

Comprehensive Development Plan Amendments

4th Quarter CD/HS Public Hearing

November 30, 2020

6:00 PM

Office of Zoning and Development



Department of

CITY PLANNING

20-O-1699/CDP-20-023

#1) 625 Boulevard NE

High Density Residential (HDR)
to

Mixed Use Medium Density (MU-MD)

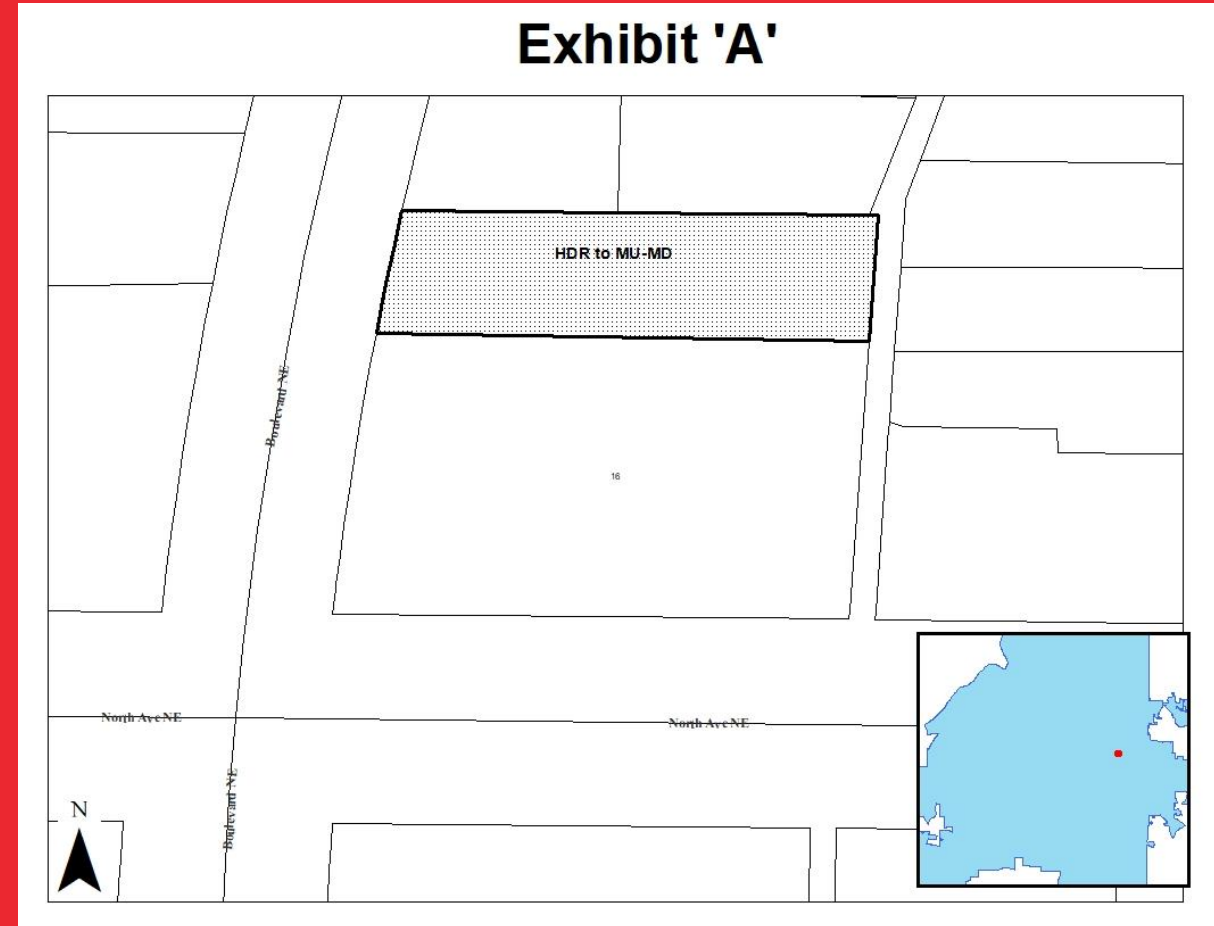
For

Z-20-044

NPU – M Recommendation: Approval

OZD Staff Recommendation: Approval

Council District 2



20-O-1700/CDP-20-026

**#2) 993, 997, 1003 and 1007
Boulevard SE**

Low Density Residential (LDR)
to

Medium Density Residential (MDR)

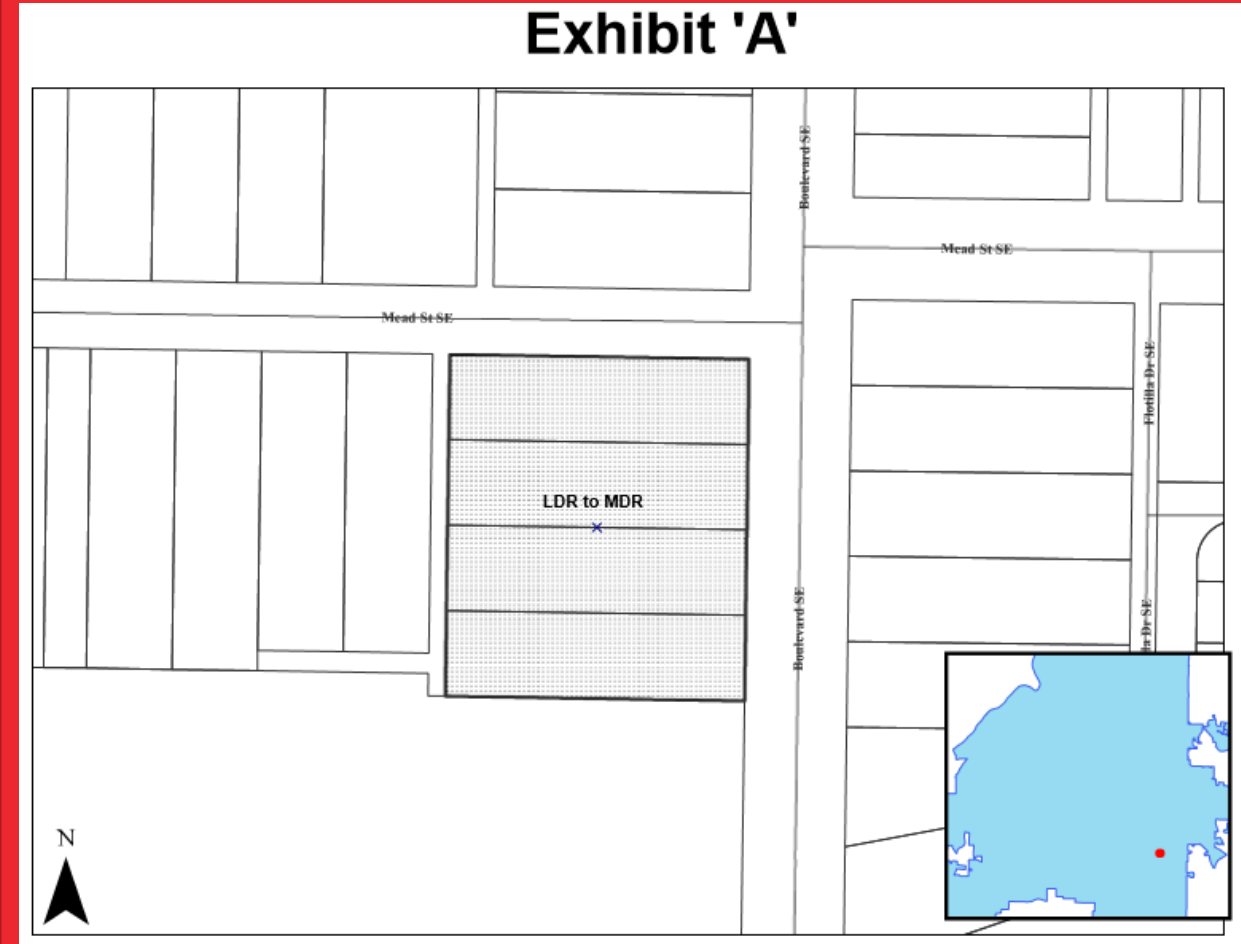
For

Z-20-049

NPU – W Recommendation: Approval

OZD Staff Recommendation: Approval

Council District 1



20-O-1554/CDP-20-028

#3) 1851 Jonesboro RD SE

Single Family Residential (SFR)

to

Low Density Commercial (LDR)

For

Z-20-057

NPU – Y Recommendation: Approval

OZD Staff Recommendation: Approval

Council District 1



20-O-1701/ CDP-20-030

#4) 21 Daniel Street SE

Low Density Residential (LDR)

to

High Density Residential (HDR)

For

Z-20-052

NPU – M Recommendation: Approval

OZD Staff Recommendation: Denial

Council District 2



20-O-1702/CDP-20-031

#5) 1136 Sylvan Road SW

Industrial (I)

to

Mixed Use Low Density (MU-LD)

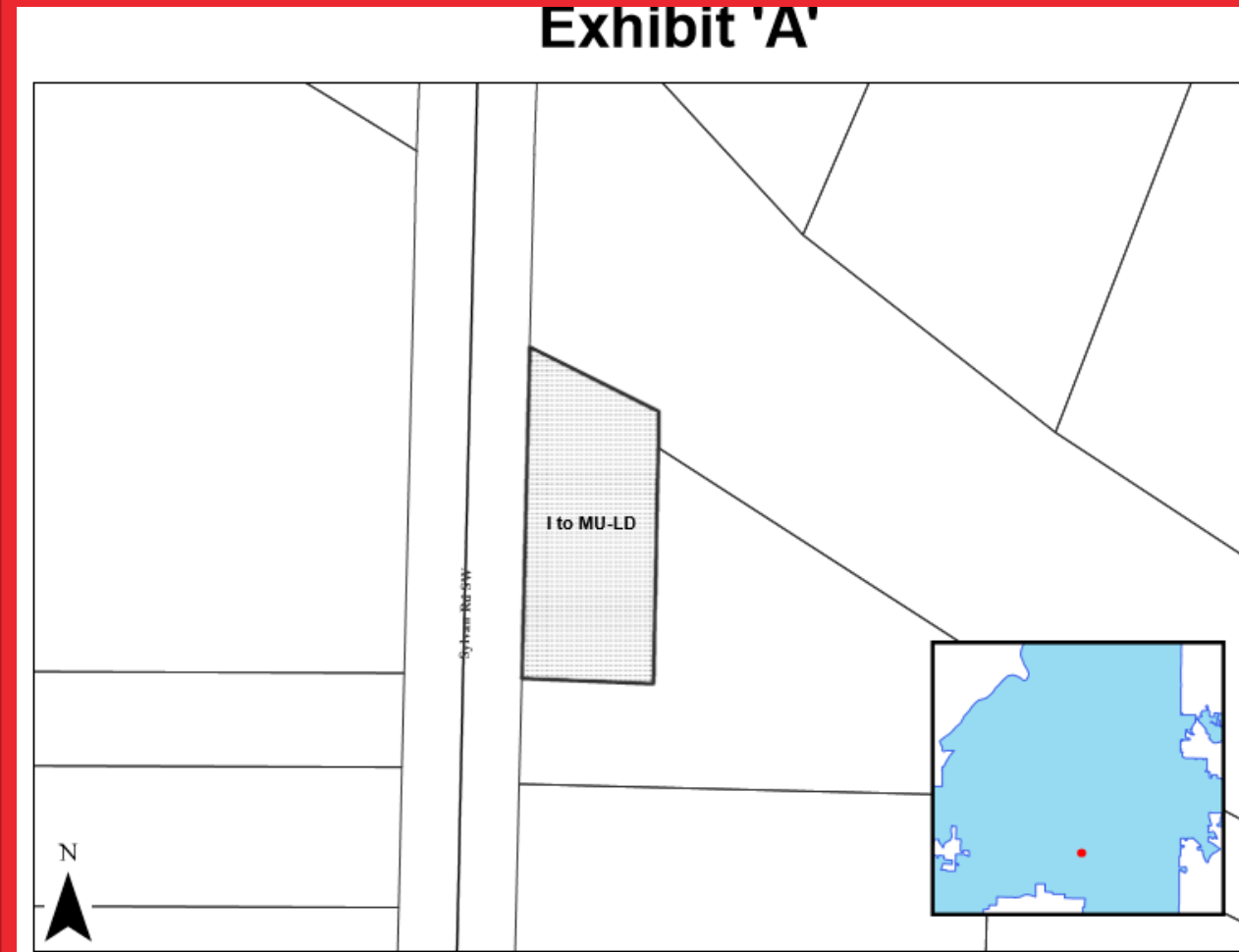
For

Z-20-053

NPU – X Recommendation: Approval

OZD Staff Recommendation: Approval

Council District 12



20-O-1703/ CDP-20-032

**#6) 1190, 1194 and 1200
McDonald Drive SE**

Single Family Residential (SFR)

to

High Density Residential (HDR)

For

Z-20-055

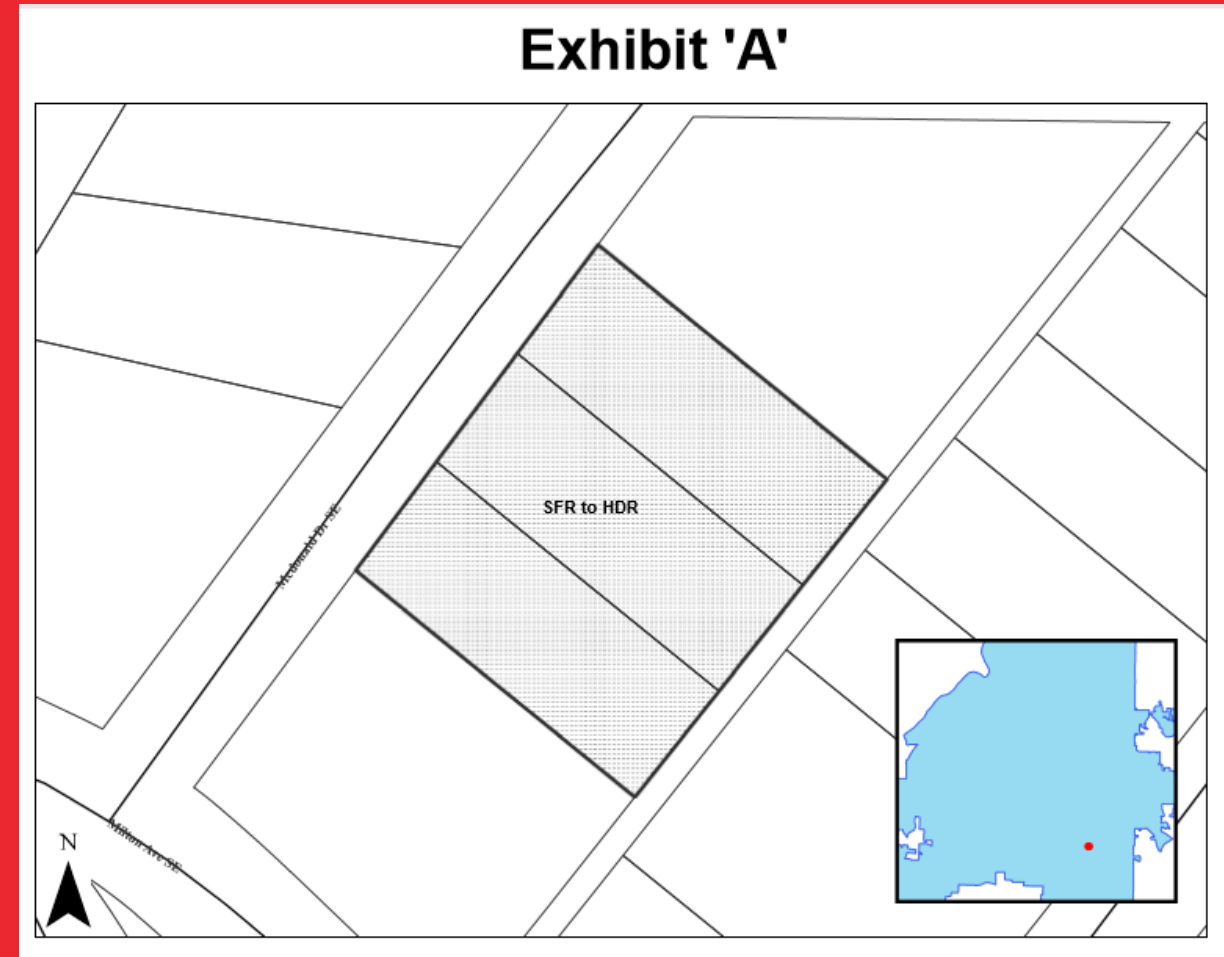
NPU – Y Recommendation: Approval

OZD Staff Recommendation: Denial

Council District 1



Department of
CITY PLANNING



20-O-1704/ CDP-20-033

#7)930 Kirkwood and others

Industrial (I) and Single Family
Residential (SFR)

to

Mixed Use Medium Density (MUMD)
For

Z-20-061

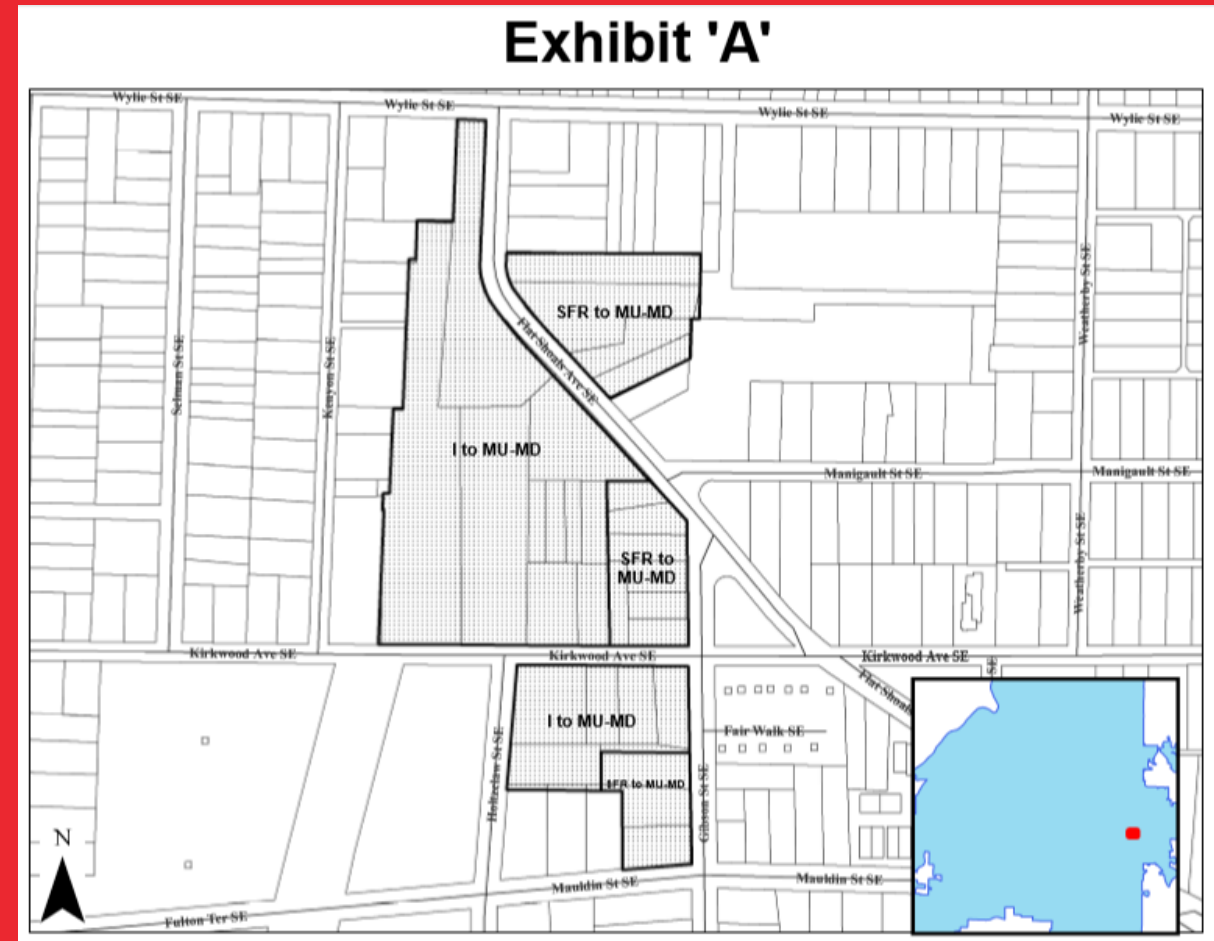
NPU – N Recommendation: Approval

OZD Staff Recommendation: Approval

Council District 5



Department of
CITY PLANNING



20-O-1705/CDP-20-034

**#8) 575 and 585 Boulevard Place
NE**

Low Density Residential (LDR)

to

High Density Residential (HDR)

for

Z-20-063

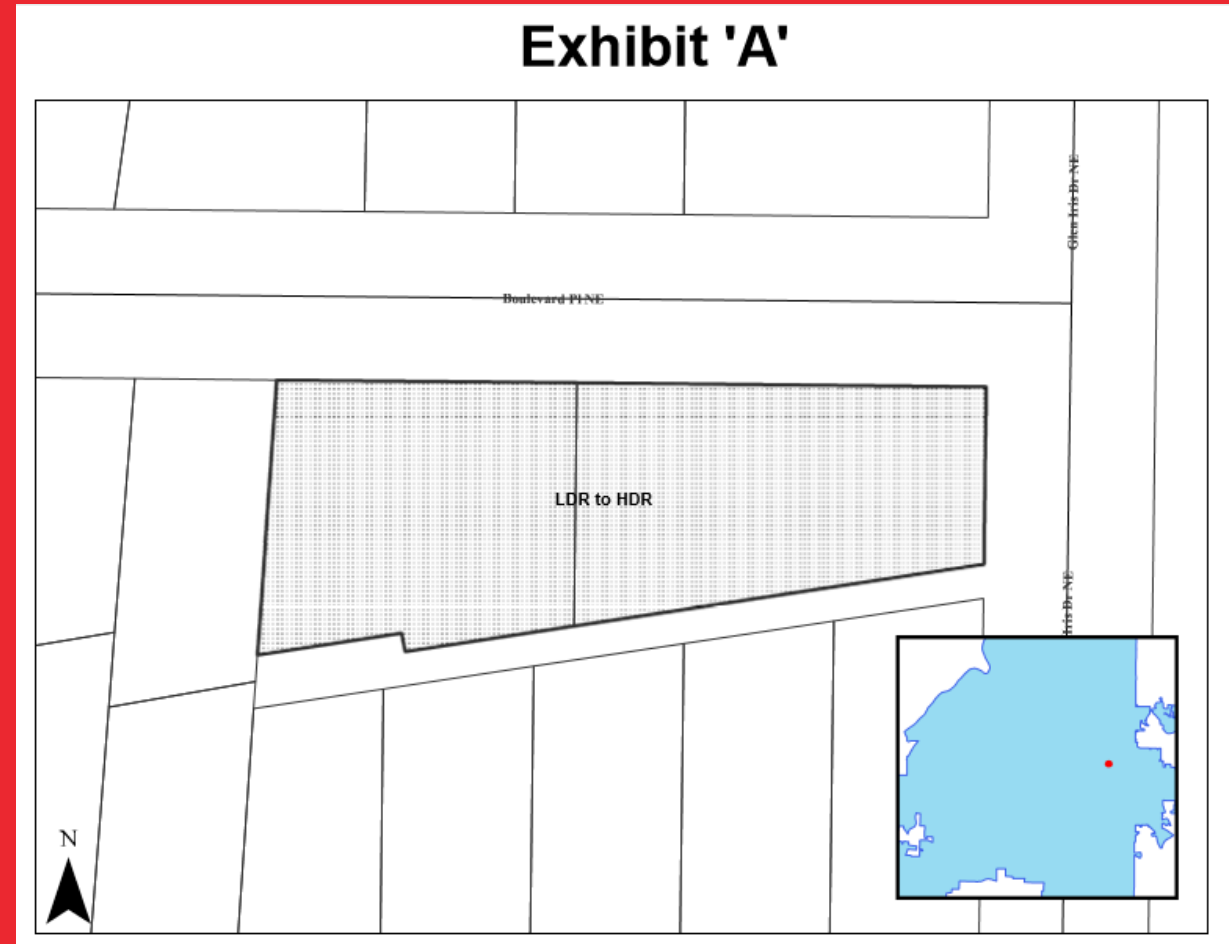
NPU – M Recommendation: Defer

OZD Staff Recommendation: Approval

Council District 2



Department of
CITY PLANNING



20-O-1706/CDP-20-035

#9) 1565 Moreland Ave SE

Single Family Residential (SFR)

to

Low Density (MU-LD)

for

Z-20-066

NPU – W Recommendation: Approval

OZD Staff Recommendation: Approval

Council District 1



20-O-1707/ CDP-20-036

#10) 420 McDonough Boulevard SE and others

Single Family Residential (SFR), Medium Density Residential (MDR), Low Density Commercial (LDC) and High Density Commercial (HDC)

to

Medium Density Residential (MDR) and High Density Residential (HDR)

for
Z-20-071

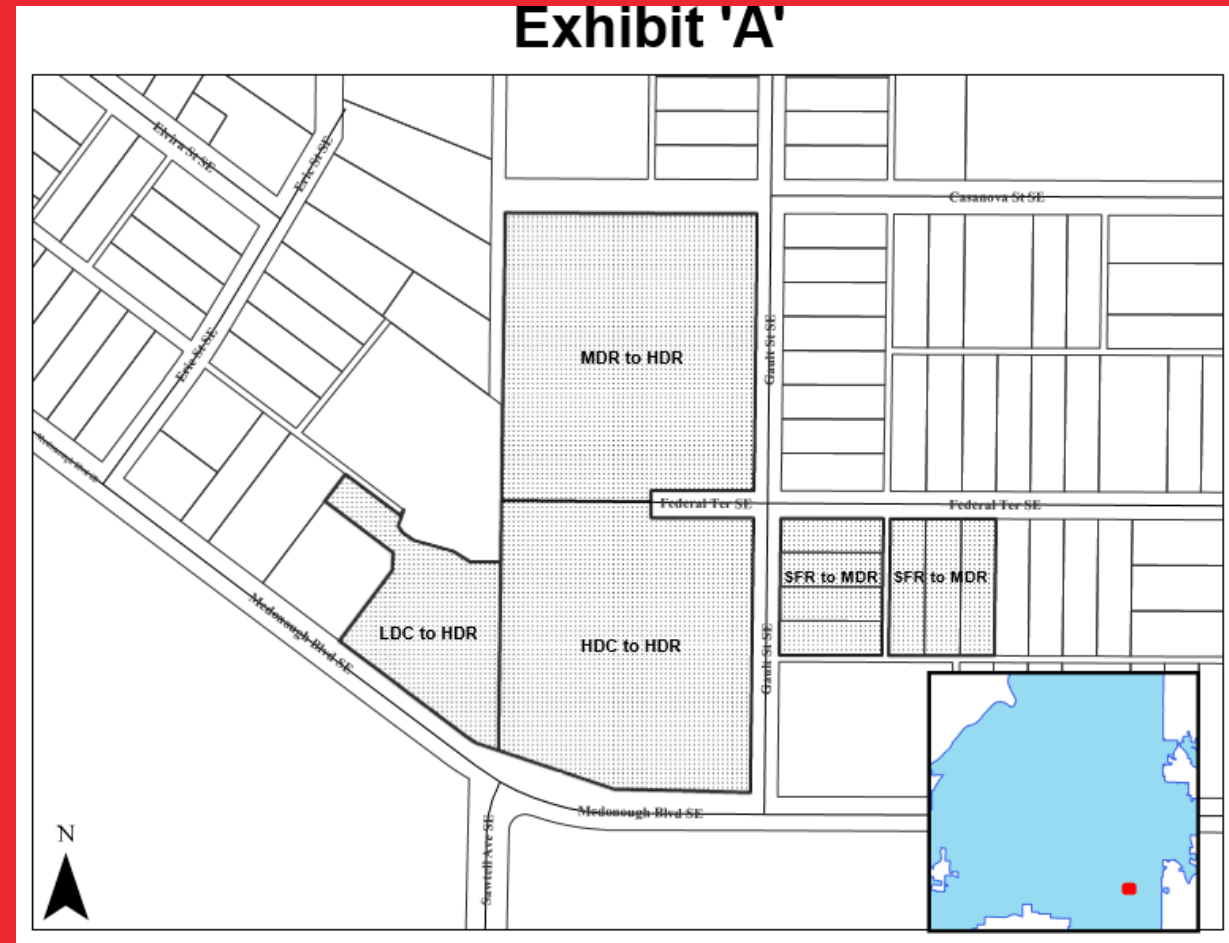
NPU – Y Recommendation: Defer

OZD Staff Recommendation: Denial

Council District 1



Department of
CITY PLANNING



20-O-1708/CDP-20-037

#11) 552 Boulevard Place NE

Low Density Residential (LDR)

to

Medium Density Residential (MDR)

for

Z-20-062

NPU – M Recommendation: Defer

OZD Staff Recommendation: Denial

Council District 2



20-O-1709/CDP-20-039

#12) 2741 Glenwood Avenue SE

Single Family Residential (SFR)

to

Low Density Residential (LDR)

for

Z-20-073

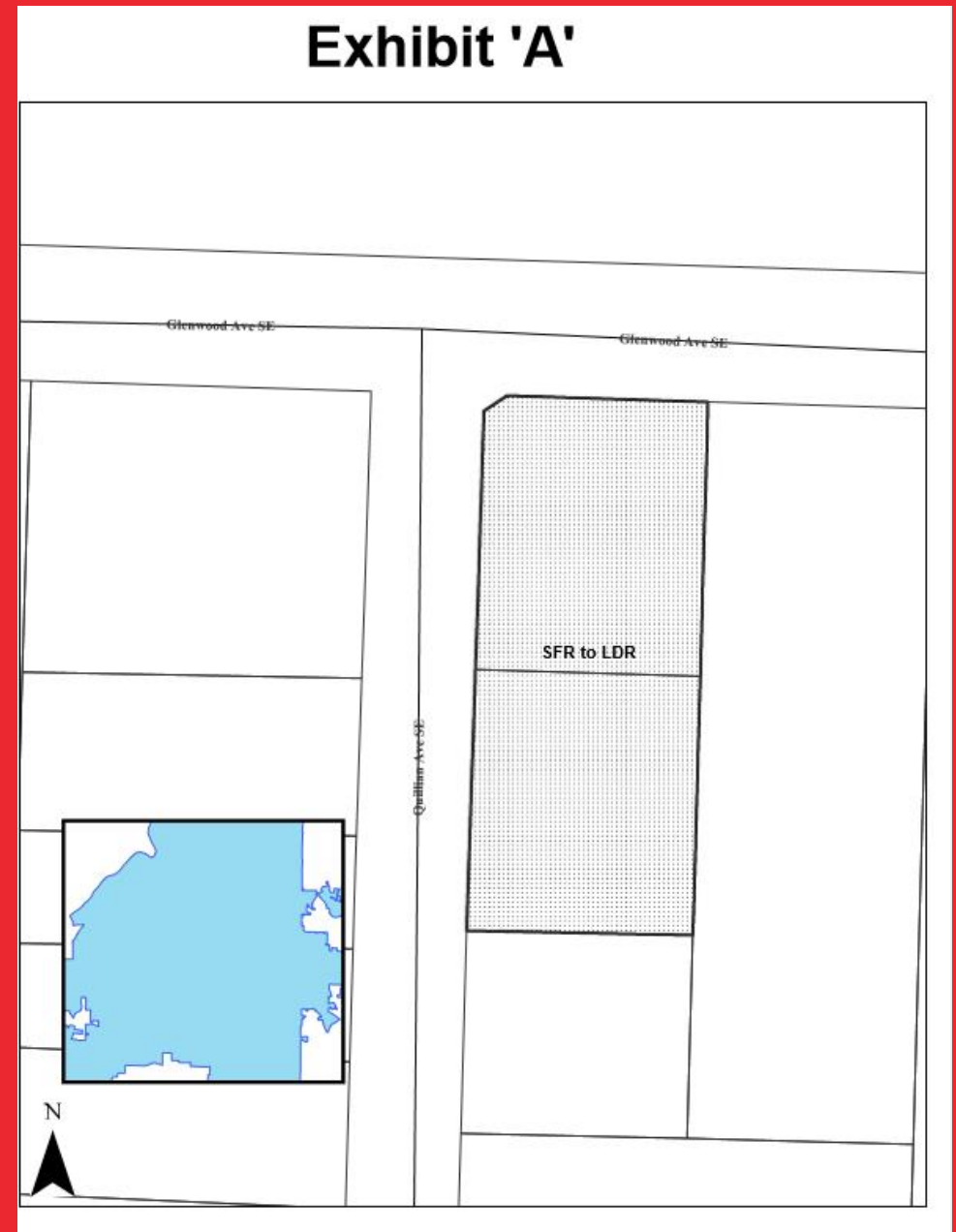
NPU – O Recommendation: Defer

OZD Staff Recommendation: Denial

Council District 5



Department of
CITY PLANNING



20-O-1710/CDP-20-040

#13)NPU H Plan Master Plan

NPU – H Recommendation: Approval

OZD Staff Recommendation: Approval

Council District 9 & 10

Vision:

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.



Department of
CITY PLANNING



Planning Process



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.



Bolton Road



Adamsville Village



Doctor's Memorial Park



Concept Plans

One idea for each area to show how Redevelopment Criteria can be applied to reach the Master Plan's Vision and Goals

Redevelopment Criteria

1. Jobs & Businesses
2. Housing
3. Building Design
4. Transportation & Parking
5. Open Space & Sustainability

The City's Proactive Rezoning will include agreed-upon rezoning criteria from those “starred” in the report.



Department of
CITY PLANNING

When an owner wants to redevelop a property, these criteria & recommended FLU / Zoning categories provide the neighborhoods and City of Atlanta with negotiating leverage to ensure that the redevelopment benefits the community.

Partners and Resources Short List

Development Policies & Long-Term Initiatives	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

Long-Term Initiatives

- Work with Invest Atlanta to attract jobs & businesses, help with homeownership and affordable housing programs
- Community clean-up, education, and resident initiatives
- Public health improvements
- Identify projects for TSPLOST or LCI studies to open more ARC transportation funding
- Many others as listed in the report



What would NPU-H be willing to take a leadership role on?

We added some ideas in the report, but we'd like to discuss your thoughts!

20-O-1685/CDP-20-041

#14) CD 12 Blueprint Plan for Hammond Park and Perkeron

NPU – X Recommendation: Approval

OZD Staff Recommendation: Approval

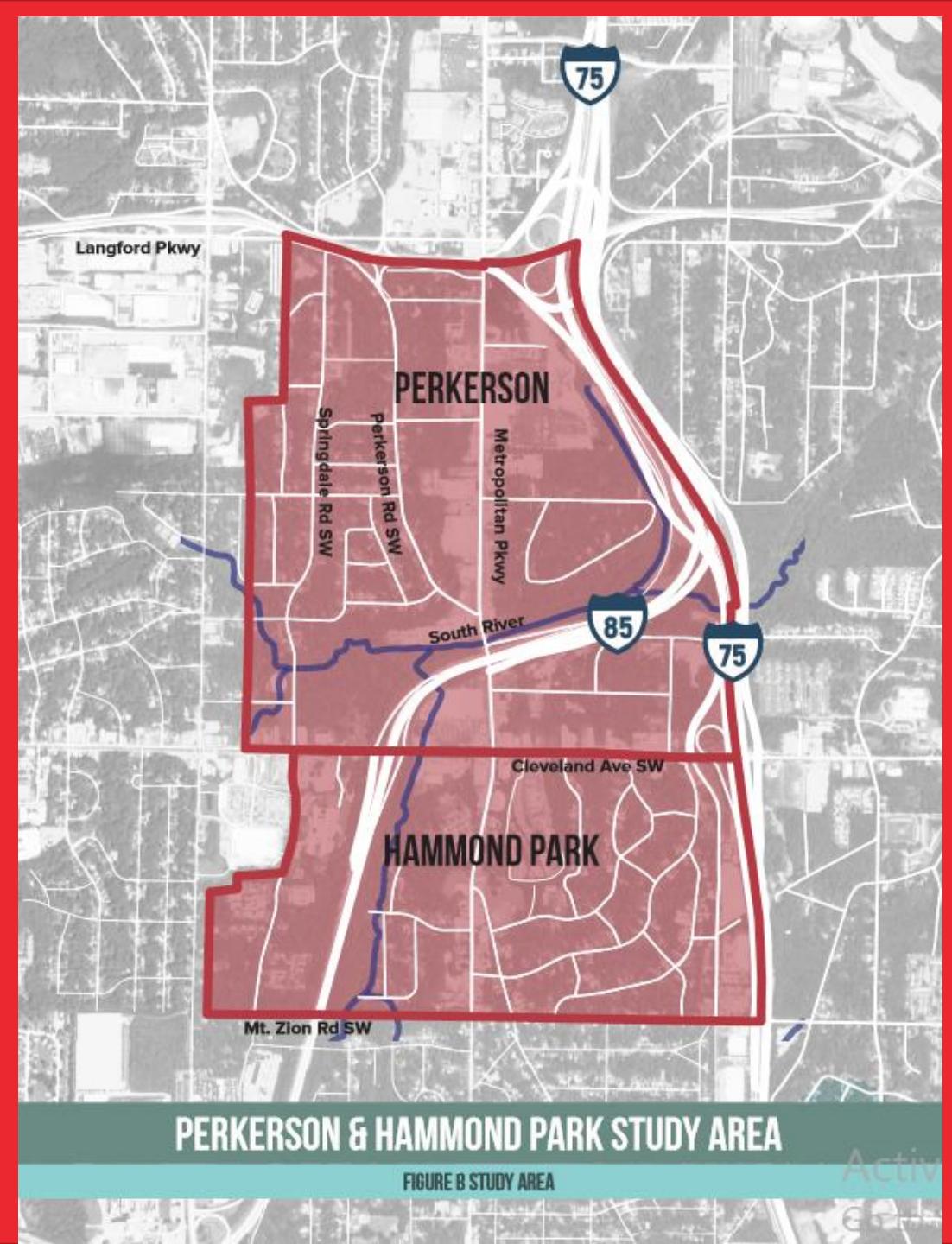
Council District 12

Vision:

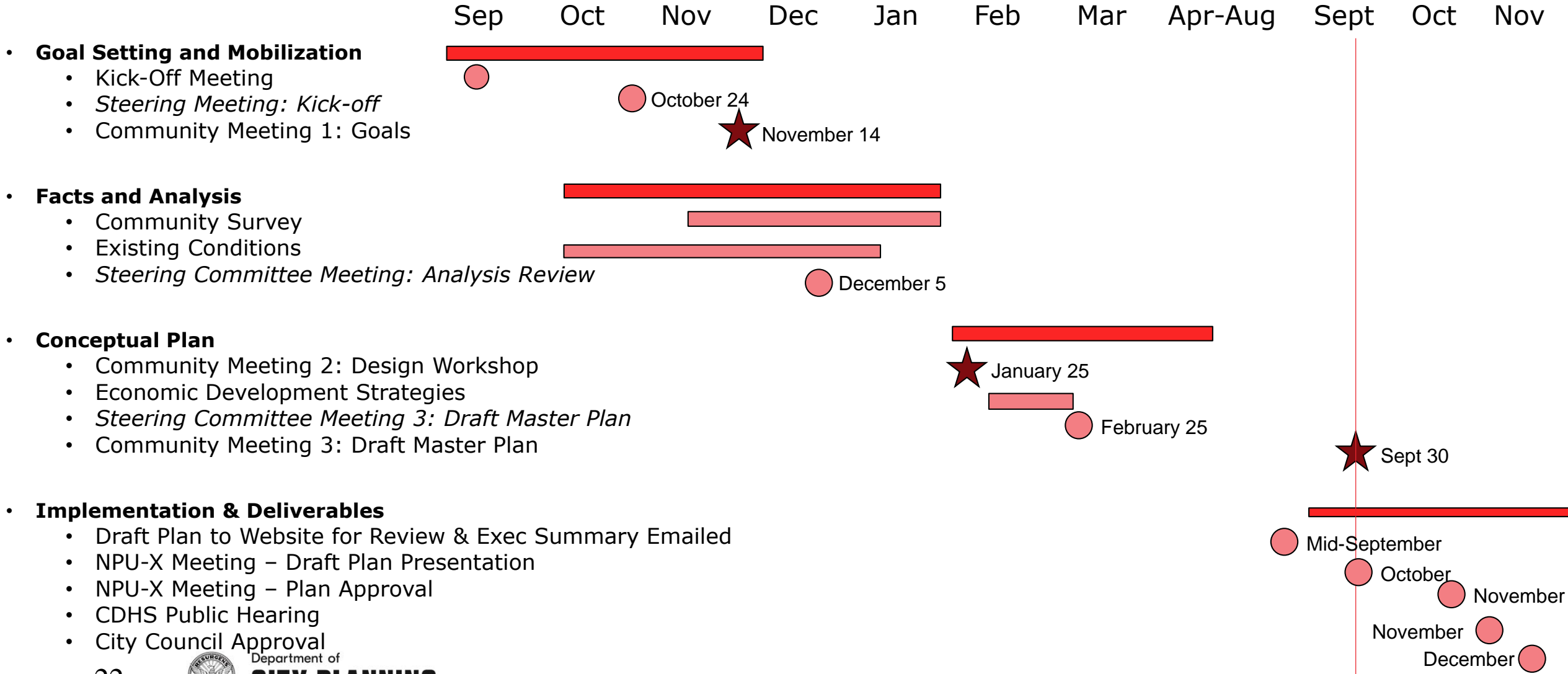
“Preserve and enhance the area’s affordability and the unique amenities each neighborhood has to offer, while guiding growth and attracting services that improve the quality of life for ALL residents.”



Department of
CITY PLANNING



DRAFT PROJECT SCHEDULE

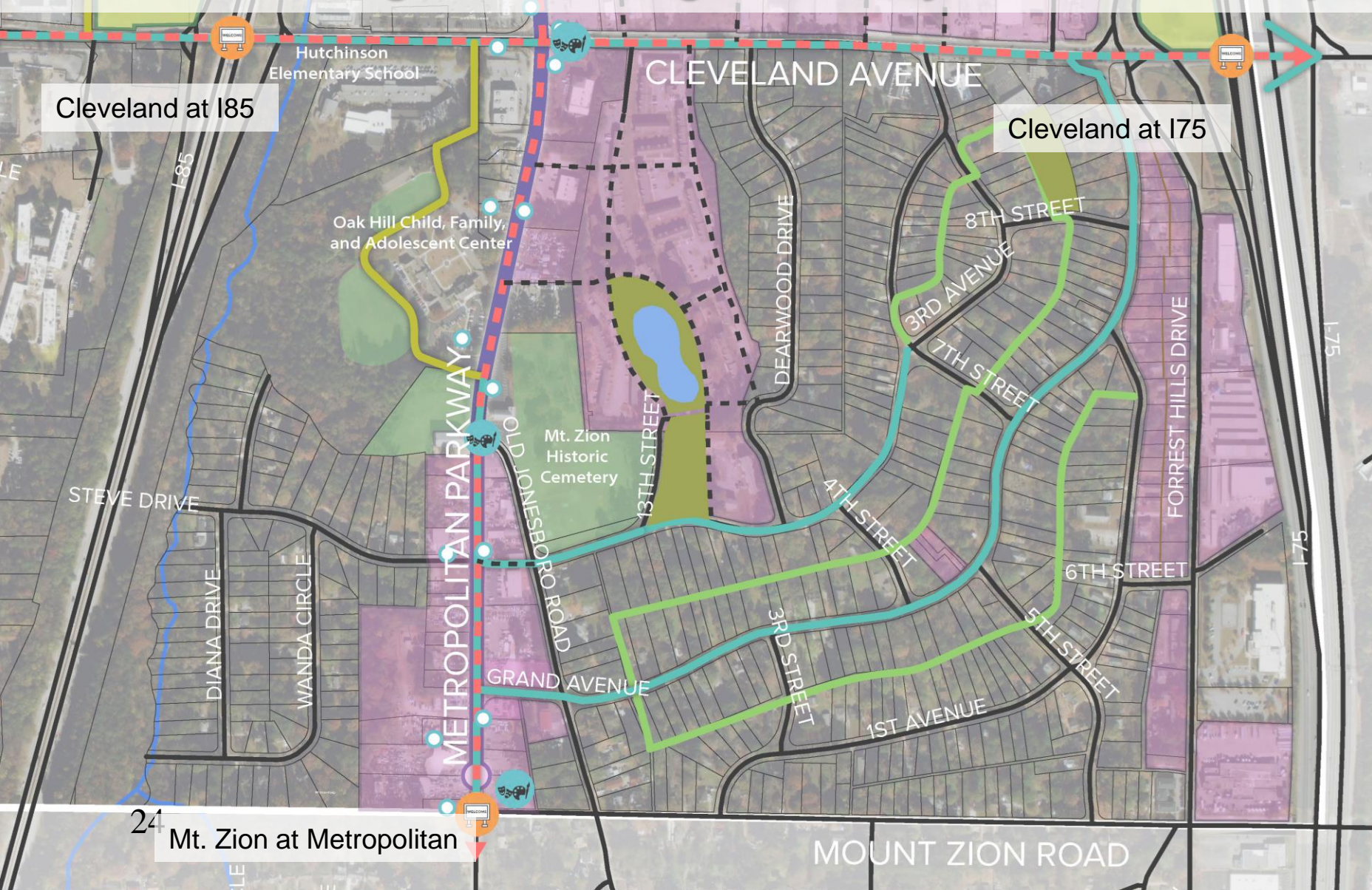


HAMMOND PARK NEIGHBORHOOD VISION/GOALS

- Celebrate and enhance the neighborhood's strong social fabric and architectural character with **community-oriented** amenities and **high-quality** restaurants, retail, and housing.
- Extend the **neighborhood charm** to major gateway corridors.
- Create a walkable **'eco' district** – with 'green' trails and sidewalks connecting accessible greenspace, stormwater ponds, and gardens.

HAMMOND PARK RECOMMENDATIONS

Placemaking & Branding: Gateways, Art, Bus Stops



Beautify Neighborhood Gateways

- Mount Zion Road at Metropolitan
 - Welcome sign
 - Public art
 - Enhanced sidewalks and landscaping
- Cleveland at I-85 and I-75
 - Murals
 - Sculptural signage
 - Enhanced sidewalks and landscaping



Creative Bus Stops

- Artful bus stops
- Benches



Public Art

- Cleveland Avenue and Metropolitan Parkway: Murals on blank walls of businesses; art and benches on retaining walls; and creative crosswalks on Cleveland.
- Old Jonesboro Rd and Metropolitan Parkway: Public art and a mural on the shed building.
- Mt. Zion UMC Educational Building: Mural.
- Mt. Zion Rd and Metropolitan Parkway: Artistic signage and potential art installations at this gateway.

HAMMOND PARK BIRDSEYE VIEW

8TH ST
GREENSPACE

I-75

CLEVELAND AVENUE

7TH ST

THE PARK AT
HAMMOND
PARK

FORREST HILLS
DRIVE

5TH ST

NEIGHBORHOOD
AMENITY

THIS VIEW SHOWS OVERALL
RECOMMENDATIONS AND RE-
DEVELOPMENT POTENTIAL FOR
HAMMOND PARK. DETAILS CAN
BE FOUND ON THE FOLLOWING
PAGES.

METROPOLITAN PARKWAY

TRAIL

GRAND AVE

GREEN ALLEYWAYS

1ST AVE

MT. ZION
COMMERCIAL/
ART DISTRICT

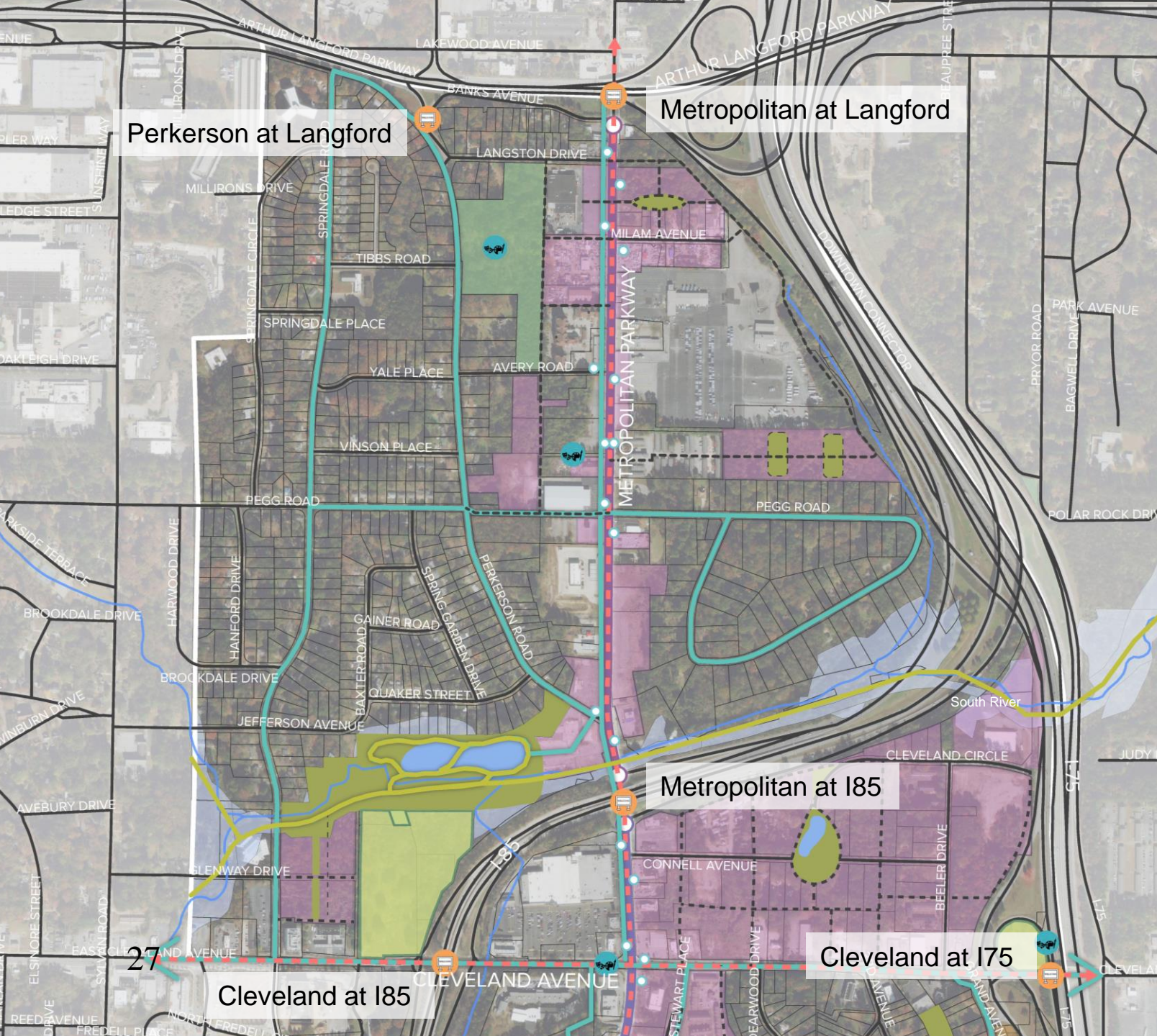
OLD JONESBORO ROAD




MT ZION ROAD

PERKERSON NEIGHBORHOOD VISION/GOALS

- Preserve the area's **unique neighborhood feel**
- Offer a **mix of** retail, restaurant, housing, and greenspace options
- Capitalize on area flooding, floodplains and the South River to create a **regional stormwater park**
- Create Atlanta's '**Metropolitan Mile**' – a walkable and transit-friendly shopping and dining destination for area residents and visitors.

PERKERSON RECOMMENDATIONS Placemaking & Branding: Gateways, Art, Bus Stops



-  **Beautify Neighborhood Gateways**
 - Murals
 - Sculptural signage
 - Enhanced sidewalks and landscaping
-  **Creative Bus Stops**
 - Artful bus stops
 - Benches
-  **Public Art**
 - Cleveland Avenue and Metropolitan Parkway: Murals on blank walls of businesses; art and benches on retaining walls; and creative crosswalks on Cleveland Avenue.
 - Avery Park could host educational and local art installations.
 - Gilbert Cemetery could also have public art to honor the black history of the area.
 - Police Precinct Art
- **Neighborhood Festival**
 - Metropolitan Mile Walk/Run/Roll
 - South River

PERKERSON BIRDSEYE VIEW



AVERY PARK

VICTORY OUTREACH

GOODWILL

MILAM OFFICE DISTRICT

75/85

NEW STREET

NEW STREET

AVERY ROAD

ZONE 3 APD PRECINCT

AVERY PARK INFILL

NEW PEGG ROAD EXTENSION

PEGG ROAD

MILAM PARKWAY

PIVOT

SANTA FE VILLAS

THIS VIEW SHOWS OVERALL RECOMMENDATIONS AND REDEVELOPMENT POTENTIAL FOR PERKERSON. DETAILS CAN BE FOUND ON THE FOLLOWING PAGES

CONNELL DISTRICT

