FOREST PARK URA REDEVELOPMENT SITES



Objectives and Scope

TASK 1 Initial Consultation Session

- Complete

TASK 2

Site Visit and URA Map Boundary Analysis

- Identify four locations that show potential for future development
- Identify two preferred sites for concept planning
- Expand URA boundary as needed
- Complete

TASKS 3 AND 4 Concept Planning

- Identify two preferred sites for concept planning
 - Site 1: Site A (Detailed concept plan)
 - Site 2: TBD (Bubble diagram)

Study Area

- **Existing URA:** along Forest Parkway and around Starr Park (~122 acres)
- Proposed URA expansion: to include properties with frontages along Jonesboro Road to City limits (~512 acres)
- **Four sites** identified for potential future development
- **Site A** was selected for concept plan



Site A: Central Avenue Parking Lot

Overview: 3 contiguous parcels between Forest Parkway and Central Avenue, with potential to include the corner parcel.

Site details:

- Size: 5.95 + 1.5 = 7.45 acres
- Zoning: Urban Village (UV)
- Future Land Use: Commercial, Office/Professional
- Steepest grade: ~3%
- Current uses: vacant structures, large parking lot used for Fire Department training exercises
- Ownership: URA, private individuals
- Tax value: \$1,197,200 (URA parcels); \$397,200 (privately owned parcels)



Sites of Interest

Existing URA Boundary

Potential URA Expansion 5.

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Site

Site A 1--E 4# 4# E Forest Park URA Strategic Plan // 5 Google Ear In AL In

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E. 6 - Plex



F. Pocket Park



G. Streetscape (One-way around Park)

Forest Park URA **Central Avenue Site** Concept Plan A

TSW

Prepared by: TSW May 23, 2025







D. Townhouse

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• Mixed use as transition in the middle: live/work and flats over retail Residential close to Central Avenue: townhouse and 6-unit buildings

Legend

Commercial (1 story) Mixed-Use (3 story) Commercial (Ground level) Residential (2 story) 6-Plex (3 story) Live/Work Townhouse

Total Commercial Total Residential *Surface and On-street Parking *Note: Not including garage spaces within townhouses.

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Forest Parkway

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14,000 sf 6,000 sf 8 units 24 units 4 units 29 units 20,000 sf 65 units 153 spaces /



North

200 ft



A. Mixed-Use



E. Townhouse



F. Pocket Park



G. Plaza

Forest Park URA **Central Avenue Site** Concept Plan B-1 (Vertical Mixed-Use)

Prepared by: TSW May 23, 2025









A. Commercial



D. 6 - Plex



E. Retail Plaza



Forest Park URA **Central Avenue Site** Concept Plan B-2 (Horizontal Mixed Use)

TSW

Prepared by: TSW May 23, 2025







Site including southwest parcel - horizontal mixed use option Commercial with plaza at Springdale Road and Forest Pkwy

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 6-units residential building behind commercial Townhouses for the rest of the site

Legend

Commercial (1 story) 6-Plex (3 story) Townhouse

> Total Commercial **Total Residential** *Surface and On-street Parking *Note: Not including garage spaces within townhouses.

Central Avenue

Forest Parkway

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20,400 sf 30 units 61 units

20,400 sf 91 units 186 spaces



Site B: Clayton Plaza

Overview: Large shopping center on one parcel with frontage on Jonesboro Road, rear access via Courtney Drive

Site details:

- Size: 10.87 acres
- Zoning: General Commercial (GC)
- Future Land Use: Commercial
- Steepest grade: ~2.3%, although steep berm (61% slope) at rear of parcel along Courtney Drive
- Current uses: Large shopping center with parking lot, no outparcels
- Ownership: private individuals
- Tax value: \$4,700,000

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--Forest Park URA Strategic Plan // 7 Google Earth 12.

Site B

Site C: A2Z Outlet Shopping Center

Overview: Large shopping center, plus 6 outparcels with frontage on Jonesboro Road and side access via Theater Drive

Site details:

- Size: 10.82 acres
- Zoning: General Commercial (GC)
- Future Land Use: Commercial
- Steepest grade: ~6.2% from Jonesboro Road to low point; significant drop at rear of property near creek
- Current uses: Large shopping center with two outparcel commercial buildings, large parking lot, vacant land
- Ownership: Carrollton MCRE LP, Five Sac Self-Storage Corporation, Sphere Real Estate LLC, SCF RC Funding I LLC
- Tax value: \$2,000,000 (large parcel only); \$4,134,400 (all)





Site D: 4176 Jonesboro Road

Overview: 2 parcels, both vacant, one with frontage on Jonesboro Road and the other with access via Conley Road

Site details:

- Size: 8.86 acres
- Zoning: General Commercial (GC), Multiple Family Residential (RM)
- Future Land Use: Commercial, High Density Residential, Industrial
- Steepest grade: ~69.4%
- Current uses: One formerly developed tract and one forested tract
- Ownership: two different LLCs
- Tax value: \$982,000 total

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Site D

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Questions? Comments?