

Vine City/Washington Park LCI Study

Public Workshop

January 31, 2009

Meeting Notes

Introduction and Welcome:

The meeting began with a brief introduction from Caleb Racicot of Tunnell-Spangler-Walsh, introducing the consultant team:

- City of Atlanta
 - Garnett Brown
 - Jessica Lavandier
- Tunnell-Spangler-Walsh
 - Caleb Racicot
 - Woody Giles
- The Collaborative Firm
 - Michael Hightower
 - Jessica Guinn
 - Brian Hightower
- Contente Consulting
 - Contente Terry
- Croy Engineering
 - Dan Dobry
- Marketek
 - Eleanor Matthews
 - Melissa Mailloux

Introduction to Project:

Caleb Racicot with TSW gave introductory remarks about the Vine City/Washington Park LCI study and defined the study boundaries. He explained that the LCI program is administered by the Atlanta Regional Commission, and is intended to address transportation, land use and design in downtown areas, along major corridors and surrounding MARTA stations. The LCI program considers a variety of transportation modes and how they integrate with land use. At the end of the study, an implementation plan will be established. After the study is complete, the LCI community may be eligible for additional LCI funds for implementation, which can be used to fund transportation projects. Caleb reminded attendees of future meetings for the draft presentation and final presentation, which will be held on February 19 and March 19, respectively.

Remarks of Councilman Ivory Lee Young:

Caleb Racicot with TSW introduced Atlanta City Councilman, Ivory Lee Young. Councilman Young asserted that it is important that the vision for the study area is community driven. He encouraged attendees to think outside of their own needs and to think globally.

Overview of Inventory Work:

- * Transportation- Dan Dobry with Croy Engineering highlighted the transportation issues that were uncovered through the inventory process. Currently, there are

significant challenges presented by on-street parking. Many of the streets in the study area are very narrow, and this also impacts bus circulation in the area. Many of the sidewalks are in poor condition.

- * Markets and Demographics: Melissa Mailloux with Marketek presented the findings of the market study. The market study focuses on an area within a 5-10 minute drive of the study area. The markets include residents, as well as students, visitors and employers in the area. Currently, retail exists primarily on Martin Luther King Jr. Boulevard, with limited retail along Joseph E. Boone. Office space in the area is predominantly service-oriented. Melissa said that approximately 5,500 households are added to the market area each year, and there is a strong rental market. The area has experienced a substantial decrease in home sale price, as the average cost of a home for sale has fallen from \$94,000 in 2006 to \$43,000 in 2008.
- * Land Use and Design: Woody Giles with TSW highlighted the existing land use patterns in the area. There is currently a mixture of land uses within the study area, including a variety of housing options and several vacant lots. The study area offers a grid street pattern and human-scaled streets.
- * Open Space and Environment: Caleb Racicot with TSW said that there are a number of parks and amenities in the study area. There are also limited environmental concerns. The area will be served by the Atlanta Beltline.

Table Breakout Sessions:

Caleb Racicot explained the process for the table breakout sessions. Tables were set up to focus on the following areas: Washington Park, Vine City Core, MLK Corridor, and Northside Drive/Vine City MARTA Station. Attendees went to one or more tables for areas in which they were most interested and recommended sites for preservation or rehabilitation, specific land uses, and transportation improvements. Upon completion of this process, a representative of each table presented the recommendations to the larger group.

Adjourn