Today’s Agenda

• Purpose and Goals
• What We Have Heard
  o SAC Mtg. 11/13/17
  o Community Mtg. 11/30/17
  o Emerging Themes
  o Community Consensus Items
• Draft Land Use Scenarios
  o “Crash Test Dummies” - which ideas deserve to be carried forward?
• Feedback Activity
Project Purpose

• 2009 Subarea 3 Master Plan
  o Chosewood Focus
  o Assess, Validate, Update
• Prepare TOD Framework
  o Affordable Housing
  o Economic Development
  o Sustainability
• Determine Req’d. Infrastructure
• Assess Cost Sharing & Implementation
Other Objectives

- Reflect Future BeltLine Transit (FTA)
- Help Accommodate Growth
- Achieve “Walkable Urbanism” (TOD)
- Fit with Community Desires
- Harness Market Forces
What We Heard: SAC 11/13/17

• Balance rental / for-sale / affordable
• Calm traffic / 'road diet'
  o Small walkable blocks
  o Boulevard, Hill, McDonough, Englewood
• Local serving retail
• Maintain significant open spaces
  o BeltLine / Chosewood Park greenway connection
• Parking
FOUR BREAKOUT TABLES

1. Local examples.
2. Representative development images.
3. Images + notes on map.
LAND USE
- Density and active uses fronting along major corridors (BeltLine, Englewood, Boulevard)
- Expand and link park/open space
- Desire grocery and retail
- Desire small businesses - like doctors, dentists, attorneys, accountants, etc.

URBAN DESIGN
- Park as central focus
- Possible lake feature
- Views - to, within, and through study area

CONNECTIVITY
- Roundabout on Englewood (west of parks)
- Connectivity to park, both N/S and E/W
- Bridge @ Park Ave/Climax Street
- Extend Cassanova Street west across new park
LAND USE
• Variety of height, activity, and use - to north and fronting along major corridors (BeltLine, Englewood, Boulevard)
• Expand park/open space, and link neighborhood

URBAN DESIGN
• Activity centers, focused on:
  o Central Park – like 4th Ward
  o BeltLine – like Krog
• Feature(s) in park
  o Central urban lake
  o Informal retention pond (south)
  o Small amphitheater
• Buffer existing single family areas
• Preserve views thru (esp. west, above Englewood)

CONNECTIVITY
• Connectivity to park, both N/S and E/W
• “No matter where you live, you can safely walk somewhere.”
Breakout Table #3

LAND USE
• Variety of height, activity, and use - to north and fronting along major corridors (BeltLine, Englewood, Boulevard)
• Retail, grocery, services, laundry, spa, bookstore, healthcare, office (@ Englewood/Hill), library, civic, memorial
• Expand park/open space, and link neighborhood

URBAN DESIGN
• Feature(s) in park
  o Central urban lake – like 4th Ward
  o Greenway trails along drainage ways
  o Community meeting area near BeltLine
• Step down to existing single family areas
• Preserve views

CONNECTIVITY
• N/S pedestrian-only connections to BeltLine near Grant St.
• 20’ wide sidewalks
• Traffic circles / traffic impact?
**LAND USE**
- Denser, active uses 1) along and north of Englewood, and 2) along Boulevard
- Grocery - either in NE corner, or SW across McDonough
- Link park and open spaces into one linear zone
- Front McDonough with commercial, residential behind
- Lower density residential adjacent to existing residential

**URBAN DESIGN**
- Step down height to reflect existing single family areas
- Maintain existing historic SF character, and coordinate with adjacent new development
  - Inman Park and Glenwood offer good character examples
- Preserve views; capture views to downtown

**CONNECTIVITY**
- Continuous N/S trail connections within linked open space
- Trail / open space connection to McDonough
What We Heard: Community 11/30

**Consensus**
- More and linked green space
- Active uses along BeltLine + major corridors
- Internal connectivity

**Other Issues**
- Respect transitions with existing SF
- Views within, adjacent, through
- Bike and trail network planning
Performance Indicators

- Housing Units (Market + Affordable)
- Total Population (Existing + Estimated)
- Jobs (Existing + Estimated)
- Transportation (Type + Linkage)
  - Transit Ridership
- Infrastructure (Sewer, Water, etc.)
- Open Space (Urban + Natural)
- Sustainability (Trees, Stormwater, Utility Efficiency / Consumption)
- Services (Police, Fire, EMS, Schools, etc.)
Baseline: Existing Zoning

LAND USE PLAN

SCENARIO DATA

30 housing units/acre

23% open space

20 jobs/acre

2,000k sqft commercial

1,500k retail | 500k industrial

HOUSING

EMPLOYMENT

CHOOSEWOOD TOD DISTRICT FRAMEWORK
EXISTING ZONING MAXIMUMS

HUs/ac: housing units per acre, the number of total houses and apartments per acre.
Jobs/ac: jobs per acre, the number of total jobs of all types per acre.

Proposed Transit Stop
Station 1/4 mi Buffer
Choswood TOD District Bounds
Zones
MRC-3 Mixed Residential Commercial 3
MR-3 Multifamily Residential 3
RG-2 General Multifamily Residential
R-4A Single Family 4A
LI: Light Industrial
Park

Atlanta BeltLine, Inc
Baseline: Existing Zoning

LAND USE PLAN

SCENARIO DATA

Ambitious?
30 housing units/acre

Not Enough?
23% open space

Ambitious?
20 jobs/acre

Too Much?
2,000k sqft commercial

HOUSING

EMPLOYMENT

CHOSEWOOD TOD DISTRICT FRAMEWORK

EXISTING ZONING MAXIMUMS

Industrial Zoning (not Mixed-Use)
Ex. Zoning: Buildout Character
Scenario: 2009 Subarea 3 Masterplan

Land Use Plan:
- Proposed Transit Stop
- Station 1/4 mi Buffer
- Chosewood TOD District Bounds

Land Use:
- Mixed Use 10+ Story
- Mixed Use 5-9 Story
- Mixed-Use 1-4 Story
- Residential 5-9 Story
- Residential 1-4 Story
- Community Facilities
- Existing Park Space
- Proposed Park Space

Scenario Data:
- 22 housing units/acre
- 33% open space
- 5 jobs/acre
- 375k sqft commercial

Housing:
- HU/ac: housing units per acre, the number of total houses and apartments per acre.

Employment:
- Jobs/ac: jobs per acre, the number of total jobs of all types per acre.
Scenario: 2009 Subarea 3 Masterplan

Changes: Mixed-Use, Civic, Height Transition

Scenario Data

- Lower
  - Housing units/acre: 22
  - Open space: Increased 33%
  - Jobs/acre: 5
  - Commercial sqft: 375k

Housing

- HU/acre: 100+, 80 to 100, 60 to 80, 40 to 60, 20 to 40, 0 to 20

Employment

- Jobs/acre: 60+, 40 to 60, 20 to 40, 0 to 20

Choosewood TOD District Framework

2009 Subarea 3 Masterplan

HU/acre: housing units per acre, the number of total houses and apartments per acre.
Jobs/acre: jobs per acre, the number of total jobs of all types per acre.
2009 SA3 MP: Buildout Character
The concept presented is in draft form only. The plans presented herein do not represent the redevelopment plans of various property owners and therefore will be modified.

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New Scenario A

Mixed-Use, Civic, Height Transition; Longer Term / Questionable Market Support

SCENARIO DATA

Ambitious
36 housing units/acre

Modest Increase

Ambitious
10 jobs/acre

Lower

600k sq ft commercial

Direct Park / Open Space Connection

HOUSING

36

28%

EMPLOYMENT

10

600k

CHOSEWOOD TOD DISTRICT FRAMEWORK

TOD SCENARIO A

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Scenario A: Buildout Character
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New Scenario B

Primarily Moderate Density Residential; Likely Near Term Market Support

DRAFT CONCEPT

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Scenario B: Buildout Character
## Summary Comparison

<table>
<thead>
<tr>
<th></th>
<th>Existing Zoning Maximums</th>
<th>2009 Subarea 3 Masterplan</th>
<th>TOD Scenario A</th>
<th>TOD Scenario B</th>
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<tbody>
<tr>
<td><strong>Total Housing Units</strong></td>
<td>5,000</td>
<td>3,500</td>
<td>6,000</td>
<td>3,800</td>
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<tr>
<td></td>
<td>30 units/acre</td>
<td>22 units/acre</td>
<td>36 units/acre</td>
<td>23 units/acre</td>
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<tr>
<td><strong>Affordable Housing Units</strong>*</td>
<td>750</td>
<td>525</td>
<td>900</td>
<td>570</td>
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<tr>
<td><strong>Total Jobs</strong></td>
<td>3,500</td>
<td>750</td>
<td>1,600</td>
<td>400</td>
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<tr>
<td></td>
<td>20 jobs/acre</td>
<td>5 jobs/acre</td>
<td>10 jobs/acre</td>
<td>2 jobs/acre</td>
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<tr>
<td><strong>Commercial S.F.</strong></td>
<td>1,500k retail</td>
<td>375k retail</td>
<td>190k retail</td>
<td>200k retail</td>
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<tr>
<td></td>
<td>500k industrial</td>
<td></td>
<td>400k office</td>
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<tr>
<td><strong>Transportation Infrastructure</strong></td>
<td>2.8 mi new roads</td>
<td>2.8 mi new roads</td>
<td>3.5 mi new roads</td>
<td>3.5 mi new roads</td>
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<tr>
<td></td>
<td>18,000 off-street parking spaces</td>
<td>7,000 off-street parking spaces</td>
<td>11,000 off-street parking spaces</td>
<td>6,500 off-street parking spaces</td>
</tr>
<tr>
<td><strong>Urban Nature Open Space</strong></td>
<td>38 ac</td>
<td>52 ac (+14 new)</td>
<td>49 ac (+13 new)</td>
<td>61 ac (+24 new)</td>
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<tr>
<td></td>
<td>23%</td>
<td>33%</td>
<td>28%</td>
<td>34%</td>
</tr>
</tbody>
</table>

*General estimation of potential Inclusionary Zoning yield for comparison purpose (15% of total units).*
• Gather “Crash Test Dummy” Community Feedback
• Assemble DRAFT Preferred Plan
• Further Evaluate w Performance Indicators
• Assess Market Support and Gaps
• Consider Development Timing
• Identify Sources of Funding
• Refine Preferred Plan
• Present Preferred Plan
FEBRUARY

• Chosewood Park Neighborhood Association Meeting

• TOD Stakeholder Advisory Committee

MARCH

• SE Study Group: “Preferred Plan Presentation”
Feedback Activity

SEVEN STATIONS

1. Existing Zoning
2. Subarea 3 Master Plan
3. Scenario A
4. Scenario B
5. Circulation Network
6. Open Space Diagram
7. Market + Timing + Tools

- Ask Questions
- Provide Feedback
  (Sticky Notes, Pens, Comment Cards)