



DOWNTOWN FOREST PARK **LIVABLE CENTERS INITIATIVE STUDY**

Planning Commission Presentation August 19, 2021



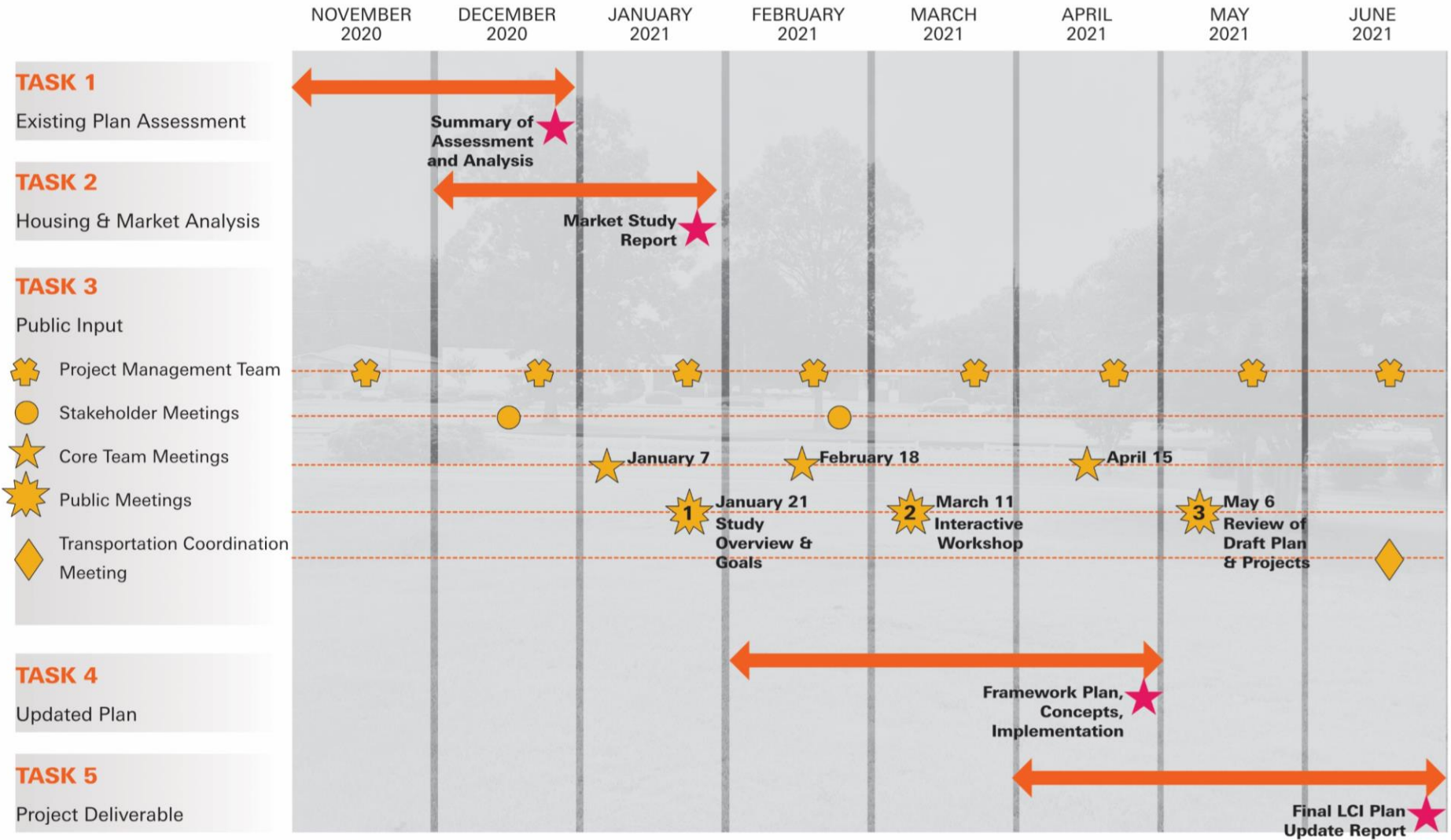
Developed for the City of Forest Park and supported by Atlanta Regional Commission

Prepared by Lord Aeck Sargent, KB Advisory Group and Hummingbird

June, 2021

**Bob Begle, Principal
Lord Aeck Sargent**



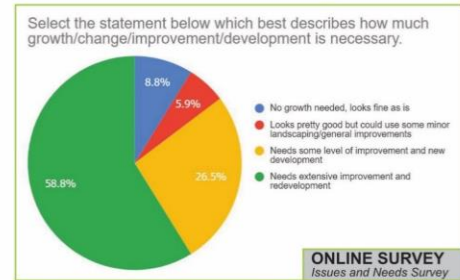
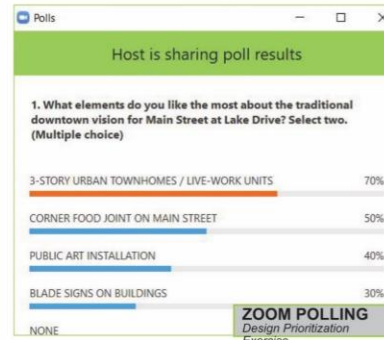




3.2 COMMUNITY ENGAGEMENT TOOLS

Multiple web-based tools were utilized during the core team and public meetings on the Zoom platform depending on the type of input expected.

- Zoom Polling for consensus building, prioritization visual preference
- Mentimeter for community visioning and icebreaker exercises
- Jamboard for community visioning and facilitated discussions
- Miro Board for interactive design input exercises



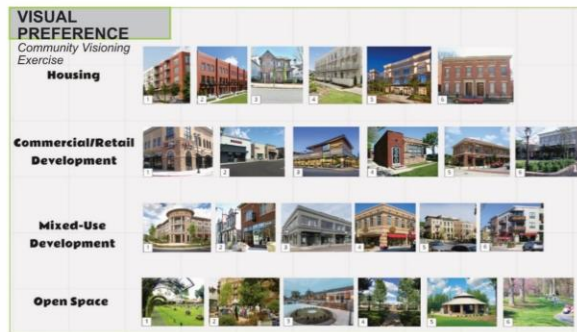
What Would You Like to See in Downtown Forest Park?

DOWNTOWN PLAN VIRTUAL PUBLIC WORKSHOP

THURSDAY, MARCH 11, 2021
6:00 PM - 7:30 PM

REGISTER TO ATTEND!
<http://bit.ly/forestparkpublicworkshop>

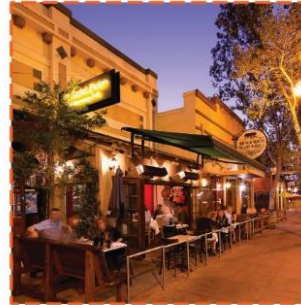
During this virtual public workshop, participants will share their thoughts about what they want to see in Downtown Forest Park in the future. The workshop will be highly interactive and will include activities that focus on aspects including development (housing, retail, commercial buildings), placemaking (creating public spaces), and mobility (getting around).





MAIN STREET LINKAGE

- Enhance the character of Main Street to create an identifiable Downtown
- Encourage continuous urban building edges and storefront character to activate the street
- Incentivize the development of infill destination retail
- Incorporate signage and wayfinding to brand Downtown as a unique destination
- Incorporate public art that celebrates the history of Downtown and the City as a whole



HISTORIC IDENTITY

- Promote adaptive re-use of historic buildings in the Downtown core
- Encourage façade improvements, renovation, and rehabilitation





WALKABLE COMMUNITY

- Provide sidewalks on all streets
- Incorporate the planned Model Mile multiuse path as a key Downtown amenity
- Prioritize Downtown as a pedestrian-oriented place
- Explore the feasibility of a pedestrian bridge



INCLUSIVE DOWNTOWN

- Purposefully activate Downtown through programmed events
- Provide activities/events for multiple ages and cultures to reflect the diversity of the city
- Utilize community outreach and public relations to market Downtown as a destination for both locals and visitors





DIVERSE DEVELOPMENT

- Encourage multiple housing types - duplex, triplex, quadplex, townhomes, and apartment/condo
- Promote smaller infill commercial/retail uses to meet community needs
- Establish Downtown as a mixed-use environment



CONNECTED STREETS

- Provide new street connections to create walkable sized blocks (400ft-600ft)
- Provide key intersection improvements to connect Downtown to the rest of the city
- Establish a street hierarchy and design standards
- Strongly advocate for future MARTA including a transit stop in Downtown





QUALITY OF LIFE

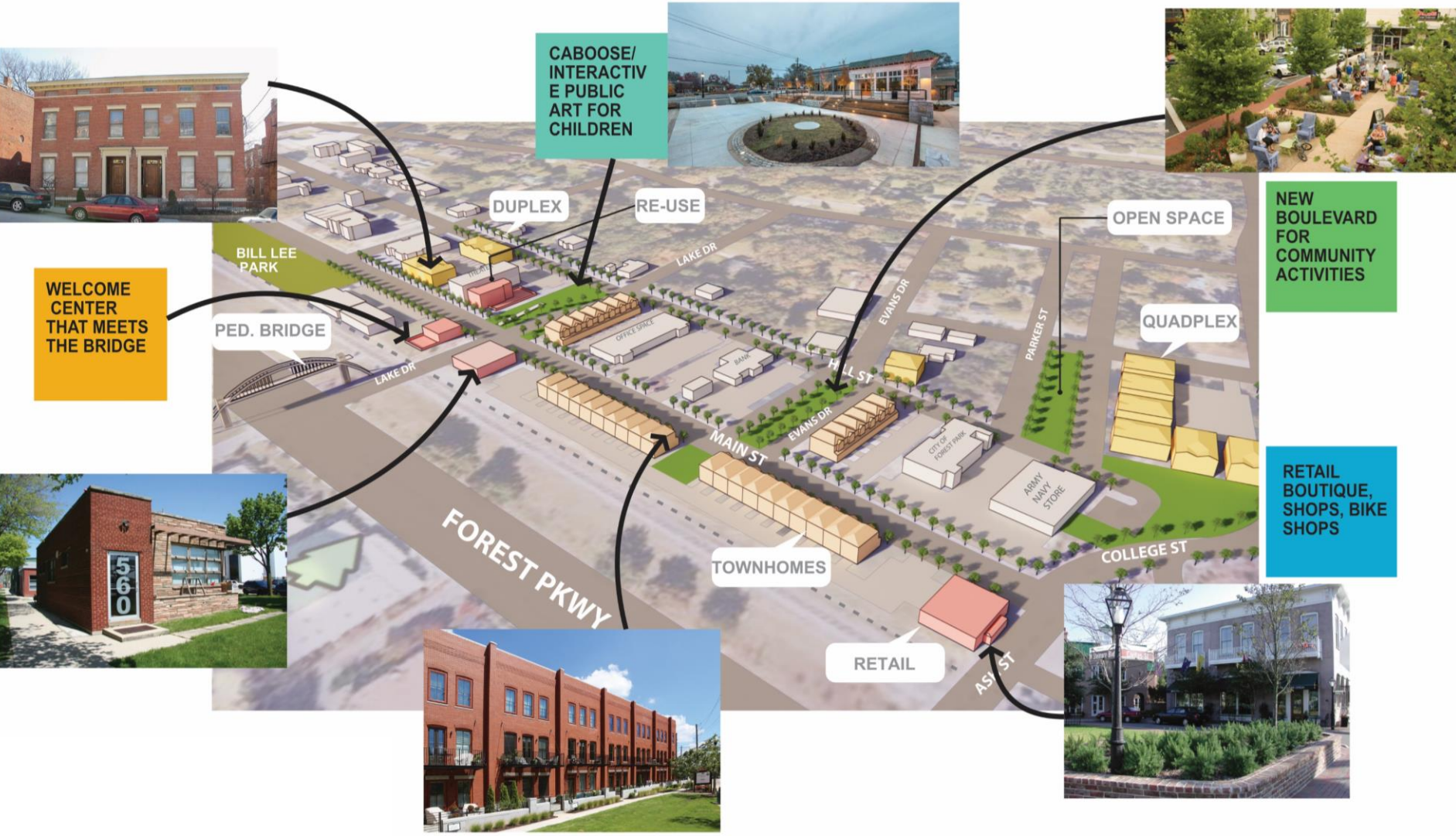
- Provide a variety of areas for programmed activities – urban plazas, small parks, outdoor dining, and multipurpose community spaces
- Create a downtown that supports health and wellness through alternative forms of mobility and physical activity





DOWNTOWN FOREST PARK LIVABLE CENTERS INITIATIVE STUDY

FUTURE DEVELOPMENT





URBAN INFILL PLAZA FOR RETAIL/ COMMERCIAL USES

COMMUNITY GREEN SPACE AS AN AMENITY FOR DOWNTOWN RESIDENTS AND MAIN STREET

CONTINUES URBAN BUILDING EDGE WITH ACTIVATED STOREFRONT



DRIVE-THROUGH ON THE REAR OF BUILDINGS





MAIN STREET REDEVELOPMENT VISION



EXISTING MAIN STREET LOOKING EAST AT THE INTERSECTION OF LAKE DRIVE



DOWNTOWN FOREST PARK
LIVABLE CENTERS INITIATIVE STUDY

FUTURE DEVELOPMENT

HILL STREET REVITALIZATION VISION



EXISTING HILL STREET LOOKING WEST AT THE INTERSECTION OF LAKE DRIVE





MAIN STREET ACTIVE STOREFRONT VISION



EXISTING MAIN STREET LOOKING WEST NEAR CARTERS CLEANERS & LAUNDRY



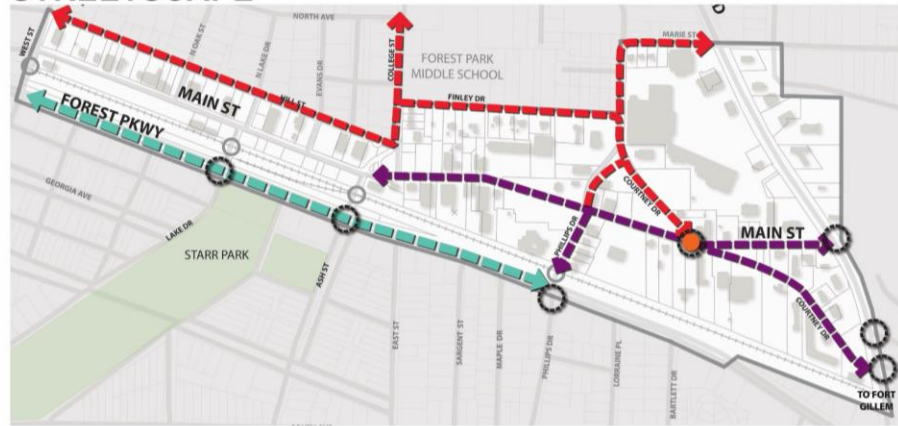
MAIN STREET REDEVELOPMENT VISION



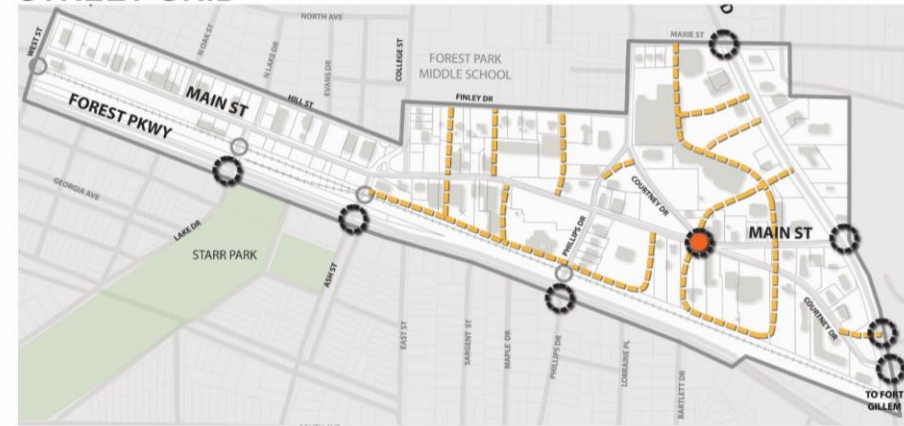
EXISTING MAIN STREET LOOKING WEST NEAR FOREST
PRIMITIVE BAPTIST CHURCH



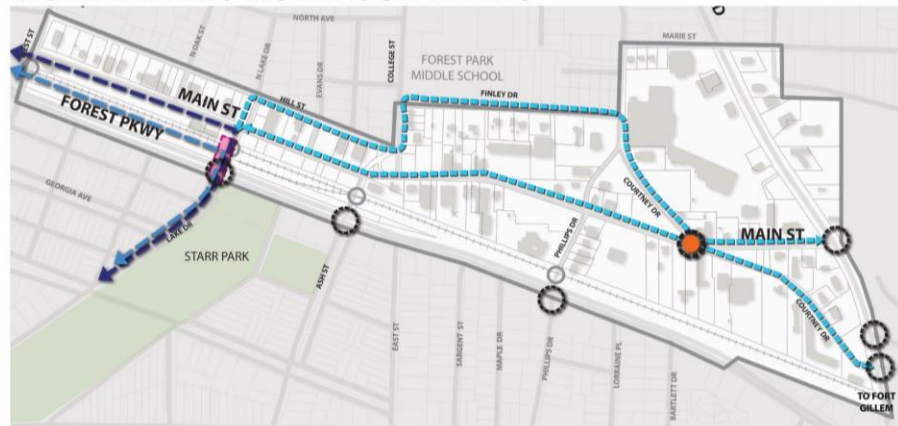
STREETSCAPE



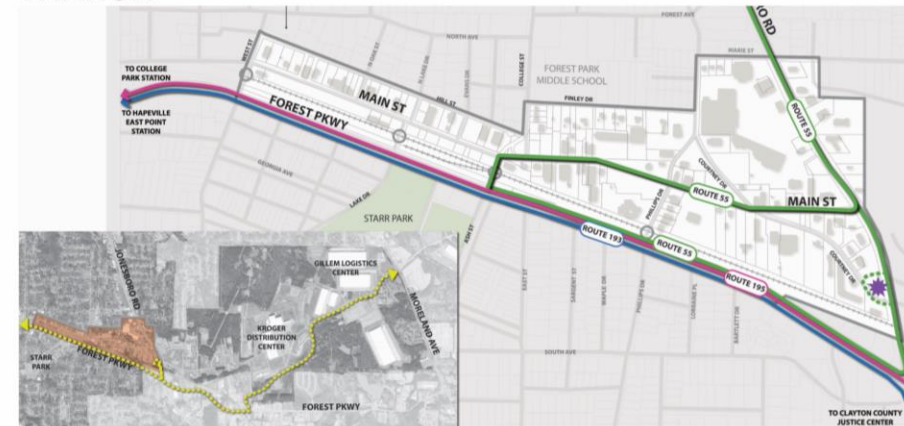
STREET GRID



MODEL MILE / MULTI-USE PATHS



TRANSIT









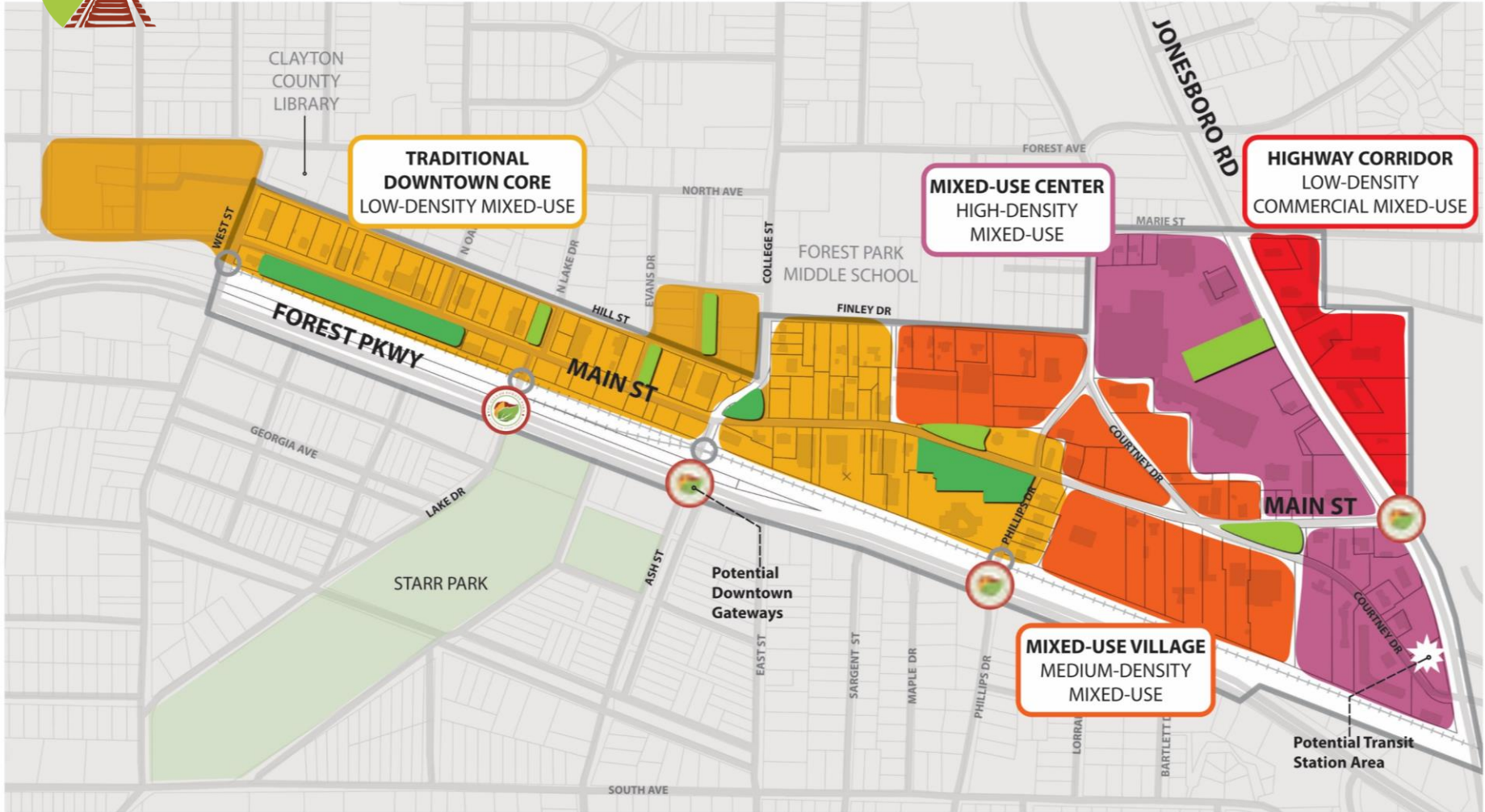


INTENT OF ENHANCEMENTS:

- Create alignment with new LCI Plan
- Targeted changes only, not an overhaul
- Not approved by Council yet

SUMMARY OF SUGGESTED CHANGES:

- Incorporate updated **VISION** language...mixed use, historic character, accessibility and inclusivity, etc. (Sec. 8-8-201)
- Encourage restoration of the street grid, inter-parcel connectivity and walkable block sizes (Sec. 8-8-205)
- Updated streetscape guidelines to accommodate multi-use paths, sharrows, and clarify drive through facilities (Secs. 8-8-207; 209)
- Added a section to outline uses, housing types, heights, and densities to match LCI plan **SUBAREAS** (Sec. 8-8-212A)
- Added sections to include development standards for multiple housing types, incorporating from **MARTA MODEL TRANSIT ORDINANCE** (Secs. 8-8-225A; 225B)





MAIN STREET OVERLAY DISTRICT

Development Area	Future Lane Use	Building Height	Residential Density	Commercial Size
	<i>Future allowable uses are mostly applicable to new and infill development. The list below is generalized and represents just a few samples. Commercial uses should be integrated with other uses discouraging stand-alone and single-tenant uses as part of new development.</i>			
Traditional Downtown Core	<ul style="list-style-type: none"> • Low-density mixed-use with retail/commercial and single-family attached • Retail/Commercial Services: Boutique stores, local restaurants & bars, brewery, coffee stop, flex retail, shared offices, small businesses, community/civic uses, daycare, education • Housing Types: duplex, triplex, quadplex, townhomes, live/work units • Conditional Uses: Drive-through facilities, fast-food restaurants, big-box retail, industrial/manufacturing, parking structures, religious assembly and major utilities, large parks & recreation amenities 	2-3 Stories	6-12 units/acre	3,000-5,000 SF
Mixed-Use Village	<ul style="list-style-type: none"> • Medium-density mixed-use with retail/commercial and single-family attached and multi-family • Retail/Commercial Services: restaurants & bars, small convenience store, small businesses, artisanal manufacturing (hand tools only), community/civic uses, medical, daycare, education, laundry, banks • Housing Types: townhomes/condominium, senior housing, workforce/affordable housing, multifamily • Conditional Uses: Drive-through facilities, fast-food restaurants, big-box retail, industrial/manufacturing, parking structures, religious assembly and major utilities, large parks & recreation amenities 	3-4 Stories	15-24 units/acre	6,000-15,000 SF
Mixed-Use Center	<ul style="list-style-type: none"> • Higher-density Mixed-use • Retail/Commercial Services: anchor retail center, entertainment, grocery store, offices, big-box and fast-food (not stand-alone), restaurants & bars, medical, daycare, education, laundry, banks, parking structures • Housing Types: townhomes, multifamily, workforce/affordable housing, condominium • Conditional Uses: Drive-through facilities, industrial/manufacturing, religious assembly and major utilities, large parks & recreation amenities 	5-6 Stories	25-35 units/acre	16,000-40,000 SF
Highway Commercial	<ul style="list-style-type: none"> • Mixed-use retail/commercial • Retail/Commercial Services: Auto service & parts, auto-oriented uses, fast-food, drive-through facilities, industrial, strip commercial 	1-2 Stories	None	20,000-30,000 SF

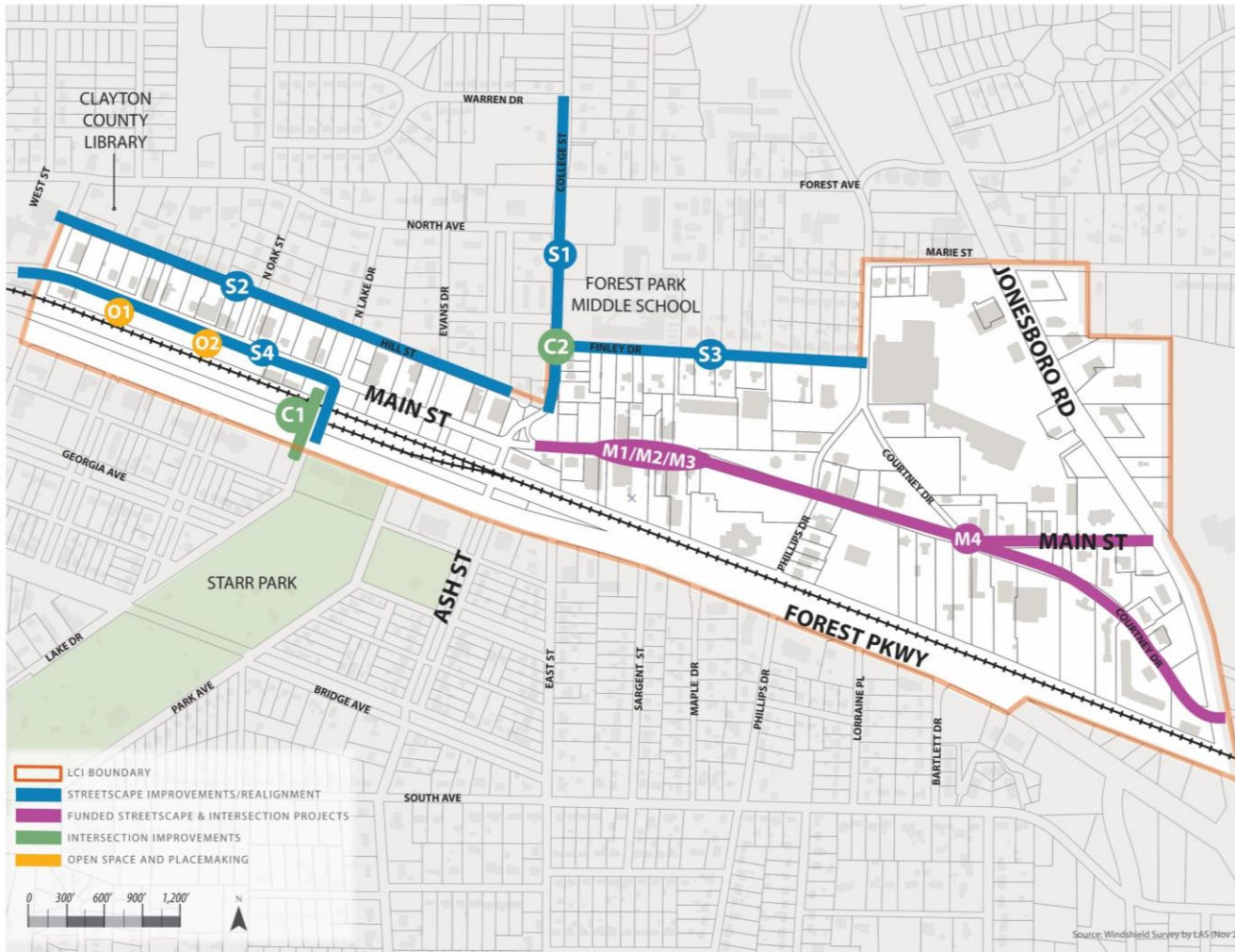


SUMMARY OF KEY IMPLEMENTATION RECOMMENDATIONS:

- ❑ Update existing Main Street Overlay District Zoning...*align with the LCI plan*
- ❑ Leverage your best asset...*significant public ownership of land*
- ❑ Focus on the quality and character of new development...*show people what you want*
- ❑ Take full advantage of your TAD and DDA...*support a "Main Street Champion"*
- ❑ Consider expanding of Airport South Community Improvement District (CID)...*funding source*
- ❑ Promote the area as a filming location for movie and TV production...*generate some buzz!*
- ❑ Advance a few priority capital projects...*You now have a 5-Year Action Plan*



LCI 5-YEAR ACTION PLAN: Key Projects



- Pedestrian Bridge Feasibility Study
- Main Street Phase 2 Streetscape
- Model Mile
- Finley/Hill/College Streetscapes



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Questions?

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