Atlanta BeltLine Subarea 2 Master Plan Update
September 24, 2018
Southeast + Southwest Study Groups

D. H. Stanton Park
<table>
<thead>
<tr>
<th><strong>22 miles, connecting 45 neighborhoods</strong></th>
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<tr>
<td><strong>22</strong> MILES of transit</td>
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<tr>
<td><strong>46</strong> MILES of streetscapes and complete streets</td>
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<td><strong>33</strong> MILES of urban trails</td>
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<td><strong>1,300</strong> ACRES of new greenspace</td>
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<td><strong>700</strong> ACRES of renovated greenspace</td>
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<td><strong>1,100</strong> ACRES of environmental clean-up</td>
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<td><strong>$10-20B</strong> in economic development</td>
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<td><strong>30,000</strong> permanent jobs</td>
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<td><strong>48,000</strong> construction jobs</td>
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<td><strong>28,000</strong> new housing units</td>
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<td><strong>5,600</strong> affordable units</td>
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<td><strong>CORRIDOR-WIDE</strong> public art, historic preservation, and arboretum</td>
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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 has occurred since 2009?**
  - Plans/Program completed or underway since 2009
    - Unified Plan
    - Atlanta City Design, Renew Atlanta, Connect Atlanta, TSPLOST, Southside Trail Design, Atlanta Streetcar System Plan
  - New Development
  - Market Conditions

• **Existing Conditions Assessment**
  - Land Use
  - Mobility
  - Transportation Facility Conditions
  - Revitalization Opportunities / Susceptibility to Change

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

• 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 2 Neighborhoods

- Adair Park
- Capitol View
- Capitol View Manor
- Chosewood Park
- High Point
- Joyland
- Oakland City
- Pittsburgh
- Peoplestown
- South Atlanta
- Sylvan Hills
- Villages at Carver
• Study Group #1: Kick-off Meeting (YOU ARE HERE!)

• Study Group #2: Workshop
  • Saturday, December 1, 2018
  • Brenda Watts Jones Allied Health & Technology Complex

• Study Group #3: Review Draft Recommendations and Concept Plans
  • Monday, February 4, 2019
  • Focused Community Strategies Community Room

• Study Group #4: Final Presentation
  • Monday, March 25, 2019
  • Focused Community Strategies Community Room

• Plan Adoption: 3rd Quarter 2019
Subarea 2 Master Plan Team

Noell Consulting Group

TSW

Grice Consulting Group
What has Occurred Since 2009?

Infrastructure Plans

- Atlanta City Design
- Renew Atlanta
- TSPLOST Projects
- Cycle Atlanta Phase 1
- Connect Atlanta
- Atlanta Streetcar System Plan
- University Avenue Scoping Study
What has Occurred Since 2009?

Ongoing Master Plans

- Southside Corridor Design including trail and future transit alignment (*In Progress*)
- Council District 12 Neighborhood Blueprint Plan
- Murphy Crossing Feasibility Study
- South Atlanta Master Plan
- University Avenue – Annie E. Casey Site Plan
What has Occurred Since 2009?

Projects

Westside Trail: 3 miles built from Washington Park to University Ave.
What has Occurred Since 2009?

Projects

Arthur Langford, Jr. Park
What has Occurred Since 2009?

Projects

D.H. Stanton Park
What has Occurred Since 2009?

Projects

Aluma Farm
What has Occurred Since 2009?

Developments

Development Activity
What has Occurred Since 2009?
Market Change

• **Population changes**
  - Approx. 4,514 households (added approx. 200 households since 2010)
  - Slight increase in young professional population
  - Slight decline in 55+ population
  - No significant change in population with a Bachelor’s degree or higher
  - Notable gains in households making over $50k were in in the 25-34 & 34-44 age cohorts (2000)
  - Losses concentrated in households aged 45-54 making under $50,000 (2000)
  - % Renters increased by 6% since 2010
  - Majority of renters are 25-64 of varied income levels
  - Minor 2.5% increase in household incomes > $50,000

• **Income:** no change in average median household income
  $26,394 to $26,442 (2010 to 2016)
Established residential areas
- Several large institutions
- Industrial uses remain along the corridor
- Several multi-family residential developments
Existing Conditions: Mobility

Transit
- Two MARTA stations on western boundary
- Multiple bus routes serve the area

Major corridors:
- Metropolitan Parkway
- Whitehall Street
- University Avenue / McDonough Boulevard
Bike Facilities
- Westside Atlanta BeltLine Trail
- On-street bike lanes/sharrows in western part of Subarea 2 that connect to the Atlanta BeltLine corridor
Existing Conditions: Community Facilities

Schools
- Carver High School
- Barack and Michelle Obama Academy
- Evangeline Booth College
- Slater Elementary
- Kimberly Elementary
- Parks Middle School

College
- Atlanta Metropolitan State College
- Atlanta Technical College
Existing Conditions: Community Facilities

Parks
• DH Stanton Park
• Perkerson Park
• Pittman Park
• Adair Park
• Arthur Langford Park
• South Atlanta Park
• Emma Millican Park
• Four Corners Park
Existing Conditions: Revitalization Opportunities

Nodes from 2009 Subarea Master Plan
1. Murphy Triangle
2. University Avenue
3. McDaniel Avenue south of University
4. Pryor Road
5. Hank Aaron / McDonough
6. Hill Street
2009 Subarea 2 Master Plan
Goals and Principles

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

Principles are outlined on the information boards.

Tell us during the activities session if we missed anything!
Previous Recommendations: Future Land Use

- Mixed-Use 1-4 Stories
- Mixed-Use 5-9 Stories
- Residential 1-4 Stories
- Residential 5-9 Stories
- Office/Institutional
- Industrial
- Proposed Open Space
2009 Subarea 3 Master Plan

Mobility - Previous Recommendations
2009 Subarea 3 Master Plan

Green Space - Previous Recommendations
Revitalization Opportunities – Preserving Historic Buildings
Revitalization Opportunities – Adaptive Re-use
Revitalization Opportunities – Adaptive Re-use

Dill Avenue Retail
Revitalization Opportunities – New Construction (Multi-Family)
Revitalization Opportunities – New Construction (Housing)

Phoenix House
Information Boards
- Existing Land Use
- Mobility
- Community Facilities
Goals and Principles:

- Review the goals and principles as established in the 2009 Subarea 2 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
Redevelopment Nodes:

- Review the map of redevelopment nodes from the 2009 Subarea 2 Master Plan.
- Are these still the correct places within the Subarea to encourage redevelopment?
- Are there now others to consider?
Questions

Thank you!