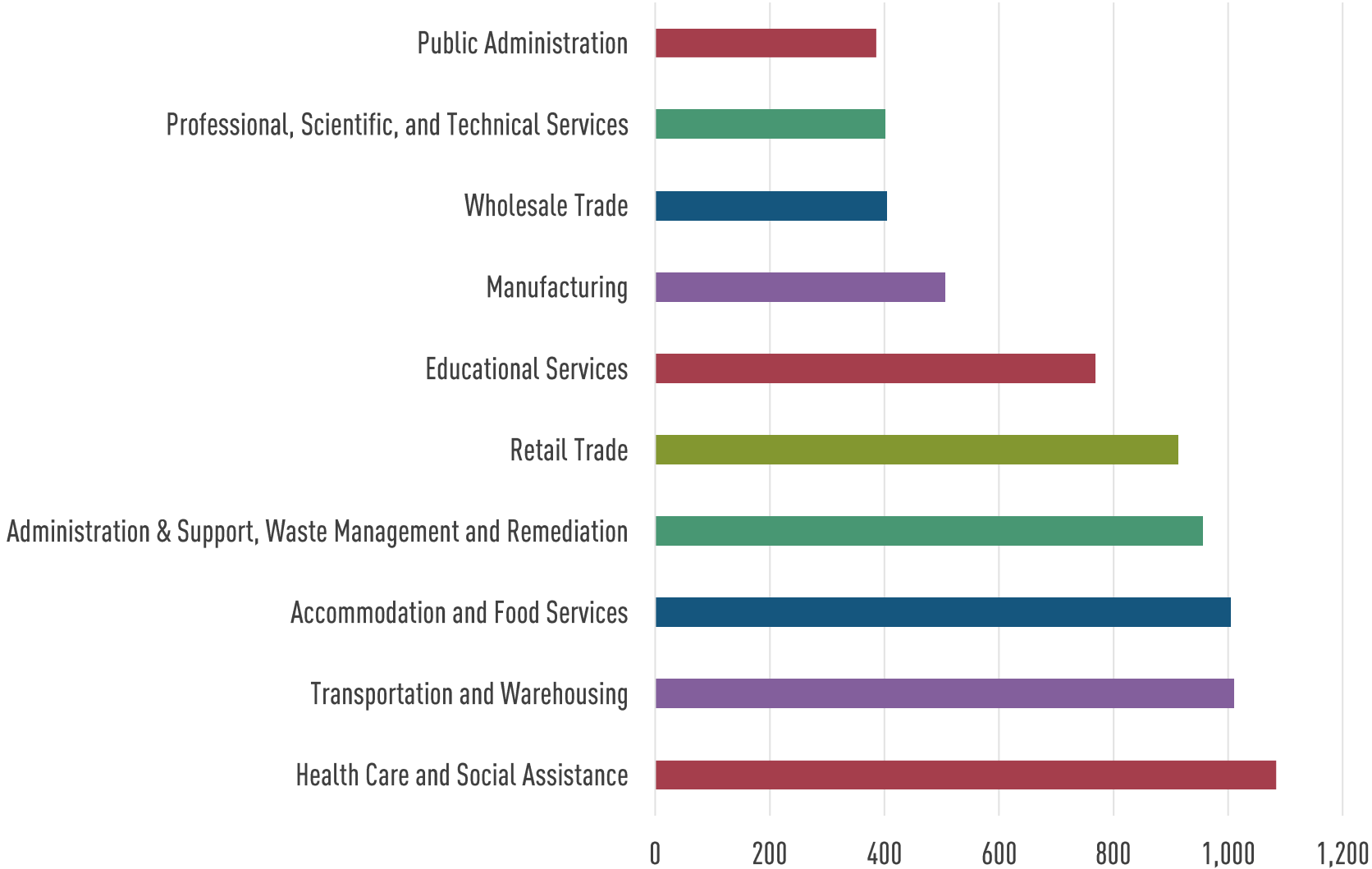
What jobs exist within Union City?

In terms of employment, the largest industry within Union City is Transportation and Warehousing, followed by Retail Trade.

Note: This only represents the top ten Workplace Area Characteristics.



RESIDENT AREA CHARACTERISTICS



What industries do Union City residents work in?

In terms of employment, the largest industry among Union City’s residents is Health Care and Social Assistance, followed closely by Transportation & Warehousing, and Accommodation and Food Services.

Note: This depicts only the top 10 industries occupied by residents of Union City. Others may be represented in the data that aren’t shown here.





TRANSPORTATION TRENDS

TRAFFIC FLOWS

Commute In to Union City:

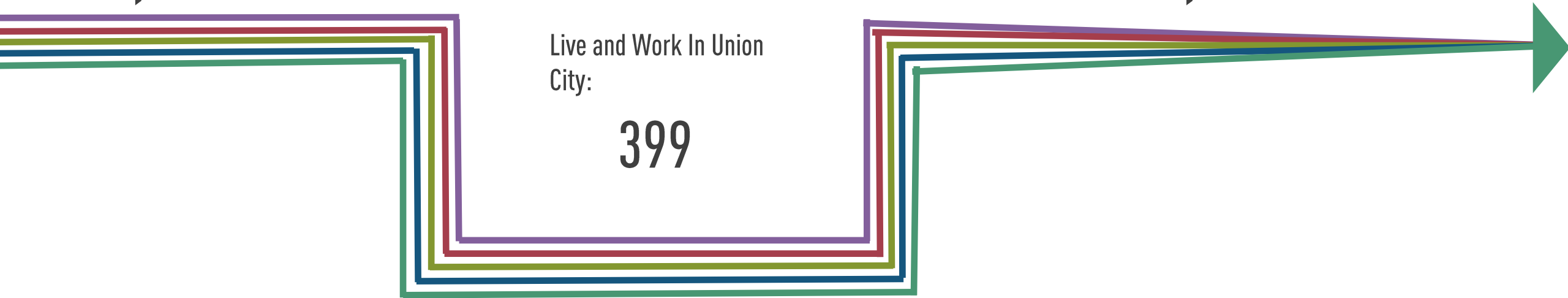
8,455

Commute Out of Union City:

8,556

Live and Work In Union
City:

399



COMMUTE TIME

20% of residents travel <15 minutes

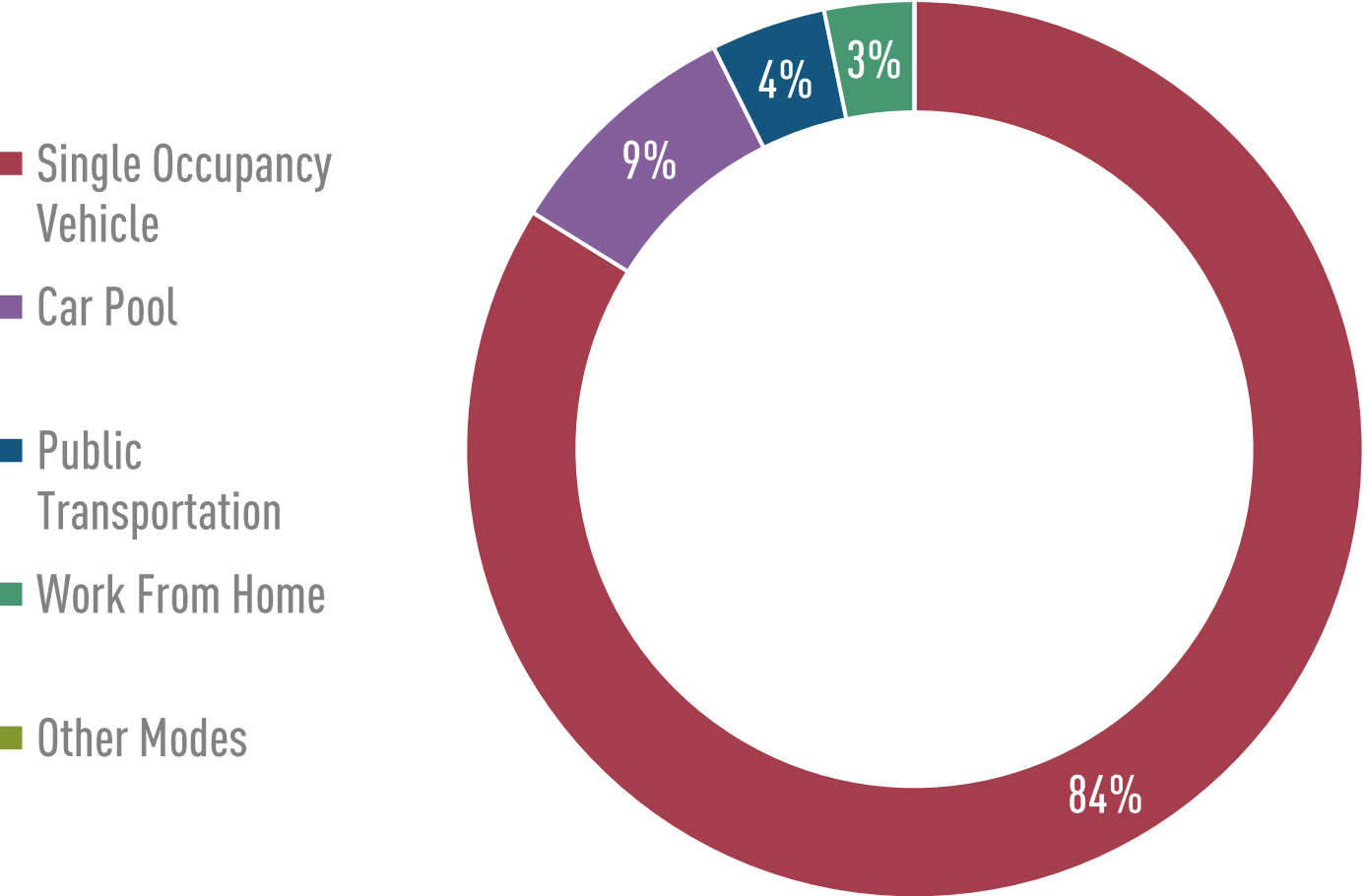
42% of residents travel 15-29 minutes

17% of residents travel 30-44 minutes

10% of residents travel 45-59 minutes

11% of residents travel >60 minutes

MODE OF TRANSPORTATION



93% of Union City residents use a car to get to work each day. The vast majority of those drive alone, while 9% carpool. 4% of residents use public transportation, 3% work from home (in 2018).

Note: This data does not reflect the influence of the pandemic on transportation.



What are Union
City's best
assets,
strengths, and
opportunities?

What are the
challenges,
weaknesses,
and threats
facing Union
City?



Needs and Opportunities-

- Development Patterns
- Social and Economic Development
- Resource Conservation
- Government Relations



Development Patterns: Needs and Opportunities

Needs

- Aging neighborhoods and multi-unit housing
- Inter-parcel connectivity and access management along corridors
- Multi-model transportation-expand MARTA
 - Example-Roosevelt Highway or Pedestrian street activity very low to non-existent

Opportunities

- Historic Downtown/Union Street
- Improving connections between downtown and Hwy 138/Jonesboro Road Corridor
- Capacity for growth along South Fulton Parkway corridor
- Existing South Fulton Parkway corridor zoning
- Enhanced pedestrian infrastructure along Shannon Parkway



Social and Economic Development: Needs and Opportunities

Needs

- Dependence on retail trade
 - Bedroom community
- Housing and employment mismatch

Opportunities

- First Opportunity Zone in Metro Atlanta designated in Union City
- Foreign Trade Zone/**Freeport Tax**
- Growing economic base/**Diverse employment**



Resource Conservation: Needs and Opportunities

Needs

- Green space, parks and trails
- ~~No historic resource survey~~
- ~~Lacking locally designated historic ordinance~~
- ~~Historic building stock and overlay district~~

Opportunity

- New parks
- Reclaim Dixie Lakes for a zone of community recreational activities

What are Union
City's best
assets,
strengths, and
opportunities?

What are the
challenges,
weaknesses,
and threats
facing Union
City?

2019 MASTER PLAN/Vision for Comprehensive Plan

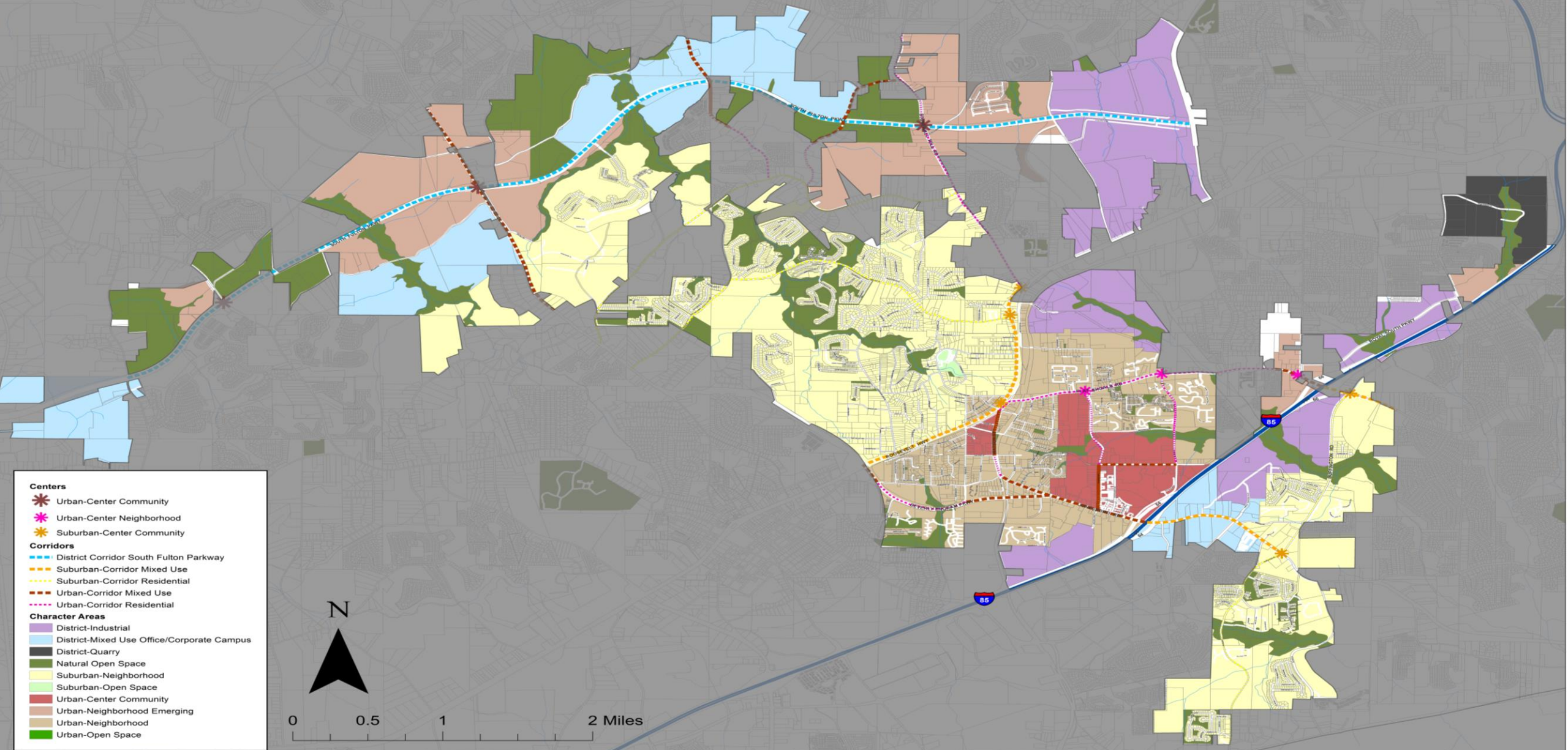
Vision: Union City will have walkable mixed-use development connected to parks and downtown areas with safe crossings, lighting, and a convenient public transportation system. The city will feature a variety of restaurants, retail, and educational opportunities with a strong tourism and technology business complete with Class A office space. Union City will have a thriving environment with venues and gyms promoting a safe place to play, live, and work.



LAND USE



Union City Future Development Map



- Centers**
- Urban-Center Community
 - Urban-Center Neighborhood
 - Suburban-Center Community
- Corridors**
- District Corridor South Fulton Parkway
 - Suburban-Corridor Mixed Use
 - Suburban-Corridor Residential
 - Urban-Corridor Mixed Use
 - Urban-Corridor Residential
- Character Areas**
- District-Industrial
 - District-Mixed Use Office/Corporate Campus
 - District-Quarry
 - Natural Open Space
 - Suburban-Neighborhood
 - Suburban-Open Space
 - Urban-Center Community
 - Urban-Neighborhood Emerging
 - Urban-Neighborhood
 - Urban-Open Space



Centers



Urban-Center Community



Urban-Center Neighborhood



Suburban-Center Community

Corridors



District Corridor South Fulton Parkway



Suburban-Corridor Mixed Use



Suburban-Corridor Residential



Urban-Corridor Mixed Use



Urban-Corridor Residential

Character Areas



District-Industrial



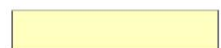
District-Mixed Use Office/Corporate Campus



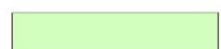
District-Quarry



Natural Open Space



Suburban-Neighborhood



Suburban-Open Space



Urban-Center Community



Urban-Neighborhood Emerging



Urban-Neighborhood



Urban-Open Space



Land Use
Issues?



Land Use
Opportunities?

Report of Accomplishments:

7 Complete
 12 Complete/Ongoing
 13 Not Completed

Union City Community Work Program - 2015									
ID	Project	Responsible Party	Cost	Funding Source	2016	2017	2018	2019	2020
1	Work with organizations such as PEDS to coordinate safe routes to school programs and PATH for and pedestrian connections.	Public Service	Staff Time		*				Not Completed
2	Coordinate the location and construction of new civic building in activity centers, corridors and neighborhoods	City Administration	Staff Time				*	*	Completed/Ongoing
3	Promote and implement Opportunity Zone designation	Comm. Dev.	Staff Time		*	*	*	*	Completed
4	Coordinate working relationships with planning staff, local businesses and local economic development organizations to ensure new and existing business developments are in line with the principles of the Future Development Guide	Comm. Dev.	Staff Time						Ongoing



Work Plan

Not Completed-

- Work with organizations such as PEDS to coordinate safe routes to school programs and PATH for and pedestrian connections.
- Review and amend tree preservation regulations
- Adopt development regulation amendments requiring installation of bicycle and pedestrian amenities with new development.
- Utilize conservation easements and other land preservation tools
- Create a new bicycle and pedestrian friendly roadway corridor that connects the Downtown/City Hall area to Shannon Parkway (as described in the Union City Town Center LCI Study recommendation)
- Work with organizations such as PATH or Georgia Bikes for bicycle connections.



Work Plan

Not Completed-

- Adopt street connectivity standards that require connectivity within new development and to adjacent areas
- ~~Nominate eligible properties to the National Register of Historic Places and promote the City's history~~
- Develop incentives that encourage diverse and affordable housing
- Review and amend park and open space dedication requirements and incentives
- Identify corporate partners with community development programs that may help with beautification/maintenance costs of existing parks
- Utilize the upcoming South Fulton Parkway Corridor Plan process to continue coordinated planning with adjacent jurisdictions and to ensure the balanced development of South Fulton Parkway.
- Implement the recommendations from South Fulton Parkway Corridor Plan. This may include, transportation projects, changes to land use policy and changes to zoning regulations.



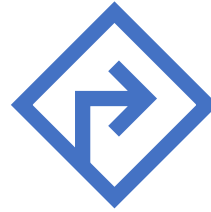
Work Plan

ADDED-

- Coordinate with Marta on the Greenway Model Mile project on Royal South Parkway including the use of the Park-N-Ride for a trailhead for a greenway path from Feldwood Road to Buffington Road.
- Coordinate with Marta to restore routes along Roosevelt Highway.
- Coordination with the Aerotropolis Atlanta Alliance.
- Investigate park/gathering spaces in underserved areas.
- Pursue discussions about the revitalization and redevelopment of Dixie Lakes.
- Pursue emergency facilities and technology colleges.

What projects
need to be
added to the
Work Plan?

Should any of
the Work Plan
line items be
amended?



Next Steps:

- Review Draft Document**
- Public Hearing: January 19, 2021**
- Atlanta Regional Commission/ Department of Community Affairs (DCA)
Review**
- Adoption: February 2021**



QUESTIONS?

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kstevens@atlantaregional.org

UNION CITY COMPREHENSIVE PLAN UPDATE 2020

