### 22 miles, connecting 45 neighborhoods

- **22 MILES** of transit
- **46 MILES** of streetscapes and complete streets
- **33 MILES** of urban trails
- **1,300 ACRES** of new greenspace
- **700 ACRES** of renovated greenspace
- **1,100 ACRES** of environmental clean-up
- **$10-20B** in economic development
- **30,000 permanent jobs**
- **48,000 construction jobs**
- **28,000 new housing units**
- **5,600 affordable units**

**CORRIDOR-WIDE**
- public art,
- historic preservation,
- and arboretum
Atlanta BeltLine Vision & Mission

To be the catalyst for making Atlanta a global beacon for equitable, inclusive, and sustainable city life.

We are delivering transformative public infrastructure that enhances mobility, fosters culture, and improves connections to opportunity. We are building a more socially and economically resilient Atlanta with our partner organizations and host communities through job creation, inclusive transportation systems, affordable housing, and public spaces for all.
Meeting Agenda

• **Subarea Master Plan Update Purpose and Process**

• **What’s occurred since 2009?**
  • Plans/Program completed or underway since 2009
    • Unified Plan
    • Chosewood Transit-Oriented Development (TOD) Framework Plan
    • Atlanta City Design, Renew Atlanta, Connect Atlanta, TSPOLST, Southside Trail Design, Atlanta Streetcar System Plan
  • New Development
  • Market Conditions

• **Existing Conditions Assessment**
  • Land Use
  • Mobility
  • Transportation Facility Conditions
  • Revitalization Opportunities

• **Subarea Master Plan Goals and Guiding Principles Exercise**
Subarea Master Plan Purpose

- **Goal** - To implement the Redevelopment Plan goals in the context of each unique geographic area

- **Purpose** – To guide growth for vibrant, livable mixed-use communities by applying best management practices for transit oriented development, mobility, green space, and alternative modes of transportation.
Subarea Master Plan Update

Purpose

• The original 10 Subarea Master Plans created ~10 years ago
• A lot has happened – it’s time to update them to reflect these changes and the potential for the future
• These are UPDATES, so they will not be as long or as detailed as the previous plans
• We are not starting from scratch
Subarea 3
Context

Neighborhoods:

- Grant Park
- Ormewood Park
- Chosewood Park
- Benteen
- Boulevard Heights
- Custer / McDonough / Guice
- Englewood Manor
• **Study Group #1: Kick-off Meeting (YOU ARE HERE!)**

• **Study Group #2: Workshop**
  • Saturday, April 14th, 10:30AM to 12:30PM
  • Location TBD

• **Study Group #3: Review Draft Recommendations and Concept Plans**
  • Thursday, June 7th, 6:00 PM to 8:00 PM
  • Location TBD

• **Study Group #4: Final Presentation**
  • Late July / Early August

• **Plan Adoption: 4th Quarter 2018**
Subarea 3 Master Plan Team
What’s Occurred Since 2009?
Unified Plan Purpose

- To consolidate the intent, guiding principles, and recommendations from previous initiatives.
- To serve as the macro-level comprehensive overview of the Atlanta BeltLine.
What’s Occurred Since 2009?

Neighborhood Plans to-date

- New Beginnings – Chosewood Park Redevelopment Plan (2010)
- ARC Lifelong Communities Case Study – Boulevard Crossing (2009)
- Atlanta BeltLine Master Plan – Subarea 3 (2009)
- Chosewood Park Visioning Plan (2011)

AHA Site Redevelopment
- Development proposals for AHA owned properties in Chosewood Park **30 acres**

Transit-Oriented Development Framework
- Evaluation of existing land use, zoning and street framework for Transit Oriented Development (TOD) readiness **160 acres**

Subarea 3 Master Plan
- A policy tool to guide growth and development in the areas of mixed use, design, mobility, greenspace, and alternative modes of transportation. **569+/- acres**
• Purpose
  • Prepare TOD Framework
  • Determine Required Infrastructure
  • Access Cost Sharing & Implementation

• Objectives
  • Reflect Future BeltLine and other transit (SSP)
  • Help Accommodate Growth (City Design)
  • Achieve “Walkable Urbanism” (TOD)
  • Fit with Community Desires
  • Harness Market Forces
What’s Occurred Since 2009?

Subarea 3 and TOD District
Balance rental / for-sale / affordable
Calm traffic / ‘road diet’
  • Small walkable blocks
  • Boulevard, Hill, McDonough, Englewood
Local serving retail
Link open spaces
Parking
Internal neighborhood connectivity
Active uses along major corridors (BeltLine, Boulevard, Englewood, Hill, McDonough)
Respect transitions with existing SF
Views within, adjacent, through
Bike and trail network planning
Chosewood TOD Process Ahead

- Assemble DRAFT Preferred Plan
- Refine Preferred Plan
  - Further Evaluate with Performance Indicators
  - Assess Market Support and Gaps
  - Consider Development Timing
  - Identify Sources of Funding
- Present Preferred Plan
Chosewood TOD Schedule

MARCH
• TOD Stakeholder Advisory Committee

APRIL
• Chosewood Park Neighborhood Association Meeting
• SE Study Group: Preferred Plan Presentation
What’s Occurred Since 2009?

Summary of Plan Review

Atlanta City Design
- Atlanta BeltLine and area north and south of it east of Boulevard is a Corridor Growth Area
- Remainder of the Study Area is an Urban Growth Area
- Trail connections to the South River Park

Renew Atlanta
- Street maintenance (paving, multi-use trails, like the BeltLine trail)
- Grant Park Pool

Connect Atlanta
- Multiple Secondary bike connections
- Core bike connection on McDonough

TSPLOST
- ROW acquisition for the Atlanta BeltLine loop and spur trails and lighting
What’s Occurred Since 2009?

Summary of Plan Review

Southside Trail Design
- 4 miles, University Ave to Glenwood
- 60% design complete
- 18-24 month design
- ABI to return Spring 2018

Atlanta Streetcar System Plans (SSP)
- Transit has been at the heart of the Atlanta BeltLine from the start
- SSP focused on the Atlanta BeltLine and connectivity with MARTA and the City’s core
- A policy framework for 50+ miles of streetcar service
What’s Occurred Since 2009?

Development Activity

- Turner Field/GSU: 1.5mil SF office; 2,750 apts; 625 hotel rooms; 50 SFH
- Eastland Gate: 84 Townhomes
- Elway Micro Mixed-Use
- The Swift: 120 Townhomes
- Ironside: 24 Townhomes
- The Village: 14 Townhomes
- Berne St Townhomes
- Avila Glenwood: (220 Units)
- Moreland Shopping Center Redevelopment
- Avila Glenwood: (220 Units)
- Berne St Townhomes
- Burnett Grant Park Condo: 54 Units
- 1099 Boulevard (325 Units)
- The Beacon Atlanta
- Glen Castle: Creative Office

Planned Multifamily development

Atlanta BeltLine®
What’s Occurred Since 2009?
Market Change

- **Population changes**
  - Approx. 2,900 households with an average household income of $82,400 (added approx. 300 households since 2010)
  - Decrease in young professional population
  - Slight decline in 55+ population
  - Sizable increase in population with a Bachelor’s degree or higher
  - Majority of gains in households aged 45-64 and households making over $75k
  - Losses concentrated in households aged 15-24 and households making under $35,000
  - Majority of renters are 25-44 of varied income levels
  - Majority of homeowners are aged 25-64, making over $100k

- **Income**: overall increase in median household income from $67,700 to $82,400

- **Home prices**: increase in sale price of homes (current sale price average of $319,000 for SFD, TH, Condo combined)
• Land use changes for this master plan update cannot go lower than recommended in the previous master plan
• Historic single-family residential
• Several large institutions
• Industrial uses remain along the corridor
• Several multi-family residential developments
Limited
• Topographically challenging

Major corridors:
• Hill Street
• Englewood
• Boulevard
• Confederate Avenue
• McDonough Boulevard
• Cherokee Avenue
Existing Conditions: Mobility

Bus service
• Route 32: Bouldercrest / Georgia Aquarium
• Route 49: McDonough Boulevard
• Future transit for the area

Bike facilities on Confederate and Berne
Existing Conditions: Transportation Facilities

Signal / Crosswalk
2009 Subarea 3 Master Plan
Goals & Principles

- Land Use and Urban Design
- Mobility
- Public Art & Culture
- Parks & Green Space
- Housing

Principles are outlined on the information boards.

Tell us during the activities session if we missed anything!

Boulevard Crossing Values
- Green
- Diverse
- Historic
Future Land Use Plan Updates
• From residential to mixed-use
• From lower to higher density residential
• From industrial or commercial to residential or mixed-use

Zoning Change: Recommendations made to accommodate the above
- New Streets and Street Extensions (Street Framework Plan)
- Streetscape updates
- Proposed bike facilities
  - Bike lanes
  - Within Greenway Trails
- Intersection improvements
  - McDonough @ Hill Street
  - Boulevard @ Englewood
• New Parks and “Commons” in each proposed district
  • Intrenchment Creek and tributaries
  • Chosewood Park expansion
  • Smaller parks within private development
  • Grant Commons & Greenway (north of Boulevard Crossing Park)

• Greenways and Greenway Trails that connect parks and schools to each other
Existing Conditions Assessment

Boulevard Crossing Park Phase 1

21.5 acres
Nodes from the previous Subarea Master Plan

- Grant Loft District
- Boulevard Heights Center*
- Englewood Employment Cultural Center*
- Chosewood Retail District*
- Chosewood Residential District*
- East Confederate Retail District
- Ormewood Residential District

Are these still the correct locations for future revitalization opportunities?

*District in Chosewood TOD
Revitalization Opportunities – Adaptive Re-use
Revitalization Opportunities – New Construction (Mixed-Use)
Revitalization Opportunities – New Construction (Housing)

The Collection on Mercer
Information Boards

- Existing Land Use
- Mobility
Goals and Principles:

• Review the goals and principles as established in the 2009 Subarea 3 Master Plan.

• Have we missed anything?
Previous Mobility and Green Space Recommendations:

- Review the map of projects and place a green (KEEP), blue (CHANGE), or red (REMOVE) dot in the corresponding column on the adjacent boards.
Revitalization Opportunities Map

- Are these nodes still correct?
- Identify the nodes with the potential for the biggest impact with a dot.
Questions

Thank you!