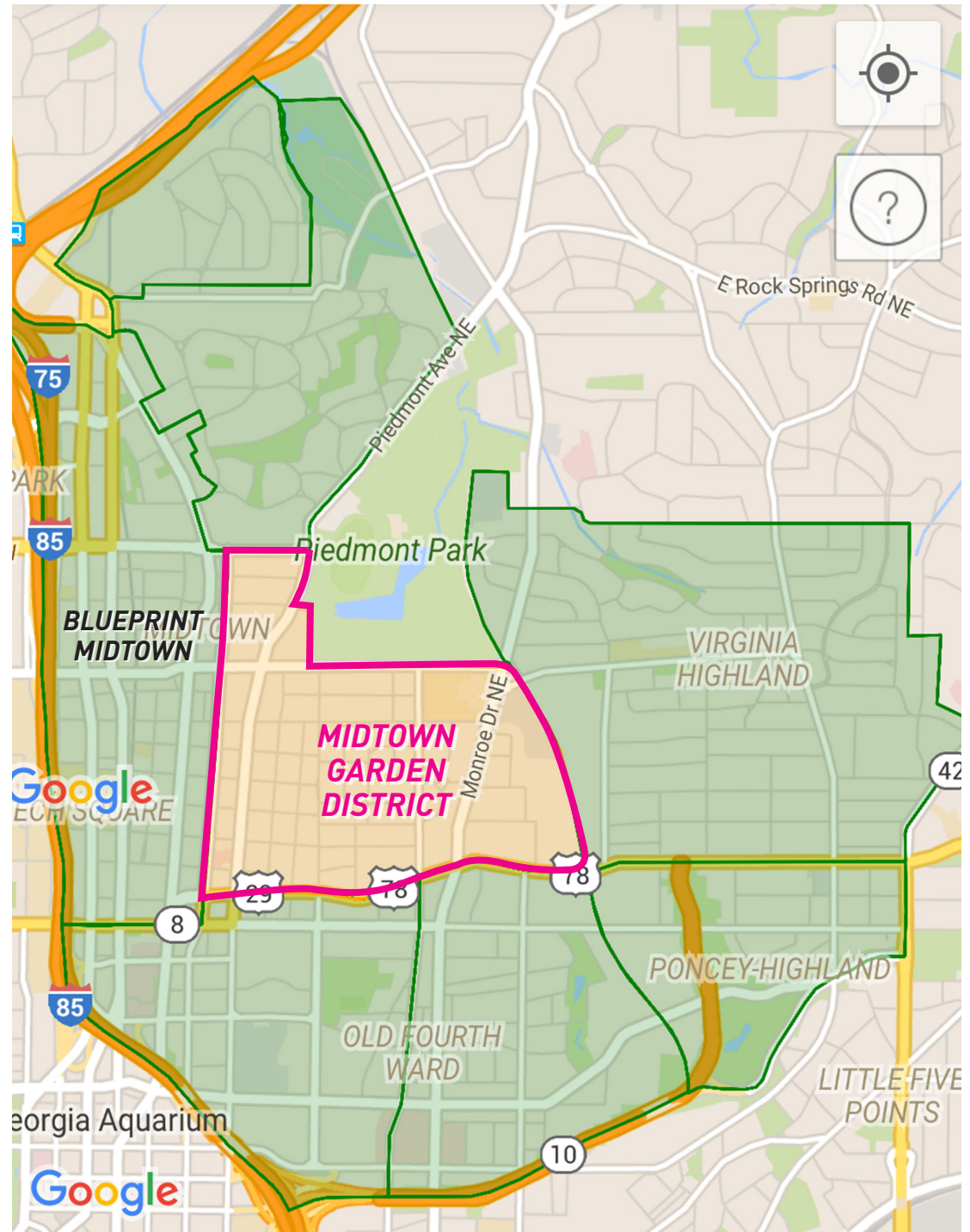


Overview / Recap

- Planning Process
- Existing Conditions
- Public Engagement to Date
- Consensus Highlights

Draft Master Plan

- Transportation & Circulation - Framework & Project Highlights
- Future Land Use Vision
- Development & Preservation Tools
- Neighborhood Safety
- Open Space Framework
- Garden District Design Guidelines

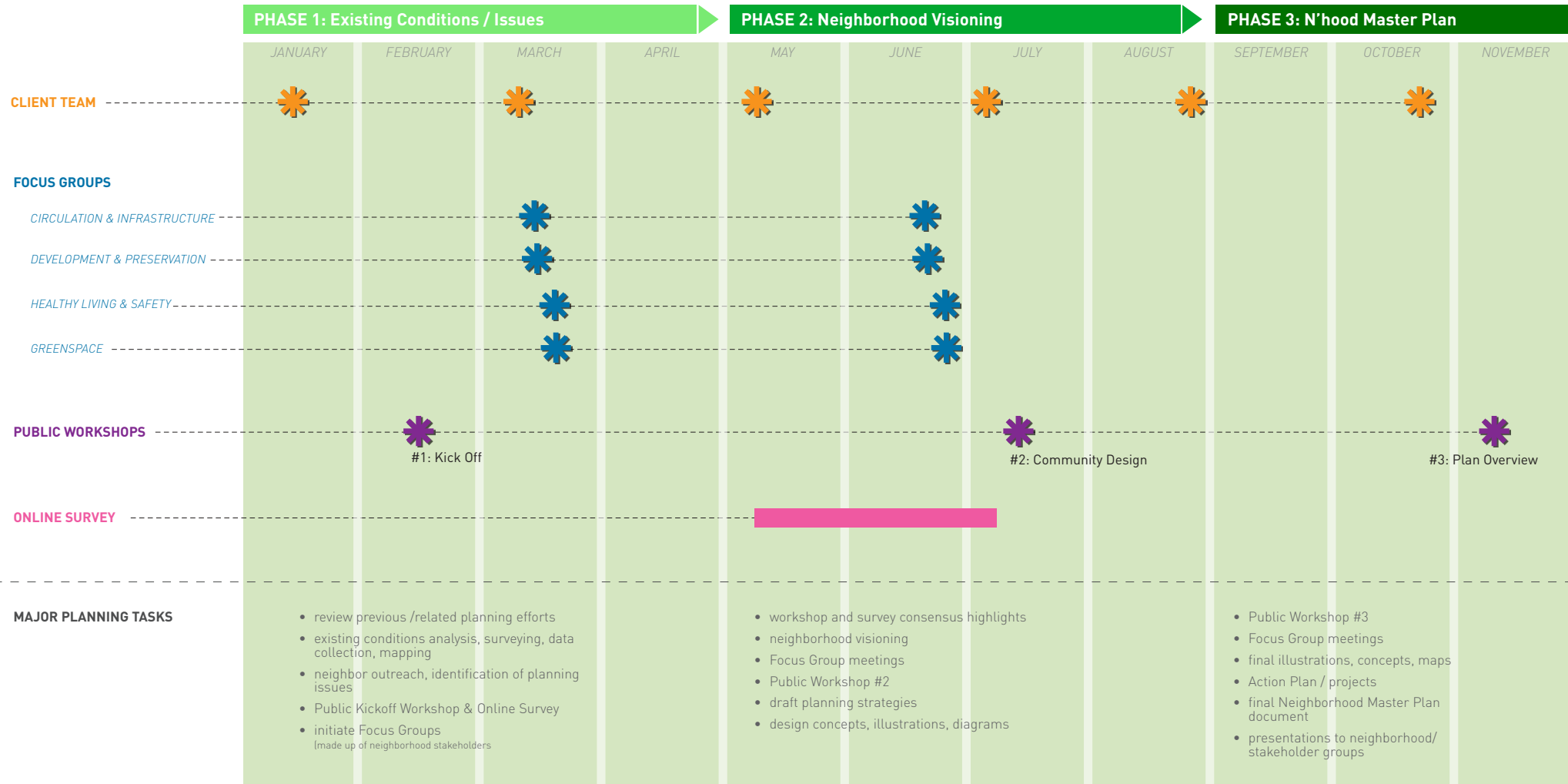




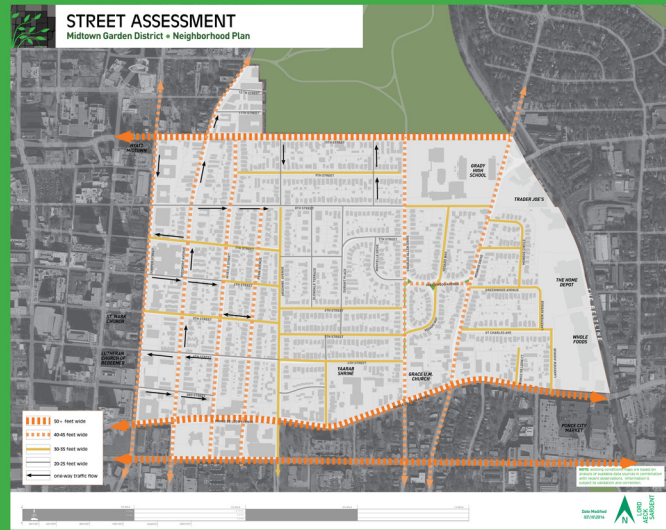
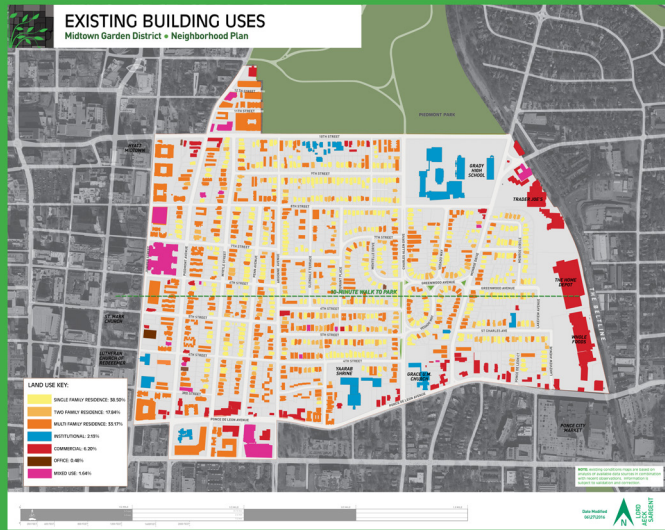
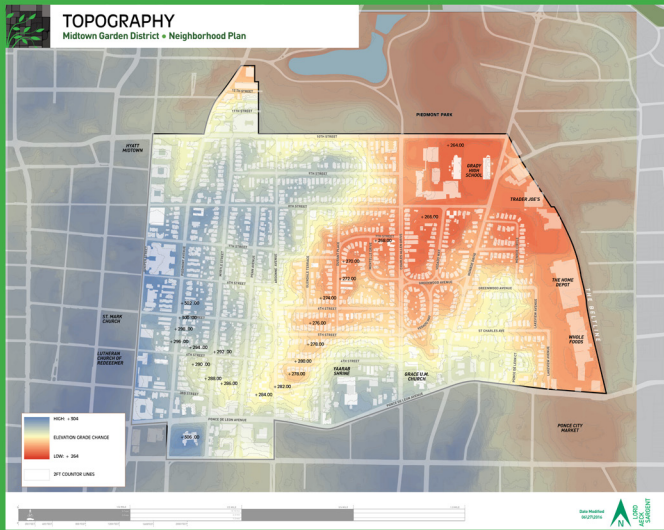
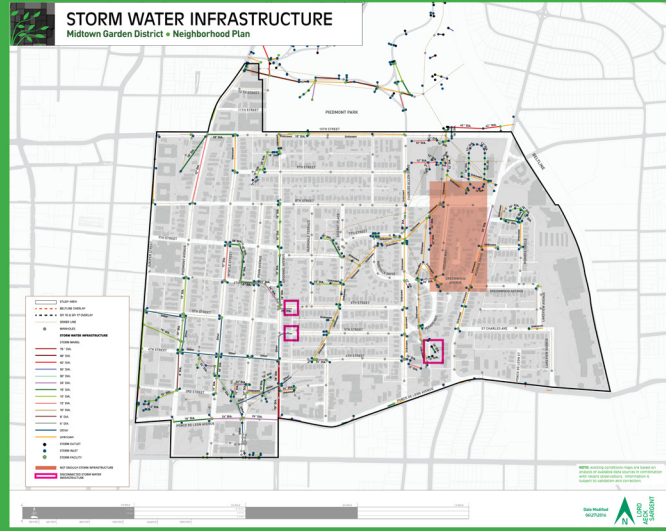
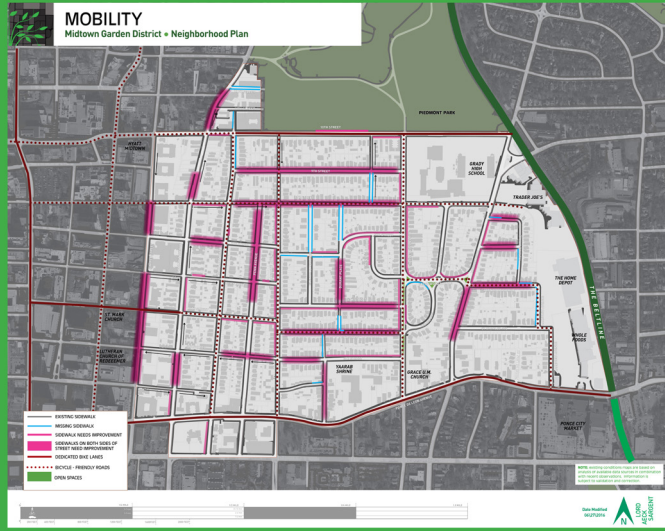
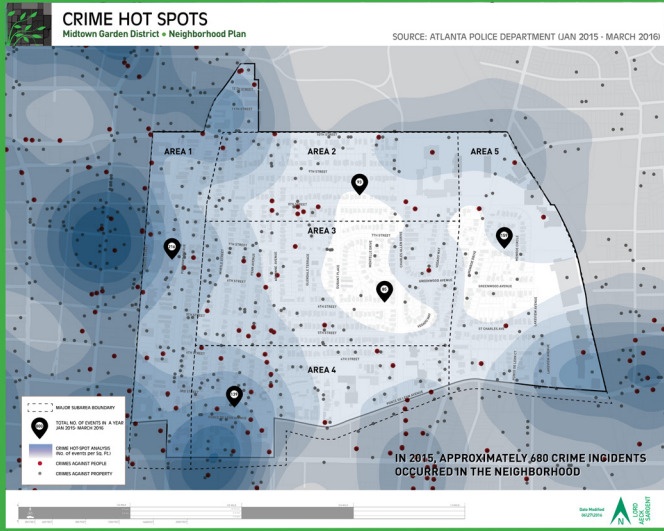
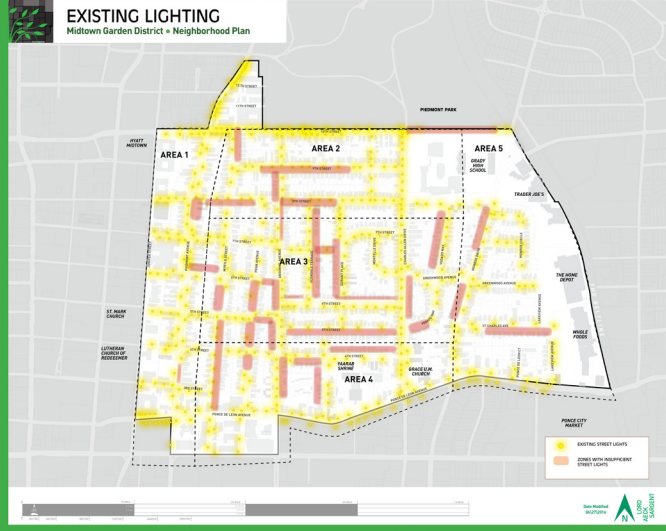
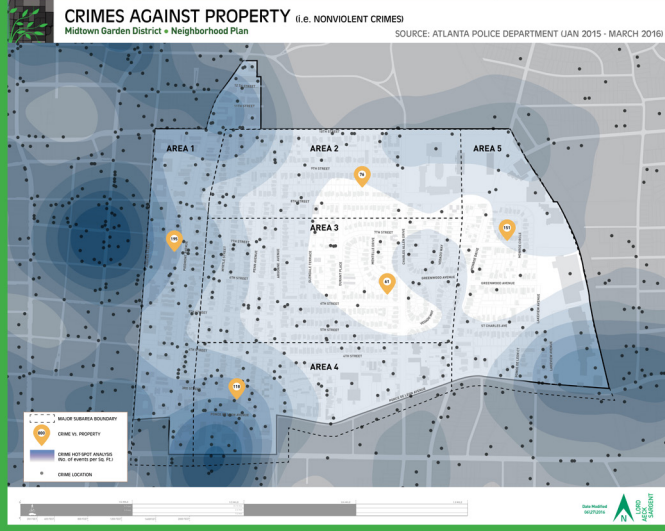
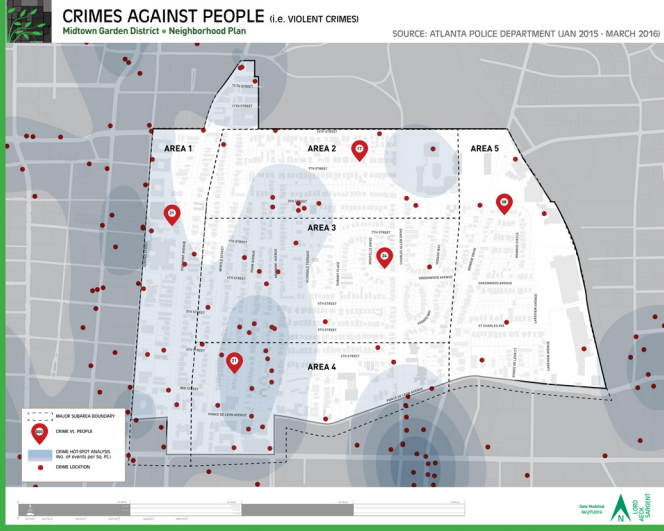
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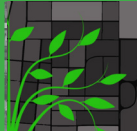
PLANNING PROCESS & SCHEDULE

UPDATED 11.09.16



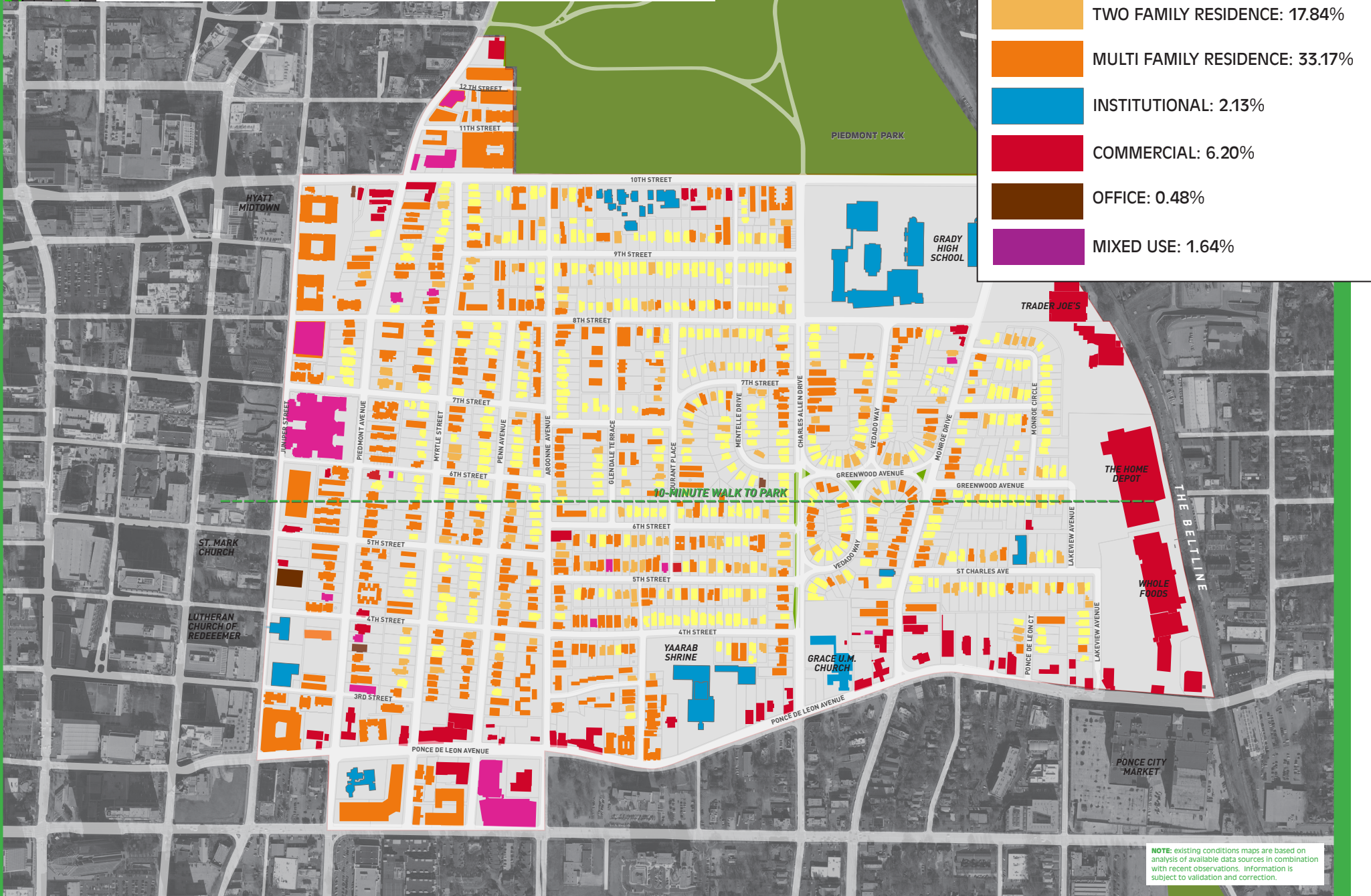
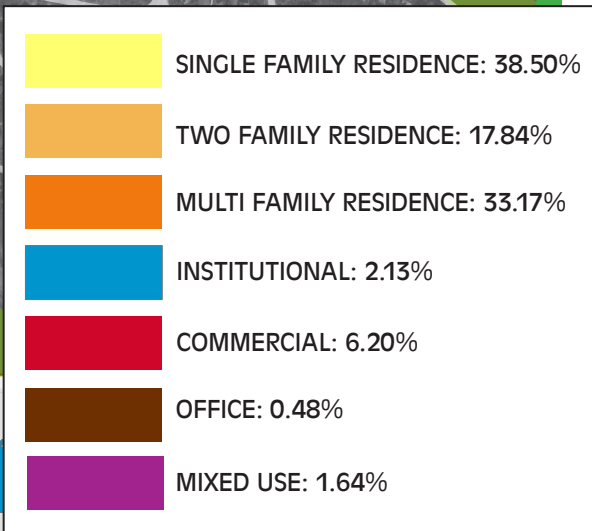
INDICATES MEETING / EVENT





EXISTING BUILDING USES

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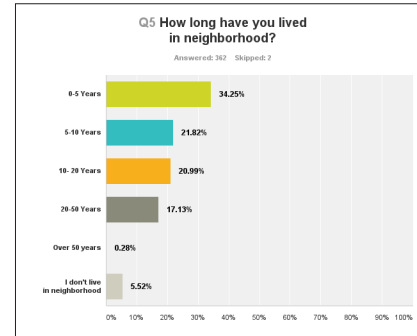
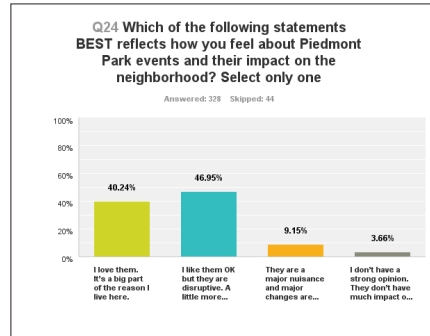


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ONLINE SURVEY

2 months + 400 individual respondents



FOCUS GROUPS

4 groups, 8 total meetings



PUBLIC WORKSHOPS

3 events at key points in process



SMALL GROUPS, ONE-ON-ONES

in living rooms, on porches, in "the field"



...will be on site
...tree houses,
...able gar-
...pools, and f

...McCaffery and Richard Banks, front and back
...little maintenance.

...Sandy and Tom Revere, front
...g Foscari added a Japanese maple to a water oak.
...the garden through cuttings from other gardens
...little maintenance.

...IVE GARDENS
...and Scott, front
...ade garden room with a fountain, is sporting pink
...the entrance.

...VENUE GARDENS
...a and Kevin Dugberry, back only
...back garden has a trellis with bricked seating
...a cool reading party under the towering oaks.
...Reilly, back only
...a fern paradise, a hidden shade and native
...miss the neighborhood!

...ENS
...and Saunderson EA, front
...growing against the house since before
...in 2000. They bloom only once a year and
...mostly hybrids, so it takes hard work and
...some, fragrant doublets at their best.

...ent
...erison with a Zen inspiration gives a differ-
...if I can't grow grass!

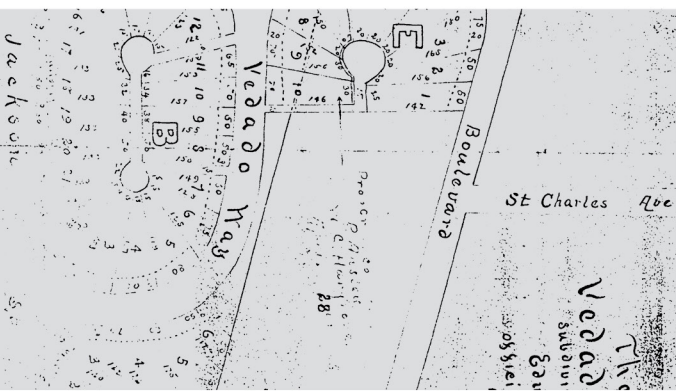
...Lettie Zeeb, front
...table provides not only food but inter-
...wise small space.

...Ron Fisher, back
...for shade and birds with a pond and
...dry shade ferns and shrubs.

...Dupree, front



D R A F T



Midtown Garden District

Neighborhood Master Plan

For Midtown Neighbors Association and The City of Atlanta
Prepared by Lord Aeck Sargent

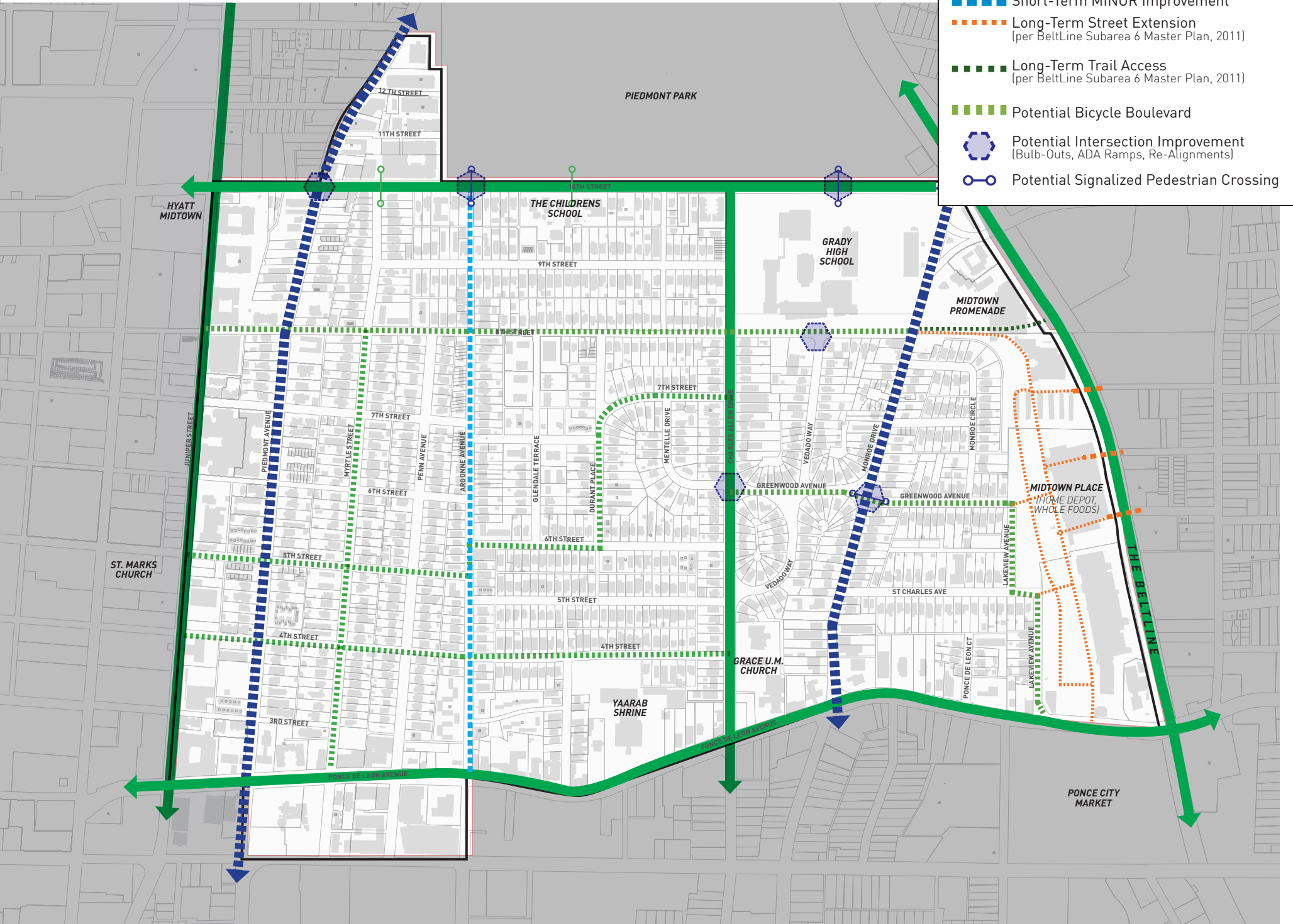
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TRANSPORTATION & CIRCULATION FRAMEWORK

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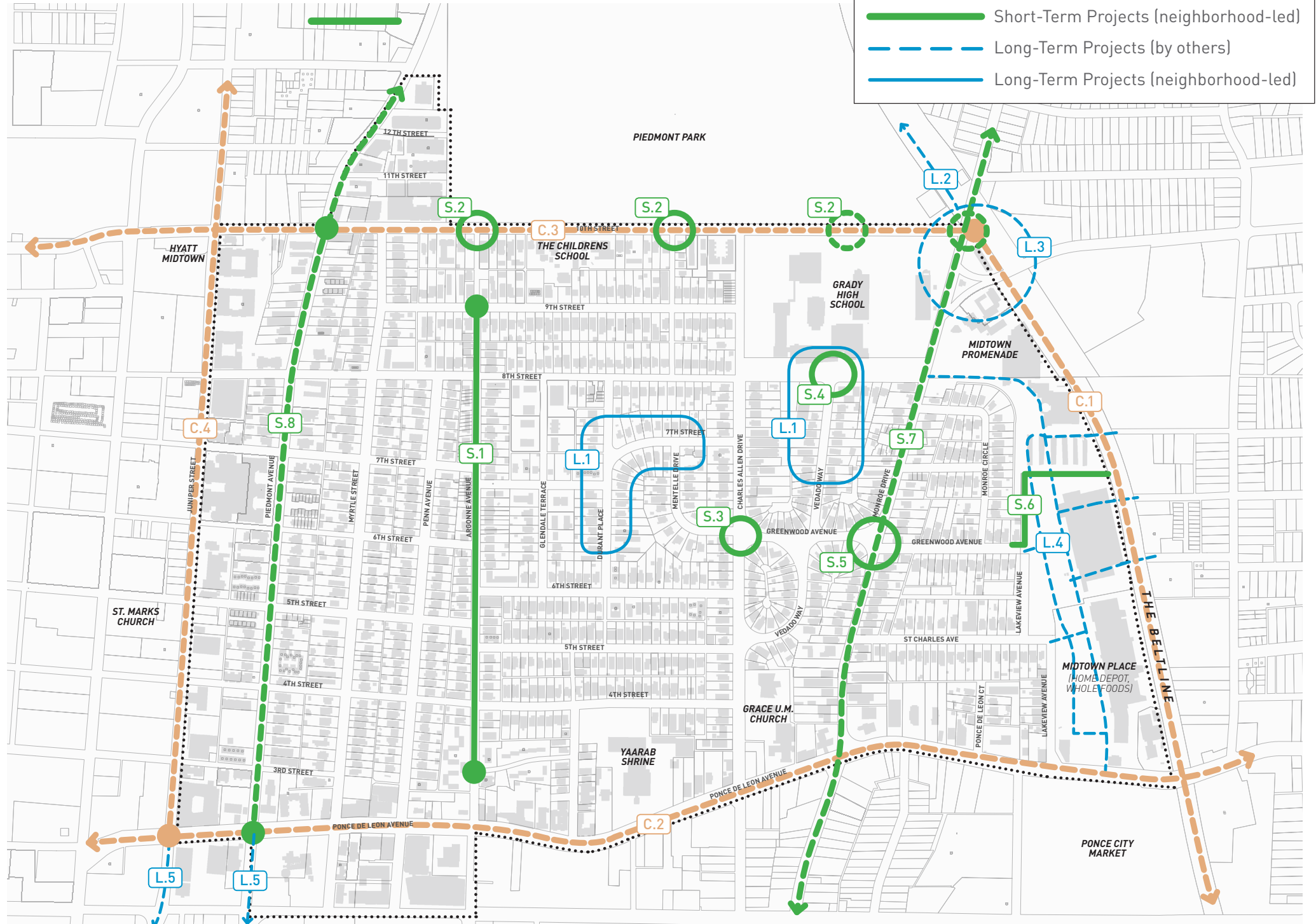
- Adjacent Existing/Planned Bike Routes
- Short-Term MAJOR Improvement
- Short-Term MINOR Improvement
- Long-Term Street Extension (per BeltLine Subarea 6 Master Plan, 2011)
- Long-Term Trail Access (per BeltLine Subarea 6 Master Plan, 2011)
- Potential Bicycle Boulevard
- Potential Intersection Improvement (Bulb-Outs, ADA Ramps, Re-Alignments)
- Potential Signalized Pedestrian Crossing



CAPITAL PROJECTS MAP

Midtown Garden District • Neighborhood Plan

- Completed / In Construction (by others)
- Short-Term Projects (by others)
- Short-Term Projects (neighborhood-led)
- Long-Term Projects (by others)
- Long-Term Projects (neighborhood-led)



PIEDMONT AVENUE

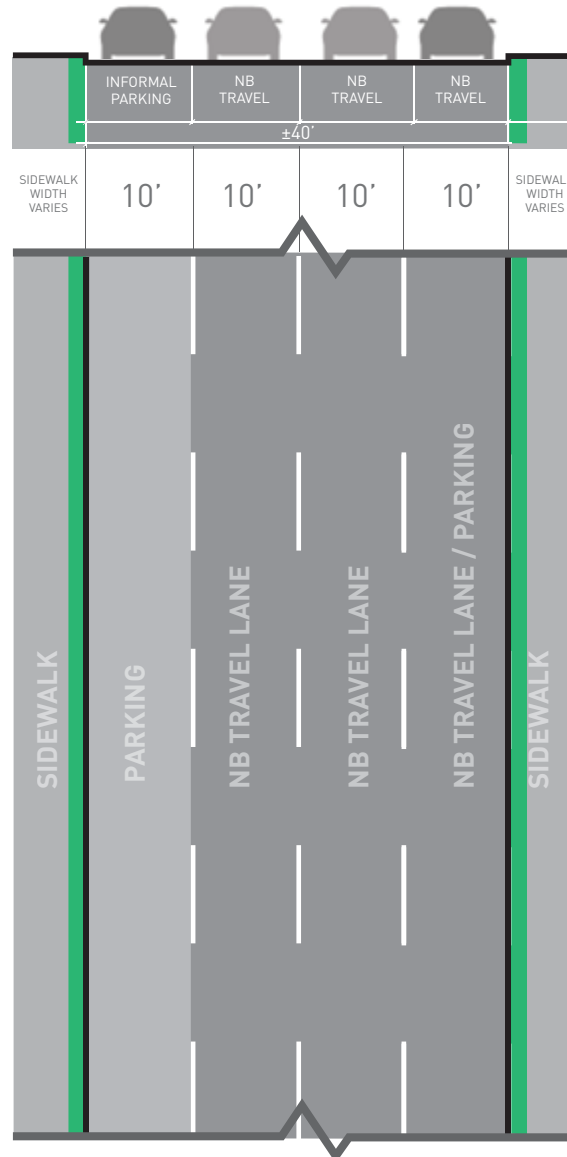
(10th Street to Ponce de Leon Avenue)



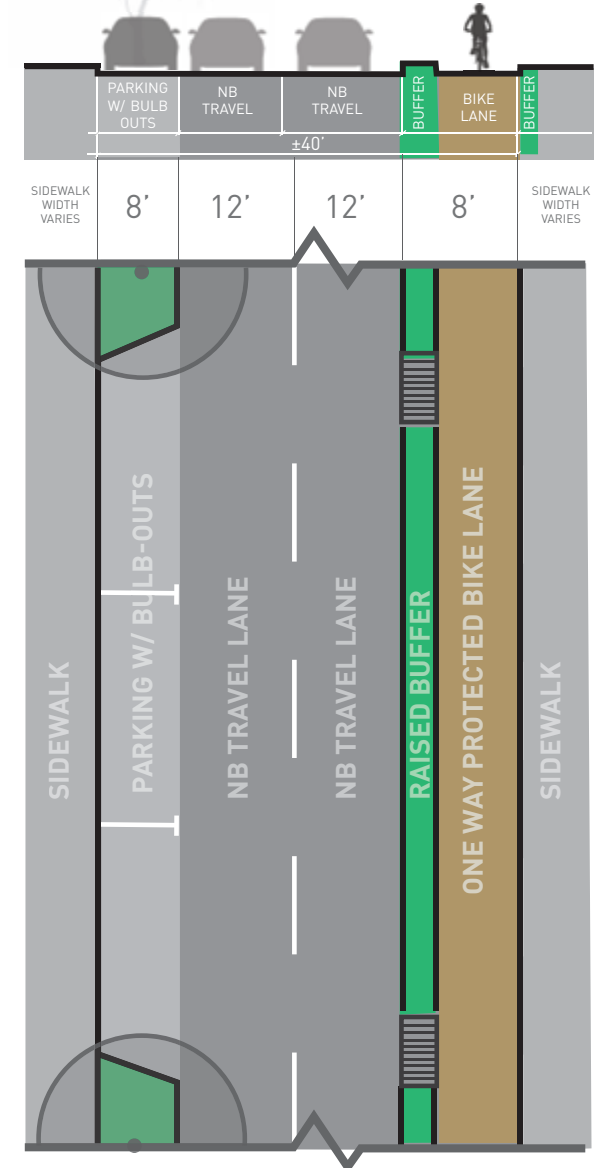
Piedmont Avenue Complete Street Project

- Midtown Alliance leading concept design throughout 2017
- Funded partially by Renew Atlanta

Existing:
Typical cross-section

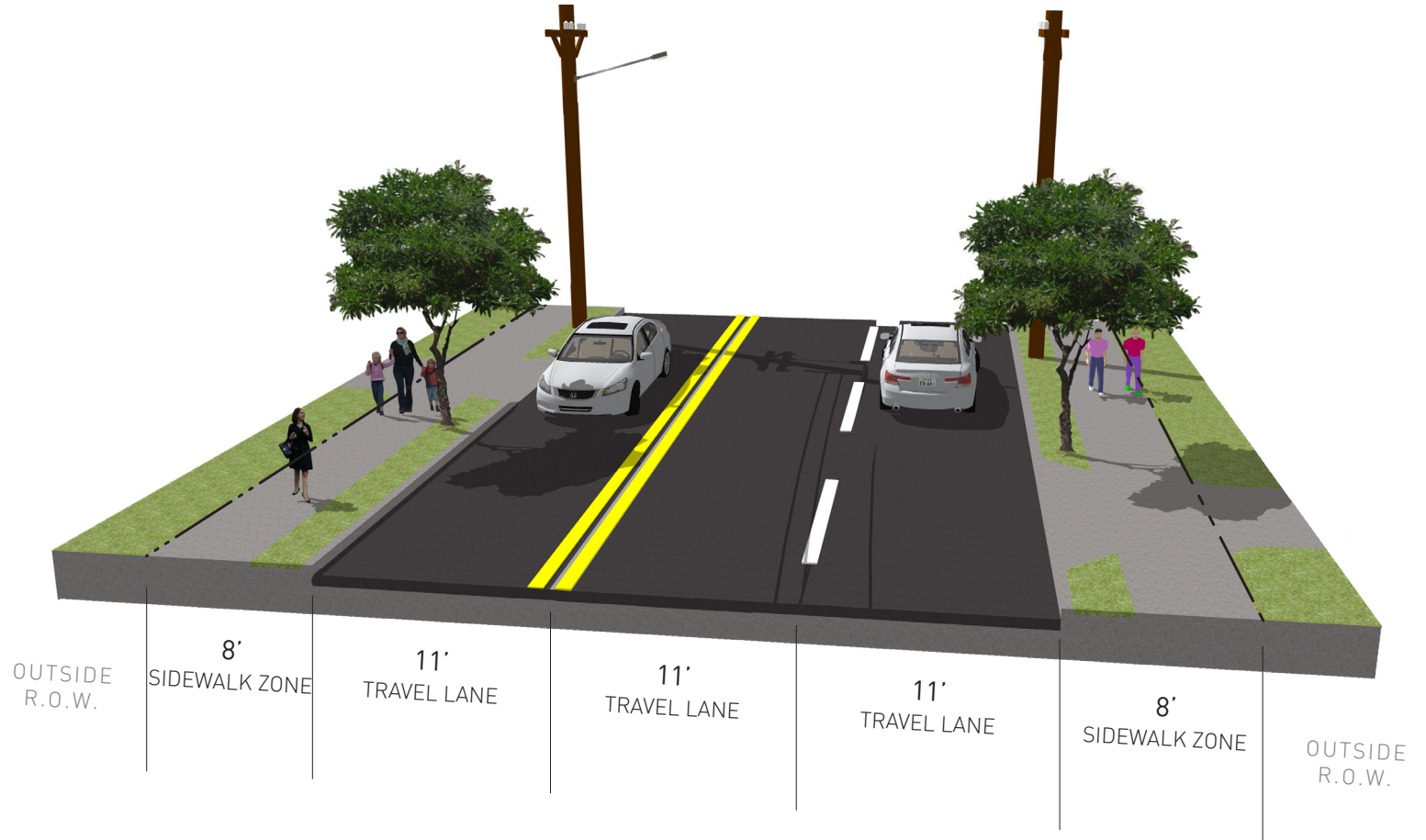
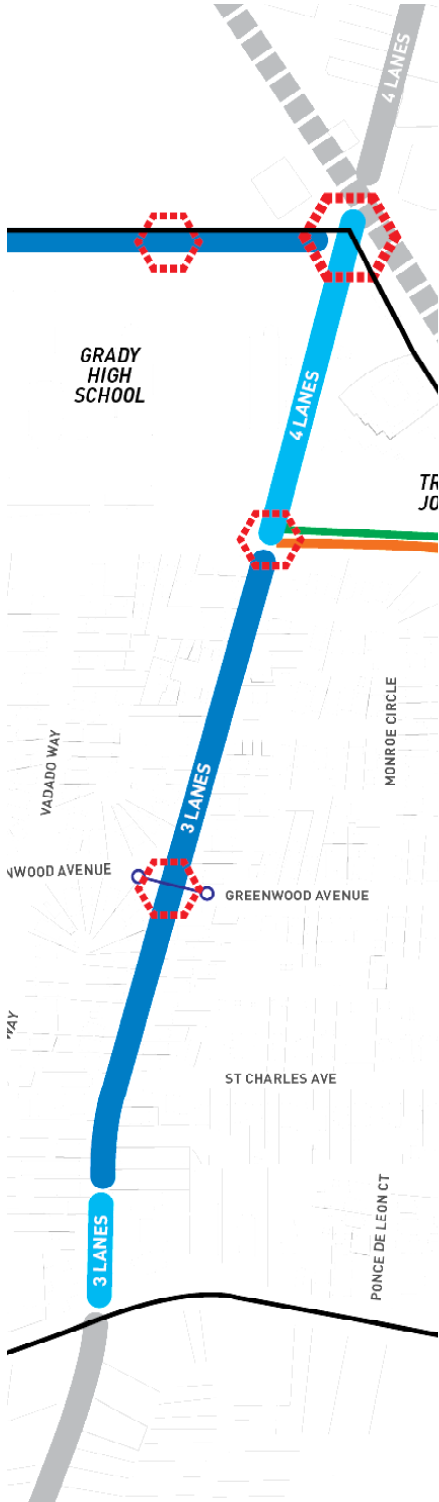


Option B:
One-way Protected Bike Lane & On-street Parking



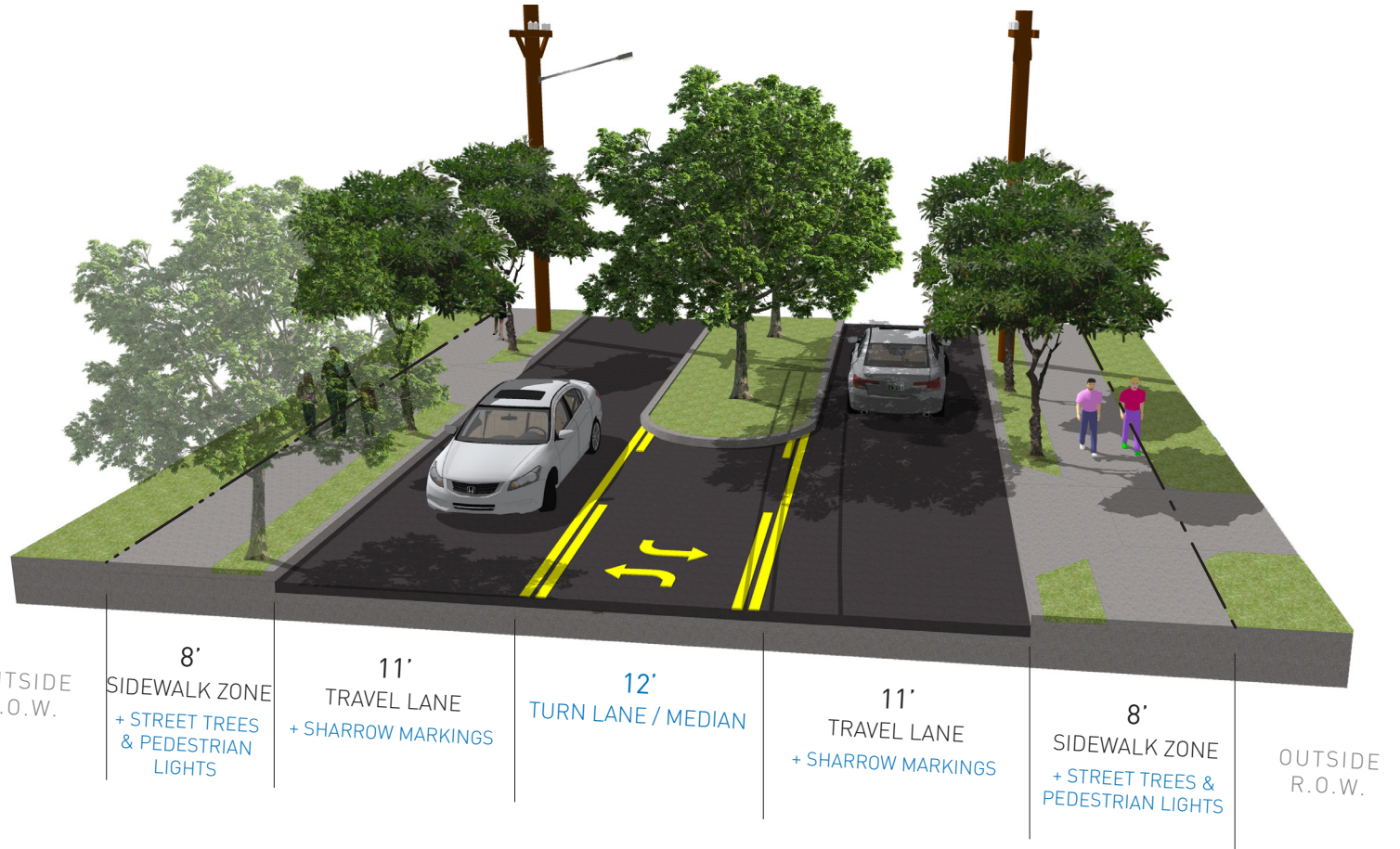
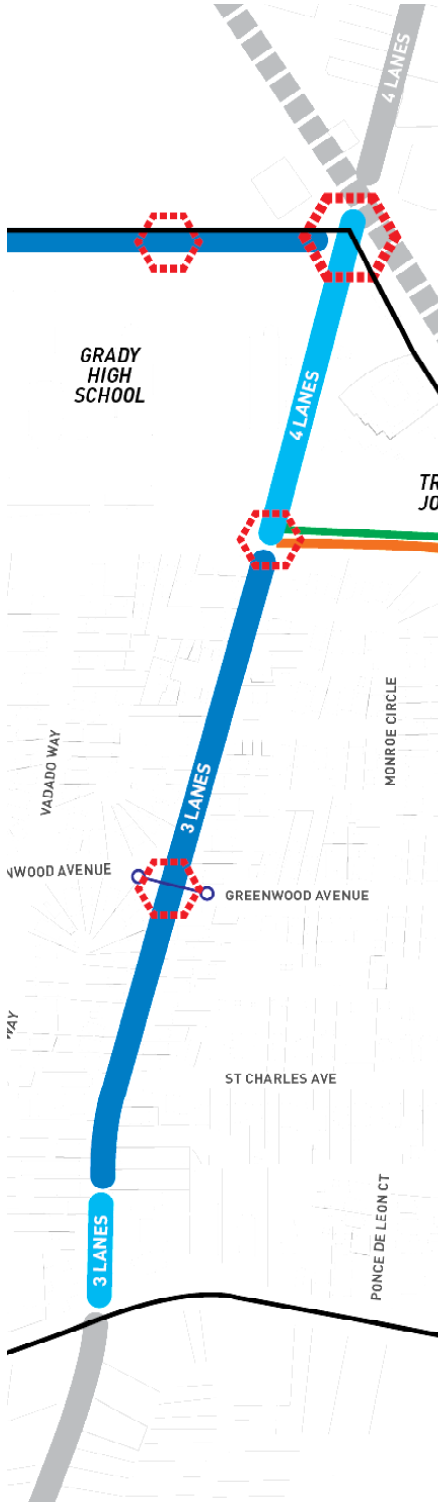
MONROE DRIVE: Existing Typical Condition

(8th Street to Ponce de Leon Avenue)



MONROE DRIVE: Preferred Improvement Option

(8th Street to Ponce de Leon Avenue)



Monroe Drive Complete Street Project

- Renew Atlanta leading concept design. Process underway through early 2017.
- Funded by Renew Atlanta

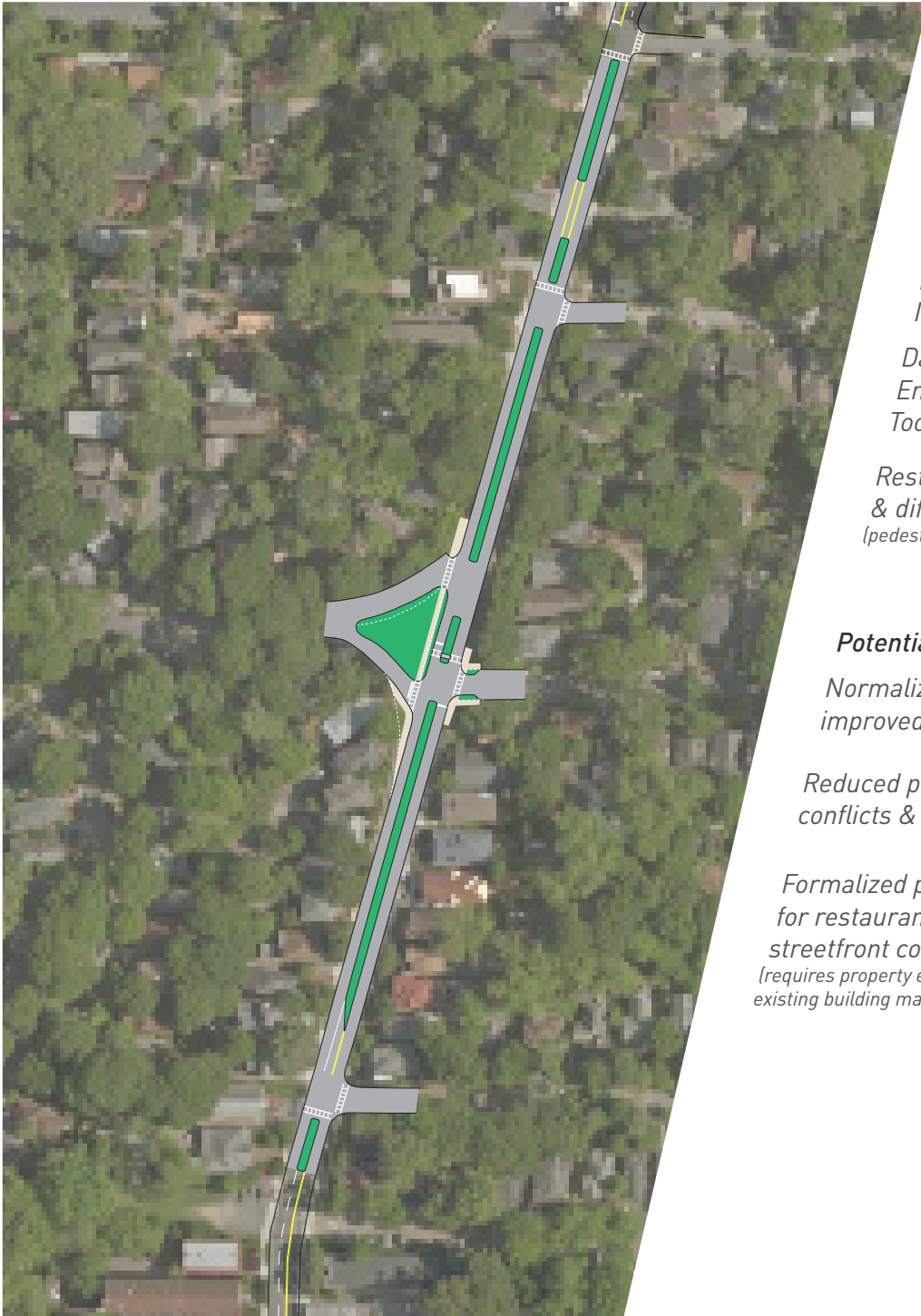
MONROE DRIVE: Existing Condition at Greenwood Ave.



MONROE DRIVE: Potential Pedestrian Crossing (RRFB) at Greenwood



MONROE DRIVE



Monroe @ Virginia Ave.

Existing Alignment

*Excessive roadway surface /
Inadequate layout*

*Dangerous Pedestrian
Environment /
Too many curb cuts (4)*

*Restaurant parcel is isolated
& difficult to access
(pedestrian & vehicular standpoint)*

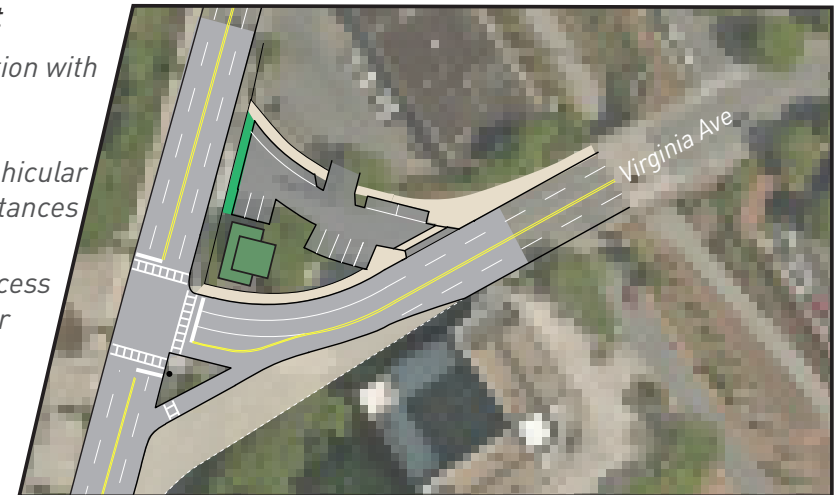


Potential Alignment

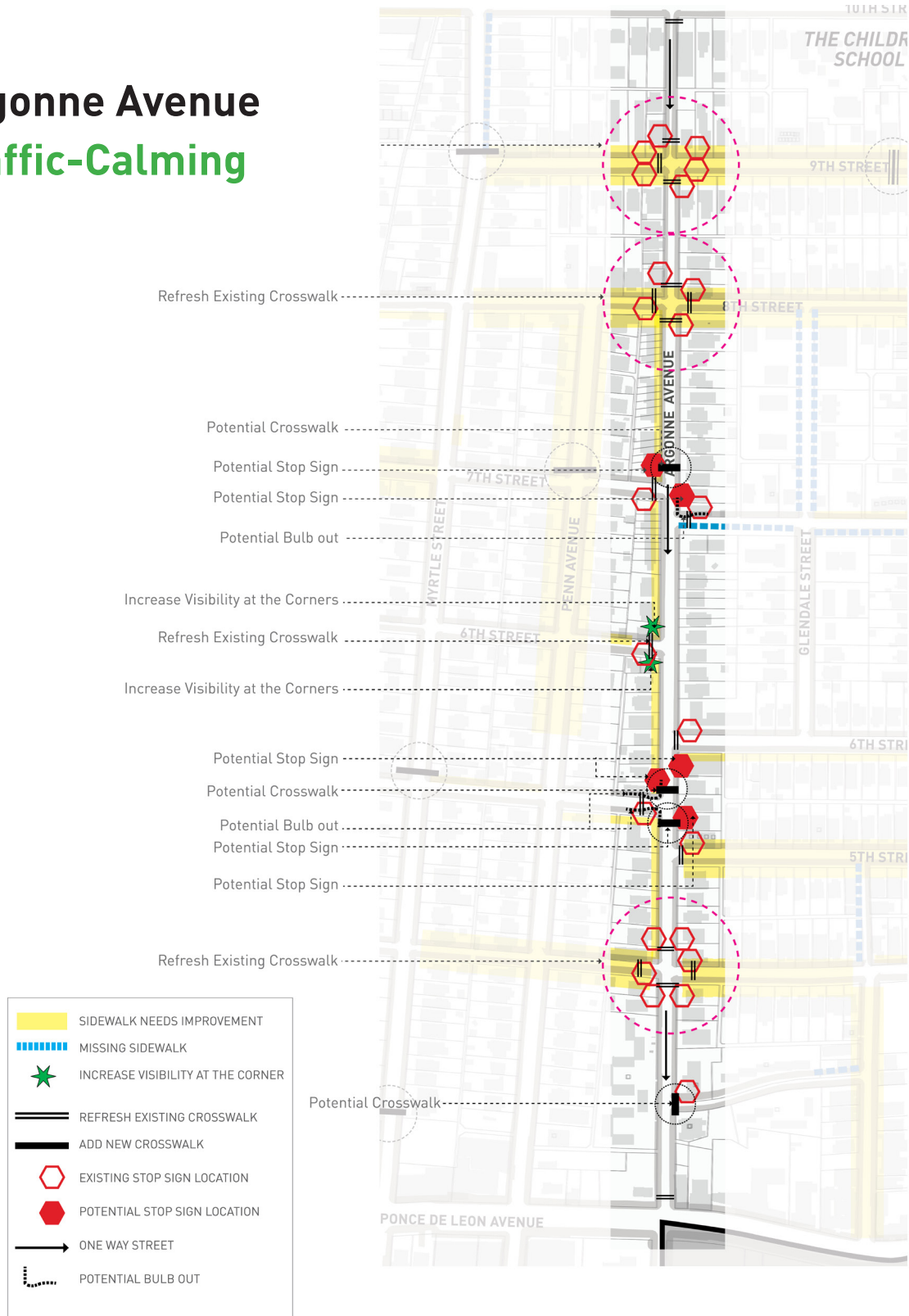
*Normalized intersection with
improved circulation*

*Reduced pedestrian/vehicular
conflicts & crossing distances*

*Formalized parking & access
for restaurant with proper
streetfront connectivity
(requires property easement -
existing building maintained)*



Argonne Avenue Traffic-Calming



Refresh Existing Crosswalk

Potential Crosswalk

Potential Stop Sign

Potential Stop Sign

Potential Bulb out

Increase Visibility at the Corners

Refresh Existing Crosswalk

Increase Visibility at the Corners

Potential Stop Sign

Potential Crosswalk








Potential Bulb out

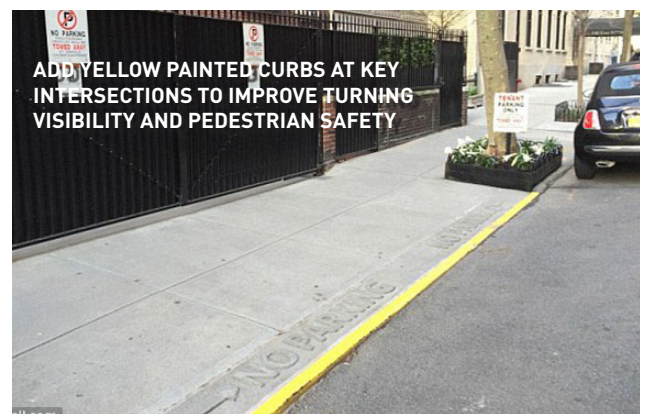
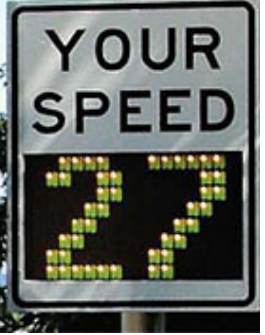
Potential Stop Sign

Potential Stop Sign

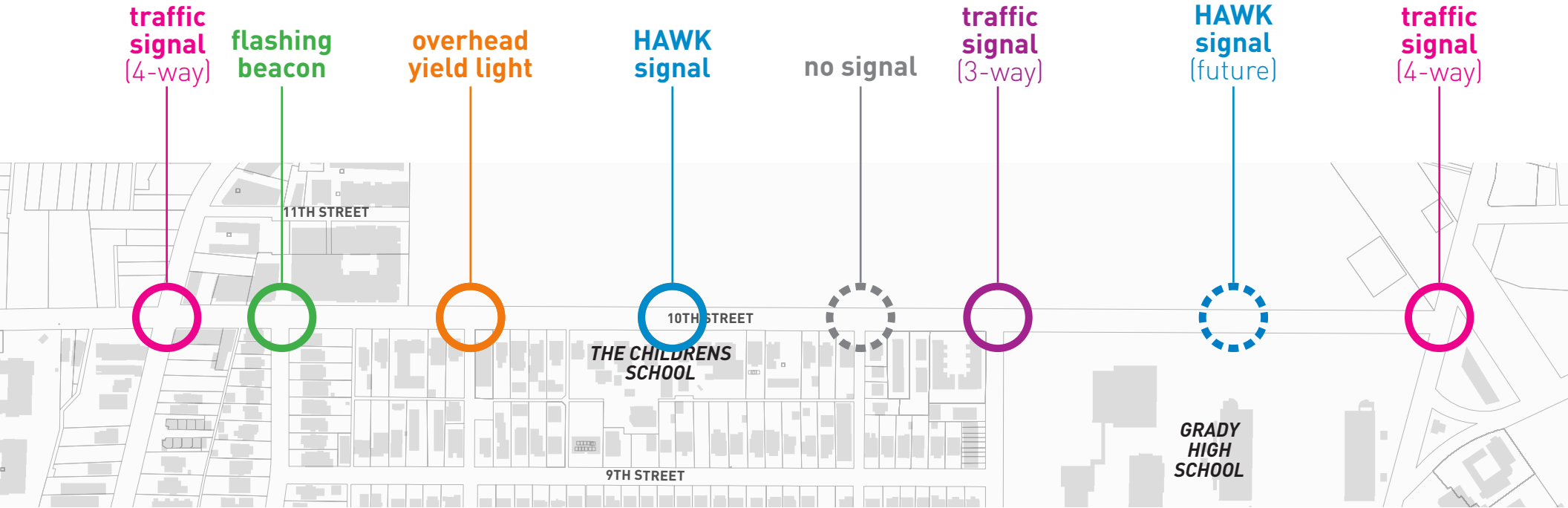
Refresh Existing Crosswalk

Potential Crosswalk

-  SIDEWALK NEEDS IMPROVEMENT
-  MISSING SIDEWALK
-  INCREASE VISIBILITY AT THE CORNER
-  REFRESH EXISTING CROSSWALK
-  ADD NEW CROSSWALK
-  EXISTING STOP SIGN LOCATION
-  POTENTIAL STOP SIGN LOCATION
-  ONE WAY STREET
-  POTENTIAL BULB OUT



10th Street Pedestrian Crossings





**ADA / Pedestrian
"Fill in the gaps"**

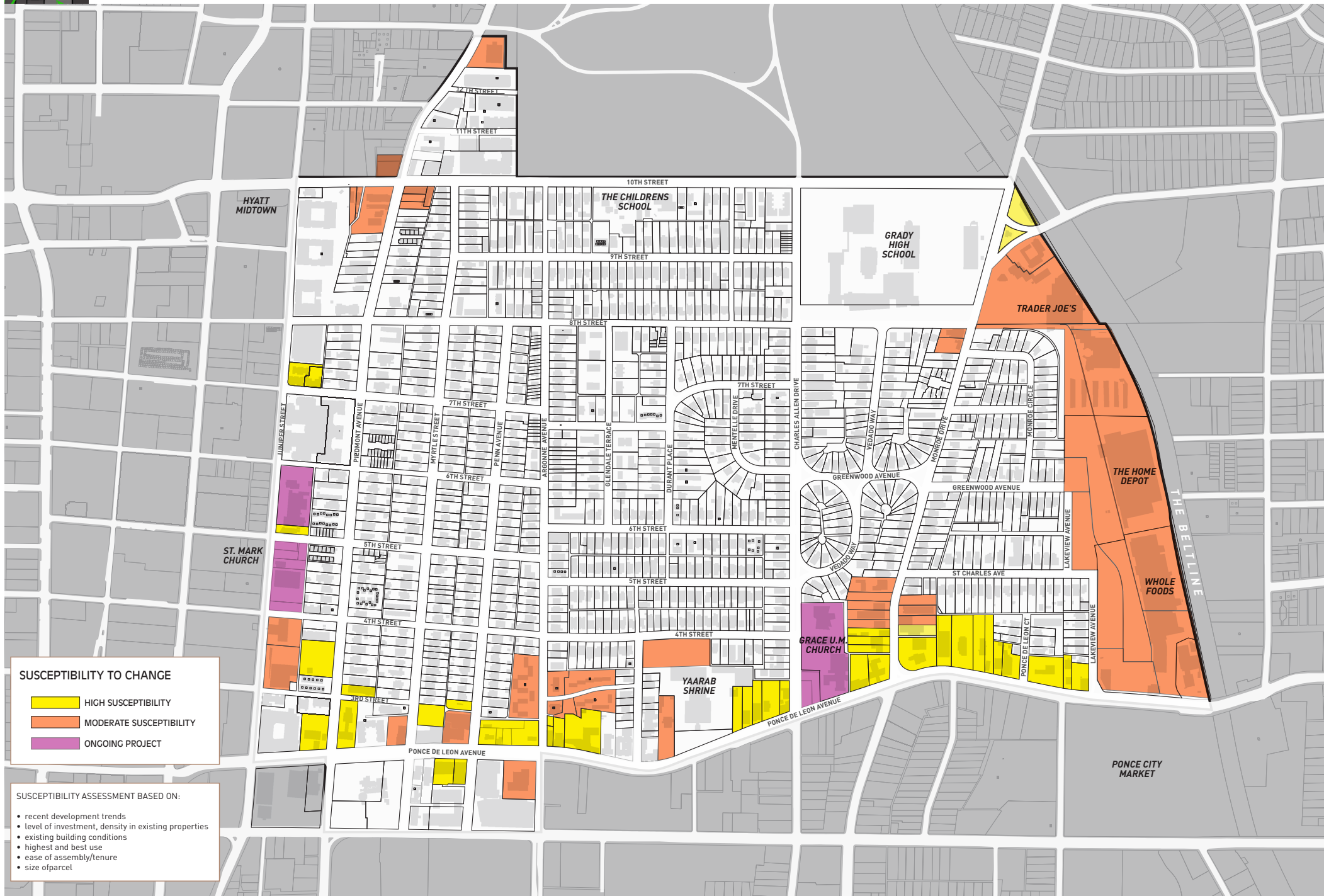




SUSCEPTIBILITY TO CHANGE

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DRAFT



SUSCEPTIBILITY TO CHANGE

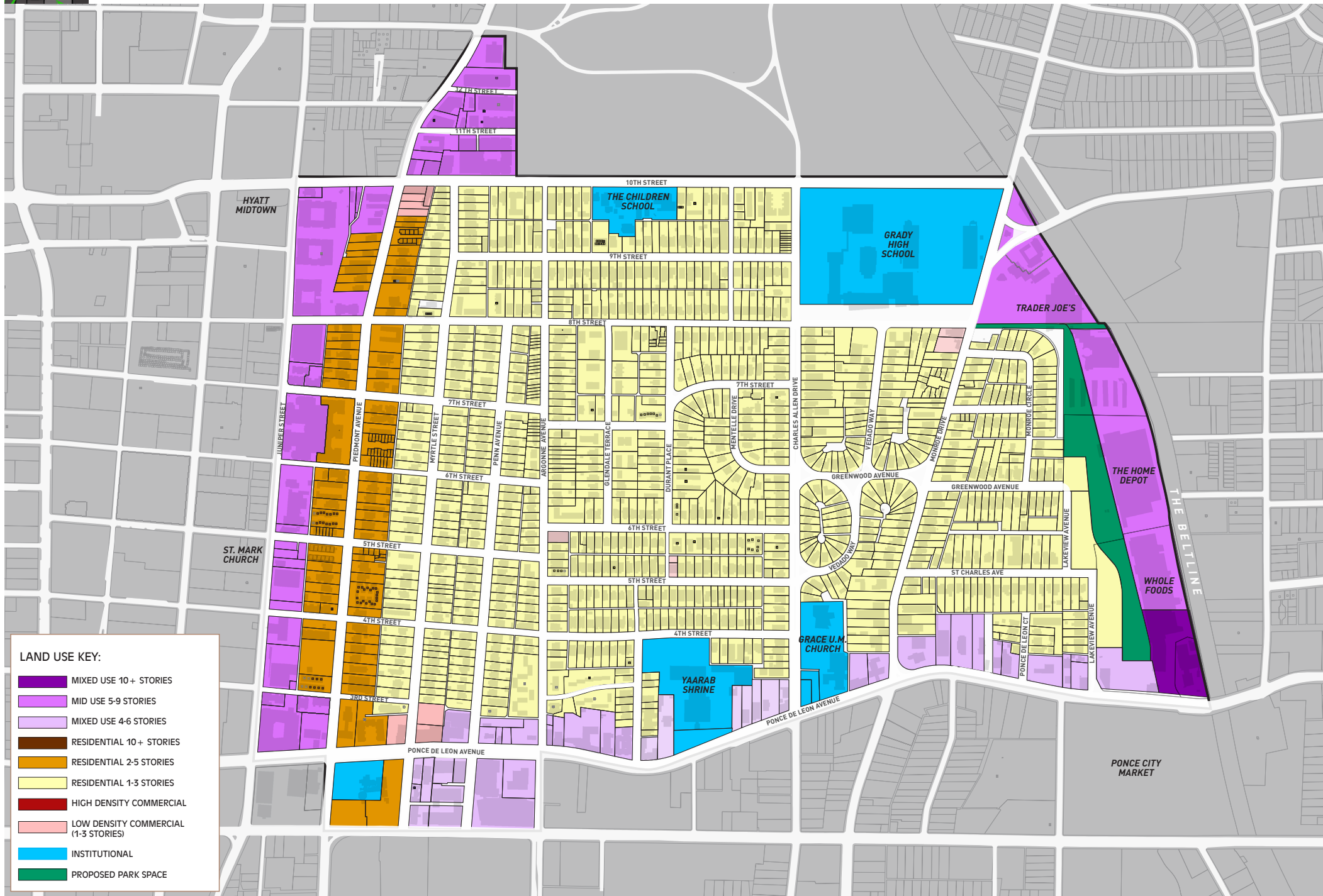
- HIGH SUSCEPTIBILITY
- MODERATE SUSCEPTIBILITY
- ONGOING PROJECT

- SUSCEPTIBILITY ASSESSMENT BASED ON:**
- recent development trends
 - level of investment, density in existing properties
 - existing building conditions
 - highest and best use
 - ease of assembly/tenure
 - size of parcel

FUTURE LANDUSE: MIDTOWN GARDEN DISTRICT (2016)

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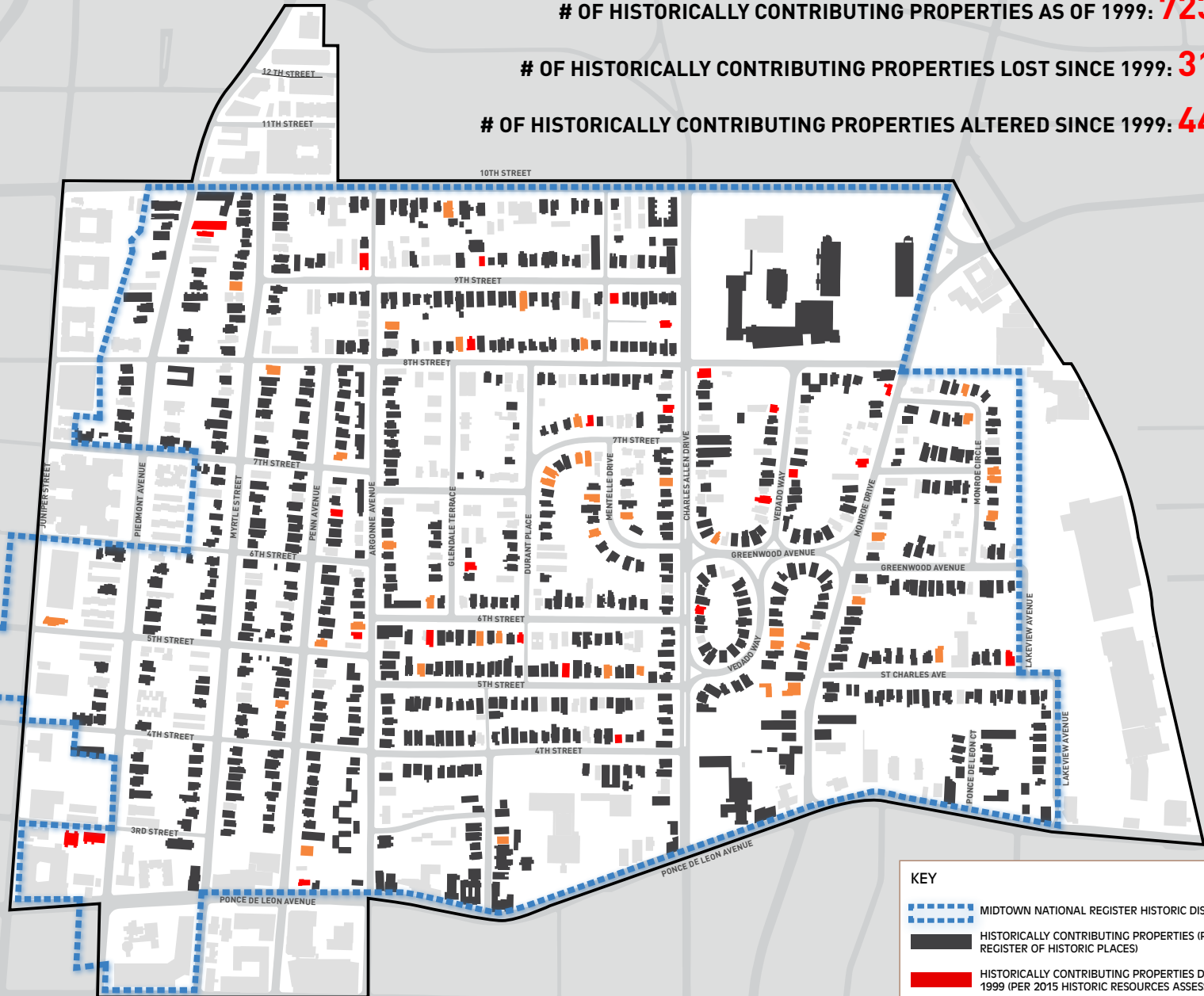
HISTORIC RESOURCES

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OF HISTORICALLY CONTRIBUTING PROPERTIES AS OF 1999: **723**

OF HISTORICALLY CONTRIBUTING PROPERTIES LOST SINCE 1999: **31**

OF HISTORICALLY CONTRIBUTING PROPERTIES ALTERED SINCE 1999: **44**

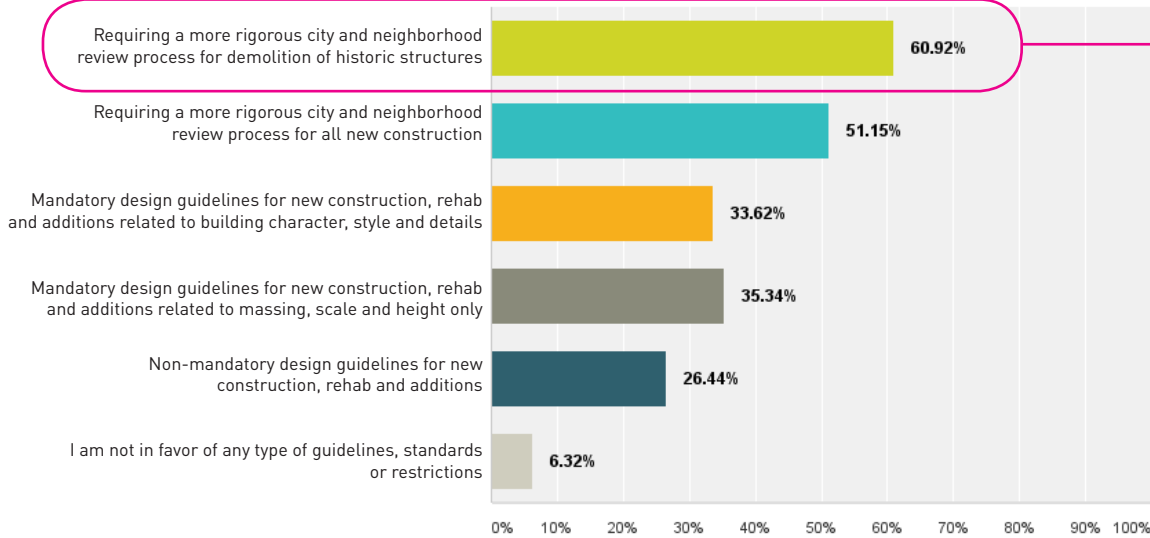


KEY

- MIDTOWN NATIONAL REGISTER HISTORIC DISTRICT (EST. 1999)
- HISTORICALLY CONTRIBUTING PROPERTIES (PER 1999 NATIONAL REGISTER OF HISTORIC PLACES)
- HISTORICALLY CONTRIBUTING PROPERTIES DEMOLISHED SINCE 1999 (PER 2015 HISTORIC RESOURCES ASSESSMENT)
- HISTORICALLY CONTRIBUTING PROPERTIES ALTERED SINCE 1999 (PER 2015 HISTORIC RESOURCES ASSESSMENT)

Q11 If you are in favor of some level of regulatory control over historic resources, which items do you think could be included? Select all that apply

Answered: 348 Skipped: 33

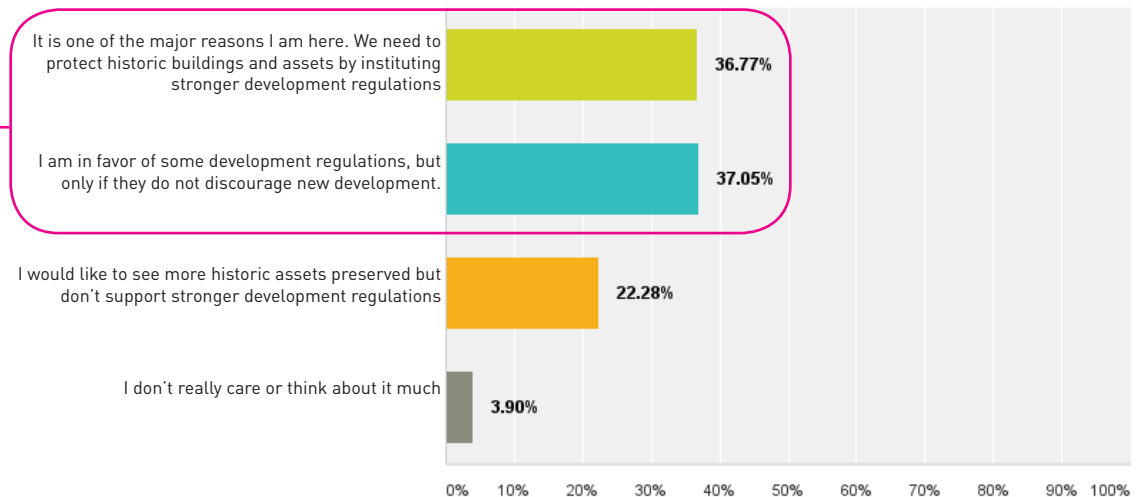


Based on the survey, 60% of neighborhood in favor of “Requiring a more rigorous city and neighborhood review process for demolition of historic structures.”

Based on the survey, almost 75% of the neighborhood in favor of “stronger development regulations ...as long as they don’t discourage new development.”

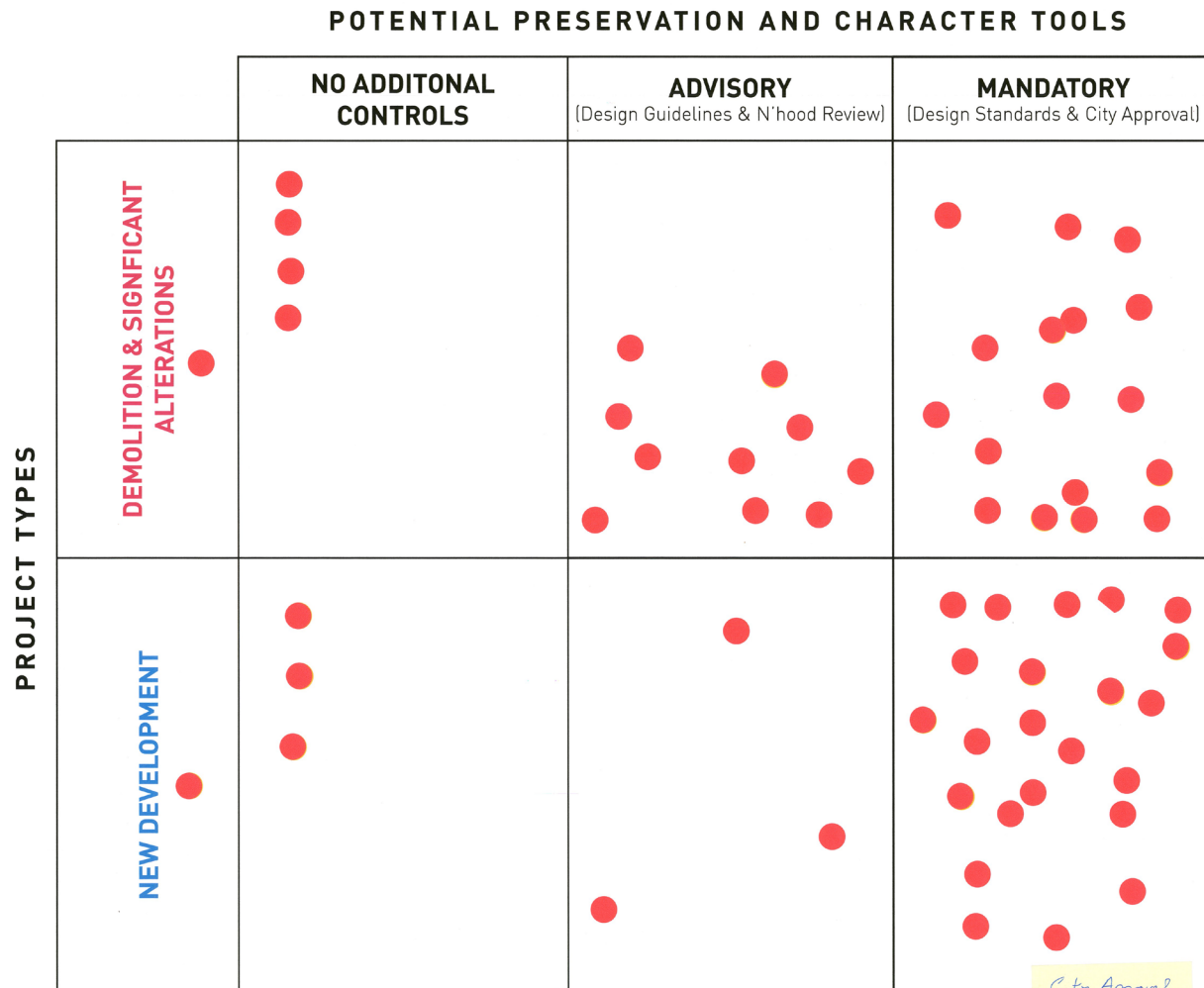
Q10 Which of the following best describes your attitude towards historic preservation in the neighborhood? Select only one

Answered: 359 Skipped: 22



IN YOUR OPINION, TO WHAT EXTENT SHOULD BUILDING DEMOLITION AND NEW CONSTRUCTION BE BETTER-CONTROLLED?

YOU HAVE TWO DOTS. PLACE ONE DOT IN EACH OF THE TWO ROWS BELOW BASED ON THE PROJECT TYPES.



City Approval already exists. Who is regulating and determining design standards



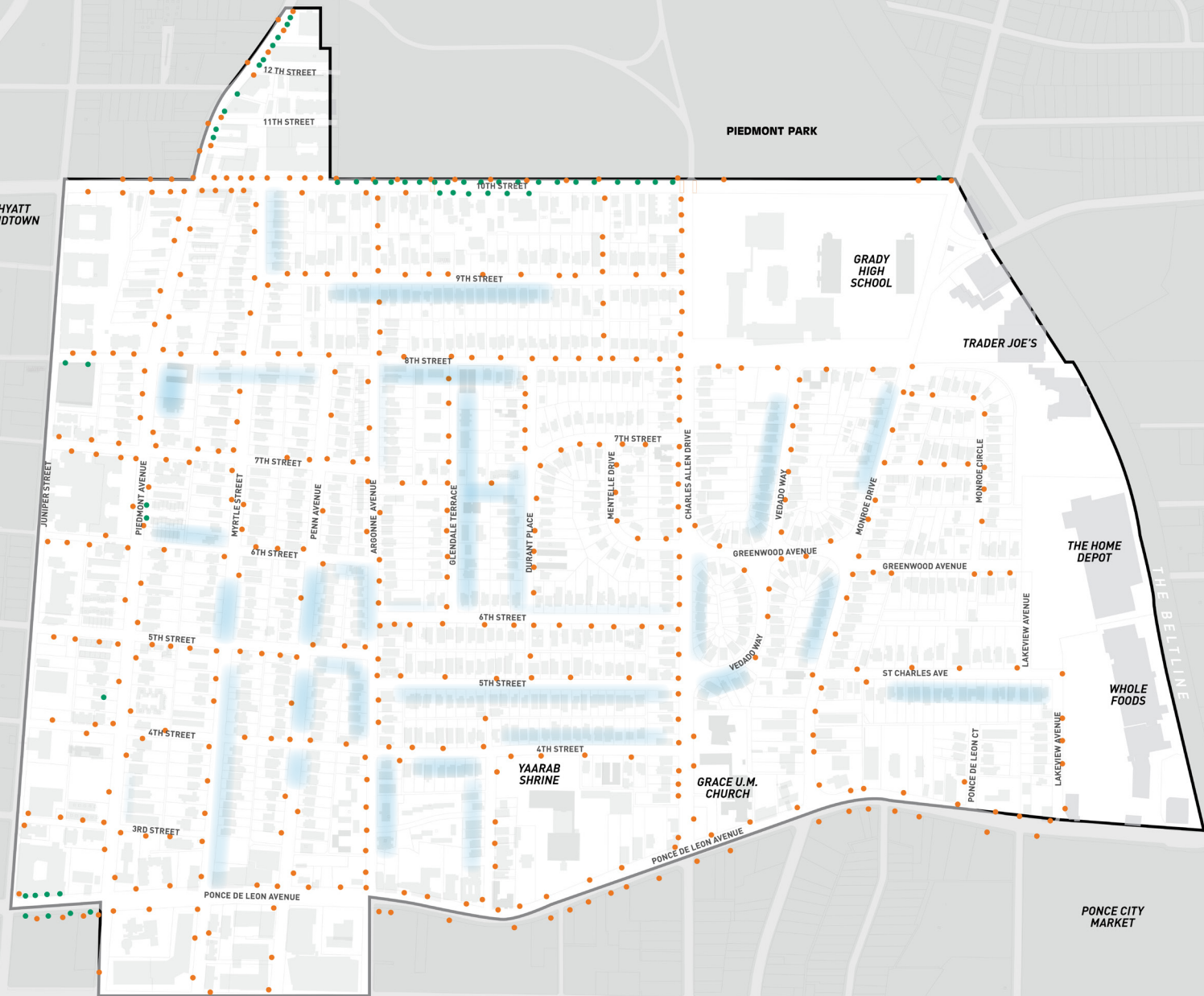
*Neighborhood consensus is not about regulating architectural **STYLE**.*





*It's about needing a better **PROCESS** for reviewing demolitions.*

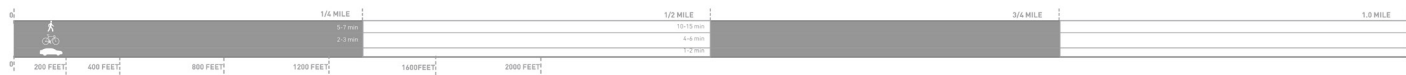
EXISTING STREET LIGHTING

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-  COBRA HEAD LIGHT
-  DOWNTOWN DECORATIVE LIGHT

NOTE: existing conditions maps are based on analysis of available data sources in combination with recent observations. Information is subject to validation and correction.



CRIMES AGAINST PEOPLE (i.e. VIOLENT CRIMES)

Midtown Garden District • Neighborhood Plan

SOURCE: ATLANTA POLICE DEPARTMENT (JAN 2015 - MARCH 2016)



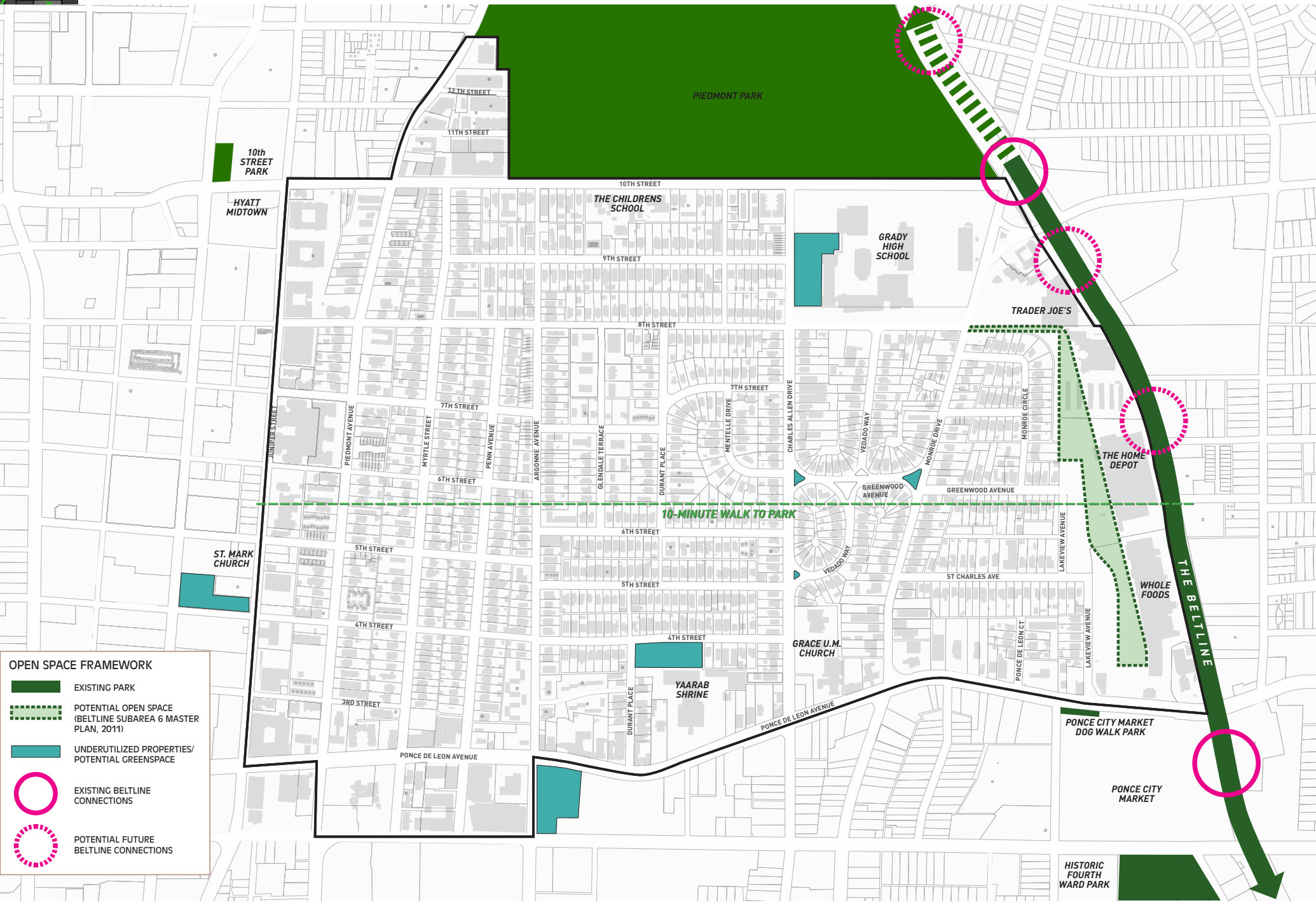
 MAJOR SUBAREA BOUNDARY
● CRIME VS. PEOPLE
 CRIME HOT-SPOT ANALYSIS (No. of events per Sq. Ft.)
● CRIME LOCATION



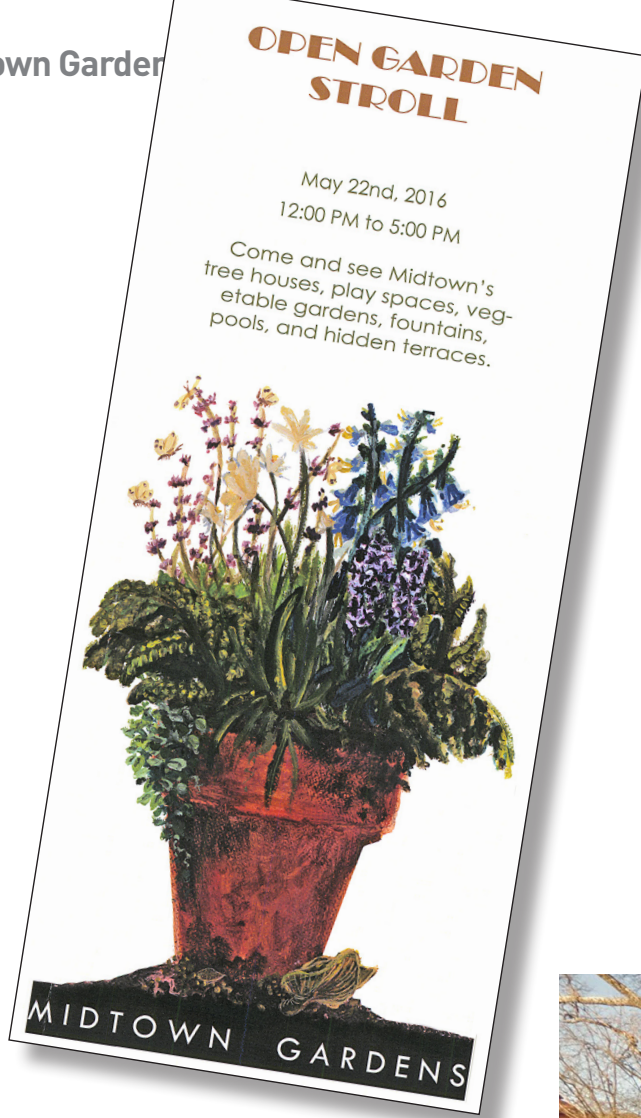
OPEN SPACE FRAMEWORK

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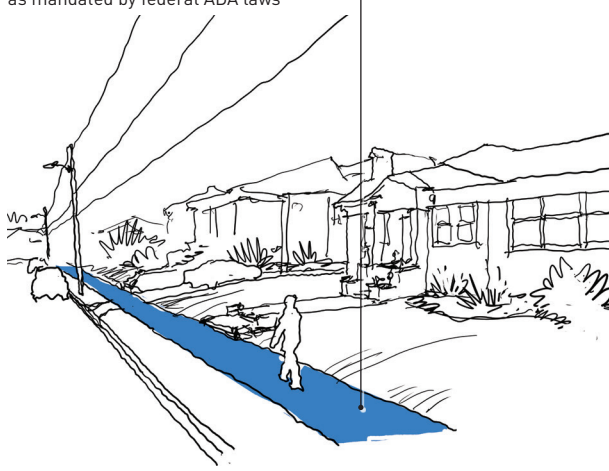
How do we add more **GARDEN** to the Garden District?



GARDEN DISTRICT STREETS: PRELIMINARY DESIGN & PLANTING GUIDELINES

SIDEWALKS: MINIMUM 4' WIDE

as mandated by federal ADA laws



SMALLER STREET TREES

more compact trees with smaller crowns appropriate for under power lines, narrow (24"-36" width) planting strips

RECOMMENDED SPECIES

- Chinese Fringe Tree *Chionanthus retusus*
- Chinese Pistache *Pistacia chinensis*
- *Fringe tree *Chionanthus virginicus*
- Hornbeam, American *Carpinus caroliniana*
- Maple, Amur *Acer ginnala*
- *Maple, Chalk *Acer leucoderme*
- *Maple, Trident *Acer buergerianum*
- *Oak, Georgia *Quercus georgiana*
- *Redbud, Eastern *Cercis Canadensis*
- *Serviceberry *Amelanchier arborea*



"YARD" TREES

full-sized overstory trees appropriate for private properties, open areas

RECOMMENDED SPECIES

- *Beech, American *Fagus grandifolia*
- *Chestnut, American *Castanea dentata*
- *Elm, American *Ulmus americana*
- *Elm, Slippery *Ulmus rubra*
- Ginkgo *Ginkgo biloba* (male only)
- *Hackberry, Common *Celtis occidentalis*
- *Hackberry, Georgia *Celtis tenuifolia*
- *Hickory, Bitternut *Carya cordiformis*
- *Hickory, Mockernut *Carya tomentosa*
- *Hickory, Pignut *Carya glabra*
- *Hickory, Sand *Carya pallida*
- *Hickory, Shagbark *Carya ovata*
- *Hickory, Southern Shagbark *Carya ovata var. australis*
- *Oak, Black *Quercus velutina*
- *Oak, Chestnut *Quercus prinus*
- *Oak, Northern Red *Quercus rubra*
- *Oak, Nuttall *Quercus nuttalli*
- *Oak, Oglethorpe *Quercus oglethorpeensis*
- *Oak, Overcup *Quercus lyrata*
- *Oak, Pin *Quercus palustris*
- *Oak, Post *Quercus stellata*
- *Oak, Scarlet *Quercus coccinea*
- *Oak Shumard *Quercus shumardii*
- *Oak, Southern Red *Quercus falcata*
- Oak, Swamp Chestnut *Quercus michauxii*
- Oak, Swamp White *Quercus bicolor*
- *Oak, White *Quercus alba*
- Oak, Willow *Quercus phellos*
- Pecan *Carya illinoensis*
- *Tulip Poplar *Liriodendron tulipifera*
- *Sugarberry *Celtis laevigata*
- *Sweetgum *Liquidambar styraciflua* (fruitless)
- *Sycamore *Platanus occidentalis*

LARGER STREET TREES

shade trees with appropriate where no overhead power lines, wider (36" width or greater) planting strips

RECOMMENDED SPECIES

- *Elm, American *Ulmus americana*
- Baldcypress *Taxodium distichum*
- *Blackgum (Tupelo) *Nyssa sylvatica*
- Elm, Chinese (Lace Bark) *Ulmus parvifolia*
- Elm, Siberian *Ulmus pumila*
- *Elm, Winged *Ulmus alata*
- Ginkgo *Ginkgo biloba* (male only)
- *Maple, Red *Acer rubrum*
- *Maple, Southern Sugar *Acer barbatum*
- *Oak, Nuttall *Quercus nuttalli*
- *Oak, Overcup *Quercus lyrata*
- Oak, Schumard *Quercus*
- Oak, Willow *Quercus phellos*
- Pond Cypress *Taxodium ascendens*
- *Sugarberry *Celtis laevigata*



WHAT IF THE PLANTING STRIP IS LESS THAN 30" WIDE?

* Asterisk denotes tree is native to the Piedmont region of Georgia (which includes Atlanta).

...will be on site
...tree houses,
...able gar-
...pools, and f

...McCaffery and Richard Banks, front and back
...demolition crew. An experiment into what
...Sandy and Tom Reaves, front
...Foscarini added a Japanese maple, a water oak,
...the garden through cuttings from other gardens
...little maintenance.

...IVE GARDENS
...front
...ade garden room with a fountain, is sporting pink
...the entrance.

...VENUE GARDENS
...a and Kevin Dougherty, back only
...back garden has a trellis with bricked seating
...a cool reading party under the towering oaks.
...Reilly, back only
...a fern paradise, a hidden shade and native
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...ENS
...and Saunderson EA, front
...growing against the house since before
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...Lettie Zeebren, front
...table provides not only food but inter-
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...Ron Fisher, back
...for shade and birds with a pond and
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...Dupree, front



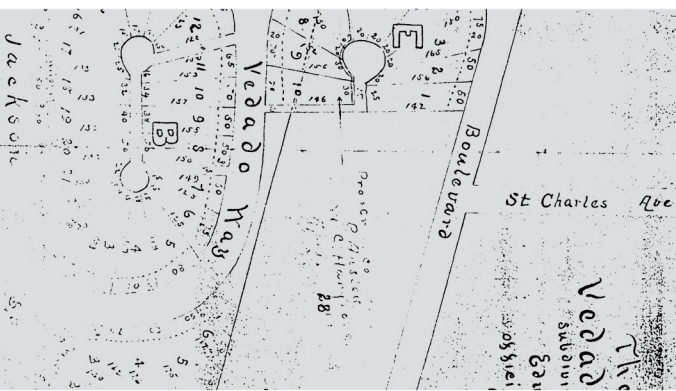
D R A F T

Midtown Garden District

Neighborhood Master Plan

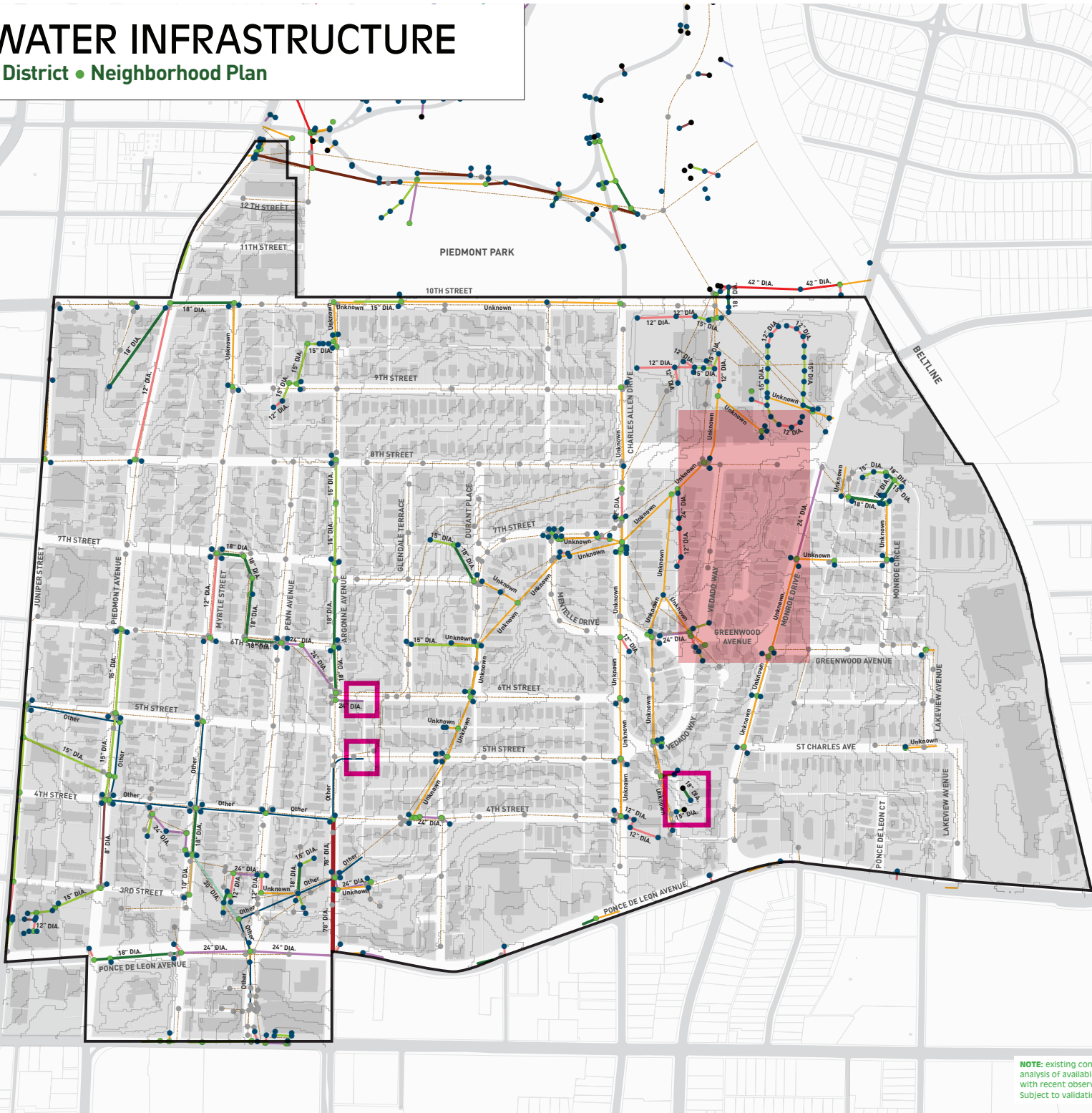
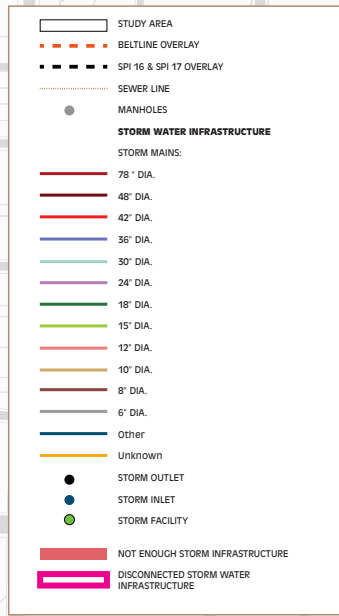
For Midtown Neighbors Association and The City of Atlanta
Prepared by Lord Aeck Sargent

November 10, 2016 DRAFT



STORM WATER INFRASTRUCTURE

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