

SUBJECT:
Bells Ferry LCI Plan Update.

MEETING DATE:
May 6, 2025

SUBMITTED BY:
Brian Davis

SUGGESTED ACTION:

Consider request from Planning and Zoning Department for approval of an agreement with Gresham Smith to provide professional consulting services to update the Bells Ferry LCI Plan, in the total amount of \$299,028.00.

FACTS AND ISSUES:

In 2005, Cherokee County began a planning process for a 3-mile stretch along Bells Ferry Road, south of Kellogg Creek Road to just past Highway 92, known as the Bells Ferry LCI area. This effort was part of the Livable Centers Initiative (LCI) program supported by the Atlanta Regional Commission (ARC). The plan was developed by the community with assistance from County staff and consultants and has served as a blueprint for the development and redevelopment of the corridor. Much of the planned residential development is nearing completion but significant commercial and mixed-use opportunities remain. At this critical juncture, Cherokee County needs an experienced consultant team to engage the community and prepare a major update to the existing Bells Ferry LCI Plan.

The LCI Program seeks to increase the use of alternatives to driving alone by developing transportation projects and other programs to improve accessibility, enhance safety and walkability, expand mixed-uses, utilize transit and support further development in the study area. Land Use and transportation infrastructure must be coordinated to preserve capacity for the future. Evaluation of the existing structure and development of likely scenarios should produce recommendations for future investment that support ARC's Livable Centers Initiative Program.

Four proposals were received. Following a comprehensive evaluation process - including a review of proposals and interviews with the two highest-scoring firms - Gresham Smith is recommended for award.

ACCOUNT NAME:

ACCOUNT NUMBER:

17410150 - 521200

ATTACHMENTS:

[2025-014 Bells Ferry LCI Plan_Procurement Summary.pdf](#)
[EntireProposalPriceandForms_GreshamSmith_Update of Bells Ferry LCI Plan_RFP2025-014.pdf](#)
[Gresham Smith_Bells Ferry LCI Plan Update_014-2025-00.pdf](#)