

A Plan for NPU-H

Open House & Draft Plan Review

July 25th, 2019 @ 6:30 PM – 8:30 PM

NPU-H, City of Atlanta, TSW



Department of
CITY PLANNING

Purpose of This Plan



This is what we are doing

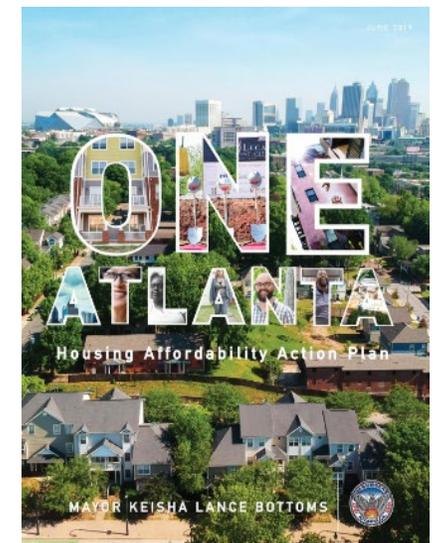
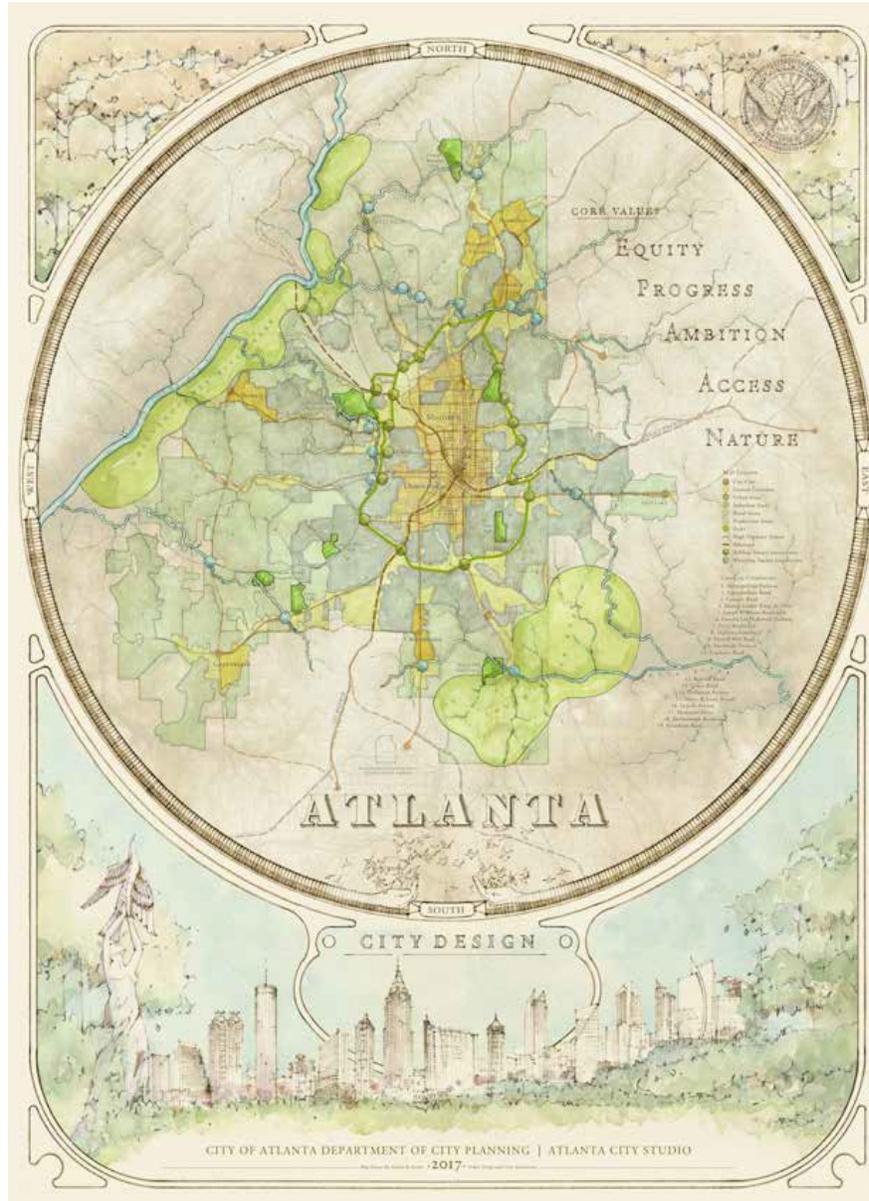
- Build on previous planning efforts.
- Develop a vision guiding growth and development in NPUH.
- Set goals for what the NPUH community strives to be.
- Develop concept plans for three key areas.
- Recommend street improvements highlighting a street section.
- Propose new policies and implementation strategies
- Adopt a plan for NPUH for future implementation under Atlanta's planning framework.



CITY OF ATLANTA 2016 COMPREHENSIVE DEVELOPMENT PLAN

WELCOME TO ATLANTA

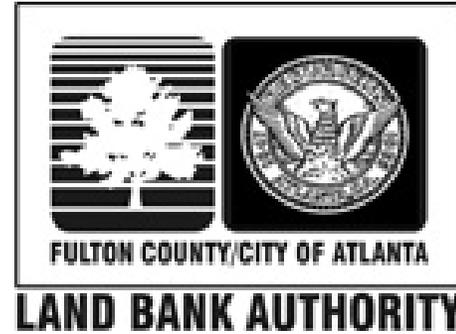
Prepared by:
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One Atlanta Housing Affordability Action Plan

Leverage local expertise and resources be a collective catalyst for addressing the affordable housing needs of Atlanta.



Department of
CITY PLANNING

Vision

Provide a pathway to affordable and equitable housing opportunities for all who desire to call Atlanta home.

Goals

- 1 **Create or preserve 20,000** affordable homes by 2026 and **increase** overall supply
- 2 **Invest \$1 billion** from public, private, and philanthropic sources to produce and preserve affordable housing
- 3 Ensure **equitable growth** for all Atlantans and **minimize displacement**
- 4 Support **innovation** and **streamline** processes



- Site Map
- Mayor's Office
 - Meet the Mayor
 - Make an Appointment to Meet the Mayor
- + Executive Offices
 - Confederate Monuments Advisory Committee
 - WorkSource Atlanta
 - End Human Trafficking ATL
- Atlanta City Council
 - + 2019 City of Atlanta Special Election
 - + Departments
 - + Channel 26
 - + Judicial Agencies
 - + Economic Development
 - + Boards and Commissions

[Government](#) > [Mayor's Office](#) > [Projects and Initiatives](#) >

Housing Affordability Action Plan

Font Size: [Share & Bookmark](#) [Feedback](#) [Print](#)

The One Atlanta: Housing Affordability Action Plan outlines a bold vision to achieve Mayor Bottoms' vision to provide a pathway to affordable and equitable housing opportunities for all who desire to call Atlanta home.

Click on image to open the plan

Atlanta's population is increasing, but new housing construction has focused on higher-cost demand.

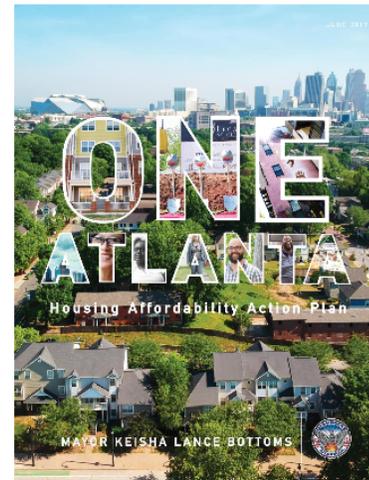
In 2017, Atlanta was the third fastest growing metropolitan region in the United States. As our population grows, many of our long-term residents are experiencing challenges related to affordable housing, particularly as much of the new residential development has focus on higher-cost units.

While our economy has grown over the last decade, wages have not kept pace with rising rents.

Between 2000 and 2017, Atlanta's median rent increased by over 70%, but Atlanta's median income only increased by 48%.

There is a growing gap between what people can afford versus what people are making.

As housing costs have grown, more Atlantans have been forced to spend a greater percentage of their income on housing costs. In 2016, more than half of Atlantans were considered housing-cost burdened.



Planning Process

- Steering Committee and Planning Team (Thank You!)
- Community Meetings
 - Kick-off Meeting (Tuesday, March 26th)
 - Design Workshop (Saturday, May 4th)
 - 150+ attendees
- Survey
 - Nearly 40 people (90% residents)



Planning Process

- Past Plans and Studies.
- Plan Document will include
 - Vision & Goals
 - Existing Conditions
 - Community Engagement
 - Development Policies & Recommendations
 - Jobs & Businesses, Housing, Building Design, Transportation, and Sustainability
 - Redevelopment Concept Plans and Street Sections
 - Implementation Strategy
 - Land Use & Zoning
 - Partners & Resources

A large group of diverse people, including men and women of various ages and ethnicities, are seated in a room, likely attending a community meeting or public hearing. They are seated in rows of folding chairs. In the center of the room, a man is standing and speaking, gesturing with his hands. The scene is overlaid with a semi-transparent yellow filter. The text "What We Heard" is centered over the image in a large, white, sans-serif font, with a white horizontal line underneath it.

What We Heard

DRAFT Vision Statement

Create a vibrant and safe community for the NPU-H neighborhoods by offering diverse housing options, thriving businesses, accessible transportation, connections to nature, and a high quality of life for all.

DRAFT Goals

1. Create a high quality of life for all residents.
2. Focus redevelopment on priority vacant properties and abandoned structures.
3. Promote inclusiveness for all people.
4. Improve the cleanliness and appearance of properties, streets and parks.
5. Improve mobility by investing in existing infrastructure, increasing safety and security, and expanding options.

DRAFT Development Policies & Recommendations

1. Development Policies for a High Quality of Life
2. Concept Plans
 - Adamsville Village
 - Doctor's Memorial Park Node on Fairburn Road
 - Bolton Road Node
3. Street Sections
 - Fairburn Road

DRAFT Implementation Strategy

1. Land Use & Zoning

- Framework for NPU-H and the City of Atlanta for Future Decisions

2. Partners & Resources

- Identify Community Organizations, City of Atlanta and Other Agencies



Open House Feedback Opportunities

The Process

- Steering Committee Meetings |** What do we focus on and how best can we reach the public?

- Public Kickoff Meeting |** Understand the community's needs; first pass at vision and goals.

- Design Workshop |** Check in with the residents on our initial recommendations

- Meet with the Steering Committee Again |** Confirm the direction for the Rezoning Criteria (right) and concept plans (Boards 2, 3, and 4)

The Vision & Goals

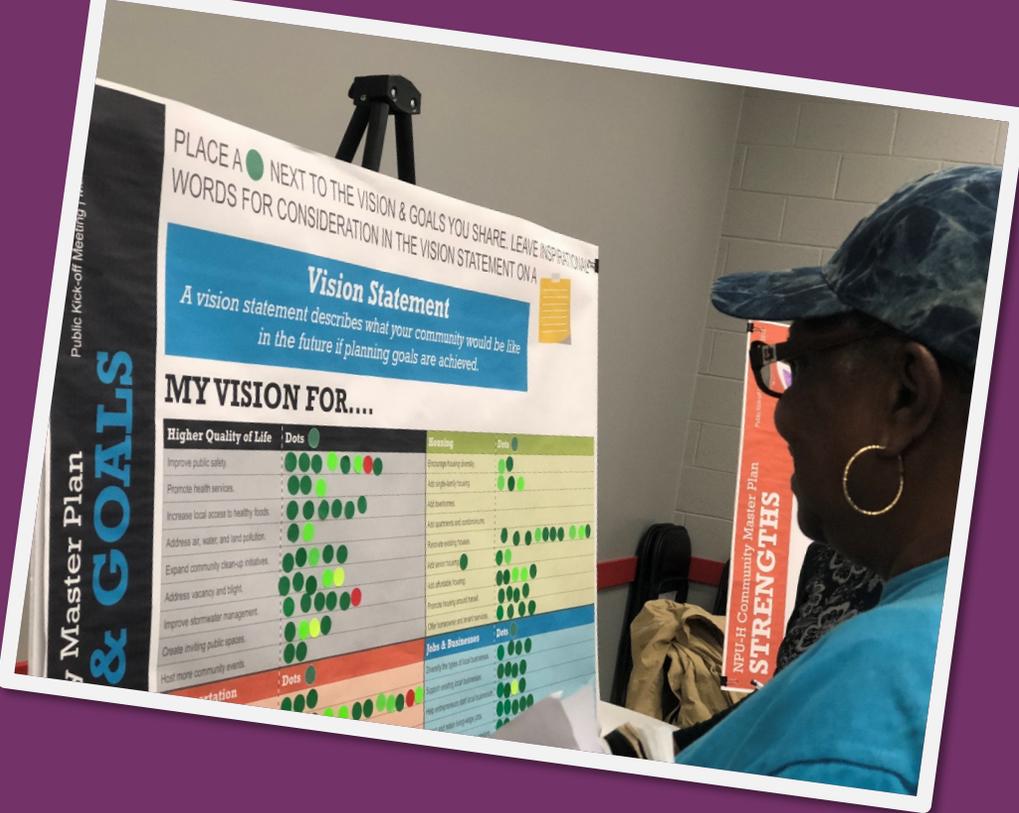
Create a vibrant and safe community for the NPU-H neighborhoods by offering diverse housing options, thriving businesses, accessible transportation, connections to nature, and a high quality of life for all.

- Create a high quality of life for all residents.**
 - Engage local educational partnerships with community organizations, nonprofits, and recreation centers to increase the quality of education for people of all ages
 - Encourage developers to provide usable green space in all redevelopment
 - Attract a diversity of businesses that meet the needs of the community, including daily needs shopping and a variety of restaurants
 - Increase access to healthy fresh food
 - Take a proactive stance on public health and mitigate the negative impacts of industries on Tule on Industrial Boulevard
- Focus redevelopment on priority vacant properties and abandoned structures**
 - Implement strategic rezoning that benefits residents and meets the goals set forth in this plan
 - Determine development criteria for priority redevelopment sites
 - Promote redevelopment of key commercial nodes and aging apartment complexes
 - Increase flooding by maintaining natural terrain and using best practices for stormwater management
- Promote inclusiveness for all people**
 - Foster aging in place through design and policy recommendations
 - Increase the rate of homeownership in the community
 - Promote awareness of existing and future homeownership programs
 - Promote home rehabilitation programs for current homeowners
 - Engage renters in the community and encourage them to stay
 - Promote naturally occurring subsidized affordable housing units
- Improve the cleanliness and appearance of properties, streets, and parks**
 - Increase zoning, code, and police enforcement
 - Prevent dumping of trash, illegal parking, and illegal land uses
 - Improve City of Atlanta responsiveness to code violations
 - Establish community clean-up initiatives
 - Promote community pride and ownership
- Improve mobility by investing in existing infrastructure, increasing safety and security of transportation modes, and expanding transportation options.**
 - Integrate the Martin Luther King, Jr. Drive corridor project into this plan
 - Slow traffic and make major corridors walkable and safe
 - Promote walkability by expanding the network of safe sidewalks
 - Add street lighting to low lit areas

Redevelopment Criteria

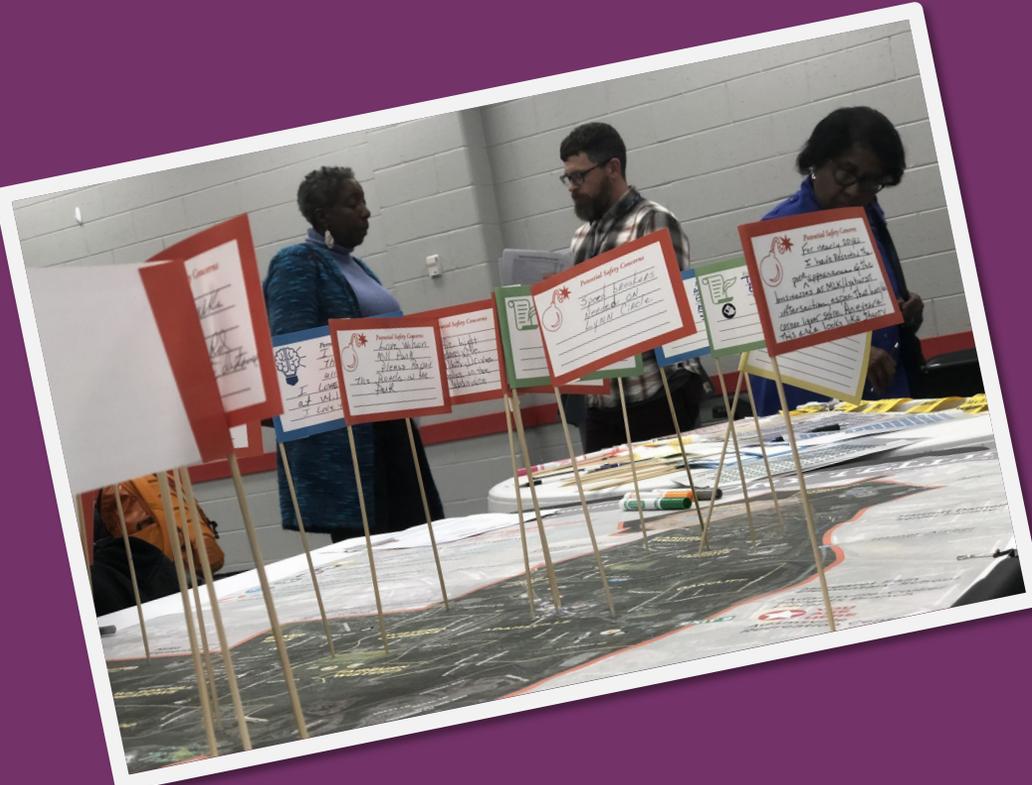
The Redevelopment Criteria will give the community the opportunity to review development proposals and deliberate with developers to ensure that their proposals are consistent with the vision of this plan.

- REZONING CRITERIA**
As developers apply for rezoning, NDU should take into account the following considerations. Developments that are consistent with these considerations and the City's Comprehensive Plan should be prioritized. Negotiations between the NDU and developers should emphasize these considerations, which go beyond the requirements of zoning but could become rezoning conditions.
- Although the land use recommendations of this plan take economics into consideration, there may be cases where a developer requests rezoning to a density, height, or use that is different from what is recommended. In these cases, the application should only be approved when they express exceptional commitment to the considerations below.
- A. Jobs & Businesses**
 - Create permanent (not just construction) jobs at a variety of wage levels and accessible to nearby residents with a variety of education levels
 - Offer jobs to local residents first
 - Provide space for small, local businesses rather than large or national chains through one or more of the following techniques:
 - For redevelopment sites with existing small businesses, offer commercial spaces to those existing businesses first
 - Offer small commercial spaces that will be affordable to small businesses
 - Provide spaces with month-to-month leases
 - Complete basic improvements (HVAC, drywall, electrical, etc.)
 - Lease leasing to reduce the cost of tenant improvements
 - Leave space to qualify grocery stores for customers with a variety of income levels
 - Leave space to qualify restaurants for customers with a variety of income levels
 - B. Housing**
 - Ensure that at least 20% of residential units are accessible to those earning 50-80% of area median income (AMI)
 - Ensure nature accounting and subsidized affordable housing units by rezoning existing units (where the units cannot be preserved, replace them at a 1:1 ratio)
 - Provide housing for seniors (55+ units, assisted living, etc.)
 - Provide units of housing types and unit sizes that accommodate a diversity of people (families, shared living, three-bedroom units, etc.)
 - C. Building Design**
 - Design with crime prevention and informal supervision in mind
 - Promote stormwater management
 - Use high-quality facade materials, such as brick or stone
 - Include public art that involves local artists
 - Address architectural details, ensuring that the building design meets or exceeds the aesthetic standards of the NDU
 - Completely screen parking decks from view with active uses
 - Preserve historic buildings or structures
 - Provide proper levels of lighting to ensure real and perceived security, based on CPTED principles (CPTED Guide) Table 4.1
 - Use full cut-off lighting fixtures to prevent unnecessary glare in adjacent areas
 - D. Transportation & Parking**
 - Design internal streets to prioritize pedestrians and include bicycle facilities
 - New developments along a MARTA bus route should coordinate with MARTA to provide a new shelter, or add a shelter to an existing bus stop
 - Unbundle residential parking so that residents are required to leave parking spaces separately, rather than having them automatically included in their rent
 - Provide adequate street lighting on all streets to ensure real and perceived security based on CPTED principles (see guide above)
 - Use shared parking agreements to encourage the best use of parking within a development or with adjacent properties
 - Construct on-street parking on at least one side of all new streets
 - Require developers to offer transit discounts or incentives to tenants or residents



Plan Name, Vision & Goals

Give us your final comments on the plan name, vision and goals!



Board 1

NPU-H Community Master Plan
The Process We Took To Get here

The Process

- Steering Committee Meetings | What do we focus on and how best can we reach the public?**
 - Engage local educational partnerships with community organizations, nonprofits, and recreation centers to increase the quality of education for people of all ages
 - Encourage developers to provide usable green space in all redevelopment
 - Attract a diversity of businesses that meet the needs of the community, including daily needs shopping and a variety of restaurants
 - Increase access to healthy, fresh food
 - Take a proactive stance on public health and mitigate the negative impacts of industries on Fulton Industrial Boulevard
- Public Kickoff Meeting | Understand the community's needs; first pass at vision and goals.**
- Design Workshop | Check in with the residents on our initial recommendations**
- Meet with the Steering Committee Again | Confirm the direction for the Rezoning Criteria (right) and concept plans (Boards 2, 3, and 4)**

The Vision & Goals

Create a vibrant and safe community for the NPU-H neighborhoods by offering diverse housing options, thriving businesses, accessible transportation, connections to nature, and a high quality of life for all.

- Create a high quality of life for all residents.**
 - Engage local educational partnerships with community organizations, nonprofits, and recreation centers to increase the quality of education for people of all ages
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- Focus redevelopment on priority vacant properties and abandoned structures**
 - Implement strategies ensuring that benefits residents and meet the goals set forth in this plan
 - Determine development criteria for priority redevelopment areas
 - Prioritize redevelopment of city commercial nodes and aging apartment complexes
 - Minimize flooding by maintaining natural terrain and using best practices for stormwater management
- Promote inclusiveness for all people**
 - Increase the rate of homeownership in the community
 - Promote awareness of existing and future homeownership programs
 - Promote home rehabilitation programs for current homeowners
 - Engage renters in the community and encourage them to stay
 - Preserve naturally occurring / subdivided affordable housing units
- Improve the cleanliness and appearance of properties, streets, and parks**
 - Increase street, curb, and public art placement
 - Prevent dumping of trash, illegal parking, and illegal land uses
 - Improve a City of Atlanta responsiveness to code violations
 - Establish community cleanup initiatives
 - Promote community pride and ownership
- Improve mobility by investing in existing infrastructure, increasing safety and security of transportation modes, and expanding transportation options.**
 - Integrate the Martin Luther King, Jr. Drive corridor project into this plan
 - Slow traffic and make major corridors walkable and safe
 - Promote walkability by expanding the network of sidewalks
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Redevelopment Criteria

The Redevelopment Criteria will give the community the opportunity to review development proposals and deliberate with developers to ensure that their proposals are consistent with the vision of this plan.

REZONING CRITERIA
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Although the land use recommendations of this plan take economic into consideration, there may be cases where a developer requests rezoning to a density, height, or use that is different from what is recommended. In these cases, the applications should only be approved when they represent exceptional contributions to the considerations below.

A. Jobs & Businesses

- Create permanent (not just construction) jobs at a variety of wage levels and accessible to nearby residents with a variety of education levels
- Offer jobs to local residents first
- Provide space for small, local businesses other than larger or national chains through one or more of the following techniques:
 - Offer retail and other uses with existing small businesses, offer commercial spaces to those existing businesses first
 - Offer small commercial spaces that will be affordable to small businesses
 - Provide space with month-to-month leases
 - Complete basic improvements (OSM, street, electrical, etc.) before leasing to reduce the cost of tenant improvements
 - Leave space to quality grocery store for customers with a variety of income levels
 - Leave space to quality restaurants for customers with a variety of income levels

B. Housing

- Ensure that at least 30% of residential units are accessible to those earning 30% of or less median income (AMI)
- Preserve naturally-occurring and subdivided affordable housing units by rezoning existing units (where the units cannot be preserved, replace them at a 1:1 rate)
- Provide housing for seniors (55+ units, assisted living, etc.)
- Provide a mix of housing types and unit sizes that accommodate a diversity of people (studio, shared living, three-bedroom units, etc.)

C. Building Design

- Design with a sense of pride and of oral supervision in mind
- Promote stormwater management
- Use high-quality facade materials, such as brick or stone
- Incorporate public art that involves local artists
- Follow an historical precedent, ensuring that the building design meets or exceeds the aesthetic standards of the NDU
- Completely screen parking decks from view with active uses
- Preserve historic buildings or structures
- Provide proper levels of lighting to ensure real and perceived security based on CPTED principles (CPTED Guide, Table A)
- Use full cut-off lighting fixtures to prevent unnecessary glare in adjacent areas

D. Transportation & Parking

- Design internal streets to prioritize pedestrians and include bicycle facilities
- Design developments along a MARTA bus route should coordinate with MARTA to provide a new shelter, or add a shelter to an existing bus stop
- Incurable residential parking so that residents are required to leave parking spaces especially when their driving them automatically included in their rent
- Provide adequate street lighting on all streets to ensure real and perceived security, based on CPTED principles (see guide above)
- Use shared parking agreements to encourage the best use of parking within a development or with adjacent properties
- Construct on-street parking on at least one side of all new streets
- Require developers to offer transit discounts or incentives to tenants or residents

Open Space & Sustainability

- Use high-reflectivity roof materials or green roofs
- Design buildings to use a minimum of LEED Silver or similar certification
- Generate energy on site from renewable sources
- Use stormwater best practices to collect and filter rainwater, including permeable materials, bioswales, and planters
- Design public spaces to be integrated and activated by their surrounding by being surrounded by streets or buildings
- Use native adaptive, or edible plant species in landscaping
- Use creative materials to reuse stormwater, HVAC condensate, and recycling water on site
- Encourage building occupants on sustainability signs, materials, events, recycling programs
- Ensure that required open space is publicly accessible and large enough to be usable

Development Policies & Recommendations

Will these ideas help implement the vision and goals for NPU-H? If so, why? If no, what should we change?

FB.1 Fairburn Road | North of MLK, Jr. Drive, Facing North

FB.2 Fairburn Road | South of MLK, Jr. Drive, Facing North

The Atlanta Transportation Plan
Fairburn Road is currently identified as a "High Injury Network" in the Atlanta Transportation Plan. These are roadway segments where investments in safety improvements can reduce fatal and injury crashes in the City. This street connects a large part of NPSH from north to south and includes multiple nodes of activity and a range of development types. The Atlanta Transportation Plan marked Fairburn Road to be an "On-Street Bike Network," which are one-bicycle connections along the city street network.

Community Preferences
The Design Workshop included a "Build Your Own Street" activity where participants could design their preferred version of Fairburn Road. The following items were common preferences:

- Buffered bike lanes
- Street trees and tree buffers
- Narrower travel lanes (currently the lanes are 12' to 15' wide)
- Wider sidewalks
- Central medians

New Street Sections

Fairburn Road, North of Martin Luther King, Jr. Drive

- Fairburn Road BOW is approximately 42' wide
- Utility poles are present on one side of the road
- Lanes are shared between bikes and cars - if more BOW is required, bike lanes could be added
- Tree lanes with street trees and streetlights
- Sidewalks on both sides
- No central median

Fairburn Road, South of Martin Luther King, Jr. Drive

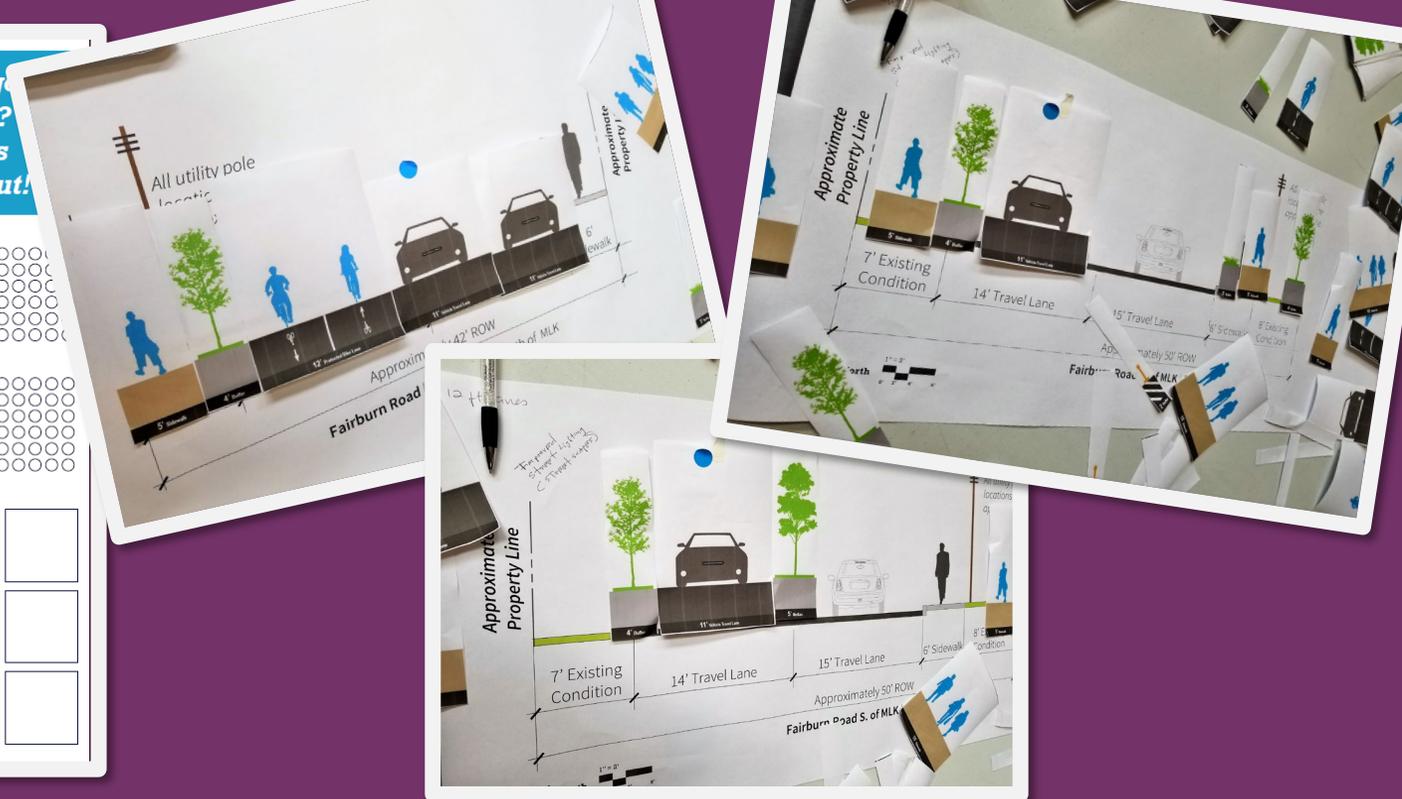
- Fairburn Road BOW is approximately 50' wide
- Utility poles are present on one side of the road
- Two-way bike lanes
- Tree lanes with street trees and streetlights
- Sidewalks on both sides
- No central median

Did we get it right? Give us your input!

Yes, we did

No, not quite

Why or why not?



Street Sections

(using Fairburn as example)

Review the street sections.

What did we get right? What did we miss?



Implementation Strategy

Does framework makes sense for the concept plans and streets sections?

What partners and resources can you think of?

Partners and Resources

| Development Policies & Recommendations | Possible Implementation Partners with Resources |
|--|---|
| Jobs & Businesses | City of Atlanta (City Planning), Invest Atlanta, Property Owners, Community Development Organizations |
| Housing | City of Atlanta (City Planning, Mayor's Office), Invest Atlanta, AHA, Fulton County, Property Owners, Community Development Organizations |
| Building Design | City of Atlanta (City Planning), Property Owners, Community Development Organizations |
| Transportation | City of Atlanta (City Planning, Public Works, Transportation), MARTA, ARC, GDOT |
| Sustainability | City of Atlanta (Parks & Recreation, Watershed, Mayor's Office), Property Owners, Community Development Organizations |



What's Next

Project Calendar

- Draft Plan Presentation July 25th at 6:30 PM
- Presentation at NPUH – Thursday, September 5th at 7:00 PM
- NPUH Vote – Thursday, October 3rd at 7:00 PM
- CD / HS Public Hearing – Monday, November 25th at 6:00 PM
- CD / HS Committee Meeting Vote – November 26th at 2:00 PM
- City Council Vote / Adoption – December

Next!

Leave Comment Cards

Draft Plan will be Posted

The screenshot shows the City of Atlanta website with the following content:

- Header: CITY OF ATLANTA, GA, Search bar, ATL311 button.
- Navigation: GOVERNMENT, RESIDENTS, VISITORS, BUSINESS, I WANT TO...
- Left sidebar: City Planning (expanded), Office of Buildings, Office of Design, Office of Housing & Community Development, Office of Mobility Planning, Office of Zoning & Development, Forms & Applications, Plans and Studies (expanded), Capital Improvement Program (CIP), Tax Allocation District (TAD), Fort McPherson Zoning and Land Use Framework, Campbellton-Cascade Corridors Redevelopment Plan, Urban Redevelopment Plan.
- Main content: NPU H Community Plan. Overview: The NPU-H Community Plan will represent the collective vision, policies and strategies that will serve as guide for the future of the 17 neighborhoods in NPU-H. Planning Process: The planning phase is intended to bring together community members during the four to six-month planning process. Community Meeting Dates: Share your thoughts and recommendations by attending these community meetings: [Community Kickoff](#) Tuesday, March 26 6:30-8:30 pm.

Make sure we have your email!

<http://bit.ly/2VsCUDX>

Email: CommunityPlans@AtlantaGa.gov