



D3: Westside Revive — A Master Plan for Council District 3

Overview: D3:Westside Revive is a plan for Atlanta’s Council District 3 prepared under the guidance of former Council Member Ivory Lee Young Jr. Located on the west side of Atlanta, it includes portions of NPUs E, J, K, L, and M.

The plan examines district wide topics. In addition, to engage neighborhood-specific concerns, the district was subdivided into nine planning subareas. The D3 Westside Revive plan address Subareas 1-5, while a separate study, Plan Westside, covers Subarea 6. For Subareas 1-5, the plan has a brief history, demographic information, existing transportation conditions, existing land use and zoning, issues and opportunities, vision and recommendations, a Land Use and Development Framework Plan map, a Parks and Natural Areas Framework Plan, a Circulation Framework Plan, recommended mobility improvements for key corridors, and a conceptual site plan for a catalyst site.

Process: Over the eight month planning process, from March to October 2017, the community participated in thirteen community workshops. This included a district wide kick-off at the beginning of the planning process, an open house at the end of the planning process, two meetings for each subarea plus a subarea recap meeting. A Stakeholder Advisory Committee served as a sounding board during the planning process.

Recommendations: At the highest level, all initiatives roll up under the Atlanta City Design core values – Equity, Progress, Ambition, Access, and Nature. District-wide recommendations include:

- Housing: Redevelop vacant and underutilized sites for housing and add “missing middle” housing in existing neighborhoods as well as in Catalyst sites and around transit stations.
- Jobs + Income: Reposition Northside Drive as an innovation corridor and growing small businesses around transit hubs and neighborhoods nodes.
- Education: Partner with local institutions to offer educational opportunities for children, continuing education for adults, and subsidized daycare.
- Environment: Transform Proctor Creek and its tributaries into public spaces enhanced by green infrastructure improvements.
- Health: Support existing health and food access initiatives.
- Safety: Foster better relationships between police and community members. Design parks and streetscapes to encourage people to feel safe.
- Mobility: Expand bike share opportunities, transform main streets and key corridors for pedestrians, bicyclists, transit riders, and drivers. Repair and improve infrastructure for walking, biking, driving and transit
- Community and Civic Engagement: Community engagement is critical in building the strength of a district. People invest time and energy if they feel like they can make a positive difference. There are short term and long term projects to implement plan recommendations.

Subarea 1 (Center Hill, Dixie Hills, Penelope Neighbors– NPU J) Recommendations:

- Catalyst Site: West Lake Station Transit Oriented Development
- Transportation corridor: Anderson Avenue
- Redevelop Joseph E Boone Boulevard between Anderson and New Jersey avenues as a mixed-use neighborhood center.
- Redevelop Hidden Valley apartment complex and surrounding vacant land.
- Naturalization of the Proctor Creek tributary skirting Lincoln Cemetery, and invasive species removal.
- Expand the street network.
- Bridge the gap for last mile bicycle and pedestrian connections to the H.E. Holmes and West Lake MARTA stations.

Subarea 2 (Bankhead, Grove Park, Hunter Hills, Washington Park, West Lake & NPUs J and K) Recommendations:

- Catalyst Site: Maddox Park/Beltline
- Transportation Corridor: Joseph E. Boone
- Substantial new mixed-income multifamily housing development West of Chappell Road
- Redevelopment on Joseph E Boone Boulevard should focus on replacing the auto-oriented commercial uses over time with two-story mixed-use buildings lining the new streetscape
- Daylighting and naturalization of Proctor Creek east of the CSX rail line
- Pedestrian and bike connections to Proctor Creek Trail to the west and the Westside Reservoir Path to the North
- The northern section of Chappell Road should be reconfigured as a complete street to support future growth

Subarea 3 (Knight Park/Howell Station & NPU K) Recommendations:

- Catalyst Site: Reservoir Site
- Transportation Corridors: West Marietta Street and Marietta Boulevard
- Multiuse trail along Northside Drive
- Redesign and improve Knight Park
- Expand the pedestrian network through an integrated system of new streets, sidewalk demarcations on existing neighborhood streets, and trail linkages; and redesign the two major arterial roads to be multimodal corridors that sync up with other major public realm initiatives.
- Two additional multiuse trail connections - one to connect the southwest edge of the neighborhood to the Bankhead MARTA station and the Proctor Creek Trail; and another connecting north across the combined CSX / Norfolk Southern rail lines to the Goat Farm Arts Center.

Subarea 4 (Home Park, Marietta Street Artery & NPU E) Recommendations:

- Catalysts Site: Upper West Side and Hemphill
- Transportation Corridors: 10th and 14th street
- Restructuring the cross-section of 14th Street and revising the existing commercial zoning to allow small-scale mixed-use while maintaining Low Density Residential land uses in the Home Park neighborhood.
- High-density development in the block east of Fowler
- Adaptive reuse for the historic buildings of the Department of Watershed Management into events facilities would provide much needed public space
- Creating a larger Waterworks Park by relocating the reservoir fences and reclaiming the lodge for public use.
- Adding key network extensions and new street grids in the area of the central “superblock”
- Connecting across the CSX / Norfolk Southern rail lines at Jefferson and over a restored Bankhead Avenue Bridge

Subarea 5 (Castleberry Hill & NPU M) Recommendations:

- Catalyst Site: Whitehall Street
- Transportation Corridor: Whitehall Street
- Preservation of Historic district and compatible infill development;
- Transformation of the Northside Drive corridor into the West Side’s equivalent of Peachtree Street,
- A “maker’s promenade” or “ArtWalk” that is publicly accessible could extend along the rail lines to the rear of the Whitehall north parcels
- Upgrading Cleopas Johnson Park
- Street and sidewalk systems must be reconstructed or improved as multimodal corridors to support pedestrian culture.

Next Steps: The plan will be on the agenda of each NPU (E, L, K, J, & M) for a presentation and then for a vote. A public hearing will be held on March 25, 2019. Following the public hearing the Committee and City Council will vote on legislation to adopt the plan and incorporate it into the City’s Comprehensive Development Plan (CDP).