

Future Planning: Eastern Gateway

March 14, 2012
6:30 p.m.-City Hall

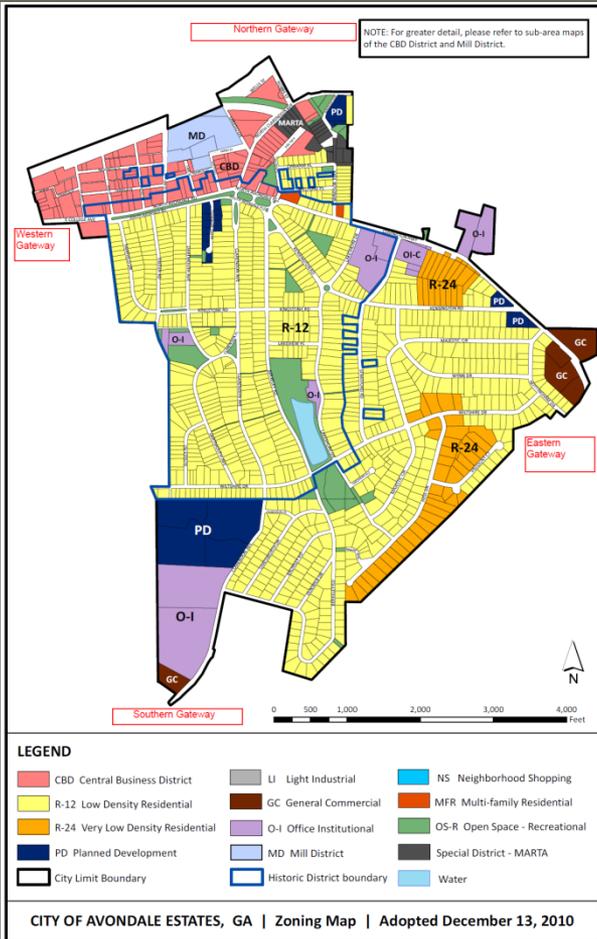
Participants

- Board of Mayor and Commissioners (BOMC)
- Citizens, Property and Business Owners
- Planning and Zoning Board (P&Z)
- Downtown Development Authority (DDA)
- Architectural Review Board (ARB)
- Staff

Overview

- Study Area
- Explanation of Comprehensive Plan
- Explanation of Zoning
- Planning Activities to Date
- Eastern Gateway Planning
 - Exercises: SWOT and Mapping
- Kensington MARTA Station Livable Centers Initiative (LCI)-New Study Update

Study Area: Eastern Gateway



Study Area: Eastern Gateway



Study Area Photos: Signs



Study Area Photos: Streetscape



New DeKalb County
Streetscape Detail



New DeKalb County
Street Light Detail



Existing Area
Streetscape Detail

Study Area: Structures



What is a Comprehensive Plan?/How does it effect me?

- **Comprehensive Plan: Land Use Document**
 - Guide: Framework and Policy
 - Vision-Short Term Work Program (STWP)
 - Land Use, Natural Resources, Transportation, Economic Development, Housing
- **Guideline for Future Development**
 - Assists Planning and Zoning Board and BOMC in Rezoning, Land Use Decisions
 - Informed Decisions with Other Municipalities-Sound Decision Making
 - Long-Range Planning

Future Development Map: Comprehensive Plan



FUTURE DEVELOPMENT MAP

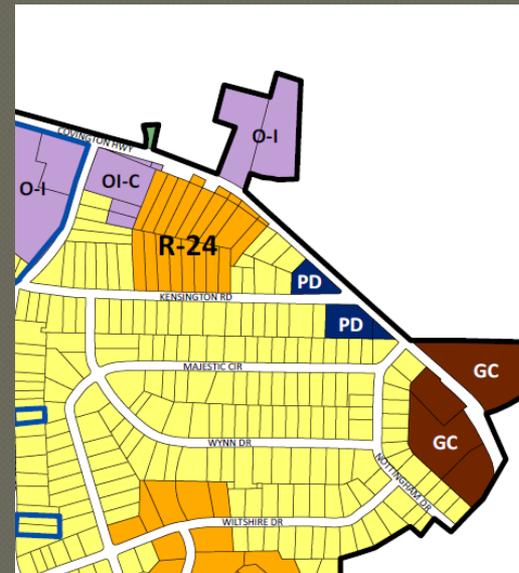
March 14, 2007

LEGEND OF FUTURE DEVELOPMENT AREAS

-  Tudor Village
-  Commercial Node
-  Educational Center
-  Neighborhood
-  Lake Conservation Area

What is Zoning?

- Regulatory: Not a Guide-Required
- Regulate Uses
 - Residential (R-12/R-24/PD)
 - Mixed-Use (CBD/MD/PD)
 - Commercial (GC)
 - Office (O-I)
 - Open Space (OS)
- Regulate Dimensions
 - Height
 - Lot Size
 - Massing
 - Buffers



Recent Planning Activities

- 2003 Kensington MARTA LCI (DeKalb County)-Supplemental Study (2012)
- 2007 Comprehensive Plan
 - Update 2011

Kensington MARTA LCI: Concept Plan



2003 Kensington MARTA Station LCI

- ◉ Mixed-Use
- ◉ Pedestrian Friendly
- ◉ Transit Oriented Development
- ◉ Government Center: 150 acres
- ◉ Density: 40 Units/Acres
- ◉ Transitional Area: 20 Units/Acres
- ◉ Tax Allocation District
- ◉ DeKalb County Land Use: Town Center

Comprehensive Plan

- Land Use Categories
 - Commercial Node
 - Neighborhood



Objectives: Exercise

- Key Question:

- What do we want this area to be in 10,15, 20 years?

- Coordinate Goals and Objectives

- Establish Priorities and Future Actions

Exercise: #1/2

- #1: SWOT: Strengths, Weakness, Opportunities, Threats
- #2: Map
- Group: 5-6 People
- Materials:
 - Instruction Sheet
 - Flip Chart
 - 4 colored markers
 - Area Map
 - Land Use Explanations

Strengths (Highlight/Build On)

- Strengths-Something that makes this portion of the City stand out when compared to other communities. It can be a physical asset, infrastructure, sense of place.
- Focus Questions:
 - What do you like about the area? Why did you choose to live or open a business in Avondale Estates?
 - What type of development would you like to see in the area?
 - What assets such as infrastructure, housing, urban design do you want to retain or enhance?
 - EX.: Close to MARTA/I-285, DJJ Building, Single family housing.

Weakness (Mitigate/Minimize)

- **Weakness-Opposite of a strength.**
Problem that needs to be addressed.
- **Focus Question:**
 - What do you not like about the area?
 - What would you change?
 - Are there things such as traffic, infrastructure layout, or existing land use that you find detrimental to the development of the area?
 - EX. : Auto-oriented, sign clutter, lack of cohesive design.

Opportunities (Seize)

- Opportunity-Something that can be done to improve the community.
- Focus Questions:
 - What type of development would you like to see in the area?
 - What types of uses do you feel would be the best fit for the area? Identify commercial, residential, office, mixed use etc.
 - EX.: Streetscape design (AE), Entrance Design, Partner with DeKalb County.

Threats (Defend/Counteract)

- Threat-A threat may be internal or external. A threat can be anything that could jeopardize the future success of the community.
- Focus Questions:
 - Is there anything you perceive as a threat to your community and the future development. Or neighborhood livability?
 - What type of unwanted pressure do you see in the area.
 - EX.: Auto-oriented business, Traffic.

Exercise #2

- Based on Exercise #1-Develop Gateway Boundaries/Map
- Discuss Future Land Use

Relationship between Vision/Plan

- The vision is the dream-The plan is the blueprint.
- The vision is about possibilities-The plan is about policies.
- The vision describes what-The plan shows how.

Possible Implementation

- Future Land Use Map Re-Review
- Text Re-Review
- STWP Re-Review

Kensington MARTA Station LCI Update

- Status from DeKalb County

Next Steps

- Summary Report-1 Week After Workshop
- Schedule Meetings as Needed

Thank you for Participating!