



INTRODUCTION

The BeltLine Subarea 7 site lies within the Peachtree Creek Watershed within the larger Upper Chattahoochee Watershed. Peachtree Creek flows for 7.5 miles west into the Chattahoochee River just south of Vinings, Georgia. Its two major tributaries are the North Fork and South Fork; the northern fork begins at the edge of Gwinnett County and flows southwest, ending at its confluence with the southern fork, next to where Interstate 75/85 meets Georgia 400.

This site is located off Northside Drive NW near Woodward Way NW, near a heavily built out area of the Peachtree Street corridor. In close proximity is the Bobby Jones Golf Course, Atlanta Memorial Park, the Colonial Homes neighborhood and the Northside BeltLine Park. Many properties in this area are built on low elevations and because of this they observe frequent flooding during storm events. The Colonial Homes site lies within the floodplain and future development related to the BeltLine will potentially increase the effects of flooding.

The current BeltLine Subarea 7 master plan excludes the Colonial Homes area because it is outside of the designated Tax Allocation District (TAD). This proposal recommends reevaluating this decision to include Colonial Homes in the TAD. Displacement of existing residents is not an option, yet the site will continue to flood if actions are not taken. A solution that looks at the larger area alternatives for development is proposed – looking at how urban design can manage stormwater when flooding cannot be eliminated.

This proposal for BeltLine Subarea 7 begins with an understanding of the site's position in the Peachtree Creek Watershed, the hydrology and its changing characteristics for the next generation, and the relationship of site conditions, stormwater management, and public/private spaces.

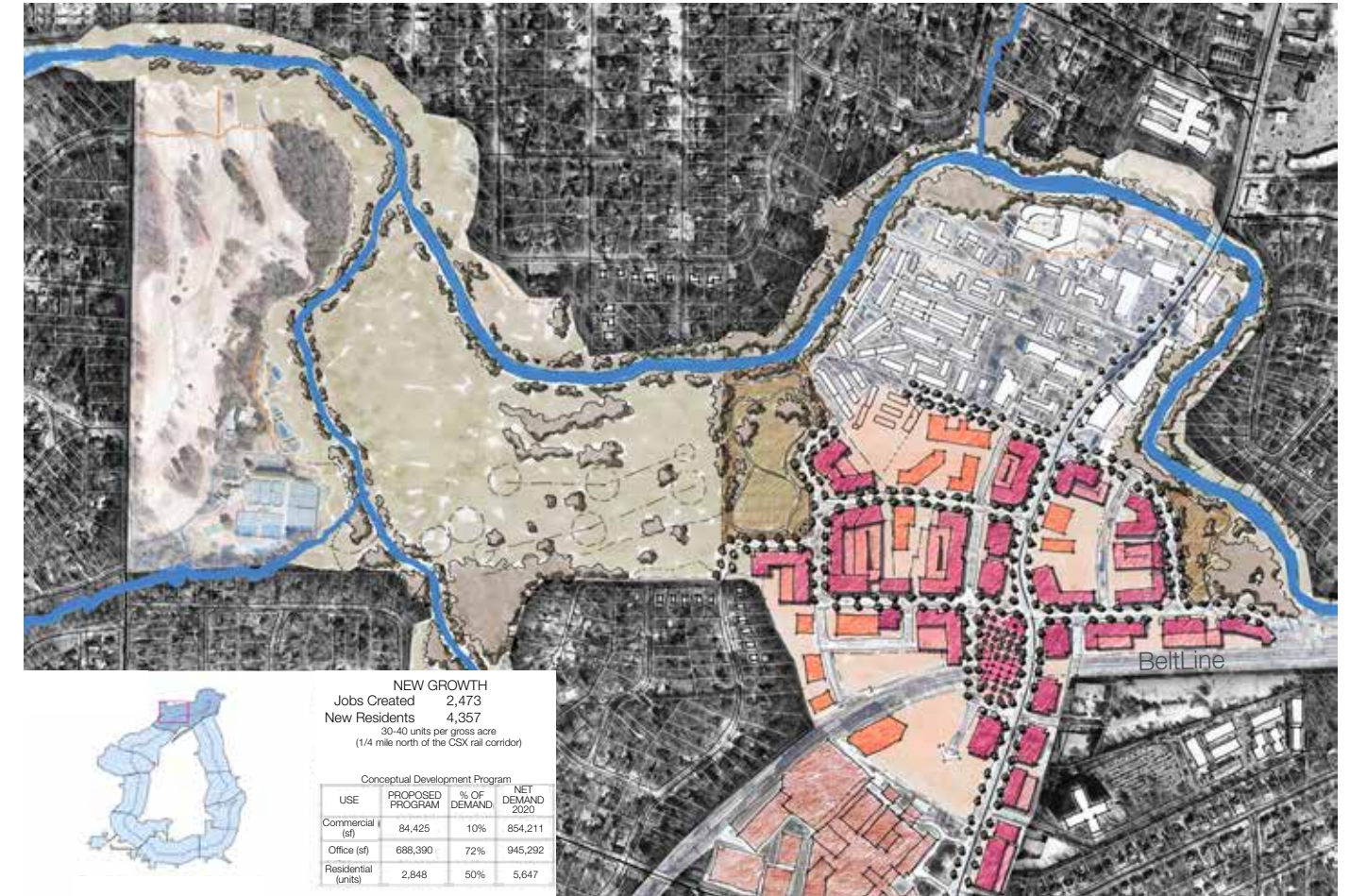
COLONIAL HOMES, BOBBY JONES GOLF COURSE & THE PEACHTREE CREEK WATERSHED

Site Complications



September 21, 2009 flooding at Colonial Homes

BeltLine Subarea 7 Master Plan and Analysis



Peachtree Creek Watershed in Atlanta



Site Location



Colonial Homes Site



Colonial Homes Figure Ground



Critique 1: Tax Allocation District Boundary
 Focuses on redevelopment within the TAD boundary, but does not pay attention to the adjacent areas, especially the large area north of Colonial Homes that is subject to flooding.
 Recommendation to include these areas in the TAD boundary.



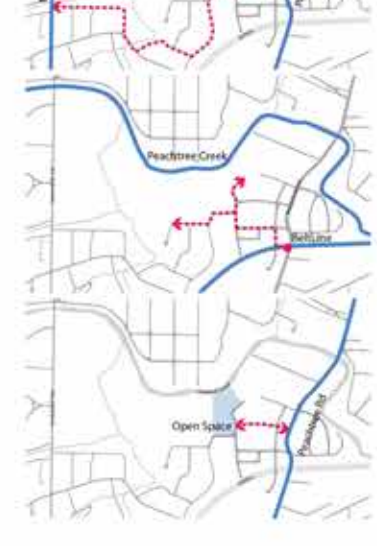
Critique 2: Stormwater Management
 Subarea 7 plan does not address the entirety of flooding issues. Also removes the residential from the floodplain and turns the remaining land into new public open space.
 Lacks concrete stormwater management tactics to mitigate flooding such as green streets, detention ponds and bio-swales.



Critique 3: Transit Plaza
 The transit plaza over the BeltLine transit stop has a good location and significant function. However, the crude slab overhead will probably reduce the spatial quality of the BeltLine underneath.
 This design should be reconsidered.



Critique 4: Northside Dr - Peachtree Rd
 There is no direct east/west connection between these two main roads bordering the site within a 10,000 foot radius of the proposed BeltLine plaza and commercial center.



Critique 5: BeltLine - Peachtree Creek
 The connection between the BeltLine transit stop and the green space beside Peachtree Creek should be enhanced.

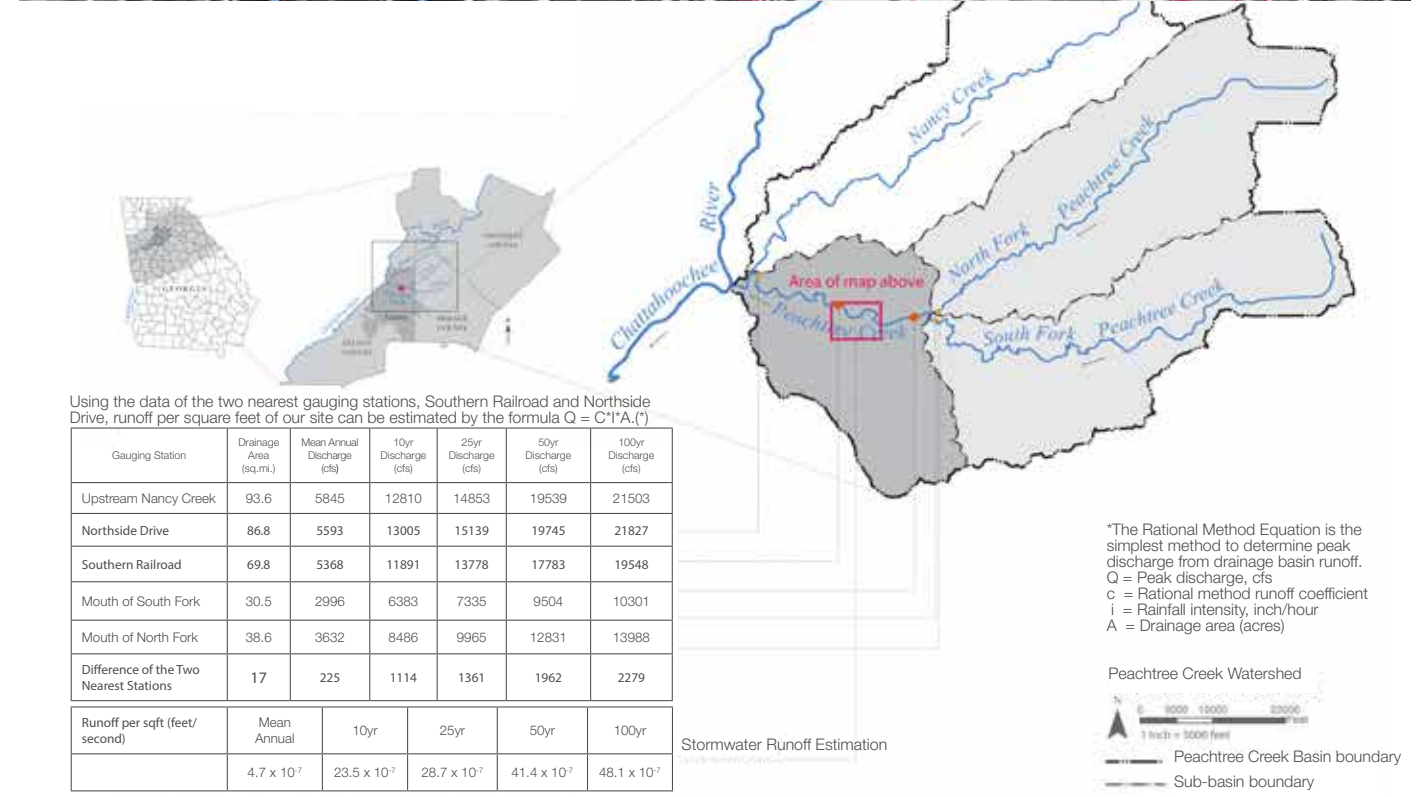
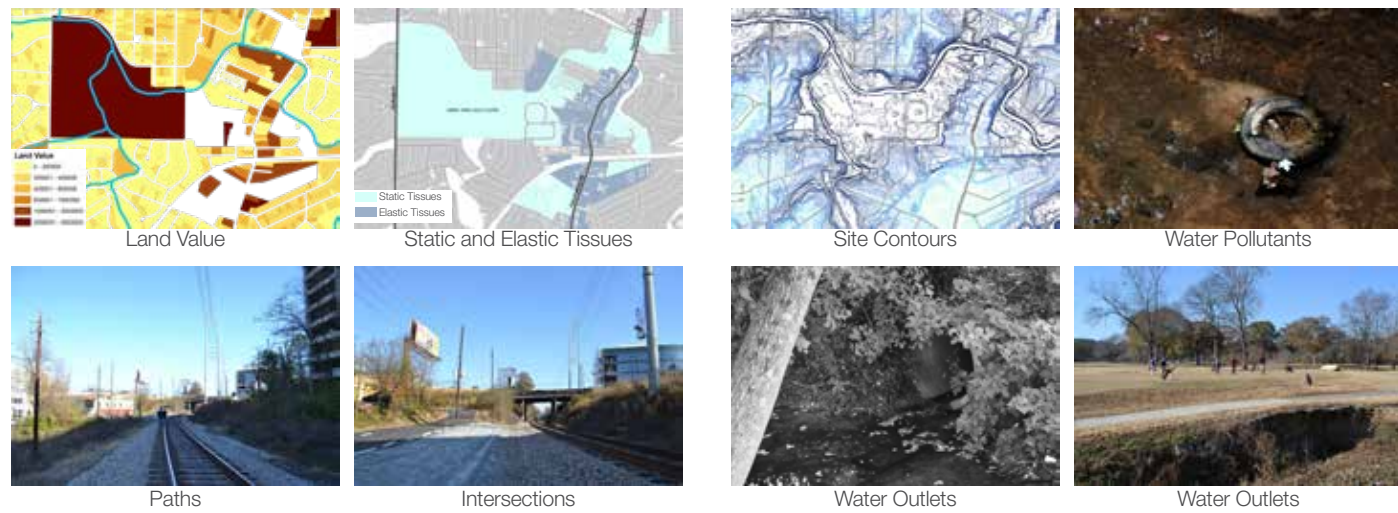


Critique 6: Peachtree Rd - Open Space
 The stretch between Peachtree Rd and open space is long in distance and poor in quality.
 There should be more agreeable connections between Peachtree Road and the green open space associated with the development.

Hydrology



Stormwater Runoff System



Urban Design Strategy



Existing Parcels ▲ 1 inch = 800 ft

Existing		
Retail (sf)	Office (sf)	Residential (units)
201,355	7,000	332
BeltLine Proposed New Development		
Retail (sf)	Office (sf)	Residential (units)
205,750	436,800	1,977
Net Gain		
Retail (sf)	Office (sf)	Residential (units)
4,395	429,800	1,645



Proposed Parcels ▲ 1 inch = 800 ft

BeltLine Proposal		
Single Family	Townhomes	Condos/Apts
0	0	1,977
Studio Proposal		
Single Family	Townhomes	Condos/Apts
36	296	2,642



Tactic 1: Relocation and Enhancement of Residential Units

All homes have been removed from the floodplain. To replace and increase residential unit quantities, homes have been proposed on higher land with increased values. The proposed net gain of residential units directly leads to a higher tax base for the TAD.



Tactic 2: Eco-Conscious Golf Course & Park

The existing 18-hole golf course is proposed to be transformed into an ecologically-friendly 9-hole course in concert with its urban context. The proposed park reduces issues of flooding while providing the public educational opportunities about flood mitigation and the importance of protecting water resources.



Tactic 3: Capitalizing on Land Value Potential

A total of 2% of condominiums overlook the golf course's west end. Four stories each, these buildings are still agreeable with the context on adjacent uses.

2486 high-value condominiums and apartments overlook the park and rest above a commercial center and office space along Peachtree Road.



Tactic 4: Northside Dr - Peachtree Rd Connection

A grand boulevard experience provides increased connectivity on the site without disruption to any residential areas, existing or proposed.



Tactic 5: BeltLine - Peachtree Creek

Four direct connections are offered for BeltLine users to find Peachtree Creek. The first is the park on the east side of the Peachtree Rd. The second and third link the BeltLine plaza through green streets to the large park. The fourth is a greenway connecting the BeltLine to the large park. A greenway is proposed for the length of the creek.



Tactic 6: Green Streets

All proposed streets should adopt green street standards to better handle the issues of water quantity and quality running through and falling on the site.



Studio Proposed Master Plan

GOALS

- Increase efficiency of floodplain to mitigate volume
- Clean the water on the site
- Preserve and enhance economic value of adjacent land
- Improve quality of life for residents
- Develop BeltLine - Peachtree Creek connection
- Create a permanent solution

TACTICS

- Remove buildings from floodplain
- Re-examine design of golf course to better utilize floodplain
- Provide opportunities to stimulate economic growth through real estate development
- Design mutually beneficial interrelationships among BeltLine, Colonial Homes site, Peachtree Street and golf course
- Design for walkability and active lifestyles



Expand Tax Allocation District



Build Green Streets



Typical Green Street plant material



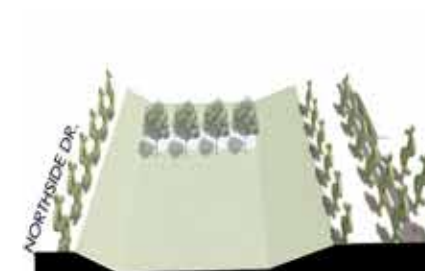
Existing land use masses



Development on high ground



9-hole golf course and public park



Capitalize potential real estate value



Relocate BeltLine plaza

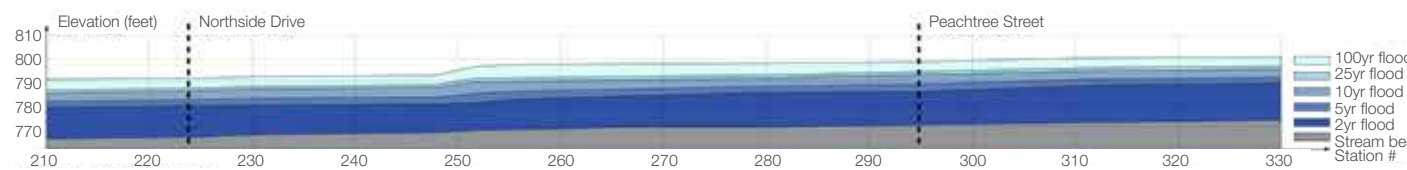


Connect BeltLine and Creek

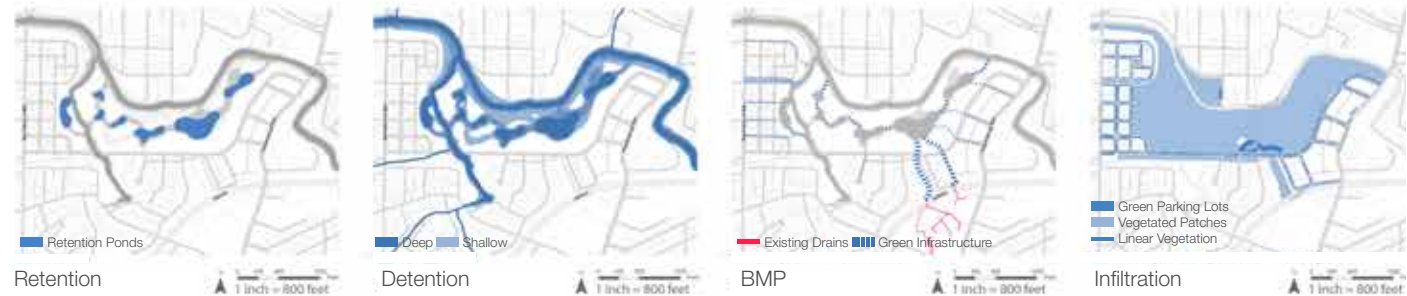
Hydrology Design Strategy



2 Year Flood Plan 1 inch = 800 feet 5 Year Flood Plan 1 inch = 800 feet 10 Year Flood Plan 1 inch = 800 feet 25 Year Flood Plan 1 inch = 800 feet



Peachtree Creek Profile



Retention 1 inch = 800 feet Detention 1 inch = 800 feet BMP 1 inch = 800 feet Infiltration 1 inch = 800 feet

Existing flood plain



25-year flood event in public park and golf course
Design + Research Studio Proposed 25-year flood plain





Existing BeltLine Subarea 6 Master Plan (above) and Design + Research Studio Proposed Master Plan (below)

