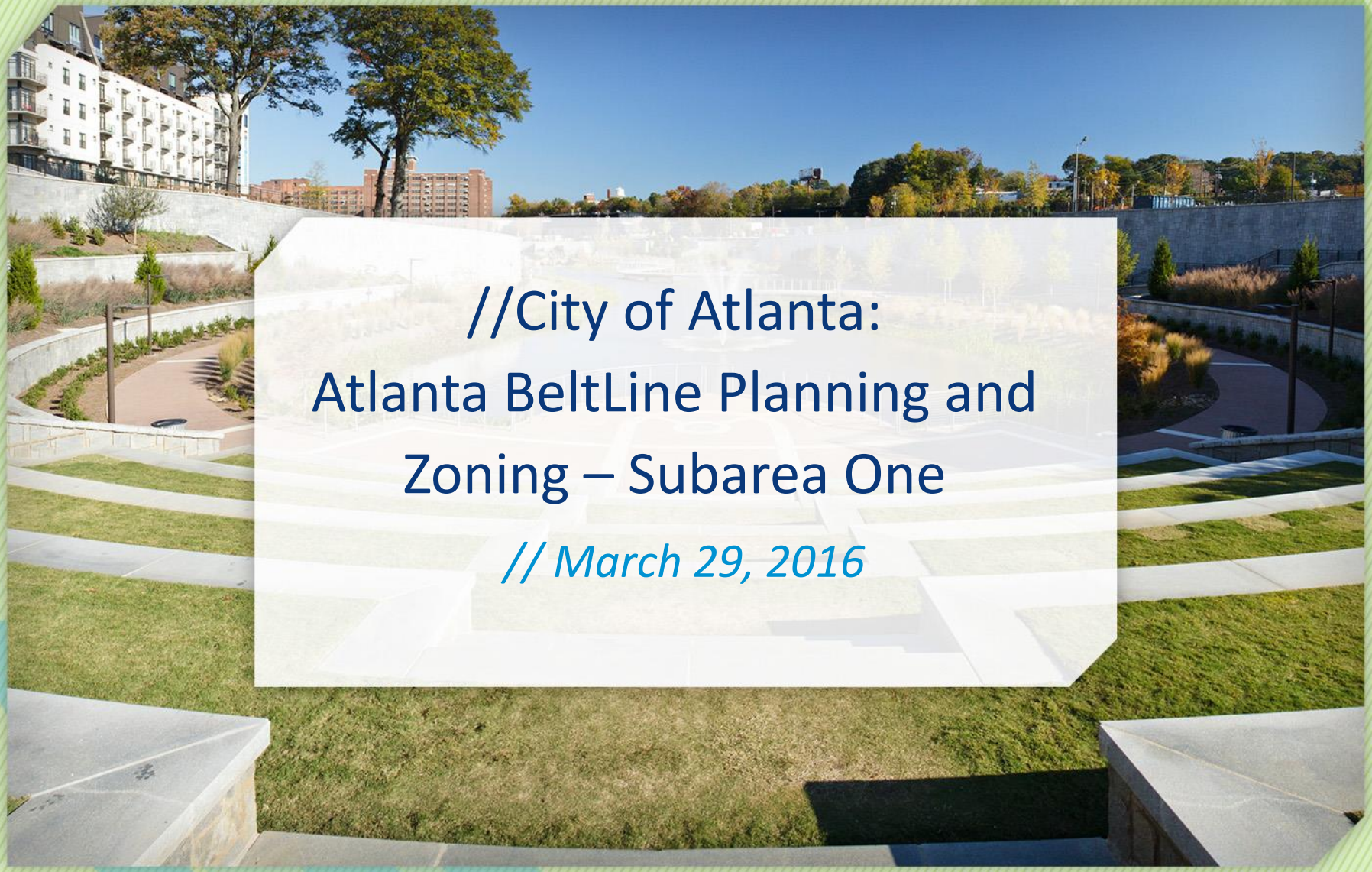
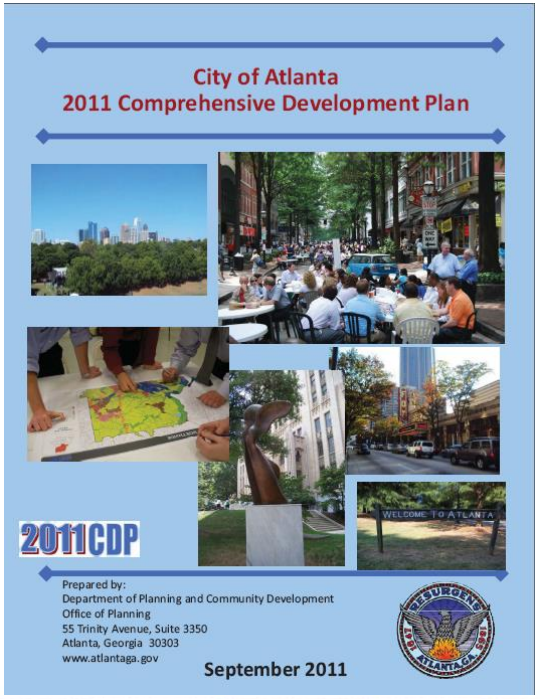


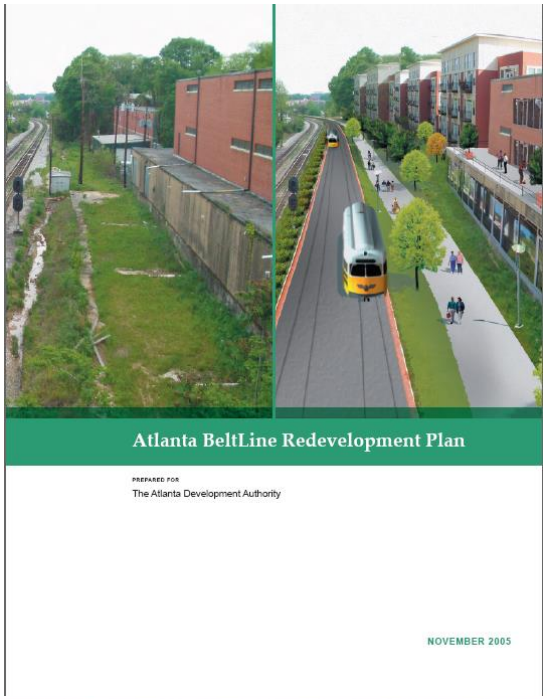
//City of Atlanta: Atlanta BeltLine Planning and Zoning – Subarea One

// March 29, 2016

// Atlanta BeltLine-Related Planning

1. Comprehensive Development Plan (CDP)
2. BeltLine Redevelopment Plan
3. Atlanta BeltLine Master Plans (Subareas 1 through 10)





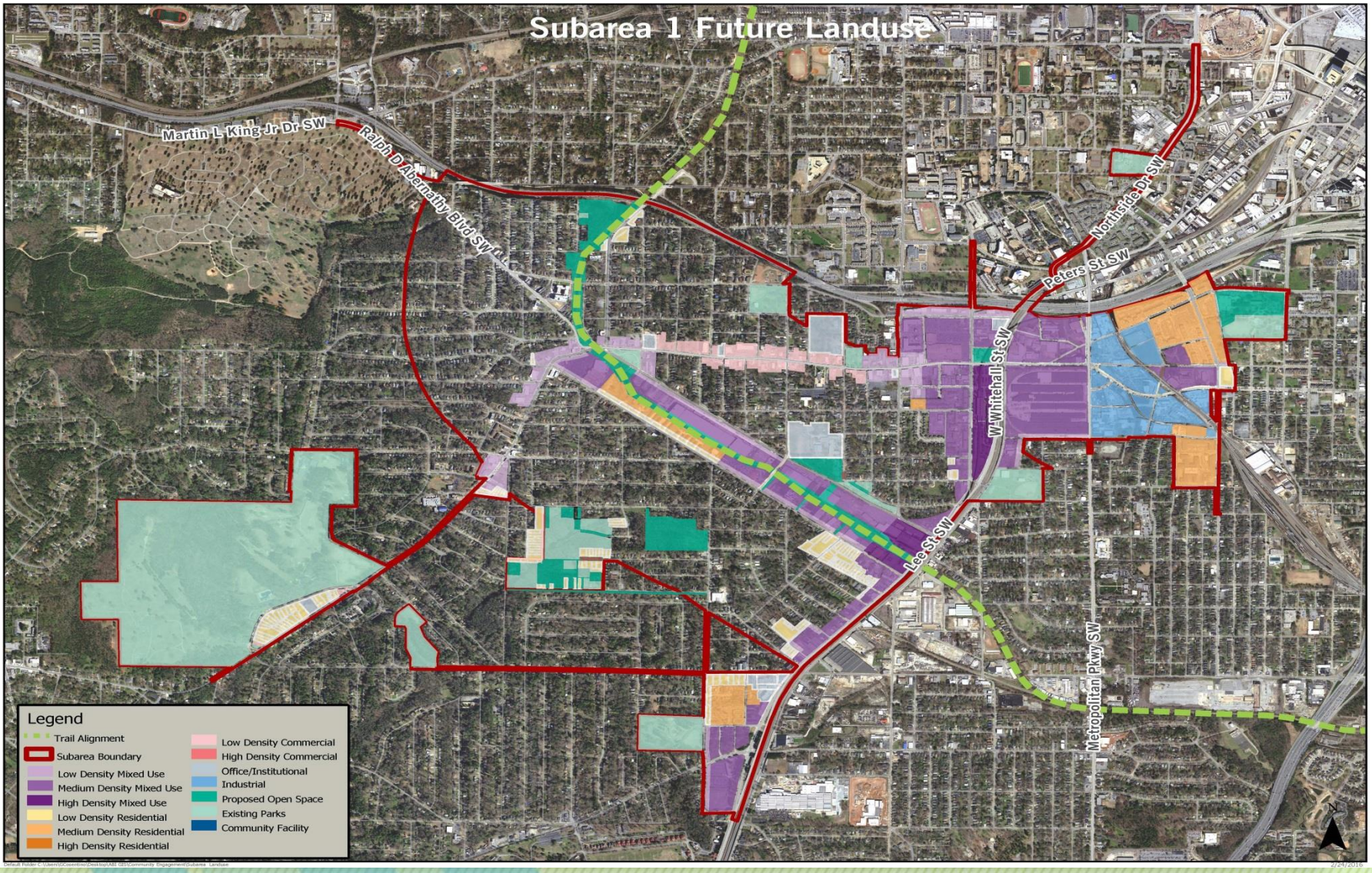
// Master Plan Content

- Land Use
- Street Grid
- Transportation
- Trails
- Parks and Open Space
- Historic Preservation
- Public Art

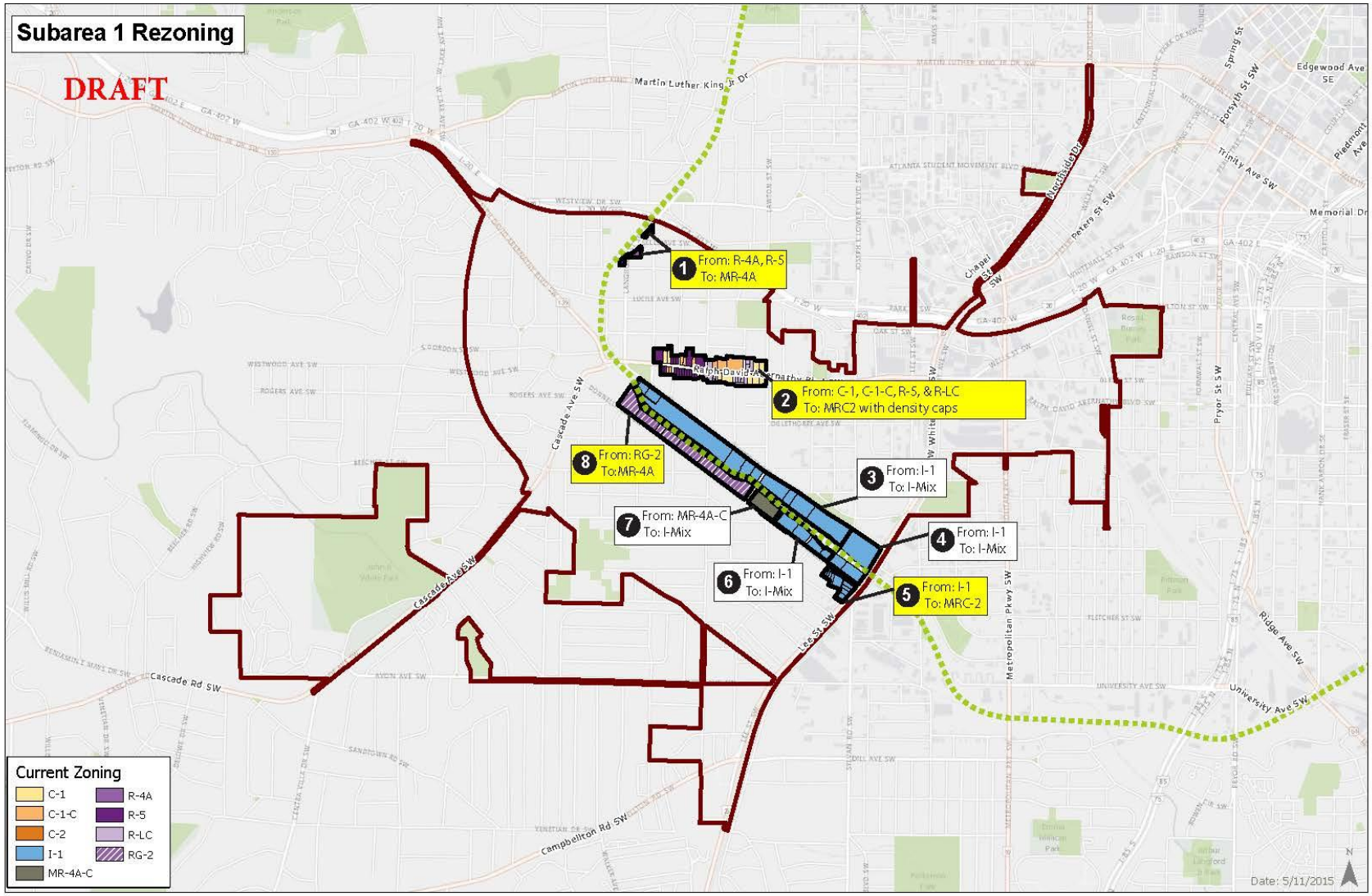
// Principles of TOD Zoning

- Allowable and Prohibited Uses
- Placement and Amount of Parking
- Streetscape and Urban Design Standards
- Storefront Streets
- Proper Transitions to Single Family Areas

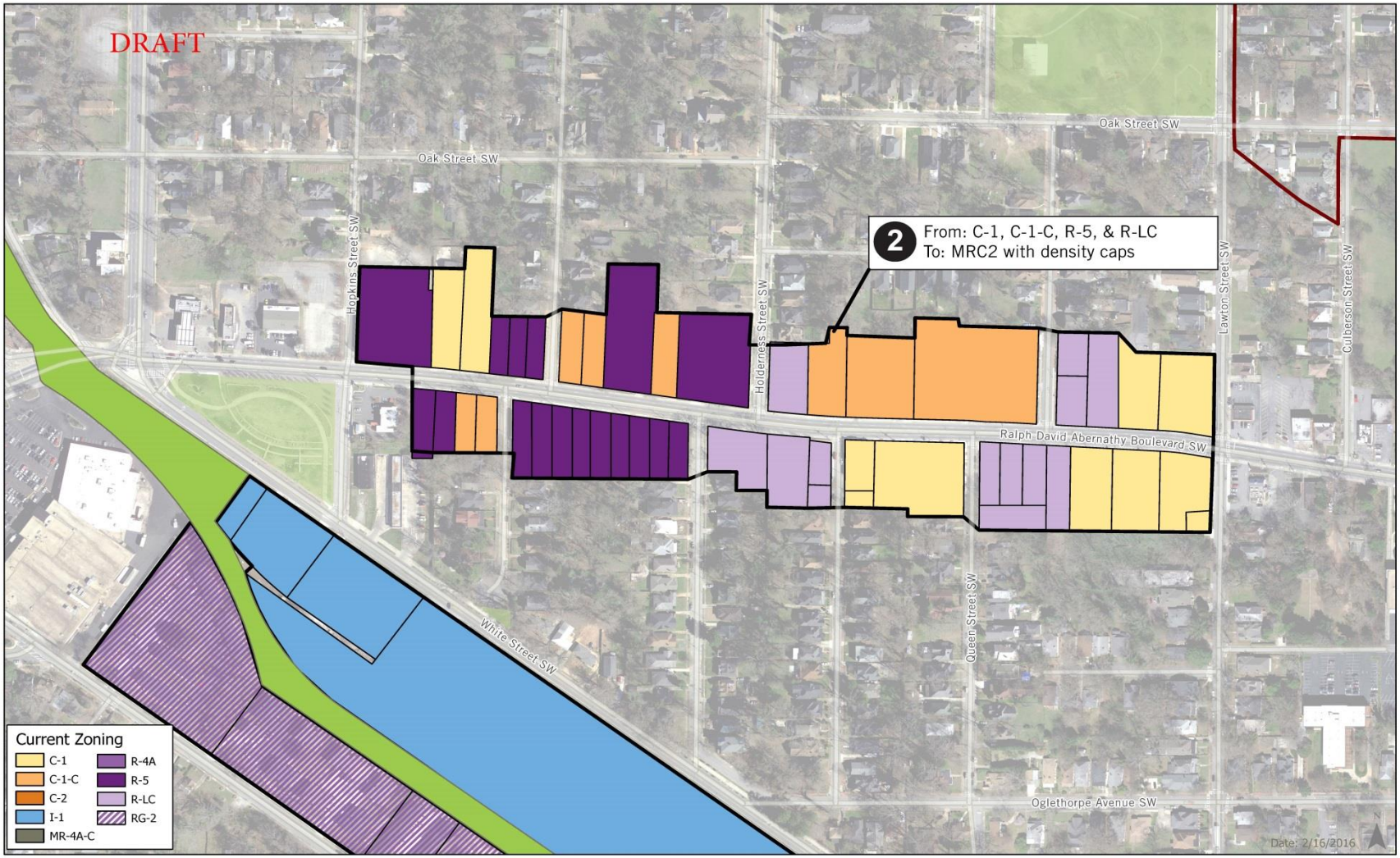
// Subarea 1


Subarea 1 Future Landuse
Martin L King Jr Dr SW
Ralph D Abernathy Blvd SW
Northside Dr SW
Peters St SW
W Whitehall St SW
Lee St SW
Metropolitan Pkwy SW
Legend
Trail Alignment
Subarea Boundary
Low Density Mixed Use
Medium Density Mixed Use
High Density Mixed Use
Low Density Residential
Medium Density Residential
High Density Residential
Low Density Commercial
High Density Commercial
Office/Institutional
Industrial
Proposed Open Space
Existing Parks
Community Facility

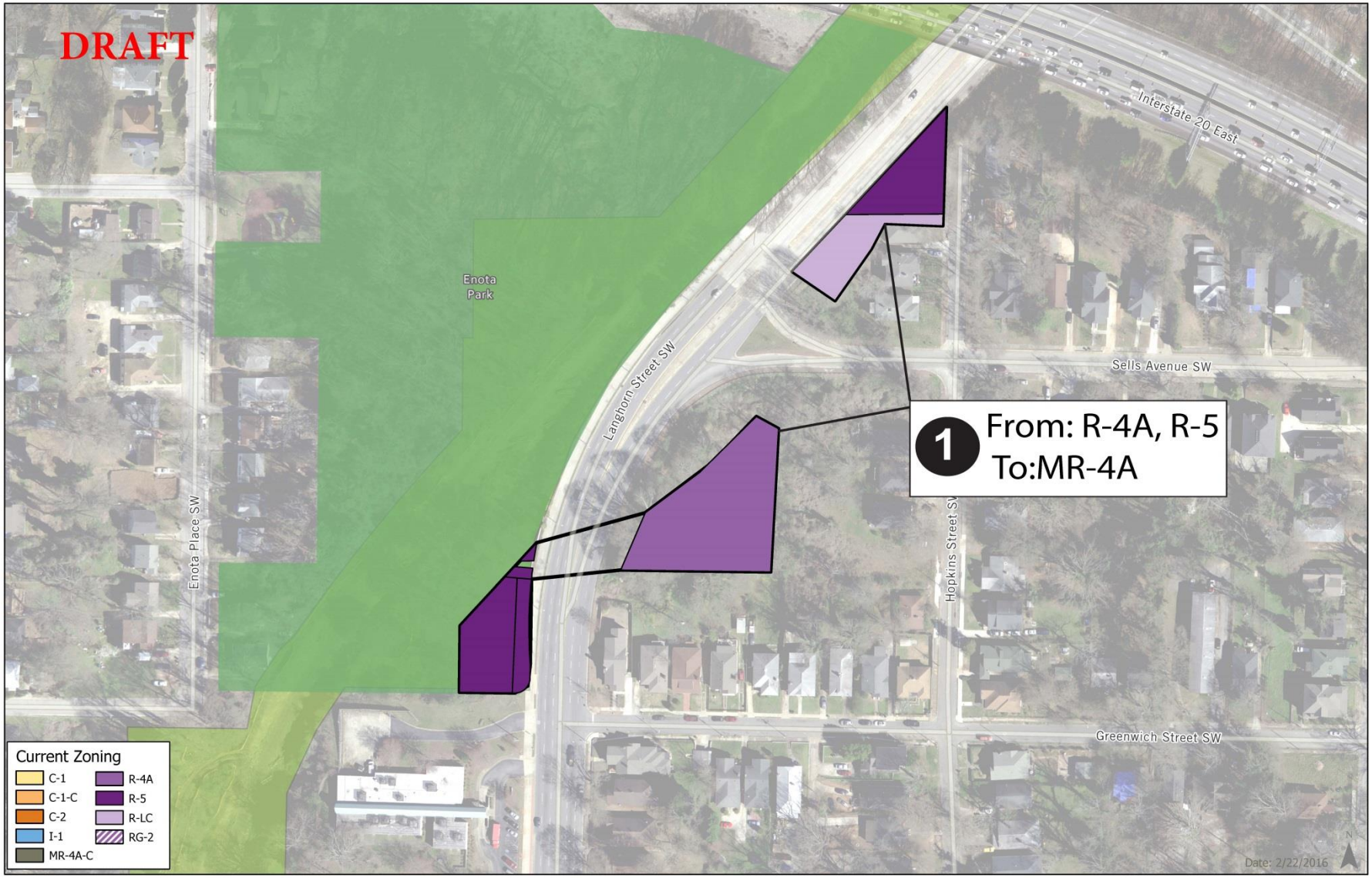
//Subarea One


Subarea 1 Rezoning
DRAFT
1 From: R-4A, R-5 To: MR-4A
2 From: C-1, C-1-C, R-5, & R-LC To: MRC2 with density caps
3 From: I-1 To: I-Mix
4 From: I-1 To: I-Mix
5 From: I-1 To: MRC-2
6 From: I-1 To: I-Mix
7 From: MR-4A-C To: I-Mix
8 From: RG-2 To:MR-4A
Current Zoning
C-1
C-1-C
C-2
I-1
MR-4A-C
R-4A
R-5
R-LC
RG-2
Date: 5/11/2015

//Ralph David Abernathy Rd

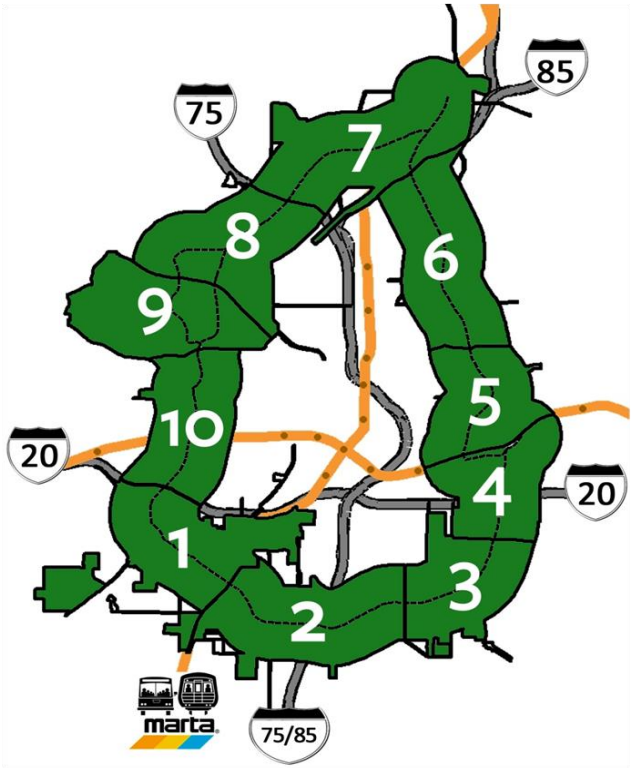


//Langhorn Street



// Next Steps

1. Subarea-Based Proactive Rezonings of the Underlying Zoning Districts



Phase 1: Subareas 3, 5, and 9*

Phase 2: Subareas 1, 9* and 10

Phase 3: Subareas 2, 4, 6, 7, and 8

// Proactive Rezoning Schedule

1. Property Owners Meeting (March)
2. SW Study Group Meeting Follow-up Meeting (March/April)
3. Finalizing the Legislation
4. NPU Review and Vote (Summer 2016)

//City of Atlanta:

Atlanta BeltLine Planning and Zoning

// March 29, 2016

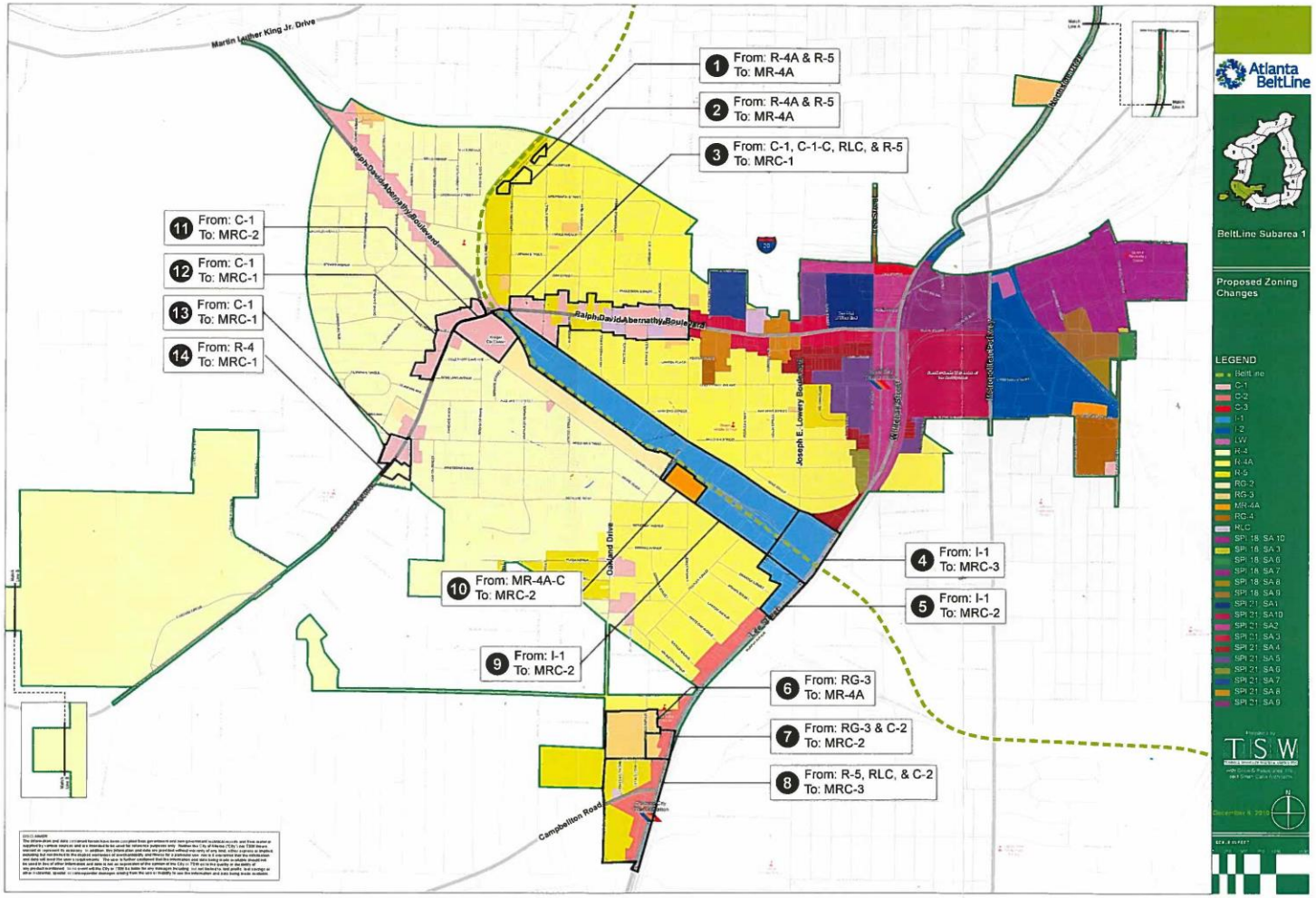
// Zoning Basics

BeltLine Overlay Zoning District

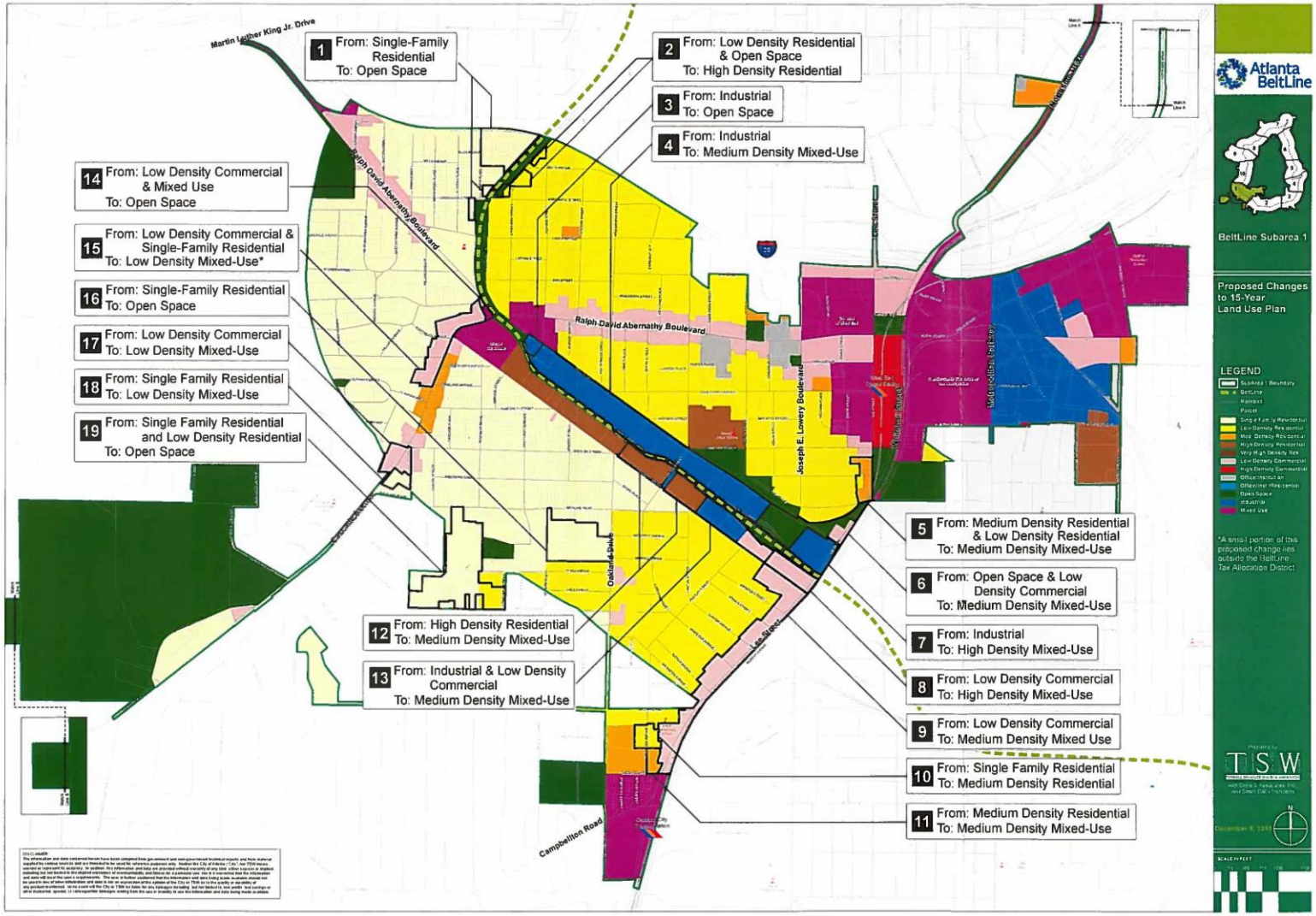
Base Zoning District

Citywide Regulations

// SA 1 Zoning Recommendations



// SA 1 Land Use Recommendations

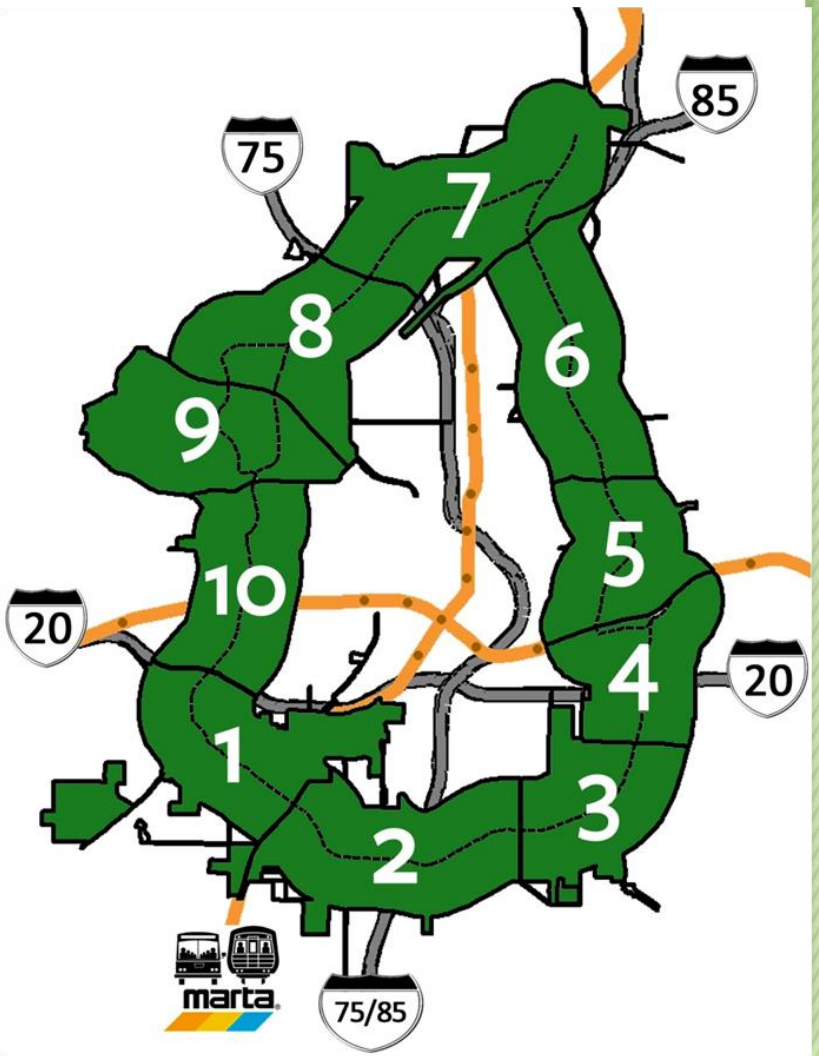


// Key Milestones

- 2006: Adopted BeltLine Redevelopment Plan
- 2007: Adopted BeltLine Overlay

Zoning District

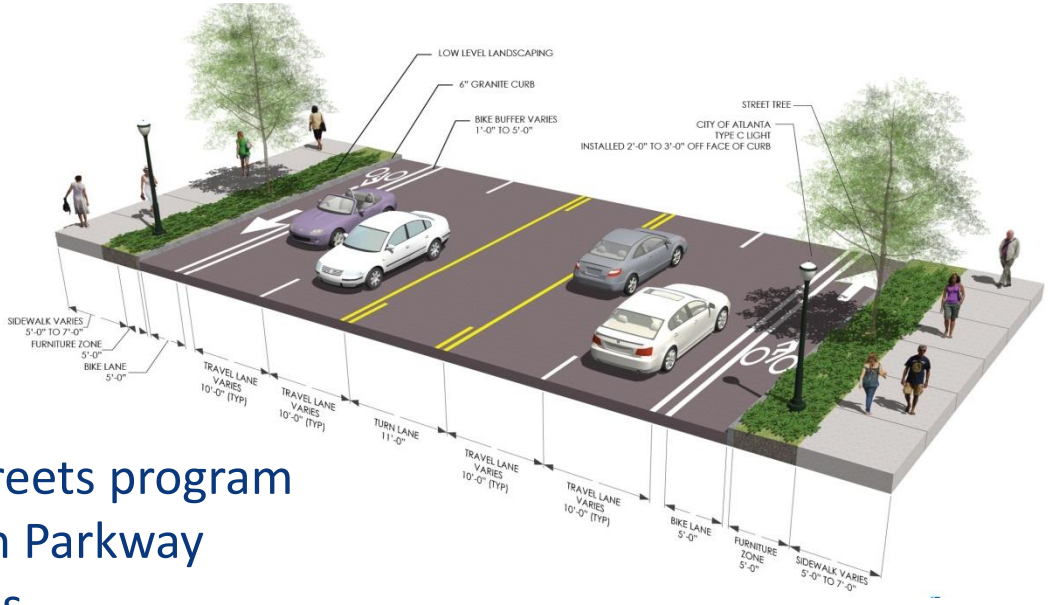
- 2007: Began Master Planning
- 2009: Adopted Subareas 2, 3, 5, 7, 9
- 2010: Adopted Subareas 1, 10
- 2011: Adopted Subareas 4, 6
- 2012: Adopted Subarea 8
- 2013: Begin Zoning Work



// Transportation: Complete Streets

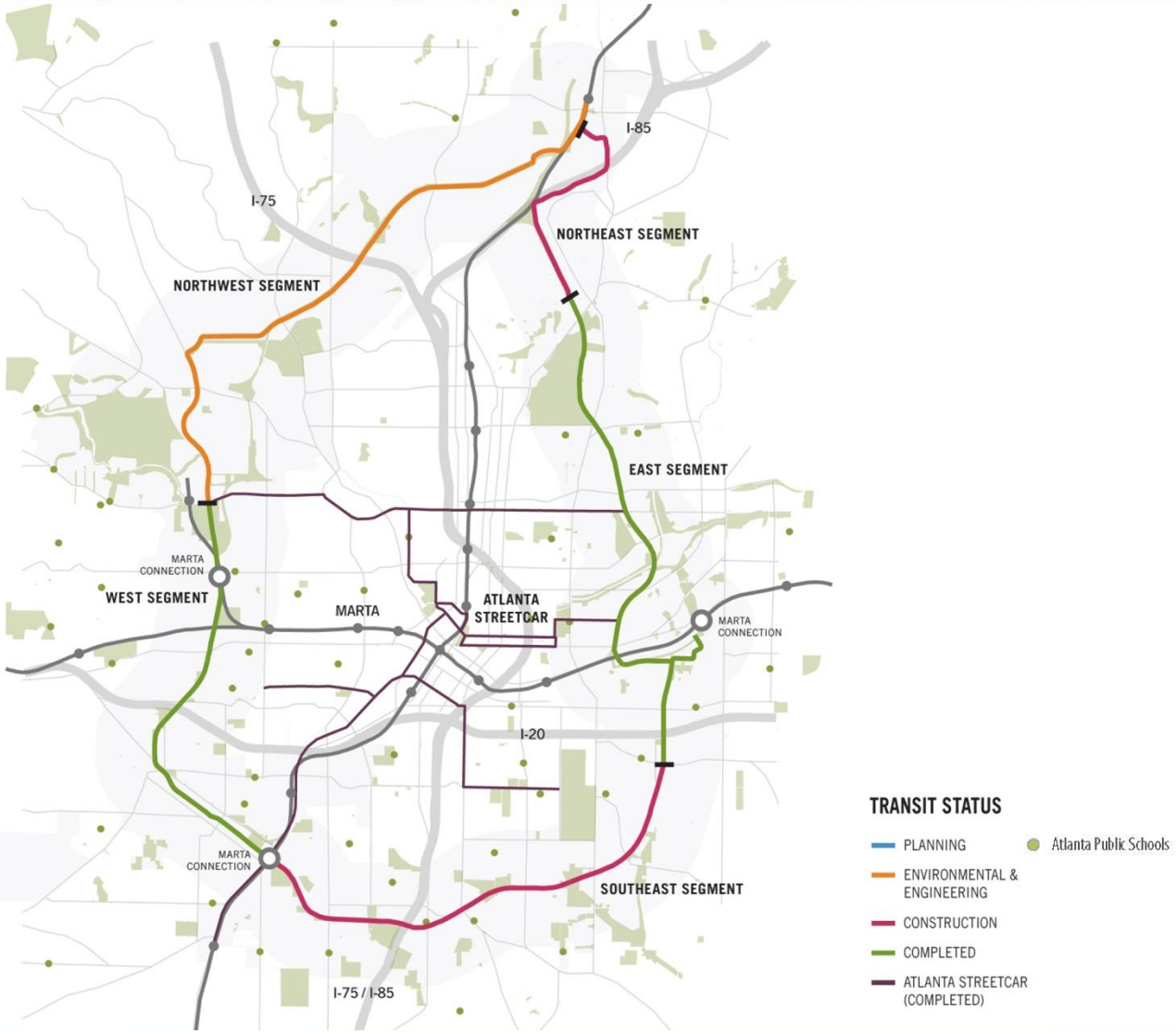
Spring 2013

2017:

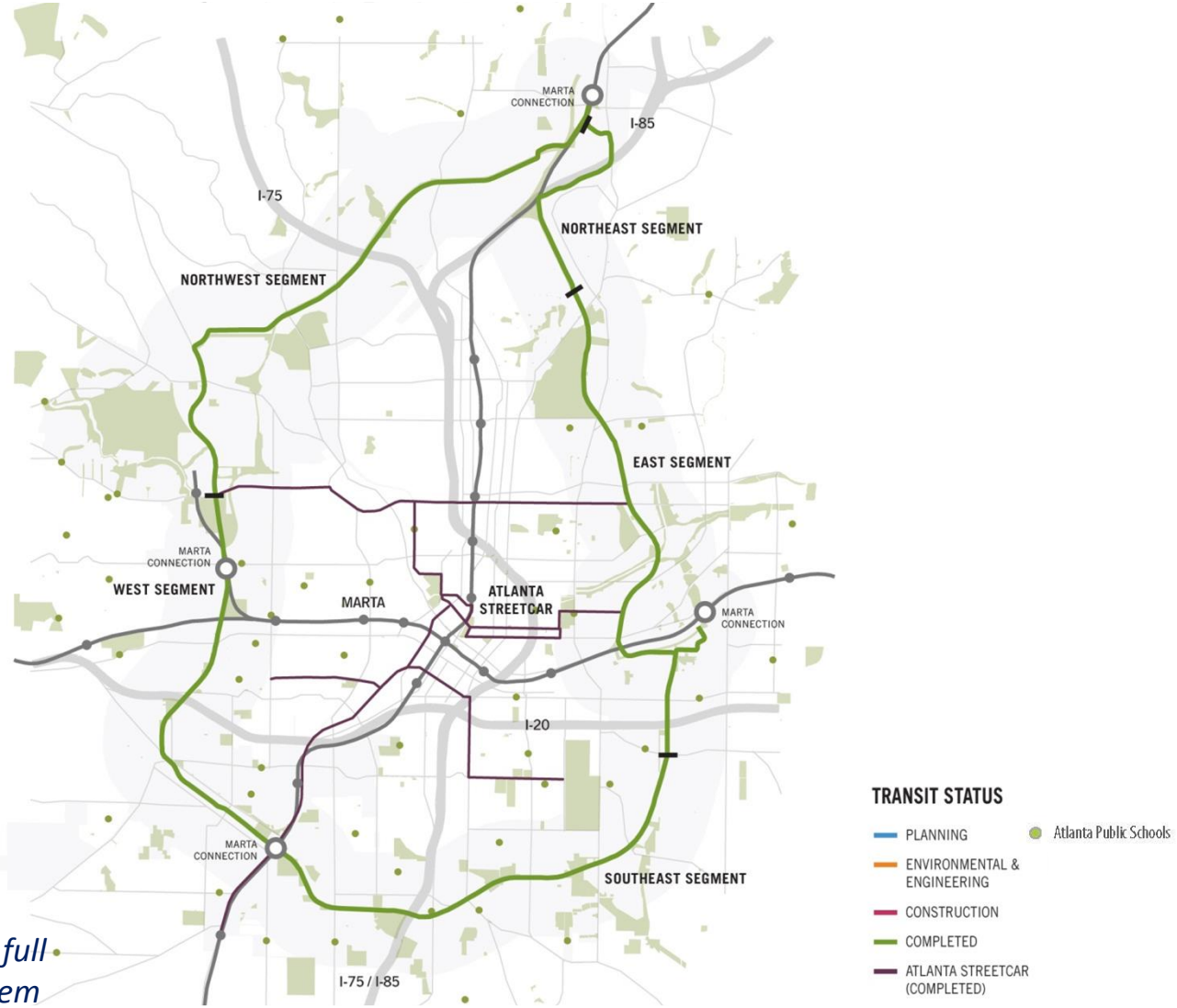


- Part of 46 mile complete streets program
- From Boulevard to Freedom Parkway
- Design and ROW: 18 months
- Construction Start: Winter 2017
- Joint venture with GDOT and Ponce City Market

// Period 2 (FY19-23) Transit Projects



// Period 3 (FY24-30) Transit Projects

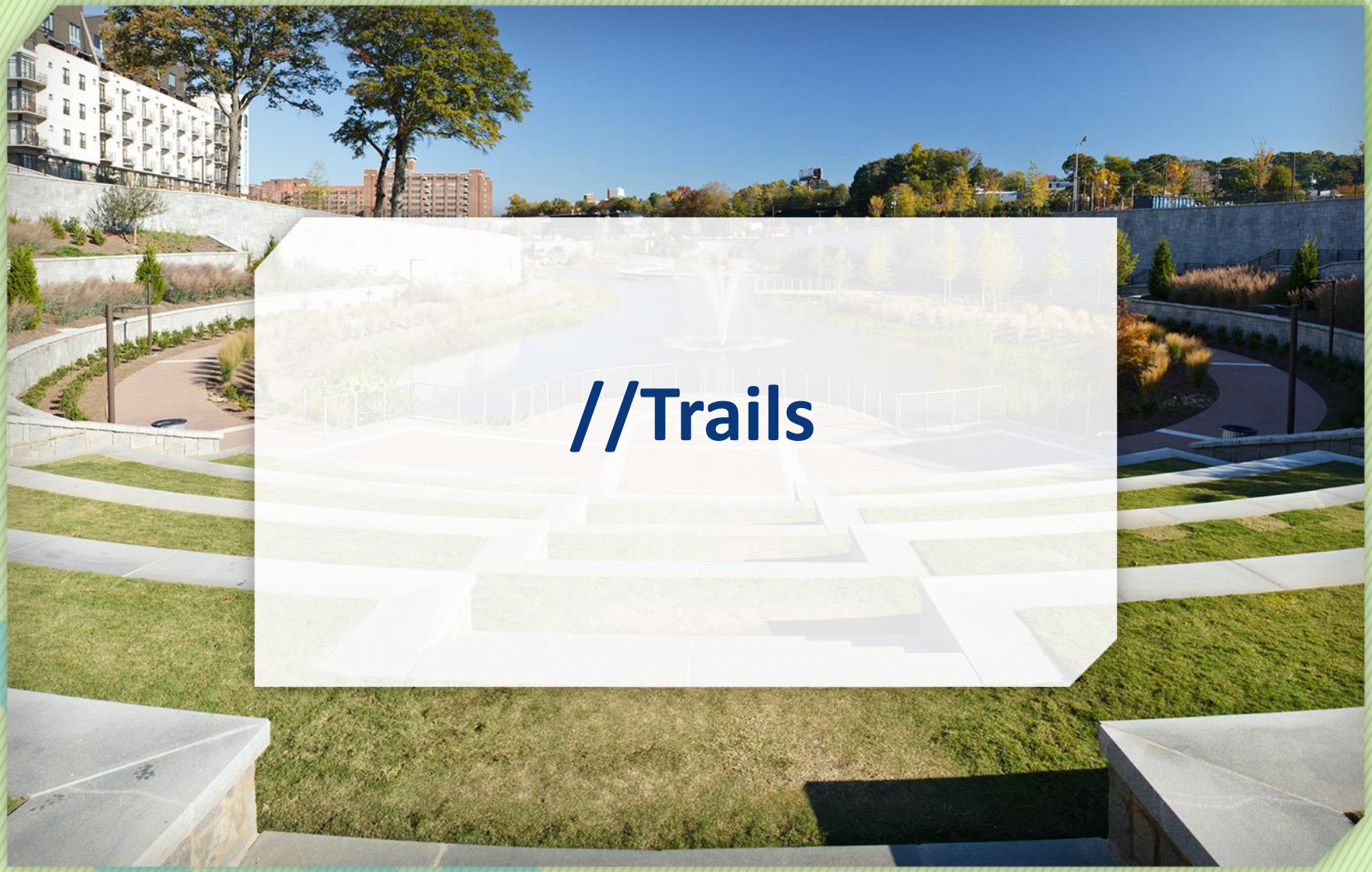


***Does not represent full Atlanta Streetcar System*

// Transit Implementation Summary

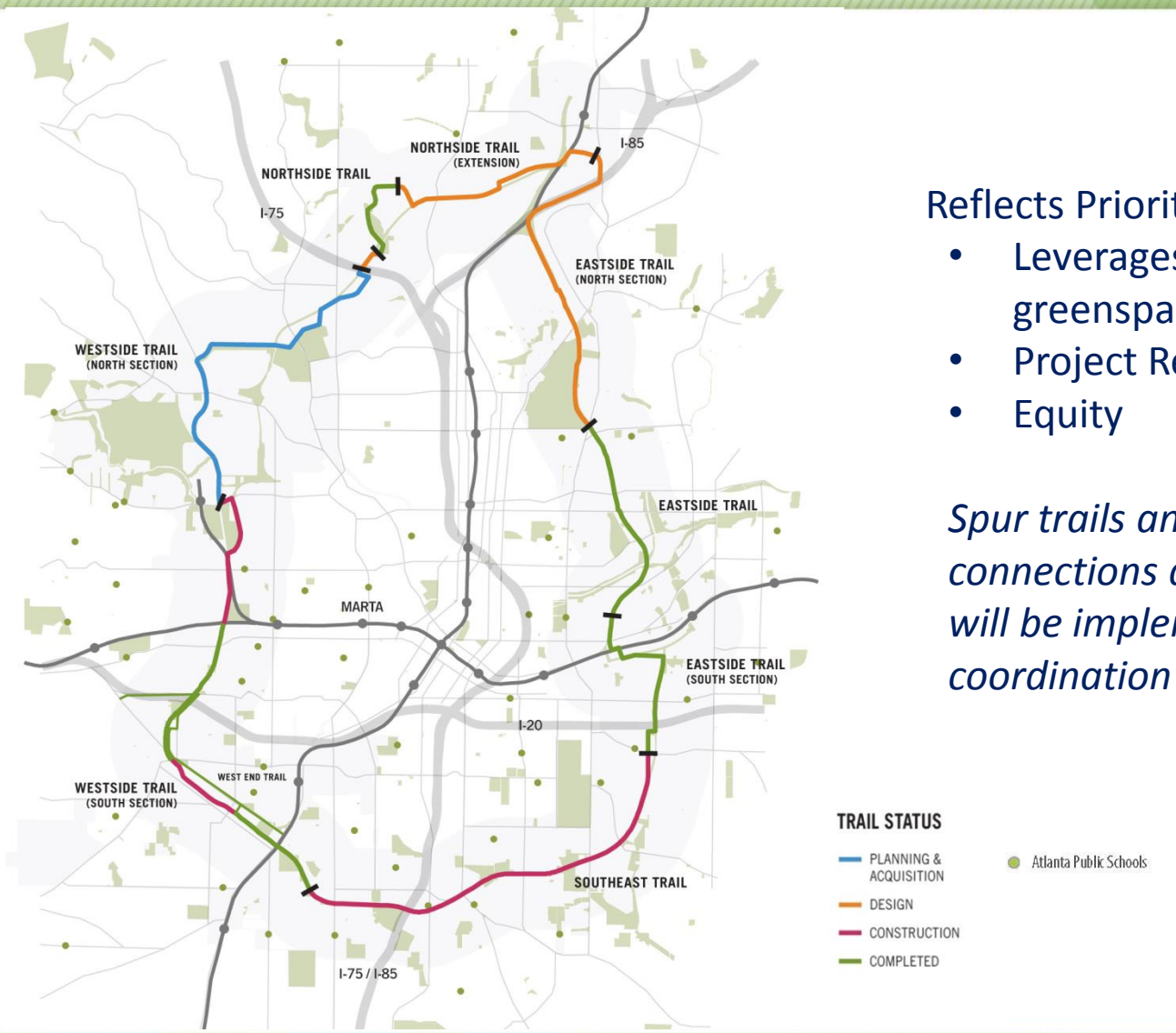
	End of Period 1 FY14-18	End of Period 2 FY19-23	End of Period 3 FY24-30
TRANSIT	BeltLine West - Construction	BeltLine West - Open	→
	BeltLine East - Construction	BeltLine East - Open	→
	BeltLine Southeast – Design	BeltLine Southeast – Construction	BeltLine Southeast – Open
	BeltLine Northeast – Design	BeltLine Northeast – Construction	BeltLine Northeast – Open
	BeltLine Northwest - Planning	BeltLine Northwest - Design	BeltLine Northwest – Open

Project Open
Project in Design Phase
Project in Construction Phase
Project in Planning and Acquisition Phase



//Trails

// Period 1 (FY14-18) Trail Projects

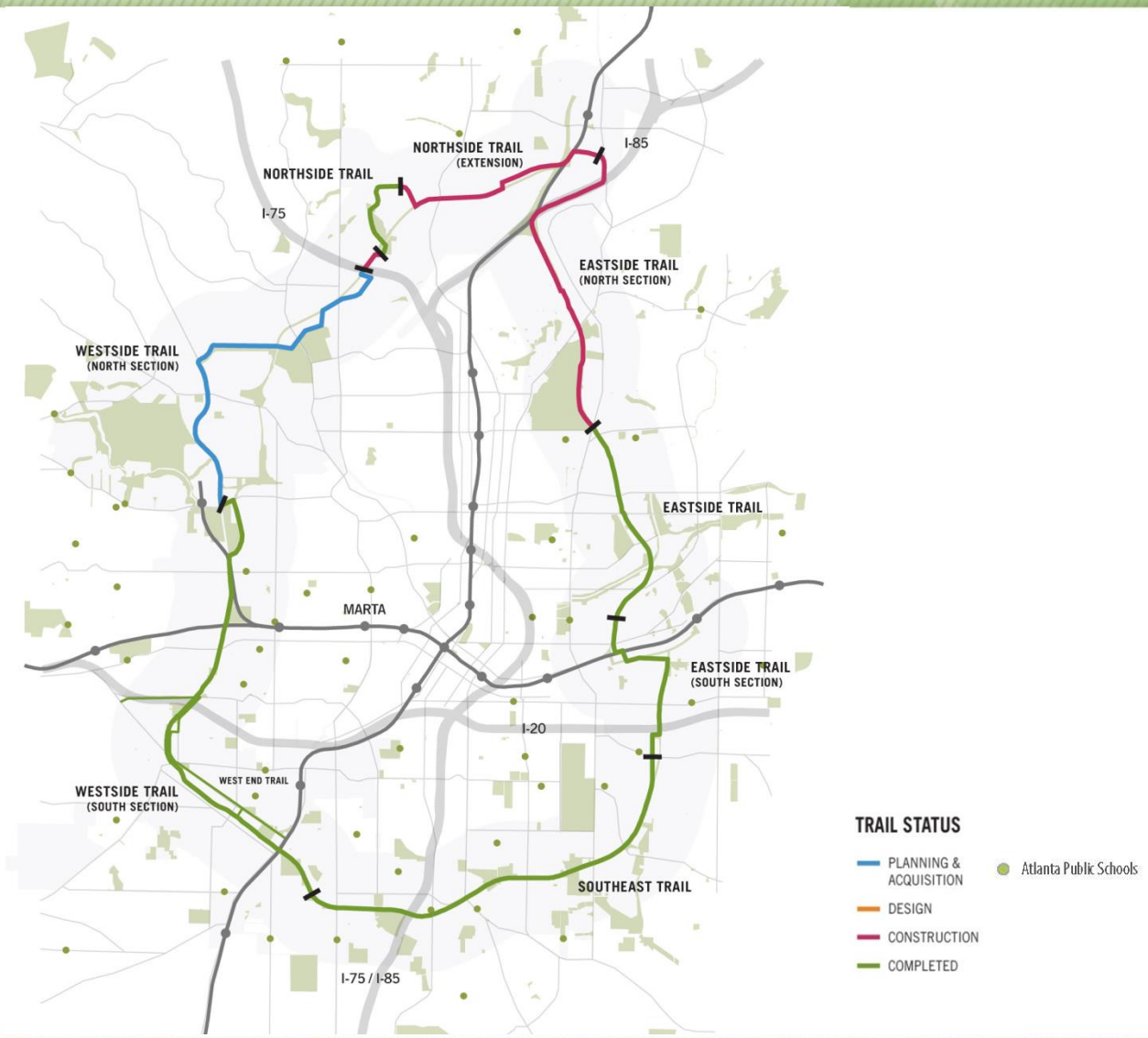


Reflects Prioritized Criteria:

- Leverages existing greenspace
- Project Readiness
- Equity

Spur trails and streetscape connections are not shown but will be implemented in coordination with our partners.

// Period 2 (FY19-23) Trail Projects



// Period 3 (FY24-30) Trail Projects

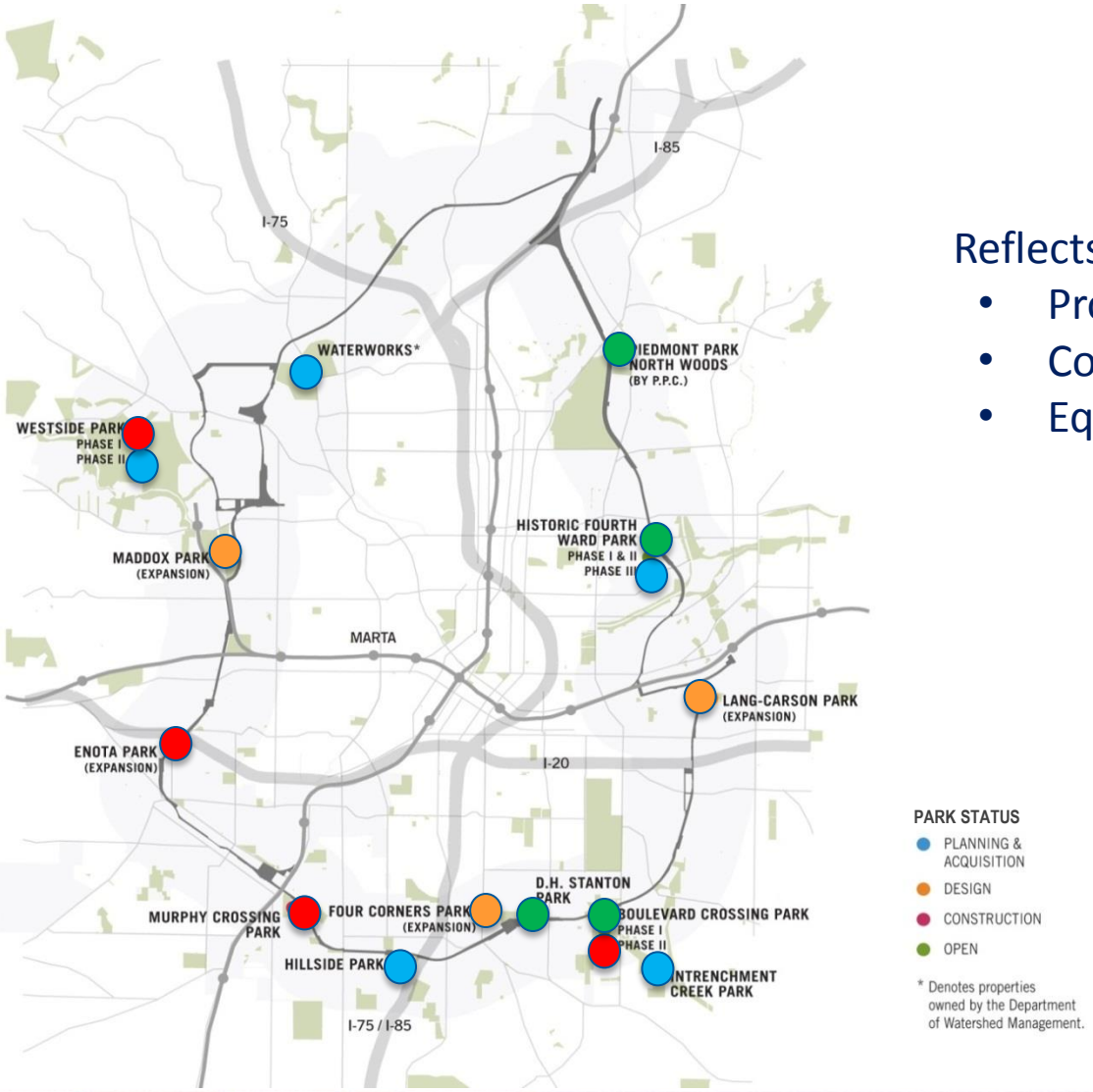
// Trail Implementation Summary

	End of Period 1 FY14-18	End of Period 2 FY19-23	End of Period 3 FY24-30
TRAILS	Westside Trail (South) – Open	→	→
	Eastside Trail (South Extension) - Open	→	→
	Southeast Trail – Construction	Southeast Trail – Open	→
	Eastside Trail (North) – Design	Eastside Trail (North)– Construction	→
	Northside Trail Extension – Design	Northside Trail Extension – Construction	→
	Westside Trail (North) – Planning	Westside Trail (North) – Design	Westside Trail – Open

Project Open
Project in Design Phase
Project in Planning and Acquisition Phase

//Parks

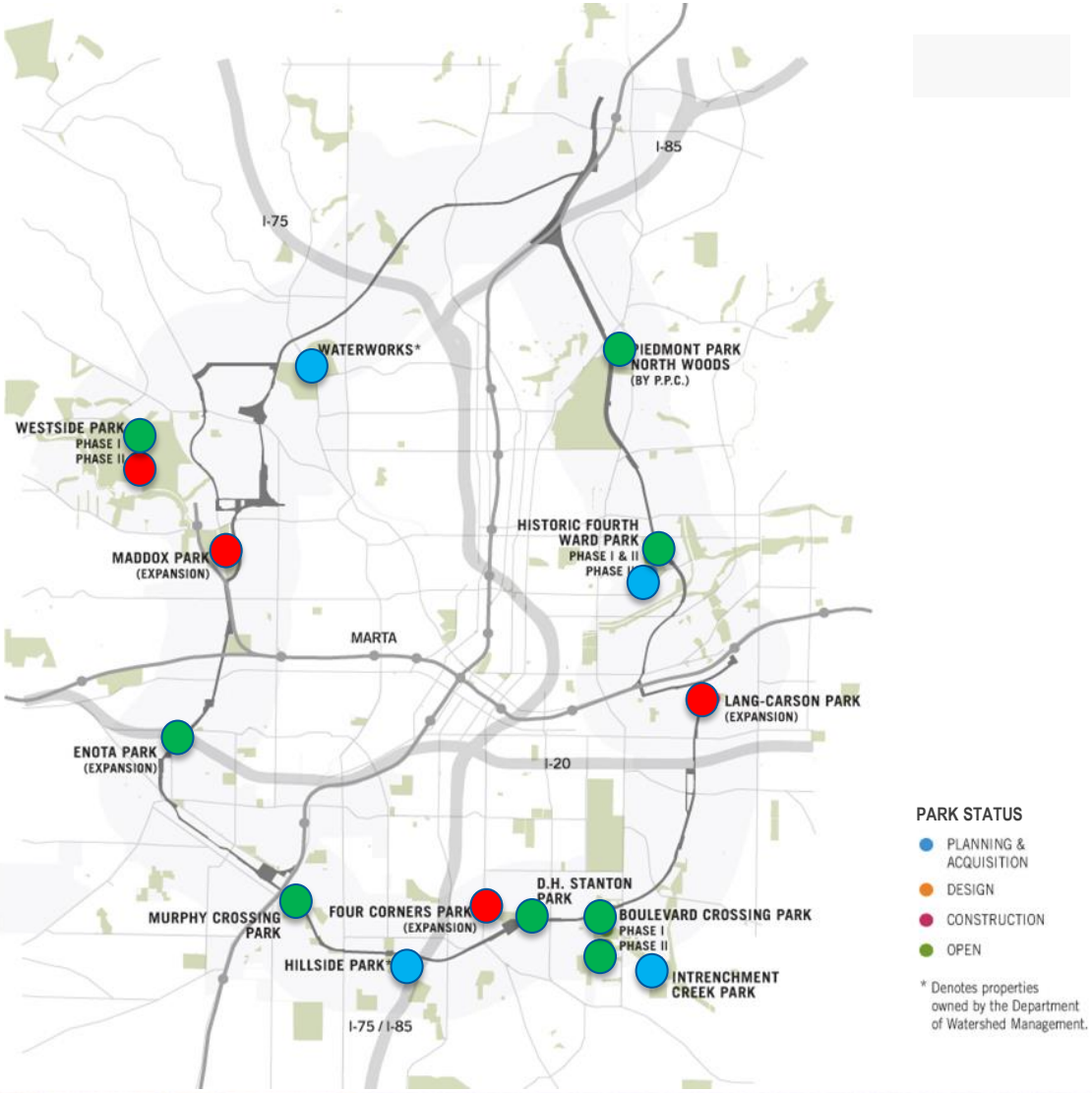
// Period 1 (FY14-18) Park Projects



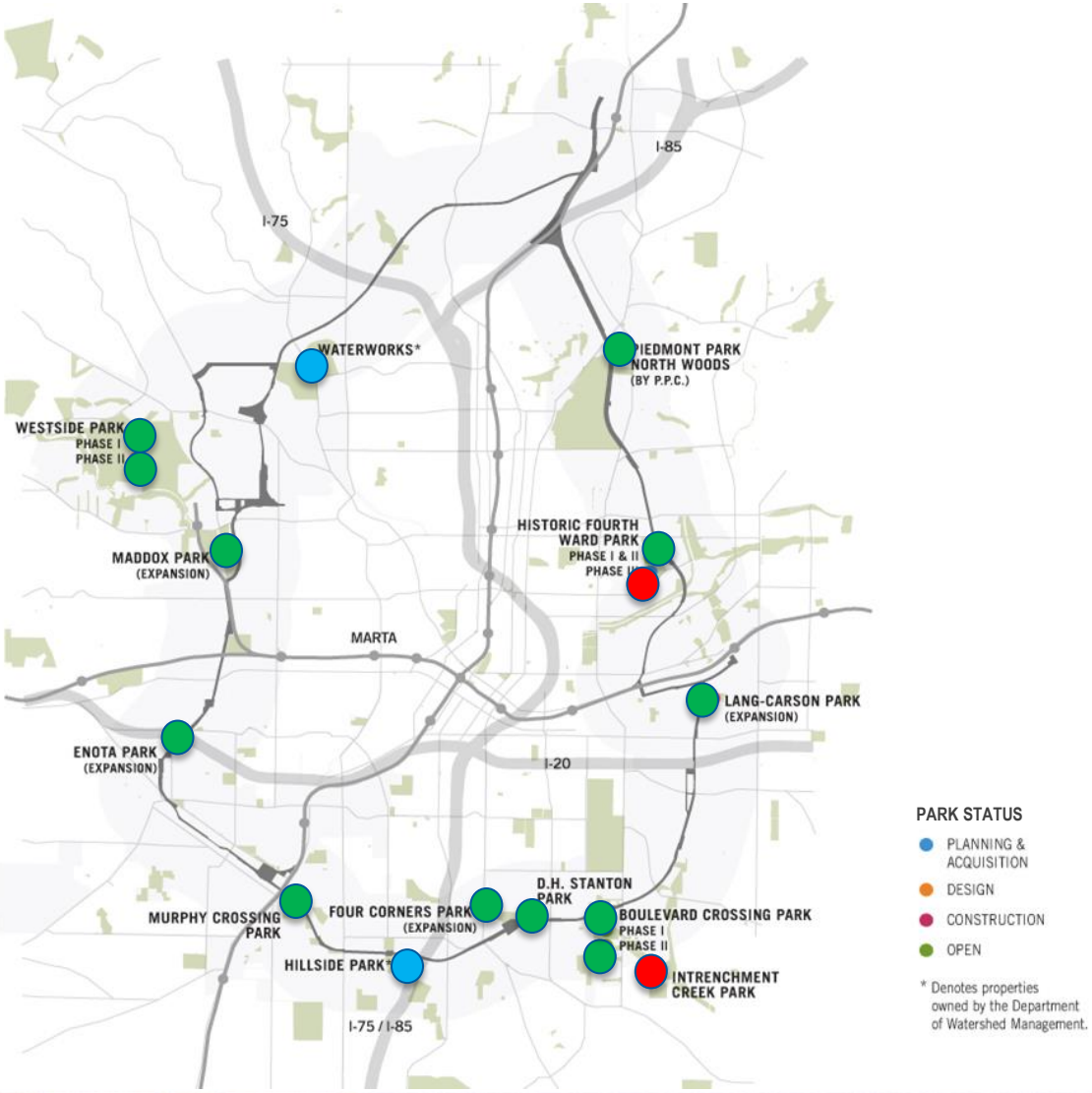
Reflects Prioritized Criteria:

- Project Readiness
- Consistent with City Goals
- Equity

// Period 2 (FY19-23) Park Projects



// Period 3 (FY24-30) Park Projects



// Park Implementation Summary

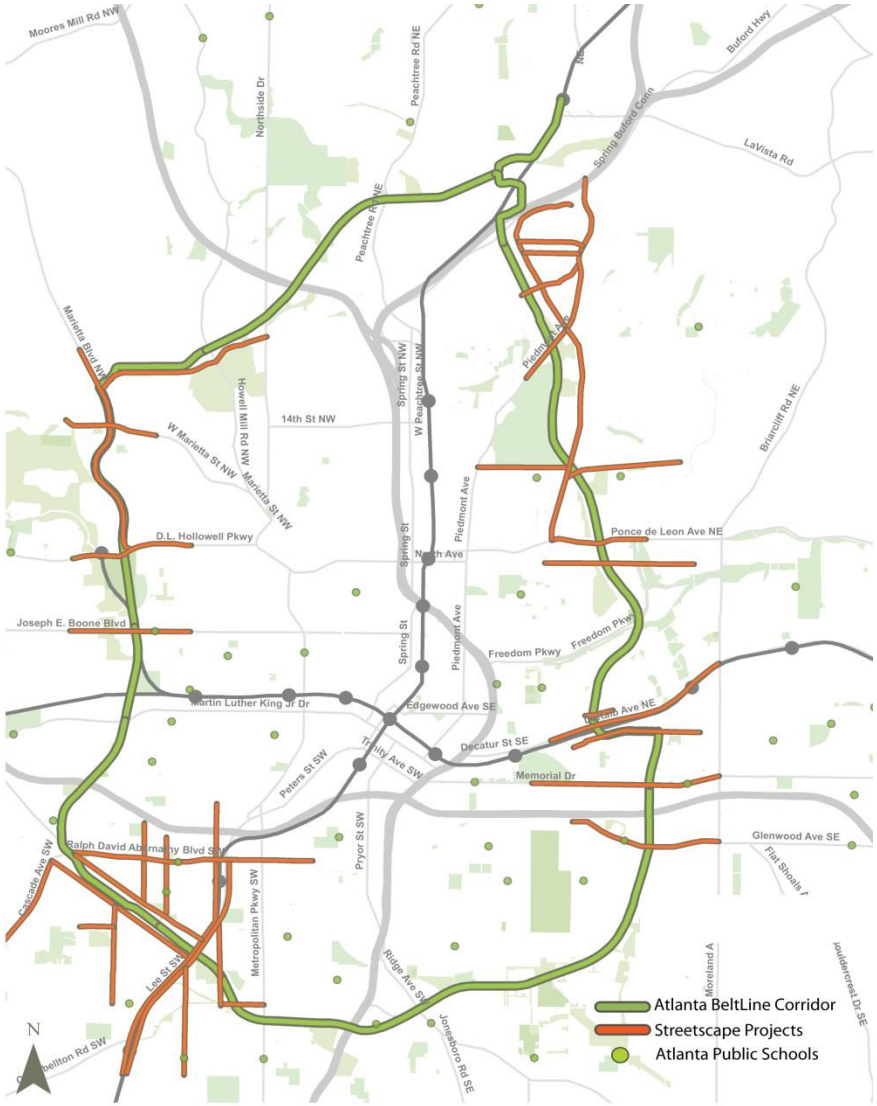
	End of Period 1 FY14-18	End of Period 2 FY19-23	End of Period 3 FY24-30
PARKS**	Boulevard Crossing - Open	→	→
	Murphy Crossing - Open	→	→
	Enota – Open	→	→
	Westside, Phase I - Open	→	→
	Westside, Phase II - Design	Westside, Phase II - Open	→
	Maddox - Design	Maddox - Open	→
	Four Corners - Design	Four Corners - Open	→
	Lang-Carson - Design	Lang-Carson - Open	→
	H4WP, Phase III - Planning	H4WP, Phase III - Design	H4WP, Phase III - Open
	Intrenchment Creek - Planning	Intrenchment Creek - Design	Intrenchment Creek - Open
	*Hillside**	*Hillside**	*Hillside**
	*Waterworks**	*Waterworks**	*Waterworks**

Project Open
Project in Design Phase
Project in Planning and Acquisition Phase
**Park Implementation in coordination with DWM*

***not listed – parks to be developed as part of corridor and those smaller than 5 acres*

//Streetscapes

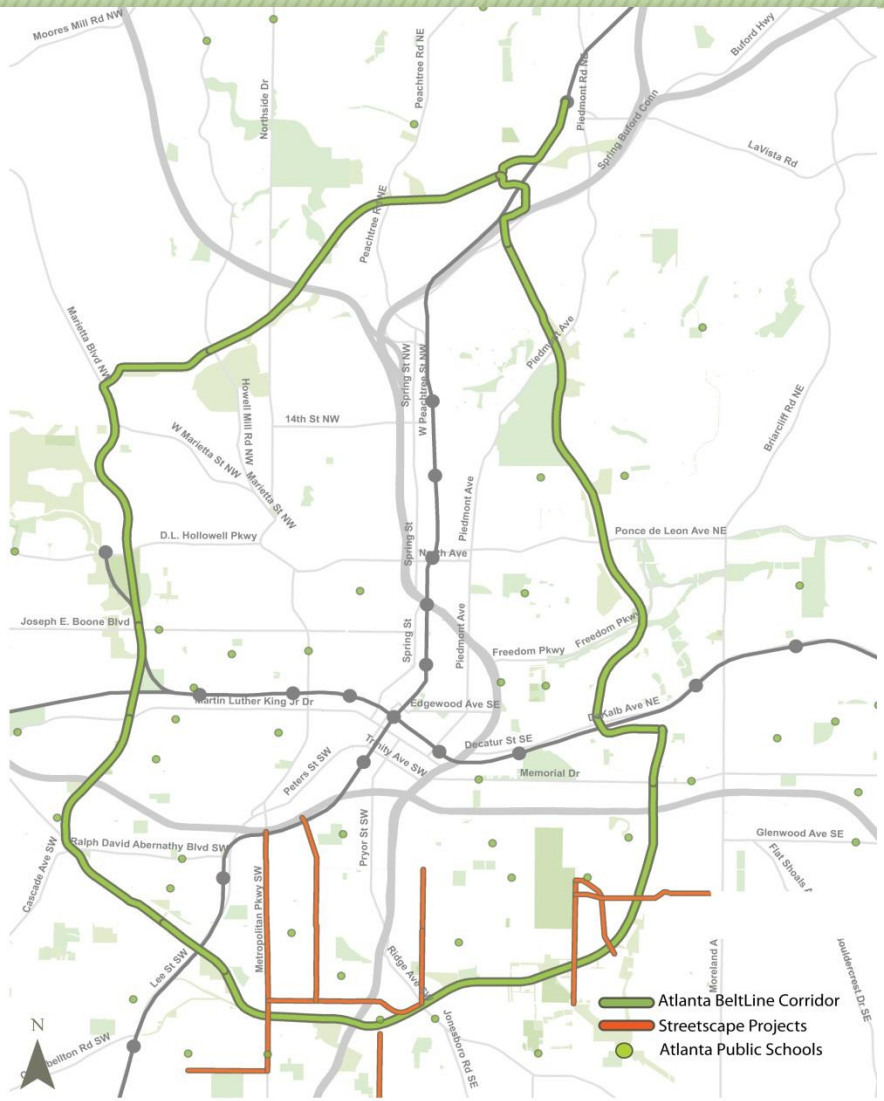
// Period 1 (FY14-18) Streetscape Projects



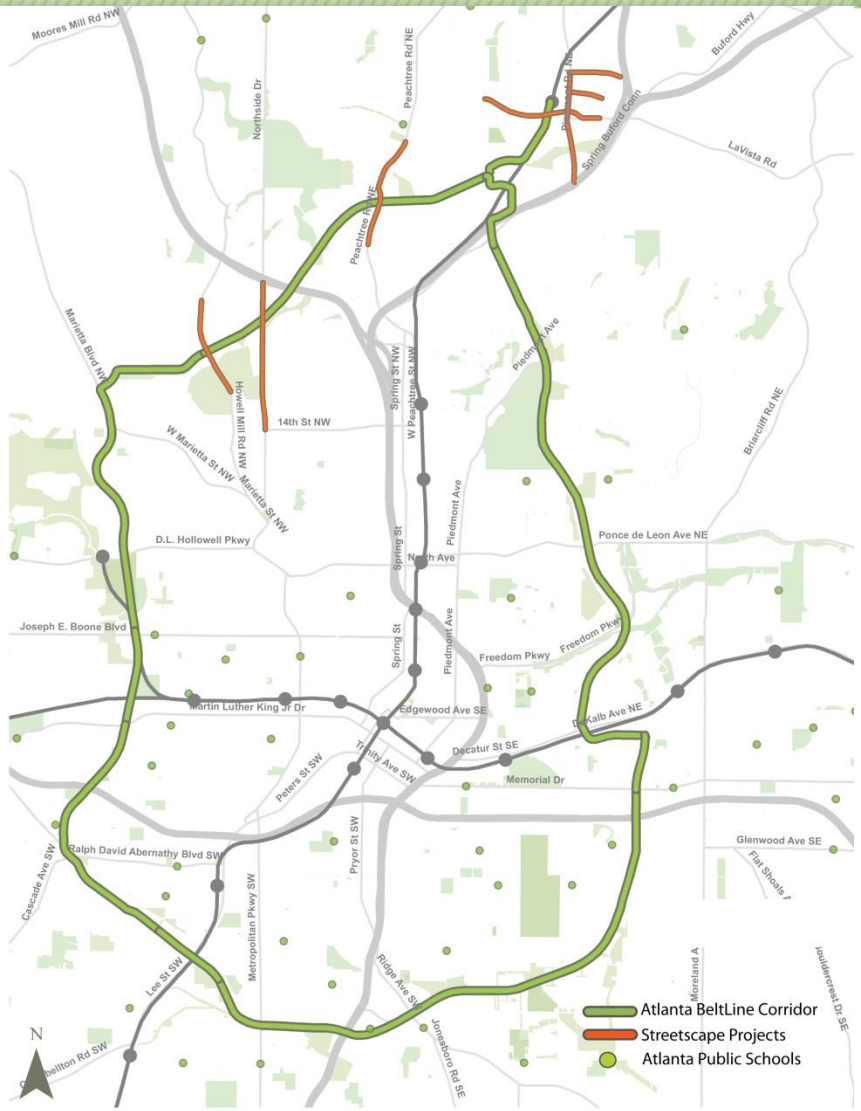
Reflects prioritized transportation investments:

- Trails
- Transit

// Period 2 (FY19-23) Streetscape Projects



// Period 3 (FY24-30) Streetscape Projects



// Program Development Components

- **Affordable Workforce Housing:** Affordable Housing Action Plan to be developed in first year of Period 1 will set proactive approach that details partnerships, funding, timing, location, progress measurement and mechanisms necessary to equitably deliver 5,600 units of affordable workforce housing across the Atlanta BeltLine planning area.
- **Economic Development:** Economic Development Action Plan to be developed in first year of Period 1 will inform and guide pro-active involvement to secure public private partnerships that accomplish total planning area private investment in excess of $10 billion.
- **Sustainability:** Sustainability Action Plan to be developed in first year of Period 1 will build off Sustainability Framework and Typologies already established that support "triple bottom line" social, environmental and economic outcomes, to guide infrastructure projects and ABI operations and organization through program implementation and completion.
- **Job Creation:** ABI's First Source Jobs Policy to be applied across all projects. ABI will create metrics in first year of period 1 to quantify job creation for SIP goals of 30,000 permanent and 48,000 construction jobs in the Planning Area.
- **Brownfield Redevelopment:** Part of every project – sets stage for program completion.
- **Public Art:** Included as part of every individual project specific opportunities arise.