

Vine City/Washington Park LCI Study

Final Plan Presentation

March 19, 2009

Meeting Notes

Introductions:

Presentation on Final Recommendations:

The guiding principle of this project is sustainability, which is divided into 3 parts:

1. Environment
 - a. alternate transportation
 - b. pedestrian activity
 - c. new trees and parks
 - d. efficient buildings
2. Social
 - a. social preservation
 - b. mixed housing
 - c. implement public spaces
 - d. neighborhood history
3. Economic
 - a. business support
 - b. create job opportunities
 - c. retain value of new developments

Land Use

1. Unofficial
 - a. reflects the vision of the project
 - b. guide for the neighborhood
2. Official
 - a. the City of Atlanta's plan

Recommendations

- encouraging mix land use
- concentrating development around MARTA
- preserving older/historic homes

Finished Catalytic Projects

- single family infill
 - new/refined Catalytic Projects
- higher density on Northside Drive
 - new retail

Vine City TOD-Concept Plan A

- mix use along Northside Drive
- town homes along Electric Ave
- convenience retail

Vine City TOD-Concept Plan B

- mixed use along Northside Drive

- town homes along Electric and Magnolia
- green gateway to neighborhoods
 - creating street medians with gardens and green space

Refined Catalytic Project

- Elm St. Senior Housing
 - low Rise Senior Housing Project
 - units face green space
- Hotel, Conference & parking facility (569 MLK Drive)
- Wachendorff Estate (Sunset)
 - bed and breakfast
 - potential museum
- DeSoto St. Senior Villages
 - mix housing types
 - new streets
 - town hall blocks to create open space
 - garden space
- MLK & Lowery
 - commercial infill building
 - mixed use and parking lined with housing and retail
 - historic presence
 - improve sidewalks

- Implementation-Official Land Use Plan
 - Vine City Park Phase II
 - Memory Garden
 - MLK/Lowery

- Implementation-Development
 - considerations
 - Job creation
 - mix-income housing
 - age ranges
 - preservation of historic sites
 - use of brick/stone
 - unbundled residential parking
 - green buildings and green roofs
 - public parking: decks and underground

Markets and Housing

- Recommendations:
 - prevent displacement
 - allow residents to age in place
 - encourage mix housing
 - encourage local businesses to hire from within the community
 - create a business association to recruit other business to come into the area and create a hub to nurture local businesses
 - develop business incubator spaces
 - develop brand identity for District

- unique attraction-pull visitors from other neighborhoods
- enhance business start up assistance
- shared office facility
- Promote Community Gardens as an Economic tool
 - there is a high demand for locally grown produce
 - it will utilize vacant lots
- Implement-Housing Strategy
 - identity funds program to prevent foreclosure
 - work with non-profit organizations to revitalize foreclosed and dilapidated properties
- Urban Design: Historic Resources
 - good Urbanism
 - buildings will face the street, fill blocks and offer rear parking
 - buildings will be erected with quality materials for preservation
 - historic Resources
 - historic Resources
 - preserve existing buildings
 - historic Walking Tours
 - routes beginning at the MARTA station, adding historic markers along the tour

Transportation

- ARC has implementation funds for projects such as this
 - bicycle trails
 - beltline Trail
 - core Routes along Lowery & Boone
 - secondary Routes branching along MLK and Carter Street
 - will run parallel to connect to Atlanta
- Vine City Promenade
 - multi Use path between the MARTA stations
 - future connection to GWCC Campus
- Rhodes Street: from Sunset to Vine
 - will create a green street or complete street
 - it offers 1 sided parking
 - encourages slower speeds
 - builds landscape
- Vehicular Improvements
 - realign Mason Turner @ Lowery
 - offers open space at the DeSoto street alignment
 - new traffic lights will realign the Rhode street intersection
- JE Lowry "Road Diet"
 - reduce lanes for more sidewalk space
 - instead of accommodating traffic that is only present 4-6 hours of the day
- GWCC Parking Deck
 - offer a private parking deck

- constructed with a façade that offers retail and other commercial space
 - aesthetic blending
 - Policies
 - wider streets and new streets for on the street parking option
 - Pedestrian Improvements
 - wider sidewalks
 - new and improved lighting
 - new curbs that meet ADA requirements
 - supplemental dining for outdoor dining along Northside Drive
 - neighborhood sidewalk program
 - Transit Improvements
 - bus stop consolidation
 - improve bus shelters
 - target schools, adding benches

Environment & Open Space

- storm water facilities to curb GWCC runoff problems
- enforce code enforcements
- expand parks and open space for recreational purposes
- create more open space along Northside drive

Infrastructures and Facilities

- Support is given for a Neighborhood Union Health Center
 - Increase community involvement

Comments/Questions and Answers:

- Some residents request that no dog parks be apart of the plan
 - residents feel it takes away from the District's historicity
- Feel the parking deck at the Beltline and MARTA Station is unnecessary
- Suggest the preservation of Morris Brown College through Parks Services as a historic site
- How can residents become involved in current building projects?
 - suggest first forming a Business Association that can promote residents to developers when building projects arise

What Happens Now?

- NPU Meetings
 - April-May 2009
- City Council Approval
- Land Use Plan Amendments
- Zoning Amendments