

# MARTA's Clayton County High-Capacity Transit Transit Supportive Land Use Study

Forest Park- April 18, 2022

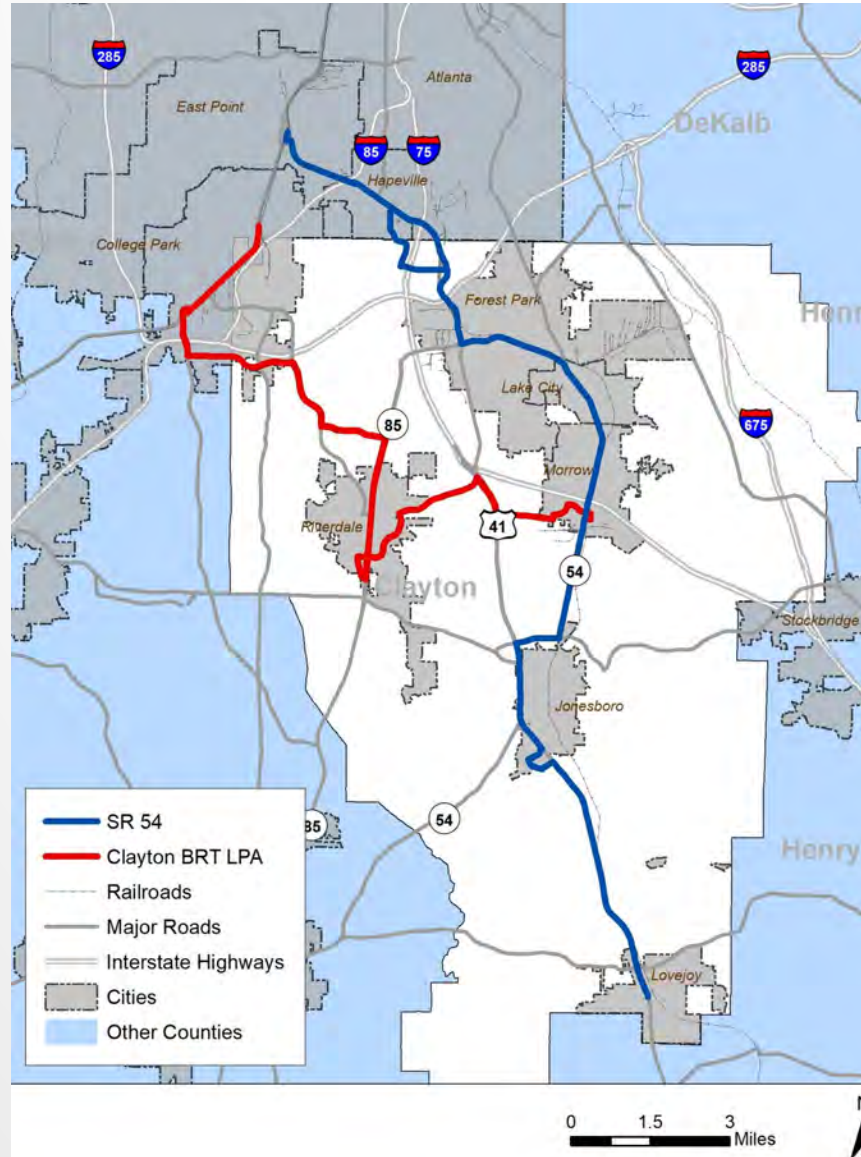
# LOCALLY PREFERRED ALTERNATIVES

## Two High-Capacity Lines Proposed

1. SR 54 (Blue)
2. Southlake BRT (Red)

### BRT = Bus Rapid Transit

BRT is a high-quality, fast, bus-based system that will run on a mix of dedicated/ semi-dedicated lanes and in mixed traffic.



# IN COLLABORATION WITH:

- Clayton County
  - Planning Department
  - Development Authority
- City of East Point
- City of Hapeville
- City of College Park
- City of Forest Park
- City of Lake City
- City of Morrow
- City of Jonesboro
- City of Riverdale
- City of Lovejoy
- Atlanta Regional Commission
- Aerotropolis Alliance
- Aero CIDs

# THE BIG 5 OF TRANSIT SUPPORTIVE LAND USE



- # of people
- # of jobs

## 1. DENSITY/INTENSITY



- Creates diversity
- Encourages activity day & night

## 2. MIXED USES



- Wide sidewalks
- Small block sizes
- Intersection density

## 3. WALKABILITY



- Ground floor retail
- Sidewalk cafes
- Tree-lined streets

## 4. PEOPLE-FRIENDLY DESIGN



- Reduced & hidden parking
- Encourages use of transit, walking, and other modes of travel

## 5. MANAGED PARKING



# 6 MAIN TASKS

## CORRIDOR-WIDE

- 1 Peer Regions Analysis
- 2 Create Model Ordinances

## JURISDICTION-SPECIFIC

- 3 Parcel Analysis
- 4 Identify TOD Boundaries
- 5 Implementation Strategies
- 6 3D Visuals

# DRAFT ORDINANCE



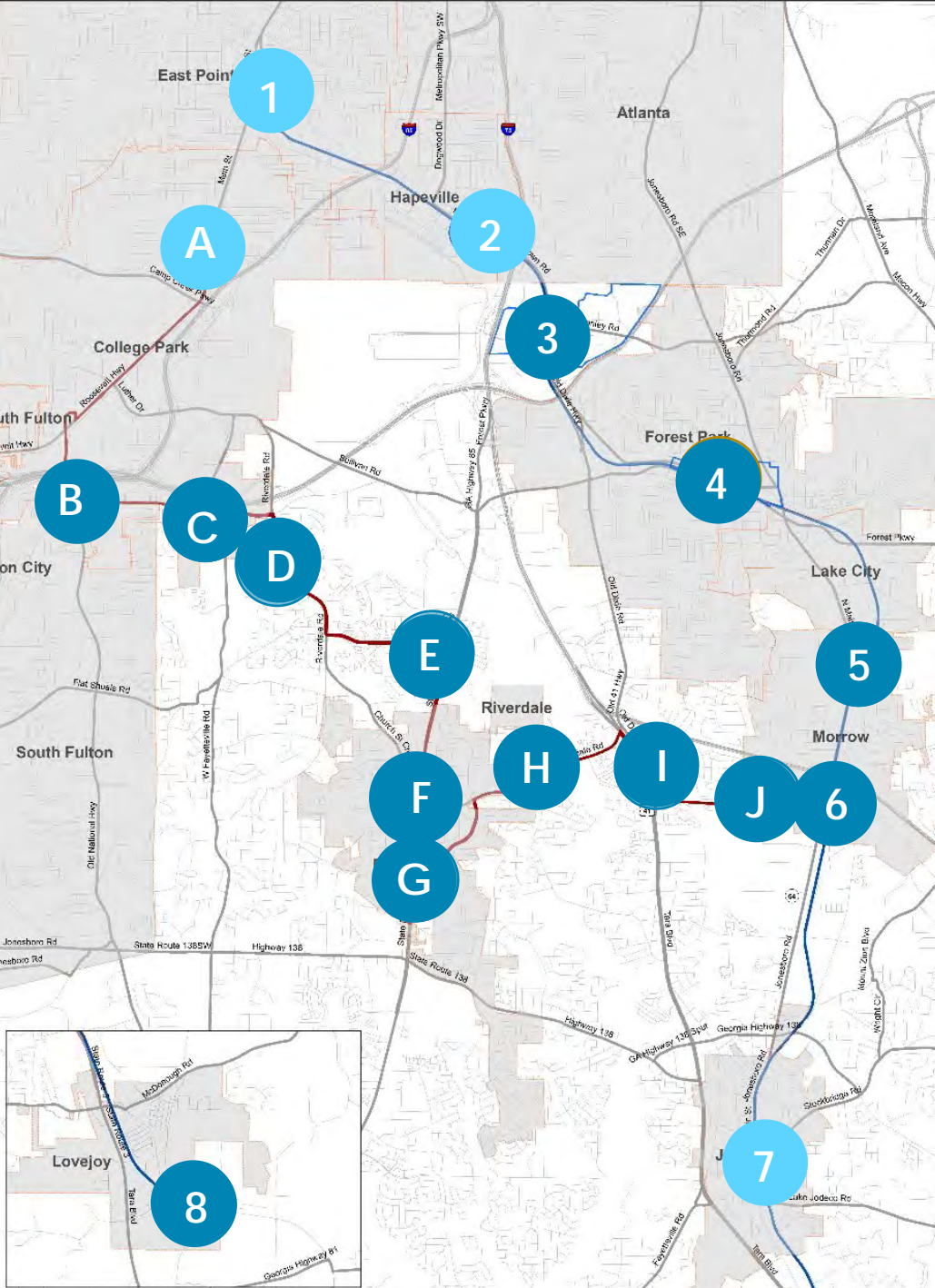
**INCREMENTAL**

Reaching transit supportiveness will take a long time – **this ordinance lays the foundation, and is not the endpoint**



**FLEXIBLE**

Ordinance needs to be **responsive to the market** – cannot be too prescriptive



# STATION AREAS BY TYPE

- Redevelopment/New Build
- Infill

## Southlake LPA

- A – College Park MARTA
- B – Godby Rd + Old National
- C – West Fayetteville
- D – Norman Drive
- E – Lee’s Mill
- F – Adam’s Drive
- G – Shops of Riverdale
- H – South. Regional Medical
- I – Mt Zion
- J – Southlake Mobility Center

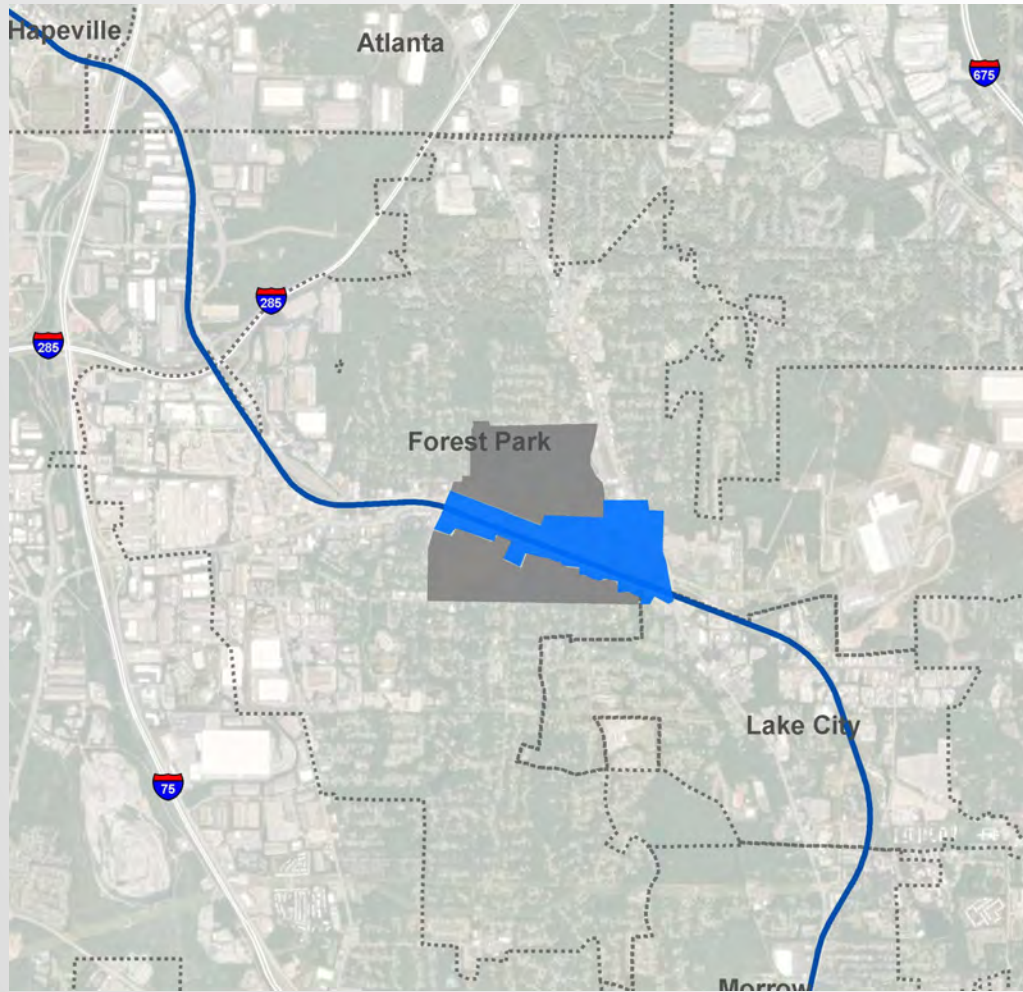
## SR 54 LPA




- 1 – East Point
- 2 – Hapeville
- 3 – Mountain View
- 4 – Forest Park
- 5 – Clayton State
- 6 – Southlake
- 7 – Jonesboro
- 8 – Lovejoy

# FOREST PARK STATION AREA ANALYSIS + RECOMMENDATIONS



# FOREST PARK STATION AREA



-  SR 54 BRT Alignment
-  Residential Support Zone
-  Redevelopment/New Build TOD Core Station Area

# FOREST PARK: KEY CONSIDERATIONS

1

Deference to the LCI plan and zoning re-write processes underway

2

Integration with Aerotropolis Greenways plans

3

Redevelopment opportunities are greater closer to Jonesboro Road

# MAJOR RECOMMENDATIONS

1

Integrate key components of Redevelopment/New Build Model Ordinance into the City's Zoning Re-write









2

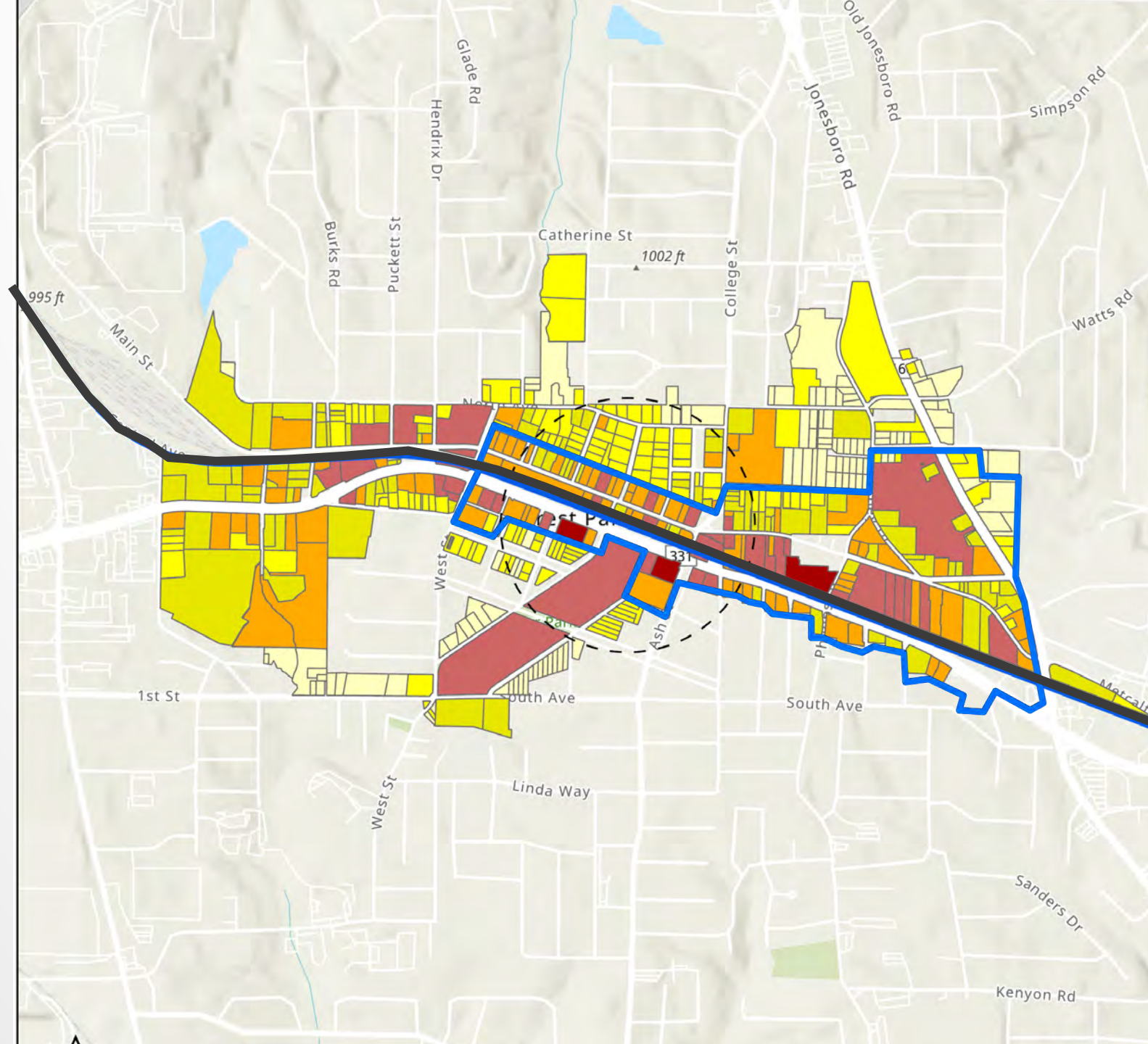
Establish a residential overlay based on the residential support model ordinance

3

Collaborate with partner jurisdictions in future station area planning

# PROPOSED BOUNDARY

-  Proposed Station Area Boundary
-  LPA
-  Preliminary MARTA station area
-  19.99 or lower
-  20.00 – 24.99
-  25.00 – 29.99
-  30.00 – 34.99
-  35.00 – 39.99
-  40.00 or more





# ORDINANCE IN ACTION

## 5013 Courtney Drive





# ORDINANCE IN ACTION



## Density/Intensity

- 42.5 dwelling units (du)/acre



## Mixed-Use

- Vertical adaptability (Mixed Use Option A in ordinance)



## Walkability

- Improved streetscape along Courtney Drive
- New local roadway links with sidewalk



## People-Friendly Design

- Public plaza/green space
- Public art opportunity
- People-oriented building setbacks



## Parking

- Parallel parking on new roadway
- Surface parking to side and back of buildings
- Reduced parking minimums

Clayton County Transit-Supportive Land Use

# IMPLEMENTATION

# NEXT STEPS

## MARTA:

- Prepare for National Environmental Protection Act (NEPA) Planning

## FOREST PARK:

- **2023 Comprehensive Plan Update:**
  - Update the character area map to reflect station areas
  - Include key public infrastructure projects in the Community Work Program to support station area development
- **After NEPA:**
  - Establish station area working group
  - Coordinate with other jurisdictions on the alignment for a corridor-wide LCI update