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

March 29, 2016
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 Rezoning

DRAFT
From: R-4A, R-5
To: MR-4A
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
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
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

[Map of Atlanta BeltLine transit projects with labels for different segments: Northwest, Northeast, East, Southeast, West, Central, Atlanta Streetcar, MARTA, and MARTA Connections. The map also includes a legend for transit status: planning, environmental & engineering, construction, completed, and Atlanta Public Schools.]
**Does not represent full Atlanta Streetcar System**
## Transit Implementation Summary

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<th>End of Period 1</th>
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- **Project Open**
- **Project in Design Phase**
- **Project in Construction Phase**
- **Project in Planning and Acquisition Phase**
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

<table>
<thead>
<tr>
<th>TRAILS</th>
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<td>Eastside Trail (South Extension) - Open</td>
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<td>Westside Trail (North) – Planning</td>
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<td>Westside Trail (North) – Design</td>
<td>Westside Trail – Open</td>
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</tbody>
</table>

- **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

[Map of Atlanta BeltLine showing various park projects with different statuses: Planning & Acquisition, Design, Construction, and Open.]

* Denotes properties owned by the Department of Watershed Management.
## Park Implementation Summary

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<th>PARKS**</th>
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<td>Boulevard Crossing - Open</td>
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<td>Westside, Phase II - Open</td>
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<td>Murphy Crossing - Open</td>
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<td>Maddox - Open</td>
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<td>Enota – Open</td>
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<td>Westside, Phase I - Open</td>
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<td>Lang-Carson - Open</td>
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<td>H4WP, Phase III - Design</td>
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**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**
Period 1 (FY14-18) Streetscape Projects

Reflects prioritized transportation investments:
- Trails
- Transit
// Period 2 (FY19-23) Streetscape Projects
**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.