<table>
<thead>
<tr>
<th>22 miles, connecting 45 neighborhoods</th>
<th>1,100 ACRES of environmental clean-up</th>
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</thead>
<tbody>
<tr>
<td><strong>22 MILES</strong> of transit</td>
<td><strong>$10-20B</strong> in economic development</td>
</tr>
<tr>
<td><strong>46 MILES</strong> of streetscapes and complete streets</td>
<td><strong>30,000</strong> permanent jobs <strong>48,000</strong> construction jobs</td>
</tr>
<tr>
<td><strong>33 MILES</strong> of urban trails</td>
<td><strong>28,000</strong> new housing units <strong>5,600</strong> affordable units</td>
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<tr>
<td><strong>1,300 ACRES</strong> of new greenspace</td>
<td><strong>CORRIDOR-WIDE</strong> public art, historic preservation, and arboretum</td>
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<tr>
<td><strong>700 ACRES</strong> of renovated greenspace</td>
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</table>
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**

• **Presentation**
  • Introduction to Planning Process
  • Project Schedule
  • Existing Conditions Analysis
  • Revitalization Nodes
  • Connectivity Barriers
  • DRAFT Street Framework & Greenway Trails Plan

• **Input Activities**
  • Information Boards
  • Revitalization Nodes
  • DRAFT Street Framework & Greenway Trails Plan

• **Presentation Repeat**
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
Subarea 3 Master Plan Update Schedule

- **Study Group #1: Kick-off Meeting**
  - Thursday, March 1\(^{st}\), at 6:00 – 8:00 PM
  - COMPLETE

- **Study Group #2: Workshop (YOU ARE HERE!)**
  - Saturday, April 14\(^{th}\), 10:30AM to 12:30PM
  - Focused Community Strategies at Carver Market

- **Study Group #3: Review Draft Recommendations and Concept Plans**
  - Thursday, June 7\(^{th}\), 6:00 PM to 8:00 PM
  - Location TBD

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

- **Plan Adoption**: 4\(^{th}\) Quarter 2018
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**
Chosewood TOD Project Purpose & Objectives

**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
Chosewood TOD Process Ahead

- Assemble DRAFT Concept
- Refine Concept
  - Further Evaluate with Performance Indicators
  - Assess Market Support and Gaps
  - Consider Development Timing
  - Identify Sources of Funding
- Present DRAFT Plan
Kick-off Meeting Summary

- **Support for:**
  - Streetscape projects from 2009 Subarea Master Plan (SAMP)
  - Park spaces recommended in 2009 SAMP
  - All greenway trails
  - Major intersection changes
  - Revitalization Nodes

- **Comments Summary**
  - Multiple comments on Intrenchment Creek Greenway Trail
  - Boulevard needs work
  - Need to ensure development meets character of the community
  - Need to mitigate traffic issues because of the few routes in and out of the area
Demographics

- Losses in lower-income, younger households (aged 18-34) as young families and lower-income families are priced-out
- Gains in older, established households with higher incomes that can afford increasing home prices
- Percent of households with bachelor degrees is increasing
- Majority of the households are owner-occupied
- Top workplace locations: Downtown, Midtown, Buckhead
Home Values

- Sale prices for single-family homes have been steadily increasing since 2010
- Sale prices for townhomes have been steadily increasing since 2011
Analysis

Market Analysis

Commercial Market

- Increasing retail and office traffic just outside the Subarea
- Development has continued to move down the Eastside Trail and into the future Southside Trail area
- Land suitable for large development is limited to a few locations near the Atlanta BeltLine corridor
- Smaller infill development opportunities throughout the Subarea
Significant Demand for:
- Rental Apartments
- Townhomes
- Class A / B Office

Demand for:
- Single-Family Homes
- Condominiums
- Neighborhood Retail / Restaurant
Parks
• Grant Park
• Boulevard Crossing Park
• Chosewood Park
• Ormond-Grant Park

Schools
• Parkside Elementary School
• Atlanta Neighborhood Charter School

Landmarks
• State Facility
Methodology
- Review and update AUDC Historic Survey (2009)
- Identify priorities to direct future community and AUDC efforts

Historic Buildings
- Most still exist
- Many have been reused
- No “high priority” buildings
- Many “medium priority” building

Historic Structures
- Bridges still exist

Historic Objects
- Railroad relay box at Boulevard
Nodes from the 2009 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

*District in Chosewood TOD
**Methodology**

- Identify parcels in the TAD where land value > improvement value
- Exclude flood zones

**Potential Revitalization Opportunities (Nodes)**

- Chosewood Park TOD (1)
- Grant Loft District (2)
- East Confederate District (3)
Potential Revitalization Opportunities

East Confederate District

**Land Use Colors are Previously Recommended from the 2009 Subarea Master Plan**
Potential Revitalization Opportunities

Grant Loft District

**Land Use Colors are Previously Recommended from the 2009 Subarea Master Plan**
**Methodology**
- Analyze key corridors connecting to the Atlanta BeltLine
- Look at crosswalks, ADA accessibility, topography, sidewalks, roadways

**Key Corridors**
- Hill Street
- Englewood Avenue
- Boulevard
- McDonough Boulevard
- Ormewood Avenue

**Major Issues**
- Accessibility issues south of Atlanta Avenue
- Many intersections have faded or no crosswalks and lack ADA accessibility provisions
- Topography along the Atlanta BeltLine
- Roadways themselves are barriers because of width and lack of adequate pedestrian facilities
284 crashes within 1 mile of Atlanta BeltLine (Subarea 3)

84% occurred when pavement was dry

Angle and rear-end crashes typically occur as a result of stopping and turning at an intersection

No high-crash road segments in the Subarea

<table>
<thead>
<tr>
<th>Crash Type</th>
<th>Count</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Angle</td>
<td>94</td>
<td>33%</td>
</tr>
<tr>
<td>Rear-End</td>
<td>87</td>
<td>31%</td>
</tr>
<tr>
<td>Sideswipe</td>
<td>55</td>
<td>19%</td>
</tr>
<tr>
<td>Run Off Road</td>
<td>38</td>
<td>13%</td>
</tr>
<tr>
<td>Head On</td>
<td>7</td>
<td>2%</td>
</tr>
<tr>
<td>Other</td>
<td>3</td>
<td>1%</td>
</tr>
</tbody>
</table>
DRAFT Recommendations:

- Connect Atlanta & Previous Subarea Master Plan on-street bike facilities
- Retrofit Hill Street, Boulevard, Atlanta Avenue, McDonough Avenue with traffic calming / road diet
- Revisions to Greenway Trail Network & Street Framework network based on topography and developments since 2009
**Information Boards**

- Existing Land Use
- Mobility
- Kick-off Meeting Summary
- Market Study
- Community Facilities
- Historic Resources
- Connectivity Barriers
- Crash Data

**Your Job**

- Have we missed anything?
- Use sticky notes to tell us!
Revitalization Opportunities

- Grant Loft District
- East Confederate District

Your Job

- Review 2009 land use recommendations
- Would you change anything?
- Share your ideas with worksheets table drawings!
- Use character images, if applicable!
DRAFT Street Framework and Greenway Trails Plan:

- Review the map of the DRAFT Street Framework and Greenway Trails Plan
- Would you change anything?
- Share your ideas with worksheets, table drawings, or sticky notes!
Questions

Thank you!