

Turner Field Stadium
Neighborhoods
LIVEABLE CENTERS INITIATIVE

Home Run: Reinventing a Sports Icon—Turner Field Stadium Neighborhoods LCI

September 29, 2017

GPA



Presenters



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Perkins+Will



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City of Atlanta



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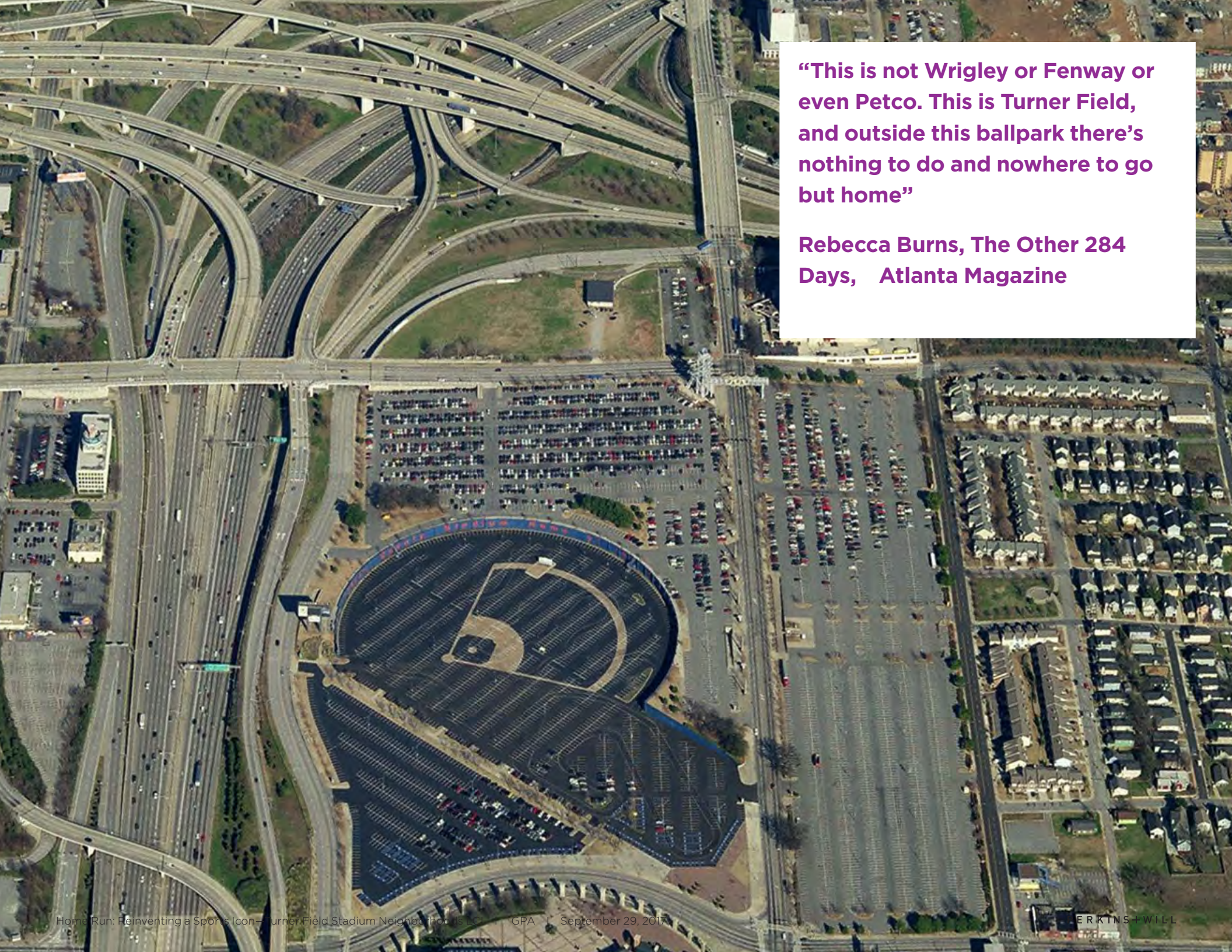
Audrey Plummer AICP, AIA, LEED AP+ND
Urban Designer / Architect
Perkins+Will

Introduction

John Skach

Perkins + Will





“This is not Wrigley or Fenway or even Petco. This is Turner Field, and outside this ballpark there’s nothing to do and nowhere to go but home”

Rebecca Burns, The Other 284 Days, Atlanta Magazine

April 1965: Atlanta Fulton County Stadium is completed
April 1974: Hank Aaron hits home run #715
September 1990: Atlanta is awarded the 1996 Olympic Games
July 1993: Construction begins on Centennial Stadium
October 1995: The Braves win the World Series
July-August 1996: Centennial Olympic Games
March 1997: Turner Field opens

September 2012: Invest Atlanta issues “Call for Ideas”

November 2013: Braves announce their departure

December 2013: Community-based Task Force created

May 2014: Carter / GSU unveil redevelopment plans to AJC

November 2014: Application for Livable Centers Initiative

March 2015: Turner Field Community Benefits Coalition formed

May 2015: Livable Centers Initiative **consultant RFP issued**

June 2015: Carter holds public meetings on redevelopment plan

July 2015: Consulting team selected

September 2015: AFCRA public forum on stadium disposition

October 2015: Developer RFP issued for 67 acres

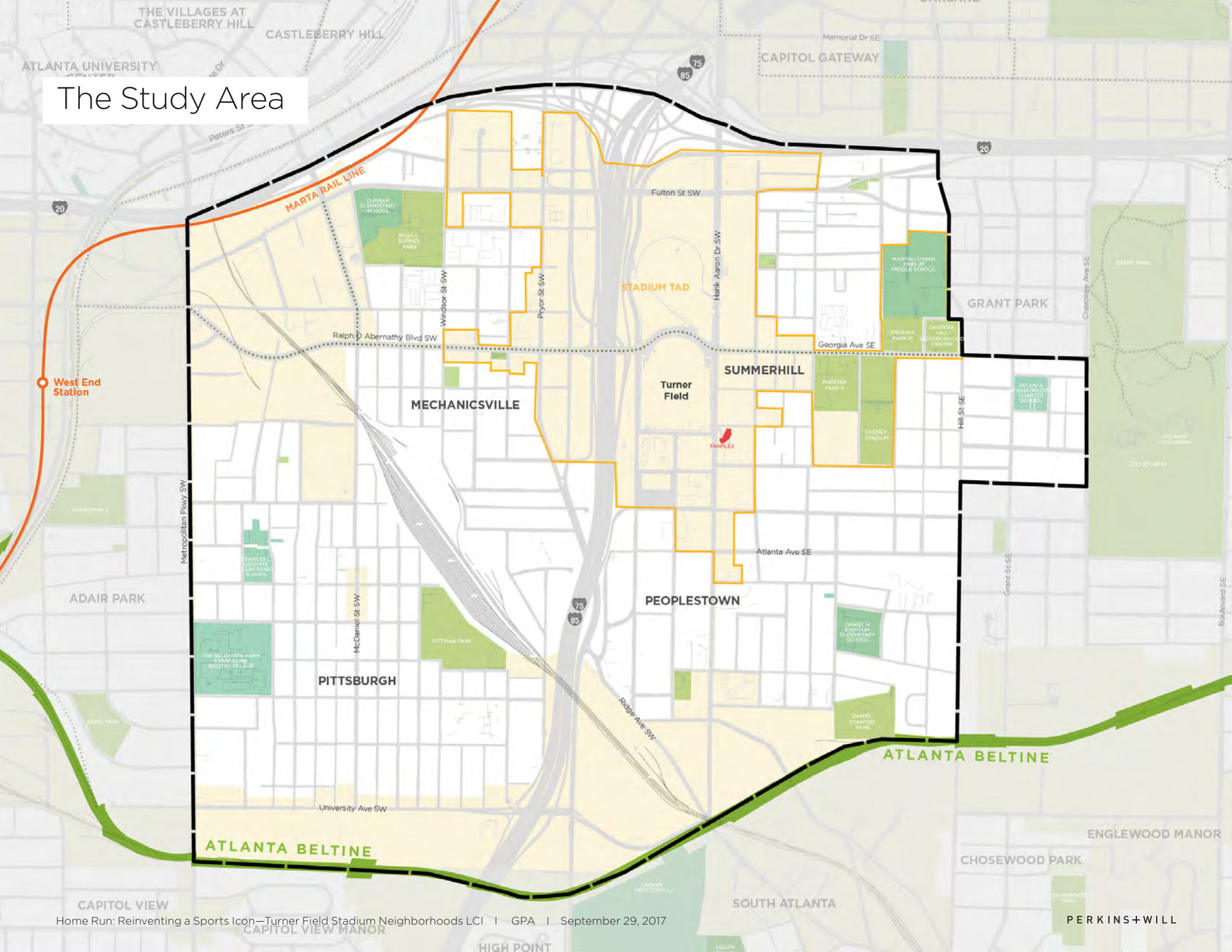
November 2015: Start of LCI Planning Process

November 2015: Developer bids received



**SUMMERHILL... TOMORROW
REBIRTH OF AN EXCITING
BALLPARK NEIGHBORHOOD**

The Study Area



CASE STUDIES

Oriole Park at Camden Yards	Baltimore Orioles, Baltimore, Maryland	1992
Progressive Field	Cleveland Indians, Cleveland, Ohio	1994
Rangers Ballpark in Arlington	Texas Rangers, Arlington, Texas	1994
Coors Field	Colorado Rockies, Denver, Colorado	1995
Turner Field	Atlanta Braves, Atlanta, Georgia	1996
Minute Maid Park	Houston Astros, Houston, Texas	1997
Chase Field	Arizona Diamondbacks, Phoenix, Arizona	1998
Safeco Field	Seattle Mariners, Seattle, Washington	1999
AT&T Park	San Francisco Giants, San Francisco, California	2000
Comerica Park	Detroit Tigers, Detroit, Michigan	2000
PNC Park	Pittsburgh Pirates, Pittsburgh, Pennsylvania	2001
Miller Park	Milwaukee Brewers, Milwaukee, Wisconsin	2001
Great American Ball Park	Cincinnati Reds, Cincinnati, Ohio	2003
Petco Park	San Diego Padres, San Diego, California	2004
Citizens Bank Park	Philadelphia Phillies, Philadelphia, Pennsylvania	2004
Busch Stadium	St. Louis Cardinals, St. Louis, Missouri	2005
Nationals Park	Washington Nationals, Washington DC	2008
Yankee Stadium	New York Yankees, Bronx, New York	2009
Citi Field	New York Mets, Flushing, New York	2009
Target Field	Minnesota Twins, Minneapolis, Minnesota	2010

Four Essentials

A Plan: determined through research and a robust public process

A Communications Strategy: emphasizing transparency and education

An Organizational Strategy: with clear responsibilities and expectations

A Decision-Making Framework: inclusive and with consensus on terms

The Plan for
Making the Plan

LCI AREA

MECHANICSVILLE

CORE
AREA

SUMMERHILL

TURNER
FIELD

GRANT PARK

PITTSBURGH

PEOPLESTOWN

Introduction

Jessica Lavandier

City of Atlanta Strategic Planning Division



A Brief History

LCI AREA

MECHANICSVILLE

CORE AREA

SUMMERHILL

TURNER FIELD

GRANT PARK

PITTSBURGH

PEOPLESTOWN

A Rich History

Historic photo at the intersection of Georgia Avenue and Capitol Avenue



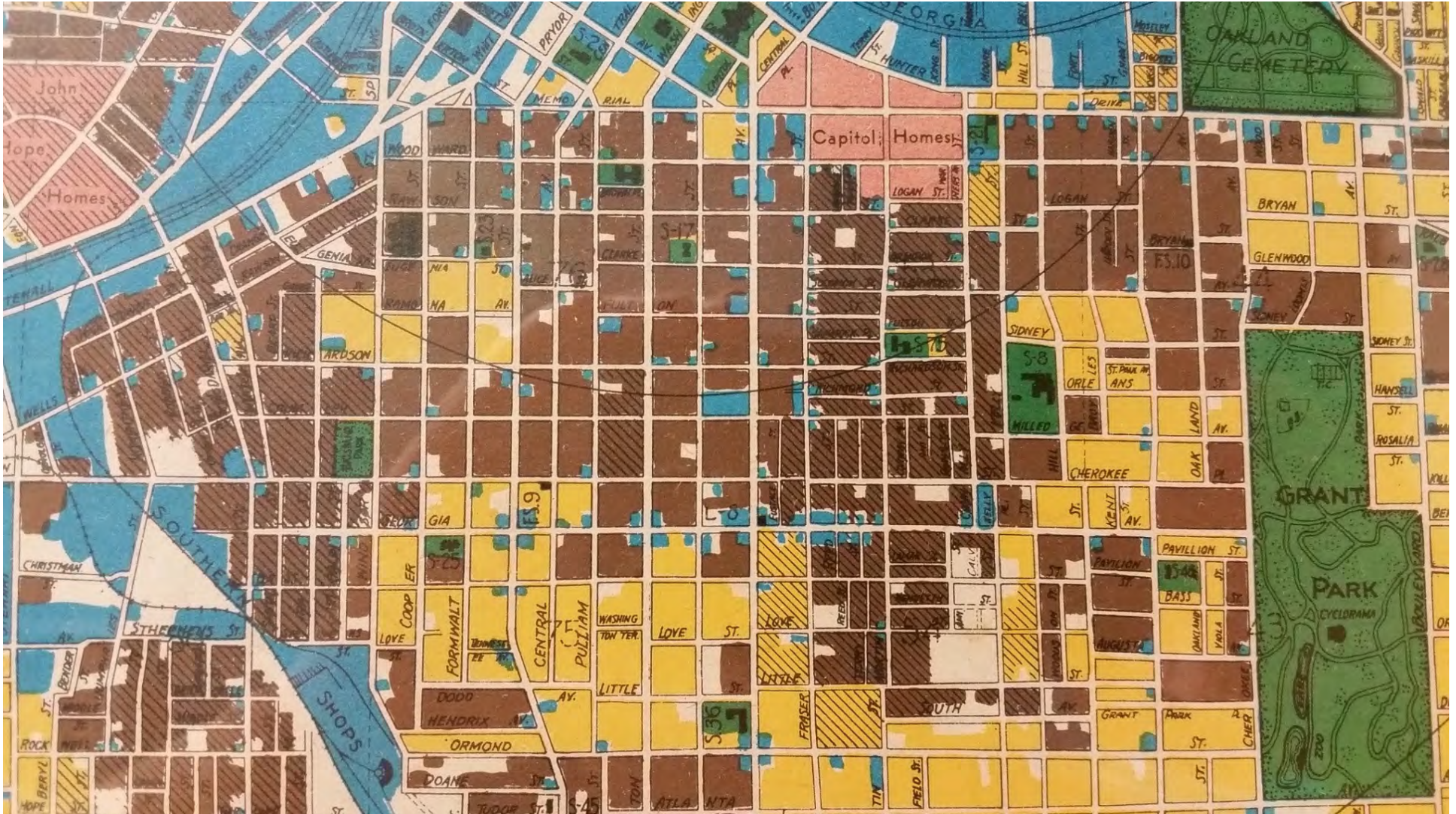
Piedmont Hospital



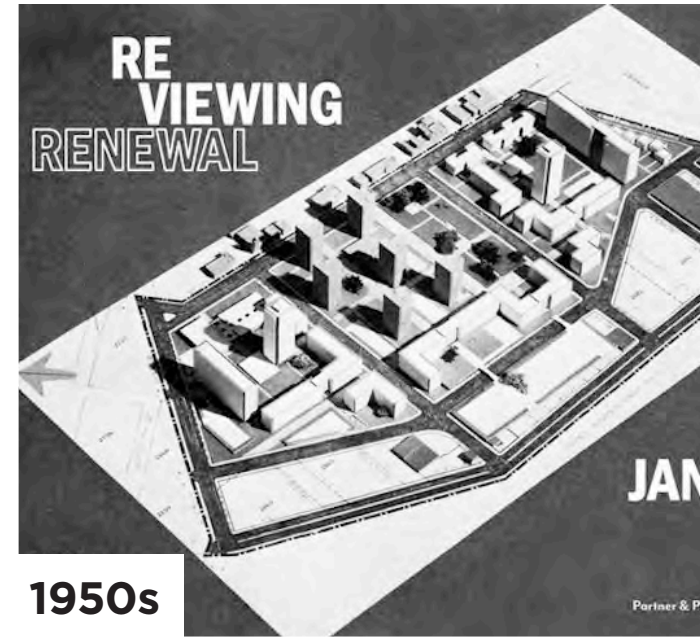
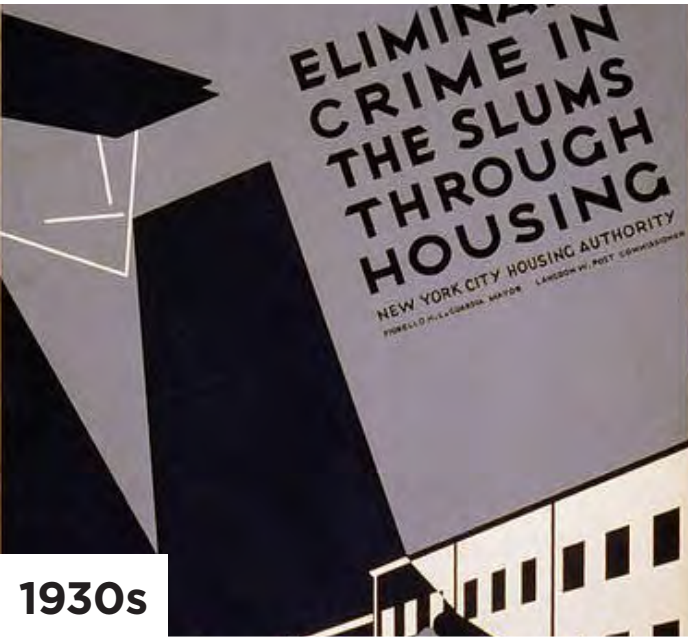
Hebrew's Orphan's Home



Existing Conditions- 1940



Every decade has its big idea.

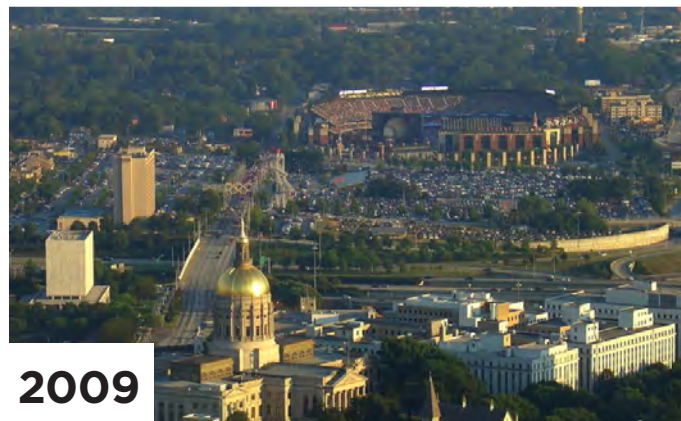


Atlanta Fulton County Stadium



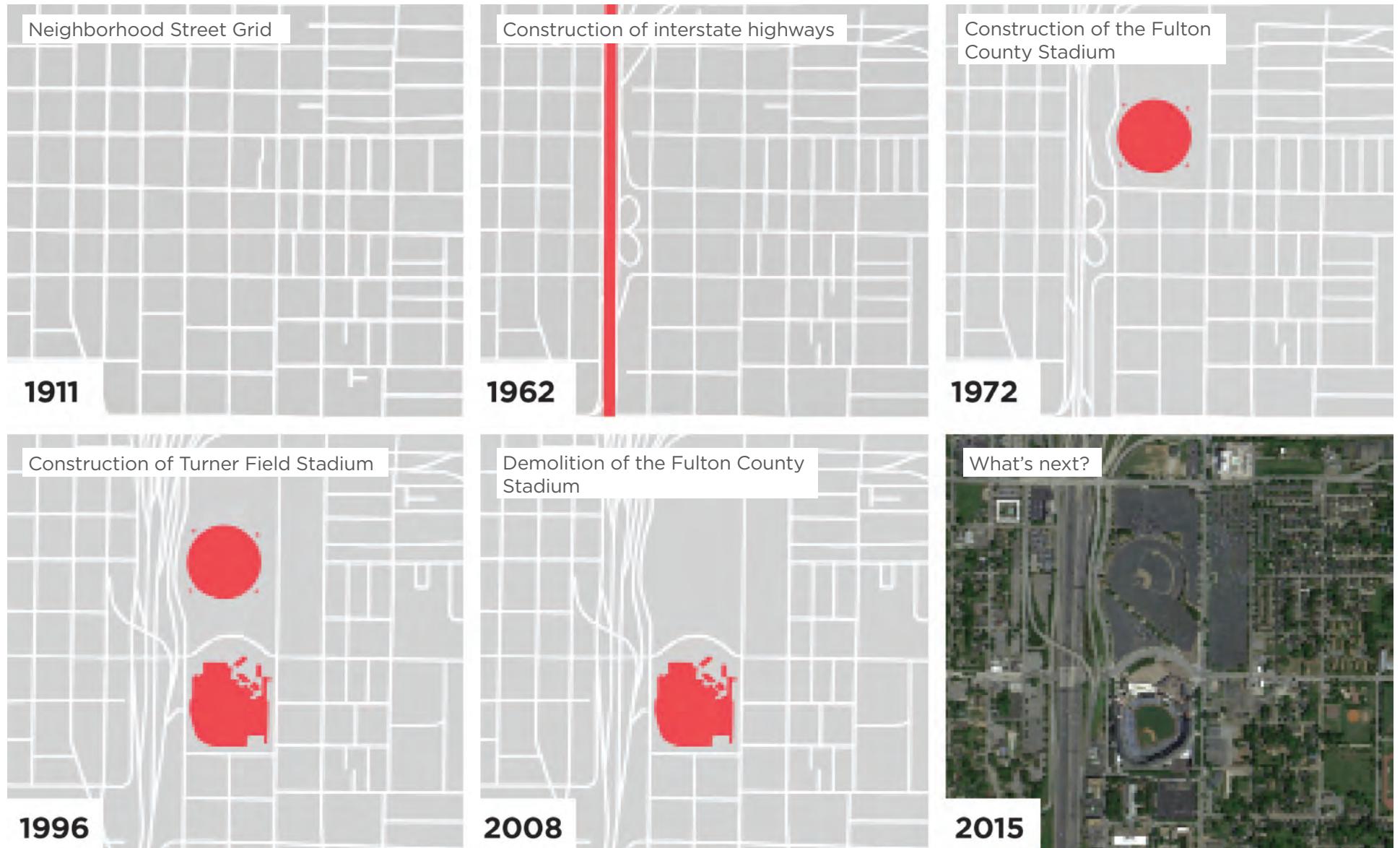
55,000 seats and 6,600 parking spaces, private land converted to parking, streets converted to one way, neighborhood flooded with game day parking

Many voices have shaped this place.



And each voice left their mark.

Many voices have shaped this place.



Depiction of the changes in the urban fabric of the core area (defined as the Turner Field stadium site and its surroundings lots).

Redevelopment Plans

- Summerhill: 1993, 2006**
- Peoplestown: 1996, 2006**
- Mechanicsville: 1993 + 1995, 2004**
- Pittsburgh: 1994, 2008, 2017**
- BeltLine Subarea Plans: 2009**

**BELTLINE
SUBAREA 1
PLAN**

**MECHANICSVILLE
REDEVELOPMENT
PLAN UPDATE**

**STADIUM
NEIGHBORHOODS
TAD
REDEVELOPMENT
PLAN**

**SUMMERHILL
REDEVELOPMENT
PLAN UPDATE**

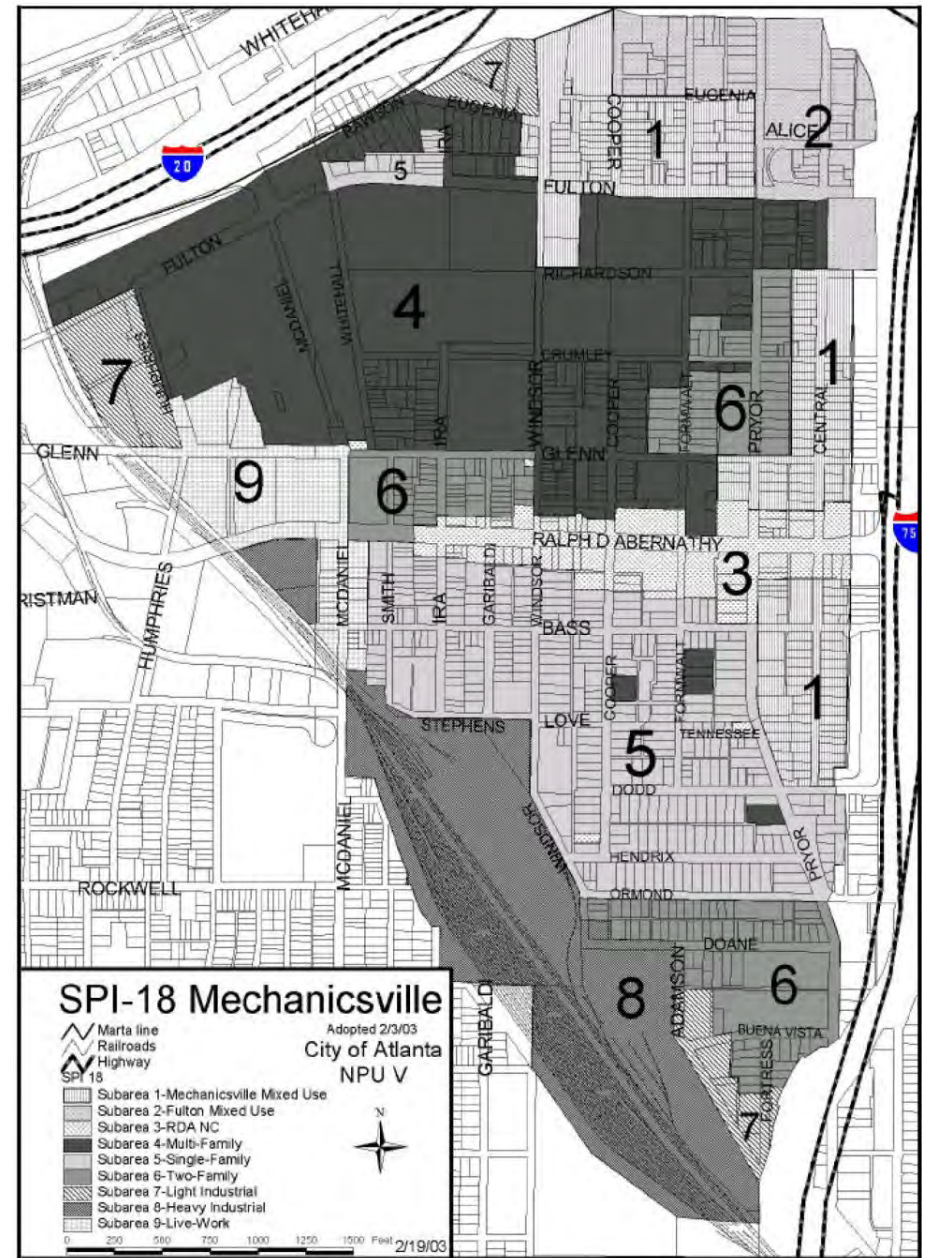
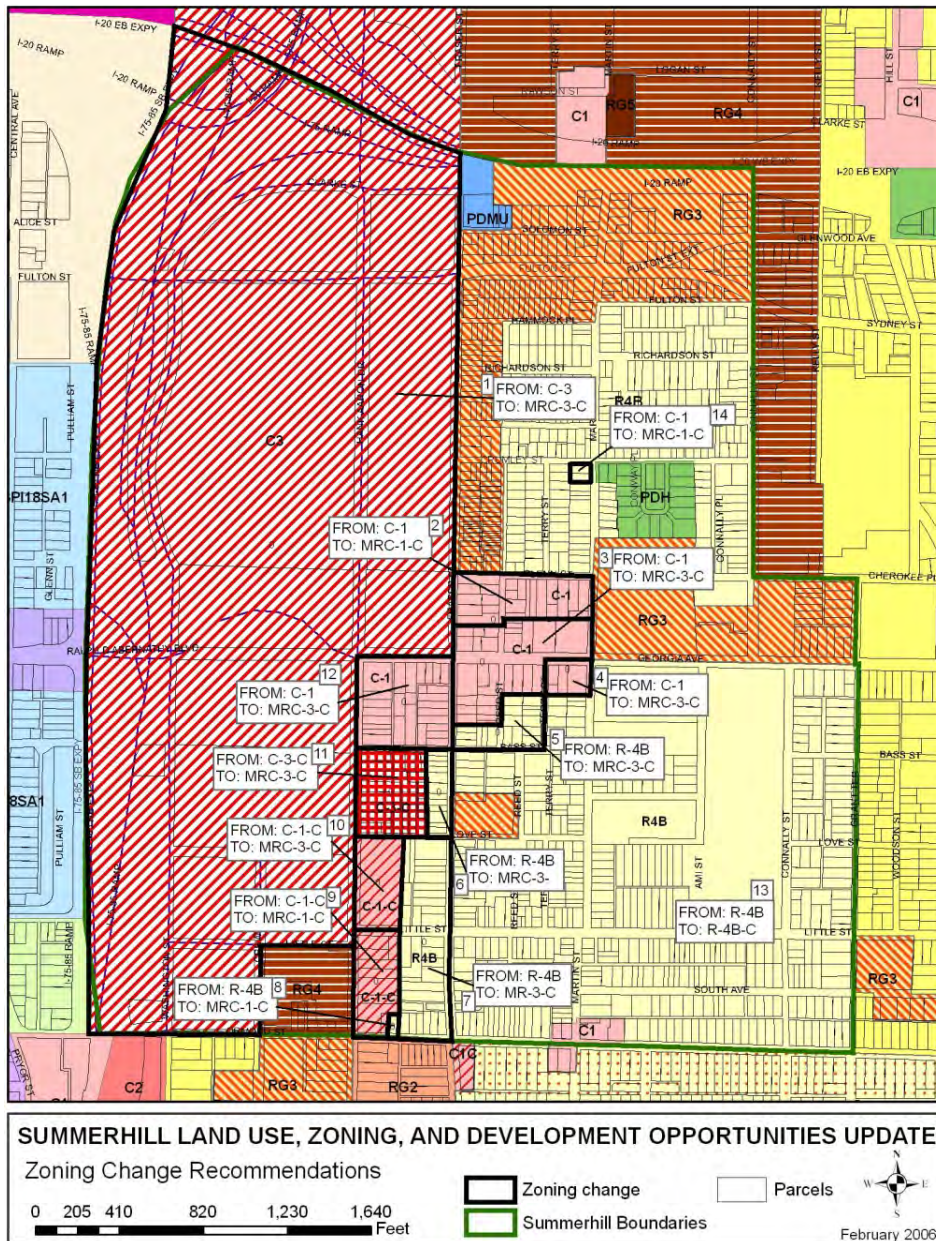
**PITTSBURGH
COMMUNITY
REDEVELOPMENT
PLAN**

**PEOPLESTOWN
COMMUNITY
REDEVELOPMENT
PLAN**

**BELTLINE
SUBAREA 2
PLAN**

**BELTLINE
SUBAREA 2
PLAN**

Redevelopment Plans: Zoning Changes



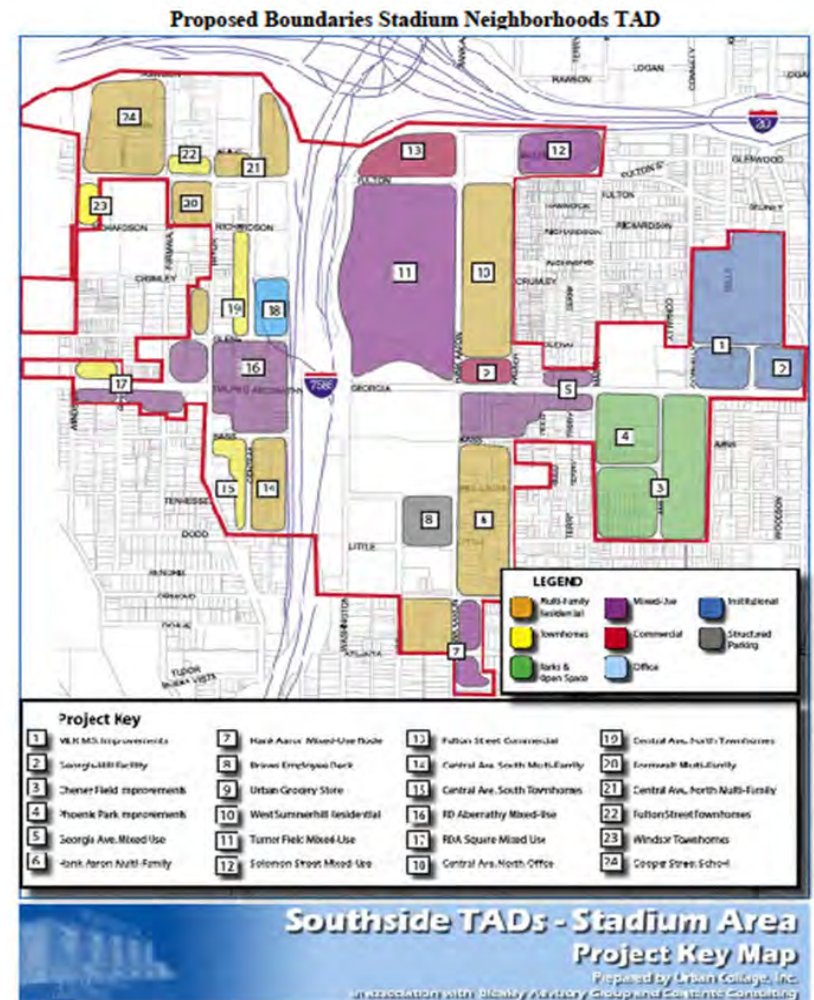
Stadium Tax Allocation District: 2006

Primary goal of the **TAD** is to: provide a funding source for the **construction of public parking decks** on the surface parking, and **streetscape improvements** and to **encourage development activity**

3,630 Residential units

860,000 SF of commercial uses (retail, office and hotel)

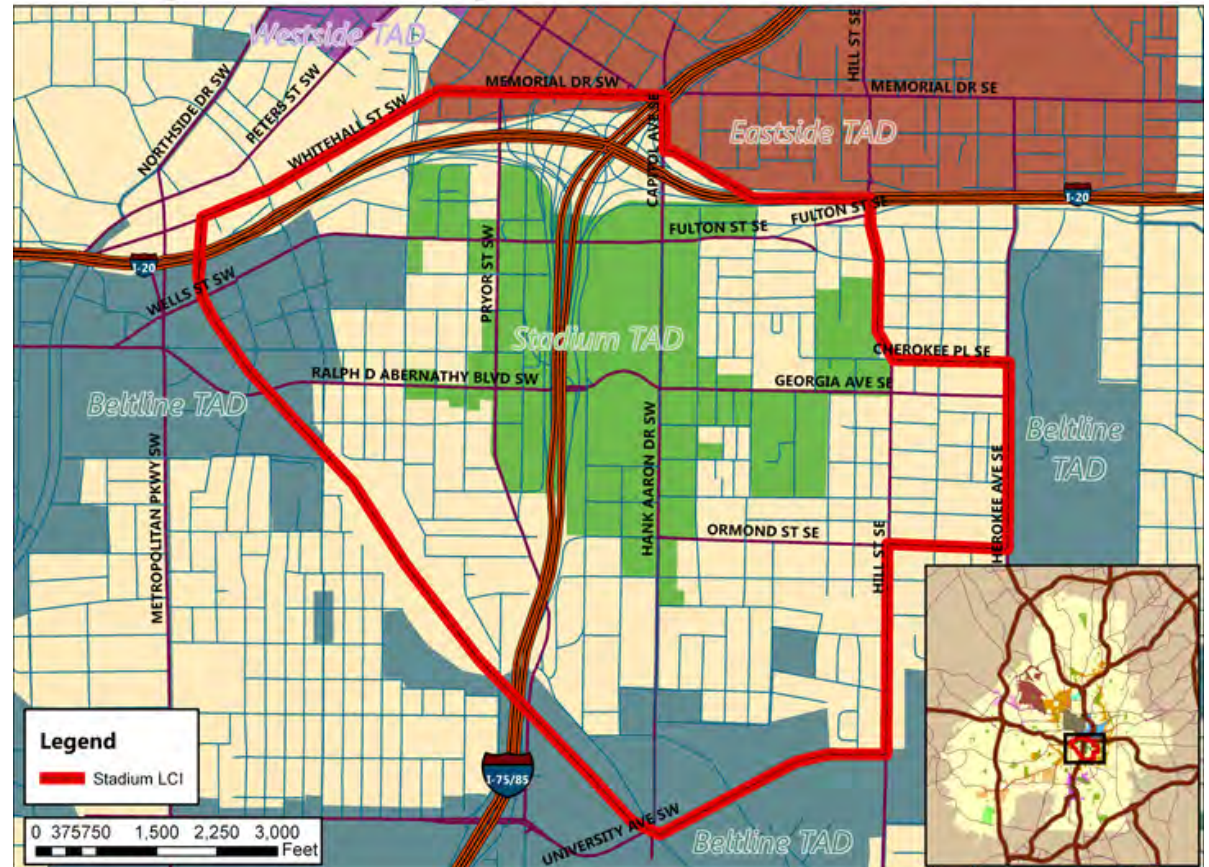
Stadium Neighborhoods TAD



Stadium Tax Allocation District: 2006

Redevelopment of the 55-acre parking lots surrounding the stadium and neighborhoods into a **mixed-use sports and entertainment district**

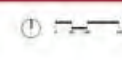
Figure 2. Stadium Neighborhoods Livable Centers Initiative



Carter-GSU Site Plan- May 2014

The \$300 million development plan for the 77 acres includes:

- a **30,000-seat football, soccer and track-and-field stadium** on the Turner Field site
- a **new baseball complex** in the former location of Atlanta-Fulton County Stadium that preserves the Hank Aaron wall in the new baseball stadium
- the preservation of the Olympic cauldron
- a mix of student, single-family and apartment residences, restaurants, a grocery store and other retail
- **new instructional space**, parking and green space in a **walkable setting**



PRELIMINARY CONCEPT PLAN
VISION CONCEPT

Turner Field Stadium Neighborhoods

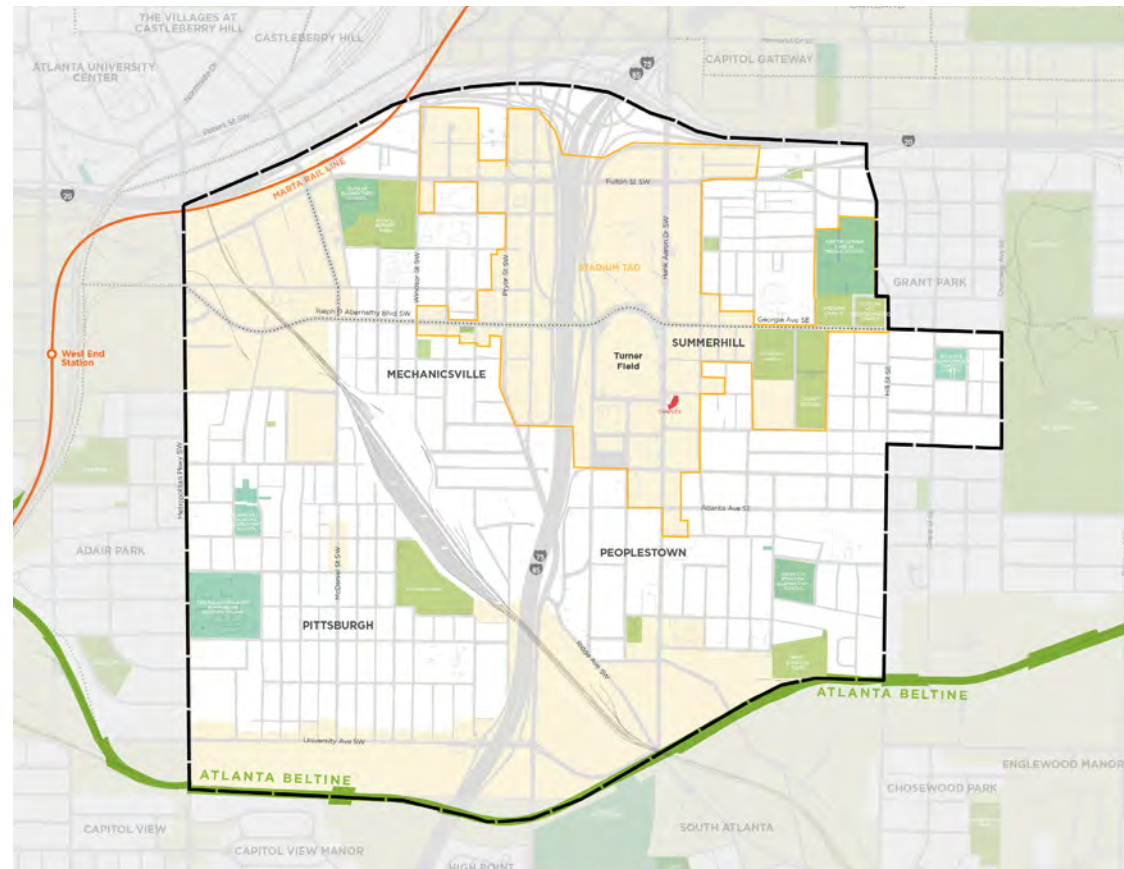
Highest amount awarded for an LCI

Partnership with City of Atlanta, Invest Atlanta, Annie Casie Foundation and AFCRA

Core Management Team Included TFCB Coalition Representative

APS Middle and High School students created and completed survey

Incorporated Stormwater completed by the TFCB coalition



Time Line

November 2013: Braves Announce they are leaving Turner Field

December 2013: Task Force created to develop recommendations in the neighborhoods surrounding Turner Field

May 2014: Carter and GSU unveiled plans for a redevelopment of Turner Field into a football stadium, housing and retail to the editorial board of The Atlanta Journal-Constitution

November 2014: Application for Livable Centers Initiative

March 2015: Turner Field Community Benefits Coalition formed

June 2015: Carter holds public meetings on their redevelopment plan

October 2015: RFP for the sale and redevelopment of 67 acres including Turner Field

November 2015: Start of Turner Field Stadium Neighborhoods Planning Process

December 2015: Carter/GSU bid selected for sale of Turner Field

July 2016: Rezoning of parcels around Turner Field- needed to close on the sale

September 2016: Turner Field LCI adopted

January 2017: Carter and GSU close on the sale of Turner Field

The Community's Perspective

Laura Beall

Eagle Eye Planning Solutions, LLC



The Announcement

Braves Plan to Leave Turner Field for Suburbs

November 11, 2013 NEW YORK TIMES Richard Sandomir

The Braves Are Abandoning Atlanta and Their 17-Year Old Baseball Stadium

November 11, 2013 THE ATLANTIC Eric Levenson

Mayor: Turner Field to be demolished in 2017

November 12, 2013 AP Published

Based On Its Location, Is Turner Field Site Screwed?

November 13, 2013 CURBED ATLANTA Josh Green

If Braves leave Turner Field, what happens to the history?

November 21, 2013 CREATIVE LOAFING Tracey Long

Residents near Turner Field mixed about Braves moving

December 03, 2013 CBS46.com

So What Happens to the Summerhill Neighborhood After the Braves Leave?

September 18, 2014 ATLANTA DAILY NEWS Terry Shropshire

The Coalition Formation

Began in 2014 within NPU-V Neighborhood Leadership

Formally organized in Spring 2015

Membership:

Resident associations based in the immediate communities

Resident associations and other organizations in adjacent south Atlanta communities

Endorsing organizations that have a broader geographic focus.

Mission:

Inclusive Planning

Transparent Development

Community Benefits



The Coalition Activities

Educational Workshops

Organizational Training

Visioning

Experts & Partnership Resources

Activism and Lobbying



The Community, Coalition and LCI

Neighborhoods supported the application to ARC

Advocated scope for LCI RFP

Representation on the LCI Project and Core Teams

Grassroots neighborhood outreach of all LCI activities, meetings, updates

Advocated LCI in AFCRA's Development RFP

Sponsored online **Community Survey** (summary)

American Rivers partnership to address storm water component outside of LCI (summary)

Advocated LCI in the City's sale and rezoning of the property



The Coalition and LCI

Turner Field Community Survey

- 1,783 responses (960 w/i LCI)
- Funded by SMP Community Fund, Annie E. Casey Foundation, Atlanta City Councilmembers Carla Smith and Andre Dickens
- Sycamore Consulting conducted an online, paper and one-on-one surveying over a month in late 2015
- Coalition deployed a field crew with paper surveys at meetings, events, and door-to-door canvassing
- Neighborhood organizations promoted survey opportunity to all residents with in LCI Core Area



Over 50% respondents envision that the new development should:

- Manage Storm water
- Serve the Surrounding Neighborhoods
- Blend in with the Community
- Be Environmentally Friendly
- Create More Job Opportunities
- Include Public Parks/Green Space

The Coalition and LCI

Green Stormwater Infrastructure Feasibility Assessment for the Core Area of the Turner Field Stadium Neighborhoods Livable Centers Initiative

- Funded by the Turner Foundation
- Using three LCI Concepts for Core Area, the analysis is based on capturing and infiltrating the 95th percentile storm on site using GSI, which in Atlanta equates to 1.8 inches of rainfall in 24 hours

Recommendations

- Capture 1.8” of rainfall or more from rooftops and store the volume in cisterns for reuse.
- Dedicate 5.5% of all landscaped areas outside of buildings for bioretention.
- Dedicate 0.7% of all park areas to bioretention.
- Pave new streets with permeable pavers wherever possible throughout the site.
- Treat runoff from sidewalks and non-permeable streets with bump-out bioretention cells, which would comprise 6.6 % of all non-permeable streetscape. updates to 1.8 inches of rainfall in 24 hours
- Analysis by: Christopher Morphis Contact: Jenny Hoffner, Jeremy Diner



The Coalition “Ask”

- Infrastructure & Design
- Economic Development
- Housing & Anti-Displacement
- Educations, Human Services, Arts & Culture
- Community Safety
- Community Benefits Implementation & Oversight
- \$22.1 Million Initial Contribution plus \$350,000 Annual Revenue Stream for Housing, Education and Community Grants



The Community Divided

Group takes to tents to protest Georgia State's plans for Turner Field

April 3, 2017 The Atlanta Journal-Constitution J. Scott Trubey

CBA supporters camp at Turner Field to protest development deal

April 7, 2017 Creative Loafing Sean Keenan

GSU-Turner Field neighborhoods strike deal to address community change

April 24, 2017 The Atlanta Journal-Constitution Leon Stafford

Neighbors at odds over GSU-Turner Field agreement

April 26, 2017 The Atlanta Journal-Constitution Becca J. G. Godwin

Turner Field Neighbors Divided Over Community Benefits Agreement

May 12, 2017 GPB News/ NPR Rickey Bevington



Agreement Reached

Southside Community Investment Agreement:

- Infrastructure & Design to follow LCI
- Economic Development
- Housing
- Public Safety
- Southside Fund with stakeholder and community oversight

GSU Commitment in five broad themes:

- Building Strong Educational Foundations
- 2. Building Vibrant, Healthy, and Safe Neighborhoods
- 3. Promoting and Leveraging the Arts, Culture, and Sports
- 4. Enhancing Science and the Urban Environment
- 5. Encouraging Entrepreneurship and Economic Development

The Current Status

Activities in 2017:

- City Council created Housing Trust Fund with \$5 million from sale of property (Spring 2017)
- Team formed consisting of Carter and Four Neighborhood Association Presidents (Summer 2017)
- GSU renovated stadium and kicked off Panthers football season (Summer 2017)
- Carter renovating commercial buildings on Georgia Ave and preparing for next phase of development (current)
- Team creating Southside Catalyst Fund (current)



The Current Status

Southside Catalyst Fund

Team is hiring staff Executive Director to:

- Fundraise for operations and community grants
- Establish organization as 501(c)3
- Facilitate partnerships
- Develop an implementation plan re-prioritizing projects and programs
- Re-organize community engagement



Community Engagement Process

Audrey Plummer

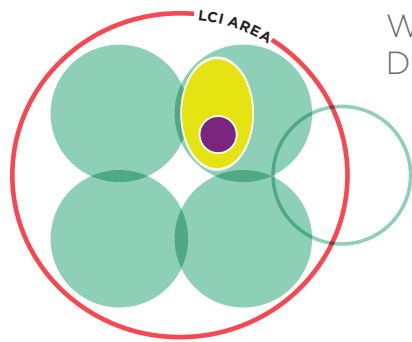
Perkins + Will



LCI Process— Focused On Engagement

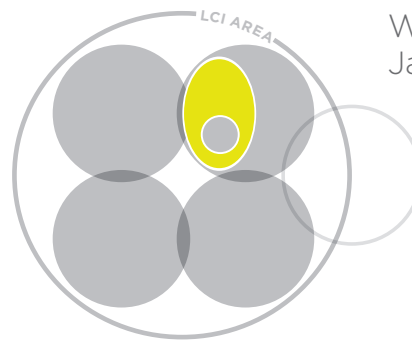
Organized Response

(1) LCI Kickoff



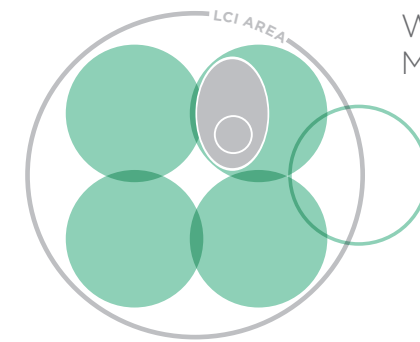
Workshop in December

(2) Core Area Visioning



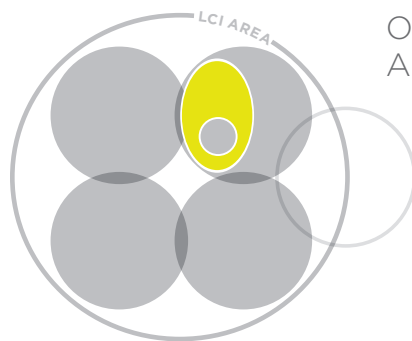
Workshop in January

(3) Neighborhoods Visioning



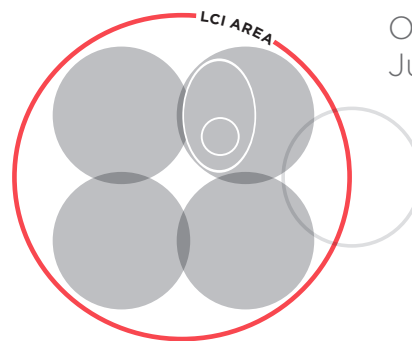
Workshops in March

(4) Celebrating at Atlanta Streets Alive



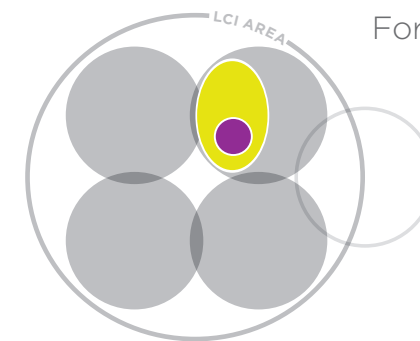
Open House in April

(5) LCI Projects Open House



Open House in June

(6) Key Opportunity Forum



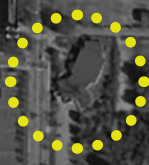
Forum in August

Living Design Lab— LCI Kickoff

Fanplex Location

Turner Field

Fanplex



Fanplex Before Intervention



Work Stations

ASK

Participants were encouraged to write questions on a chalk board and get real-time answers from DPCD and the consulting team

LEARN

This station is focused on the local knowledge, the TFLCI process, initial existing conditions findings of the study area and recommendations from previous plans.

WISH

A wish list of the community's aspirations was created and also included a portion of the Healthy Living Exhibition by the Museum of Design Atlanta in which participants sketched their desires for the future of the Turner Field Stadium and the surrounding parking lots.

SHARE

“Share” station was a video booth where participants were asked to record their answer to the question: What is your favorite thing about your neighborhood?

Mayor Kasim Reed at the Kickoff



Community Members Arriving



Full House!



A Transformed Space Engages People

Let's learn
from
each other.

LEARN

JONATHAN ROB KEVIN JESSICA

Opportunities Mapping

comment and place it



Giant Maps Engage Community



Drawings From MODA Vision Activity



Participants Visiting the Stations



Wish Wall

Store Area

green space with great family features
ie. playgrounds, workout stations etc

Major investment in stabilizing poverty + support programs for children 0-12

A commercial area much like Emory with nice dining, shopping, etc

A community garden + urban farm on every block

Fishing Area Local

A COMPREHENSIVE GREEN INFRASTRUCTURE PLAN TO CAPTURE STORM WATER!

TO HAVE A COMMUNITY BASEBALL GAME

Community! religions, orientations or ethnic diversity

I WISH FOR A FUN PLANNING PROCESS

OLYMPICS WAS A GREAT CATALYST FOR ATLANTA TEARING DOWN THE HOME RESPONSIBLE.

+ Green space
+ CO-OP Tech spaces
+ Euro Retail
+ Safety

A neighborhood center like Krog Street Market or Ponce Market

No more sports venues, but can repurpose as housing or retail on ~~other~~ offices

Chic-Fit

ore
divMS

• Trees
• green
• YAC
• Urban
• Neig
• You
• U

Beyond the Dots— Core Area Visioning

8' x 4' Context Model



Defining The Activity Score

What Kind Of Community Should This Be?

Community Character


REGIONAL CENTER



ACTIVE URBAN DISTRICT



URBAN VILLAGE



QUIET NEIGHBORHOOD



Amenity Index

REGIONAL EMPLOYMENT

SUBWAY

LIGHT RAIL

LARGE PARK

GROCERY STORE

BRT / STREETCAR

CULTURAL AMENITIES

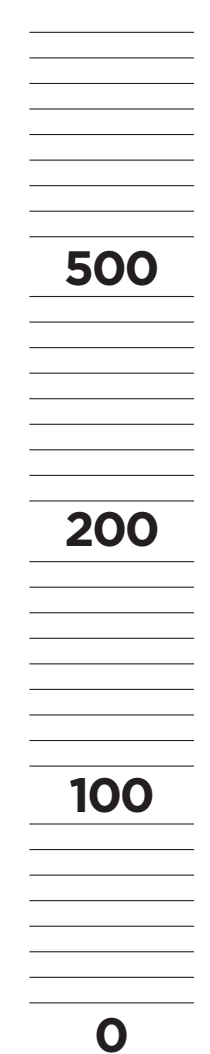
LOCAL BUS

SMALL STORE

POCKET PARK

SIDEWALKS

Activity Score



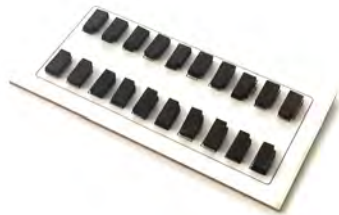
Atlanta Case Studies



The Building Blocks

Single Family Houses

Half Block



BUILDING TYPE STATS

45 Population
0 Jobs
20 Dwelling Units

40 Parking Spaces
313.8 Carbon Footprint

20,000 Gross Floor Area
0 Commercial Area
20,000 Residential Area
0 Retail Area

Townhouses

Half Block



BUILDING TYPE STATS

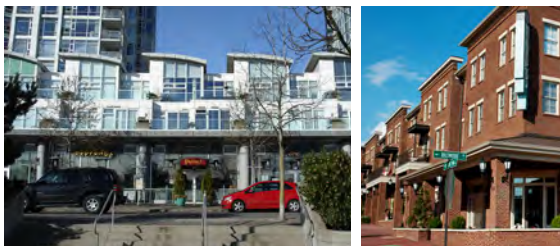
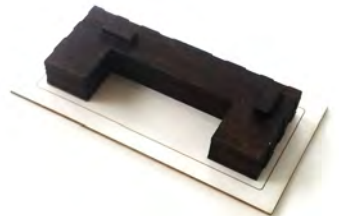
67 Population
0 Jobs
30 Dwelling Units

60 Parking Spaces
470.7 Carbon Footprint

33,000 Gross Floor Area
0 Commercial Area
33,000 Residential Area
0 Retail Area

Mixed Use Residential

Half Block



BUILDING TYPE STATS

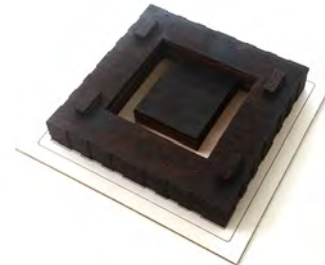
195 Population
34 Jobs
87 Dwelling Units

202 Parking Spaces
1250 Carbon Footprint

150,000 Gross Floor Area
30,000 Commercial Area
90,000 Residential Area
30,000 Retail Area

Mixed Use Residential

Full Block



BUILDING TYPE STATS

418 Population
69 Jobs
187 Dwelling Units

424 Parking Spaces
2654.5 Carbon Footprint

335,000 Gross Floor Area
67,000 Commercial Area
201,000 Residential Area
67,000 Retail Area

The Building Blocks

Commercial Tower



BUILDING TYPE STATS

- 0 Population
- 571 Jobs
- 0 Dwelling Units

- 750 Parking Spaces
- 6070 Carbon Footprint

- 250,000 Gross Floor Area
- 250,000 Commercial Area
- 0 Residential Area
- 0 Retail Area



Residential Tower

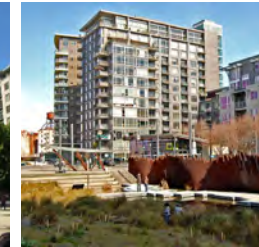


BUILDING TYPE STATS

- 254 Population
- 0 Jobs
- 113 Dwelling Units

- 170 Parking Spaces
- 1364.5 Carbon Footprint

- 127,500 Gross Floor Area
- 0 Commercial Area
- 127,500 Residential Area
- 0 Retail Area



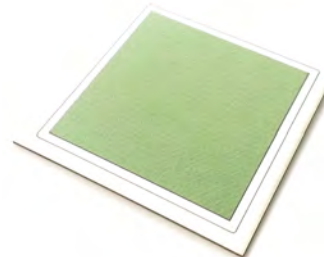
Park

Half Block



Park

Full Block



Baseball Stadium

College Size



 Signature Streets

 Neighborhood Commercial Streets

 Quiet Neighborhood Streets

Using Tableau To Measure The Vision



Explaining the Exercise



Discussing Density



Checking Activity Score in Real Time



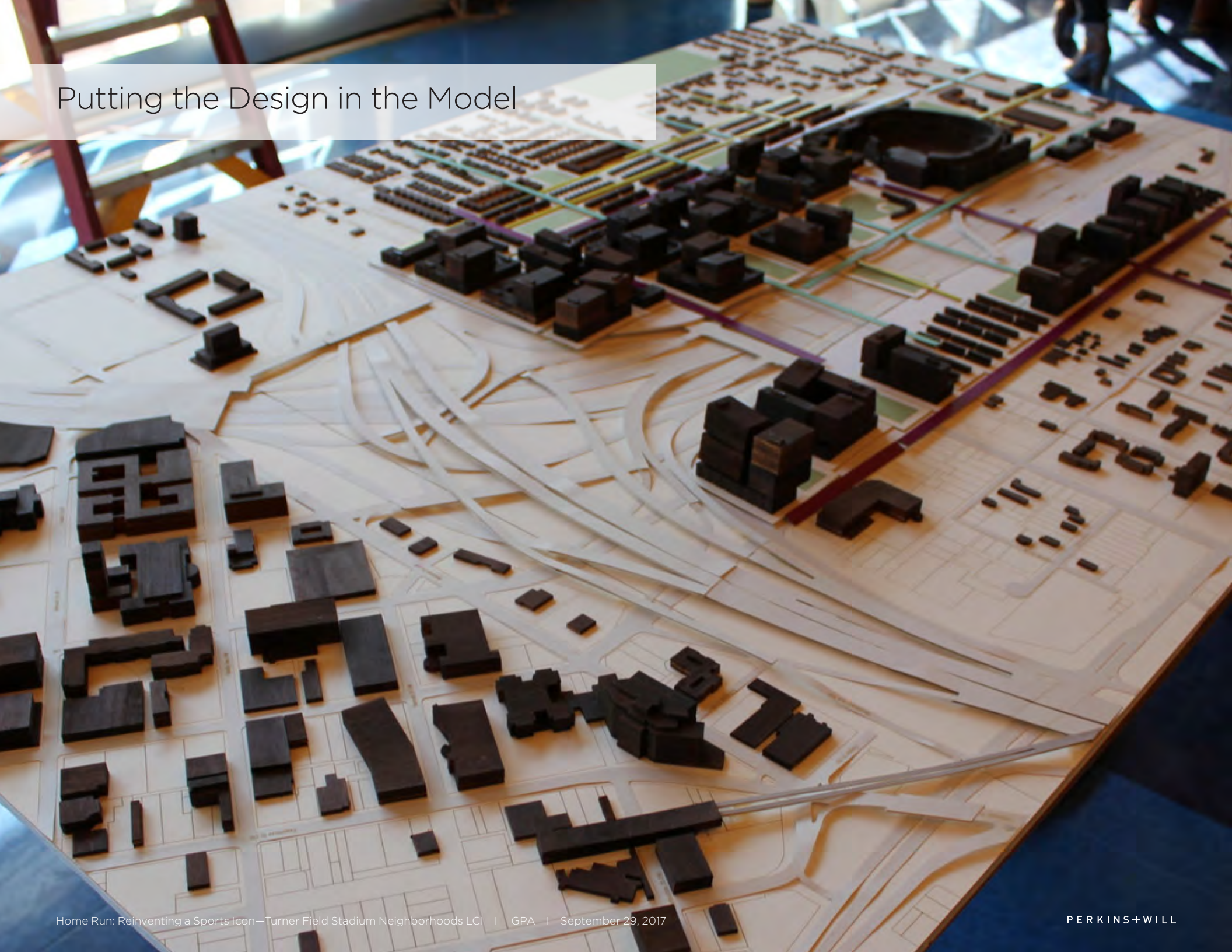
Realizing a Vision



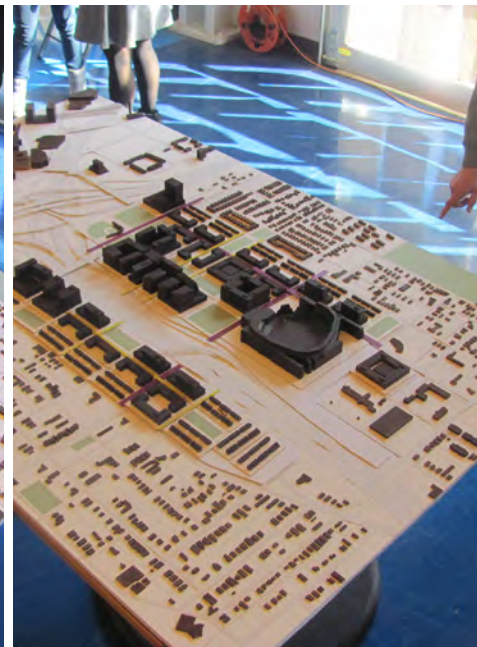
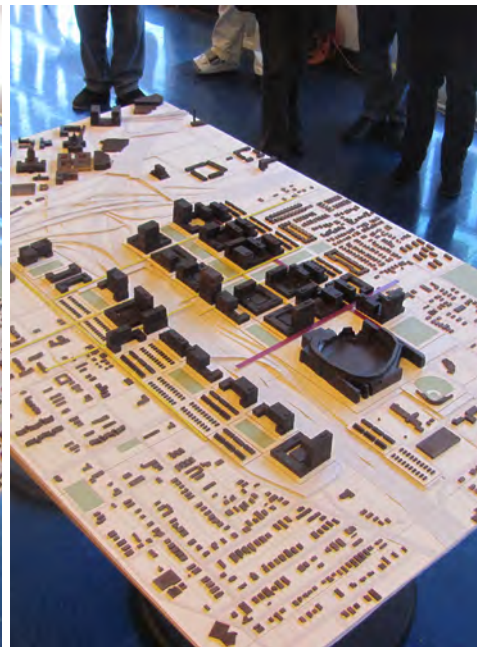
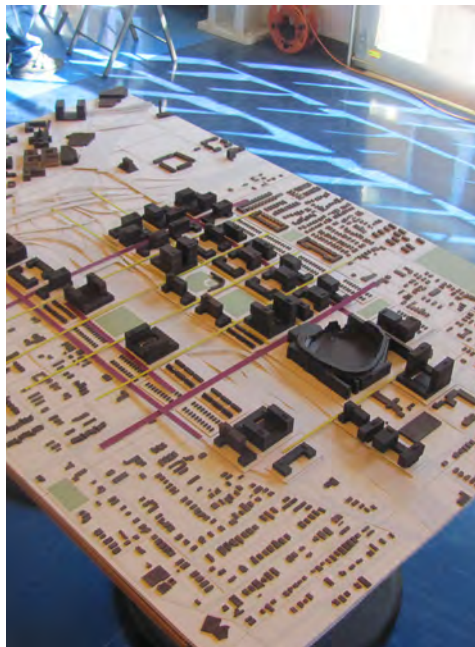
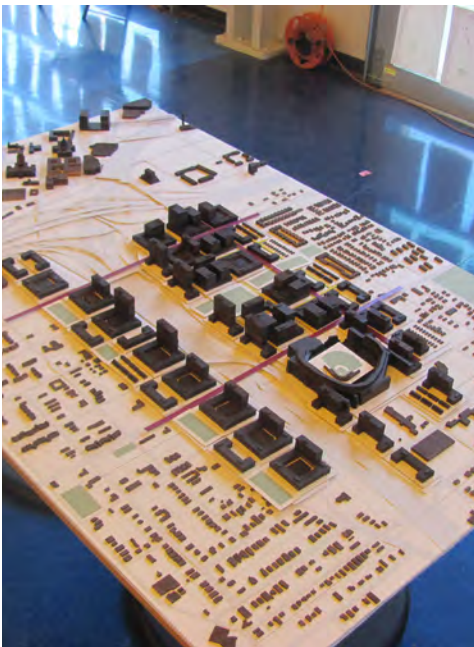
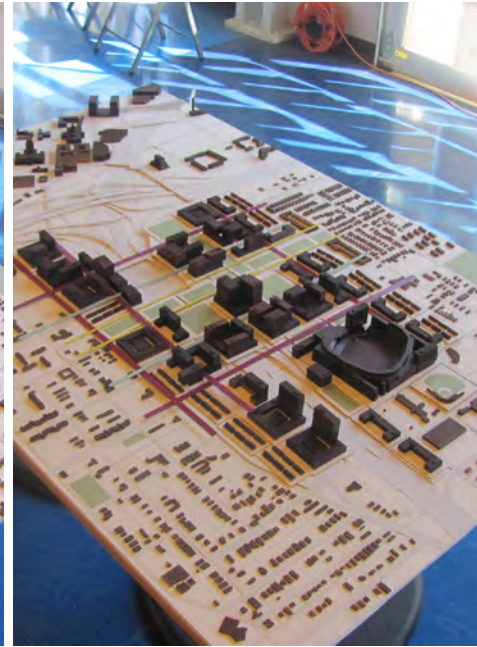
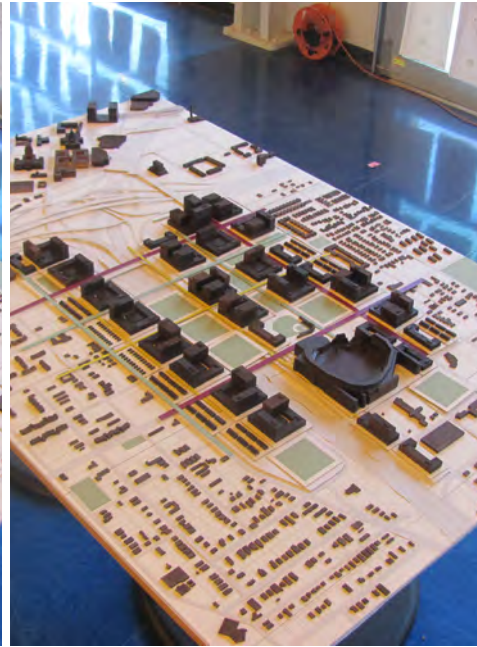
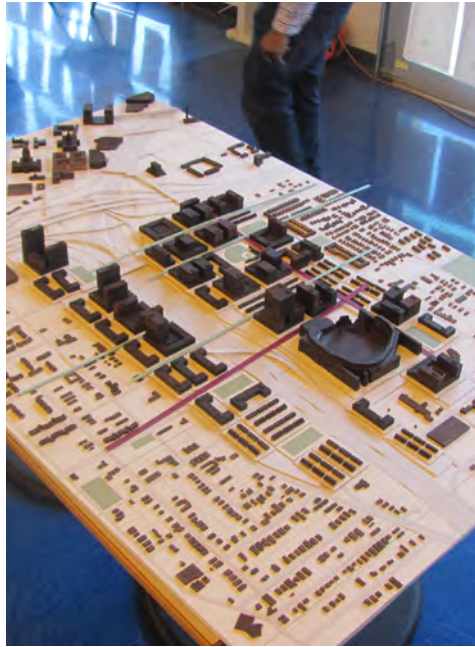
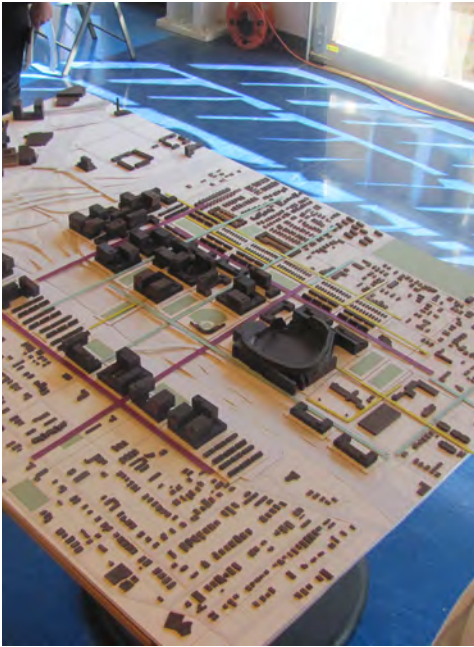
What Types of Streets Do We Want?



Putting the Design in the Model



Designs From Both Sessions



Translating What We Heard to Urban Design Options

Design Parameters

Flexibility & Density

1. The development should accommodate maximum flexibility in the future and should be designed as a part of the city, not a single mega-development. For example, buildings and their associated parking should sit on individual blocks with institutional parking dispersed throughout the district.
2. Density should reflect the mixed-use potential and regional significance of the site while maintaining compatibility with the adjacent neighborhoods.

Edges (Neighborhoods & Interstate)

3. The neighborhood edges should respect the scale and grain of the neighborhood.
4. The interstate edges should not preclude the possibility of reducing the facilities impact through lane / access ramp reductions or redesign.

Public Open Space

5. The infield of the Fulton County Stadium should be the core of a new public open space.
6. Heritage Park should be incorporated into the core area urban design framework in some significant way.
7. Public access to the I-20 overlook and views of the state capitol should be preserved.

OPPORTUNITIES FOR A HEALTHIER COMMUNITY

Design Parameters

Corridors And Transit

8. Capitol Avenue / Hank Aaron Drive should be transformed into a signature boulevard, with dedicated right-of-way for transit.

9. Fulton Street and Georgia Avenue should be designed as multimodal east-west connectors.

Legacy Neighborhoods & Sports)

10. The essence of the historic street grid should be maintained.

11. Elements of the sports legacy should remain within the site (for example the Hank Aaron statue).

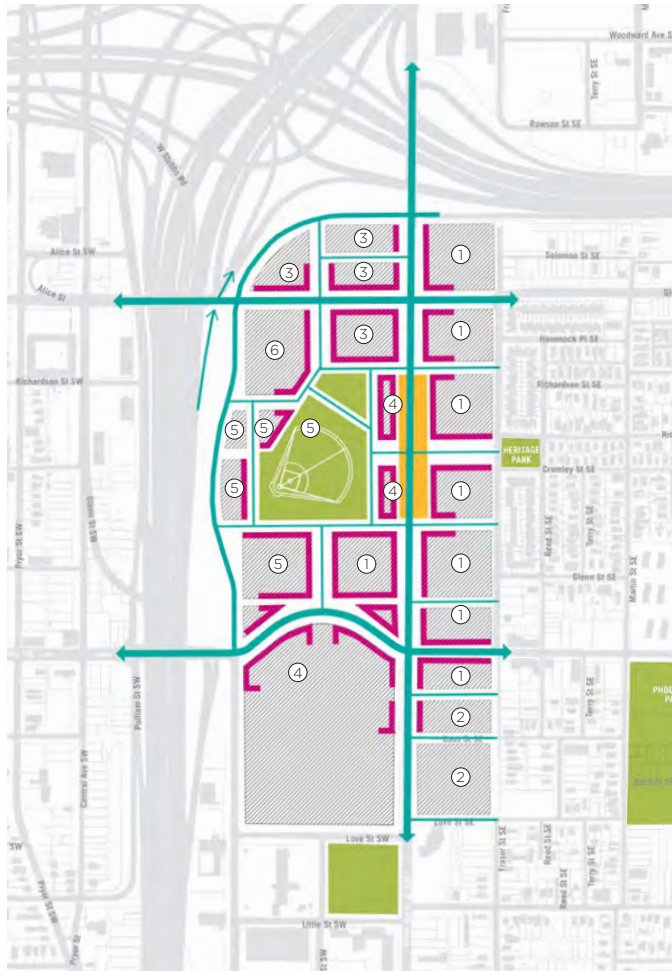
Stadium Elements

12. A portion of Turner Field should remain publically accessible on a daily basis even as the GSU football program occupies the structure.

13. The proposed GSU baseball stadium should be located to minimize its impact on future development potential.

OPPORTUNITIES FOR A HEALTHIER COMMUNITY

Ballpark Plaza Concept

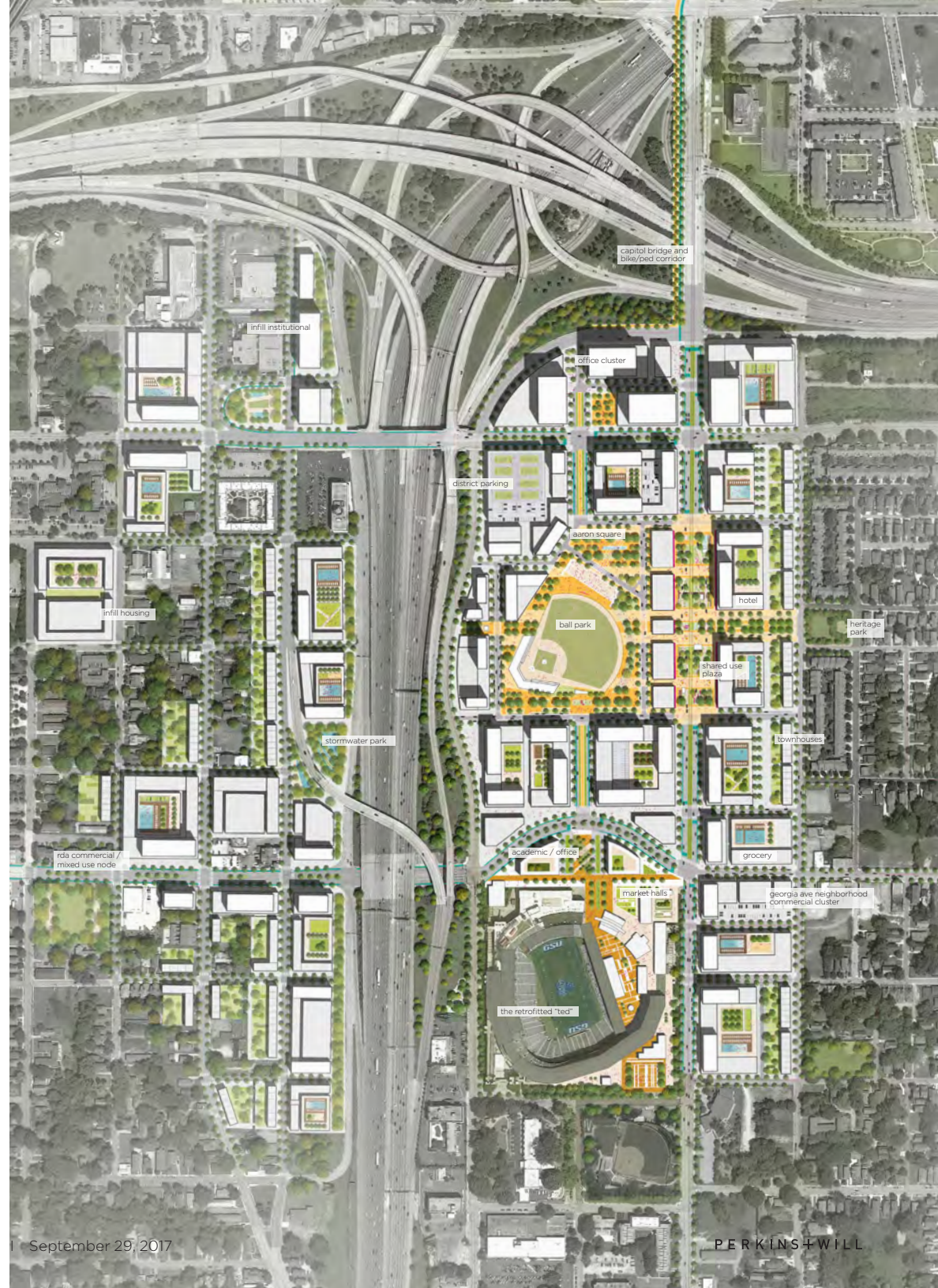


General Building Use

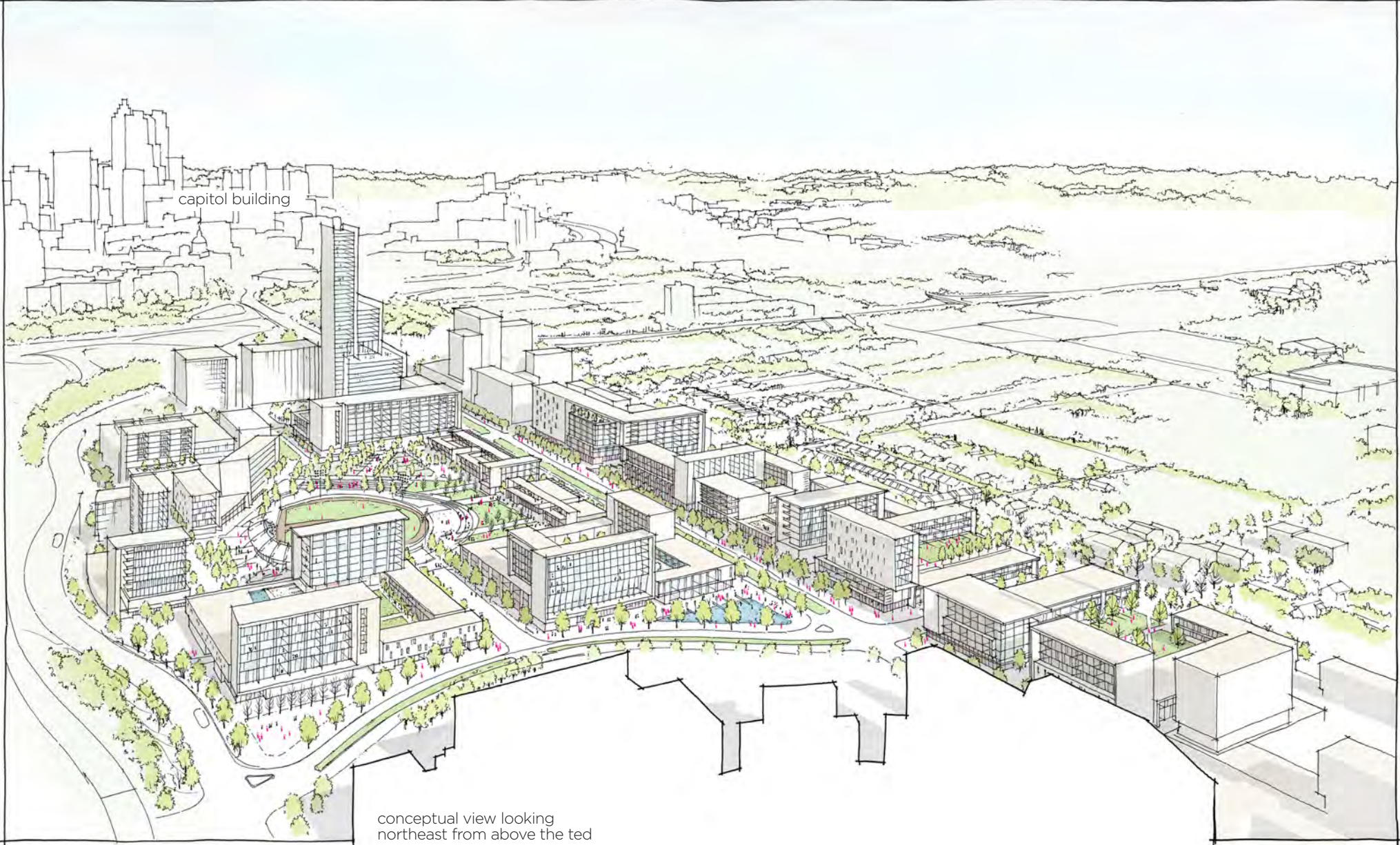
- 1 Mixed Use
- 2 Multifamily Housing
- 3 Office and Academic
- 4 Sports and Entertainment
- 5 Student Oriented Housing
- 6 Dedicated District Parking

Graphic Legend

-  Parks & Open Space
-  Urban Block
-  Active Street Frontages
-  Streets

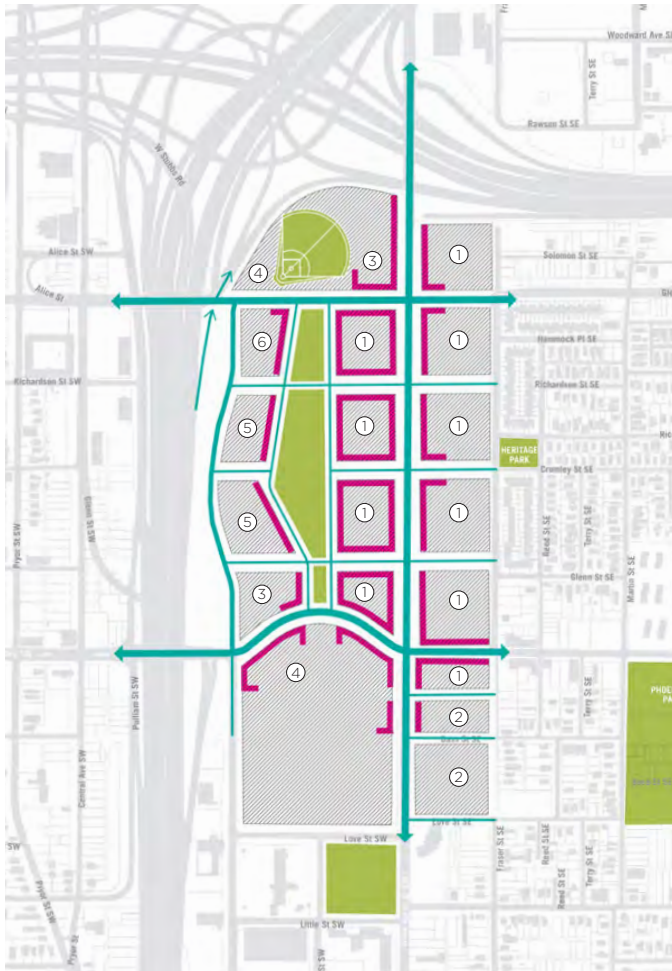


Ballpark Plaza Concept



conceptual view looking northeast from above the ted

Big Park Concept

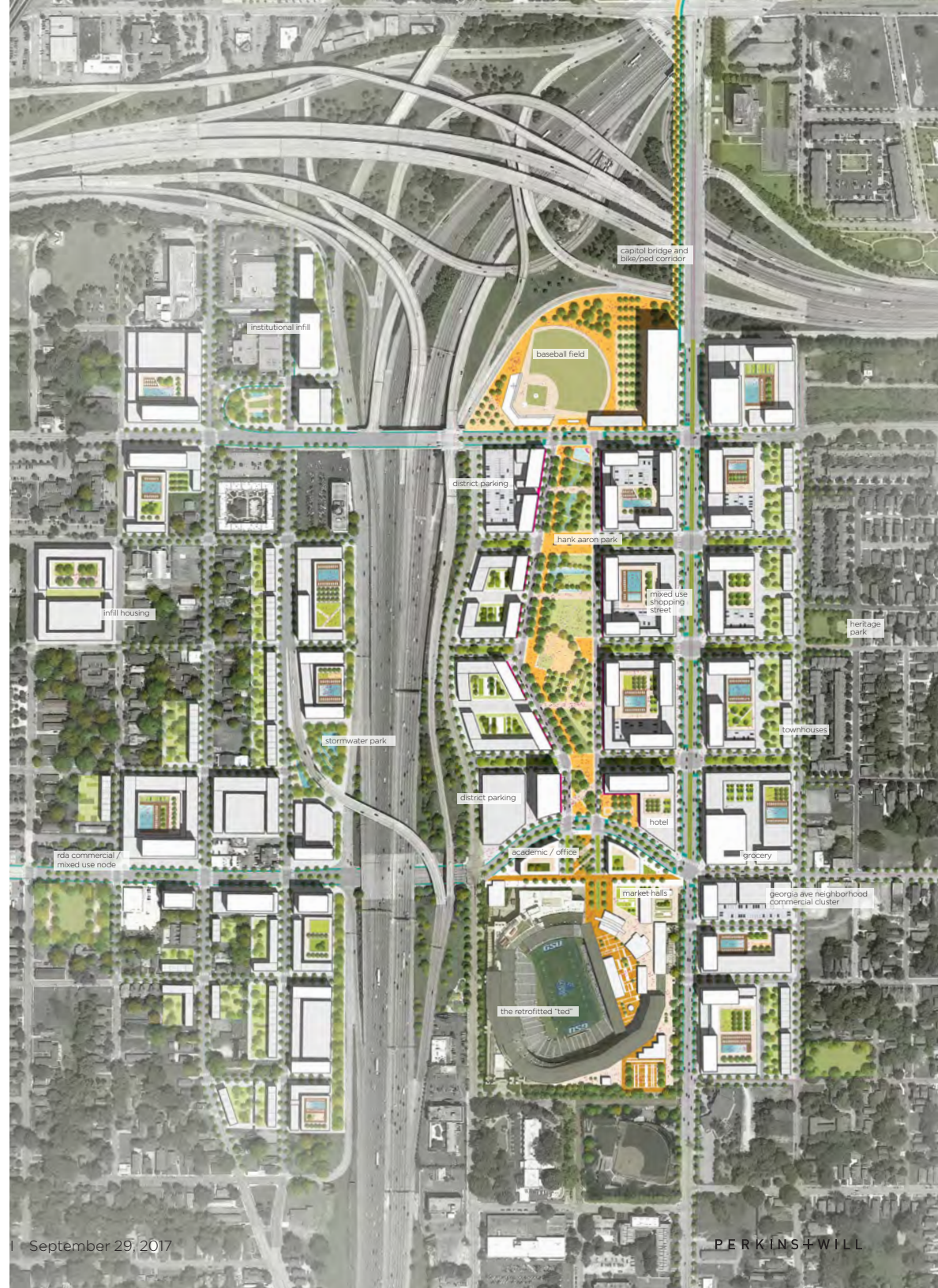


General Building Use

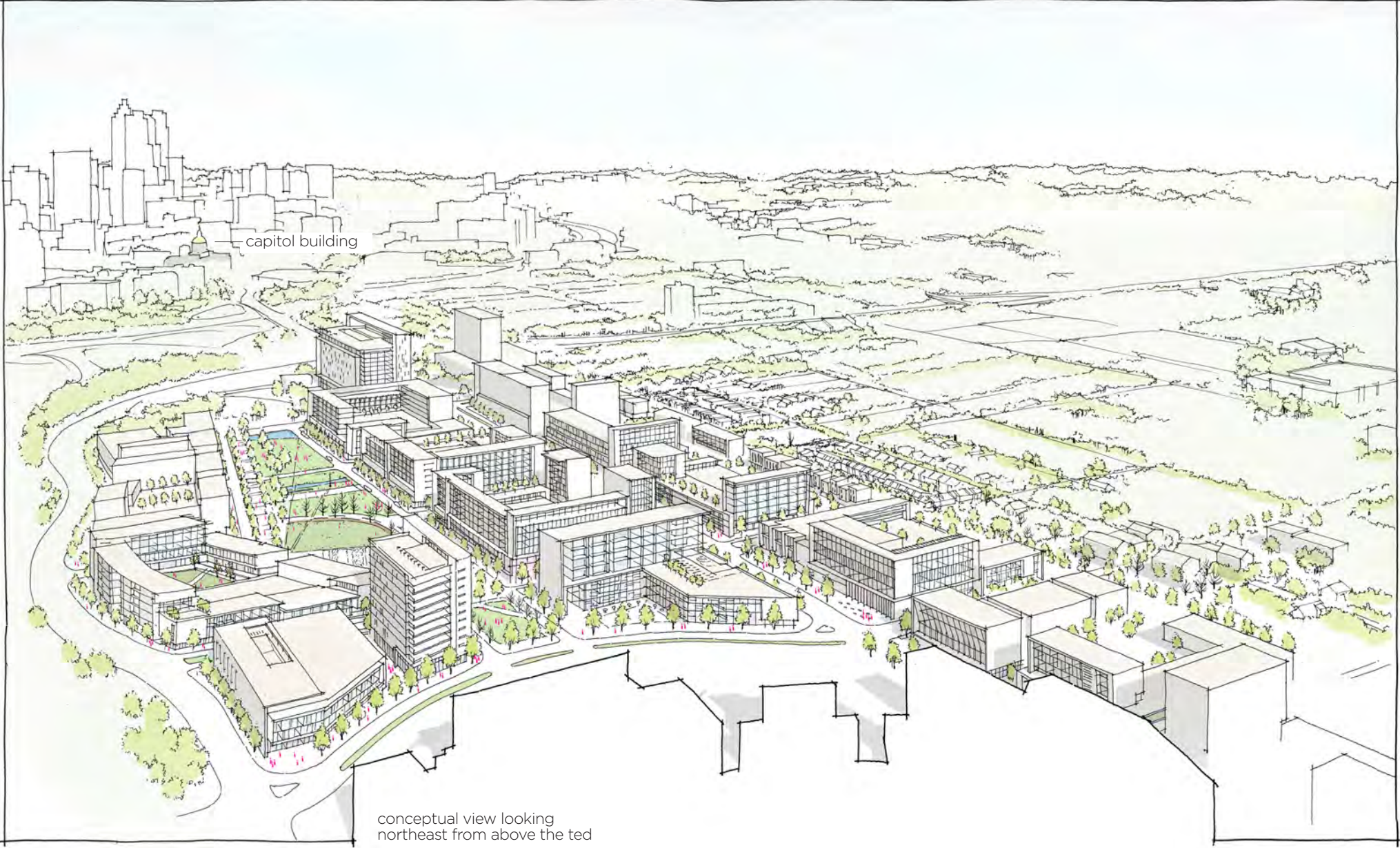
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- 2 Multifamily Housing
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Graphic Legend

- Parks & Open Space
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- Streets

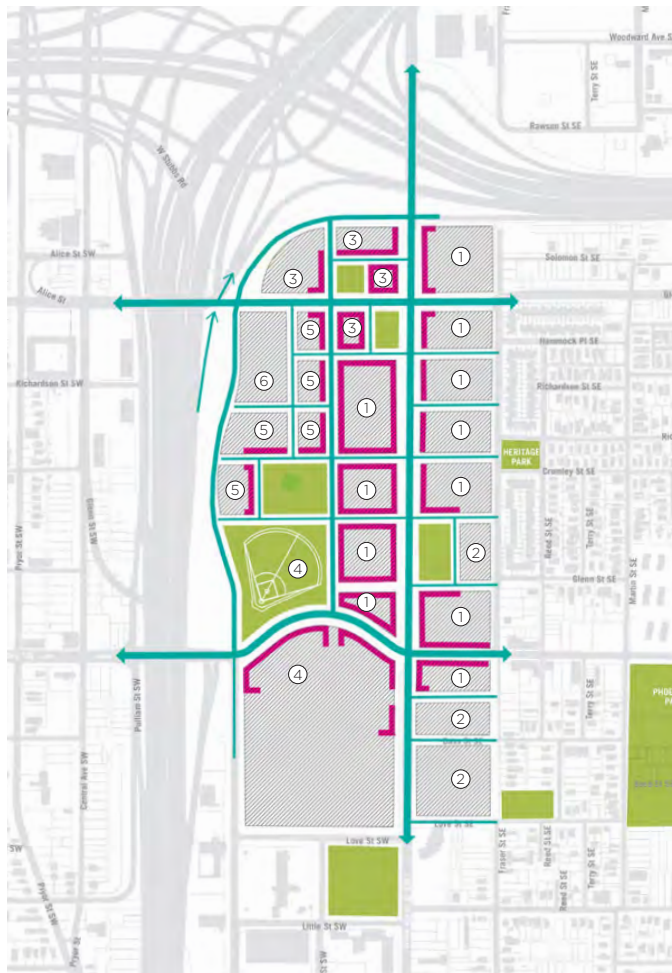


Big Park Concept



conceptual view looking northeast from above the ted

Neighborhood Squares Concept

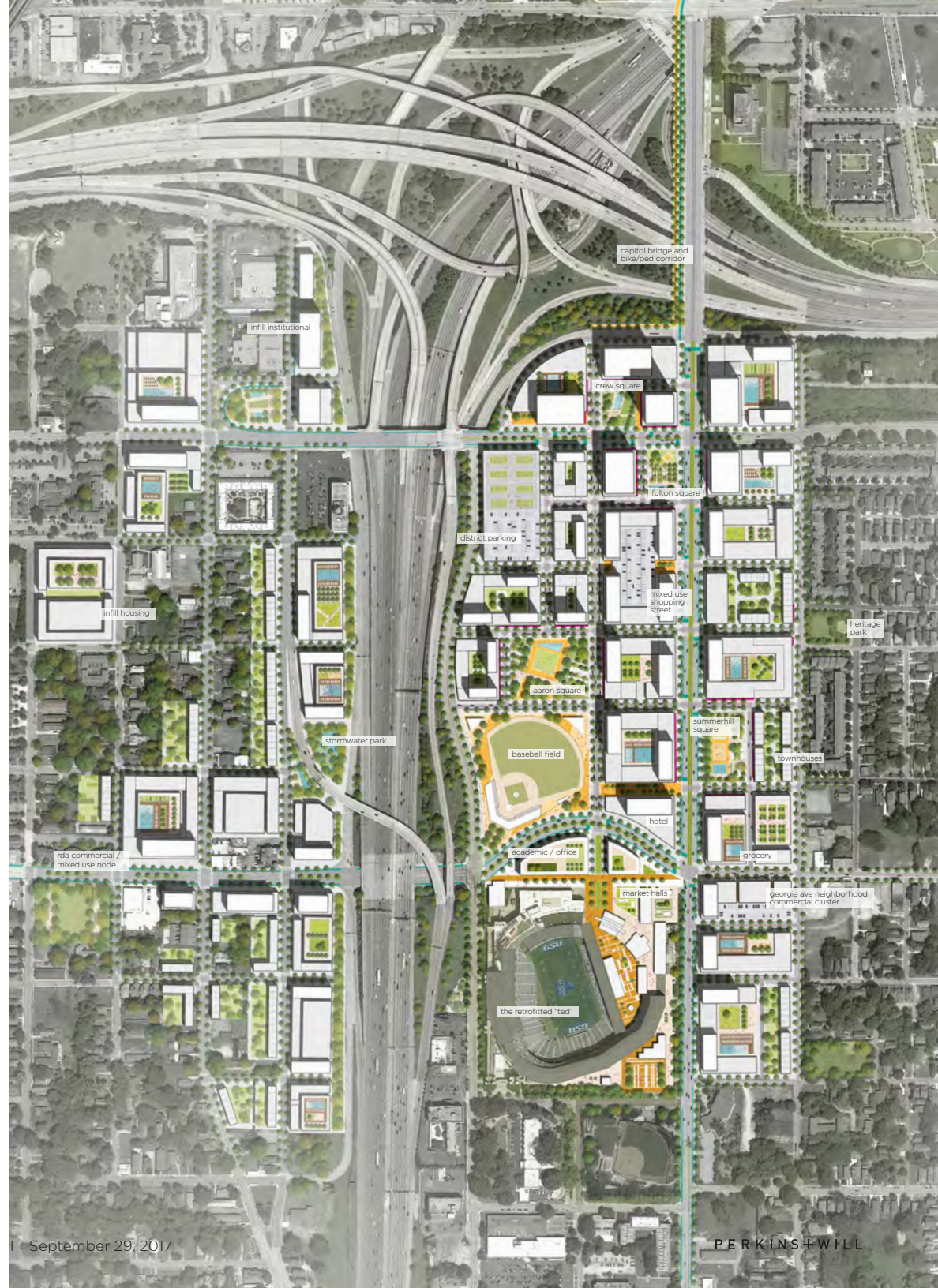


General Building Use

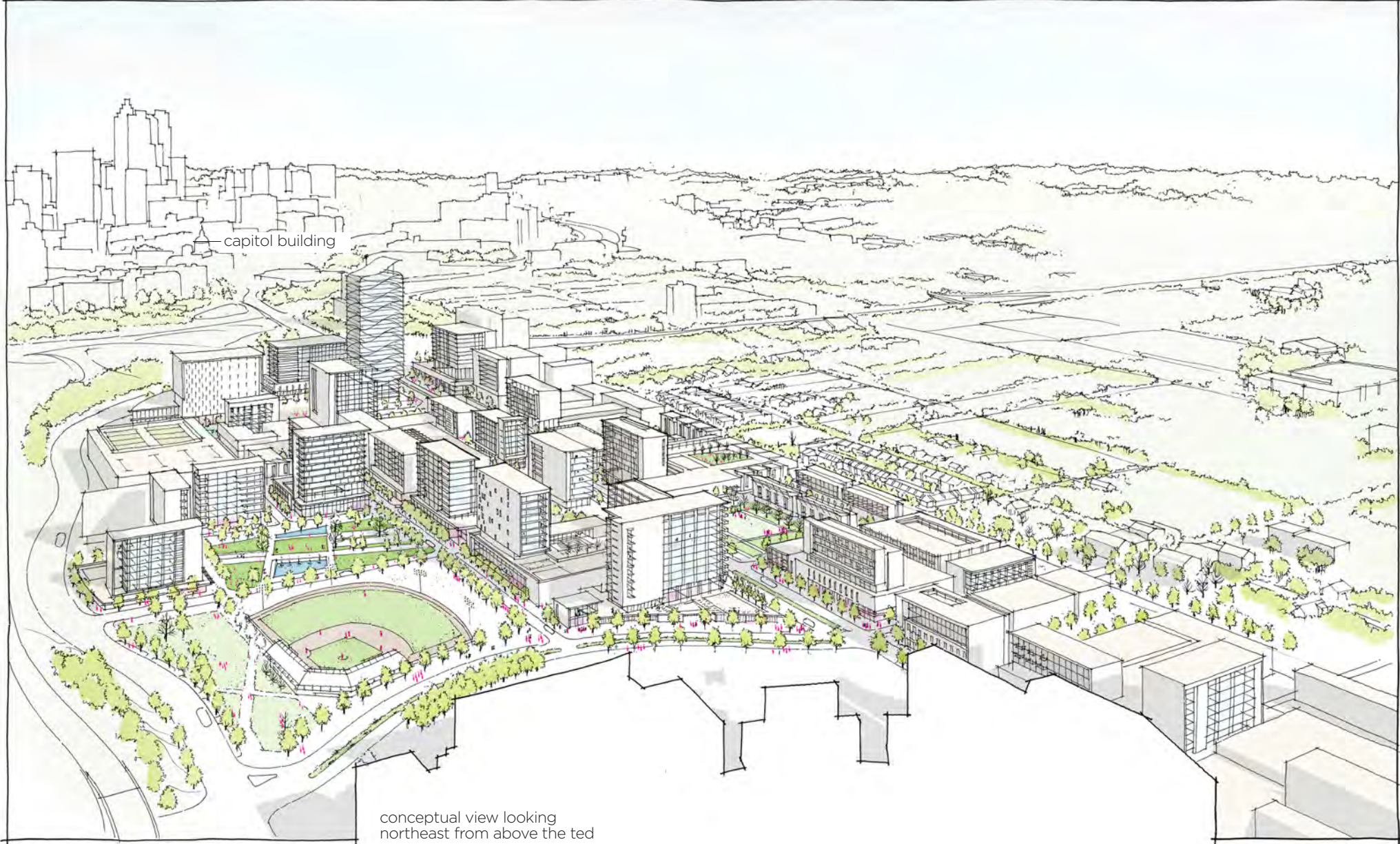
- 1 Mixed Use
- 2 Multifamily Housing
- 3 Office and Academic
- 4 Sports and Entertainment
- 5 Student Oriented Housing
- 6 Dedicated District Parking

Graphic Legend

- Parks & Open Space
- Urban Block
- Active Street Frontages
- Streets



Neighborhood Squares Concept



conceptual view looking
northeast from above the stadium

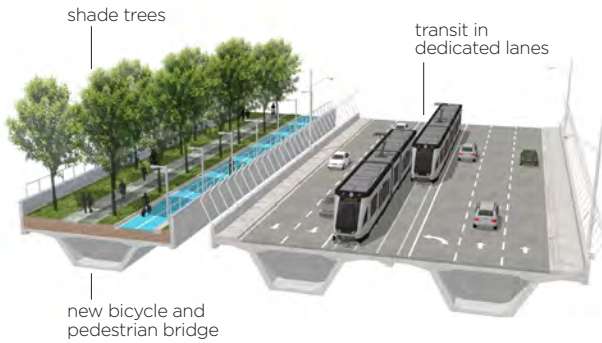
Street Sections



Capitol Avenue Bridge | Existing



Hank Aaron Drive | Existing



Capitol Avenue Bridge | Proposal A



Hank Aaron Drive | Proposal A



Capitol Avenue Bridge | Proposal B



Hank Aaron Drive | Proposal B

Streets Alive— Taking the Plans to Atlanta

Turner Field Stop



Boards Explaining Process + Concepts



VISIONING WORKSHOP OUTCOMES

THE BUILDING BLOCKS

REGIONAL CENTER	ACTIVE URBAN DISTRICT	RESIDENTIAL	OFFICE	RETAIL	COMMERCIAL	INDUSTRIAL	TRANSPORTATION	RECREATION	OPEN SPACE
-----------------	-----------------------	-------------	--------	--------	------------	------------	----------------	------------	------------

TABLE 1A
ACTIVITY ZONE 245

TABLE 1B
ACTIVITY ZONE 236

KEY ELEMENTS

- High density of mixed-use development
- High density of mixed-use development
- High density of mixed-use development
- High density of mixed-use development

TABLE 2A
ACTIVITY ZONE 251

TABLE 2B
ACTIVITY ZONE 239

KEY ELEMENTS

- High density of mixed-use development
- High density of mixed-use development
- High density of mixed-use development
- High density of mixed-use development

TABLE 3A
ACTIVITY ZONE 205

TABLE 3B
ACTIVITY ZONE 241

KEY ELEMENTS

- High density of mixed-use development
- High density of mixed-use development
- High density of mixed-use development
- High density of mixed-use development

TABLE 4A
ACTIVITY ZONE 243

TABLE 4B
ACTIVITY ZONE 250

KEY ELEMENTS

- High density of mixed-use development
- High density of mixed-use development
- High density of mixed-use development
- High density of mixed-use development

CORE AREA DESIGN PARAMETERS

FLEXIBILITY AND DENSITY

1. The development should create maximum flexibility long into the future and block framework, and should be designed as an integral part of the mega-development. For example, buildings and their associated parking should be designed as individual blocks with institutional parking dispersed throughout the core area.
2. Density should reflect the mixed-use potential and regional significance, maintaining compatibility with the adjacent neighborhoods at its edge.

EDGES (NEIGHBORHOOD AND INTERSTATE)

3. The neighborhood edges should respect and seamlessly integrate with the existing urban fabric of the adjacent neighborhoods. New development should be designed to blend back on its neighbors.
4. The interstate, its edges and access, should be redesigned to suit the future vision of the core area as a vibrant urban district and, as such, highway infrastructure should be designed to move beyond its present state as a relic of outdated land uses and transportation demands.

PUBLIC OPEN SPACE

5. The infield of the Fulton County Stadium, with its historic significance to the city and its connection to the City of Atlanta, should be the core of a new fully accessible public open space.
6. Heritage Park should be incorporated into the core area urban design to connect new development with the Summerhill Neighborhood.
7. Public access to the downtown overlook at I-20 and views of the state should be preserved.

CORRIDORS AND TRANSIT

8. Capitol Avenue / Hank Aaron Drive should be transformed into a signature corridor with dedicated right-of-way for transit.
9. Fulton Street and Georgia Avenue should be transformed into a signature corridor with dedicated right-of-way for transit.

LEGACY (NEIGHBORHOOD AND SPORTS)

10. The essential structure of the historic street grid should be preserved in the core area and particularly in the core area around the stadium.
11. Elements of the sports legacy should be integrated into the core area design, including a statue and Olympic monuments.

STADIUM ELEMENTS

12. A portion of the stadium site should be preserved as a public open space.

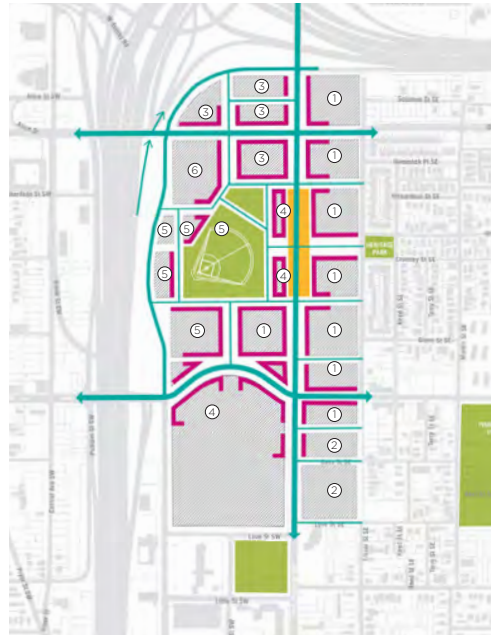
Voting on a Design



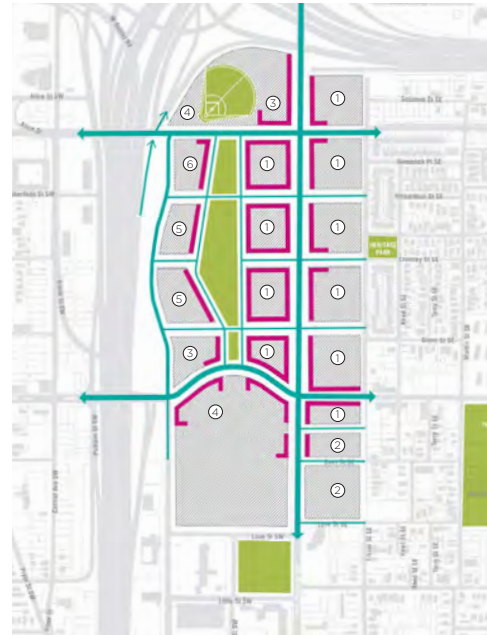
Redeeming Voting Card for Ice Cream



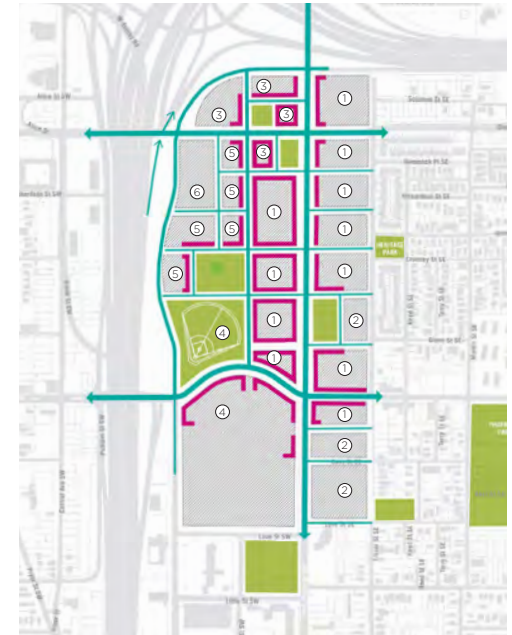
People's Choice Awards



BALLPARK PLAZA

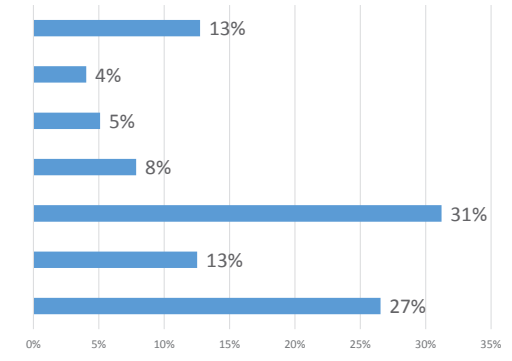
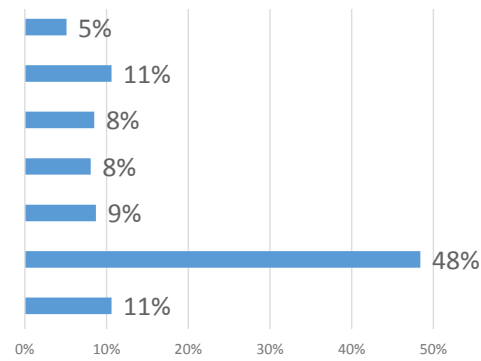
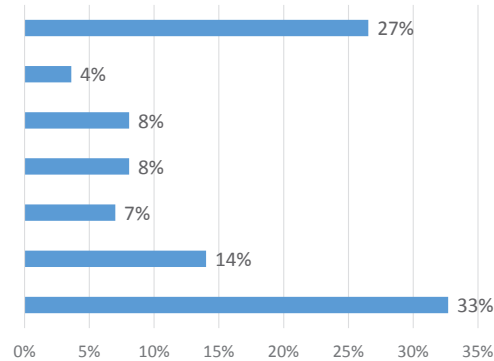


BIG PARK



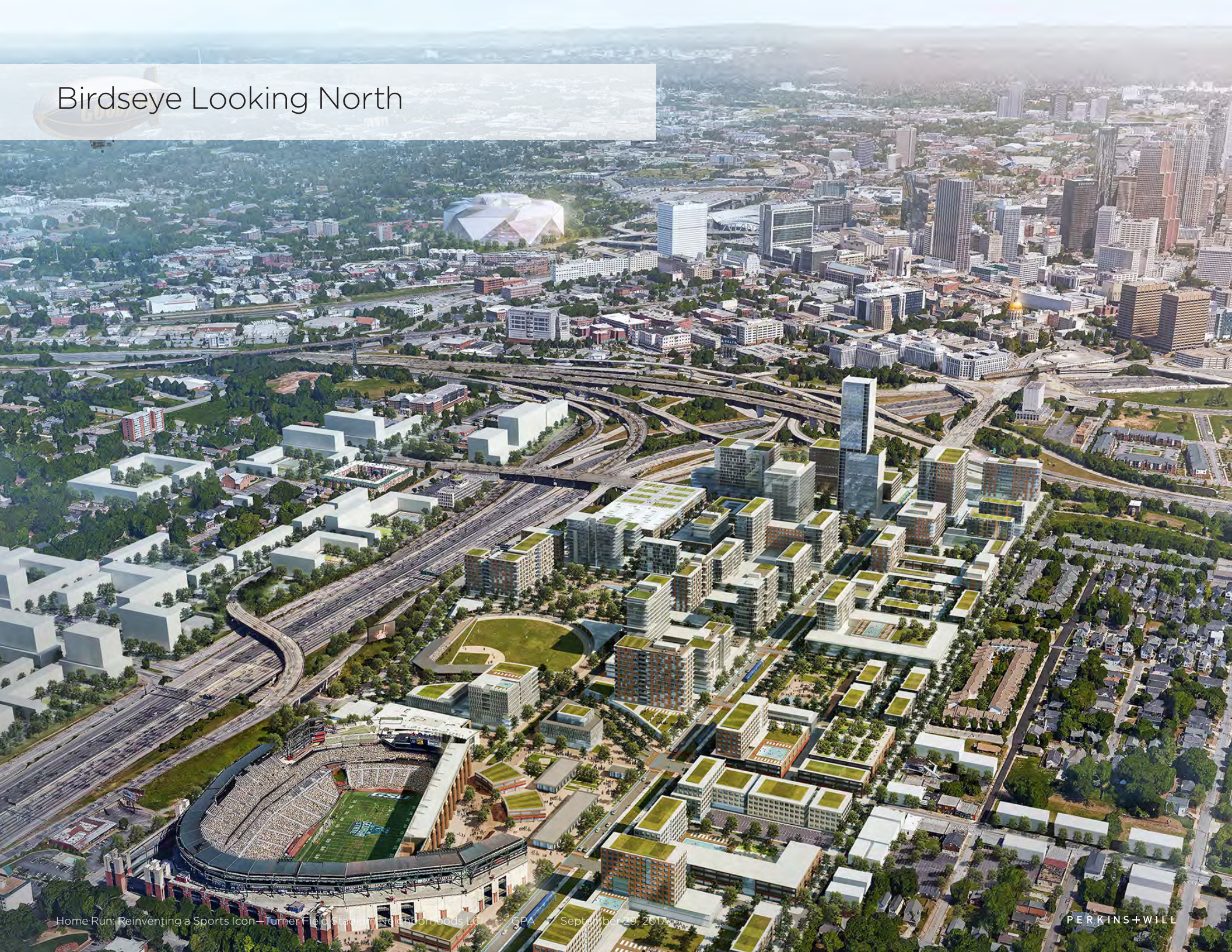
NEIGHBORHOOD SQUARES

CLASS CLOWN
 BEST ALL AROUND
 MOST LIKELY TO SUCCEED
 MOST MEANINGFUL
 MOST NEIGHBORLY
 MOST ATTRACTIVE
 N/A



Final Design Images

Birdseye Looking North



Proposed Georgia Ave Streetscape



Proposed Hank Aaron Memorial Park



Proposed Capitol Ave Streetscape



Website

Turner Field Stadium
Neighborhoods
LIVABLE CENTERS INITIATIVE

HOME / SHARED VISION / ABOUT / EVENTS / MEETING SUMMARIES / RESOURCES / ENGAGE / CONTACT

Facebook icon

Welcome

Thanks to everyone who took the time to make comments on the LCI Draft Plan and who has participated in this process. The final plan is now ready for your use.

[Click here to see the final plan.](#)

[Click here to see 3D visualizations of the core area concepts.](#)

If you have any questions, please email us at contact@stadiumneighborhoodslci.org

Please check back for details on our final public forum in September.

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Q + A

John Skach

Perkins + Will

