Chosewood Park TOD Framework Study Group Meeting
November 30, 2017

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"Aplombs Captivation" by Andrew Light
Planning Area

Map created by ABI GIS • August 24, 2017 • Task ID 102 • Data Sources: Parks & MARTA - City of Atlanta, 2017; Base Map - ESRI
Coordinated Planning Efforts

Subarea 3 Master Plan

AHA Site Redevelopment

TOD Framework
Subarea 3 TOD Framework SCHEDULE

- **August 28th**: Chosewood Park TOD District Process Introduction
- **October 9th**: Chosewood Park Neighborhood Association Meeting
- **October 23rd**: *SE Study Group: “Subarea 3 and TOD District Kickoff”*
- **November 13th**: Chosewood Park Neighborhood Association Meeting
- **Week of Nov 13th**: TOD Stakeholder Advisory Committee
- **November 30th**: *SE Study Group: “Scenario Development”*
- **December 11th**: Chosewood Park Neighborhood Association Meeting
- **January 8th**: Chosewood Park Neighborhood Association Meeting
- **Week of Jan 8th**: TOD Stakeholder Advisory Committee
- **January 22nd**: *SE Study Group: “Scenario(s) Presentation”*
Meeting Purpose

• Discuss Community-Desired Development Outcomes

• Gather Input on:
  o Density, Mix, Connectivity
  o Location / Use Relationships

• Review “What We Heard” at 11/13 SAC Meeting
What We Heard 11/13

- Balance rental / for-sale / affordable
- Calm traffic / 'road diet'
  - Small walkable blocks
  - Boulevard, Hill, McDonough, Edgewood
  - Internal connectivity
- Local serving retail
- Maintain significant open spaces
  - BeltLine / Chosewood Park greenway connection
  - Permanent water feature
- Parking
Framework Principles

• Fit with Community Desires
• Help Accommodate Growth
• Reflect Future BeltLine Transit
• “Walkable Urbanism”
Walkable Urbanism

- Great Streets & Trails
- Mix of Uses
- Variety of Housing
- Quality Parks & Open Space
- ¼ to ½ Mile to Transit
- Activity + People... *More Important than Parking!*
Density Comparison

Density of Residents and Employees Per Acre

- Chosewood Zoning: 110
- Decatur: 104
- Historic Fourth Ward: 71
- Chosewood Master Plan: 55
- Inman Park: 42
- Glenwood: 33
- Chosewood Today: 5

Minimum TOD Threshold: 50
Commercial Development

10,000   20,000   40,000   60,000   80,000+
SF/Acre

10,000   20,000   40,000   60,000   80,000+
Jobs/Acre
Chosewood

- Open Space: 45%
- Residential: 26%
- Industrial: 19%
- Commercial: 9%
- Institutional: 1%

1/4 mile

Atlanta Beltline
Chosewood

Existing Neighborhood

- 2 units / acre
- 1 job / acre
- 46% open space
- 90k sqft retail
Example 1: Glenwood Park
Example 1: Glenwood Park

- Residential: 46%
- Commercial: 20%
- Institutional: 19%
- Industrial: 7%
- Mixed Use: 4%
- Open Space: 4%

Legend:
- Yellow: Residential
- Red: Commercial
- Blue: Institutional
- Purple: Mixed Use
- Green: Open Space

Note: Map indicates a quarter-mile radius around a central point.
Example 1: Glenwood Park

- 12 units / acre
- 9 jobs / acre
- 23% open space/schools
- 212k sqft retail

Park & Service Community
Example 2: Inman Park
Example 2: Inman Park

- 61% Residential
- 16% Mixed Use
- 13% Open Space
- 6% Commercial
- 4% Industrial
Example 2: Inman Park

Historic Single Family Neighborhood

17 units / acre

8 jobs / acre

13% open space

130k sqft retail
Example 3: Historic Fourth Ward
Example 3: Historic Fourth Ward

- Mixed Use: 11%
- Residential: 23%
- Open Space: 22%
- Commercial: 29%
- Industrial: 15%
Example 3: Historic Fourth Ward

**Park Activity Center**

- **30 units / acre**
- **11 jobs / acre**
- **22% open space**
- **50k sqft retail**
Example 4: Decatur
Example 4: Decatur

- Commercial: 60%
- Institutional: 25%
- Residential: 7%
- Mixed Use: 5%
- Open Space: 3%

Diagram shows the distribution of land use categories within a 1/4 mile radius of a central point.
Example 4: Decatur

Urban Village

12
units / acre

80
jobs / acre

3%
open space

288k
sqft retail
Existing Conditions
Connectivity Exercise

Step 1. Review the site constrains.

Step 2. Using markers or posted notes, draw Connections or draft Comments and place accordingly on the map.
Step 1. Select your ideal community character.

Urban Village

Park Activity Center

Park + Service Community

Historic Single Family Neighborhood
Scenario Planning Exercise

**Step 2. Identify** images of product types.

**Step 3. Place** images on the map.
Scenario Planning Exercise

Step 4. Evaluate the product types based on the matric.

INMAN PARK
Historic Single Family Neighborhood

17 units / acre

8 jobs / acre

13% open space

130k sqft retail
Next Steps

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- January 8th  Chosewood Park Neighborhood Association Meeting
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