



NEIGHBORHOOD MASTER PLAN

Tunnell-Spangler-Walsh & Associates

Steering Committee

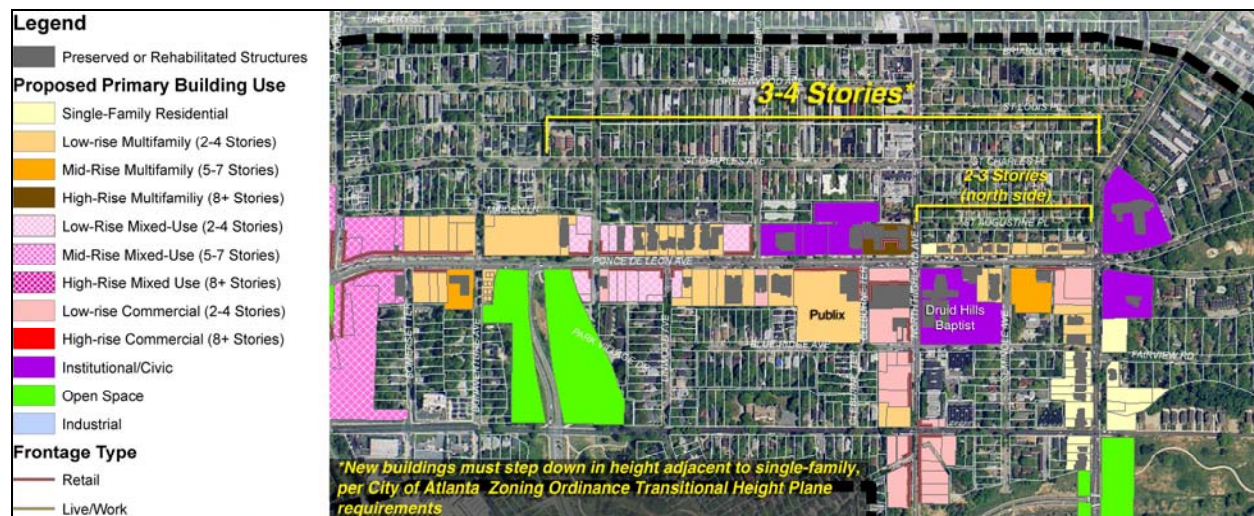
May 14, 2009

SUMMARY OF EXISTING PLANS

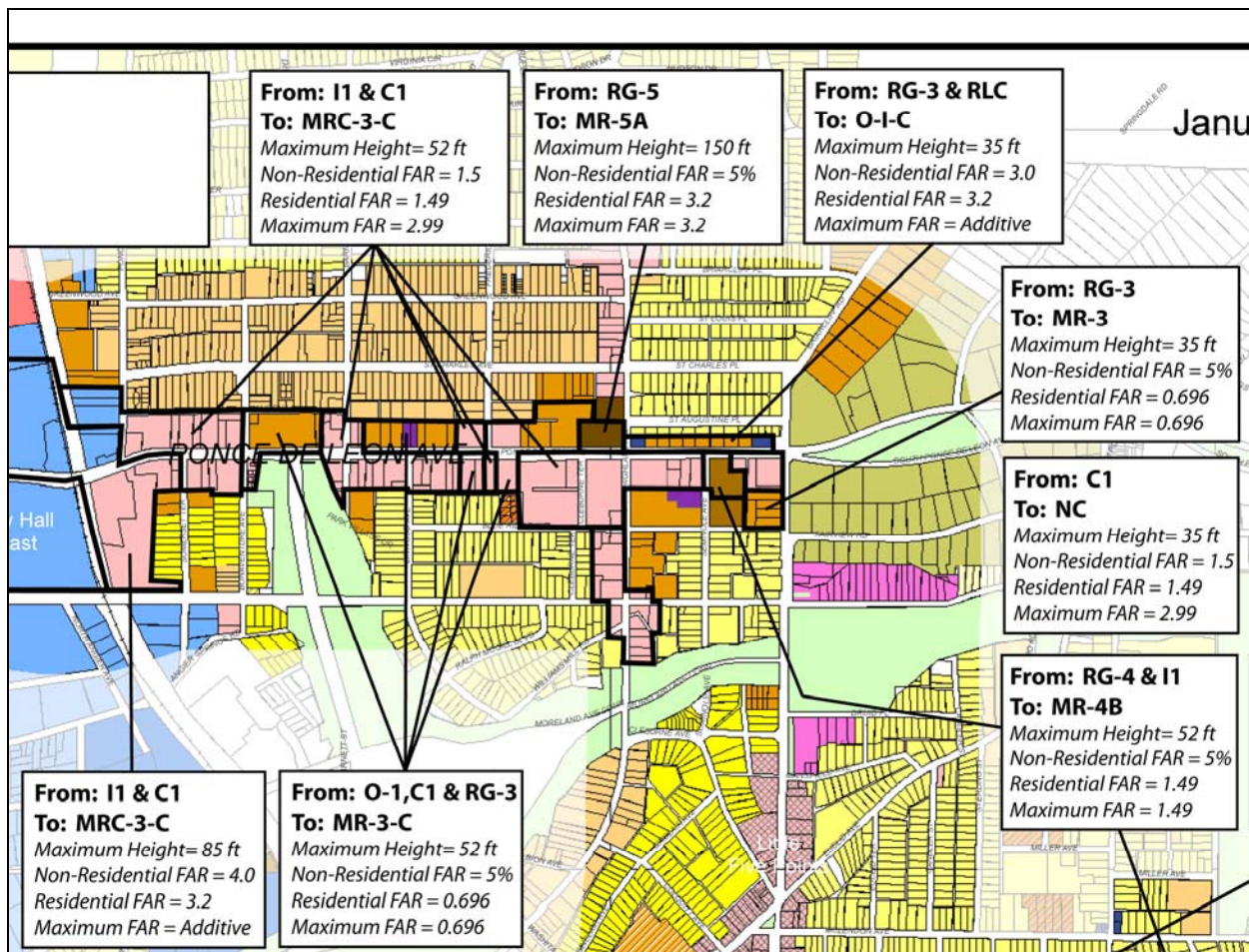
This master planning effort will build upon and refine recent planning efforts. The following is a summary of their recommendations.

Ponce de Leon/Moreland Avenue Corridors Study (www.atlantaga.gov)

- Ponce de Leon and Moreland Avenues signal upgrades and timing coordination
- Signs on Ponce de Leon and Moreland Avenues encouraging use of Freedom Parkway
- Enhanced bus service on Ponce de Leon and Moreland Avenues (benches, shelters, etc.)
- Southbound left hand signal on Briarcliff Road at Ponce de Leon Avenue
- No more deceleration lanes on Moreland or Ponce de Leon Avenues
- Ponce de Leon and Moreland Avenues remilling, repaving, and curb resetting
- Ponce de Leon and Moreland Avenues public streetscape project and crosswalk restriping
- Ponce de Leon Avenue private streetscape standards:
 - 7 foot tree zone, 10 foot sidewalk, min. 5 foot landscaping next to residential
 - 7 foot tree zone, 10 foot sidewalk, min. 5 foot hardscape next to non-residential
- Moreland Avenue private streetscape standards:
 - 5 foot tree zone, 10 foot sidewalk, min. 6 foot landscaping next to residential
- Bike lanes on North Avenue
- Preserved historic landmarks: Briarcliff Plaza, Clermont Hotel, Druid Hills Baptist Church, Ford Factory Lofts
- Street-oriented new development
- Land use recommendations (see below)



- Zoning recommendations (see below)



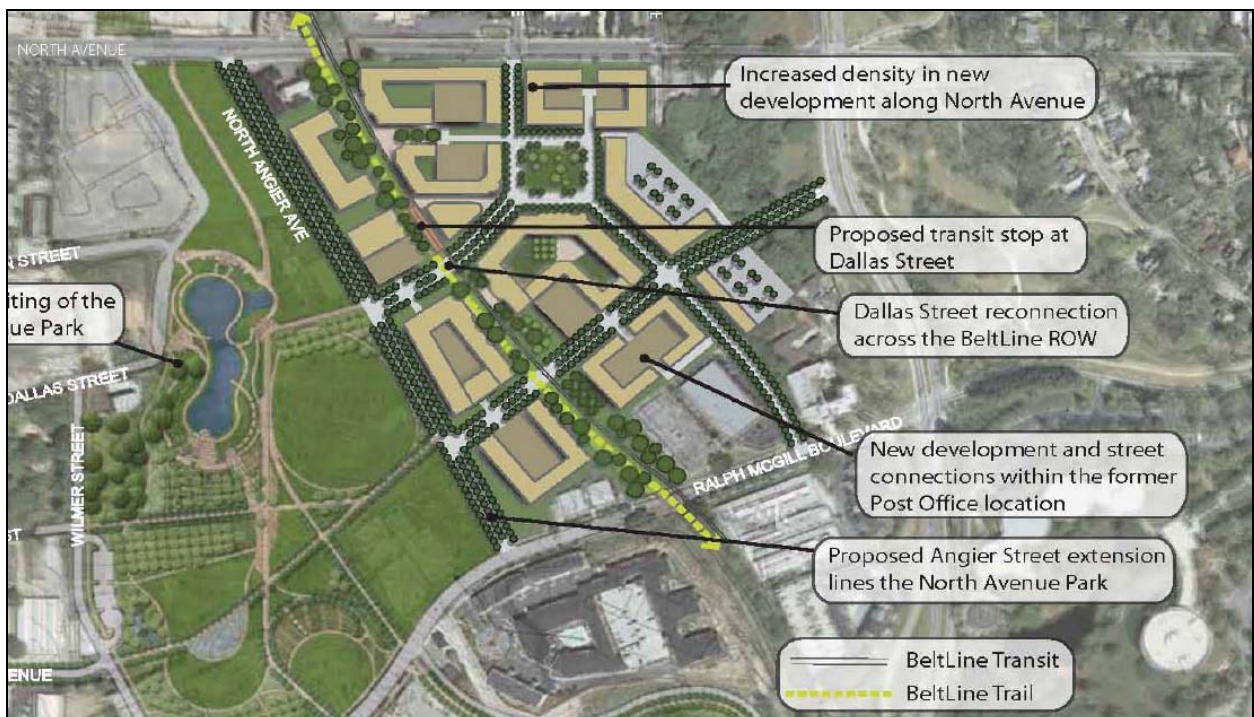
Connect Atlanta Plan (www.connectatlantaplan.com)

- Primary Bike Route on Ralph McGill Boulevard from BeltLine to Freedom Parkway
- Secondary Bike Route on North Highland Avenue
- Secondary Bike Route on Ponce de Leon Avenue
- Secondary Bike Route on North Avenue from BeltLine to Freedom Parkway
- Intersection improvement at Ponce de Leon Avenue and Moreland Avenue
- New streets with private redevelopment on Kroger Site and Angier Springs Road
- New public streets with redevelopment west of Belgrade Avenue

BeltLine Subarea 5 Master Plan (www.beltline.org)

- Preserved historic landmarks: Poncey-Highland neighborhood core, Telephone Factory Lofts, Ford Factory Lofts, and Clermont Hotel
- Redevelopment of Kroger site
- Height transitions from redevelopment sites to adjacent single-family
- Public art at: BeltLine bridge over North Avenue, BeltLine bridge over Ralph McGill Boulevard, and BeltLine bridge over Ponce de Leon Avenue
- Belgrade Avenue extension across BeltLine (see concept plan on following page)
- North Angier Springs Road extension under BeltLine (see concept plan on following page)

- North Avenue “road diet” (no details) between the BeltLine and Bonaventure Avenue
- Somerset Terrace extension as a mixed use avenue with parking and bike lanes. (see concept plan below)
- Streetscape on Ralph McGill Boulevard from BeltLine to Freedom Parkway
- North Avenue streetscape and bike lanes from BeltLine to North Highland Avenue
- North Highland Avenue bike lanes or “share the road” ‘markings
- BeltLine area wayfinding signs
- Land use recommendations (see below)



Old Fourth Ward Master Plan (www.atlantaga.gov)

Note: This study did not include portions of Poncey-Highland, but its proximity does impact the neighborhood's western edge.

- Historic Fourth Ward Park, including a community garden
- Gateway feature at Ralph McGill Boulevard BeltLine bridge
- Streetscapes with new street trees, lights, and sidewalks along:
 - North Avenue, also including a median and “road diet”
 - Ralph McGill Boulevard
 - Ponce de Leon Avenue
- Bike lanes along Ralph McGill Boulevard
- Stop sign on Ralph McGill Boulevard at new park edge street (just west of Ashley Avenue by new residential complex now under construction)
- Bike lanes along North Avenue
- Extension of North Angier Avenue to Ralph McGill Boulevard, along proposed park edge
- BeltLine transit stop mid-way between North Avenue and Ralph McGill Boulevard
- City Hall East/Ponce Park development
- Secondary retail node (small corners stores) along north side Ralph McGill Boulevard, just west of BeltLine
- Mixed-income, mixed-age housing
- Sustainable building and neighborhood design
- Land use recommendations (see below and legend on previous page)

