

The Neighborhood Perspective



The BeltLine as it relates to the community...

According to the Atlanta Planning Department, 20 master plans will be created over the next two years to plan for future growth and development around the BeltLine.

Transformation of the City over 25 years

- Adding greenspace.
- Connecting neighborhoods through transit and trails.
- Breathing new life into old, industrial corridors.
- Building places for new people to live, work and play.

In with the new shouldn't mean out with the old:

1. Preserve the character of the City's existing, historic neighborhoods adjacent to the BeltLine.
2. Protect the quality of life we enjoy today.
3. Prevent displacement through gentrification that forces current residents out of the City.

BeltLine Neighbors Coalition

Founded in June 2005 to encourage City leaders to implement the BeltLine vision of Ryan Gravel, Alex Garvin and the citizens of Atlanta.

www.bncatlanta.org

Petition for Responsible BeltLine Planning

- Uphold land use designations in the 2004-2019 Comprehensive Development Plan, including maintaining open space along the BeltLine as it runs through Piedmont Park.
- Concurrent with economic development, create an effective, cost-efficient, fully integrated transit system along the entire BeltLine corridor that provides an open space inclusive of Right-of-Way for public transit, pedestrian and bicycle trails, and greenspace.

Petition cont'd

- Encourage commercial and residential development that is compatible with adjacent, existing neighborhoods, following CoA planning department guidelines for transition from higher to lower densities.
- Identify and protect historic properties and preserve the historic character of neighborhoods along BeltLine.
- Involve citizens throughout the BeltLine corridor in a meaningful, ongoing planning process to ensure appropriate, responsible development citywide.

Citizen Involvement

The BeltLine Network, an alliance of stakeholder organizations working to ensure meaningful public input over 25 years:

BNC, Sierra Club, Park Pride, Concerned Black Clergy, Trees Atlanta, PEDS, AHAND, WAWA, Georgia Stand-up, Atlanta Labor Council, CHRC, CfPT, APAB, NPUs, others

Follow principles of Sustainable Development

- Economy: balanced growth
- Environment: parks, trails, Brownfield clean-up
- Social equity: jobs, housing, transit

Economic Development

- Increase property values to fund TAD
- Balance growth to bring development where it is needed
- Manage to prevent over-development

Environmental Improvements

- Brownfield clean-up
- Mixed-use development nodes
 - Promote mobility
 - Reduce congestion, pollution
- Trails and parks
 - Clean air and water, healthy minds and bodies, safe places to play, stronger communities

No single park, no matter how large and how well designed, would provide citizens with the beneficial influences of nature; instead parks need to be linked to one another and to surrounding residential neighborhoods.— **Frederick Law Olmsted**

Social Equity

- Jobs that pay a livable wage
- Affordable housing distributed equally and equitably
 - Comprehensive mixed-income development strategy
 - Inclusionary Zoning
- Transit integrated citywide

NPU Priorities for NE Corridor BeltLine Development

Land Use and Zoning

- Reaffirm the 15-Year Land Use Designation in the 2004-2019 Comprehensive Development Plan.
- Ensure commercial and residential development is compatible with adjacent, existing single-family neighborhoods.
- Encourage a balanced mix of uses to include proportionately significant residential uses and pedestrian oriented commercial nodes with pedestrian scale buildings in established neighborhood districts.

Land Use and Zoning (continued)

- Identify and protect historic properties and preserve the historic character of neighborhoods along the BeltLine.
- Keep existing single-family neighborhoods intact and provide suitable transitions to new development areas.

NPU Priorities for NE Corridor BeltLine Development

Traffic and Transportation

- Promote development of a transit system along the entire BeltLine corridor that provides an open space inclusive of Right-of-Way for mass transit, pedestrian trails, bicycle trails and greenspace.
- Comprehensively address traffic flow impacts around developments and in adjacent residential neighborhoods.

Traffic and Transportation cont'd

- Develop, fund and implement a traffic and transportation master plan of the area that:
 1. Addresses automobile access to development sites to minimize negative impacts of increased traffic seeking access to the development.
 2. Promotes alternative modes of access (e.g., pedestrian, bike, mass transit).
 3. Mitigates the impact on adjacent neighborhoods of adding traffic to already congested areas, without widening streets and intersections.
- Promote a pedestrian- and bicycle-friendly environment that makes walking/biking to, in and around developments safe and convenient.

NPU Priorities for NE Corridor BeltLine Development

Infrastructure and Watershed Management

- Complete an Impact Analysis on existing utilities' capacity (sewer, water, gas, electric) to ensure adequate infrastructure to support future development.
- Offer significant storm water management and sewer improvements to mitigate flooding in low-lying areas.

NPU Priorities for NE Corridor BeltLine Development

Connectivity and Neighborhood Impacts

- Create appropriate connectivity between BeltLine developments and surrounding neighborhoods and parks.
- Address the environmental, lighting, noise, security and traffic effects on the entire area, including Piedmont Park and Freedom Park.
- Identify ways to mitigate negative impacts from higher density developments on existing, predominantly single-family neighborhoods.

NPU Priorities for NE Corridor BeltLine Development

Parks and Greenspace

- Maintain the quality and continuity of the BeltLine greenway *alongside* any development.
- Preserve the character and quality of adjacent, existing parkland.

Neighborhood Perspective

Let's Get It Right!