

Turner Field Stadium
Neighborhoods
LIVEABLE CENTERS INITIATIVE

Summerhill Neighborhood Workshop

March 19, 2016

FanPlex



Tim Keane, Commissioner,
Department of Planning and
Community Development

Charletta Wilson Jacks, Director,
Office of Planning



Turner Field Stadium Neighborhoods

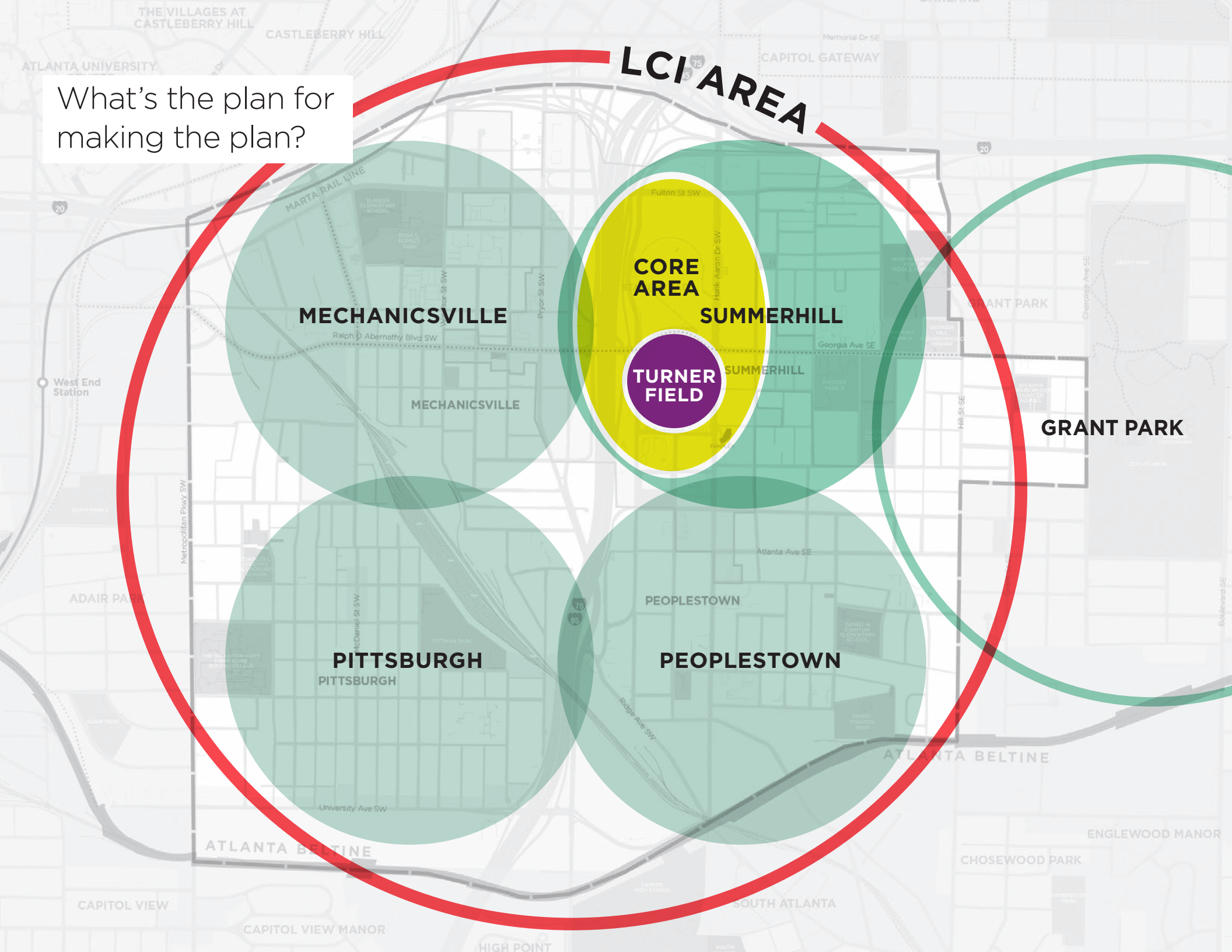
LIVEABLE CENTERS INITIATIVE

Funding Partners



Where are we in the LCI process?

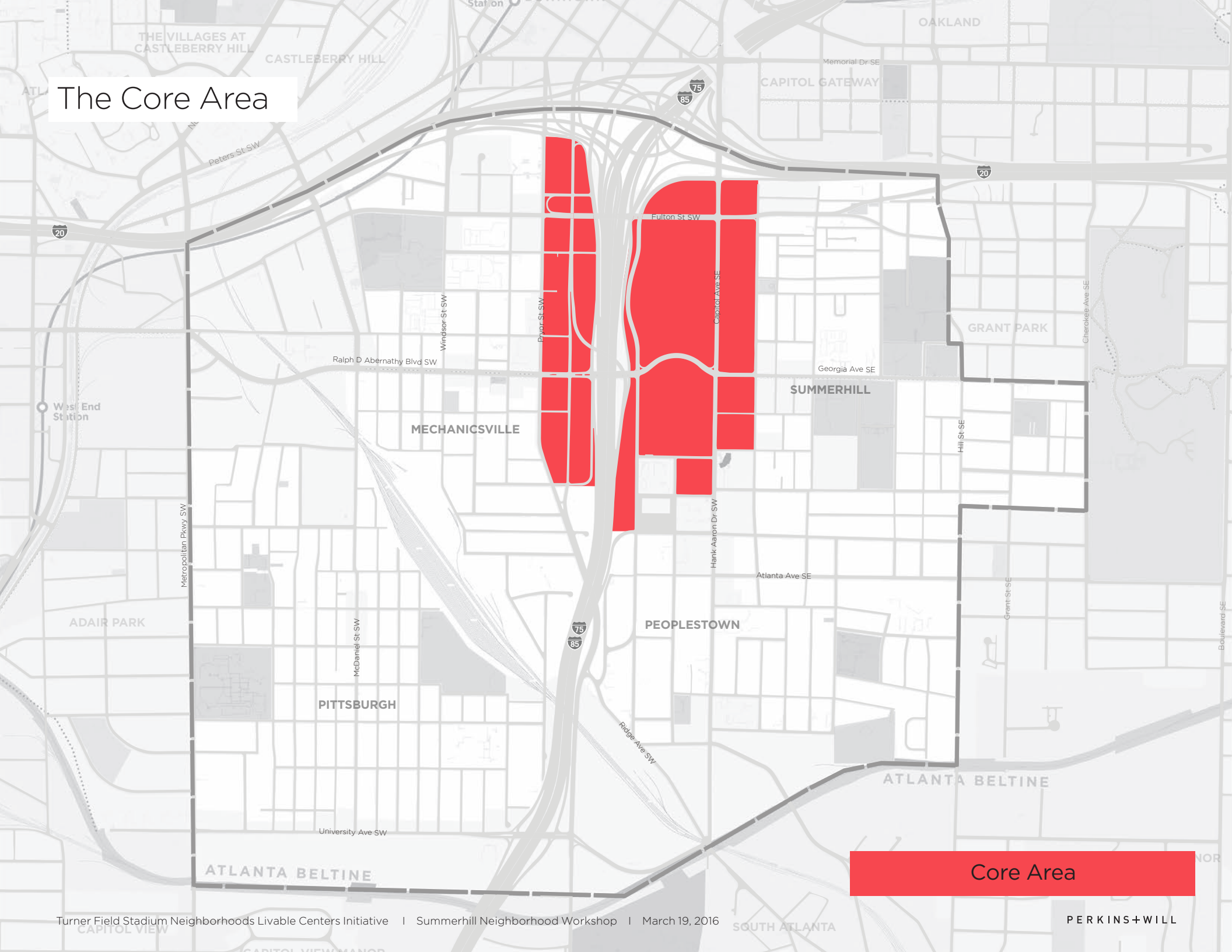
What's the plan for making the plan?





Core Area Visioning Summary

The Core Area



WHAT ARE THE ELEMENTS OF A GREAT URBAN COMMUNITY?

People

Housing

Jobs

Offices

Shops

Restaurants

Grocery Stores

**Cultural and
Religious Institutions**

Quality Open Space

Transit (buses, light rail, subway)

**Bike and Pedestrian
Facilities**

Green Infrastructure

TYING AMENITIES TO DEVELOPMENT... by defining the activity score.

Community Character

REGIONAL CENTER

ACTIVE URBAN DISTRICT

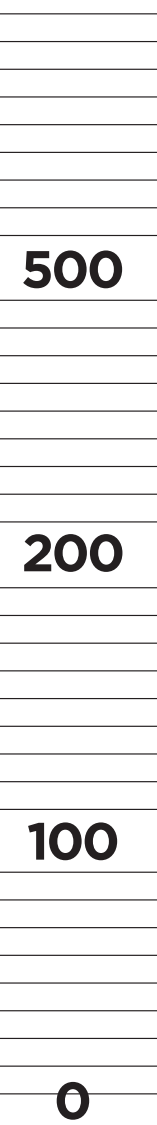
URBAN VILLAGE

QUIET NEIGHBORHOOD

Amenity Index

- REGIONAL EMPLOYMENT
- SUBWAY
- LIGHT RAIL
- LARGE PARK
- GROCERY STORE
- BRT / STREETCAR
- CULTURAL AMENI-
- LOCAL BUS
- SMALL STORE
- POCKET PARK
- SIDEWALKS

Activity Score



Atlanta Case Studies



BUILDING BLOCKS

Single Family Houses

Half Block



BUILDING TYPE STATS

45 Population
0 Jobs
20 Dwelling Units

40 Parking Spaces
313.8 Carbon Footprint

20,000 Gross Floor Area
0 Commercial Area
20,000 Residential Area
0 Retail Area



Townhouses

Half Block



BUILDING TYPE STATS

67 Population
0 Jobs
30 Dwelling Units

60 Parking Spaces
470.7 Carbon Footprint

33,000 Gross Floor Area
0 Commercial Area
33,000 Residential Area
0 Retail Area



Mixed Use Residential

Half Block



BUILDING TYPE STATS

195 Population
34 Jobs
87 Dwelling Units

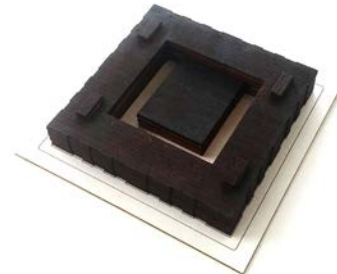
202 Parking Spaces
1250 Carbon Footprint

150,000 Gross Floor Area
30,000 Commercial Area
90,000 Residential Area
30,000 Retail Area



Mixed Use Residential

Full Block



BUILDING TYPE STATS

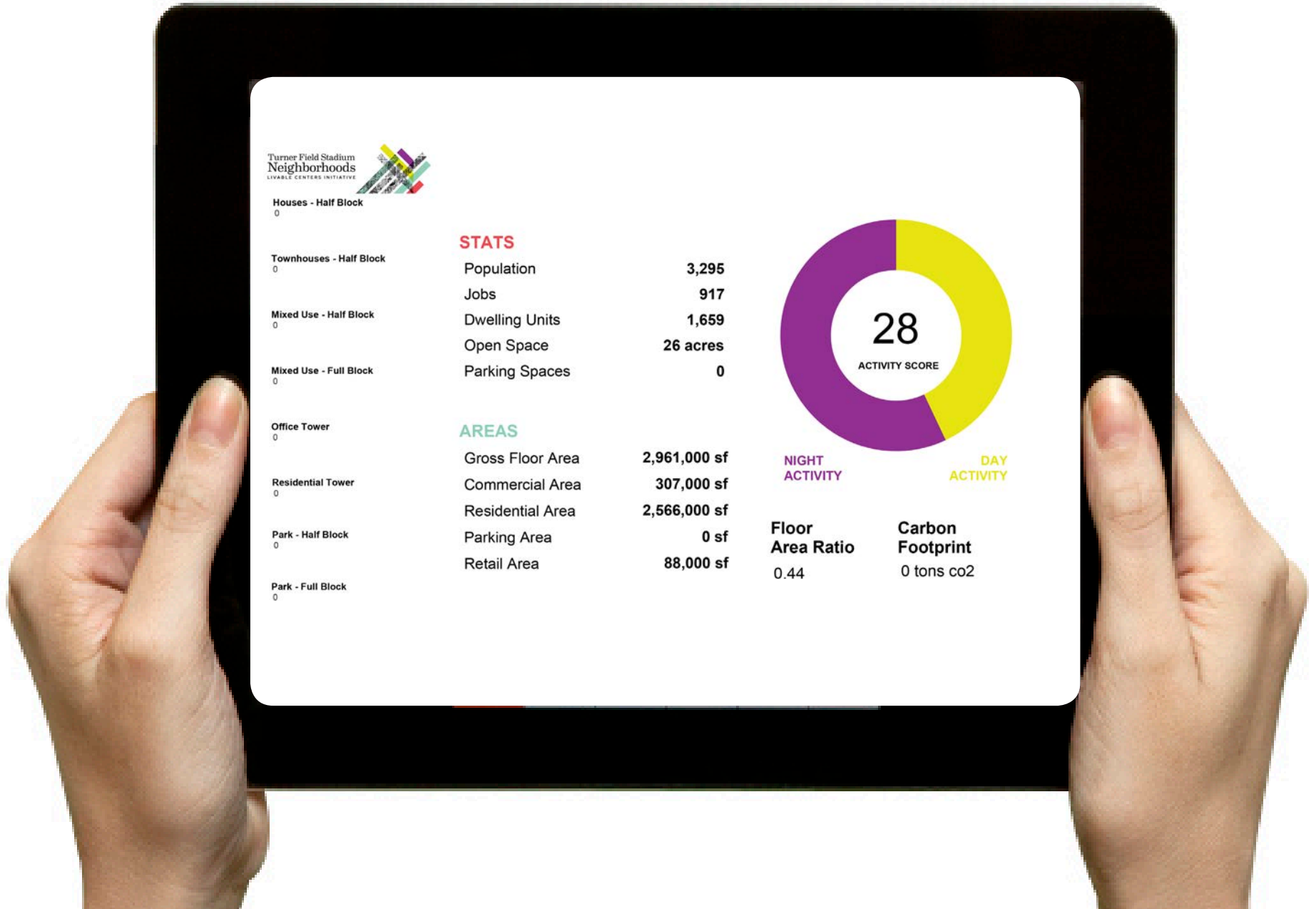
418 Population
69 Jobs
187 Dwelling Units

424 Parking Spaces
2654.5 Carbon Footprint

335,000 Gross Floor Area
67,000 Commercial Area
201,000 Residential Area
67,000 Retail Area



EVALUATION APP



- Houses - Half Block
0
- Townhouses - Half Block
0
- Mixed Use - Half Block
0
- Mixed Use - Full Block
0
- Office Tower
0
- Residential Tower
0
- Park - Half Block
0
- Park - Full Block
0

STATS

Population	3,295
Jobs	917
Dwelling Units	1,659
Open Space	26 acres
Parking Spaces	0

AREAS

Gross Floor Area	2,961,000 sf
Commercial Area	307,000 sf
Residential Area	2,566,000 sf
Parking Area	0 sf
Retail Area	88,000 sf



Floor Area Ratio	0.44	Carbon Footprint	0 tons co2
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TABLE 1A KEY ELEMENTS:

- Baseball field south of stadium
- No building height above height of stadium
- Bridging connector to open Mechanicsville (5th Street and Tech Square)
- Central green space in core area
- Cluster density toward highway, transitioning to neighborhoods

ACTIVITY SCORE: 243

Active Urban District

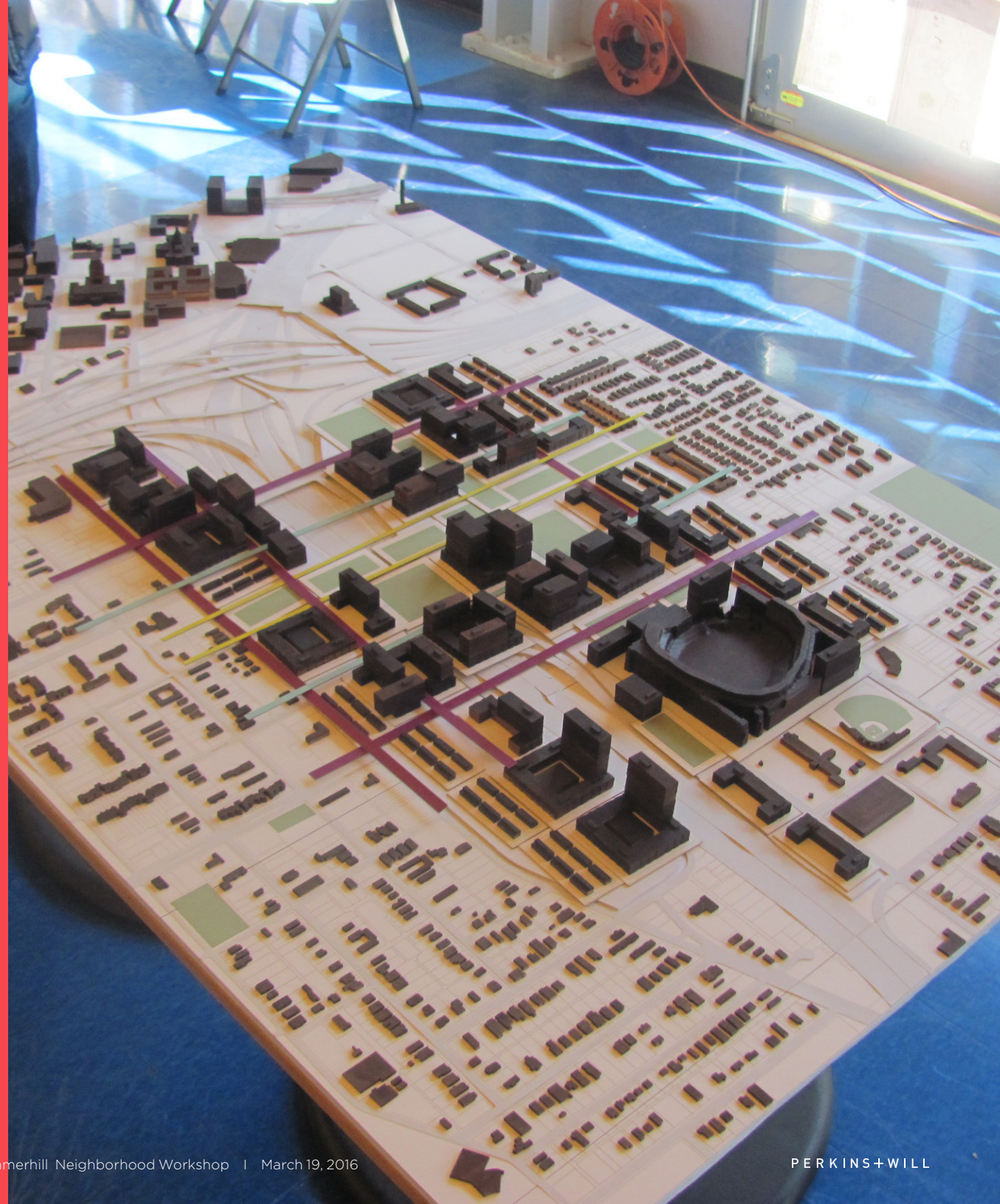


TABLE 1B KEY ELEMENTS:

- Baseball field north of stadium at RDA Connector underpass, creating a sports cluster
- Central spine park in core area
- Bridging highway with buildings
- Cluster density toward highway, transitioning to neighborhoods
- Stormwater park on block south of stadium

ACTIVITY SCORE: 236

Active Urban District

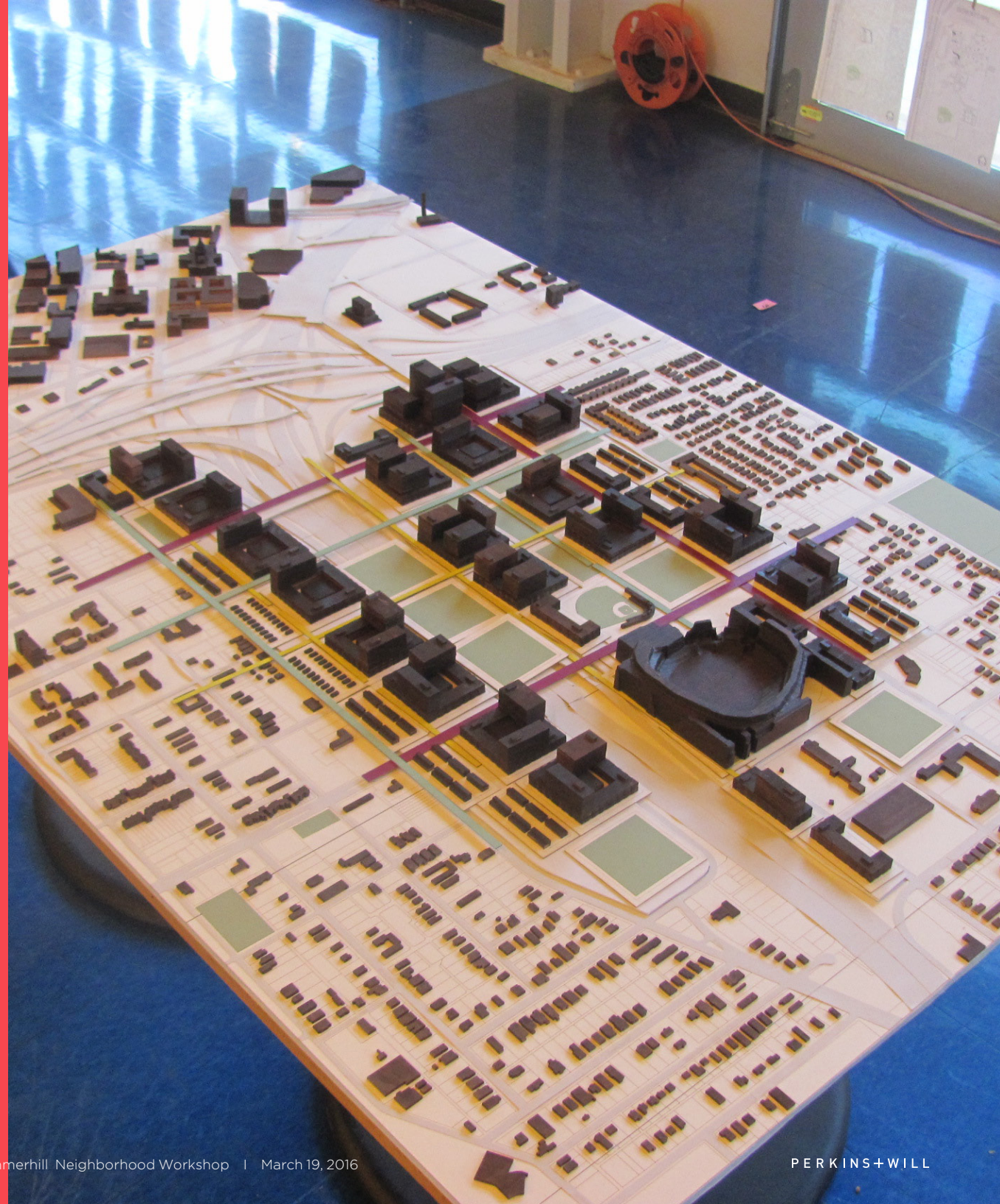


TABLE 2B KEY ELEMENTS:

- Baseball field north of stadium along Georgia Ave
- Higher density in central area with a mix of residential and office towers
- Lower density on east side of Capitol Ave
- Small pocket parks throughout
- Office towers near connector

ACTIVITY SCORE: 239

Active Urban District

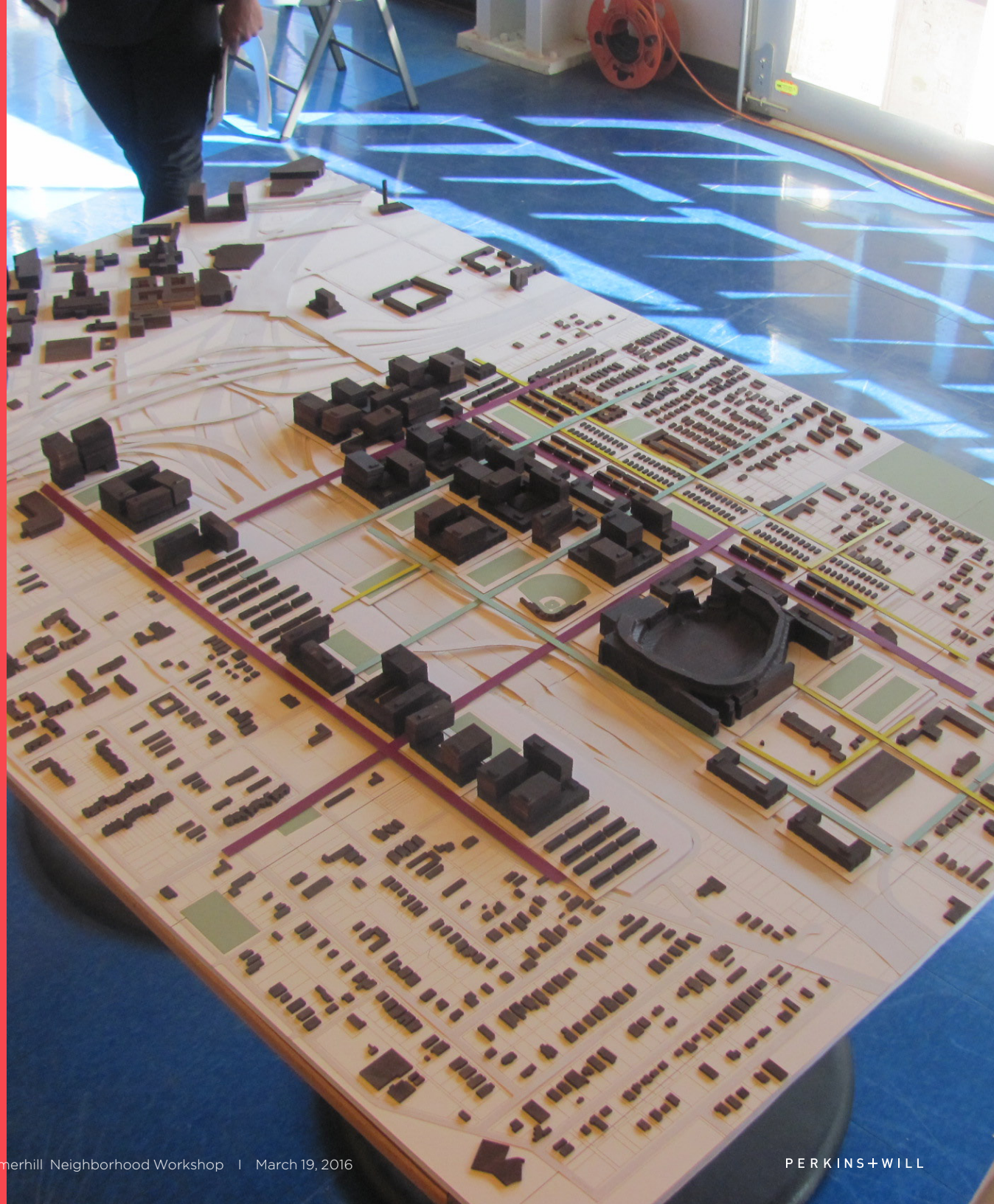


TABLE 3A KEY ELEMENTS:

- Baseball field on DMV parcel
- Higher density near highway, mostly 15-story office
- Lower density towards neighborhoods
- Office towers towards highway on both sides
- Medium density (no more than 5 stories) along Capitol Ave.
- Higher density (15-story buildings) across stadium on north and east sides.
- Extension of Heritage Park as a linear park

ACTIVITY SCORE: 205

Active Urban District (just!)

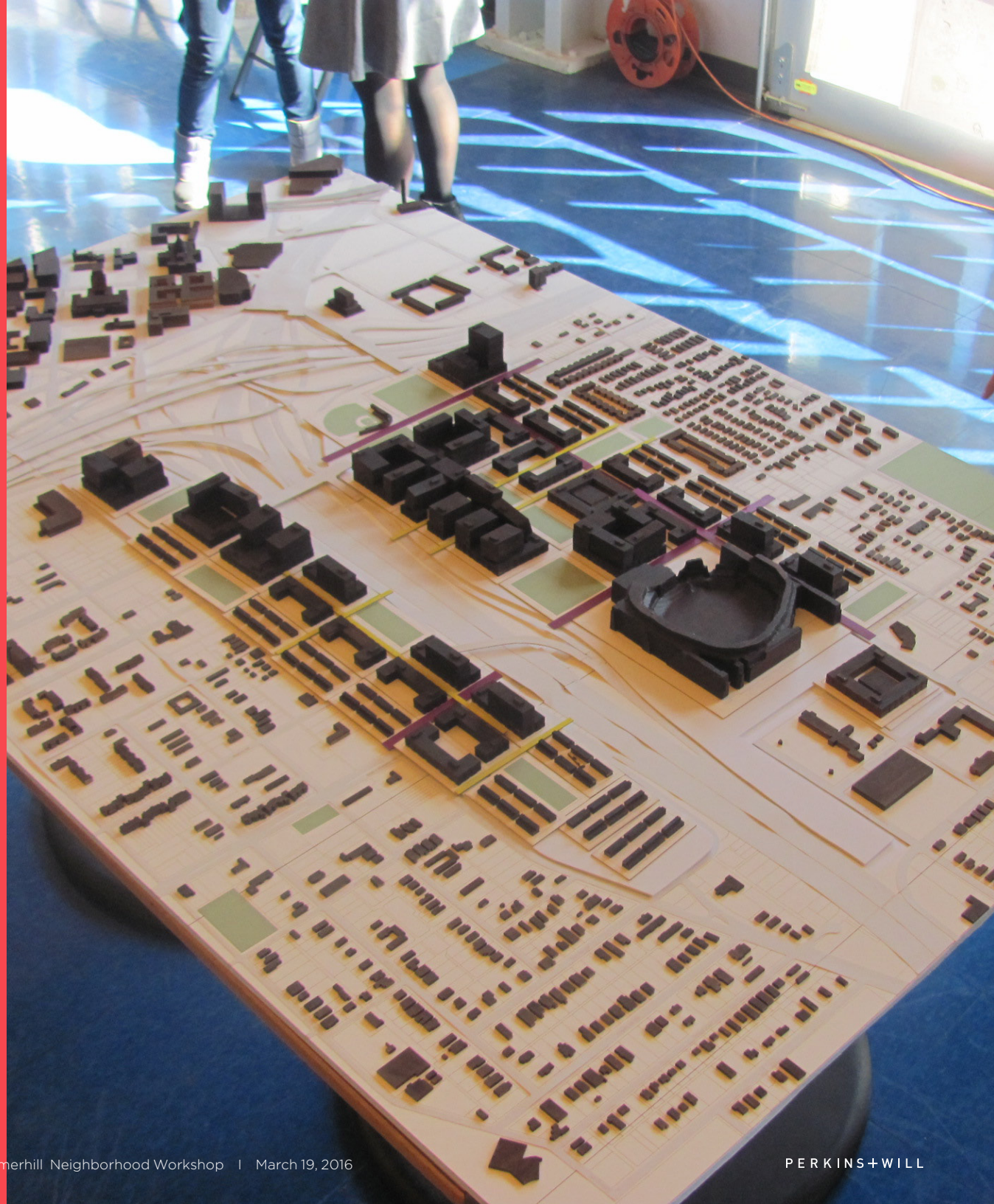
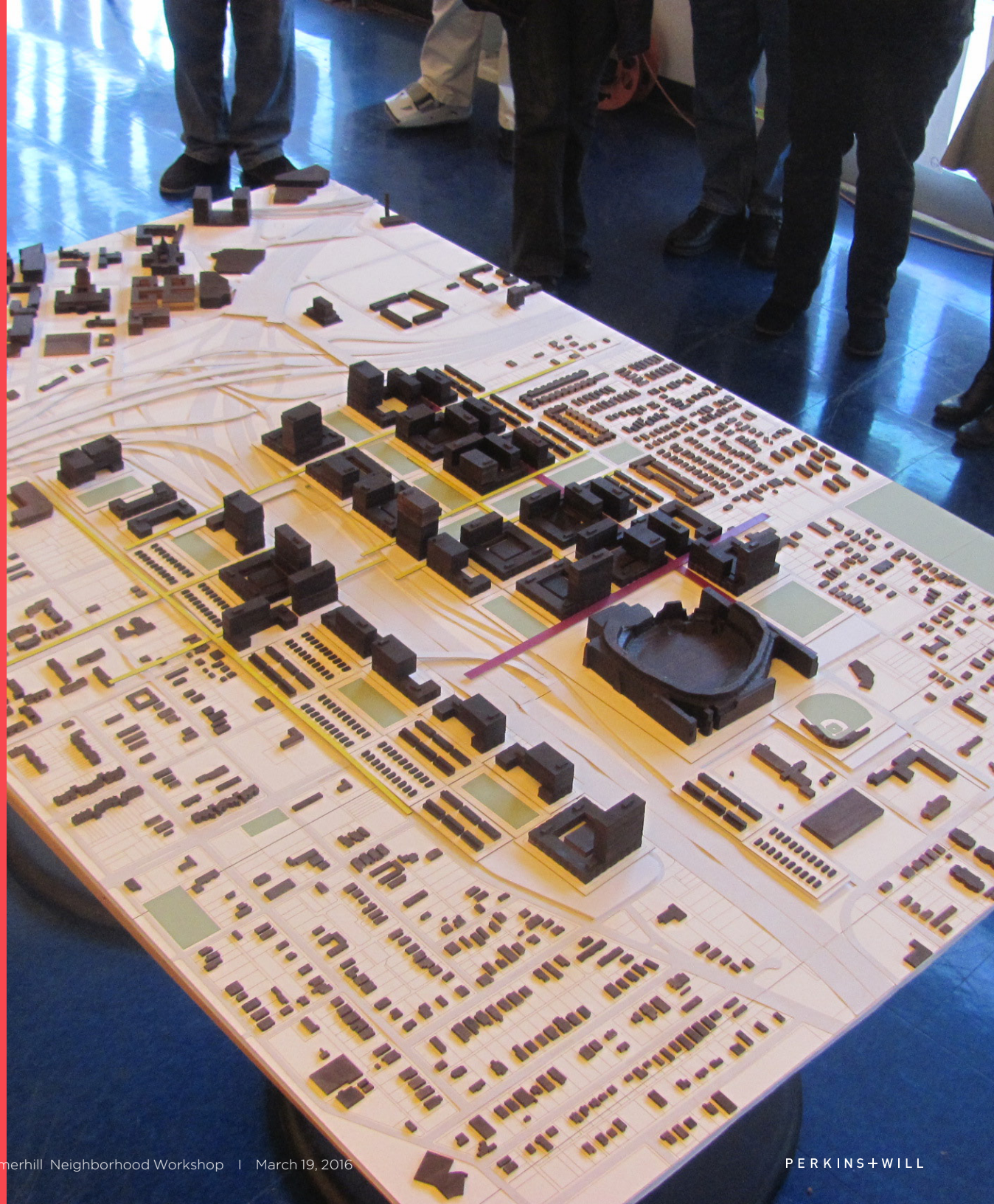


TABLE 3B KEY ELEMENTS:

- Baseball field south of stadium
- Density along Hank Aaron and near highway on both sides
- Lower density towards neighborhoods
- Higher density (15-story buildings) across stadium on north and east sides
- Extension of Heritage Park as a linear park.
- New north-south linear park from I-20 to mid site
- Small pocket parks

ACTIVITY SCORE: 241

Active Urban District



What were the major emerging themes? Critical Design Issues:

Flexibility and Density

1. The development should create **maximum flexibility** long into the future through a street and block framework, and should be designed as an **integral part of the city, not a single mega-development**. For example, buildings and their associated parking should sit on individual blocks with institutional parking dispersed throughout the district.
2. Density should reflect the **mixed-use potential** and regional significance of the site while maintaining compatibility with the adjacent neighborhoods at its edges.

What were the major emerging themes? Critical Design Issues:

Edges (Neighborhoods and Interstate)

- 3.** The neighborhood edges should **respect** and seamlessly **integrate with the scale, grain and urban fabric of the adjacent neighborhoods**. New development should not turn its back on its neighbors.
- 4.** The interstate, its edges and access, should be redesigned to suit the future of the area as a vibrant urban district and, as such, **highway infrastructure should not be left in its present state** as a relic of outdated land uses and transportation demands.

What were the major emerging themes? Critical Design Issues:

Public Open Space

5. The **infield of the Fulton County Stadium**, with its historic significance through Hank Aaron to the City of Atlanta, should be the core of a new fully accessible, **public open space**.
6. **Heritage Park should be incorporated** into the core area urban design framework to connect new development with the Summerhill Neighborhood.
7. Public access to the downtown overlook at **I-20 and views** of the state capitol should be preserved.

What were the major emerging themes? Critical Design Issues:

Corridors and Transit

- 8. Capitol Avenue / Hank Aaron Drive** should be transformed into a **signature boulevard**, with dedicated right-of-way for transit.
- 9. Fulton Street and Georgia Avenue** should be designed as **multimodal** east-west **connectors**.

What were the major emerging themes? Critical Design Issues:

Legacy (neighborhoods and sports)

- 10.** The **essential structure** of the **historic street grid** should be **reconstituted** across the study area and particularly in the core area around Turner Field.
- 11.** Elements of the **sports legacy should remain** within the site (for example the Hank Aaron statue and Olympic monuments).

What were the major emerging themes? Critical Design Issues:

Stadium Elements

- 12.** A **portion of Turner Field**, the stadium site itself, should remain **publicly accessible** on a daily basis even as GSU occupies the principal structure.
- 13.** The proposed **GSU baseball stadium** should be located to **minimize its impact** on future development potential.

**What are we doing
today?**

Are we starting from scratch?

**BELTLINE
SUBAREA 1
PLAN**

**MECHANICSVILLE
REDEVELOPMENT
PLAN UPDATE**

**STADIUM
NEIGHBORHOODS
TAD
REDEVELOPMENT
PLAN**

**SUMMERHILL
REDEVELOPMENT
PLAN UPDATE**

**PITTSBURGH
COMMUNITY
REDEVELOPMENT
PLAN**

**PEOPLESTOWN
COMMUNITY
REDEVELOPMENT
PLAN**

**BELTLINE
SUBAREA 2
PLAN**

**BELTLINE
SUBAREA 2
PLAN**

How are we making the Plan?

Previous Planning

Catalyst projects within
each neighborhood

+

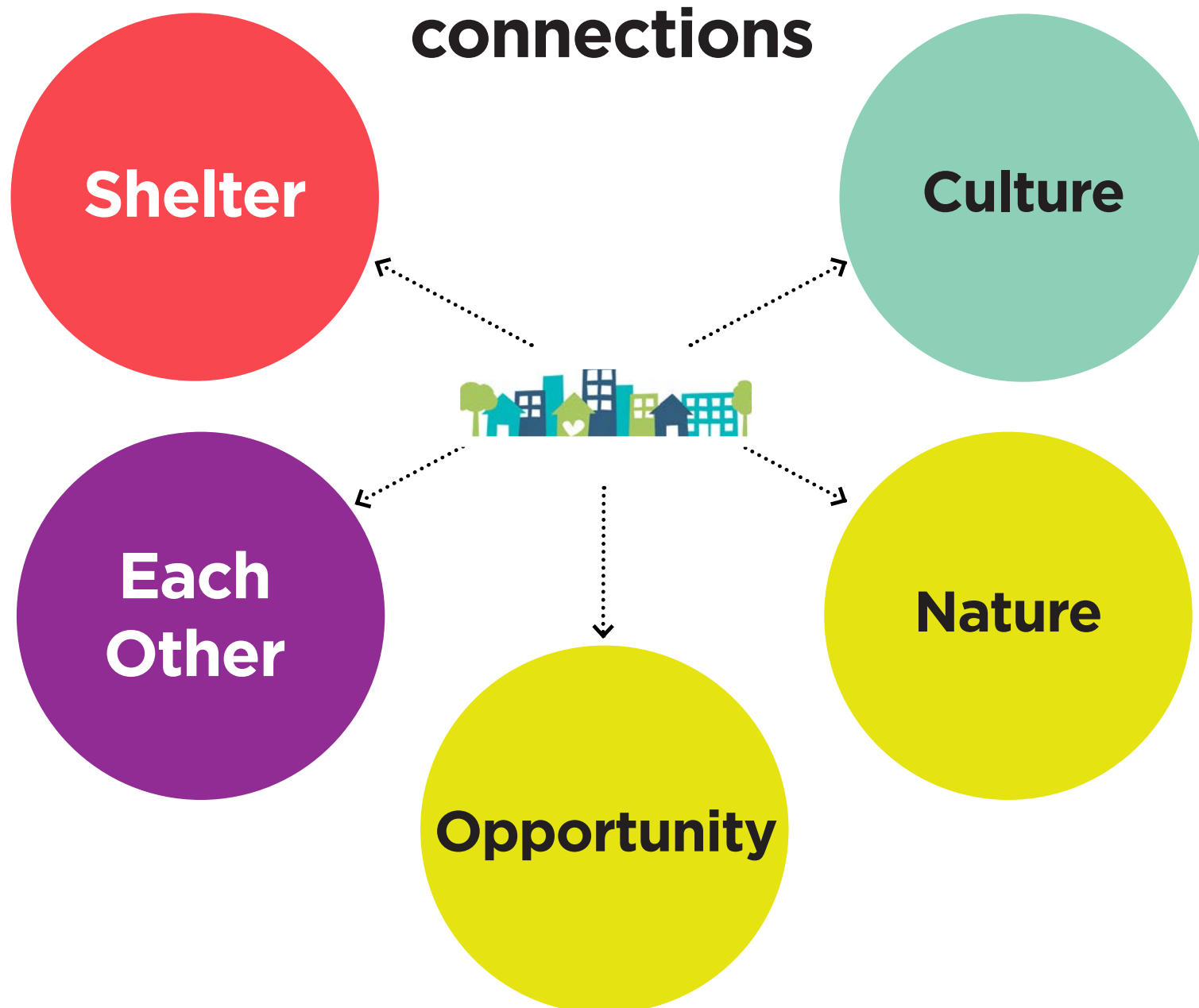
A Neighborhood's

DNA

Unique elements
embedded in a place

What makes a neighborhood complete?

What makes a **neighborhood** complete?





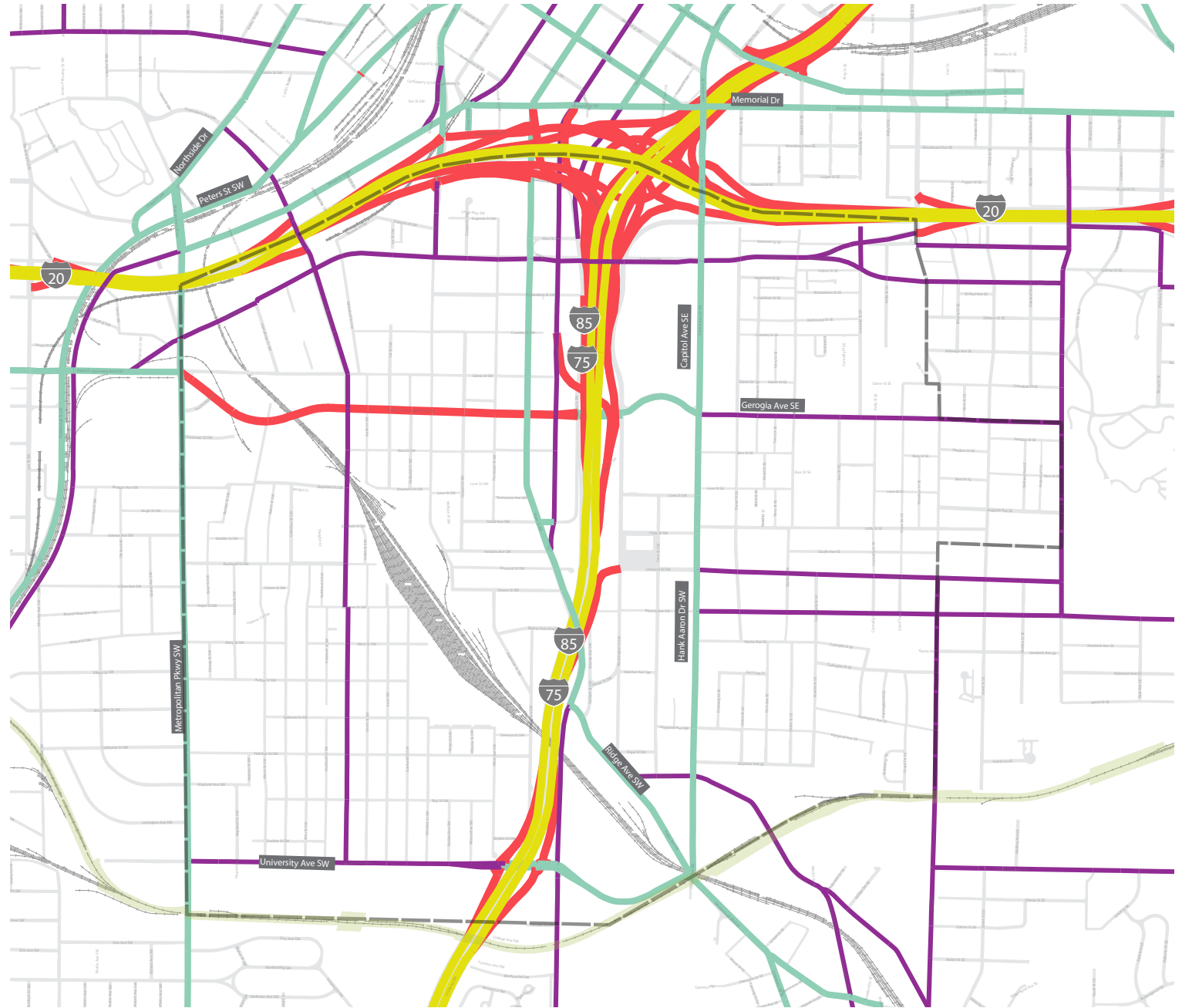
Connections to Each Other

Connections to Each Other

STREET NETWORK

Existing






- Interstate
- Principal Arterial
- Minor Arterial
- Collector





Connections to Each Other

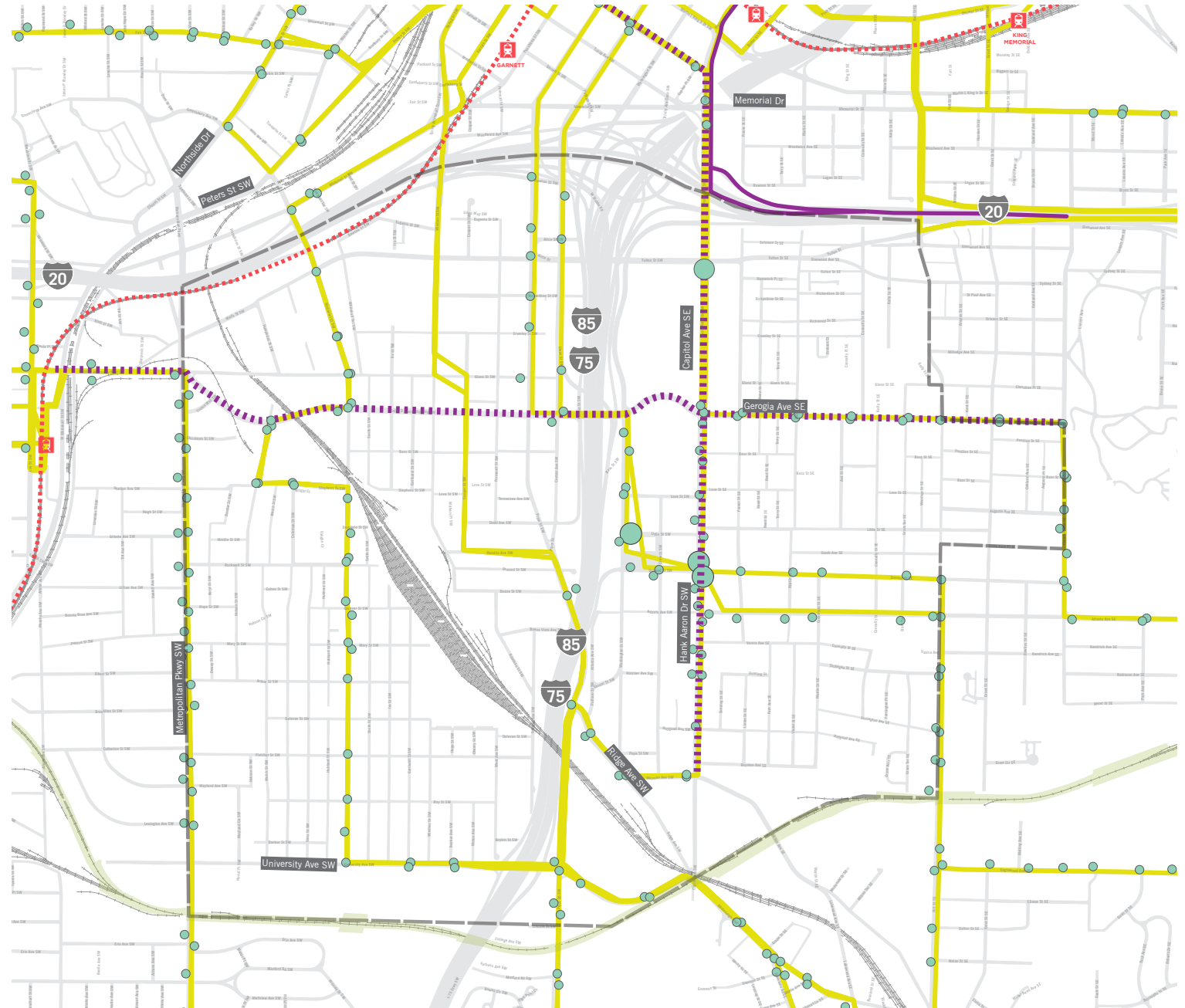
TRANSIT

EXISTING

-  MARTA Rail
-  MARTA Station
-  MARTA Bus Route
-  0-50 Boardings
-  50-150 Boardings

FUTURE / POTENTIAL





-  Bus Rapid Transit
-  Streetcar

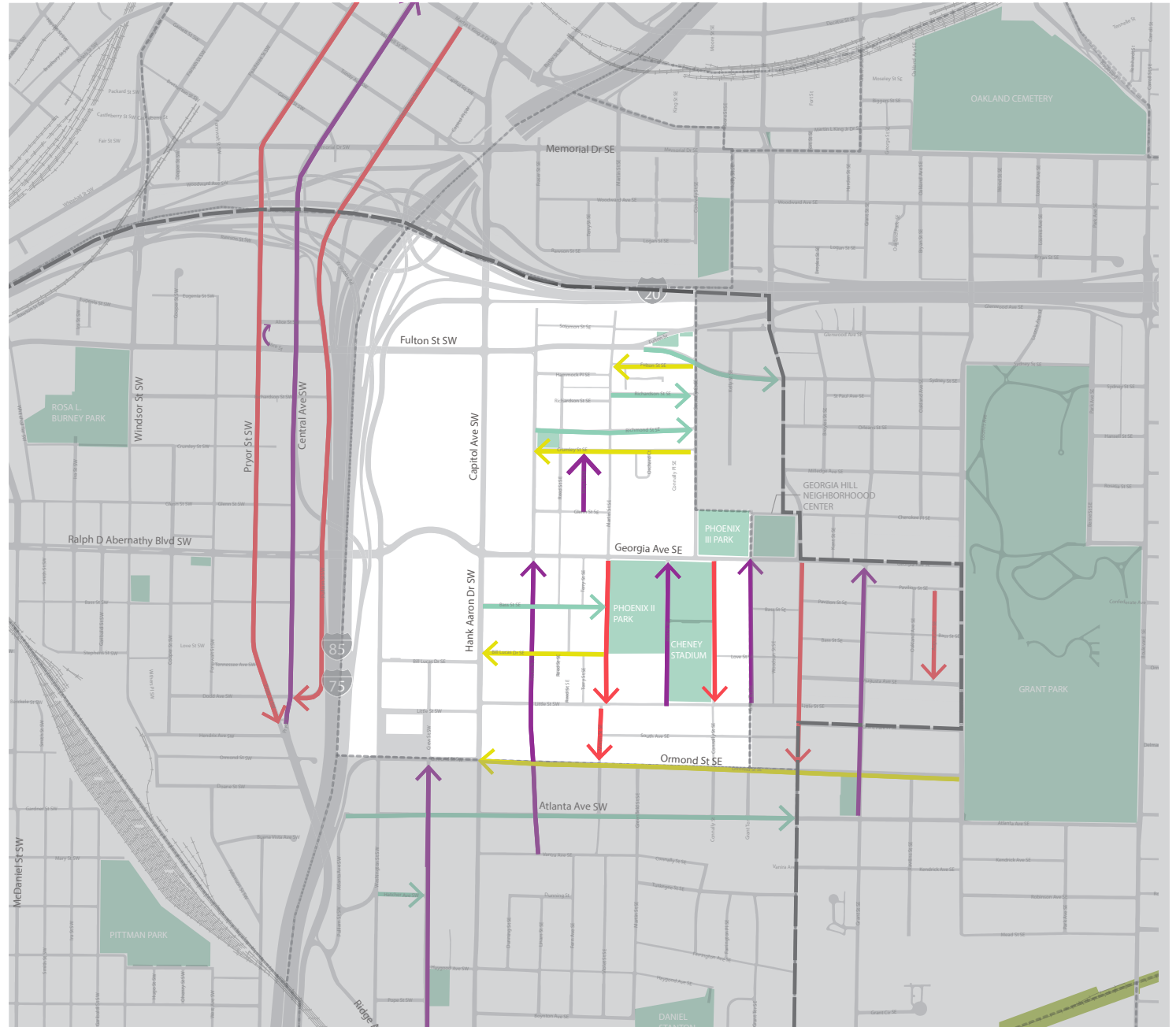


Connections to Each Other

ONE-WAY

EXISTING





-  Northbound One-Way
-  Southbound One-Way
-  Eastbound One-Way
-  Westbound One-Way

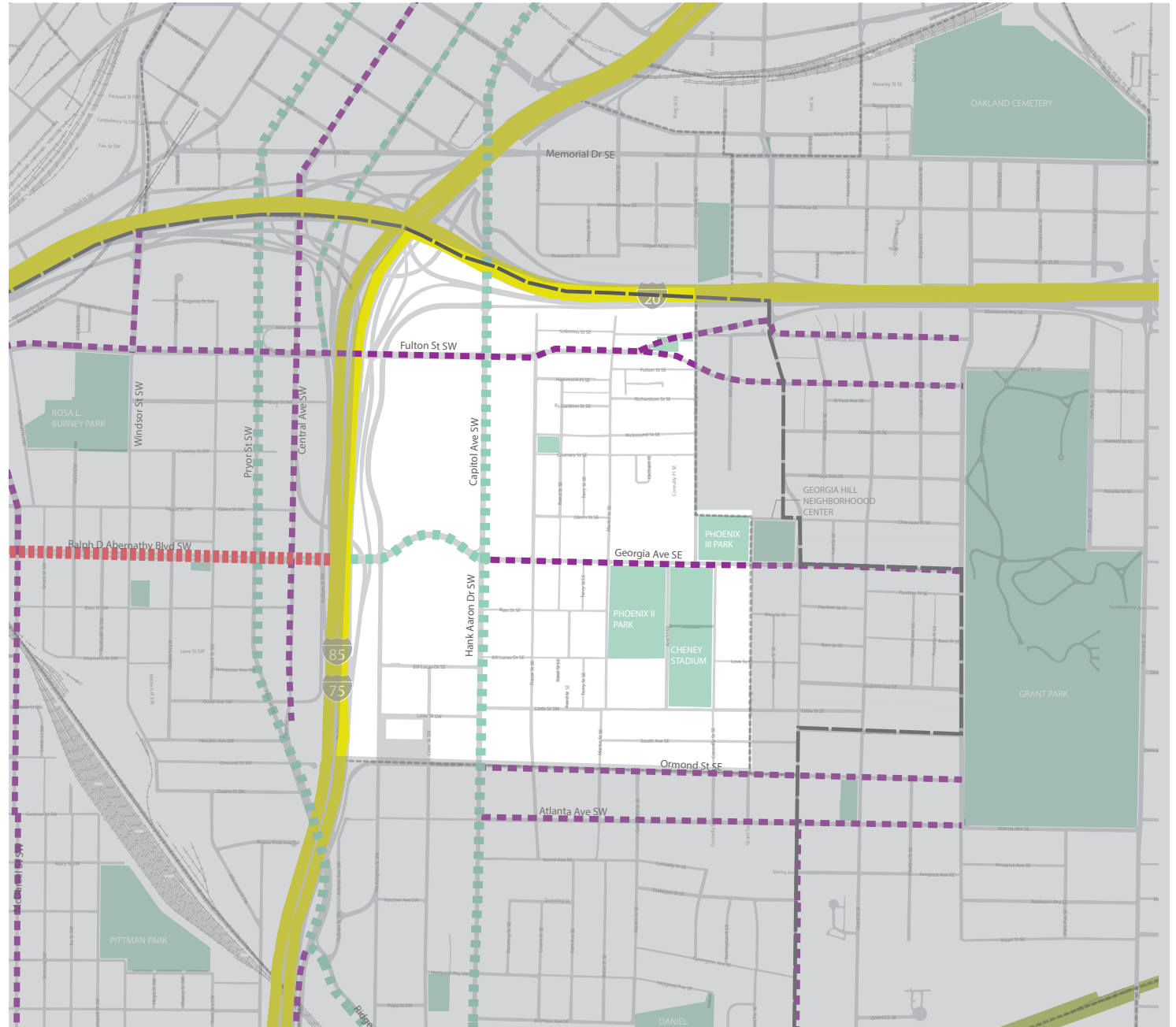


Connections to Each Other

MAJOR

EXISTING

-  Interstate
-  Principal Arterial
-  Minor Arterial
-  Collector

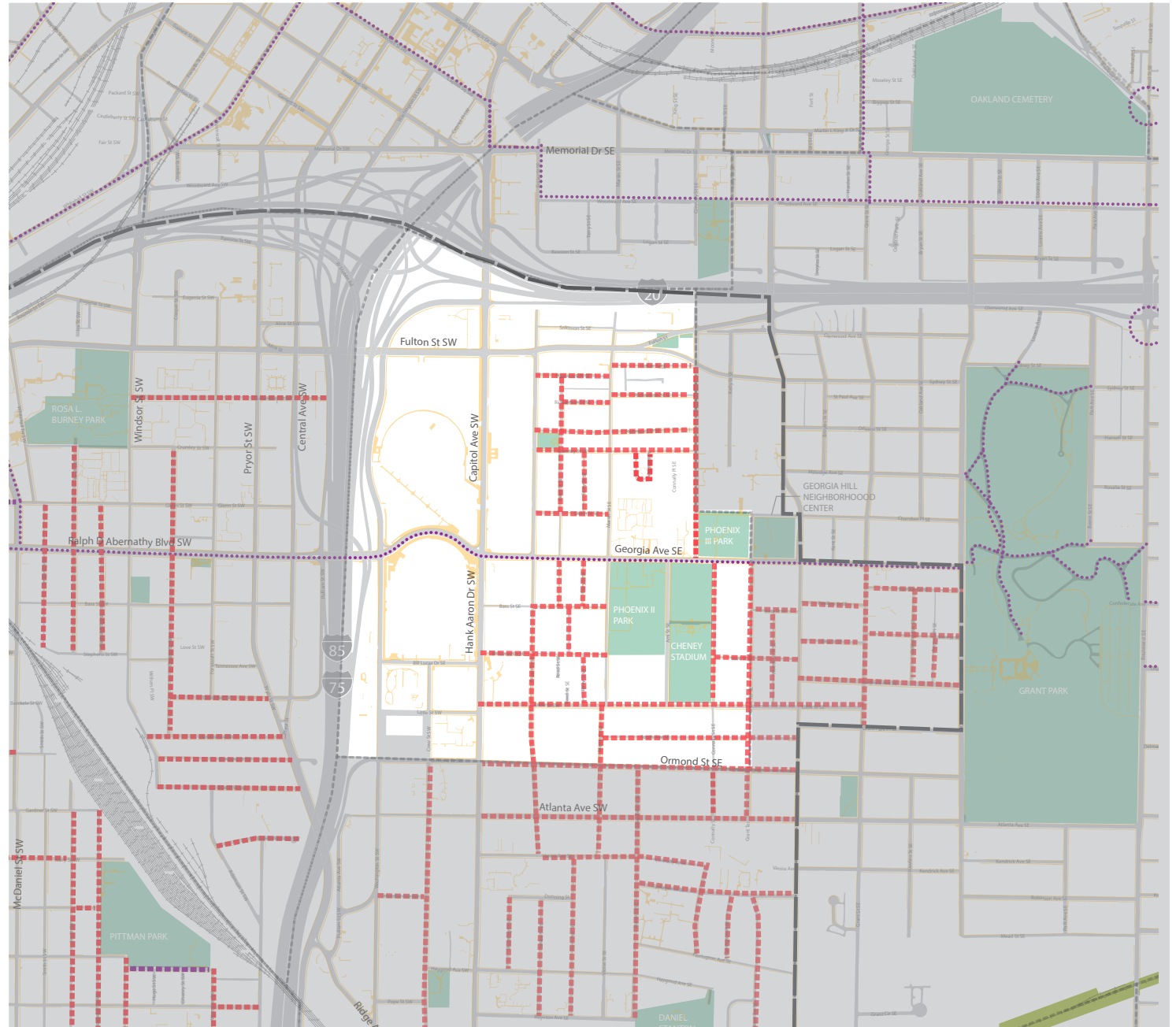


Connections to Each Other

BICYCLE SIDEWALKS PARKING

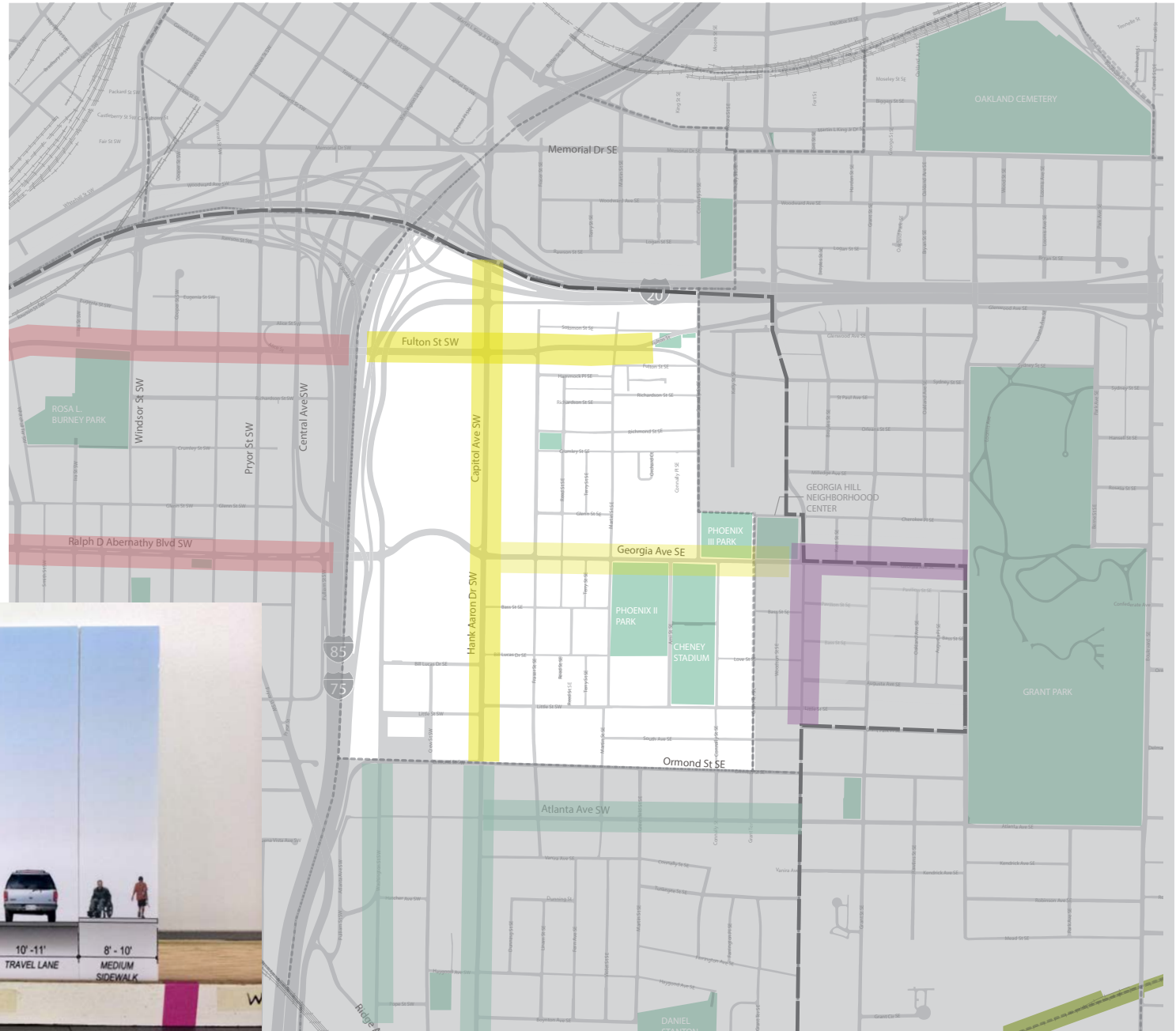
EXISTING

- Bicycle
- Sidewalk
- ▬▬▬▬ Neighborhood Parking
- ▬▬▬▬ Marked Street Parking



Connections to Each Other

STREET BUILDER

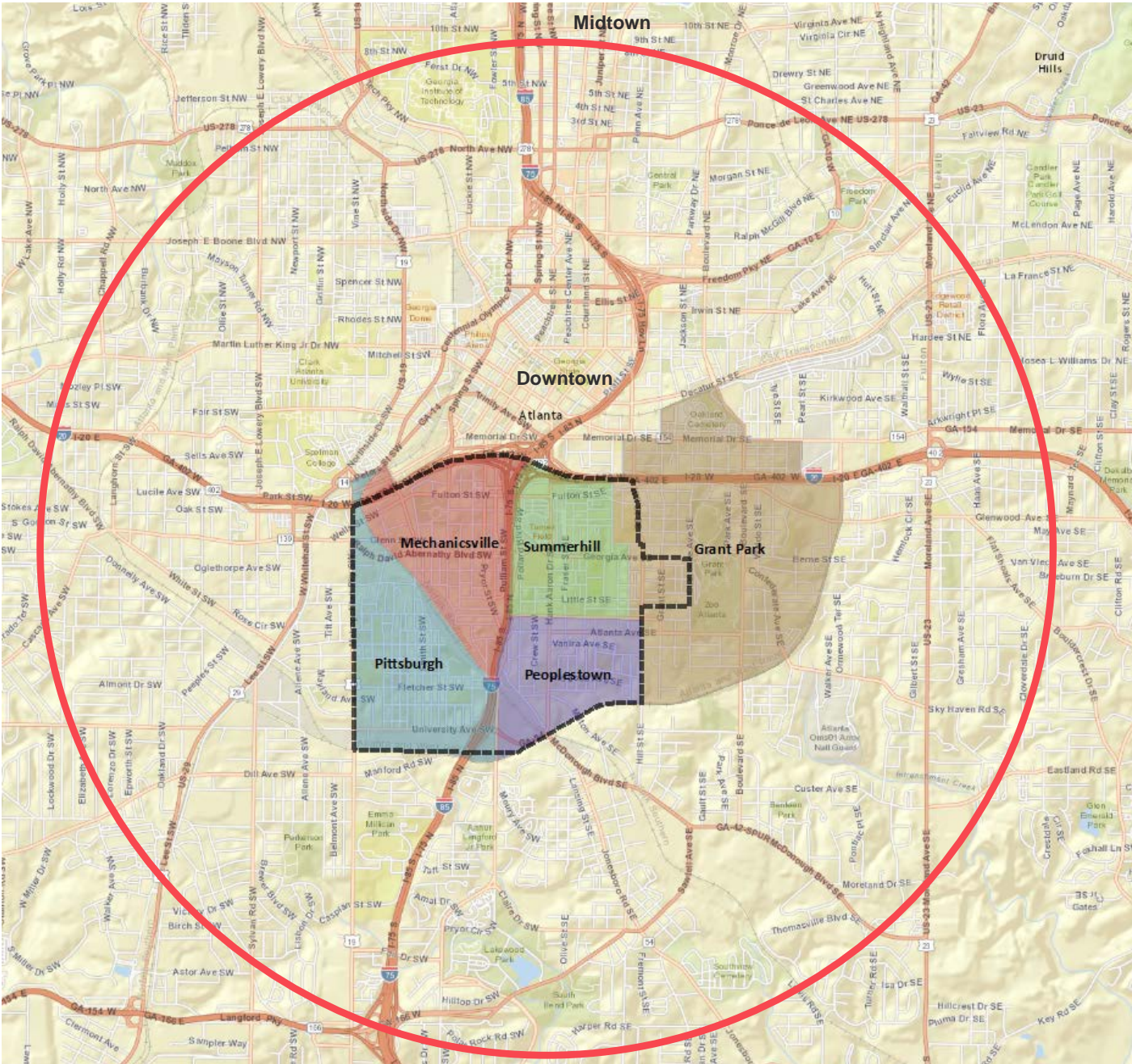




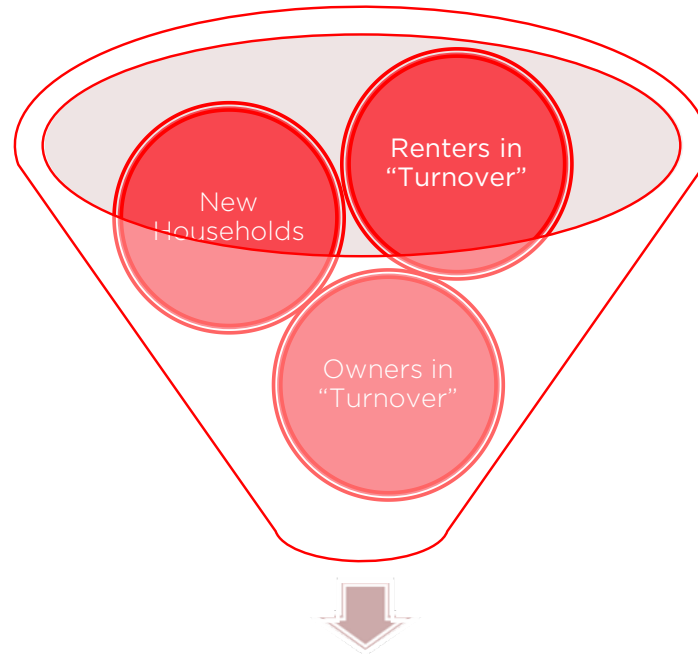
Connections to Shelter

Study Area Context

-  LCI Study Area
-  3-mile Market Area



Housing Demand Mix



3- Mile Market Area Annual Housing Demand

 Study Area "Capture Rate"



Income = Home Affordability

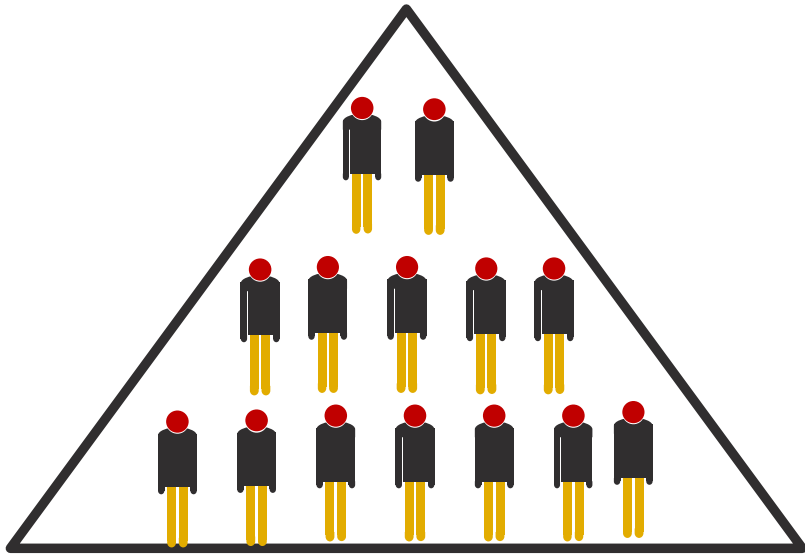
Rent or Purchase

Age of Householder

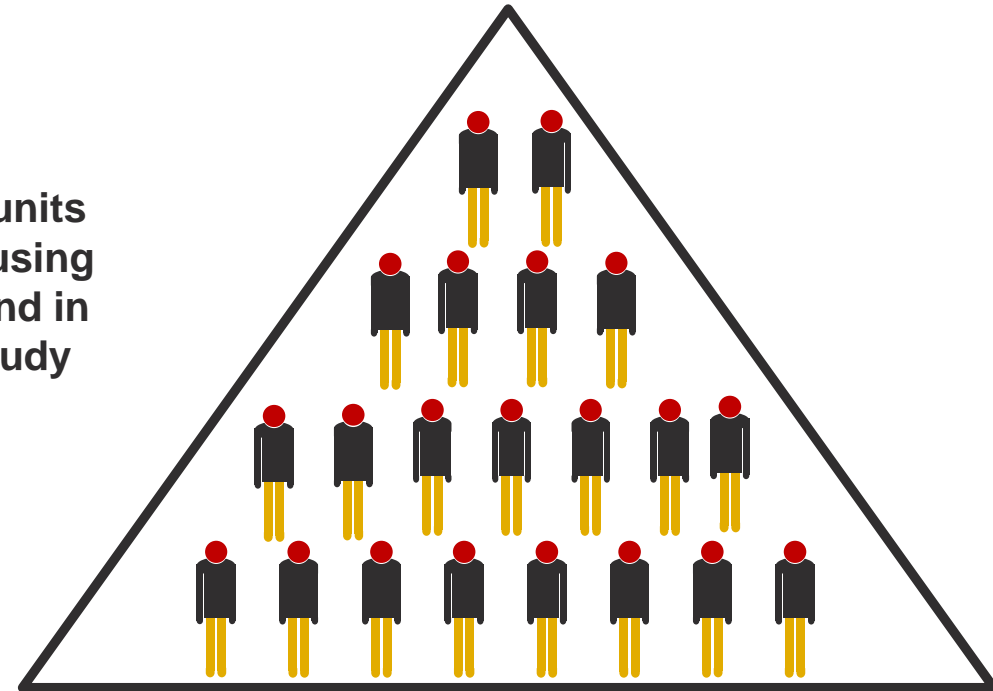
New or Resale

Single-family, Townhome or "Flat"

Study Area Housing Demand



 = 10 units of housing demand in the Study Area



Total ANNUAL units of **NEW** FOR-RENT housing demand in the Study Area

200-210

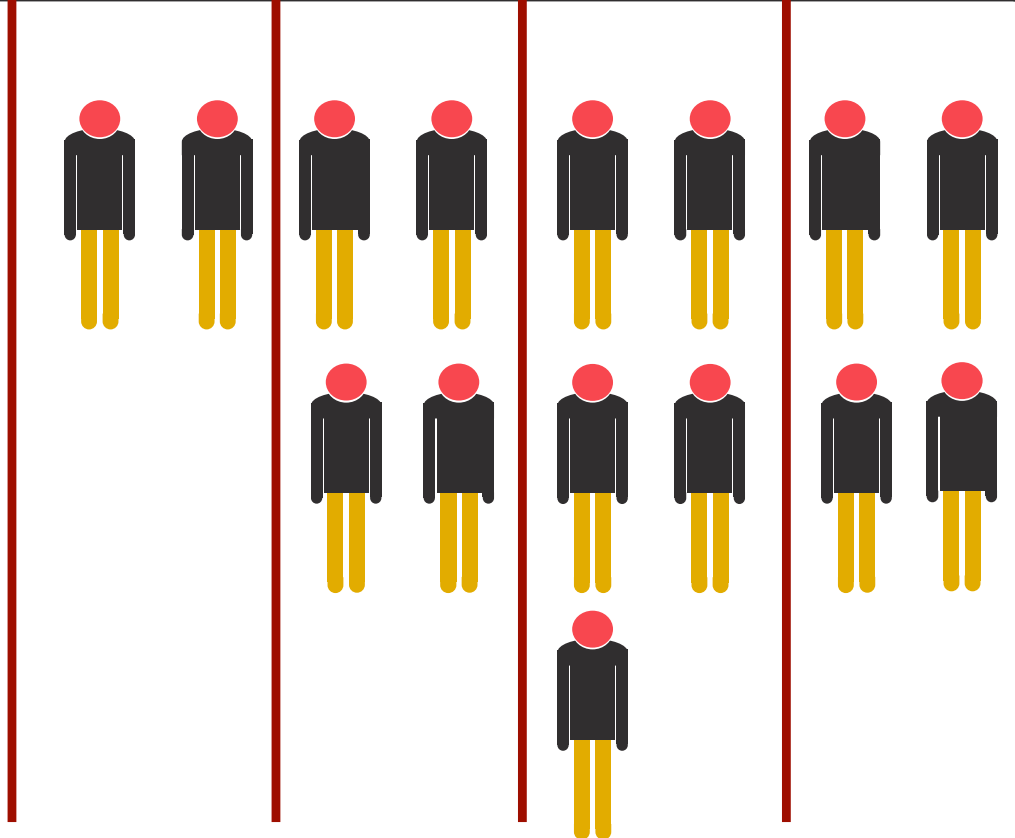
Does not include on-campus student housing

Total ANNUAL units of **NEW** FOR-SALE housing demand in the Study Area

135-140

Annual For-Sale Housing Demand Potential

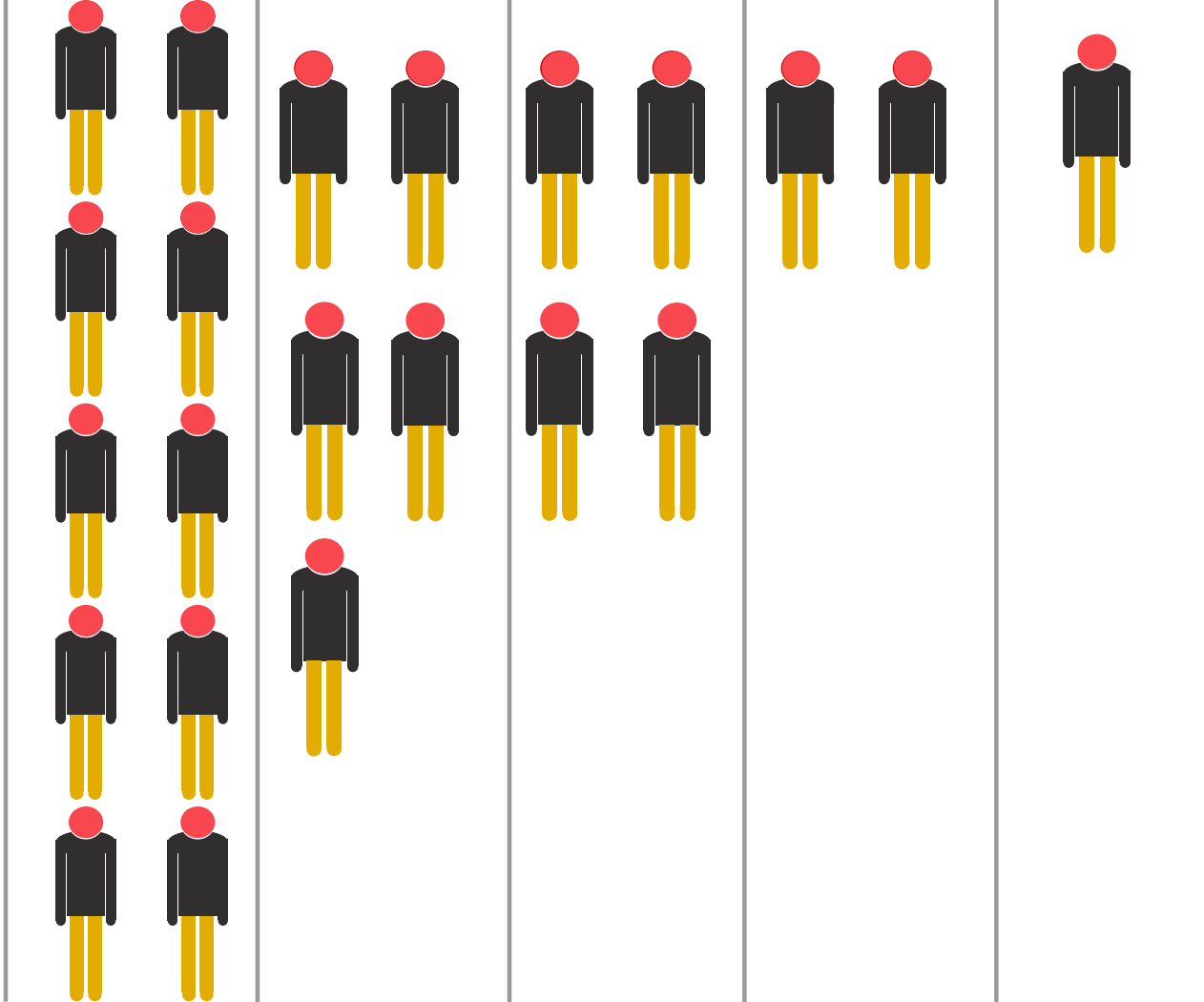
Home Price:	\$90,000 \$160,000	\$160,000 \$280,000	\$280,000 \$360,000	\$360,000 and above
AMI:	30% - 50%	50% - 80%	80% - 120%	> 120%
Income:	\$20,000 \$35,000	\$35,000 \$55,000	\$55,000 \$80,000	\$80,000 and above



 = 10 units of housing demand in the Study Area

Annual For-Rent Housing Demand Potential

Monthly Rent:	Below \$650	\$650 - \$875	\$875 - \$1,375	\$1,375 - \$2,000	\$2,000 and above
AMI:	<30%	30% - 50%	50% - 80%	80% - 120%	> 120%
Income:	Below \$20,000	\$20,000 - \$35,000	\$35,000 - \$55,000	\$55,000 - \$80,000	\$80,000 and above

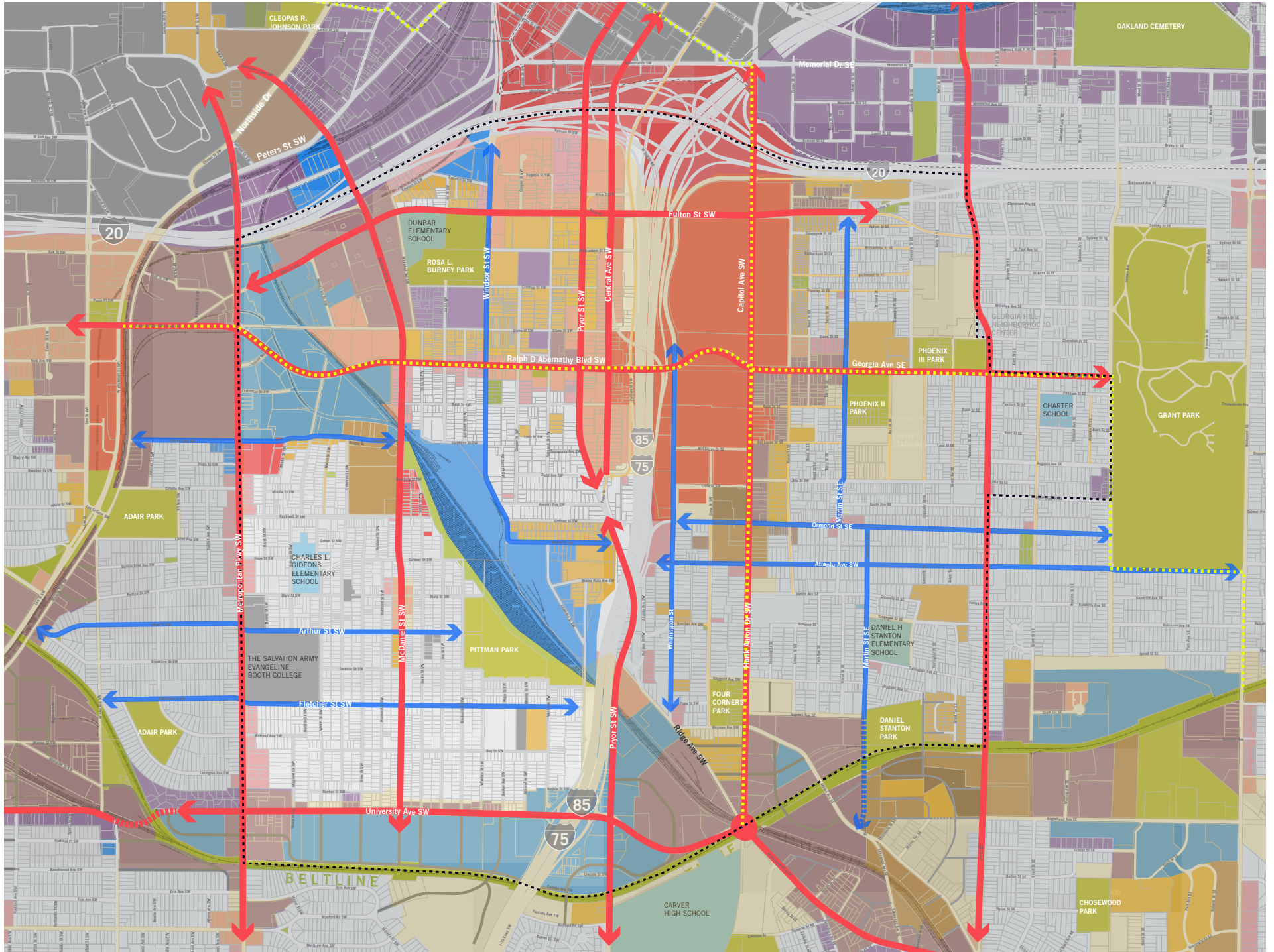


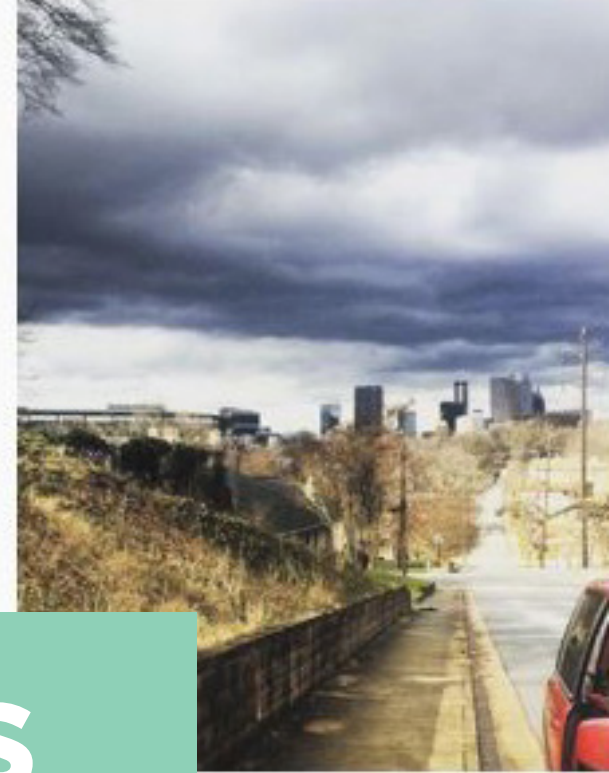
 = 10 units of housing demand in the Study Area

A nighttime photograph of a modern residential development. In the foreground, a paved walkway with a metal railing runs along a pond. The pond reflects the lights from the buildings and streetlights. In the background, a large, multi-story residential building is illuminated, with its lights reflecting on the water. The sky is dark blue, and the overall scene is well-lit by artificial lights.

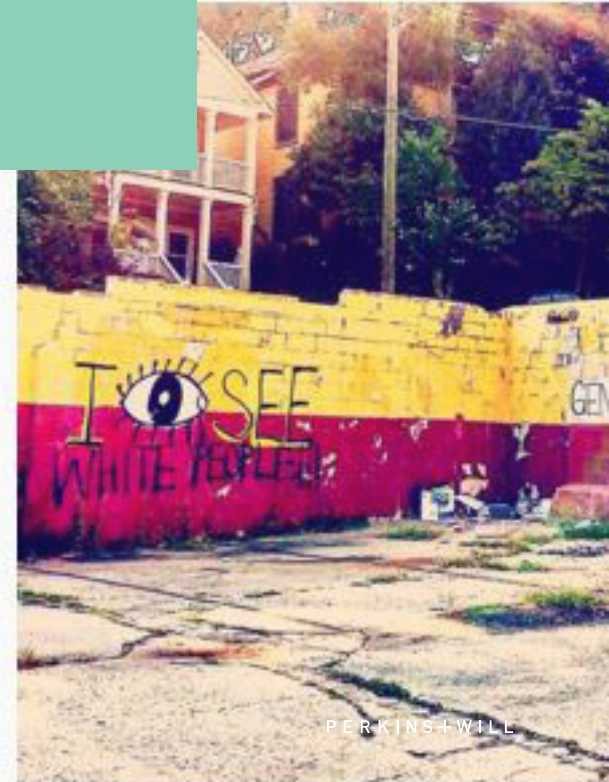
Connections to Opportunity and Nature

LCI Framework Plan Analysis





Connections to Culture



Turner Field Stadium
Neighborhoods
LIVEABLE CENTERS INITIATIVE

JOIN US FOR OUR LCI SPRING FESTIVAL

April 17, 2016

2:00 pm - 6:00 pm

Atlanta Streets Alive!

