

Atlanta Medical Center Site

Small Area Plan

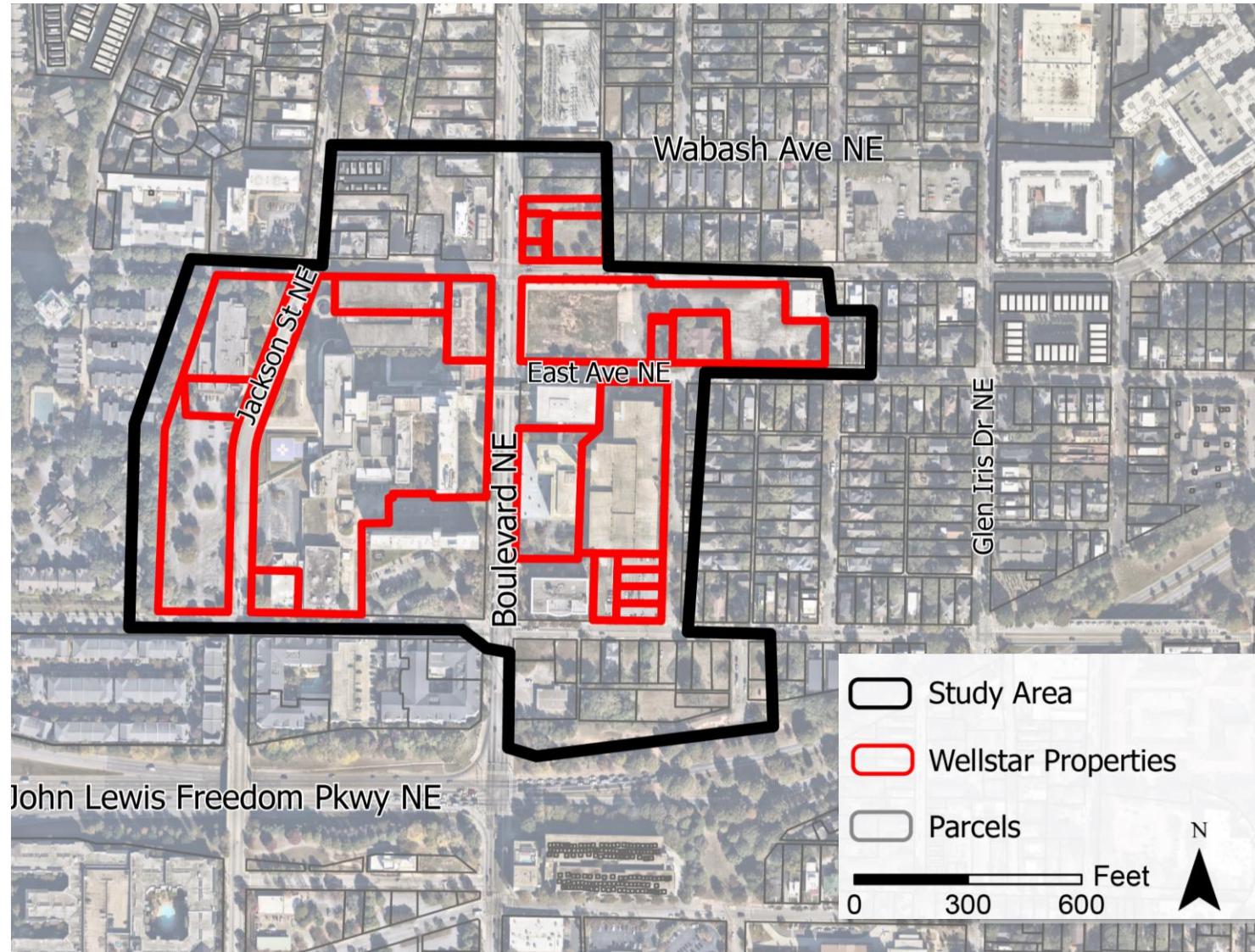
August 26, 2024, NPU-M Review



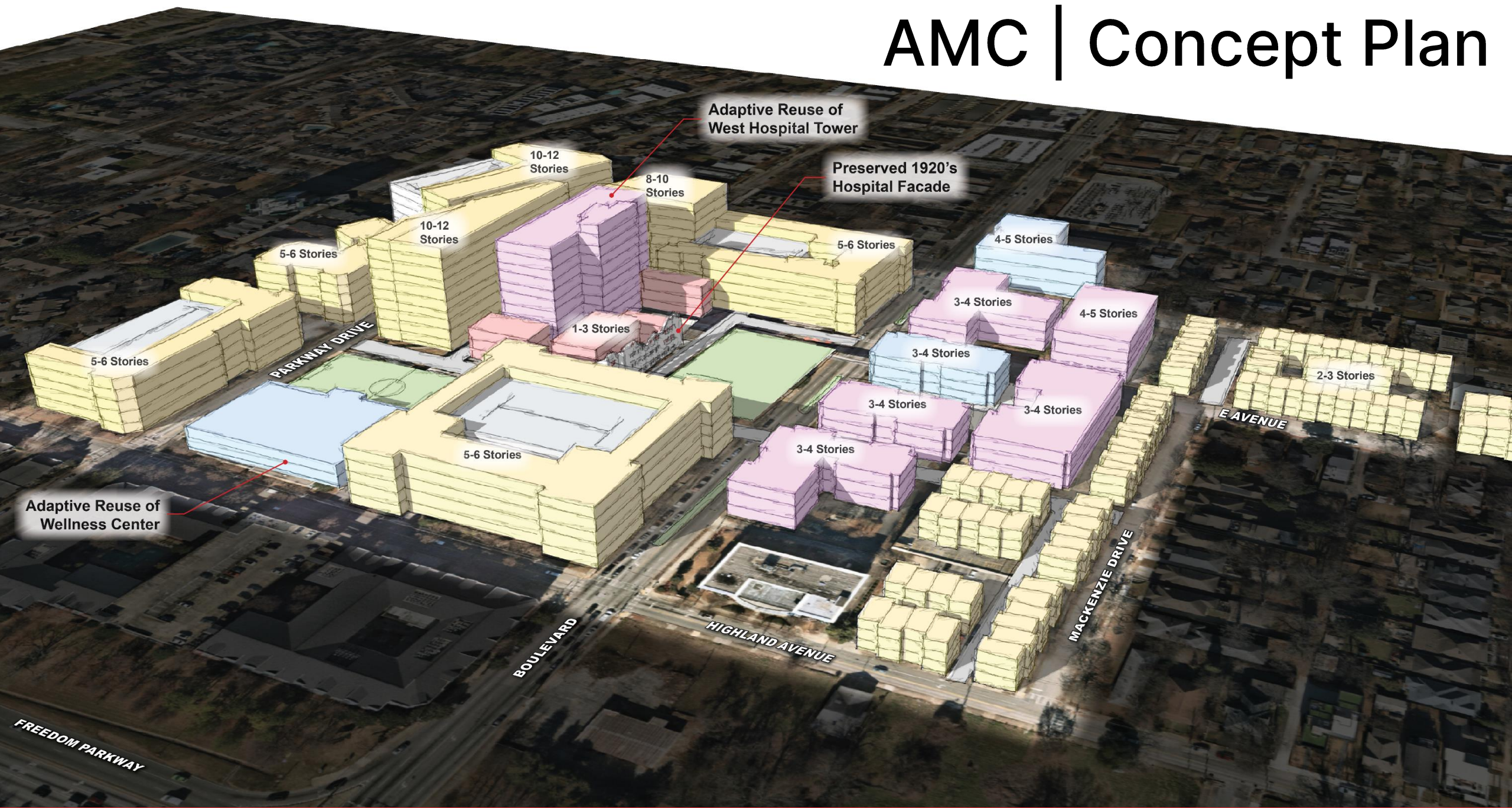
AMC | Study Area

Community Priorities

1. Strike a balance between being a neighborhood destination and a regional destination
2. Focus on a variety of housing types to address the missing middle element
3. Foster local retail, restaurants, services, etc.
4. Consensus on a need for some kind of medical services
5. Move forward expeditiously



AMC | Concept Plan



Adaptive Reuse of West Hospital Tower

Preserved 1920's Hospital Facade

Adaptive Reuse of Wellness Center

10-12 Stories

8-10 Stories

10-12 Stories

5-6 Stories

5-6 Stories

4-5 Stories

5-6 Stories

1-3 Stories

3-4 Stories

4-5 Stories

PARKWAY DRIVE

5-6 Stories

3-4 Stories

2-3 Stories

E AVENUE

3-4 Stories

3-4 Stories

Adaptive Reuse of Wellness Center

3-4 Stories

BOULEVARD

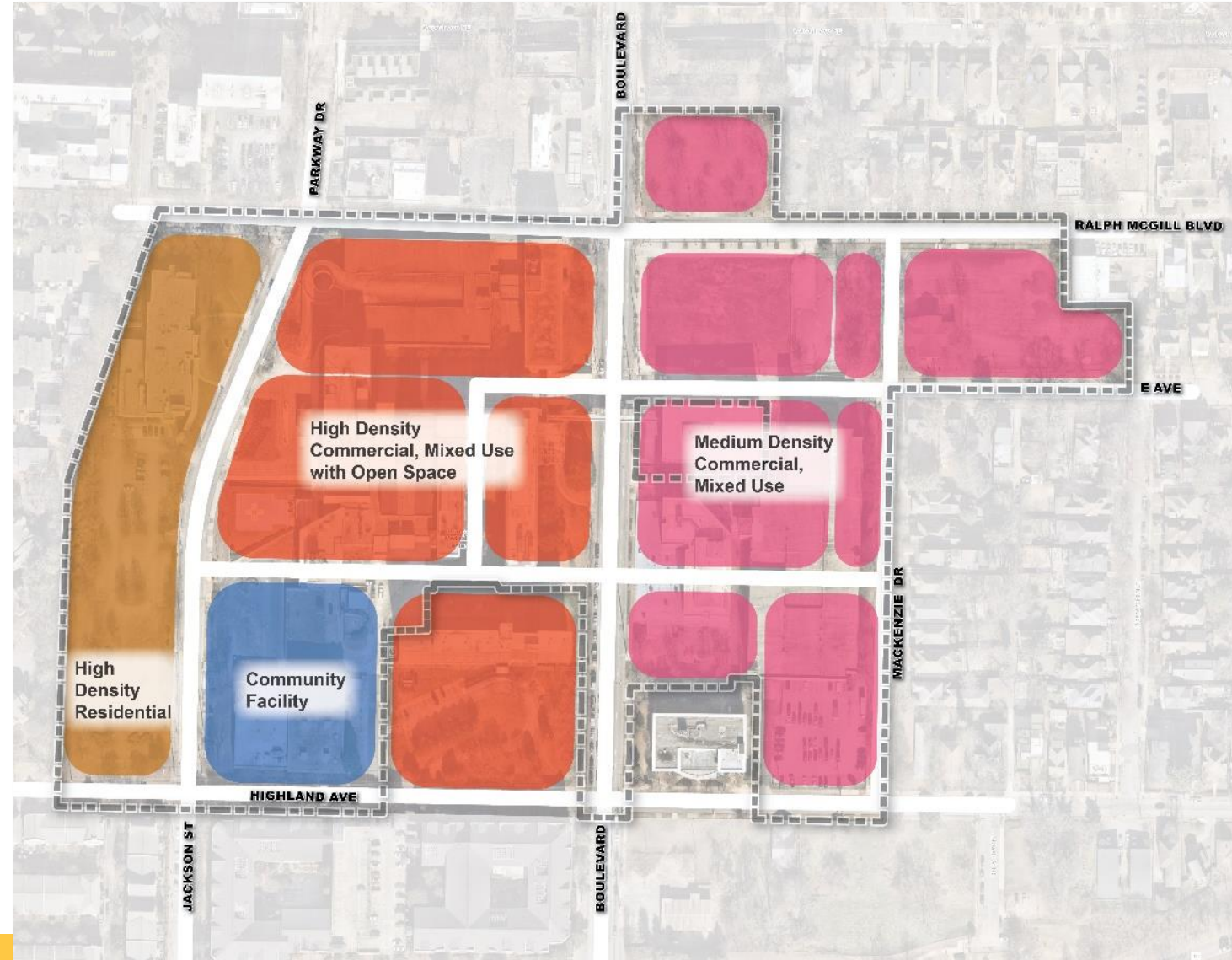
HIGHLAND AVENUE

MACKENZIE DRIVE

FREEDOM PARKWAY

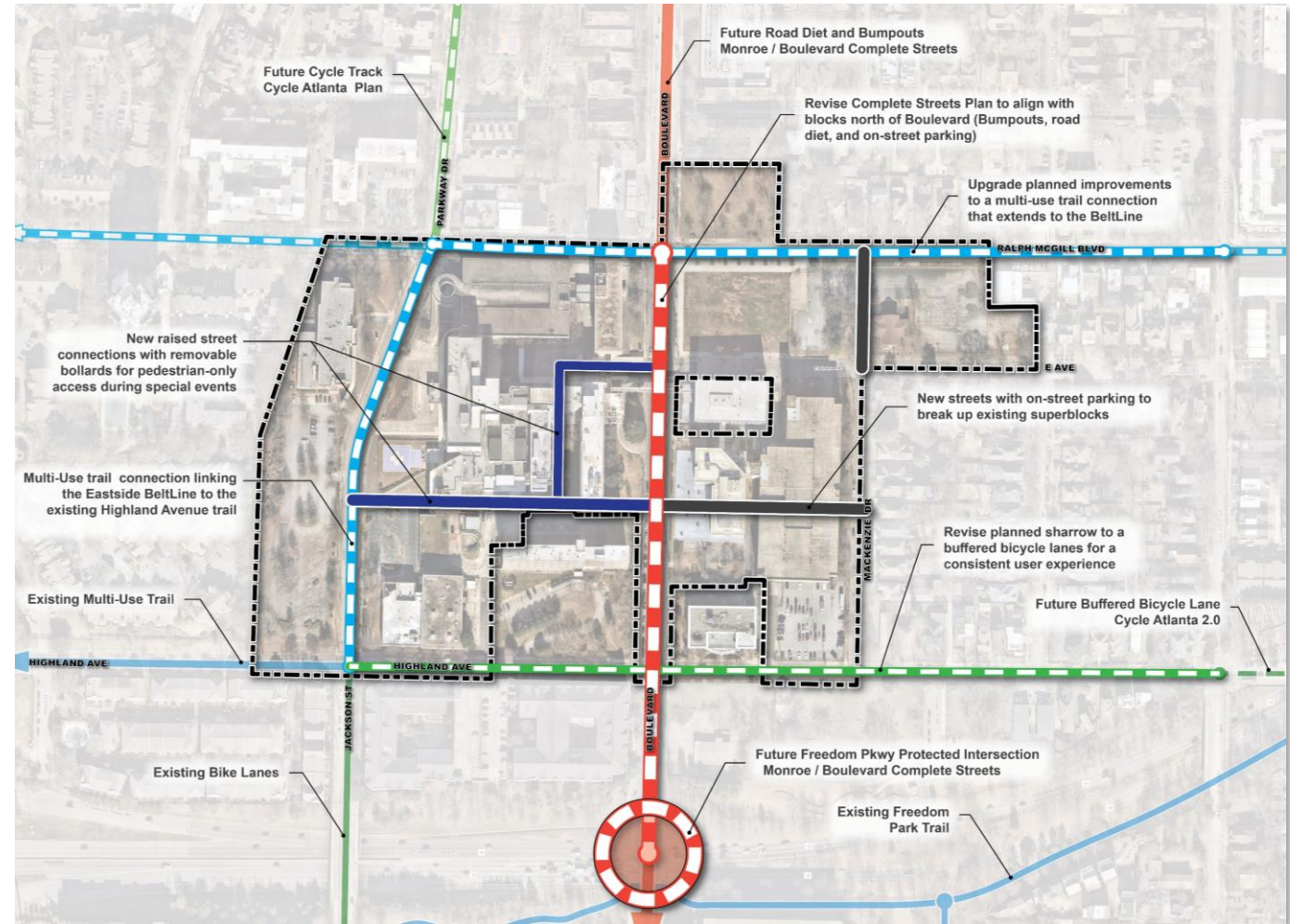
AMC | Land Use & Regulatory Changes

1. Use *Plan A* as an opportunity to revise the Future Land Use Map
2. Expand the BeltLine Overlay to include the full AMC site
3. Require a significant community space
4. Incorporate strategies to promote *for-sale* units



AMC | Transportation Recommendations

1. Incorporate new street connections
2. Revise the Complete Street Plan for Monroe/Boulevard
3. Incorporate multimodal transportation elements from existing City plans
4. Consider additional enhancements for Ralph McGill Blvd



AMC | Potential Phasing

1. Focus on vacant parcels along Ralph McGill first
2. The core may require 2 phases for the northern and southern portions
3. Existing structures and parking in phases 3 and 4 can support earlier phases in the interim

