Atlanta BeltLine Subarea 3 Master Plan Update
August 26, 2019
Study Group
<table>
<thead>
<tr>
<th><strong>22 miles, connecting 45 neighborhoods</strong></th>
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<tbody>
<tr>
<td><strong>22 MILES</strong> of transit</td>
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<td><strong>46 MILES</strong> of streetscapes and complete streets</td>
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<td><strong>33 MILES</strong> of urban trails</td>
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<td><strong>1,100 ACRES</strong> of environmental clean-up</td>
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<td><strong>$10B</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>1,300 ACRES</strong> of new greenspace</td>
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<td><strong>700 ACRES</strong> of renovated greenspace</td>
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<td><strong>CORRIDOR-WIDE</strong> public art, historic preservation, and arboretum</td>
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</table>

22 miles, connecting 45 neighborhoods.
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.
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
Neighborhoods:

- Grant Park
- Ormewood Park
- Chosewood Park
- Benteen
- Boulevard Heights
- Custer / McDonough / Guice
- Englewood Manor
• Study Group #1: Kick-off Meeting  
  March 1, 2018 Complete

• Study Group #2: Workshop  
  April 14, 2018 Complete

• Study Group #3: Review Draft  
  Recommendations and Concept Plans  
  July 30th, 2019 Complete

• Study Group #4: Final Presentation  
  August 26, 2019 We are here!

• Plan Adoption
Subarea 3 Master Plan Team

Noell Consulting Group

TSW
Planners
Architects
Landscape Architects

Grice Consulting Group
Study Group #3 Summary

- **More than 100 attendees**
- **Support for:**
  - General land use recommendations
  - Streetscape projects and refined street connections
  - Park spaces and continuing the development of Boulevard Crossing Park
  - Greenway trails and connecting to PATH network
  - Major intersection changes
  - Housing diversity and affordability
- **Comments Summary**
  - Locations for trail crossings – where are they?
  - Methods and metrics for affordable housing. Preserve Trestletree apartments.
  - Concerns about density and how it affects single-family residential neighborhoods.
  - Connectivity using streets and trails is key to linking the different neighborhoods.
  - Businesses are needed in South Atlanta.
Draft Guiding Principles

1. Encourage the economic development
2. Identify and preserve historic resources and the local sense of place
3. Utilize redevelopment to mend the urban fabric
4. Provide a safe and balanced transportation system
5. Provide connectivity, continuity, and redundancy among various modes of transportation
6. Minimize the supply of new parking
7. Provide a balanced mix of compatible land uses
8. Expand housing options and affordable housing choices
9. Provide a range of safe parks and open space
Draft Goals

- Common goals were identified in many Subarea Master Plans
- Goals specific to Subarea 3 updated based on public input
Future Land Use Plan

Recommendations

• Retain most land use recommendations from the previous Subarea 3 Master Plan
• Update land use recommendations to avoid splitting parcels
• Adjust land uses in revitalization nodes based on workshop comments and analysis

Reminder: The future land use plan is limited to parcels in the Tax Allocation District
Residential Transitions

- Development proposals must comply with Atlanta zoning, which requires:
  - Transitional yards (i.e. buffers) adjacent to most R-districts, and
  - Transitional height planes adjacent to most R-districts
Recommendations

• Flip “Mixed Use 5 to 9 Stories” and “Mixed Use 10+ Stories” north of Englewood Ave
• Identify where taller buildings may be appropriate if site density is concentrated
• No other changes are recommended
Final Draft Recommendations

Future Land Use Plan: Chosewood TOD District

Recommendations

- Flip “Mixed Use 5 to 9 Stories” and “Mixed Use 10+ Stories” north of Englewood Ave
- Identify where taller buildings may be appropriate if site density is concentrated
- No other changes are recommended

Legend:
- Purple: Mixed Use 10+ Stories
- Light Purple: Mixed Use 5-9 Stories
- Orange: Multifamily 5-9 Stories
- Light Orange: Multifamily 1-4 Stories
- Single Family Neighborhood
- Blue: Community Facility
- Green: Proposed Open Space
Recommendations

- Change from “Mixed Use 5-9 Stories”, “Community Facilities” and “Multifamily 5-9 Stories” to all “Mixed Use 5-9 Stories”
- No other changes are recommended
Future Land Use Plan: Grant Loft District

Recommendations

- Change from “Mixed Use 5-9 Stories”, “Community Facilities” and “Multifamily 5-9 Stories” to all “Mixed Use 5-9 Stories”
- No other changes are recommended
Future Land Use Plan: East United Avenue District

Recommendations:

- Change from “Office Institutional” to “Mixed-Use 1 to 4 Stories” at SE of Atlanta Beltline @ Boulevard
- Change 1015 Boulevard to “Mixed-Use 10+” per rezoning
- **Change since July 30th Meeting:**
  - Change from “Mixed-Use 1 to 4 Stories” and “Multifamily 1-4 Stories” to “Single-Family Neighborhood” at NE Atlanta Beltline @ Boulevard

Colors:
- Mixed Use 10+ Stories
- Mixed Use 5-9 Stories
- Multifamily 5-9 Stories
- Multifamily 1-4 Stories
- Single Family Neighborhood
Future Land Use Plan: East United Avenue District

Recommendations:
• Change from “Office Institutional” to “Mixed-Use 1 to 4 Stories” at SE of Atlanta Beltline @ Boulevard
• Change 1015 Boulevard to “Mixed-Use 10+” per rezoning
• Change since July 30th Meeting:
  • Change from “Mixed-Use 1 to 4 Stories” and “Multifamily 1-4 Stories” to “Single-Family Neighborhood” at NE Atlanta Beltline @ Boulevard

- Mixed Use 10+ Stories
- Mixed Use 5-9 Stories
- Multifamily 5-9 Stories
- Multifamily 1-4 Stories
- Single Family Neighborhood
**Future Land Use Plan: East United Avenue District**

**Recommendations**

- Change from “Multifamily 1-4 Stories” to “Multifamily 5-9 Stories” at SW corner of Atlanta Beltline @ United Ave (current industrial site).
- Change from “Mixed Use 1-4 Stories” to “Multifamily 5-9 Stories” at the front of Trestletreer apartments.
- No other changes were recommended.
Future Land Use Plan: East United Avenue District

Recommendations

• Change from “Multifamily 1-4 Stories” to “Multifamily 5-9 Stories” at SW corner of Atlanta Beltline @ United Ave (current industrial site)

• Change from “Mixed Use 1-4 Stories” to “Multifamily 5-9 Stories” at the front of Trestletree apartments

• No other changes were recommended

- Mixed Use 10+ Stories
- Mixed Use 5-9 Stories
- Multifamily 5-9 Stories
- Multifamily 1-4 Stories
- Single Family Neighborhood
- Community Facility
- Proposed Open Space
Revitalization Node: East United Avenue District Vision

- Mixed-use that re-uses and adds to existing buildings on Hamilton Ave
- Multi-family buildings (5-9 stories)
- Park space between the buildings connecting to the Atlanta BeltLine
- Mobility hub with scooters, bike share adjacent to United Ave

This graphic is illustrative only. It is intended to show one option for long-term development along the Atlanta BeltLine. All development must conform to zoning.
Final Draft Recommendations

Relationship Between Plans and Zoning

Vision (Atlanta BeltLine Subarea 3 Master Plan)

Policy (City’s Future Land Use Map)

Law (Zoning)
### Exhibit A

#### Table 9-3: Land Use and Zoning Compatibility Table

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<thead>
<tr>
<th>Land Use Designation</th>
<th>Zoning Classification</th>
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- **Open Space**
- **Private Open Space**
- **Community Facility**
- **Single-Family Residential**
- **Low-Density Residential**
- **Medium-Density Residential**
- **High-Density Residential**
- **Very High-Density Residential**
- **Low-Density Commercial**
- **High-Density Commercial**
- **Industrial**
- **Business Park**
- **Office/Institutional**
- **Office/Institutional Residential**
- **Mixed Use—Low Density**
- **Mixed Use—Medium Density**
- **Mixed Use—High Density**
- **Mixed Use**
- **TCU**

*Note: Shaded areas represent land use designations and the compatible zoning classifications. Non-shaded areas represent zoning classifications that are not compatible with land use designations.*
Final Draft Recommendations

City of Atlanta Future Land Use Plan Map Changes

- **LDMU** = Low Density Mixed-Use
- **MDMU** = Medium Density Mixed Use
- **HDMU** = High Density Mixed Use

This map does not reflect ongoing CDP amendments associated with rezonings.
Final Draft Recommendations

City of Atlanta Potential Zoning Map Changes

• The indicated zoning districts would be supported by the proposed Future Land Use Plan Changes.

• All zoning changes must be initiated by applicants.
Recommendations
Implement the following parks:
• Boulevard Crossing Park
• Only public park improvements are identified
• Zoning will continue to require open space for private developments
• Changes since July 30th Meeting:
  • None, except for noting environmentally-constrained lands that are not recommended as parks

Note: The next meeting for Boulevard Crossing Park is Thursday, November 7 @ 6:30pm at the Atlanta Community Tool Bank
• **Boulevard Crossing Park***
  • Private open spaces within each district (zoning will continue to require open space)
  • Chosewood Park expansion
  • Ormewood Park between Delmar and Walker Ave
  • Boulevard Heights Park east of Avondale Ave

*Indicates project in 2009 Plan

Blue font = new 2019 Recommendation
Red font = removed since 2009 Plan
Proposed Circulation Plan – Transit, Bike, & Pedestrian

Final Draft
Recommendations

Recommendations

• Incorporate existing Atlanta Transportation Plan on-street bike facilities (some included in road reconstructions)
• Identify new bike facility along Englewood Ave
• Revise Greenway Trail Network based on topography and developments since 2009

• Changes since July 30th Meeting:
  • Removed trail connection on Georgia Power property
  • Noted trail access points
**Recommendations**

- Identify route from Intrenchment Creek to the Atlanta BeltLine Corridor for consideration
  - Along United Ave

**Change since July 30th Meeting:**

- Removed Alternative near Trestletree
Recommendations
Implement the following:

- Pedestrian facilities included in road reconstructions:
  - Boulevard (SA-010)*
  - Englewood Ave (SA-030)*
  - Cherokee Ave (SA-031)*

- Other pedestrian facilities:
  - Berne St*
  - Ormewood Ave*
  - United Ave*
  - Atlanta Ave*
  - Hill St*
  - McDonough Blvd*

- Change since July 30th Meeting:
  - Edie Ave Pedestrian Facilities removed

*Indicates project in 2009 Subarea Master Plan

Note: Atlanta BeltLine, Inc. does not implement pedestrian facilities. Recommendations will be forwarded to the City of Atlanta.
Recommendations

- Install MARTA bus stops at Southside Trail access points when it opens
  - Route 832 (United Ave)
  - Route 49 (Hill St)
  - Route 9 (Boulevard)
- Incorporate Neighborhood Mobility Hubs
Final Draft Transportation Projects

- **Neighborhood mobility hubs**
  - Community information
  - Amenity spaces
  - Transit access
  - Atlanta BeltLine access
  - Bike sharing/repair stations
  - Scooters
  - Etc.

Top right: Courtesy Tom Griscom
Bottom right: Courtesy Wikipedia Common
Bike & Transit:
- Incorporate existing Atlanta Transportation Plan on-street bike facilities (some included in road reconstructions)*
- Revise Greenway Trail Network based on topography and developments since 2009*
- Identify new bike facility along Englewood Ave
- Noted trail access points
- Incorporate neighborhood mobility hubs
- Removed trail connection on Georgia Power property

Pedestrian Facilities (to be built by others):
- Included in road reconstructions:
  - Boulevard (SA-010)*
  - Englewood Ave (SA-030)*
  - Cherokee Ave (SA-031)*
- Others:
  - Berne St*
  - Ormewood Ave*
  - United Ave*
  - Atlanta Ave*
  - Hill St*
  - McDonough Blvd*
- Pedestrian facilities on Edie Ave

*Indicates project in 2009 Plan (roads modified by ATP, Renew Atlanta, City of Atlanta)
Blue font = new 2019 Recommendation
Red font = removed since 2009 Plan
Recommendations

- Identify new “proposed streets” that will provide connections or access to Atlanta BeltLine corridor*
  - Englewood Ave existing right-of-way build-out*
  - Cherokee Ave/Grant St connection*
  - Englewood Manor streets*
  - Grant St/Hill St connection
- Require additional streets with redevelopment

*Indicates project in 2009 Subarea Master Plan
Proposed streets that will provide connections or access to Atlanta BeltLine corridor*

- Englewood Ave existing right-of-way build-out*
- Cherokee Ave/Grant St connection*
- Englewood Manor streets*
- Grant St/Hill St connection
- Grant Street & Cherokee Ave connections over the Atlanta BeltLine
- More extensive street framework through Englewood Manor, north of Englewood, north of the Atlanta BeltLine, at Hamilton Ave

*Indicates project in 2009 Plan

Blue font = new 2019 Recommendation
Red font = removed since 2009 Plan
Recommendations

- Incorporate Atlanta Transportation Plan Road Reconstructions
  - Boulevard between McDonough Blvd and United Ave (SA-010)*
  - Englewood Ave (SA-030)*
  - Cherokee Ave between Memorial Dr and Mead St (SA-031)*
- Incorporate proposed new City of Atlanta Complete Street on Boulevard*

*Indicates project in 2009 Plan (modified by ATP, Renew Atlanta, or City of Atlanta)
Recommendations

• Boulevard @ I-20 eastbound ramps: Add turn lanes
• Boulevard @ United Ave: Intersection improvement for safety & operations
• Boulevard @ Ormewood Ave: Intersection improvements for safety and operations; install new traffic signal, if and when warranted based on a traffic study
• Boulevard @ Atlanta Ave: Intersection improvement for safety & operations
• Boulevard @ Englewood Ave: Intersection improvement for safety & operations

• Change since July 30th Meeting:
  • Boulevard @ Hamilton Ave: Intersection improvement for safety & operations

*Indicates project in 2009 Subarea Master Plan
Reconstruct intersections at:

- Boulevard @ I-20 eastbound ramps: Add turn lanes
- Boulevard @ United Ave: Modify to accommodate reconstruction along Boulevard
- Boulevard @ Ormewood Ave: Modify to accommodate reconstruction and install new traffic signal, if and when warranted based on a traffic study
- Boulevard @ Atlanta Ave: Modify to accommodate reconstruction
- Boulevard @ Englewood Ave: Modify to accommodate reconstruction
- Boulevard @ Hamilton Ave: Modify to accommodate reconstruction
- Boulevard and Englewood Ave Roundabout
- Street re-alignments at McDonough / Hill / Milton

*Indicates project in 2009 Plan

Blue font = new 2019 Recommendation
Red font = removed since 2009 Plan
Final Draft Housing Recommendations

• Promote and maximize existing programs that encourage the retention of existing subsidized affordable housing and the creation of new subsidized units (e.g. BeltLine Affordable Housing Trust Fund, inclusionary zoning, State and Federal incentives, etc.)

• Develop tools to preserve existing non-subsidized affordable units

• Update zoning regulations to allow accessory dwelling units to existing within existing residences or houses, as opposed to only allowing accessory dwelling units within detached structures
Final Draft Housing Recommendations

- Promote, maximize, and potentially expand existing programs that support legacy homeowners with financial literacy, maintenance grants, and other ongoing costs of ownership
- Develop and promote programs that support legacy renters with financial literacy and other potential tools to minimize risks of displacement
- Expand the use of the community land trust, including both single-family and multi-family models
Final Draft Housing Recommendations

• Participate in comprehensive anti-displacement initiatives existing in the City
  • Short-term / emergency solutions for tenants facing eviction
  • Renters’ rights programs and education
  • Explore property tax relief for legacy homeowners

• Participate with other partners to deliver comprehensive wealth-building programs for low- and moderate-income residents and businesses

• Support non-profit and community-based developers focused on long-term affordability and mixed-income communities

• Require community retention planning when neighborhood and small-area planning efforts are initiated in at-risk areas
Final Draft Housing Recommendations

• Promote multi-family affordable housing and density near transit
• Support the implementation of the “Missing Middle” Housing Ordinance
• Expedite the development of affordable housing on suitable vacant publicly-owned land
Next Steps

• Prepare final draft document
• Begin official master plan adoption process
  • Neighborhood and NPU approval
Questions

Thank you!