

Vine City/Washington Park LCI Study

Draft Presentation

February 19, 2009

Meeting Notes

Presentation of Draft Recommendation:

There are several guided principles in the planning process:

- ***Sustainability:*** there are 3 factors covered under sustainability
 1. *Environment*
 - a. This pertains of course to planting trees and to preserving existing green land
 2. *Social*
 - a. This describes the idea of creating mix-use facilities, multiple housing types, etc. to create a niche for various socio-economic classes and ages.
 3. *Economic*
- *Land Use*
 1. *Unofficial* land use reflects the vision of the plan
 2. *Official* land use is the actual basis for zoning activity
- Here is where the preservation of parks, single family housing, institutions and community centers is very important
- For this LCI it is important to develop and maintain the areas around MARTA, and to expand from there
- *Framework Plan Land Use*
 - Residential 1-4
 - Mix Use 1-4
 - Mix Use 5-8
 - Mix Use 8+
- *Refined Catalytic Projects* (rehabilitating existing buildings)
 - Vine Street @ Magnolia
 - The goal is to rehabilitate existing buildings. The homes behind the building would be restored, while space around the existing development will be filled with new development/stores.
 - Vine City Transit Oriented Development
 - Here, a higher density along Northside Drive could be created thus including new retail, restaurants, and office space. This will be furthered along with upgrades to the streets and sidewalk.
 - Elm Street Senior Housing
 - This project would create low density senior living units.
- *Implementation*
 - By working closely with the Bureau of Housing, the project may apply for the stimulus funds given to the state. There are many opportunities to apply for these funds, such as working conjunctively with non-profit organizations to revitalize foreclosed properties.

- **Markets**
- The main focus is on the redevelopment of catalytic sites.
- Other prospects are for a business incubator space which would feature basic necessities for starting entrepreneurs
- The list also includes one-stop retail shops.
- Existing businesses would also be marketed.
- And ultimately a brand identity will be developed for the District

- *Multi Use Trail Options*
 - Vine City Promenade
 - Will connect Vine City with the Ashby MARTA station to allow for walking and biking between the two locations
 - This option and others like it offer aesthetic benefits, from landscape to lighting

- *Vehicular Improvements*
 - Necessary improvements include, but are not limited to:
 - Widening the streets
 - Road upgrades
 - Building a parking deck in conjunction with the MARTA station

- *Transit & Accessibility*
 - This area makes reference to allocation of funds for amenities bus and taxi riders
 - Better hubs with seating, lights, trash cans, ...

- *On-street Parking*
 - This aspect recognizes the areas that should designated street parking

- *Streetscape Improvements*
 - These improvements include options such as sidewalks, pedestrian lighting and more.

- *Environment & Open Space*
 - Improvements in this area are to improve stormwater facilities, ie: the run-off from the Georgia World Congress Center.
 - It will include code enforcement on vacant lots.
 - Community clean-up efforts and neighborhood tree plantings will also be included.
 - Proposed also is a plaza at the intersection of MLK Drive and Northside Drive.
 - In addition, a new park will be developed south of Boone Street, to be named Coretta Scott King Park.

- **Infrastructure & Facilities**
- This section makes inclusion for youth programming for the community.
- For community safety, suggested are full-time police precincts.
- Also mentioned are community centers to kiosk and other valuable information hubs.

- **Historic Walking Tours**
- As part of a very historic city, a district historic in its own right, this plan includes walking routes that will connect Vine City to other historic sites.

Comments

- Plan should include a plan to manage parking on gamedays (i.e. resident parking permits, signage, central parking facility for Dome/GWCC etc.)
- Can bed and breakfasts be established in study area? What are the zoning requirements? R-4 zoning allows for 2 rooms to be utilized for B & B
- Is Bethune Elementary School closing? This property is zoned SPI (mixed-use)