Subarea 3 Maser Plan “Reset”

• **Where We Left Off**

• **Where We Are Now**
  • DRAFT Street Framework and Greenway Trails
  • DRAFT Future Land Use
  • Revitalization Nodes

• **Next Steps**
  • Tasks
  • Future Meetings
Neighborhods:

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

• Study Group #2: Workshop  
  Complete

• Study Group #3: Review Draft  
  Recommendations and Concept Plans

• Study Group #4: Final Presentation

• Plan Adoption
Potential Recommendations

• Connect Atlanta and previous 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
**Analysis**

**Potential Revitalization Opportunities**

**Susceptibility to Change**

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**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 United Avenue District (3)
Potential Recommendations:

- Change from a mix of “5 to 9 story mixed-use” and “5 to 9 story residential” to all “5 9 story mixed-use”
- No other changes were recommended
Potential Recommendations:

• Change from “office institutional” to “5 to 9 story mixed-use” at NW and SE of Atlanta Beltline @ Boulevard

• Change from “1 to 4 story mixed use” to “mixed residential neighborhood” at NE Atlanta Beltline @ Boulevard

• No other changes were recommended
Workshop Meeting Summary

**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

**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 through streets and trails is key to linking the different neighborhoods.
- Businesses are needed in South Atlanta.
Next Steps

• Develop Concept Plans for Revitalization Nodes
• Refine all recommendations
• Study Group #3: Review Draft Recommendations and Concept Plans
  • June/July - Date and Location TBD
• Study Group #4: Final Presentation
  • Late July / Early August 2019 – Date and Location TBD
• Plan Adoption: 4th Quarter 2019
Questions

Thank you!
Public Meeting #1
May 23, 2019

Boulevard Crossing Park

Agencies
- Agency Landscape + Planning
- PERKINS + WILL
- Chris Wangro (Zaragunda, Inc.)
- Olsson, Inc.
- Fluidity Design Consultants
- Sherwood Design Engineers
- Studioverde
- Grayscale Collaborative, LLC
- Accura Engineering and Consulting Services, Inc.
- Costing Services Group, Inc.
- Edwards-Pitman
- Irrigation Consultant Services, Inc.
- Newcomb & Boyd
- Uzun + Case, LLC
- Arborguard Tree Specialists
Introduction

The Park Context
2009 Master Plan
PROPOSED SITE PLAN
Process Overview

TIMELINE FOR PARK DESIGN

ANALYSIS
CONCEPT DESIGN
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS

MEETING #1
MEETING #2
MEETING #3
MEETING #4

*** ALL DATES ARE SUBJECT TO CHANGE. DATES WILL BE ANNOUNCED BY ABI.
Analysis

Understanding the Park Site
Analysis Themes

- Connected
- Action
- Restored
- Vital
“Through creating this connection with the natural landscape, the park positively impacts community and human health”
- 2009 Master Plan
The Park Today

NATURE AND INFRASTRUCTURE
A chance to enhance nature!

WATER

SOILS

FOREST

MEADOW
“The Atlanta BeltLine is the most comprehensive transportation and economic development effort ever undertaken in the City of Atlanta...”
The Park Edges
FIVE DISTINCT EXPERIENCES
Great parks have great edges!

WELCOMING

SAFE

ACCESSIBLE

COMFORTABLE
“The Southeast Study Group is home to a diverse community, abundant greenspace, and many historic landmarks reflective of the industrialization era.”

- Art on the BeltLine
The Park in Context

PROGRAM IN ADJACENT PARKS

Boulevard Crossing Park
- 0.8 mile from BXing
- 30 min walk
- 7 min drive
- 25 acres

Grant Park
- 0.8 mile from BXing
- 30 min walk
- 7 min drive
- 131 acres

Ormond-Grant Park
- 0.6 mile from BXing
- 25 min walk
- 3 min drive
- 6 acres

Choosewood Park
- 0.6 mile from BXing
- 15 min walk
- 2 min drive
- 12 acres

Benteen Park
- 0.6 mile from BXing
- 20 min walk
- 4 min drive
- 6 acres

D.H. Stanton Park
- 0.6 mile from BXing
- 25 min walk
- 5 min drive
- 8 acres

The Park in Context

Programs in Adjacent Parks

Active Play
- Skate Park
- Sprayground
- Adventure Play
- Dog Park

Special
- Community Gardens
- Constructed Wetlands

Passive
- Great Lawn
- Dog Park

2009 BXing Master Plan Programs
- Commissioned Public Art
- Recreation Center
- The Cyclorama
- Grant Park Pool
- Cafe
- Restaurant

Zoo Atlanta
- Great Lawn
- Dog Park
- Recreation Center
- The Cyclorama
- Grant Park Pool
- Cafe
- Restaurant

E.G. Great Lawn
- Skate Park
- Sprayground
- Adventure Play
- Dog Park
- Community Gardens
- Constructed Wetlands
Great parks offer diverse experiences!
“The first phase of Boulevard Crossing Park opened in 2011 with two large, multiuse activity fields across five acres.

Phase two will incorporate the initial five acres into the broader, 25-acre park design.”
Park Implementation

RECENT PARK PROJECTS

Boulevard Crossing Park
Size: 25 Acres

Historic Fourth Ward Park
Size: 17 Acres

D.H. Stanton Park
Area: 8 Acres
Our team makes parks...

RALEIGH

ATLANTA

OMAHA

BOSTON
Table Exercises
Roll Up Your Sleeves!
Table #1

**What are your Vision & Values for Boulevard Crossing Park?**

**Step 1:** Share your **personal** values on the blue tags!

**Step 2:** Share your **community’s** values on the yellow tags!

**Step 3:** Share with the table

**Step 4:** Pin your tags to the map!
Table #2

What Activities & Uses would you like to see in Boulevard Crossing Park?

Step 1: Select a scene!

Step 2: Choose 5 activity stamps!

Step 3: Write comments!

Step 4: Check out your neighbors’ scenes!
Timeline

10 minutes

Brief
Q&A

20 minutes

Pick an Exercise!

Switch

20 minutes

Now do the Other One

30 minutes

Report Back and Q&A
THANK YOU!