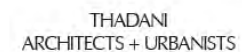


# WESTSIDE

# Land Use Framework Plan

Atlanta's Westside Neighborhoods Prepare for Development: A Land Use and Zoning Case Study



# Agenda

## 1. Overview

1. APD Urban History
2. The Westside

## 2. From Plan to Law of the Land

1. Vision and Goals
2. Land Use Framework Plan History
3. Community Engagement and Zoning Recommendations

## 3. Lessons Learned (thus far)



- Client
- Technical Expert
- Legal Expert
- Historical Custodian
- Implementation Expert



- Consultant
- Technical Advisor
- Community Engagement Coordinator
- Conflict Resolution



Westside  
Future Fund

- Community Quarterback
- Client
- Fiduciary Responsibility
- Food Provider



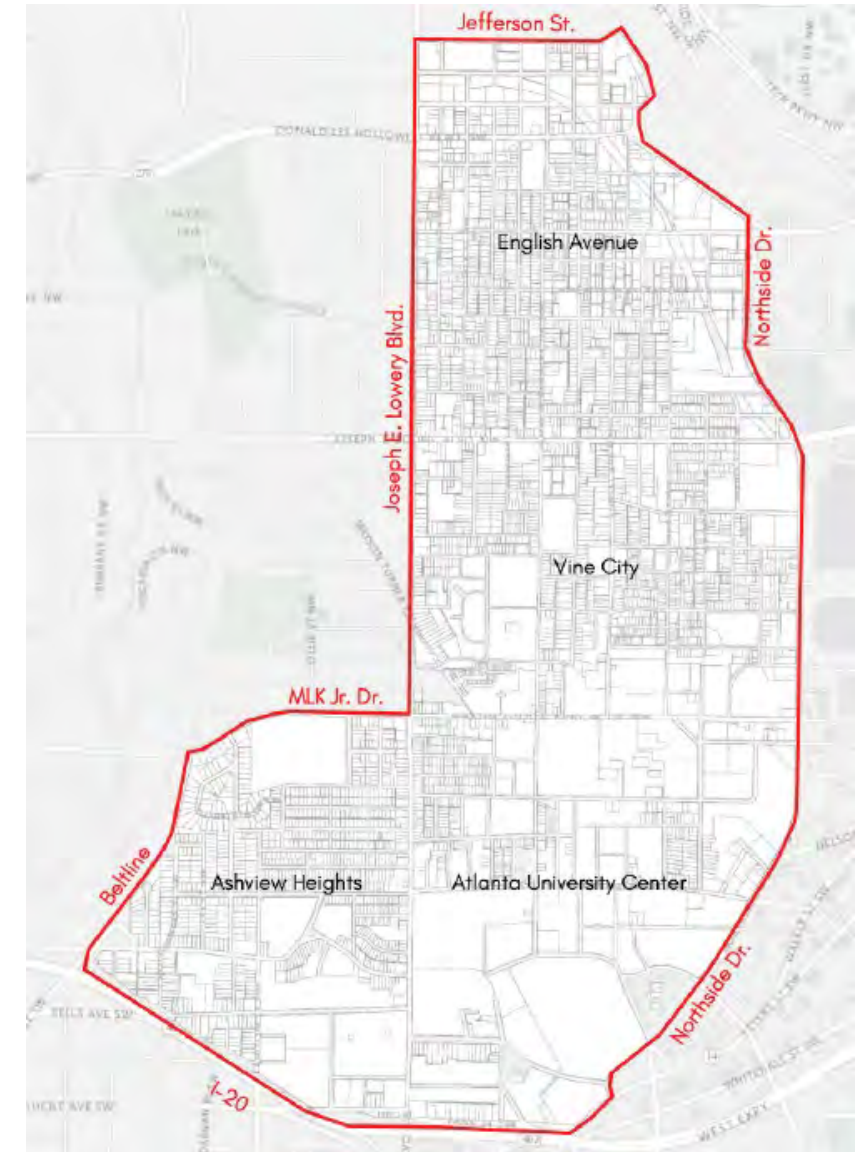
# The Westside





# The Westside: Neighborhoods

1. Ashview Heights
2. Atlanta University Center
3. English Avenue
4. Vine City
5. Just Us
6. Historic Booker T. Washington



# History

- Established Between the Late 1800's and Early 1920's
- Streetcar neighborhoods connected to Downtown
- First Planned Black Neighborhood
- First Public High School for African Americans
  - Booker T. Washington High School
- Alonzo Herndon Home built 1910
- Atlanta University Center began in 1929
- 1960's Center for Civil Rights
  - Home to Martin Luther King Jr., Maynard Jackson, Julian Bond, and other instrumental individuals



# Today

- 16,000 residents live in an area that once housed 50,000
- Median household income \$24,778
  - City of Atlanta's \$48,405
- 18% of parcels are investor-owned
  - (3+ properties)
- 8% of households own their own homes
  - (499 homeowners)
- 6 colleges/universities and 2 historic districts represent over 150 years of recorded history and culture

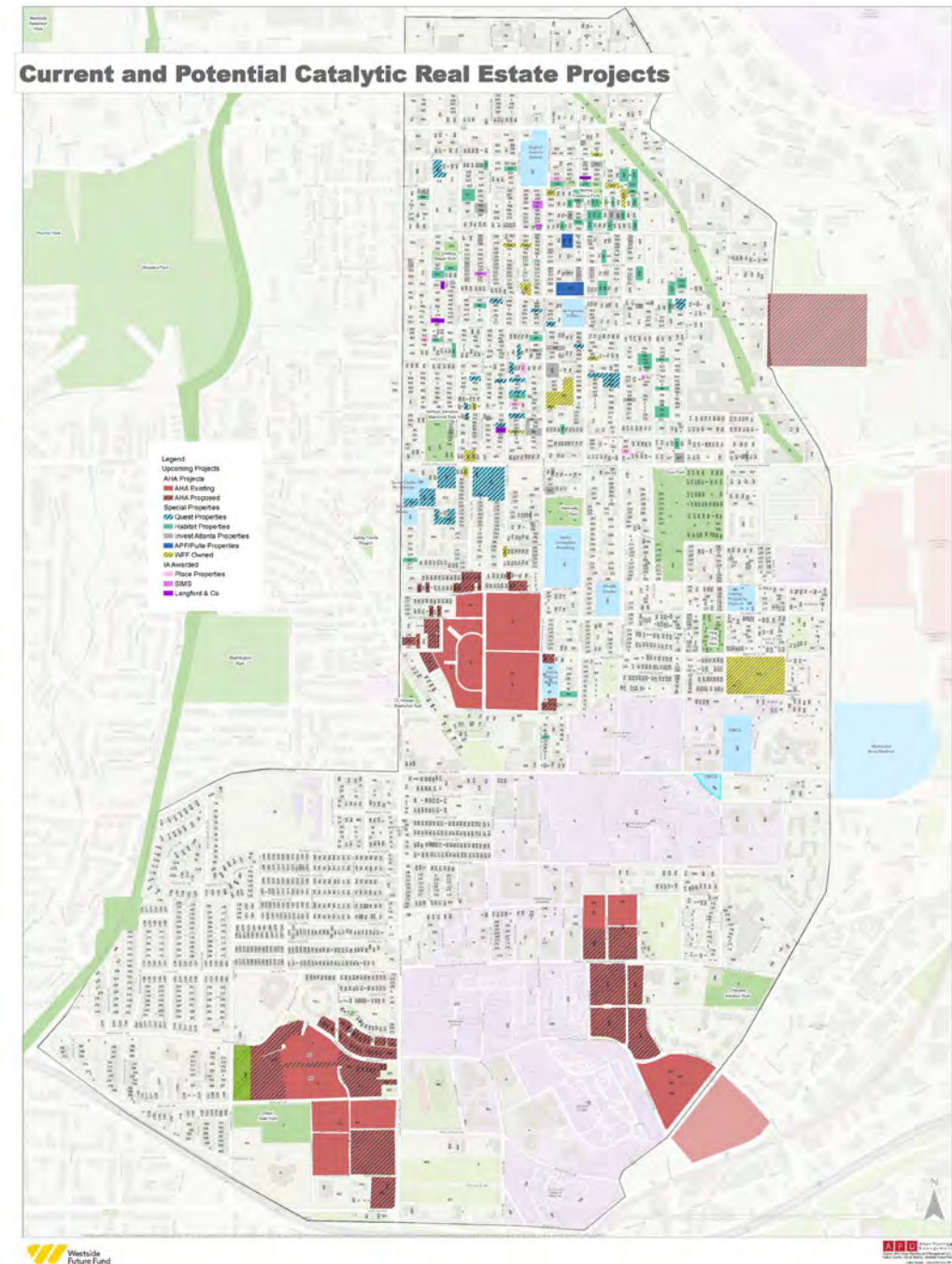


For all of  
Atlanta to  
thrive, the  
Westside  
is vital.



# Resurgence

- Recent Developments
  - Mercedes Benz Stadium
  - Morehouse School of Medicine
  - YMCA Regional Headquarters
  - Scholars Landing
  - Herndon Square
  - English Yards
  - Friendship Baptist Church campus
  - The Gulch – *Centennial Yards*
- Area has 4 federal designations:
  - Promise Zone
  - Choice Neighborhoods
  - Urban Waters Federal Partnership
  - Opportunity Zone





# Westside Land Use Framework Plan

From Plan to Law of the Land

# Why the Westside

## Geographic Scope

WFF focus areas were established as a combination of two major investments.

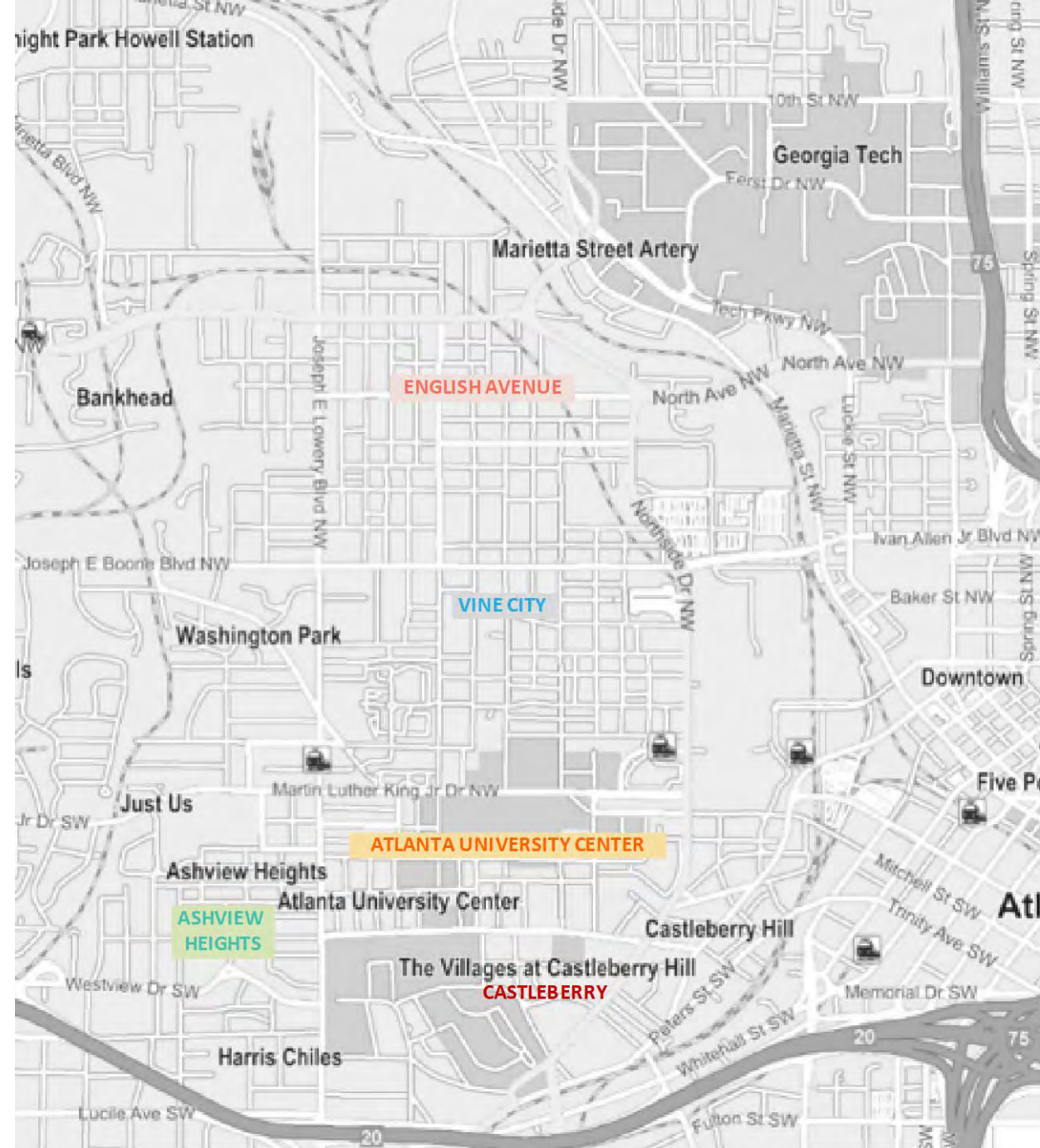
### English Avenue + Vine City:

Invest Atlanta investment set aside by former Mayor Reed from Westside Tax Allocation District (TAD)

### Ashview Heights, ATL University Center, Villages at

### Castleberry Hill:

Within the boundaries of U.S. Department of Housing and Urban Development's Choice Grant





# Vision and Goals



# Goals

- Acknowledge and Strengthen Neighborhood Assets
- Reinforce each community's Unique Neighborhood Identity
- Invest in Infrastructure
- Enhance Quality of Life with Improved Resident Access to Parks and Green Space





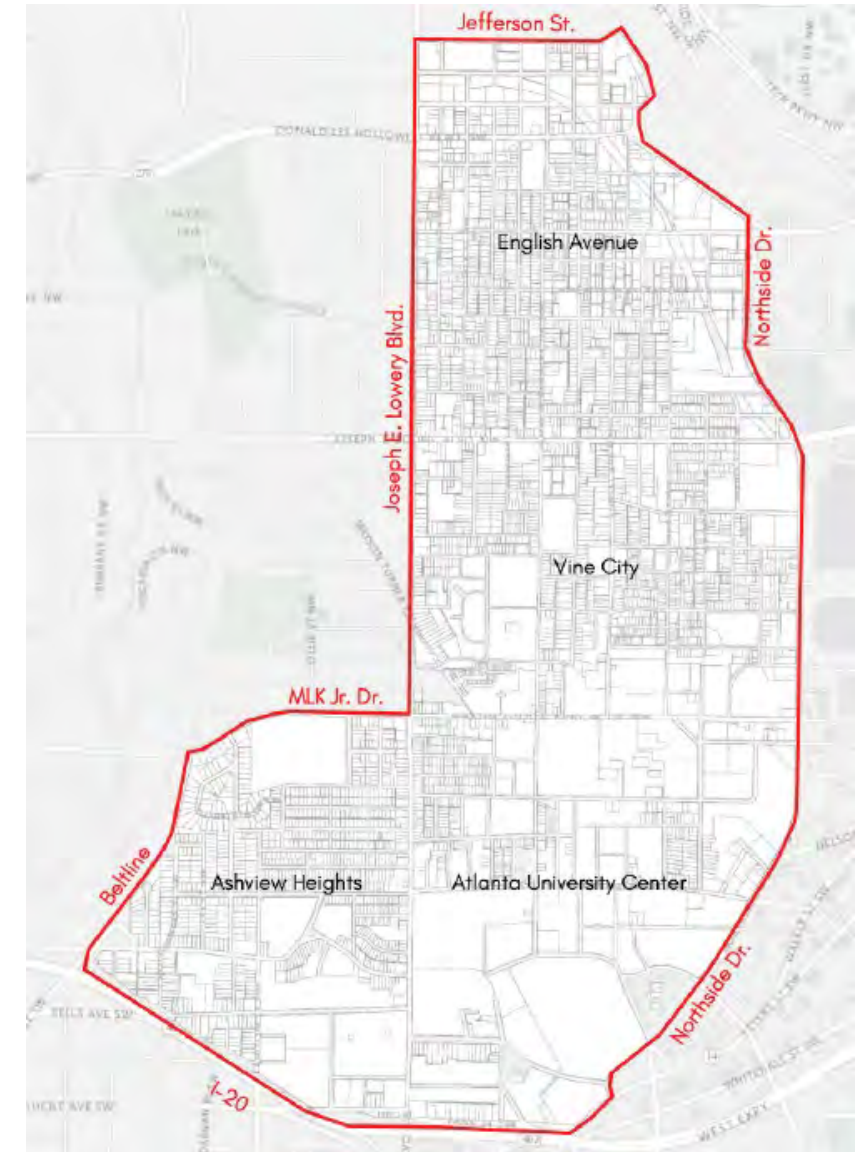






# Westside Land Use Framework Plan History

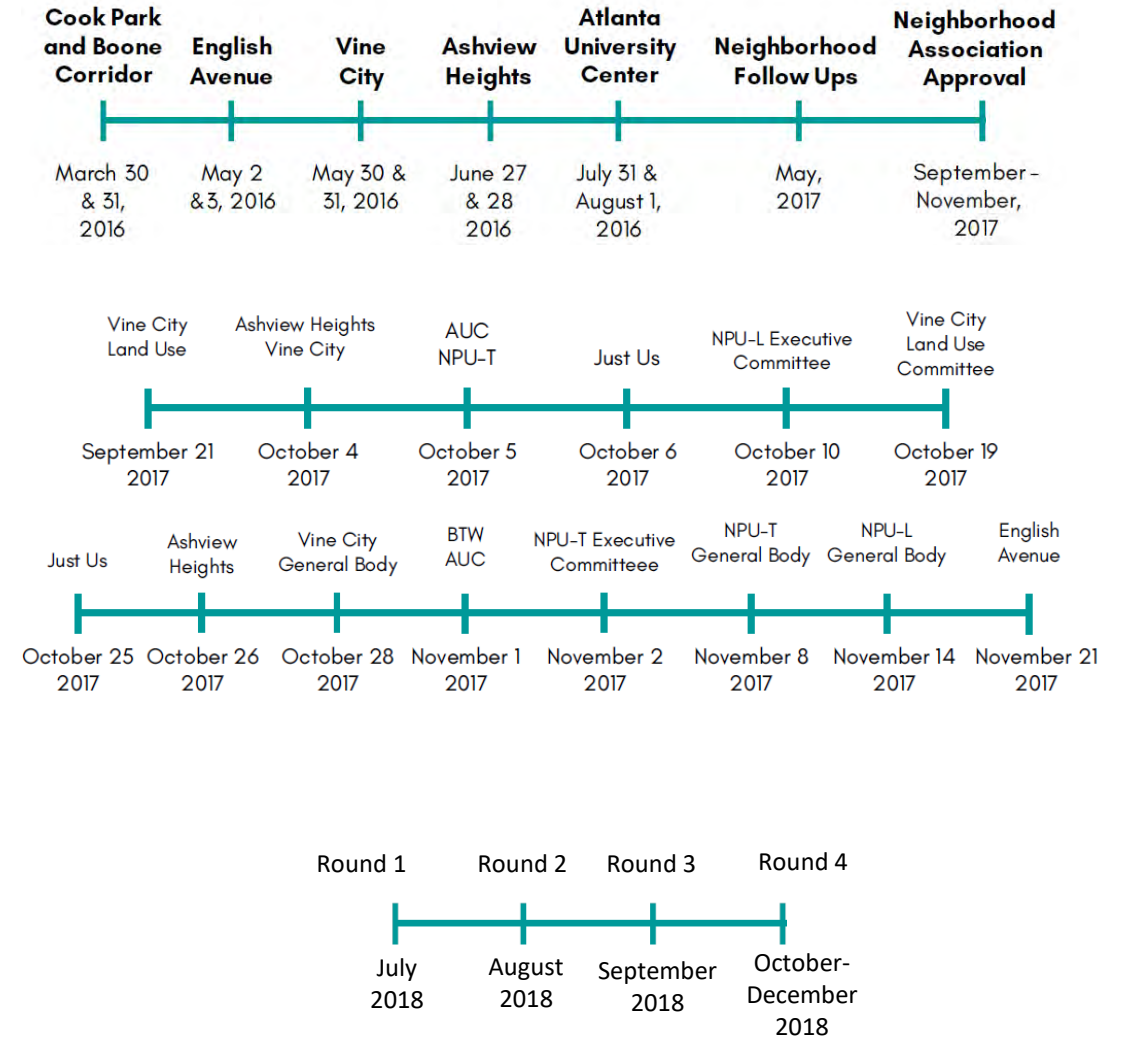
- Commissioned in 2013 by the City of Atlanta and the Westside Future Fund
- Synthesized work of previous plans
- Proposed changes to the City of Atlanta Comprehensive Development Plan
- Held series of community engagement meetings over the course of two years
- Framework Plan was unanimously adopted by City Council



# Community Engagement

## Land Use Action Plan & Framework

- Met with over 1000 individuals and stakeholders over an 18 month period
- Attended a total of 28 community meetings
- Obtained approval for all 5 neighborhood associations and 2 NPUs
- Adopted December 2017



## Zoning Update

- Four rounds of community meetings with each of the four neighborhood leadership groups
- Over a dozen individual stakeholder meetings and Land Use and zoning committee meetings



# Community Engagement and Empowerment

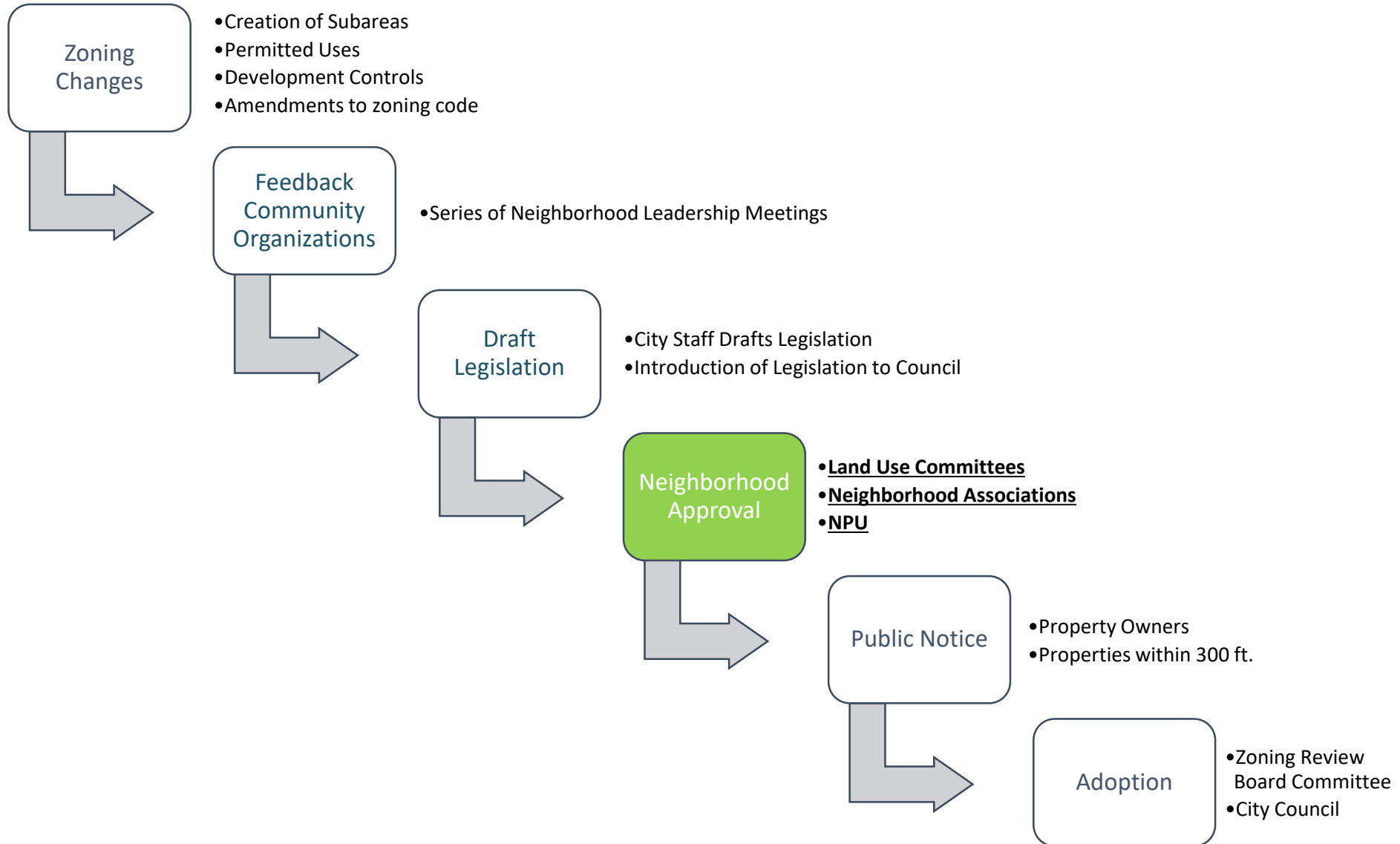
## Rounds of Meetings

Four rounds of meetings were held with each of the four neighborhood groups

- Round 1: Introduction of Subareas
- Round 2: Permitted Uses
- Round 3: Development Controls
- Round 4: Design Guidelines



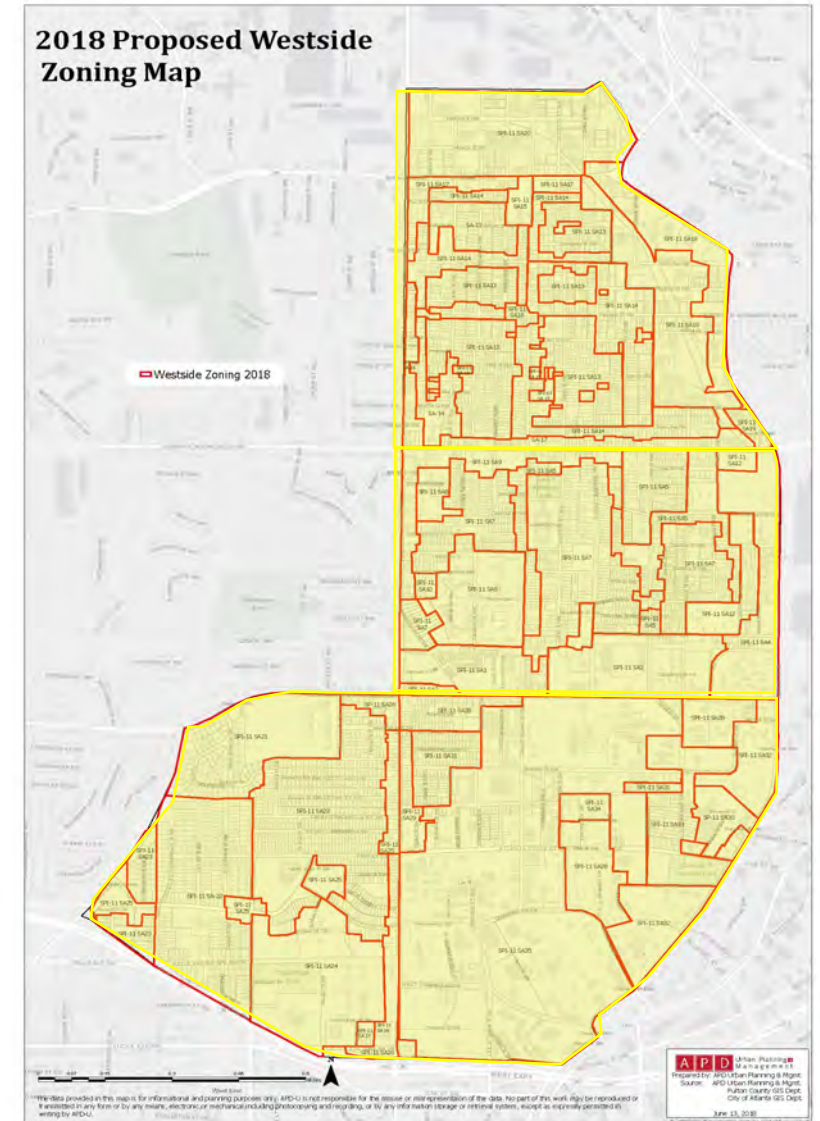
# Community Engagement



# Community Engagement + Empowerment

## Round 1: Introduction of Subareas

- Outlined the process
- Reviewed existing zoning regulations
- Introduced proposed SPI boundaries and subareas
  - Avenues for Historic Preservation

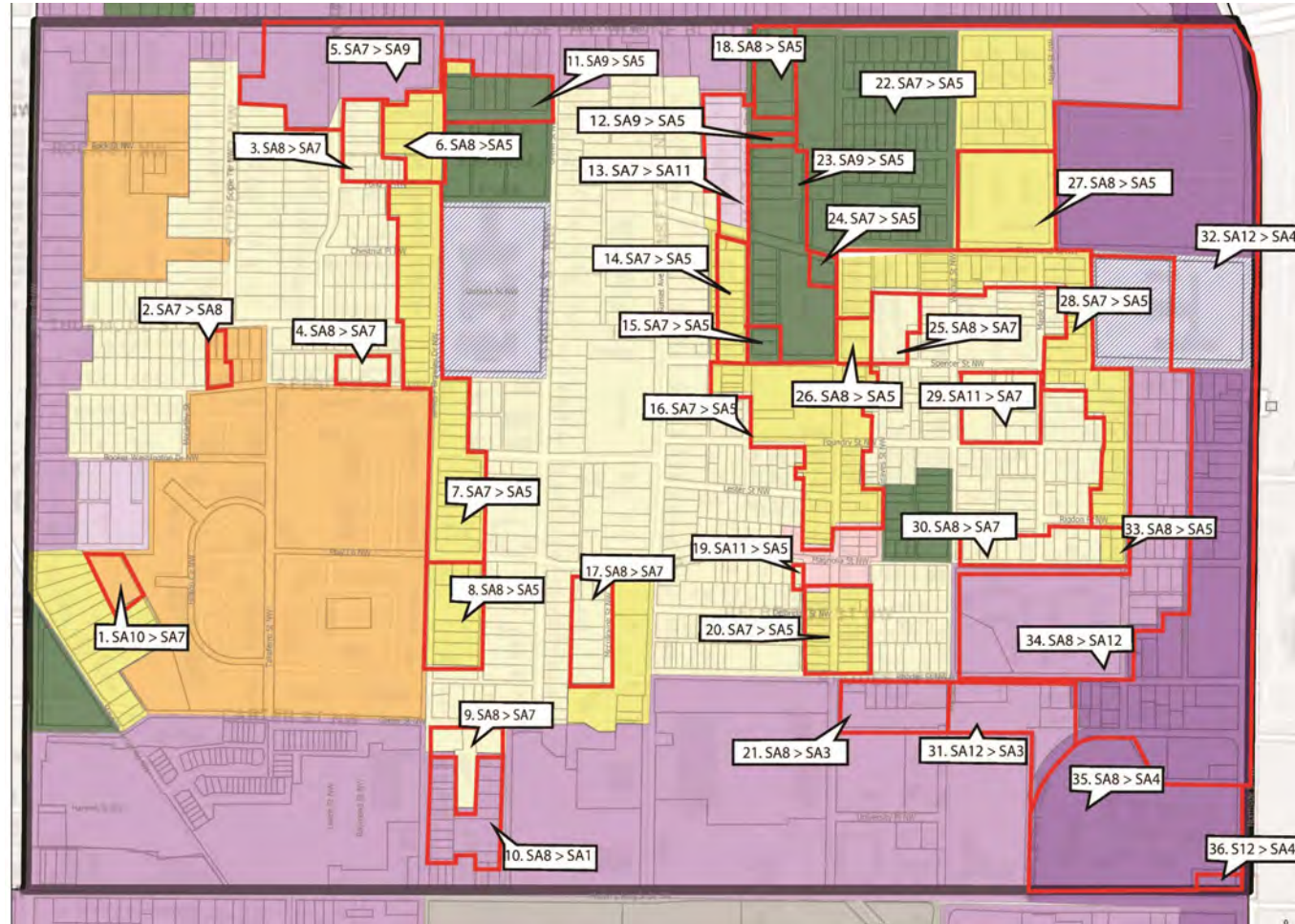




# Community Engagement + Empowerment

## Round 1:

- Example of educational exercise for participants



Item #	Zoning Change	Land Use Change
1	SA10 > SA7	LD-MU > MDR
2	SA7 > SA8	Keep LD-MU
3	SAB > SA7	MDR > SFR
4	SAB > SA7	MDR > SFR
5	SA7 > SA9	O-I > MD-MU
6	SAB > SA5	MDR > LDR
7	SA7 > SA5	SFR & O-I > LDR
8	SAB > SA5	SFR & MDR > LDR
9	SAB > SA7	MDR > SFR
10	SAB > SA1	MDR > MD-MU
11	SA9 > SA5	LD-MU > OS
12	SA9 > SA5	MU > OS
13	SA7 > SA11	SFR > LD-MU
14	SA7 > SA5	SFR > LDR
15	SA7 > SA5	SFR > OS
16	SA7 > SA5	SFR & O-I > LDR
17	SAB > SA7	MDR > SFR
18	SAB > SA5	OS
19	SA11 > SA5	SFR
20	SA7 > SA5	SFR > LDR
21	SAB > SA3	MDR > MD-MU
22	SA7 > SA5	OS
23	SA9 > SA5	MU > OS
24	SA7 > SA5	SFR > OS
25	SAB > SA7	MDR > SFR
26	SAB > SA5	MDR > LDR
27	SAB > SA5	MDR > LDR
28	SA7 > SA5	SFR/O-I/LD-MU > LDR
29	SA11 > SA7	MU > SFR
30	SAB > SA7	LD-MU > SFR
31	SA12 > SA3	MU & O-I > MD-MU
32	SA12 > SA4	CF/MU > CF/HD-MU
33	SAB > SA5	LD-MU > LDR
34	SAB > SA12	MU > MD-MU
35	SAB > SA4	MU > HD-MU
36	SA12 > SA4	MU > HD-MU



# Community Engagement + Empowerment

## Round 2: Permitted Uses

- Reviewed existing Permitted Uses
- Introduce proposed changes
  - Guided by existing and desired uses as well as location

	VINE CITY SUBAREAS											
	1	2	3	4	5	7	8	9	10	11	12	
	Ashby Station Shopping Subarea	MLK Jr. Dve - Ashby Street Commercial Subarea	Morris Brown Medium Density Mixed Use Subarea	Northside High Density Mixed-Use Subarea (previously subarea 12)	Vine City Low Density Residential Subarea	Vine City Single-Family Residential Subarea	Vine City - Medium Density Residential Subarea	Boone-Mixed-Use Subarea	Magnolia Low Density Mixed-Use Subarea	Vine City Neighborhood Low Density Mixed Use Subarea	Maple and Electric Avenue Medium Density Mixed Use Subarea	
<b>PERMITTED USE</b>												
Accessory Dwelling Units	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	
Adult business	X	X	X	X	X	X	X	X	X	X	X	
Bakeries & Catering, including wholesale operations	P	P	P	P	X	X	P>X	P	P	P	P	
Banks, S&L and similar financial institutions	P	P	P	P	X	X	X	P	P	P	P	
Barber & Beauty shops & similar personal services	P	P	P	P	X	X	P>X	P	P	P>P	P	
Bed & Breakfast Inn	X	X	X	X>P	X	P>X	X	X	X	X	P	
Broadcasting Towers & line-of-sight relay devices (telephones, radio, tv)	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Business or Commercial Schools	P	P	P	P	X	X	X	P	P	P>P	P	
Car Washes	X	X	X	SUP	SUP	X	X	SUP	SUP	SUP	SUP	
Child care centers, kindergarten & special schools	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Churches, Synagogues, Temples, Mosques & religious worship facilities	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Civil, service, garden, neighborhood or private clubs	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Clubs & Lodges	P	P	P	P	X	X	X	P	P>X	P>X	P	
Commercial Greenhouses	SUP	SUP	SUP	P	X	X	X	P	P>X	P>X	P	
Commercial Recreation, Theatres, Convention Halls, Assembly Halls	P	P	P*	P	X	X	X	P	P	P	P	
Community Centers, Community Services, Recreational Centers	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Devices for generation of energy, solar panels, wind generators, similar	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	
Dormitories, fraternity houses & sorority houses	SUP	SUP	P	SUP	X	X	X	SUP	SUP>X	SUP>X	SUP	
Eating & Drinking Establishments	P	P	P	P	X	X	P*	P	P>P	P	P	
Farmers' Market	SAP	SAP	SAP	SAP	SAP	SAP**>SAP	SAP**>SAP	SAP	SAP	SAP	SAP	
Grocery Stores	P	P	P	P	X	X	X	P	P>P*	P>P*	P	
Guest House, Servant Quarters, Lodging for caretakers/watchmen	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	
Hotels up to 30 Rooms	SUP	SUP	SUP	P	X	X	X	P	P>X	P>X	P	
Hotels more than 30 Rooms	X	X	X	P	X	X	X	P	X	X	P	
Institutions of higher learning, colleges & universities	SUP	SUP	SUP	SUP	X	SUP>X	SUP>X	SUP	SUP	SUP	SUP	
Junkyard, auto salvage yard, scrap metal processors wholly enclosed	X	X	X	X	X	X	X	X	X	X	X	
Laundry & dry cleaning & Collection Stations, no more than 5,000 sf	P	P	P	P	X	X	X	P	P	P	P	
Manufacturing	P>X	P>X	P>X	P>X	P	P	P	P	P>X	P>X	P	
Multi-family dwellings	P	P	P	P	P	X	P	P	P	P	P	
Movements, Carries, Automobiles, Lockers & similar Cultural Facilities	P	P	P	P	X	X	X	P	P	P	P	
New & Used Car Sales and Rentals	X	X	X	X	X	X	X	X	X	X	X	
Nursing Homes & Convalescent Centers	SUP	SUP	SUP	SUP	X	X	SUP>X	SUP	SUP	SUP	SUP	
Offices, Arts & Crafts galleries and studios	P	P	P	P	X	X	P>X	P	P	P>P	P	
Outdoor Amusement, exhibits, entertainment, meetings (<90 days)	SUP	SUP	SUP	SUP	SUP	X	SUP	SUP	SUP	SUP	SUP	
Outdoor Amusement, exhibits, entertainment, meetings (>90 days)	SAP	SAP	SAP	SAP	X	X	SAP>X	SAP	X	X	SAP	
Park for Hire structure with > 2 stories above grade for temp. vehicle storage	SUP	SUP	SUP	SUP	X	X	X	SUP	SUP>X	SUP>X	SUP	
Parking structures & surface lots (accessory)	PA	PA	PA	PA	X	X	PA	PA	PA	PA	PA	
Parks & Playgrounds	P	P	P	P	P	P	P	P	P	P	P	
Pawn Shops	X	X	X	X	X	X	X	X	X	X	X	
Personal Care Homes	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Plumbing, tin-smithing, cabinet shops, service & repair establishments	P	P	P	P	X	X	X	P	P	P	P	
Printing Shops	P	P	P	P	X	X	X	P	P	P	P	
Private Greenhouses & Garages	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	
Private Schools	P	P	P	P	P	SUP>P	SUP>P	P	P	P	P	
Professional or Personal Service Establishments, not hiring halls	P	P	P	P	X	X	X	P	P	P	P	
Public Schools	X>P	X>P	X>P	P	P	P	P	P	P	P	P	
Retail Establishments (except auto sales or rental)	P	P	P	P	X	X	P>X	P	P	P>P	P	
Rooming Houses	X	X	X	X	X	X	X	X	X	X	X	
Sales & repair for home appliances, bicycles, lawn mowers, shoes, clocks	P	P	P	P	X	X	P>X	P	P	P>P	P	
Service Stations (automobile)	X	X	X	P>X	X	X	X	P>X	X	X	X	
Shelter	SUP	SUP	X	SUP	X	X	X	SUP	SUP>X	SUP>X	SUP	
Single-Family dwellings	P	P	P	P	P	P	P	P	P	P	P	
Supportive Housing	P	P	P	P	P	X	P	P	P	P	P	
Swimming Pools, Tennis Courts	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	
Tailoring, Custom Dressmaking, Millinery & similar	P	P	P	P	X	X	P>X	P	P	P>P	P	
Telecom Switchrooms, power generators, relay equipment	X	X	X	X	X	X	X	X	X	X	X	
Two-Family Dwellings	X	X	X	X	X	X	X	X	X	X	X	
Urban Gardens	P	P	P	P	P	P	P	P	P	P	P	

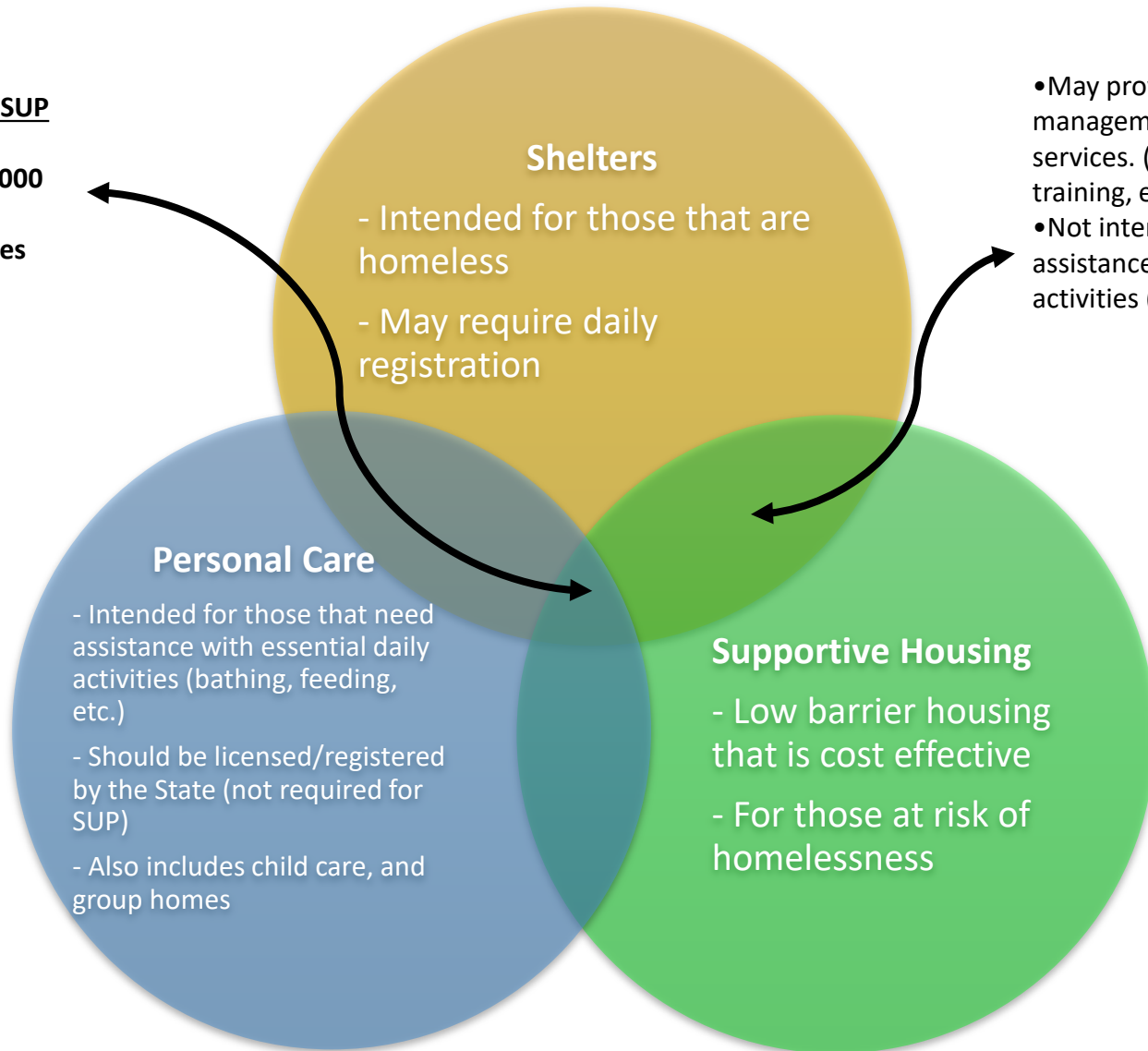


# Community Engagement + Empowerment

## Round 2:

- Example of educational exercise for participants

- ALL REQUIRE SUP
- ALL require a distance of 2,000 ft from other similar facilities



- May provide case management and supportive services. (education, skills training, etc.)
- Not intended to provide assistance with essential daily activities (bathing, feeding, etc.)

# Community Engagement + Empowerment

## Round 2:

- Example of educational exercise for participants

Urban Gardens	Market Gardens	Farmers Markets
<ul style="list-style-type: none"><li>• Purpose: growing and harvesting</li><li>• Allowed as an accessory use in residential zoning districts</li><li>• Allowed as principal use by SAP in vacant lots</li><li>• Permitted principal and accessory use in all other zoning districts</li><li>• Do not allow on site sales</li></ul>	<ul style="list-style-type: none"><li>• Purpose: growing, harvesting, selling</li><li>• Allowed as an accessory use in residential zoning districts only for institutional uses.</li><li>• Permitted use in all other zoning districts</li><li>• Limited to only the sale of produce grown on site</li><li>• Parking Requirements</li></ul>	<ul style="list-style-type: none"><li>• Purpose: selling</li><li>• Allowed in commercially zoned property</li><li>• Food does not have to be grown onsite</li><li>• Duration can vary</li></ul>

# Community Engagement + Empowerment

## Round 3: Development Controls

- Reviewed what current controls allowed
- Identified the predominant lot patterns of the historic neighborhoods
- Crafted development controls to influence future development to conform to historic lot pattern

	1	2	3	4
	Ashby Station Shopping Subarea	MLK Jr. Dive - Ashby Street Commercial Subarea	Morris Brown Medium Density Mixed Use Subarea	Northside High Density Mixed - Use Subarea (previously subarea 12)
<b>Development Controls</b>				
<b>Maximum FAR</b>				
a) Residential	1.00>2.00	2.00	3.20	2.696>3.2
b) Non - Residential	1.00	1.00	3.00	1.00>4
c) Combined	2.00>3.00	3.00	6.20	2.696>7.2
<b>Maximum Building Coverage (As a % of Net Lot Area)</b>	80%>85%	None>85%	None>85%	85%
<b>Open Space Requirements (As a % of Net Lot Area)</b>				
a) Non-residential Public Space Requirements	15%>None or 5%	None or 5%**	None or 5%**	10% or 20%*
b) Residential Useable Open Space Requirement	See LUI chart	See LUI chart	See LUI chart	See LUI chart
<b>Minimum Building Height Along Streets (ft)</b>	18'	18'	18'	18'>35'
<b>Maximum Building Height Along Streets (ft)</b>	60'>55'	40'> 55'	52'>55'	100' or 7 stories, whichever is greater > 105'
<b>Minimum Lot Size (sq ft)</b>	None	None	None	None
<b>Minimum Frontage (ft)</b>	None	None	None	None
<b>Setbacks</b>				
a) Minimum Street Furniture Zone (width in ft)	5'	5'	5'	5'
<b>Setbacks</b>				
Clear Zone (width in ft)	10'>10' arterials & collectors 6' all other streets.	10'>10' arterials & collectors 6' all other streets.	10'>10' arterials & collectors 6' all other streets.	10' arterials & collectors. 6' all other streets.
c) Minimal Supplemental Zone (width in ft)	None or 5' when sidewalk level residential >5'	None or 5' when sidewalk level residential >5'	None or 5' when sidewalk level residential >5'	Not Required> 5'
d) Minimum Front Yard (ft)	Not Required	Not Required	40'>Not Required	#Match existing block face>Not Required
e) Minimum Side Yard (ft) not adjacent to street	None or 10'>None for residential units without windows or non-residential uses. 5' for residential uses with windows.	None or 10'>None for residential units without windows or non-residential uses. 5' for residential uses with windows.	None or 10'>None for residential units without windows or non-residential uses. 5' for residential uses with windows.	None or 10'>None for residential units without windows or non-residential uses. 5' for residential uses with windows.
f) Minimum Side Yard (ft) adjacent to street	See Supplemental Zone	See Supplemental Zone	See Supplemental Zone	See Supplemental Zone
g) Minimum Rear Yard (ft) not adjacent to street	None for residential units without windows or non-residential uses. 20' for residential uses with windows.	None for residential units without windows or non-residential uses. 20' for residential uses with windows.	None for residential units without windows or non-residential uses. 20' for residential uses with windows.	None for residential units without windows or non-residential uses. 20' for residential uses with windows.
g) Minimum Rear Yard (ft) adjacent to street	See Supplemental Zone	See Supplemental Zone	See Supplemental Zone	Rear yards per s.16-28.07e>See Supplemental Zone
<b>Transitional Height</b>				
<b>Requirements</b>	Required (Section 16-29.001)	Required (Section 16-29.001)	Required (Section 16-29.001)	Required (Section 16-29.001)

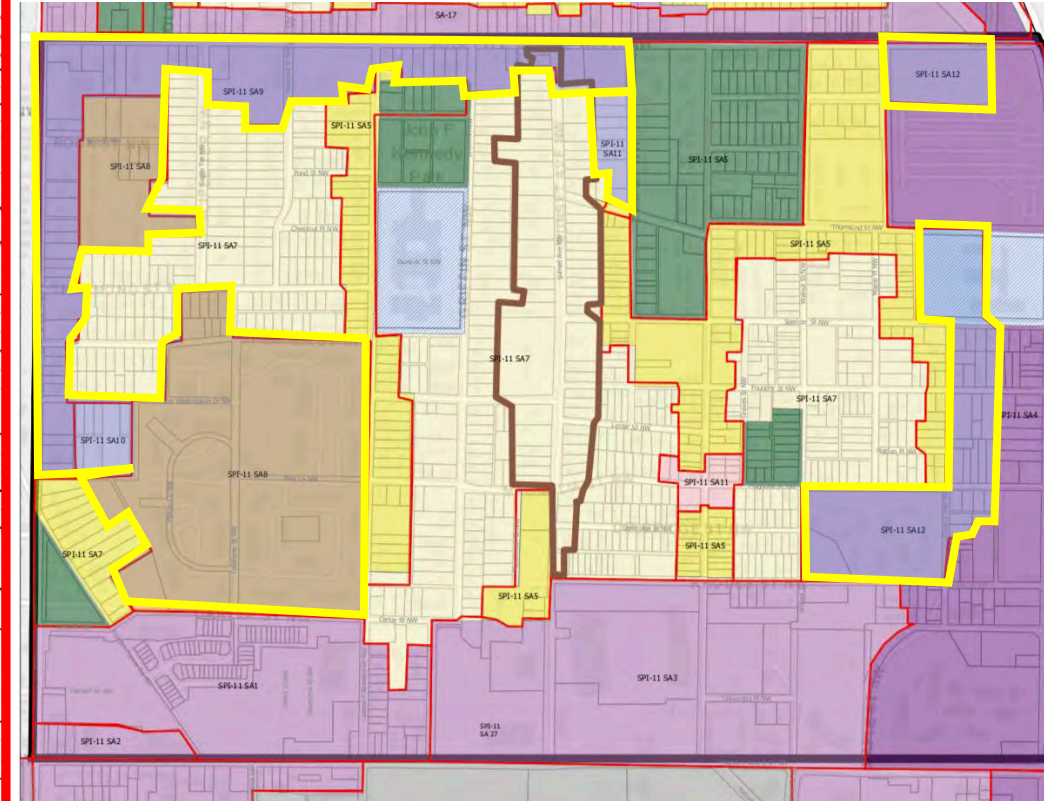


# Changes to Medium Density Residential & Mixed Use Subareas

## Round 3:

- Example of educational exercise for participants

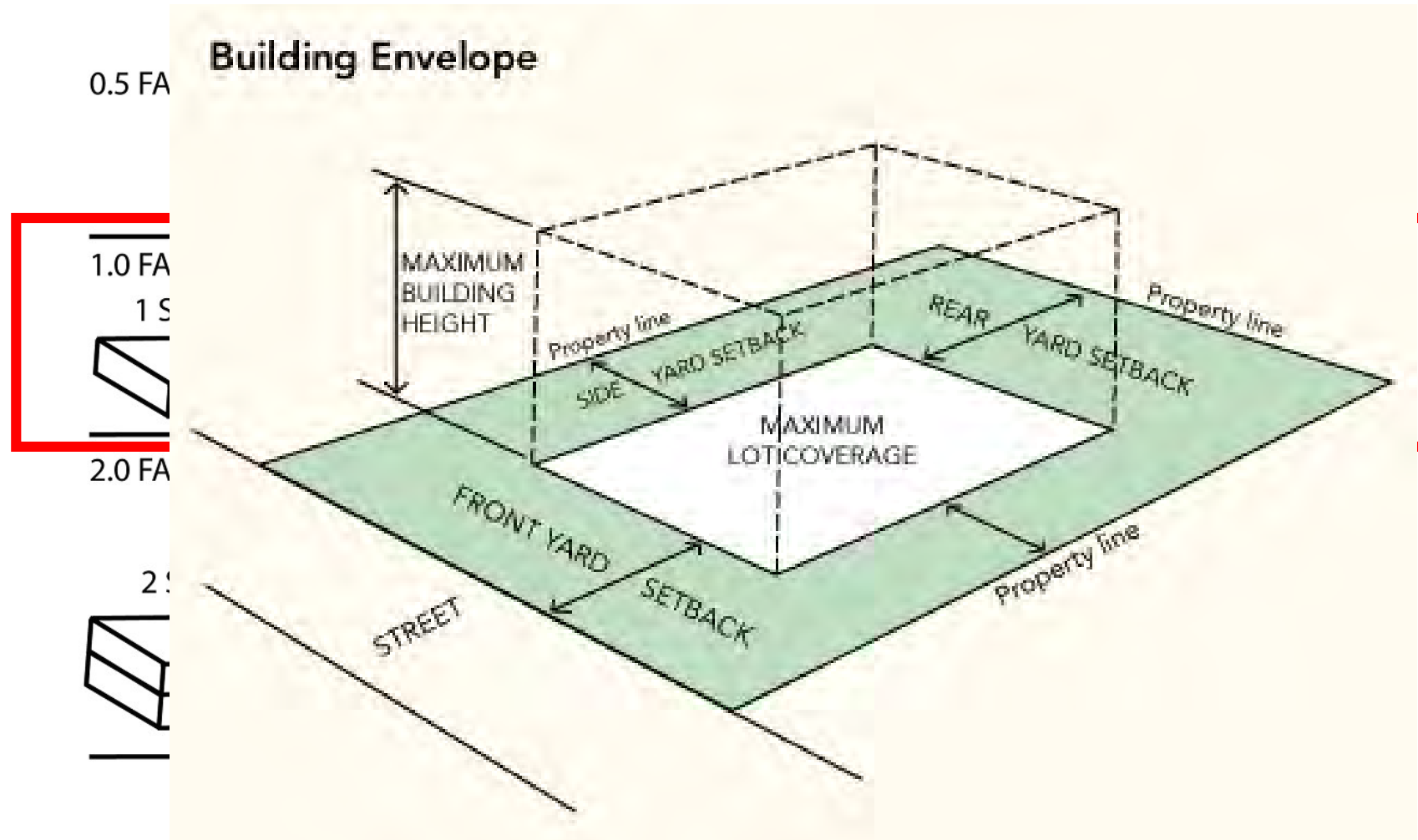
	8	9	10	11	12
	Vine City - Medium Density Residential Subarea	Boone- Mixed-Use Subarea	Magnolia Low Density Mixed - Use Subarea	Vine City Neighborhood Low Density Mixed Use Subarea	Maple and Electric Avenue Medium Density Mixed Use Subarea
<b>Development Controls</b>					
<b>Maximum FAR</b>					
a) Residential	1.49>1.50	1.696>0.696	0.696	0.696	2.00
b) Non - Residential	Max 5% of Res>None	1.00>2.5	0.5>1	0.5>1	2.00
c) Combined	N/A	2.696>3.196	1.196>1.696	1.196>1.696	4.00
<b>Maximum Building Coverage (As a % of Net Lot Area)</b>	None>70%	85%	70%>85%	85%	85%
<b>Open Space Requirements (As a % of Net Lot Area)</b>					
a) Non-residential Public Space Requirements	None>None or 5%**	10% or 20%>None or	None or 5%**	None or 5%**	None or 5%
b) Residential Useable Open Space Requirement	See LUJ chart	See LUJ chart	See LUJ chart	See LUJ chart	See LUJ chart
<b>Minimum Building Height Along Streets (ft)</b>	None>18'	18'	18'	18'	18'
<b>Maximum Building Height Along Streets (ft)</b>	40'	35' >55'	35'>40'	35'>40'	55'
<b>Minimum Lot Size (sq ft)</b>	2,000	None	None	None	None
<b>Minimum Frontage (ft)</b>	20'	None	None	None	None
<b>Setbacks</b>					
a) Minimum Street Furniture Zone (width in ft)	or match existing block>	5'	or match existing block>	or match existing block>	5'
<b>Setbacks Clear Zones (width in ft)</b>	10' arterials & collectors, 5' all other streets.	10' arterials & collectors, 6' all other streets.	10' arterials & collectors, 6' all other streets.	10' arterials & collectors, 6' all other streets.	10' arterials & collectors, 6' all other streets.
c) Minimal Supplemental Zone (width in ft)	None or 5' when sidewalk level use is residential> None or 3' when sidewalk level use	None or 5' when sidewalk level use is residential>5'	None or 5' when sidewalk level use is residential>5'	None or 5' when sidewalk level use is residential>5'	None or 5' when sidewalk level use is residential>5'
d) Minimum Front Yard (ft)	# Match existing block face	Not Required	# Match existing block face>Not Required	Not Required	Not Required
e) Minimum Side Yard (ft) not adjacent to street	110>5'	None or 10'>None for residential units without windows or non-residential uses, 5' for residential uses with windows.	None or 10'>None for residential units without windows or non-residential uses, 5' for residential uses with windows.	None or 10'>None for residential units without windows or non-residential uses, 5' for residential uses with windows.	None or 10'>None for residential units without windows or non-residential uses, 5' for residential uses with windows.
f) Minimum Side Yard (ft) adjacent to street	Half depth of front yard per section 16-28.010	See Supplemental Zone	See Supplemental Zone	See Supplemental Zone	See Supplemental Zone
g) Minimum Rear Yard (ft) not adjacent to street	None for residential units without windows or non-residential uses, 20' for residential uses with windows.	None for residential units without windows or non-residential uses, 20' for residential uses with windows.	None for residential units without windows or non-residential uses, 20' for residential uses with windows.	None for residential units without windows or non-residential uses, 20' for residential uses with windows.	None for residential units without windows or non-residential uses, 20' for residential uses with windows.
g) Minimum Rear Yard (ft) adjacent to street	See Supplemental	See Supplemental	See Supplemental	See Supplemental	See Supplemental
<b>Transitional Height</b>	Zone	Zone	Zone	Zone	Zone
<b>Requirements</b>	Required (Section 16-28.001)	Required (Section 16-28.001)	Required (Section 16-28.001)	Required (Section 16-28.001)	Required (Section 16-28.001)



# Community Engagement + Empowerment

## Round 3:

- Example of educational exercise for participants
  - FAR
  - Lot Coverage
  - Set Backs

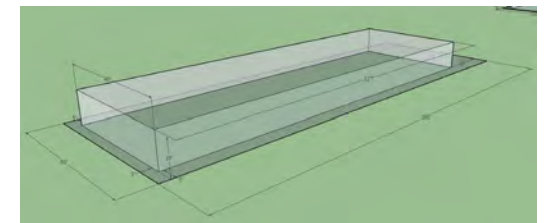
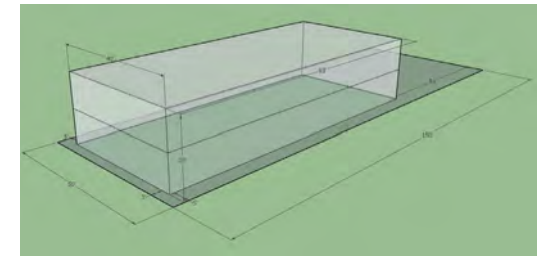
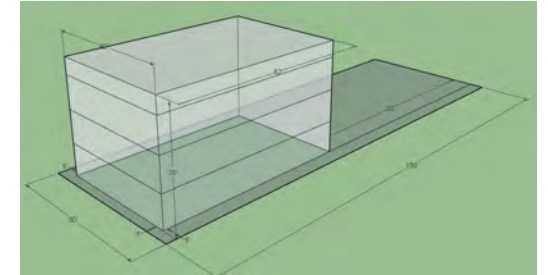
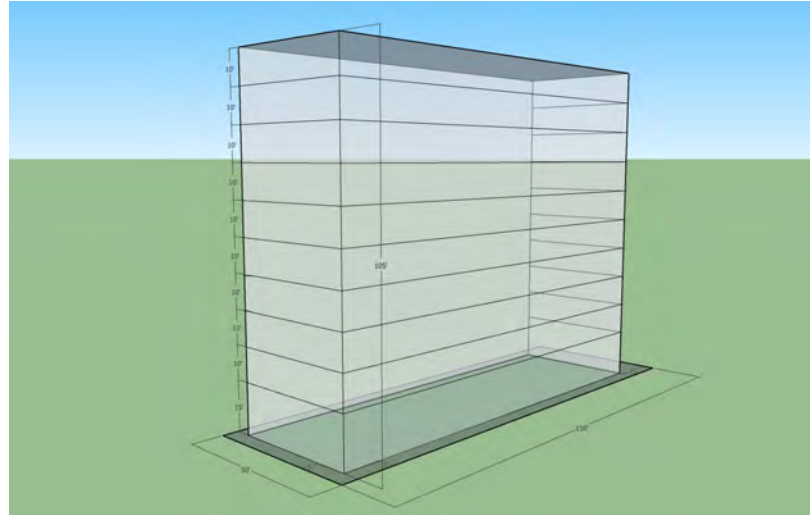




# Community Engagement + Empowerment

## Round 3:

- Example of educational exercise for participants



### Example:

Lot Size: 7,500 s.f.

Max Lot Coverage 85% : 6,375 s.f.

Max Lot Coverage DC: 5,200 s.f.

Max FAR 6.20: 46,500 s.f.

### Max SF allowed w/ Height Restrictions:

1 story – 6,375 s.f./floor

2 stories – 6,375 s.f./floor

3 stories – 6,375 s.f./floor

~~~~~

8 stories – 5,813 s.f./floor

9 stories – 5,167 s.f./floor

10 stories – 4,600 s.f./floor

# Community Engagement + Empowerment

## Round 3:

- Example of educational exercise for participants

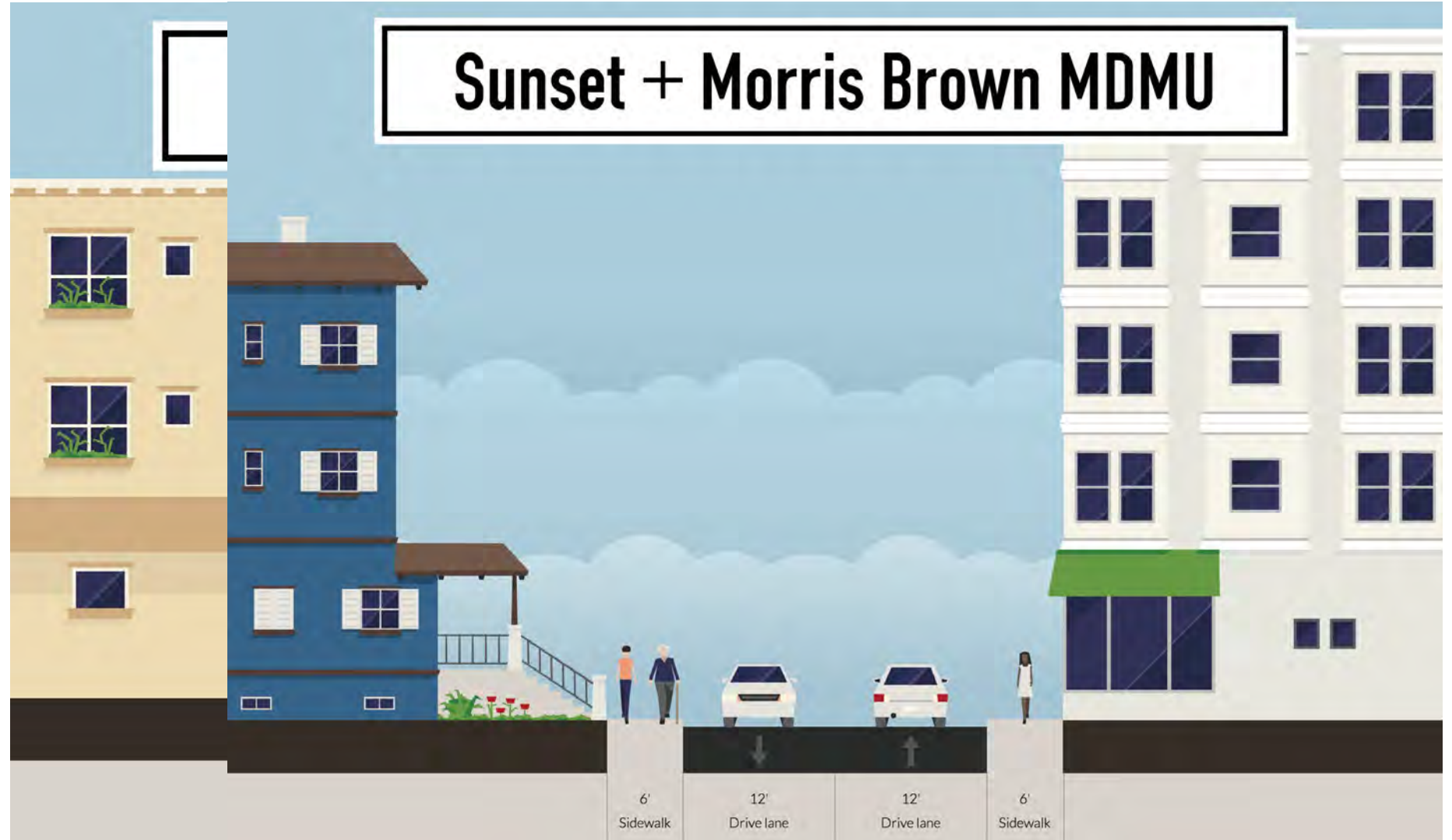




# Community Engagement + Empowerment

## Round 3:

- Example of educational exercise for participants



# Community Engagement + Empowerment

## Round 4: Design Standards

- Use of Design Standards in the district protects neighborhood character.
- Current zoning did not include design guidelines





# Community Engagement + Empowerment

## Round 4:

- Example of educational exercise for participants
  - Fenestration



DO's & DONT's



# Duplex Typologies





# Zoning Recommendations

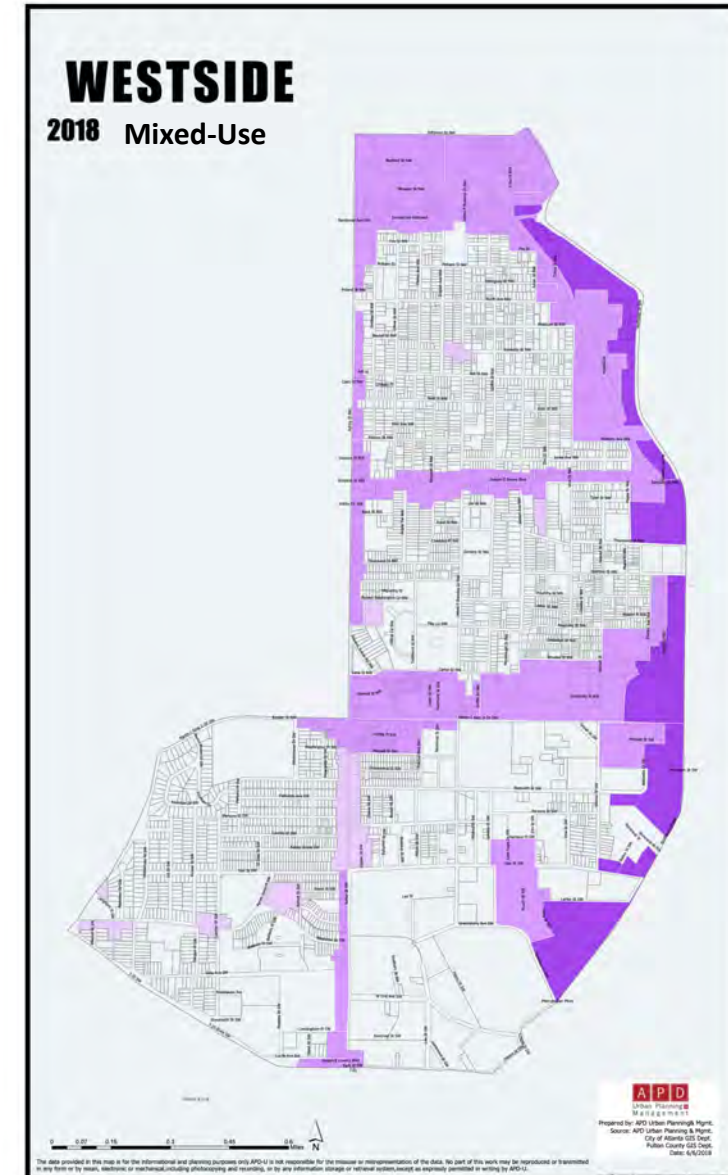
## Mixed-Use Subareas (SA)

- SPI-3: English Avenue
  - SA 4, 5, 6, 7, 8, 9
- SPI-4: Ashview Heights / Atlanta University Center
  - SA 3, 4, 7, 8, 10, 13
- SPI-11: Vine City
  - 1, 2, 3, 4, 9, 10, 11, 12

**Allows the most development potential between Low, Medium and High Density Mixed Use zoning districts.**

F.A.R. Range = 1.5 – 7.2

Avg. Height Range = 40' – 105'



# Zoning Recommendations

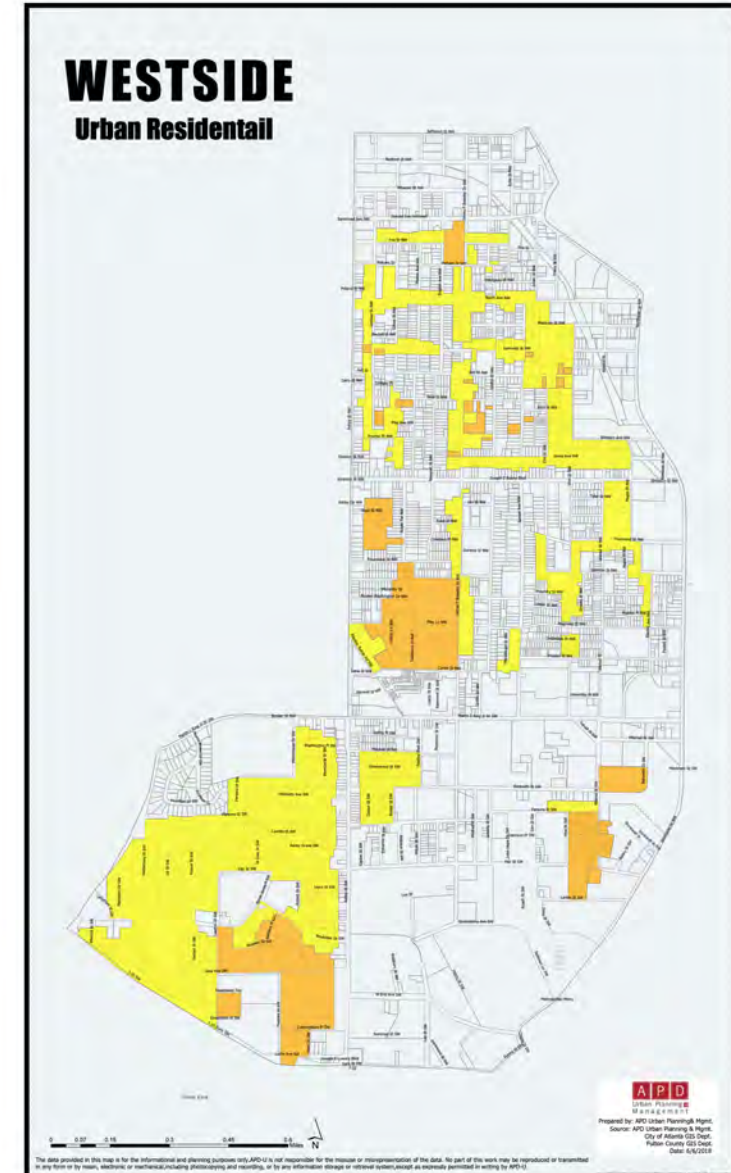
## Urban Residential Subareas (SA)

- SPI-3: English Avenue
  - SA 2 & 3
- SPI-4: Ashview Heights / Atlanta University Center
  - SA 1, 2, 6, 9, 11
- SPI-11: Vine City
  - 5 & 8

**Allows only residential developments in Low and Medium Density Residential zoning districts.**

F.A.R. Range = 0.5 – 1.5

Avg. Height Range = 35' – 55'





# Zoning Recommendations

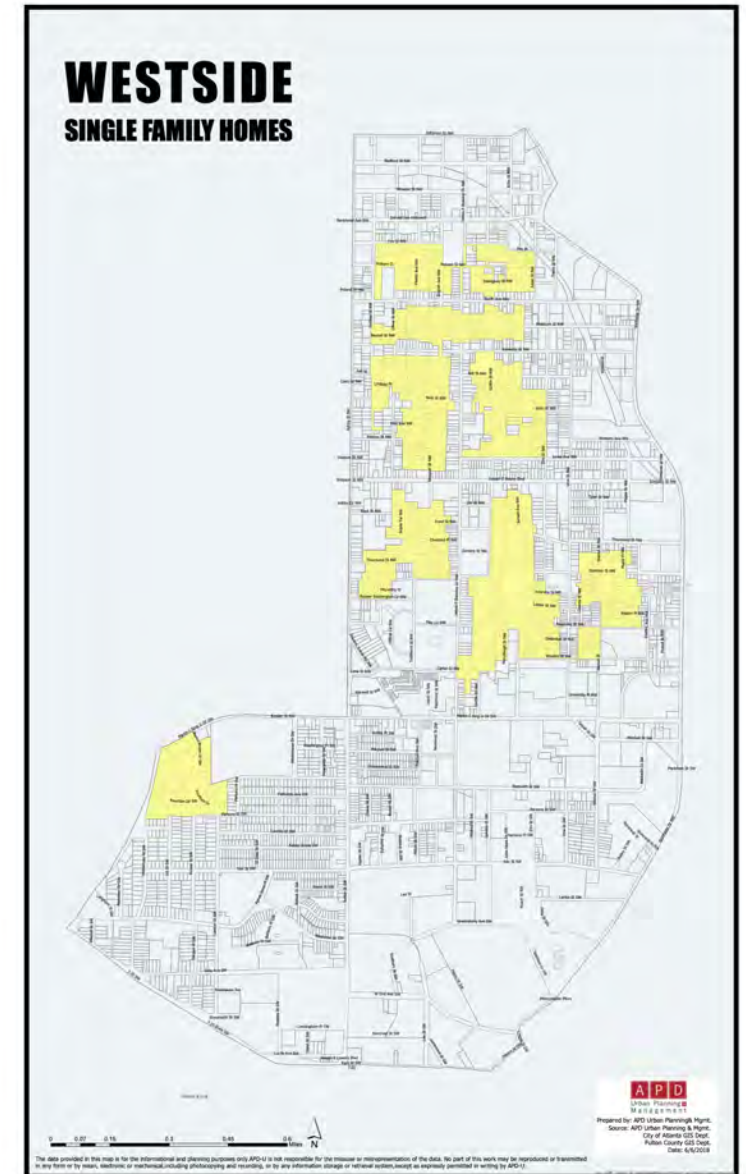
## Single Family Residential Subareas (SA)

- SPI-3: English Avenue
  - SA 1
- SPI-4: Ashview Heights / Atlanta University Center
  - SA 1
- SPI-11: Vine City
  - SA 6 & 7

**Allows only single family residential developments in this zoning districts.**

F.A.R. Range = 0.5

Avg. Height Range = 35'



# Zoning Recommendations

## Urban Residential Subareas (SA)

- SPI-3: English Avenue
  - N/A
- SPI-4: Ashview Heights / Atlanta University Center
  - SA 17
- SPI-11: Vine City
  - N/A

**Only Office/Institutional zoning district in Westside Neighborhoods. Serves the Atlanta University schools**

F.A.R. = 6.2

Avg. Height Range = none





# Lessons Learned

(Thus Far)

## **Opportunities**

- Community Ownership
  - English Yards Development pushback
- Political Support
- Education and Training
- Preserve Existing Multi-Family

## **Challenges**

- Change from 1 SPI to 3 SPIs
- Political Support
- Accommodating Existing Development plans
  - English Avenue Yards
  - Friendship Church Campus

# Questions & Comments