

Appendix A

CONCEPTUAL GROWTH PLANS

During the Community Academies, a map of potential growth areas was developed to help focus the discussion about redevelopment opportunities on areas where it was most likely to occur. This map, shown on page 40, is based on the change susceptibility map on the following page.

Based on public comments at the Academies regarding the location, type, scale, and characteristics of new development, Conceptual Growth Alternatives were prepared. These alternatives incorporated community desires for more dense, walkable, mixed use development that would increase tax revenues, provide more accessible services, expand retail options, and enhance connectivity.

Two alternatives were prepared for each of the four growth nodes that incorporate the areas identified as most susceptible to change. One alternative involved more dense development, but included tradeoffs that often come with density, such as increased open space, sidewalk shops, or new street connections.

CONNECTIVITY

Connectivity is a key focus of the Conceptual Growth Plans. They show potential new street locations that could be privately funded and constructed with redevelopment in order to enhance connectivity, make walking easier, and avoid concentrating traffic on a few larger roads.

COMMUNITY INPUT

The Conceptual Growth Alternatives were displayed at both Open Houses and at the storefront space on Terrific Thursdays for public comment. More than 50 detailed worksheets were completed with specific comments on density, connectivity, open space, and other issues related to each of the eight plans (four nodes with two alternatives each).

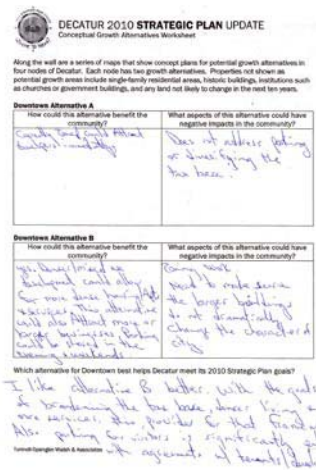
THE PLANS

The Conceptual Growth Plans are for illustrative purposes only and are intended to show one possible option for long-term redevelopment of each area. It is assumed that any redevelopment will only occur when willing landowners sell sites to willing developers. Furthermore, all building locations and footprints are the artist's interpretations.

The plans represent one potential vision for redevelopment, open space, and new street connections that reflects the goals of the Strategic Plan and has been vetted with the community, but are intended only as a guide to conversation for future development, and are not intended to reflect existing zoning entitlements or specific site plans.



Parking lots and other underdeveloped land may be likely infill sites in the next decade



Worksheets at both Open Houses and the storefront space allowed citizens to give detailed input on each Conceptual Growth Plan

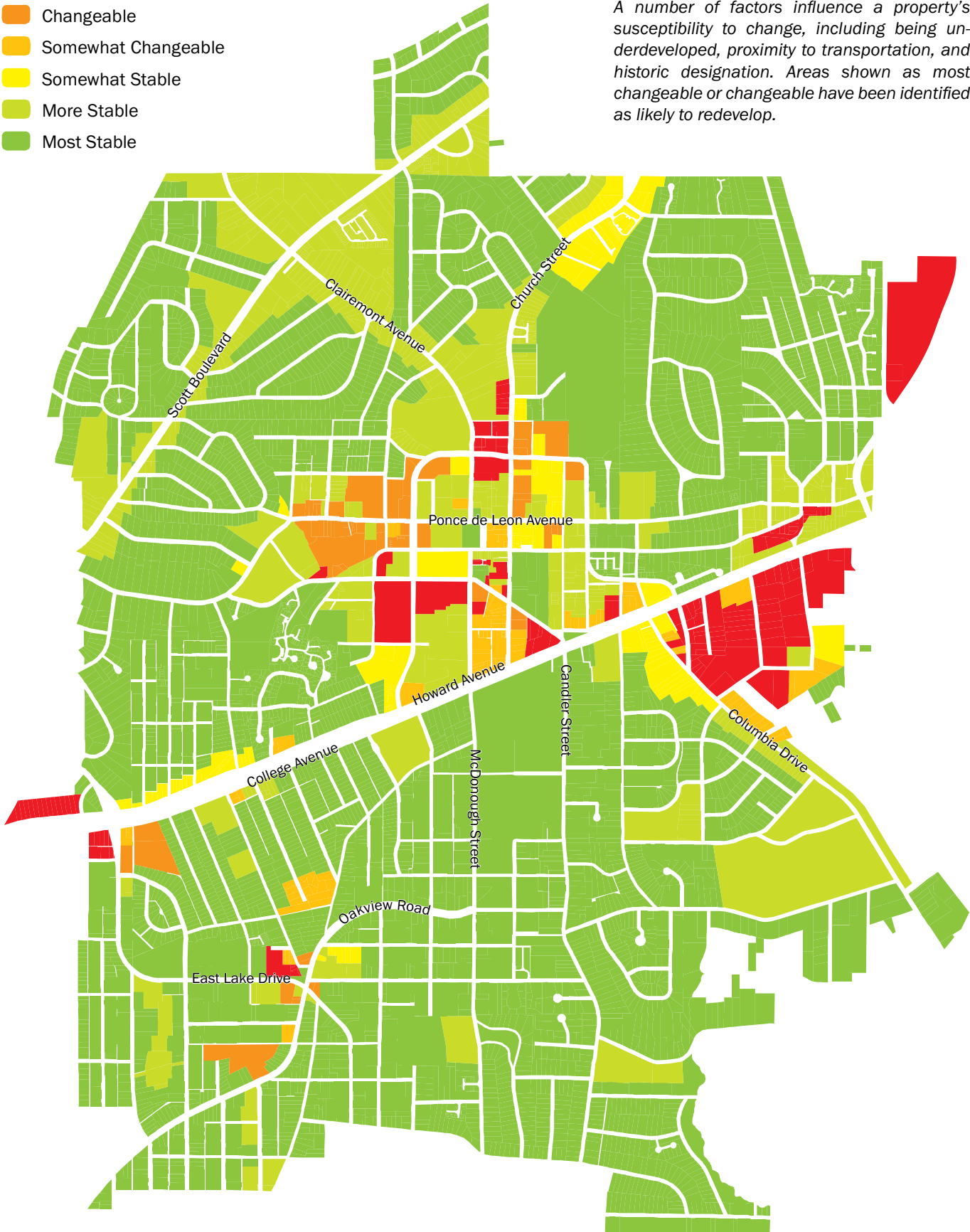


Citizens review the draft conceptual plans at an Open House

SUSCEPTIBILITY TO CHANGE

- Most Changeable
- Changeable
- Somewhat Changeable
- Somewhat Stable
- More Stable
- Most Stable

A number of factors influence a property's susceptibility to change, including being underdeveloped, proximity to transportation, and historic designation. Areas shown as most changeable or changeable have been identified as likely to redevelop.



DOWNTOWN DECATUR CONCEPTUAL GROWTH PLAN

This graphic is for illustrative purposes only. It is intended to show one possible option for long-term redevelopment of the downtown Decatur area. This assumes that any redevelopment will only occur when willing landowners sell sites to willing developers. Furthermore, all building locations and footprints are the artist's interpretations.



EAST LAKE STATION AREA CONCEPTUAL GROWTH PLAN

This graphic is for illustrative purposes only. It is intended to show one possible option for long-term redevelopment of the East Lake MARTA Station area. This assumes that any redevelopment will only occur when willing landowners sell sites to willing developers. Furthermore, all building locations and footprints are the artist's interpretations.

Legend	
	1-4 Story Building
	5-7 Story Building
	8+ Story Building
	Parking Deck
	Surface Parking



EAST DECATUR CONCEPTUAL GROWTH PLAN

This graphic is for illustrative purposes only. It is intended to show one possible option for long-term redevelopment of the East Decatur/Avondale MARTA Station area. This assumes that any redevelopment will only occur when willing landowners sell sites to willing developers. Furthermore, all building locations and footprints are the artist's interpretations.



OAKHURST CONCEPTUAL GROWTH PLAN

