



William B. Dunaway
Mayor, City of Marietta GA



All America City Award

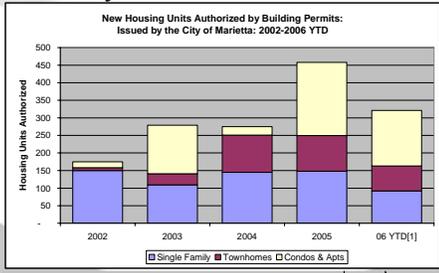
- First City in Georgia to receive the award in 30 years
- M-Star
- Marietta Reads
- Redevelopment



Commercial and Residential Projects underway past 4 years

- Roughly 1,200 new residential building permits issued
 - Roughly 2,000 units still in the “pipeline” for future construction City-wide
 - About 450 Units will be SF Detached Homes
- 420,00 SF of taxable commercial space completed or planned
- Full value of the City Digest up \$1.1 billion since 2003

Permits issued for 644 Single Family Homes since 2002



Year	Single Family	Townhomes	Condos & Apts	TOTALS	Percent Distribution
2002	150	109	145	404	42.7%
2003	8	32	100	140	21.2%
2004	17	138	24	179	38.1%
2005	148	102	71	321	100.0%
06 YTD[1]	92	644	311	1,047	
TOTALS	265	427	270	962	

[1] 2006 Year to Date Totals are through June 30
Sources: Marietta Building Permit Records and the US Census Bureau

\$367 Million in Housing Projects Currently Under Construction

Project Name	SF Detached	Townhomes	Condos	Apts	Total Units	Estimated Value
Cottages at Marietta Square	6	6			12	\$ 1,170,000
Legacy at Walton Village	16	45		333	394	\$ 34,020,000
Manget Street Redevelopment	74	113	78		265	\$ 58,937,000
Brownstone Square (Remainder)		64			64	\$ 12,288,000
Hamilton Grove (Remainder)	65				65	\$ 16,965,000
Glen Ivy (Remainder)	58				58	\$ 12,470,000
The Park at Anderson Farm	78				78	\$ 74,100,000
Hightop/Lake Drive Townhomes		77			77	\$ 17,710,000
The Village At Frasier Park	48				48	\$ 9,619,200
Mountainview Town homes	34				34	\$ 8,840,000
Emerson Hill Townhomes		33			33	\$ 13,200,000
Marietta Mill Lofts	32		32		64	\$ 10,160,000
Traditions at Crosspark	32				32	\$ 14,400,000
Whitlock Avenue (Mark Kirk)	20				20	\$ 7,500,000
Browns Park	17				17	\$ 6,290,000
Hunters Walk	9			2	11	\$ 4,275,000
Caswell Overlook				227	227	\$ 40,860,000
Park at Whitlock	11				11	\$ 4,152,000
Brianfield/White Circle	87				87	\$ 20,010,000
TOTALS:	499	478	339	333	1,559	\$ 366,939,200

Sources: Marietta Departments of Public Works, Development Services and the Marietta Redevelopment Corp.

Partial Listing: Values are estimated from secondary sources and information provided by developers as of early 2006.

\$49 Million in Private (Taxable) Commercial Investment

Project Name	Retail SF	Office SF	Other SF	Total SF	Estimated Value
Bolangles	3,365			3,365	\$ 538,400
Rose Drive Retail Space	46,500			46,500	\$ 7,440,000
Super Wal-Mart	230,000			230,000	\$ 19,550,000
BB&T Bank Facility/Sandy Plains Rd			5,748	5,748	\$ 862,200
Dan Burge - Kennesaw Avenue		18,423		18,423	\$ 2,763,450
900 Burnt Hickory Rd		1,200		1,200	\$ 210,000
Campbell Hill/Marble Mill Center		23,500		23,500	\$ 2,937,500
675 Tower Road - CDH Partners		15,700		15,700	\$ 2,433,500
Chandler Retail/Whitlock Ave	60,000			60,000	\$ 9,600,000
Marietta Gateway (South Avenue)		12,428		12,428	\$ 2,112,760
Popeye's/Arby's		2,895		2,895	\$ 463,200
TOTALS:	342,760	71,251	5,748	419,759	\$ 48,911,010

Sources: Marietta Departments of Public Works, Development Services and the Marietta Redevelopment Corp.

Partial Listing: Values are estimated from secondary sources and information provided by developers as of early 2006.

More than \$200 Million in Projects Scheduled to Start Later in 2006

Projected Completion Value of Projects Scheduled to Break Ground in 2006
Within the City of Marietta

Project Name	SF Detached	Townhomes	Condos	Apts	Total Units	Estimated Value
Clay Homes	9	125	166		300	\$ 114,556,000
Columns Group/Cole St.	16	20			36	\$ 23,876,000
Tom Downs/Washington Avenue			8		8	\$ 3,400,000
Johnny Walker Homes	18	58	45		121	\$ 43,570,000
Emerson Overlook			45		45	\$ 18,075,000
TOTALS	43	203	264	-	510	\$ 203,477,000

Sources: Marietta Departments of Public Works, Development Services and the Marietta Redevelopment Corp.

Partial Listing: Values are estimated from secondary sources and information provided by developers as of early 2006.

Totals exclude Wynhaven and the Atlanta Northern Project

MRC/Economic Development helps developers market properties, future funding and MRC Marketing

Night and Day Population

- According to Census 2000:
 - More than 31,700 Marietta residents worked within the City limits
 - Roughly 36,500 non-residents commuted into the City daily
 - Second largest number of in-commuters of any Census Place in Georgia behind Atlanta
 - The City's daytime population exceeded 95,700, 8th largest in the State

Progress on Rental Housing

- More than 400 rental units already demolished or converted since 2003, to be replaced by nearly 740 ownership units
- Another 430+ rentals to be demolished if Wynhaven and Lyman Homes proceed
- A potential total of more than 1,050 owner occupied units on former rental housing sites
- These totals do not include the replacement of 208 substandard apartments at Walton Village with new market rate and elderly units

Project/Area	Existing Rentals	New Ownership
Demolished		
Johnny Walker	128	121
Clay Homes	134	305
Manget St.	102	265
Frasier Circle	48	48
SUBTOTAL:	412	739
Future Demolition ???		
Wynhaven	297	235
Columns Group/Cole St.	12	36
Lyman Homes	125	45
SUBTOTAL:	434	316
TOTALS	846	1,055

Progress on Rental Housing

- Based on projects already identified, from 2000 to 2010:
 - Nearly 3,300 new owner occupied units should be constructed City wide in this decade
 - There will be a net reduction in apartments
 - Percentage of rental housing has already been reduced from nearly 64% down to 60%
 - Will be reduced to 56% by 2010

Projected Distribution of Marietta Owner/Renter Occupancy, 2000-2010

Housing Units by Type[1]	2000 Census	2005 Estimated[2]	2010 Forecast	Change: 2000-2010 Number	Percent
Owner Occ. & Vacant for Sale	9,186	10,702	12,472	3,286	35.8%
Renter Occ. & Vacant for Rent	16,041	16,008	15,872	(169)	-1.1%
TOTAL Housing Units	25,227	26,710	28,344	3,117	12.4%
Percent Ownership Units	36.4%	40.1%	44.0%	105.4%	
Percent Rental Units	63.6%	59.9%	56.0%	-5.4%	

[1] Totals reflect housing units and not occupied owner or renter households.
[2] Estimates and projections are based solely on actual known development proposals as of 1/1/06
Source: Marietta Redevelopment Corporation.

Rental Housing Plans B, C, D and E...

And So on...

Ideas I want City Council to consider...

Help our good landlords rent their properties

“Marietta Seal of Good Housing”

Property Rights?

Privacy Rights?

Ideas I want City Council to consider...

- An occupancy tax for rental landlords similar to that used for lawyers
- Consideration of City of Roswell rental ordinance
- A city environmental court
- Comply with probable cause and still have the ability to enter rental properties
- Encourage tenants to “Invite us in”
- Encourage neighbors to report code violations, especially violations of occupancy limits.
- Hazelton, Pennsylvania ordinance?
- Publish names and addresses of rental landlords who have repeated serious code violations on their properties.
- Repeal Slumlord Bill
- Code Enforcement staff increased by 30% and streamlining operations.

Powder Springs Road Connector



Powder Springs Road Connector

- The Sandtown Road Intersection
- The Chestnut Hill Road Dead End
- The Chestnut Hill Road with Strict Traffic Control
- The Alternative #4

I-75 Widening

- Identified construction and ROW impacts
 - Full or partial takings of 108 properties within the City Limits
 - More than 100 businesses may be affected
 - Full taxable value of these impacted properties approached \$183 million in 2005
 - More than \$419,000 per year in potential lost City revenues
 - Revenue losses to City Schools would be substantially higher

The City will need help to mitigate immediate revenue losses while focusing on longer-term redevelopment opportunities

More to come and areas of concentration

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lil' chickens of marietta, inc



- More to come and areas of concentration
- 10 year park improvement plan
 - Hickory Hills Park
 - Historic Preservation Ordinance Changes?
 - Lyman Homes
 - Fort Hill Homes
 - BRT Station
 - Future TADs
 - Allgood Road Area
 - Franklin Road Area

- More to come and areas of concentration
- Hedges and Gramling Street area
 - Strand Theatre
 - Aviation Museum
 - New sidewalk construction – \$ 1,300,000 this year !!!
 - Downtown Parking Deck ???
 - Tourism Trolley ???

- More to come and areas of concentration
- M.I.N.T.
 - Cobb Housing
 - More Affordable Housing
 - Roswell Street Streetscapes
 - Powder Springs Road Streetscapes
 - City Cemetery Improvements

- More to come and areas of concentration
- SPLOST Road Improvements, including the Fairground Parkway
 - Cobb County Comprehensive Transportation Plan
 - Cobb/Paulding Transportation Study Task Force

Other City Initiatives

- ### Other City Initiatives
- Franklin Road Weed and Seed (1 million dollar program)
 - Boy's and Girl's Club – Franklin Road Area
 - Franklin Road Community Association
 - Franklin Road Task Force
 - Future TADs
 - Marietta Redevelopment Corporation Funding and Marketing Campaign

- ### Other City Initiatives
- Big Box Ordinance
 - Future overlay zoning areas for Whitlock and Powder Springs
 - Enforcement of New Sign Ordinance
 - Master Tree Plan
 - Use of City Arborist
 - Powder Springs Road Parkway Plan

- ### Kennestone Hospital Area
- New Roads and Buildings
 - Marietta's Largest Employer
 - Future Land Use
 - Expansion
 - Transportation Issues

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- 98 mil for the on-going 10 year Capital Improvement Project
 - 12 mil for SPLOST related Utility relocations, up-grades, and underground lines and pipes
 - 10 mil for upgrades related to current redevelopment projects
 - The city may be able to accomplish this investment without any new rate increases and without incurring debt

- ### Doing all with 3.5 mils
- Doing all with 3.5 mils
 - Only 15% of City Budget comes form Taxes
 - Lowest Millage rate in Metro Atlanta

Quality of Life



New Web Site

