

The background image shows a scenic view of a brick-paved trail or walkway. On the left, there are trees and a stone wall. On the right, there is a yellow building with a large, colorful sign that reads 'TUCKER' in large, stylized letters, with 'Georgian' written below it and 'EST 1892' further down. String lights are strung across the top of the image, and several people are walking along the trail in the distance.

# **Recommendations to the City of Tucker for Sustainable Development Along Trail System**

**ULI mini Technical Assistance Panel**

PIERANGELI SIMONPIETRI, LAUREN LEYRER, SHAR'RON RUSSELL, KATE  
CULVER, JAY PERLMUTTER, CHRIS MANZER

# Project Scope

**In connection with the implementation of the City of Tucker's trail master plan, this presentation provides recommendations for sustainable development along the City of Tucker's planned trail system in a manner that:**

- Preserves the character and community of the City of Tucker**
- Furthers the adopted plans and projects of the City of Tucker, including the City's Comprehensive Plan and Downtown Master Plan.**
- We are proposing an overlay district that the City could implement in critical areas near the trail system, which would allow owners to develop structures with increased density subject to satisfaction of sustainability and energy efficiency criteria and strict compliance with design standards that ensure the structure will be compatible with the neighboring community.**

**Projected  
Housing Needs  
–  
Downtown  
Master Plan  
and  
Comprehensive  
Master Plan**

- **Per Downtown Master Plan:**
  - Local Resident Base tended toward smaller and older households
  - Tucker's housing stock tended toward single-family detached homes tailored to larger and younger families
  - Anticipated Demand for townhome/-plex units was 6x greater than demand for single family
  - Affordability for new families and smaller, lower-cost options for aging residents were identified as priorities
- **The Comprehensive Plan identifies the following goals:**
  - Support for "life cycle" housing by increasing housing options for "empty nesters"
  - Ensure high-quality housing choices at a variety of price points

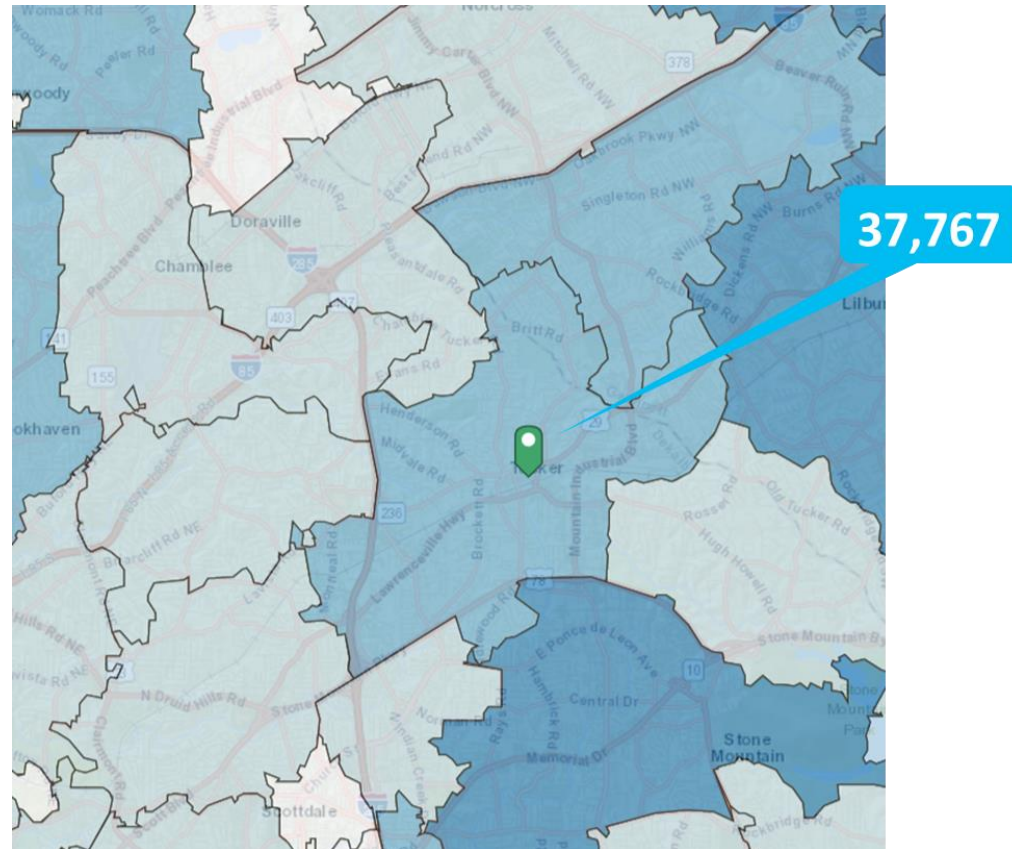
**With respect to new housing development, residents identified the following priorities in the Comprehensive Plan:**

- **Ensure Tucker remains a city of tree-lined neighborhoods with a range of housing options for young and old alike**
- **Develop Downtown a hub for "life-long" living**
- **Preserve existing "relatively affordable" housing stock and prevent "mansion-ization"**
- **Ensure redevelopment of housing stock in a manner compatible with existing single-family neighborhoods (with respect to building height, site coverage and street view)**

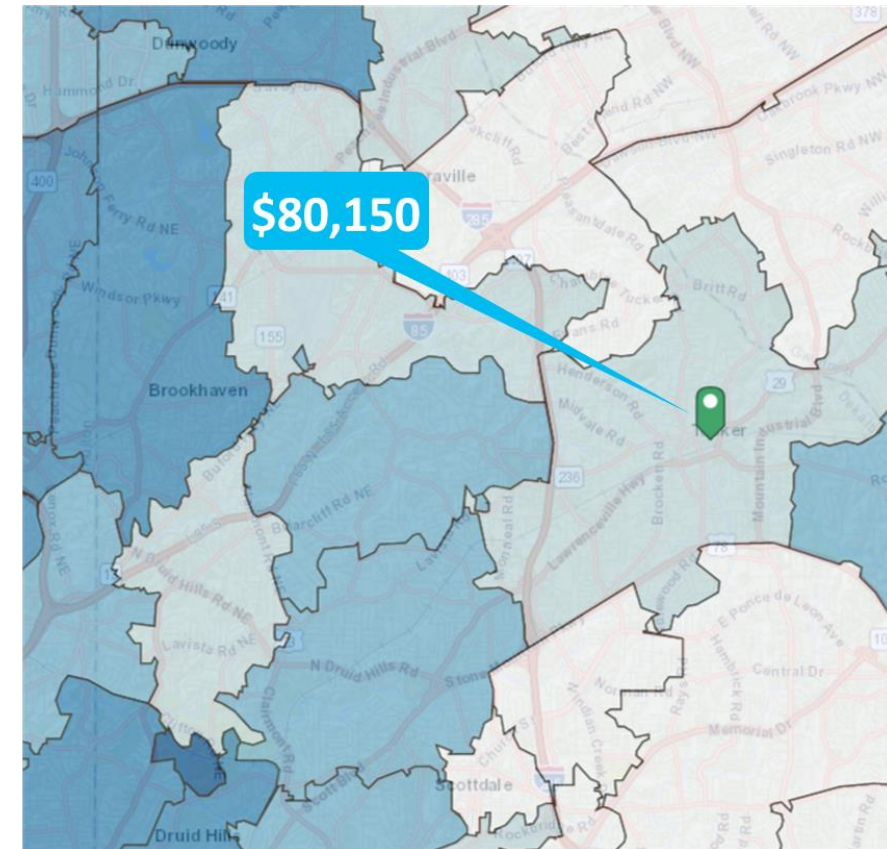


# Community Profile

Population

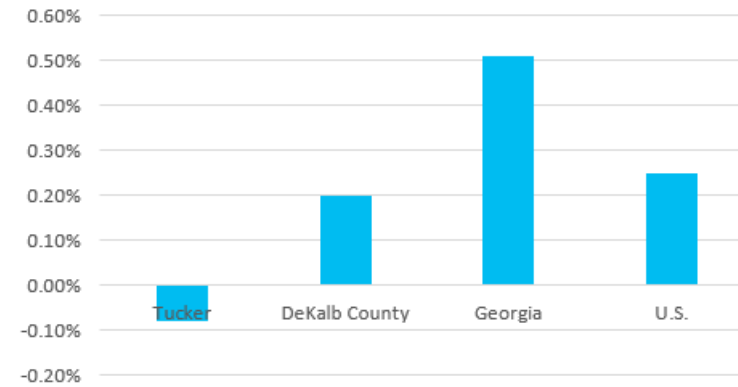


Median Household Income

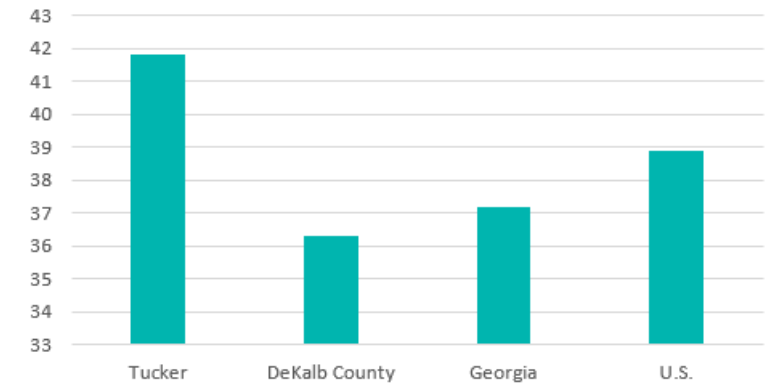


# Community Profile

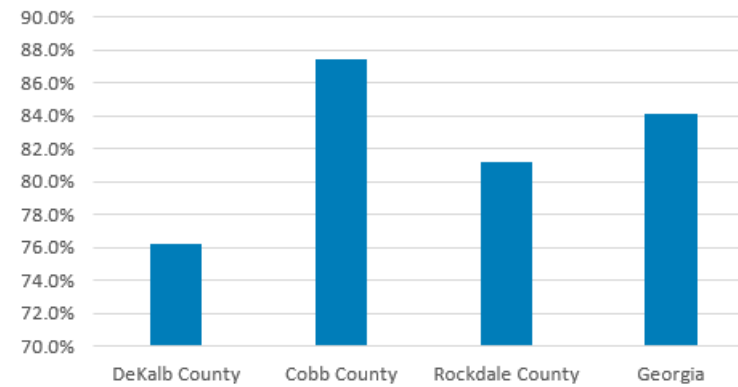
Annual Population Growth 2022 - 2027



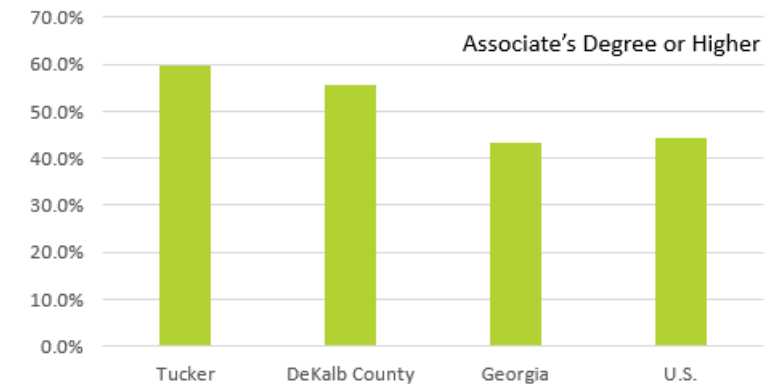
Median Age



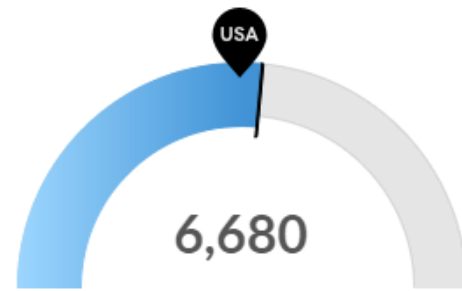
Graduation Rate



Educational Attainment

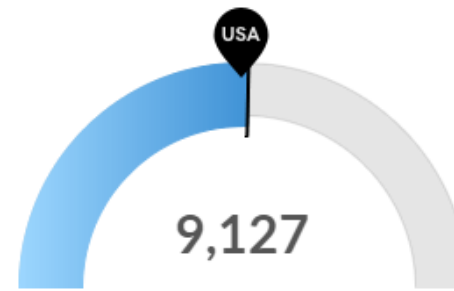


## Population Characteristics - Tucker, GA



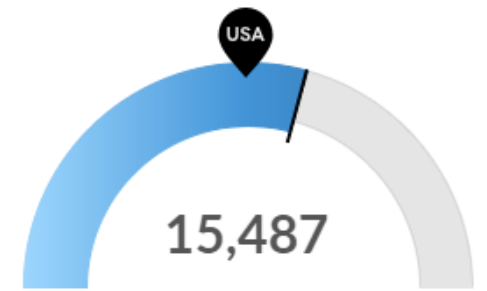
Millennials

Your area has 6,680 millennials (ages 25-39). The national average for an area this size is 6,137.



Retiring Soon

Retirement risk is about average in your area. The national average for an area this size is 8,930 people 55 or older, while there are 9,127 here.

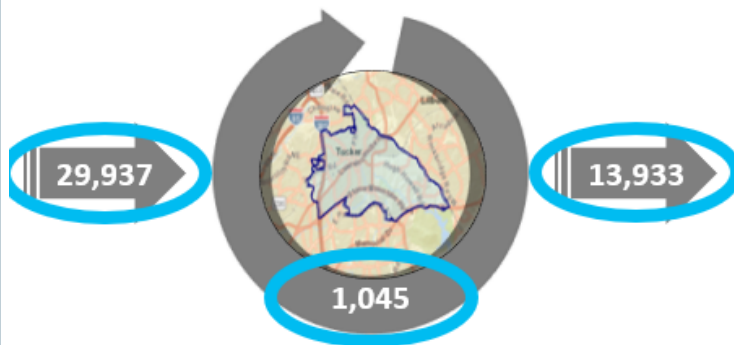


Racial Diversity

Racial diversity is high in your area. The national average for an area this size is 12,225 racially diverse people, while there are 15,487 here.

# Community Profile

## Workforce Analytics – Tucker, GA



### Where do Tucker's Residents Work?

	Count	Share
Atlanta, GA	3,690	25%
Tucker, GA	1,045	7%
Sandy Springs, GA	746	5%
Decatur, GA	401	3%
Dunwoody, GA	332	2%

	Count	Share
Employed in Tucker	30,982	
Employed in Tucker but Living Outside	29,937	96.6%
Employed and Living in Tucker	1,075	3.4%

	Count	Share
Living in Tucker	14,978	
Living in Tucker but Employed Outside	13,933	93.0%
Employed and Living in Tucker	1,075	7.0%

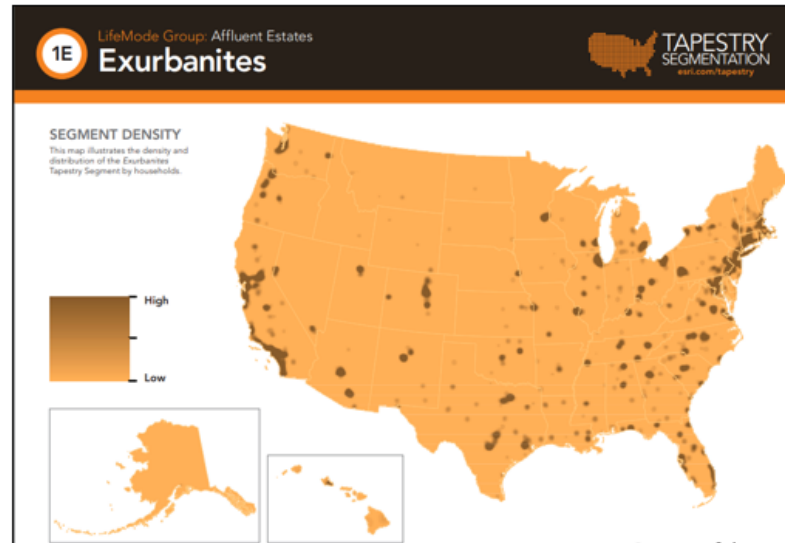
### Where do Tucker's Workers Live?

	Count	Share
Atlanta, GA	1,770	6%
Tucker, GA	1,045	3%
Stonecrest, GA	617	2%
Redan, GA	433	1%
Roswell, GA	346	1%



# Community Profile

## Exurbanites Tapestry Segment - Tucker



### Who are we?

Exurbanites – residents are now approaching retirement but showing few signs of slowing down. They take advantage of their proximity to large metropolitan centers and have cultivated a lifestyle that is both affluent and urbane.

Average Household Size: 2.5

Median Age: 51.00

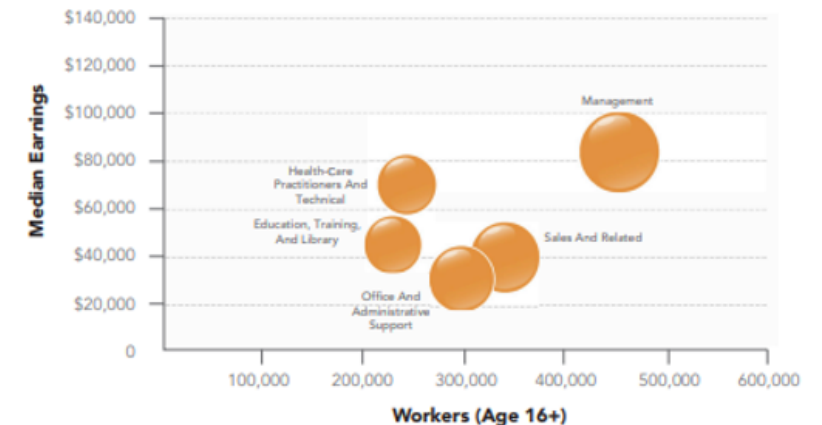
Median Household Income: \$103,400

### Socioeconomic Trends

- Residents are college educated
- Labor force is beginning to retire. Labor force participation has declined to less than 60%
- Residents are well connected, using the internet for everything from shopping to managing their finances.

### OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



# Housing Profile

Housing Units by Occupancy Status and Tenure	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	15,265	100.0%	16,723	100.0%	16,988	100.0%
Occupied	14,002	91.7%	15,338	91.7%	15,314	90.1%
Owner	9,149	59.9%	10,290	61.5%	10,289	60.6%
Renter	4,853	31.8%	5,048	30.2%	5,025	29.6%
Vacant	1,262	8.3%	1,385	8.3%	1,674	9.9%

Owner Occupied Housing Units by Value	2022		2027	
	Number	Percent	Number	Percent
Total	10,289	100.0%	10,289	100.0%
<\$50,000	164	1.6%	69	0.7%
\$50,000-\$99,999	362	3.5%	94	0.9%
\$100,000-\$149,999	245	2.4%	116	1.1%
\$150,000-\$199,999	717	7.0%	433	4.2%
\$200,000-\$249,999	1,907	18.5%	1,373	13.3%
\$250,000-\$299,999	1,594	15.5%	1,400	13.6%
\$300,000-\$399,999	2,836	27.6%	3,504	34.1%
\$400,000-\$499,999	938	9.1%	1,191	11.6%
\$500,000-\$749,999	1,333	13.0%	1,806	17.6%
\$750,000-\$999,999	162	1.6%	277	2.7%
\$1,000,000-\$1,499,999	20	0.2%	21	0.2%
\$1,500,000-\$1,999,999	2	0.0%	0	0.0%
\$2,000,000+	9	0.1%	5	0.0%
Median Value	\$305,483		\$347,360	
Average Value	\$339,498		\$385,261	

# **Trail Master Plan**

## **Trail System Priorities and Planning Goals**

- Interconnection between residential areas and established public amenities (Downtown, parks, schools and commercial areas)
- Engaging and encouraging bicycle use for majority of residents through safe and attractive trail system

## **Status of Implementation**

- Downtown model segment and portion of Hugh Howell segment complete
- Segments to Northlake and Peters Park in design

# **The Amenity Effect**

**The positive impacts of Green Amenities such as greenways, paths, and trails are well known**

- **Improved aesthetics**
- **Health benefits**
- **Environmental benefits**
- **Increased business revenue**
- **Increased housing demand**

# **The Amenity Effect**

**Rising property values can be a benefit to owners and investors, but they can also have adverse impacts, particularly on low or fixed-income residents**

- **Resident displacement**
- **Housing affordability**
- **Inequality**
- **Property taxes**
- **Social cohesion**
- **Small business displacement**



# The Amenity Effect

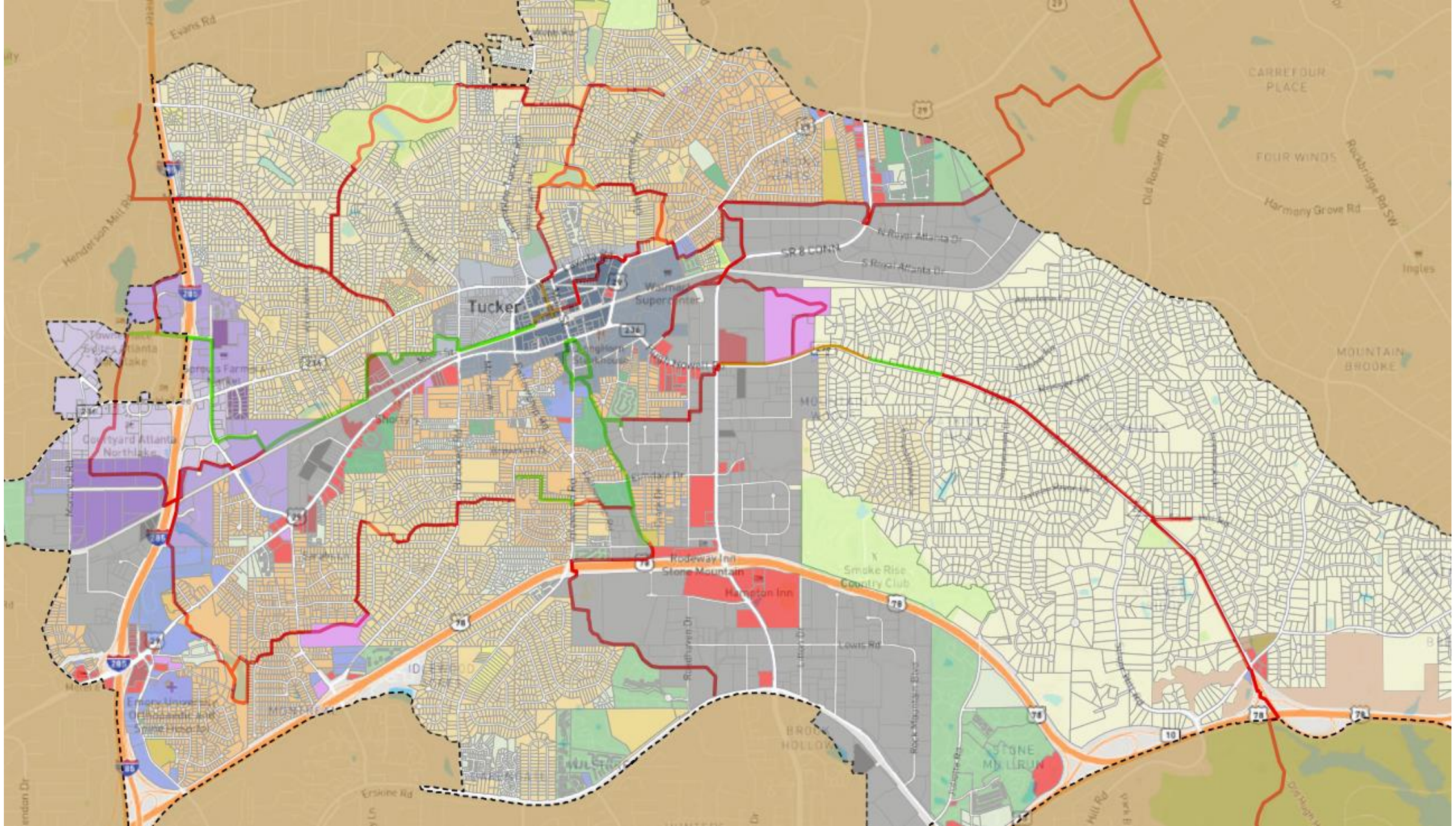
Everyone knows of The Highline in NYC and The Beltline in Atlanta, but these are extreme examples.

- In **Greenville, South Carolina**'s Berea neighborhood, property values have increased by **as much as 60%** since the **Swamp Rabbit Trail** opened in 2009.
- In **Austin, Texas**, homes within 1,500' feet of the **Lady Bird Lake Trail** sell for **6% - 20% more**.
- Along the **Rio Grande Trail** in Colorado, homes saw a **16%** increase.
- Home values on the **Monon Trail** in **Indianapolis, Indiana** saw a **14% increase** within ½ mile of the trail.
- In rural **Methow Valley, Washington**, homes **within 1/4 mile** of trails see a **10% price premium**.

# The Amenity Effect

## A few more examples...

- In **southwestern Ohio**, the **Little Miami Scenic Trail** is associated with higher property value in urban, suburban, and rural settings. Homes within a ½ mile of the trail sell for **upwards of 9%** more than those further out.
- In **Minneapolis, Minnesota**, homes within 500' of the Midtown Greenway have experienced **price increases of 7%+**.
- The **Silver Comet Trail in Georgia**, connecting the cities of Smyrna and Rockmart has seen property values rise between **4%-7%**.
- In suburban **New Castle County, Delaware**, homes within 150' of bike paths command a **4% premium**.
- In **San Antonio, Texas**, neighborhood trails were associated with a **2% house price premium**. Trails that were surrounded by greenbelts were associated with a **5% house price premium**.

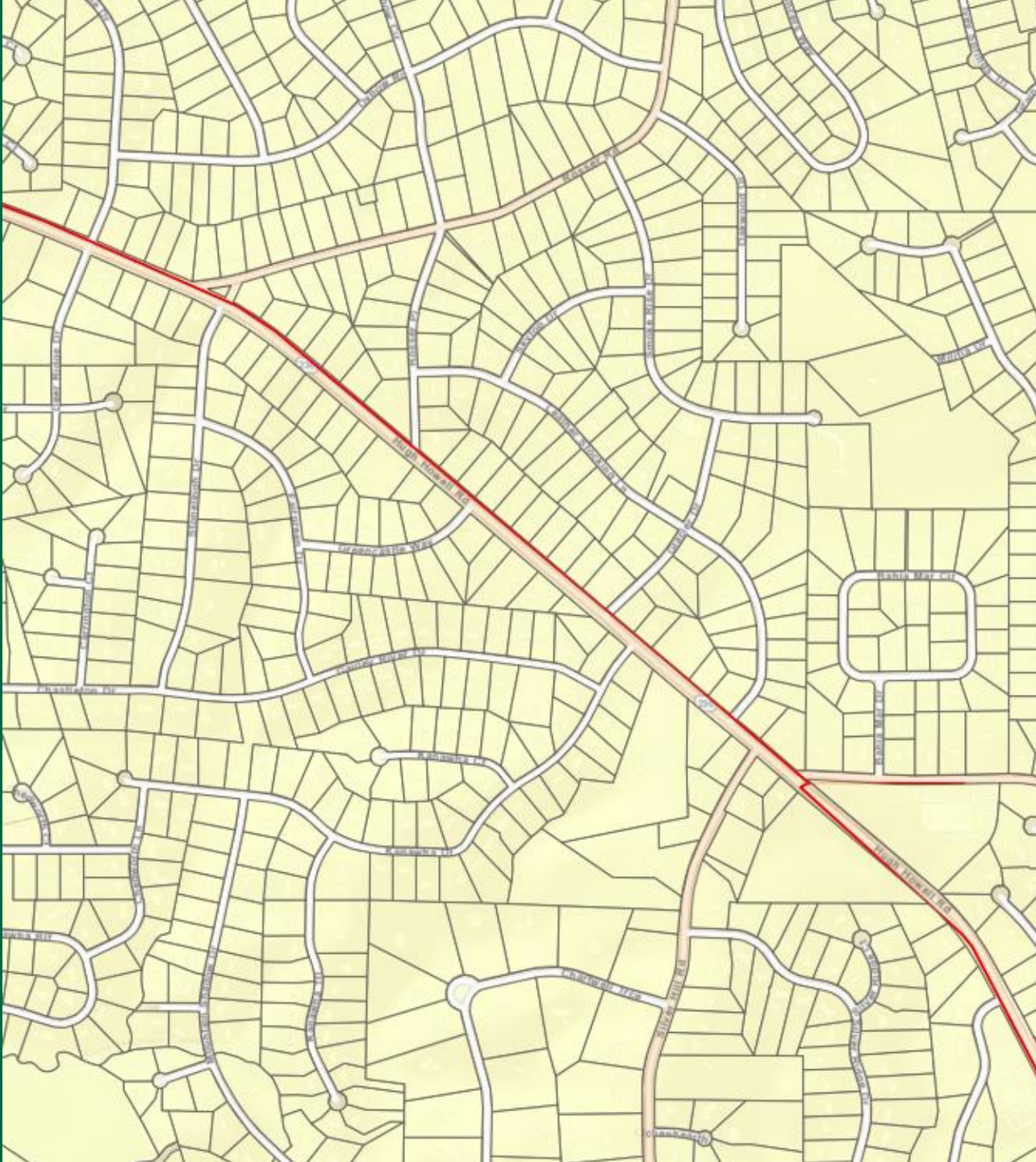




# Residential Estate

## RE District

Lot	
Min. Area	43,560 sq.ft./1.00 acres
Min. Width	150 feet
Max. Lot Coverage	25%
Units	
Number of Units	1 unit
Min. Dwelling Size	2,000 sq. ft.
Max. Bldg. Height	35 feet
Max. Height Accessory Dwell.	24 feet
Setbacks	
Front (Local Streets)	45 feet
Side	20 feet
Rear	40 feet
Allowable Uses	
Single Family Detached	
Accessory Dwelling Unit (Max. 900 sq. ft.)	





# Residential Medium Lot -100

## R-100 District

Lot	
Min. Area	15,000 sq.ft./0.34 acres
Min. Width	100 feet
Max. Lot Coverage	35%
Units	
Number of Units	1 unit
Min. Dwelling Size	2,000 sq. ft.
Max. Bldg. Height	35 feet
Max. Height Accessory Dwell.	24 feet
Setbacks	
Front (Local Streets)	35 feet
Side	10 feet
Rear	40 feet
Allowable Uses	
Single Family Detached	
Accessory Dwelling Unit (Max. 900 sq. ft.)	

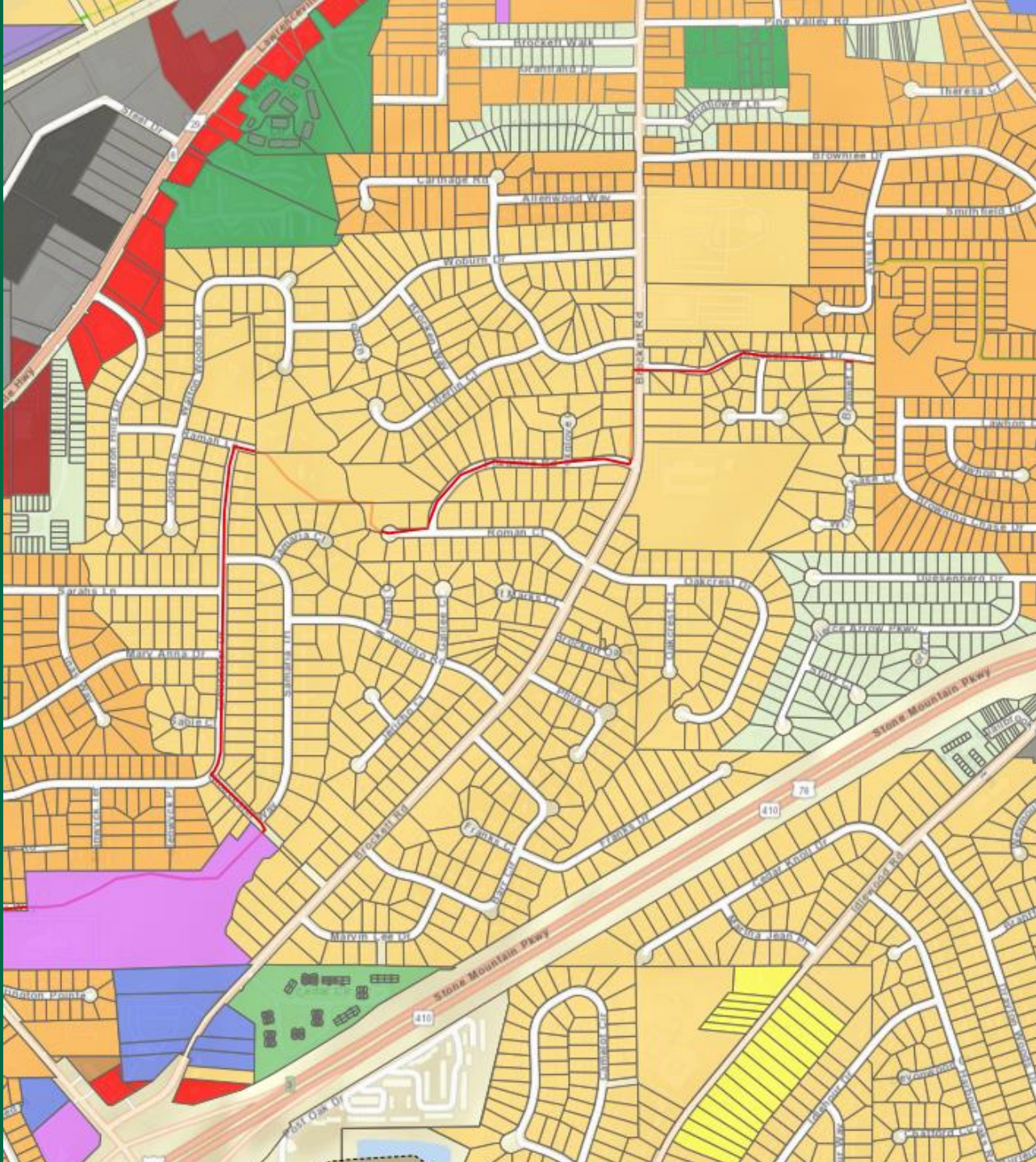




# Residential Medium Lot -85

## R-85 District

Lot	
Min. Area	12,000 sq.ft./0.28 acres
Min. Width	85 feet
Max. Lot Coverage	35%
Units	
Number of Units	1 unit
Min. Dwelling Size	1,800 sq. ft.
Max. Bldg. Height	35 feet
Max. Height Accessory Dwell.	24 feet
Setbacks	
Front (Local Streets)	35 feet
Side	8.5 feet
Rear	40 feet
Allowable Uses	
Single Family Detached	
Accessory Dwelling Unit (Max. 900 sq. ft.)	

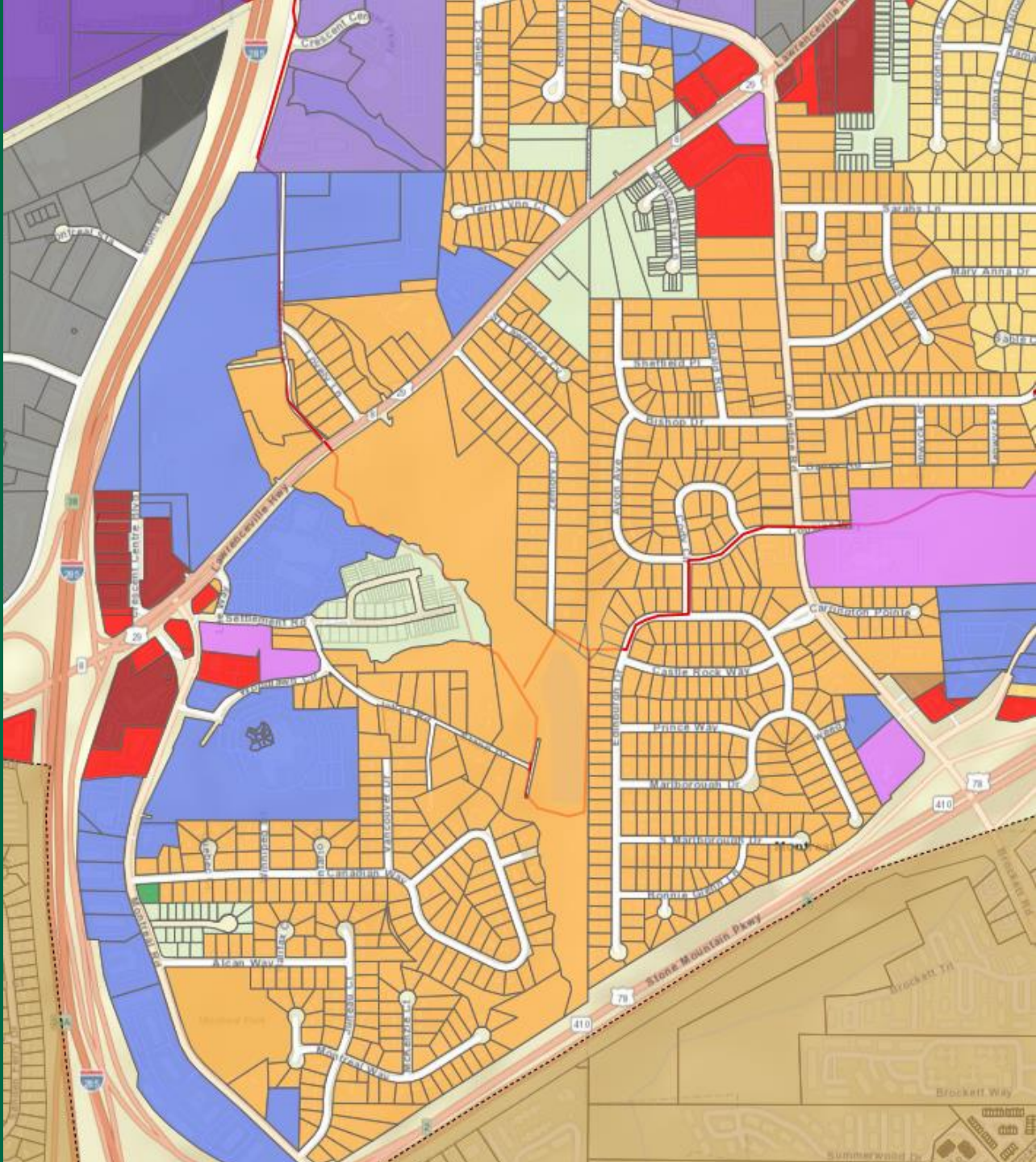




# Residential Medium Lot -75

## R-75 District

Lot	
Min. Area	10,000 sq.ft./0.23 acres
Min. Width	75 feet
Max. Lot Coverage	35%
Units	
Number of Units	1 unit
Min. Dwelling Size	1,600 sq. ft.
Max. Bldg. Height	35 feet
Max. Height Accessory Dwell.	24 feet
Setbacks	
Front (Local Streets)	30 feet
Side	7.5 feet
Rear	40 feet
Allowable Uses	
Single Family Detached	
Accessory Dwelling Unit (Max. 900 sq. ft.)	

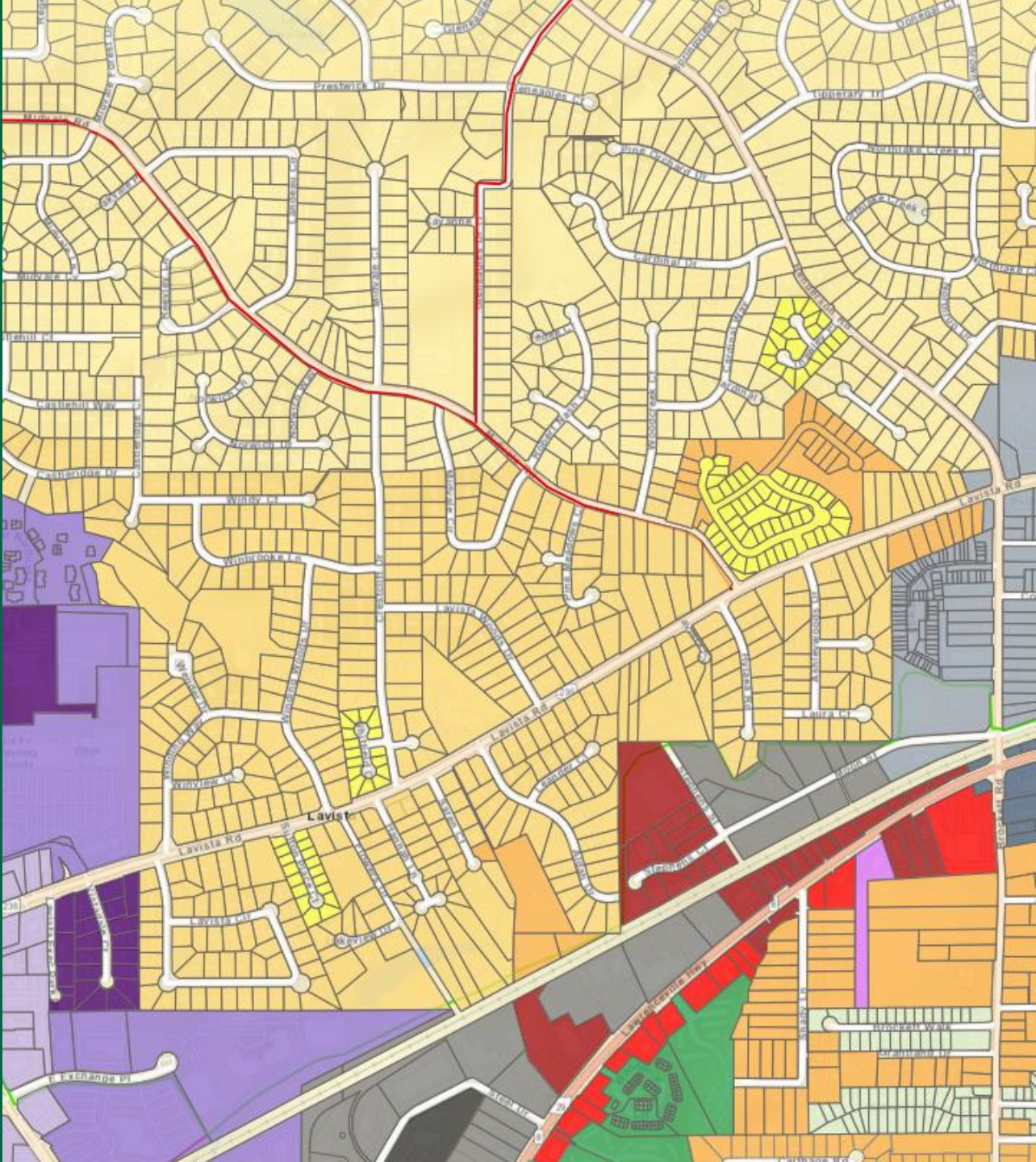




# Residential Small Lot -60

## R-60 District

Lot	
Min. Area	6,000 sq.ft./0.14 acres or 3,500 sq.ft. per cottage
Min. Width	60 feet
Max. Lot Coverage	35%
Units	
Number of Units	1 unit
Min. Dwelling Size	1,200 sq. Ft. Or 800 sq.ft. for cottage
Max. Bldg. Height	35 feet
Max. Height Accessory Dwelll.	24 feet
Setbacks	
Front (Local Streets)	20 feet
Side	7.5 feet
Rear	30 feet
Allowable Uses	
Single Family Detached	
Accessory Dwelling Unit (Max. 900 sq. ft.)	
Cottage- Requires Special Use Permit	



## **Growth near the trail with no zoning changes**

**What could growth look like in Tucker under the current zoning regulations adjacent to the trail?**

- Homes being redeveloped to meet the maximum height requirements to keep the square footage proportional to property values.

**What steps could the citizens of Tucker take under the current zoning code to help offset rising property costs?**

- Utilize the allowable use of an accessory dwelling units for rental income.







# Duplex: Side by Side

A duplex is a small, detached structure that consists of two dwelling units arranged side-by-side, each with a main entrance from the right-of-way. The size is comparable to a small / medium single household and can also include a rear yard.



Reference: Missing Middle Housing, Opticos Design, <https://missingmiddlehousing.com>

# Duplex: Side by Side

Lot	
Width	55 feet
Depth	110 feet
Area	6,050 sq.ft./0.139 acres
Units	
Number of Units	2 units
Typical Unit Size	612 sq. ft.
Density	
Net Density	14 du/acre
Gross Density	11 du/acre
Parking	
Parking Ratio	2 per unit
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	36 feet
Depth	34 feet
Height (to eave)	14 feet
Floors	1 story





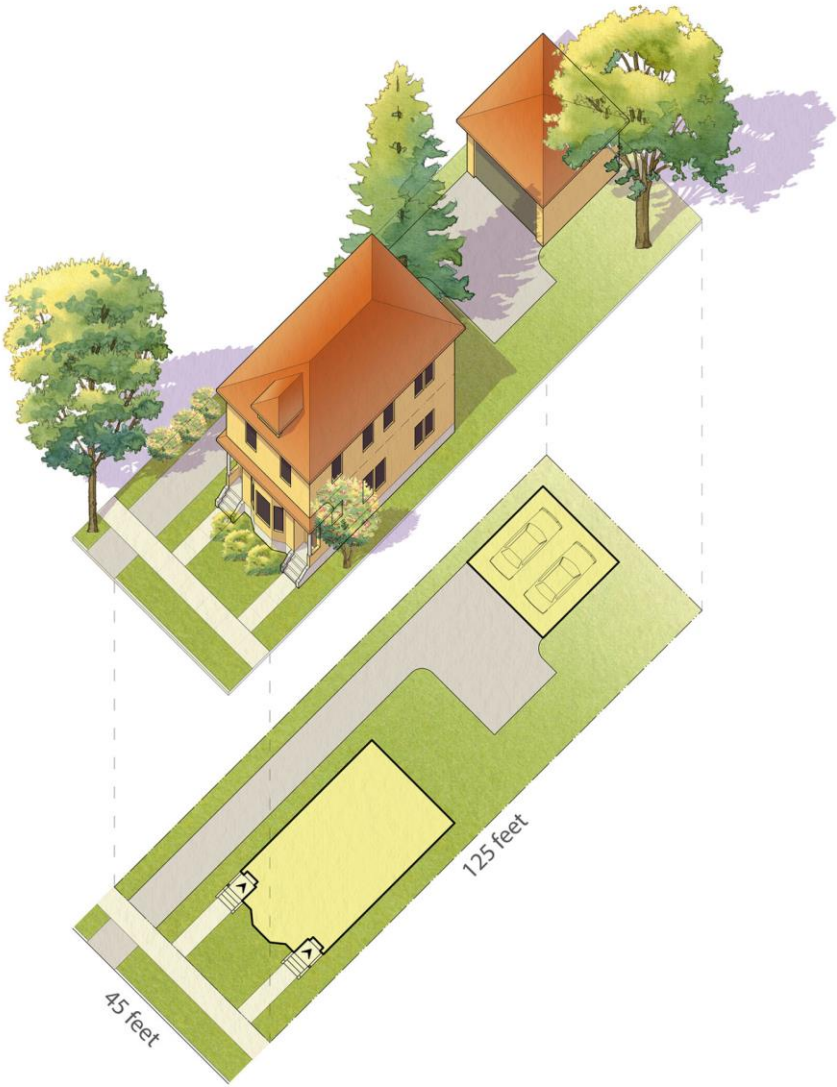
# Duplex: Stacked

A stacked duplex is a small 2 to 2.5 story detached structure that consists of two apartments arranged one above the other with separate entrance from the right-of-way. This type of building appears like a small-medium single-family house with two stories. This typology can fit in a smaller footprint than its alternate the Side-by-Side Duplex.



# Duplex: Stacked

Lot	
Width	45 feet
Depth	125 feet
Area	5,625 sq.ft./0.129 acres
Units	
Number of Units	2 units
Typical Unit Size	1,008 sq. ft.
Density	
Net Density	16 du/acre
Gross Density	13 du/acre
Parking	
Parking Ratio	1.5 per unit
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	24 feet
Depth	42 feet
Height (to eave)	21 feet
Floors	2 stories





# Fourplex: Stacked

The stacked Fourplex is a detached structure that typically has 2 to 2.5 stories. It contains four dwelling units, two on the ground floor and two above with shared or individual entrances from the right-of-way. This typology has the appearance of a medium-sized single-family household.





# Fourplex: Stacked

Lot	
Width	60 feet
Depth	130 feet
Area	7,800 sq.ft./0.179 acres
Units	
Number of Units	4 units
Typical Unit Size	1,200 sq. ft.
Density	
Net Density	22 du/acre
Gross Density	18 du/acre
Parking	
Parking Ratio	1.5 per unit
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	40 feet
Depth	60 feet
Height (to eave)	21 feet
Floors	2 stories



# Courtyard

A mid to large sized detached structure that contains multiple side-by-side or stacked dwelling units oriented towards a common courtyard. The courtyard will replace the common rear yard in single family houses, and it is more oriented towards the right-of-way. Each unit is accessed from said common courtyard.



# Courtyard

Lot	
Width	90 feet
Depth	130 feet
Area	11,700 sq.ft./0.269 acres
Units	
Number of Units	7 units
Typical Unit Size	667 sq. ft.
Density	
Net Density	26 du/acre
Gross Density	21 du/acre
Parking	
Parking Ratio	1.43 per unit
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	67 feet
Depth	47 feet
Height (to eave)	22 feet
Floors	2 stories





# Cottage Court

The Cottage Court typology are a set of small detached structures arranged around a shared courtyard visible from the street. It is like the Courtyard, but with separate structures. The unit entrances are still from the shared court.



# Cottage Court

Lot	
Width	125 feet
Depth	150 feet
Area	18,750 sq.ft./0.43 acres
Units	
Number of Units	6 units
Typical Unit Size	840 sq. ft.
Density	
Net Density	14 du/acre
Gross Density	12 du/acre
Parking	
Parking Ratio	1.83 per unit
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	24 feet
Depth	35 feet
Height (to eave)	15 feet
Floors	1 story





# Townhouse

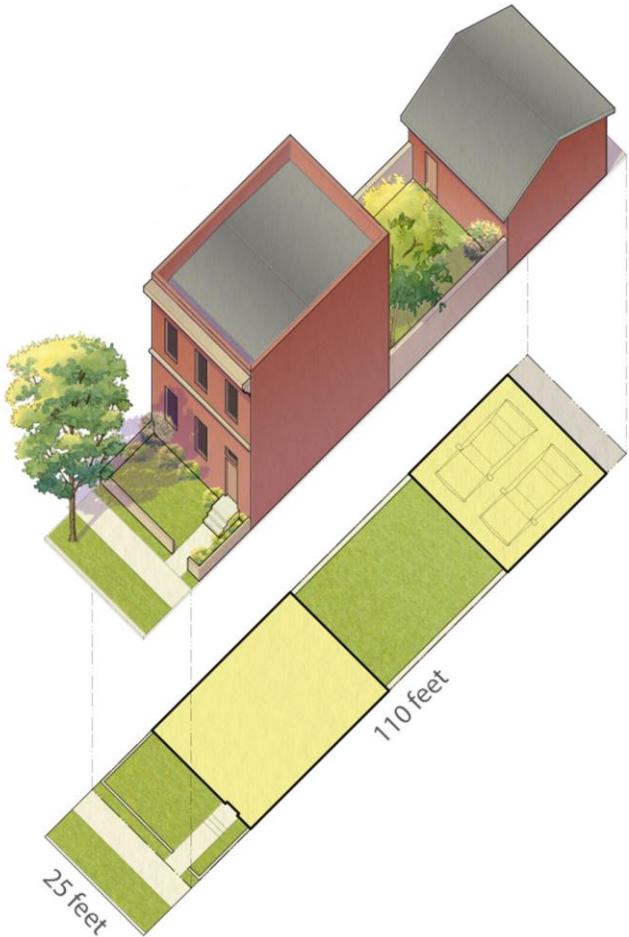
A small / medium size attached structure that consist typically of 2-3 story dwelling units placed side by side sharing common walls. The entrance to said units is typically off the right-of-way on the narrow side of the footprint.





# Townhouse

Lot	
Width	25 feet
Depth	110 feet
Area	2,750 sq.ft./0.063 acres
Units	
Number of Units	1 unit
Typical Unit Size	1,750 sq. ft.
Density	
Net Density	16 du/acre
Gross Density	12 du/acre
Parking	
Parking Ratio	3 per unit
Setbacks	
Front	10 feet
Side	0 feet
Building	
Width	25 feet
Depth	35 feet
Height (to eave)	28 feet
Floors	2 stories



# Medium Multiplex

A medium multiplex is a detached structure that consists of multiple dwelling units arranged side-by-side or stacked with a shared entry from the right-of-way. This type appears like a medium/large sing-family house.



# Medium Multiplex

Lot	
Width	105 feet
Depth	135 feet
Area	14,175 sq.ft./0.325 acres
Units	
Number of Units	12 unit
Typical Unit Size	765 sq. ft.
Density	
Net Density	37 du/acre
Gross Density	30 du/acre
Parking	
Parking Ratio	1.33 per unit
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	75 feet
Depth	65 feet
Height (to eave)	28 feet
Floors	2.5 stories



Sustainable building (a.k.a. green building) provides benefits to the property owners, the occupants and the community as a whole.

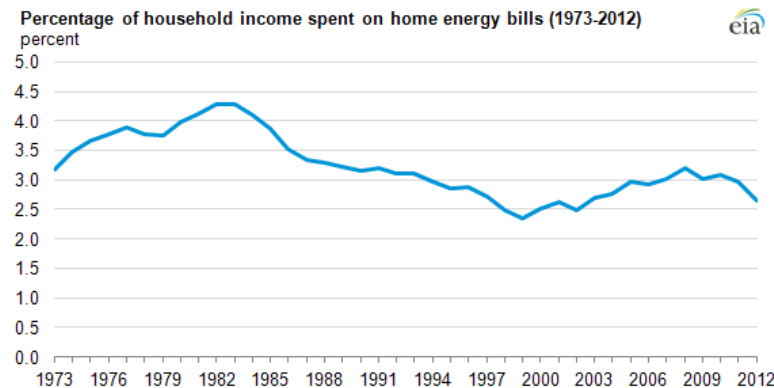
- Lowered operating costs
- Reduced resource consumption on utility systems
- Reduced carbon output affecting climate
- Increased property value



# Energy Use & Single-Family Homes

Household energy use has a significant impact

- 21% of U.S. energy consumption is by the residential sector
- The average household uses 50% more energy in their home than their car
- 55% of energy used is for heating/cooling






# Sustainability


## Reduced Energy Consumption


EarthCraft House – *New Construction*





AS MUCH AS  
**20%**  
IMPROVEMENT IN  
ENERGY EFFICIENCY

  
**25%**  
ANNUAL WATER SAVINGS

= 

*Compared to code-built homes, EarthCraft House achieves improved performance in energy and water consumption, providing an immediate return on investment.*





30 YEARS **LEED Energy Rating**

To achieve LEED certification, a project earns points by adhering to prerequisites and credits that address carbon, energy, water, waste, transportation, materials, health and indoor environmental quality. Projects go through a verification and review process by GBCI and are awarded points that correspond to a level of LEED certification: Certified (40-49 points), Silver (50-59 points), Gold (60-79 points) and Platinum (80+ points).



**Platinum**

80+ points earned



**Gold**

60-79 points earned



**Silver**

50-59 points earned



**Certified**

40-49 points earned



A residential green building program designed to address the climate conditions of the Southeast, EarthCraft House is a blueprint for creating and maintaining energy and resource efficient living environments. The EarthCraft House program is intended for single-family detached homes, townhomes and duplexes.

**What zoning changes could Tucker allow for to help residents age in place and continue to call Tucker home?**

- **Promote green construction and educate homeowners on how sustainable practices can reduce their long-term costs.**
- **Create an overlay district adjacent to the trail that will allow for Tucker to:**
  - Incentivize developers with higher density products in single family zones if the developer meets the sustainability requirements set forth by the City of Tucker.
  - Create height transition planes which will decrease "mansion-ization" and preserve the character of Tucker even while allowing higher density.
  - Remove minimum dwelling sizes from overlay





# Where should this be implemented?



# Thank you

**ULI mini Technical Assistance Panel**

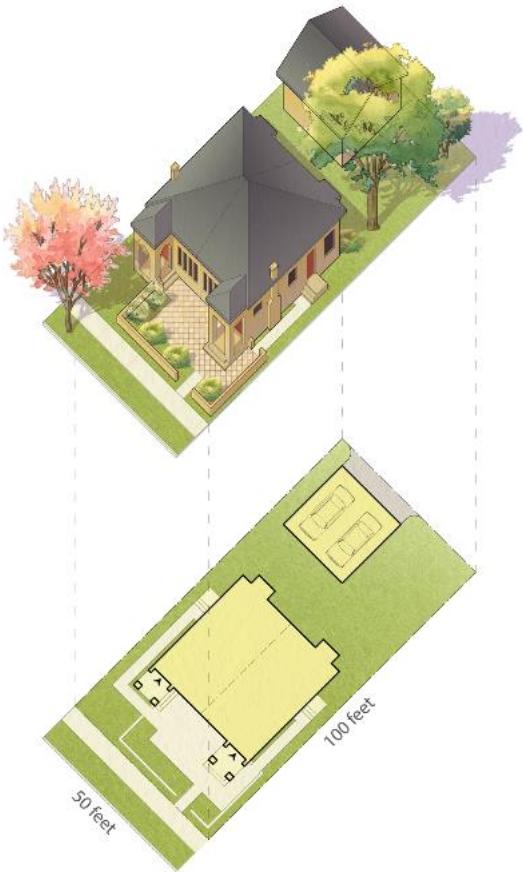
PIERANGELI SIMONPIETRI, LAUREN LEYRER, SHAR'RON RUSSELL, KATE  
CULVER, JAY PERLMUTTER, CHRIS MANZER



# Duplex: Side by Side

## Alley Loaded

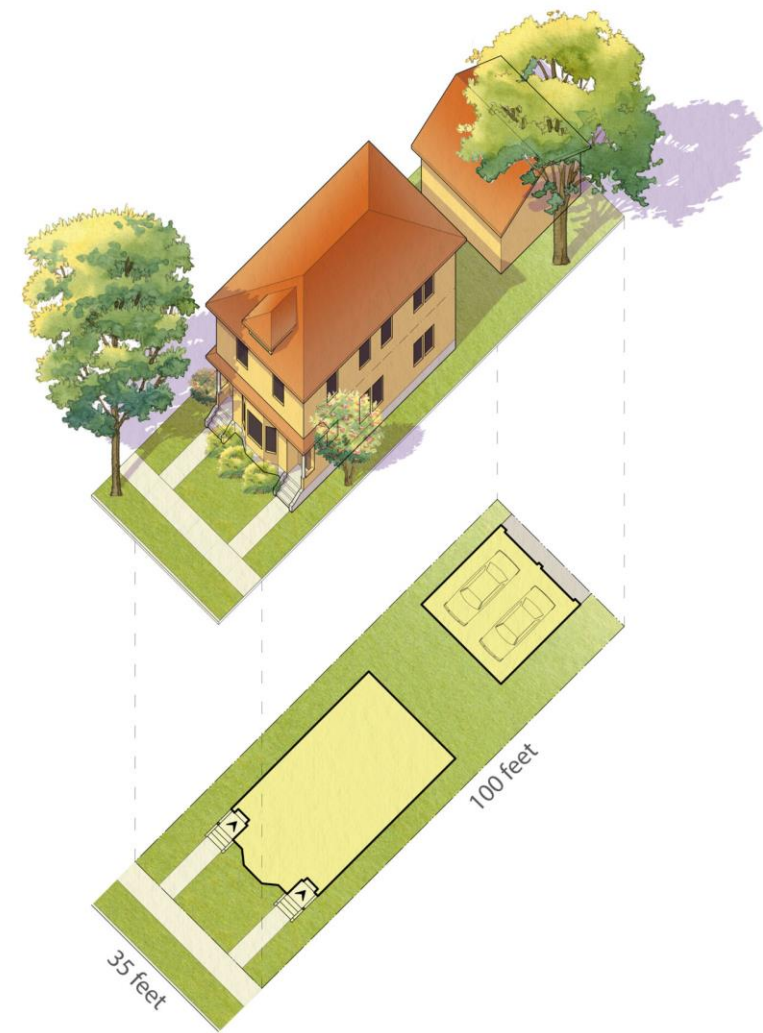
Lot	
Width	50 feet
Depth	100 feet
Area	5,000 sq.ft./0.115 acres
Units	
Number of Units	2 units
Typical Unit Size	612 sq. ft.
Density	
Net Density	17 du/acre
Gross Density	12 du/acre
Parking	
Parking Ratio	2 per unit
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	36 feet
Depth	34 feet
Height (to eave)	14 feet
Floors	1 story



# Duplex: Stacked

## Alley Loaded

Lot	
Width	35 feet
Depth	100 feet
Area	3,500 sq.ft./0.08 acres
Units	
Number of Units	2 units
Typical Unit Size	1,008 sq. ft.
Density	
Net Density	25 du/acre
Gross Density	18 du/acre
Parking	
Parking Ratio	1.5 per unit
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	24 feet
Depth	42 feet
Height (to eave)	21 feet
Floors	2.5 stories

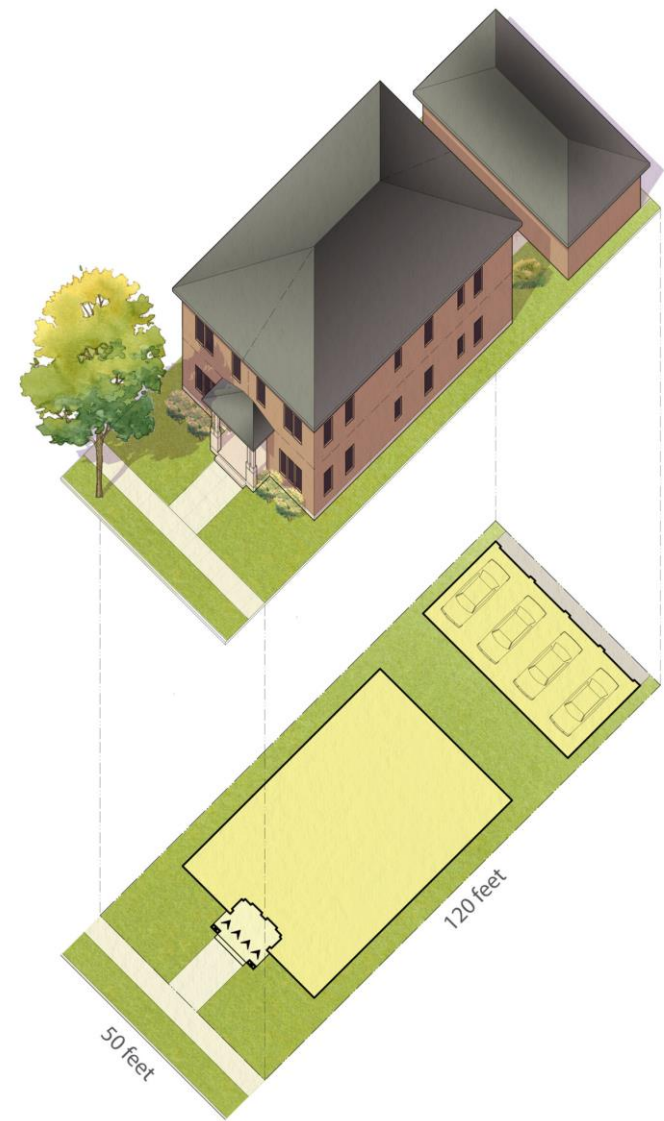




# Fourplex: Stacked

## Alley Loaded

Lot	
Width	50 feet
Depth	120 feet
Area	6,000 sq.ft./0.138 acres
Units	
Number of Units	4 units
Typical Unit Size	1,200 sq. ft.
Density	
Net Density	29 du/acre
Gross Density	22 du/acre
Parking	
Parking Ratio	1.5 per unit
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	40 feet
Depth	60 feet
Height (to eave)	21 feet
Floors	2 stories



# Courtyard

## Alley Loaded

Lot	
Width	85 feet
Depth	110 feet
Area	9,350 sq.ft./0.215 acres
Units	
Number of Units	6 units
Typical Unit Size	778 sq. ft.
Density	
Net Density	28 du/acre
Gross Density	20.5 du/acre
Parking	
Parking Ratio	1.67 per unit
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	67 feet
Depth	47 feet
Height (to eave)	22 feet
Floors	2 stories



# Cottage Court

## Alley Loaded

Lot	
Width	110 feet
Depth	150 feet
Area	16,500 sq.ft./0.4 acres
Units	
Number of Units	8 units
Typical Unit Size	840 sq. ft.
Density	
Net Density	21 du/acre
Gross Density	16 du/acre
Parking	
Parking Ratio	1.625 per unit
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	24 feet
Depth	35 feet
Height (to eave)	15 feet
Floors	1 story





# Medium Multiplex

## Alley Loaded

Lot	
Width	95 feet
Depth	115 feet
Area	10,925 sq.ft./0.251 acres
Units	
Number of Units	12 unit
Typical Unit Size	765 sq. ft.
Density	
Net Density	48 du/acre
Gross Density	35 du/acre
Parking	
Parking Ratio	1.08 per unit
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	75 feet
Depth	65 feet
Height (to eave)	28 feet
Floors	2.5 stories

